

AGENDA

CITY OF TAYLOR, TEXAS
CITY COUNCIL MEETING
CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET

DECEMBER 7, 2023, 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

A MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

(The City Council welcomes public comments on items not listed on the agenda. However, the Council cannot respond until the item is posted on a future meeting agenda. Public comments are limited to 3 minutes.)

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Council may act on with one single vote. Any Council member may pull any item from the Consent Agenda to discuss and act upon individually on the Regular Agenda.)

1. Approve minutes from the November 16, 2023 rescheduled regular Council meeting and the November 30, 2023 special called Council meeting. (Dianna McLean)
2. Consider Ordinance 2023-59 amending Ordinance 2023-52, Strength of Force. (LaShon Gros)
3. Consider Resolution R23-42 for Advance Funding Agreement with TxDOT for the construction of the Dynamic Feedback Signs at various locations within Taylor. (Jim Gray)
4. Consider approving purchase of fleet equipment approved in the FY24 budget to include replacement of the following: Kubota Zero Turn Mower ZD1200 (Streets #526), Kubota Zero Turn Mower ZD1200 (Airport #400), Kubota Zero Turn Mower ZD1200 (Cemetery #732), Additional Vehicle Chevrolet Tahoe 4x4 PPV (Police Dept.) (Nicole Oman)

PUBLIC HEARINGS / ORDINANCES

5. Hold a public hearing and introduce Ordinance 2023-60, PZ-2023-1849, regarding a request to amend the zoning of approximately 113 acres of land generally located west of the airport at the intersection east of Justin Lane and south of CR 398 from Single Family Residential (R1) to Employment Center Planned Development (EC- PD), referred to as the Silicon Vistas Planned Development. (Tom Yantis)

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

6. Update on emergency repairs for Main Street water main break. (Jim Gray)

The City Council may take action on any executive session item listed on this agenda after they reconvene into regular session.

Executive Session I. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code in order to meet with its City Attorney on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas authorize and allow such a closed meeting and which Rules conflict with the Texas Open Meetings Act.

- a. Potential litigation regarding Main Street waterline break.

7. Reconvene into open session and take any action.

ADJOURN

The Council may vote and/or act upon each of the items listed in this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act including: Section 551.071 (Consult with attorney); Section 551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development). I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 p.m. on December 4, 2023 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

In compliance with the ADA the City Hall and Council Chambers is wheelchair accessible. Reasonable accommodations will be provided for persons attending city council meetings in need of special assistance. Please contact the City Clerk at least 24 hours prior to the meeting for special assistance.

Posted By: Dianna McLean Date 12-4-2023
Dianna McLean, City Clerk



City Council Meeting December 7, 2023 Transmittal Letter

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☒ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 1

Agenda Title: Approve minutes from the November 16, 2023 rescheduled regular Council meeting.

Council Action to be taken: Approve by consent or approve with corrections if needed

Department Submitted: City Clerk

Staff Contact: Dianna McLean

1. PURPOSE/DESCRIPTION

Pursuant to the Open Meetings Law, Chapter 551, Local Government Code and in accordance with the authority contained in Section 551.021 and the City Charter, the Minutes of each City Council meeting must be recorded, compiled and approved by the City Council in subsequent meetings. The purpose of this item is to conform to these legal requirements.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

N/A

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)
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N/A

8. ATTACHMENTS

1a. November 16, 2023 minutes

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
November 16, 2023 at 6:00 p.m.

Mayor Rydell declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Mayor Pro-Tem Gerald Anderson
Council Member Robert Garcia
Council Member Mitch Drummond
Council Member Dwayne Ariola
Mayor Brandt Rydell

Brian LaBorde, City Manager
Jeff Jenkins, Deputy City Manager
Tom Yantis, Assistant City Manager
Mark Schroeder, City Attorney
Dianna McLean, City Clerk

A MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

A. Arbor Day Proclamation

Councilmember Drummond read the proclamation and presented it to Tyler Bybee, P&R Director.

CITIZENS COMMUNICATION

Gary Gola

CONSENT AGENDA

1. **Approve minutes from the November 9, 2023 regular Council meeting.**
2. **Consider Ordinance 2023-56 adopting regulations for protection of the city logo and city seal.**
3. **Consider Ordinance 2023-57 Amending the Fiscal Year 2023 Budget.**
4. **Consider Ordinance 2023-58 granting to ONCOR Electric Delivery Company, LLC, an electric power franchise to use the present and future streets, alleys, highways, public utility easements, public ways and public property of the City of Taylor**
5. **Consider the purchase of a replacement fire department ladder truck.**
6. **Consider Resolution R23-41 expressing official intent to reimburse for certain costs related to the City's water and wastewater system, Parks and Recreational facilities and other related items.**

Councilmember Ariola requested to pull item #2 for separate consideration.

Motion was made by Councilmember Ariola to approve the consent agenda items 1, 3,4,5,&6 as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

2. **Consider Ordinance 2023-56 adopting regulations for protection of the city logo and city seal.**

Councilmember Ariola stated he felt the ordinance is vague on logo security and seems very subjective and doesn't think the ordinance is needed. Jeff Jenkins explained the ordinance is to protect others from using the city's logo without permission.

Motion was made by Councilmember Garcia to approve ordinance 2023-56 as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried 4 to 1 with Councilmember Ariola opposing.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

Mayor Rydell moved item #8 up on the agenda.

8. Discuss and consider action on Ordinance 2023-40 Referendum.

Jeff Jenkins, Deputy City Manager – Ordinance 2023-40 changed Council Compensation providing council compensation at \$500 per meeting for council members and \$750 per meeting for the mayor. A referendum petition was received on September 15, 2023 and was validated by Williamson County. Staff requested direction from Council on the next steps to proceed.

Citizen communication: Jackie Krueger, Pam Harper

Motion was made by Councilmember Ariola to rescind Ordinance 2023-40 and install what the compensation committee recommended until May 2024 election. No second was made.

Mayor Rydell recommended the Council adjourn into closed session to discuss options with the City Attorney. Meeting was adjourned into closed session at 6:39pm.

Mayor Rydell reconvened into open session at 6:48pm.

Motion was made by Councilmember Ariola to direct staff to draft and bring back to the first meeting in December an ordinance rescinding Ordinance 2023-40 and replacing it with an ordinance that reflects the recommendation of the compensation committee. Motion was seconded by Councilmember Drummond. Motion failed 2 to 3 with Mayor Rydell, Mayor Pro-Tem Anderson, and Councilmember Garcia opposing.

Motion was made by Mayor Rydell to draft an ordinance calling the May election to include the referendum petition. Motion was seconded by Councilmember Drummond. Motion carried 4 to 1 with Councilmember Ariola abstaining.

9. Consider starting a Charter Committee and provide direction on the appointment process.

Jeff Jenkins, Deputy City Manager - The City of Taylor Charter was last amended in November 2020. Appointing a Charter Committee is not a requirement. At this time, staff has identified a few charter amendments to be discussed due to changes in state law and general practices. Staff is requesting direction on whether to form a committee, provide direction for the appointment process, and confirm November 2024 target for election.

Citizen communication: Shannon Luedtke

Council directed staff to move forward with creating a charter review committee having each Councilmember appoint two members to the committee and the Mayor appoint three members to the committee. Council will send appointments to the City Clerk prior to the December 14th Council meeting, at which the Council will make their appointments to the charter review committee.

7. **Consider approving award for the request for qualifications (RFQ) for programing, planning, design, and construction administration for the Doris Roznovak Aquatic Center reconstruction project and authorize City Manager to negotiate a contract with selected firm.**

Tyler Bybee, P&R Director - The current Doris Roznovak Aquatic Center has major structural flaws that have led to large amounts of water loss. Reconstruction of the pool was recommended, and the city issued a Certificate of Obligation to fund the pool reconstruction in July of 2022 in the amount of \$5,325,000. Six firms submitted for the RFQ. Because C.T. Brannon Corp. has a lot of years of experience building this type of facility, strong references, and great examples from other projects with similar scope, staff recommends awarding the RFQ to the C.T. Brannon Corporation.

Motion was made by Councilmember Garcia to award the RFQ to the C.T. Brannon Corporation and authorize the City Manager to negotiate an agreement. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

10. **Consider Resolution R23-38 casting votes for Williamson Central Appraisal District (WCAD) Board of Directors.**

Dianna McLean, City Clerk - The City of Taylor is entitled to cast votes for candidates for each position to be filled on the WCAD Board of Directors and has a total of thirty-five (35) votes to cast for candidates. There are 8 candidates to consider.

Moton was made by Councilmember Garcia to cast all thirty-five votes for Rick Von Pfeil. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

11. **Consideration and Possible Action on Bid Award for the construction of the FM 619 waterline relocation and airport lift station improvements projects.**

Jim Gray, Public Works Director – The FM 619 waterline relocation is needed to avoid conflicts with planned TxDOT roadway improvements on FM 619. The FM 619 base bid is for relocating approximately 819 linear feet (LF) of 8-inch PVC waterline, and up to an additional 922 LF of 8-inch PVC waterline in alternate bids. Five bids were received.

Motion was made by Councilmember Ariola to accept the bid from Nelson Lewis, Inc. for the FM 619 Waterline Improvements: Accepting the Base Bid and Alternate Bid B, in the amount of \$390,854.40 for a total of 1,382 LF of 8-inch PVC waterline, and the Airport Lift Station: Accepting the Base Bid and both Alternate A and B bid items for a total of \$72,000.00. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

Mayor Rydell read the Executive Session items and adjourned into closed session at 7:48pm.

Executive Session I. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code in order to meet with its City Attorney on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas authorize and allow such a closed meeting and which Rules conflict with the Texas Open Meetings Act and 551.072 To conduct deliberations regarding the purchase, exchange, lease, or value of real property.

- a. Settlement Agreement in Cause No 22-1443-CC2, City of Taylor v. Prophet Capital
- b. Quannah Partners/Taylor Industrial Park Public Improvement District (PID)

Mayor Rydell reconvened into open session at 8:10pm.

- 12. Consideration and possible action on Resolution R23-35 authorizing and creating the Quannah Partners/Taylor Industrial Park Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code.**

Motion was made by Councilmember Garcia to approve Resolution R23-35 as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

- 13. Consider and take possible action on Resolution R23-40 authorizing Mayor to execute the dissolution agreement for Quannah Partners/Taylor Industrial Park Public Improvement District (PID).**

Motion was made by Councilmember Garcia to approve Resolution R23-40 as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 8:11p.m.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

City of Taylor
Special Called City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
November 30, 2023 at 6:00 p.m.

Mayor Rydell declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Mayor Pro-Tem Gerald Anderson
Mayor Brandt Rydell
Council Member Mitch Drummond
Council Member Dwayne Ariola

Brian LaBorde, City Manager
Jeff Jenkins, Deputy City Manager
Dianna McLean, City Clerk
Ted Hejl, City Attorney

Absent: Council Member Robert Garcia

CITIZENS COMMUNICATION

None.

Mayor Rydell read the Executive Session item and adjourned into closed session at 6:01pm.

Executive Session I. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code in order to meet with its City Attorney on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas authorize and allow such a closed meeting and which Rules conflict with the Texas Open Meetings Act, and Section 551.072 To conduct deliberation regarding the purchase, exchange, lease, or value of real property.

- a. Resolution R23-45 Authorizing city manager to execute necessary documents opting City of Taylor out of class action settlement with 3M and Dupont.
- b. Settlement Agreement in Cause No 22-1443-CC2, City of Taylor v. Prophet Capital
- c. Justice Center agreements

Mayor Rydell reconvened into open session at 6:19pm.

Motion was made by Councilmember Ariola to approve Resolution R23-45 as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

Motion was made by Councilmember Ariola to approve the Settlement Agreement with Prophet Capital as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 6:20p.m.

ATTEST:

Brandt Rydell, Mayor

Dianna McLean, City Clerk



City Council Meeting December 7, 2023 Transmittal Letter

STRATEGIC PILLAR

- ☒ Streets/Infrastructure
- ☐ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 2

Agenda Title: **Consider Ordinance 2023-59, Strength of Force, number of positions in Police Department**

Council Action to be taken: Consider Ordinance 2023-59

Department Submitted: Human Resources

Staff Contact: LaShon Gros, Human Resources Director

1. PURPOSE/DESCRIPTION

This agenda item is to consider Ordinance 2023-59 requesting an increase in the number of positions in the police department.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Texas Local Government Code (TLGC), Chapter 143.021 states City Council must establish the classifications of all police officer and fire fighter positions and set the maximum number of positions in each classification.

The City of Taylor Police Department is requesting to increase the number of positions in the classification of police officer from eighteen (18) positions to twenty-one (21) positions. Adding these positions assist with keeping timely responses as the city continues to grow.

During the budget presentation, two options for adding police officers was presented:

- Option 1 – Five officers would be added if the police department received the COPS grant.
- Option 2 – Three officers would be added if the police department did not receive the COPS grant.

The police department did not receive the grant; therefore, requests 3 police officer positions be added to the department. Staff recommend adding the additional positions to the police officer classification.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
Assists with timely responses	Additional costs for pay and benefits

4. RECOMMENDATION

Adopt Ordinance.

5. FUNDING SOURCE

General Fund

6. TIMELINE

Effective immediately.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 2a. [Presentation](#)
- 2b. [Ordinance 2023-59](#)
- 2c. [Ordinance 2023-52 \(old\)](#)

Strength of Force

Ordinance for Civil Service Positions

BACKGROUND

- During the budget presentation, two options for adding police officers was presented:
 - Option 1 – Five officers would be added if the police department received the COPS grant.
 - Option 2 – Three officers would be added if the police department did not receive the COPS grant.

STAFFING REQUEST

- Police Department requests adding three additional positions to the classification of police officer due to growth of City
- The additional police officer positions assist with timely responses as the City grows

RECOMMENDATION

- Staff recommends increasing the classification of police officer from 18 to 21 positions.
- The number of positions in all other police classifications will remain the same.

QUESTIONS?

ORDINANCE NO. 2023-59

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS PRESCRIBING THE CLASSIFICATIONS FOR POLICE OFFICER AND FIREFIGHTER POSITIONS AND THE MAXIMUM NUMBER OF POSITIONS IN EACH CLASSIFICATION.

WHEREAS, pursuant to Section 143.021 of the Local Government Code, Civil Service, the City Council must establish the classifications of all police officer and fire fighter positions; and

WHEREAS, the City Council must also prescribe the maximum number of positions in each classification for police officer and firefighter positions.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Taylor, Texas, that the following police officer and firefighter classifications and maximum number of positions be established as follows as of the effective date of this Ordinance:

Police Department Classifications

Police Department Positions

Police Commander	2
Police Sergeant	5
Police Corporal	4
Police Officer/ Police Recruit	21

Fire Department Classifications

Fire Department Positions

Assistant Fire Chief	1
Lieutenant	7
Driver/Operator	6
Firefighter	12

This ordinance was presented at the stated meeting of the City Council of the City of Taylor and upon reading was passed and adopted by the City Council, this the ____ day of November 2023, by a vote of _____ ayes and _____ nays.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder, City Attorney

ORDINANCE NO. 2023-52

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS PRESCRIBING THE CLASSIFICATIONS FOR POLICE OFFICER AND FIREFIGHTER POSITIONS AND THE MAXIMUM NUMBER OF POSITIONS IN EACH CLASSIFICATION.

WHEREAS, pursuant to Section 143.021 of the Local Government Code, Civil Service, the City Council must establish the classifications of all police officer and fire fighter positions; and

WHEREAS, the City Council must also prescribe the maximum number of positions in each classification for police officer and firefighter positions.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Taylor, Texas, that the following police officer and firefighter classifications and maximum number of positions be established as follows as of the effective date of this Ordinance:

Police Department Classifications

Police Department Positions

Police Commander	2
Police Sergeant	5
Police Corporal	4
Police Officer/ Police Recruit	18

Fire Department Classifications

Fire Department Positions

Assistant Fire Chief	1
Lieutenant	7
Driver/Operator	6
Firefighter	12

This ordinance was presented at the stated meeting of the City Council of the City of Taylor and upon reading was passed and adopted by the City Council, this the 26th day of October 2023, by a vote of 4 ayes and 0 nays.


Brandt Rydell, Mayor

ATTEST:


Rocío Lopez, Executive Asst.
Dianna McLean, City Clerk

APPROVED AS TO FORM:


Mark Schroeder, City Attorney



City Council Meeting December 7, 2023 Transmittal Letter

STRATEGIC PILLAR

- ☒ Streets/Infrastructure
- ☐ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 3

Agenda Title: **Consider Resolution R23-42 for Advance Funding Agreement with TxDOT for the construction of the Dynamic Feedback Signs at various locations within Taylor.**

Council Action to be taken: Accept or reject Resolution R23-42

Department Submitted: Public Works

Staff Contact: Jim Gray, Director of Public Works
Jacob Walker, City Engineer, HDR Engineering

1. PURPOSE/DESCRIPTION

This item is to consider accepting or not accepting TxDOT's grant for dynamic speed feedback signs through the Highway Safety Improvement Program (HSIP). To accept the new grant proposal from TxDot we need to approve Resolution R23-42.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

On April 18, 2023 the City of Taylor received notice from TxDOT that the application for 10 dynamic feedback signs was approved for funding. The approved funding using TxDOT's standard pricing totaled \$267,775.20 and is not available until 2026.

The City declined the Grant June 22, 2023 because the City would be responsible for nearly \$60,000 in Engineering fees.

TxDot has come back to the City and offered the grant with no fees to the City. If the City wishes to receive the funds, we will need to approve Resolution 23-42.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Partnership with TxDOT • We can now use TxDot funds for the project with no cost to the City	• Must wait 2 years

4. RECOMMENDATION

Recommend accepting the grant funds from TxDOT to place the Dynamic Feedback Signs in various locations in the City and approving Res R23-42.

5. FUNDING SOURCE

No funding required for the grant.

6. TIMELINE

The Council rejected the grant that would require payment of \$60,000 in fees. The City rejected that grant at the June 22, 2023 Council meeting.

If the Council approves Res R23-42 accepting the new grant with no fees, we will see installation in 2026 approximately 2 years.

7. OTHER OPTIONS (In order of preference)

Decline Grant funds.

8. ATTACHMENTS

- 3a. Resolution R23-42
- 3b. Attachments A,B,C
- 3c. PowerPoint

TxDOT:				Federal Highway Administration:	
CCSJ #	0914-05-232	AFA ID	Z00008748	CFDA No.	20.205
AFA CSJs	0914-05-232			CFDA Title	Highway Planning and Construction
District #	14	Code Chart 64#	41900		
Project Name	FY 2026 WilCo Dynamic Feedback Signs			<i>AFA Not Used For Research & Development</i>	

ATTACHMENT C
RESOLUTION, ORDINANCE, OR COMMISSIONERS COURT ORDER

To: Bridge Division

From: Jim Gray, Public Works Director

Subject: Resolution Requirements

RESOLUTION NO. 41900
Taylor's Resolution No. R23-42

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS:

That the resolution is for the purchase and installation of ten (10) Dynamic feedback signs at various locations in the City of Taylor, Texas.

The City Council authorizes an Advance Funding Agreement with the State of Texas for the construction of the Dynamic feedback signs at various locations for a total estimated cost of \$306,413.00, with the City's share of the costs estimated to be \$00.00 plus any cost overruns. The funding sources will come from the State and Federal levels. The City Manager is authorized to execute all documents necessary to complete this transaction.

That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place and purpose of said meeting was given as required by law.

PASSED AND APPROVED this 7th day of December, 2023.

Brandt Rydell, Mayor
City of Taylor, Texas

ATTEST:

Dianna McLean, City Clerk

TxDOT:				Federal Highway Administration:	
CCSJ #	0914-05-232	AFA ID	Z00008748	CFDA No.	20.205
AFA CSJs	0914-05-232			CFDA Title	Highway Planning and Construction
District #	14	Code Chart 64#	41900		
Project Name	FY 2026 WilCo Dynamic Feedback Signs			AFA Not Used For Research & Development	

ATTACHMENT A LOCATION MAP SHOWING PROJECT



(pin points are project locations)

TxDOT:				Federal Highway Administration:	
CCSJ #	0914-05-232	AFA ID	Z00008748	CFDA No.	20.205
AFA CSJs	0914-05-232			CFDA Title	Highway Planning and Construction
District #	14	Code Chart 64#	41900		
Project Name	FY 2026 WilCo Dynamic Feedback Signs			AFA Not Used For Research & Development	

ATTACHMENT B PROJECT BUDGET

Costs will be allocated based on the State & Federal funding shown below, until the State & Federal funding reaches the maximum obligated amount. The Local Government will then be responsible for 100% of the costs.

Description	Total Estimated Cost	Federal Participation		State Participation		Local Participation	
		%	Cost	%	Cost	%	Cost
Engineering (by State)	\$11,800	0%	\$0	100%	\$11,800	0%	\$0
Construction (by State)	\$267,775	100%	\$267,775	0%	\$0	0%	\$0
Subtotal	\$279,575		\$267,775		\$11,800		\$0
Environmental Direct State Costs	\$1,398	0%	\$0	100%	\$1,398	0%	\$0
Right of Way Direct State Costs	\$349	0%	\$0	100%	\$349	0%	\$0
Engineering Direct State Costs	\$2,097	0%	\$0	100%	\$2,097	0%	\$0
Utility Direct State Costs	\$349	0%	\$0	100%	\$349	0%	\$0
Construction Direct State Costs	\$9,785	0%	\$0	100%	\$9,785	0%	\$0
Indirect State Costs 4.6%	\$12,860	0%	\$0	100%	\$12,860	0%	\$0
TOTAL	\$306,413		\$267,775		\$38,638		\$0

Initial payment by the Local Government to the State: \$0

Payment by the Local Government to the State before construction: \$0

Estimated total payment by the Local Government to the State \$0

This is an estimate. The final amount of Local Government participation will be based on actual costs.

TxDOT:				Federal Highway Administration:	
CCSJ #	0914-05-232	AFA ID	Z00008748	CFDA No.	20.205
AFA CSJs	0914-05-232			CFDA Title	Highway Planning and Construction
District #	14	Code Chart 64#	41900		
Project Name	FY 2026 WilCo Dynamic Feedback Signs			<i>AFA Not Used For Research & Development</i>	

ATTACHMENT C RESOLUTION

RESOLUTION NO. 41900

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS:

That the resolution is for the purchase and installation of ten (10) Dynamic feedback signs at various locations in the City of Taylor, Texas.

The City Council authorizes an Advance Funding Agreement with the State of Texas for the construction of the Dynamic feedback signs at various locations for a total estimated cost of \$306,413.00, with the City's share of the costs estimated to be \$00.00 plus any cost overruns. The funding sources will come from the State and Federal levels. The City Manager is authorized to execute all documents necessary to complete this transaction.

That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place and purpose of said meeting was given as required by law.

PASSED AND APPROVED this 7th day of December, 2023.

Brian LaBorde, City Manager
City of Taylor, Texas

TxDOT:				Federal Highway Administration:	
CCSJ #	0914-05-232	AFA ID	Z00008748	CFDA No.	20.205
AFA CSJs	0914-05-232			CFDA Title	Highway Planning and Construction
District #	14	Code Chart 64#	41900		
Project Name	FY 2026 WilCo Dynamic Feedback Signs			AFA Not Used For Research & Development	

STATE OF TEXAS §

COUNTY OF TRAVIS §

ADVANCE FUNDING AGREEMENT
For
Highway Safety Improvement Program (HSIP)
Off-System

THIS AGREEMENT (Agreement) is made by and between the State of Texas, acting by and through the **Texas Department of Transportation** called the “State”, and the **City of Taylor**, acting by and through its duly authorized officials, called the “Local Government”. The State and Local Government shall be collectively referred to as “the parties” hereinafter.

WITNESSETH

WHEREAS, federal law establishes federally funded programs for transportation improvements to implement its public purposes, and

WHEREAS, the Texas Transportation Code, Section 201.103 establishes that the State shall design, construct and operate a system of highways in cooperation with local governments, and Section 222.052 authorizes the Texas Transportation Commission to accept contributions from political subdivisions for development and construction of public roads and the state highway system within the political subdivision, and

WHEREAS, federal and state laws require local governments to meet certain contract standards relating to the management and administration of State and federal funds, and

WHEREAS, the Texas Transportation Commission has codified 43 TAC, Rules 15.50-15.56 that describe federal, state, and local responsibilities for cost participation in highway improvement and other transportation projects, and

WHEREAS, the Texas Transportation Code, Section 201.703.(a) and (c); permits federal money to be matched or supplemented by an amount of state money necessary for proper construction and performance of the work even for construction of road not in the state highway system; and

WHEREAS, the Texas Transportation Commission passed Minute Order Number **116522** authorizing the State to undertake and complete a highway improvement or other transportation project generally described as **Dynamic feedback signs at various location in City of Taylor, Texas**. The portion of the project work covered by this Agreement is identified in the Agreement, Article 3, Scope of Work (Project), and

WHEREAS, the Governing Body of the Local Government has approved entering into this Agreement by resolution, ordinance, or commissioners court order dated **{Enter Date of**

TxDOT:				Federal Highway Administration:	
CCSJ #	0914-05-232	AFA ID	Z00008748	CFDA No.	20.205
AFA CSJs	0914-05-232			CFDA Title	Highway Planning and Construction
District #	14	Code Chart 64#	41900		
Project Name	FY 2026 WilCo Dynamic Feedback Signs			AFA Not Used For Research & Development	

Resolution, which is attached to and made a part of this Agreement as Attachment C, Resolution, Ordinance, or Commissioners Court Order (Attachment C). A map showing the Project location appears in Attachment A, Location Map Showing Project (Attachment A), which is attached to and made a part of this Agreement.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties, to be by them respectively kept and performed as set forth in this Agreement, it is agreed as follows:

AGREEMENT

1. Responsible Parties:

For the Project covered by this Agreement, the parties shall be responsible for the following work as stated in the article of the Agreement referenced in the table below:

1.	N/A	Utilities	Article 8
2.	N/A	Environmental Assessment and Mitigation	Article 9
3.	State	Architectural and Engineering Services	Article 11
4.	State	Construction Responsibilities	Article 12
5.	N/A	Right of Way and Real Property	Article 14

2. Period of the Agreement

This Agreement becomes effective when signed by the last party whose signing makes the Agreement fully executed. This Agreement shall remain in effect until the Project is completed or unless terminated as provided below.

3. Scope of Work

The scope of work for the Project consists of hazard elimination and safety improvement to install dynamic feedback signs in various locations in City of Taylor, Texas, as shown on Attachment A.

4. Project Sources and Uses of Funds

The total estimated cost of the Project is shown in Attachment B, Project Budget (Attachment B) which is attached to and made a part of this Agreement.

- A. If the Local Government will perform any work under this Agreement for which reimbursement will be provided by or through the State, the Local Government must complete training. If federal funds are being used, the training must be completed before federal spending authority is obligated. Training is complete when at least one individual who is working actively and directly on the Project successfully completes and receives a certificate for the course entitled "Local Government Project Procedures and Qualification for the Texas Department of Transportation" and retains qualification in accordance with applicable TxDOT procedures. Upon request, the Local Government shall provide the certificate of qualification to the State. The individual who receives the training certificate may

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be an employee of the Local Government or an employee of a firm that has been contracted by the Local Government to perform oversight of the Project. The State in its discretion may deny reimbursement if the Local Government has not continuously designated in writing a qualified individual to work actively on or to directly oversee the Project.

- B. The expected cash contributions from the federal government, the State, the Local Government, or other parties are shown in Attachment B. The State will pay for only those Project costs that have been approved by the Texas Transportation Commission. For projects with federal funds, the State and the federal government will not reimburse the Local Government for any work performed before the federal spending authority is formally obligated to the Project by the Federal Highway Administration (FHWA). After federal funds have been obligated, the State will send to the Local Government a copy of the formal documentation showing the obligation of funds including federal award information. The Local Government is responsible for 100% of the cost of any work performed under its direction or control before the federal spending authority is formally obligated.
- C. Attachment B shows, by major cost categories, the cost estimates and the party responsible for performing the work for each category. These categories may include but are not limited to: (1) costs of real property; (2) costs of utility work; (3) costs of environmental assessment and remediation; (4) cost of preliminary engineering and design; (5) cost of construction and construction management; and (6) any other local project costs.
- D. The State will be responsible for securing the federal and State share of the funding required for the development and construction of the local Project. If the Local Government is due funds for expenses incurred, these funds will be reimbursed to the Local Government on a cost basis.
- E. The Local Government will be responsible for all non-federal or non-State participation costs associated with the Project, unless otherwise provided for in this Agreement or approved otherwise in an amendment to this Agreement. For items of work subject to specified percentage funding, the Local Government shall only in those instances be responsible for all Project costs that are greater than the maximum State and federal participation specified in Attachment B and for overruns in excess of the amount specified in Attachment B to be paid by the Local Government.
- F. The budget in Attachment B will clearly state all items subject to fixed price funding, specified percentage funding, and the periodic payment schedule, when periodic payments have been approved by the State.
- G. When the Local Government bears the responsibility for paying cost overruns, the Local Government shall make payment to the State within thirty (30) days from the receipt of the State's written notification of additional funds being due.
- H. When fixed price funding is used, the Local Government is responsible for the fixed price amount specified in Attachment B. Fixed prices are not subject to adjustment unless (1) differing site conditions are encountered; (2) further definition of the Local Government's requested scope of work identifies greatly differing costs from those estimated; (3) work requested by the Local

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- Government is determined to be ineligible for federal participation; or (4) the adjustment is mutually agreed to by the State and the Local Government.
- I. Prior to the performance of any engineering review work by the State, the Local Government will pay to the State the amount specified in Attachment B. At a minimum, this amount shall equal the Local Government's funding share for the estimated cost of preliminary engineering performed or reviewed by the State for the Project. At least sixty (60) days prior to the date set for receipt of the construction bids, the Local Government shall remit its remaining financial share for the State's estimated construction oversight and construction cost.
 - J. The State will not execute the contract for the construction of the Project until the required funding has been made available by the Local Government in accordance with this Agreement.
 - K. Whenever funds are paid by the Local Government to the State under this Agreement, the Local Government shall remit a check or warrant made payable to the "Texas Department of Transportation" or may use the State's Automated Clearing House (ACH) system for electronic transfer of funds in accordance with instructions provided by TxDOT's Finance Division. The funds shall be deposited and managed by the State and may only be applied by the State to the Project.
 - L. The State will not pay interest on any funds provided by the Local Government.
 - M. If a waiver for the collection of indirect costs for a service project has been granted under 43 TAC §15.56, the State will not charge the Local Government for the indirect costs the State incurs on the Project, unless this Agreement is terminated at the request of the Local Government prior to completion of the Project.
 - N. If the Local Government is an Economically Disadvantaged County (EDC) and if the State has approved adjustments to the standard financing arrangement, this Agreement reflects those adjustments.
 - O. Where the Local Government is authorized to perform services under this Agreement and be reimbursed by the State, the Local Government is authorized to submit requests for reimbursement by submitting the original of an itemized invoice, in a form and containing all items required by the State, no more frequently than monthly and no later than ninety (90) days after costs are incurred. If the Local Government submits invoices more than ninety (90) days after the costs are incurred and if federal funding is reduced as a result, the State shall have no responsibility to reimburse the Local Government for those costs.
 - P. Upon completion of the Project, the State will perform a final accounting of the Project costs for all items of work with specified percentage funding. Any funds due by the Local Government, the State, or the federal government for these work items will be promptly paid by the owing party.
 - Q. The state auditor may conduct an audit or investigation of any entity receiving funds from the State directly under this Agreement or indirectly through a subcontract under this Agreement. Acceptance of funds directly under this Agreement or indirectly through a subcontract under this Agreement acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide

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the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

- R. Payment under this Agreement beyond the end of the current fiscal biennium is subject to availability of appropriated funds. If funds are not appropriated, this Agreement shall be terminated immediately with no liability to either party.

5. Termination of This Agreement

This Agreement shall remain in effect until the Project is completed and accepted by all parties, unless:

- A. The Agreement is terminated in writing with the mutual consent of the parties;
- B. The Agreement is terminated by one party because of a breach, in which case any costs incurred because of the breach shall be paid by the breaching party;
- C. The Local Government elects not to provide funding after the completion of preliminary engineering, specifications, and estimates (PS&E) and the Project does not proceed because of insufficient funds, in which case the Local Government agrees to reimburse the State for its reasonable actual costs incurred during the Project; or
- D. The Agreement is terminated by the State because the parties are not able to execute a mutually agreeable amendment when the costs for Local Government requested items increase significantly due to differing site conditions, determination that Local government requested work is ineligible for federal or state cost participation, or a more thorough definition of the Local Government's proposed work scope identifies greatly differing costs from those estimated. The State will reimburse Local Government remaining funds to the Local Government within ninety (90) days of termination; or
- E. The Project is inactive for thirty-six (36) consecutive months or longer and no expenditures have been charged against federal funds, in which case the State may in its discretion terminate this Agreement.

6. Amendments

Amendments to this Agreement due to changes in the character of the work, terms of the Agreement, or responsibilities of the parties relating to the Project may be enacted through a mutually agreed upon, written amendment.

7. Remedies

This Agreement shall not be considered as specifying the exclusive remedy for any agreement default, but all remedies existing at law and in equity may be availed of by either party to this Agreement and shall be cumulative.

8. Utilities

The party named in Article 1, Responsible Parties, under AGREEMENT shall be responsible for the adjustment, removal, or relocation of utility facilities in accordance with applicable state laws, regulations, rules, policies, and procedures, including any cost to the State of a delay resulting from the Local Government's failure to ensure that utility facilities are adjusted, removed, or relocated before the scheduled beginning of construction. The Local Government will not be reimbursed with federal or State funds

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for the cost of required utility work. The Local Government must obtain advance approval for any variance from established procedures. Before a construction contract is let, the Local Government shall provide, at the State's request, a certification stating that the Local Government has completed the adjustment of all utilities that must be adjusted before construction is commenced.

9. Environmental Assessment and Mitigation

Development of a transportation project must comply with the National Environmental Policy Act and the National Historic Preservation Act of 1966, which require environmental clearance of federal-aid projects. The party named in Article 1, Responsible Parties, under AGREEMENT is responsible for the following:

- A. The identification and assessment of any environmental problems associated with the development of a local project governed by this Agreement.
- B. The cost of any environmental problem's mitigation and remediation.
- C. Providing any public meetings or public hearings required for the environmental assessment process. Public hearings will not be held prior to the approval of the Project schematic.
- D. The preparation of the NEPA documents required for the environmental clearance of this Project.

If the Local Government is responsible for the environmental assessment and mitigation, before the advertisement for bids, the Local Government shall provide to the State written documentation from the appropriate regulatory agency or agencies that all environmental clearances have been obtained.

10. Compliance with Accessibility Standards

All parties to this Agreement shall ensure that the plans for and the construction of all projects subject to this Agreement are in compliance with standards issued or approved by the Texas Department of Licensing and Regulation (TDLR) as meeting or consistent with minimum accessibility requirements of the Americans with Disabilities Act (P.L. 101-336) (ADA).

11. Architectural and Engineering Services

The party named in Article 1, Responsible Parties, under AGREEMENT has responsibility for the performance of architectural and engineering services. The engineering plans shall be developed in accordance with the applicable State's *Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges* and the special specifications and special provisions related to it. For projects on the State highway system, the design shall, at a minimum conform to applicable State manuals. For projects not on the State highway system, the design shall, at a minimum, conform to applicable American Association of State Highway and Transportation Officials (AASHTO) design standards.

In procuring professional services, the parties to this Agreement must comply with federal requirements cited in 23 CFR Part 172 if the Project is federally funded and with Texas Government Code 2254, Subchapter A, in all cases. Professional contracts for

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federally funded projects must conform to federal requirements, specifically including the provision for participation by Disadvantaged Business Enterprises (DBEs), ADA, and environmental matters. If the Local Government is the responsible party, the Local Government shall submit its procurement selection process for prior approval by the State. All professional services contracts must be reviewed and approved by the State prior to execution by the Local Government.

12. Construction Responsibilities

The party named in Article 1, Responsible Parties, under AGREEMENT is responsible for the following:

- A. Advertise for construction bids, issue bid proposals, receive and tabulate the bids, and award and administer the contract for construction of the Project. Administration of the contract includes the responsibility for construction engineering and for issuance of any change orders, supplemental agreements, amendments, or additional work orders that may become necessary subsequent to the award of the construction contract. In order to ensure federal funding eligibility, projects must be authorized by the State prior to advertising for construction.
- B. If the State is the responsible party, the State will use its approved contract letting and award procedures to let and award the construction contract.
- C. If the Local Government is the responsible party, the Local Government shall submit its contract letting and award procedures to the State for review and approval prior to letting.
- D. If the Local Government is the responsible party, the State must concur with the low bidder selection before the Local Government can enter into a contract with the vendor.
- E. If the Local Government is the responsible party, the State must review and approve change orders.
- F. Upon completion of the Project, the party responsible for constructing the Project will issue and sign a "Notification of Completion" acknowledging the Project's construction completion and submit certification(s) sealed by a professional engineer(s) licensed in the State of Texas.
- G. For federally funded contracts, the parties to this Agreement will comply with federal construction requirements cited in 23 CFR Part 635 and with requirements cited in 23 CFR Part 633, and shall include the latest version of Form "FHWA-1273" in the contract bidding documents. If force account work will be performed, a finding of cost effectiveness shall be made in compliance with 23 CFR 635, Subpart B.

13. Project Maintenance

The Local Government shall be responsible for maintenance of locally owned roads and locally owned facilities after completion of the work. The State shall be responsible for maintenance of the State highway system after completion of the work if the work was on the State highway system, unless otherwise provided for in existing maintenance agreements with the Local Government.

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14. Right of Way and Real Property

The party named in Article 1, Responsible Parties, under AGREEMENT is responsible for the provision and acquisition of any needed right of way or real property.

15. Insurance

If this Agreement authorizes the Local Government or its contractor to perform any work on State right of way, before beginning work, the entity performing the work shall provide the State with a fully executed copy of the State's Form 1560 Certificate of Insurance verifying the existence of coverage in the amounts and types specified on the Certificate of Insurance for all persons and entities working on State right of way. This coverage shall be maintained until all work on the State right of way is complete. If coverage is not maintained, all work on State right of way shall cease immediately, and the State may recover damages and all costs of completing the work.

16. Notices

All notices to either party shall be delivered personally or sent by certified or U.S. mail, postage prepaid, addressed to that party at the following address:

Local Government:	State:
City of Taylor Attn.: City Manager 400 Porter Street Taylor, Texas 76574	Texas Department of Transportation ATTN: Director of Contract Services 125 E. 11 th Street Austin, TX 78701

All notices shall be deemed given on the date delivered in person or deposited in the mail, unless otherwise provided by this Agreement. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that notices shall be delivered personally or by certified U.S. mail, and that request shall be carried out by the other party.

17. Legal Construction

If one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions and this Agreement shall be construed as if it did not contain the invalid, illegal, or unenforceable provision.

18. Responsibilities of the Parties

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party, and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

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19. Ownership of Documents

Upon completion or termination of this Agreement, all documents prepared by the State shall remain the property of the State. All data and information prepared under this Agreement shall be made available to the State without restriction or limitation on their further use. All documents produced or approved or otherwise created by the Local Government shall be transmitted to the State, in the format directed by the State, on a monthly basis or as required by the State. The originals shall remain the property of the Local Government.

20. Compliance with Laws

The parties to this Agreement shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any manner affecting the performance of this Agreement. When required, the Local Government shall furnish the State with satisfactory proof of this compliance.

21. Sole Agreement

This Agreement constitutes the sole and only agreement between the parties and supersedes any prior understandings or written or oral agreements respecting the Agreement's subject matter.

22. Cost Principles

In order to be reimbursed with federal funds, the parties shall comply with the cost principles established in 2 CFR 200 that specify that all reimbursed costs are allowable, reasonable, and allocable to the Project.

23. Procurement and Property Management Standards

The parties to this Agreement shall adhere to the procurement and property management standards established in 2 CFR 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and to the Texas Uniform Grant Management Standards. The State must pre-approve the Local Government's procurement procedures for purchases to be eligible for state or federal funds.

24. Inspection of Books and Records

The parties to this Agreement shall maintain all books, documents, papers, accounting records, and other documentation relating to costs incurred under this Agreement and shall make such materials available to the State, the Local Government, and, if federally funded, the FHWA and the U.S. Office of the Inspector General or their duly authorized representatives for review and inspection at its office during the Agreement period and for seven (7) years from the date of final reimbursement by FHWA under this Agreement or until any impending litigation or claims are resolved. Additionally, the State, the Local Government, and the FHWA and their duly authorized representatives shall have access to all the governmental records that are directly applicable to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

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25. Civil Rights Compliance

The parties to this Agreement are responsible for the following:

- A. Compliance with Regulations: Both parties will comply with the Acts and the Regulations relative to Nondiscrimination in Federally-assisted programs of the U.S. Department of Transportation (USDOT), the Federal Highway Administration (FHWA), as they may be amended from time to time, which are herein incorporated by reference and made part of this Agreement.
- B. Nondiscrimination: The Local Government, with regard to the work performed by it during the Agreement, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The Local Government will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the Agreement covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.
- C. Solicitations for Subcontracts, Including Procurement of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the Local Government for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier will be notified by the Local Government of the Local Government's obligations under this Agreement and the Acts and Regulations relative to Nondiscrimination on the grounds of race, color, or national origin.
- D. Information and Reports: The Local Government will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and facilities as may be determined by the State or the FHWA to be pertinent to ascertain compliance with such Acts, Regulations or directives. Where any information required of the Local Government is in the exclusive possession of another who fails or refuses to furnish this information, the Local Government will so certify to the State or the FHWA, as appropriate, and will set forth what efforts it has made to obtain the information.
- E. Sanctions for Noncompliance: In the event of the Local Government's noncompliance with the Nondiscrimination provisions of this Agreement, the State will impose such contract sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:
 1. withholding of payments to the Local Government under the Agreement until the Local Government complies and/or
 2. cancelling, terminating, or suspending of the Agreement, in whole or in part.
- F. Incorporation of Provisions: The Local Government will include the provisions of paragraphs (A) through (F) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The Local Government will take such action with respect to any subcontract or procurement as the State or the FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Local Government becomes involved in, or is threatened with, litigation with a subcontractor or supplier because of such

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direction, the Local Government may request the State to enter into such litigation to protect the interests of the State. In addition, the Local Government may request the United States to enter into such litigation to protect the interests of the United States.

26. Pertinent Non-Discrimination Authorities

During the performance of this Agreement, each party, for itself, its assignees, and successors in interest agree to comply with the following nondiscrimination statutes and authorities; including but not limited to:

- A. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- B. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of federal or federal-aid programs and projects).
- C. Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), as amended, (prohibits discrimination on the basis of sex).
- D. Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.) as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27.
- E. The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age).
- F. Airport and Airway Improvement Act of 1982, (49 U.S.C. Chapter 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex).
- G. The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the federal-aid recipients, subrecipients and contractors, whether such programs or activities are federally funded or not).
- H. Titles II and III of the Americans with Disabilities Act, which prohibits discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38.
- I. The Federal Aviation Administration’s Nondiscrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex).
- J. Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations.

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- K. Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, the parties must take reasonable steps to ensure that LEP persons have meaningful access to the programs (70 Fed. Reg. at 74087 to 74100).
- L. Title IX of the Education Amendments of 1972, as amended, which prohibits the parties from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq.).

27. Disadvantaged Business Enterprise (DBE) Program Requirements

If federal funds are used:

- A. The parties shall comply with the Disadvantaged Business Enterprise Program requirements established in 49 CFR Part 26.
- B. The Local Government shall adopt, in its totality, the State's federally approved DBE program.
- C. The Local Government shall incorporate into its contracts with subproviders an appropriate DBE goal consistent with the State's DBE guidelines and in consideration of the local market, project size, and nature of the goods or services to be acquired. The Local Government shall submit its proposed scope of services and quantity estimates to the State to allow the State to establish a DBE goal for each Local Government contract with a subprovider. The Local Government shall be responsible for documenting its actions.
- D. The Local Government shall follow all other parts of the State's DBE program referenced in TxDOT Form 2395, Memorandum of Understanding Regarding the Adoption of the Texas Department of Transportation's Federally-Approved Disadvantaged Business Enterprise by Entity, and attachments found at web address http://ftp.dot.state.tx.us/pub/txdot-info/bop/dbe/mou/mou_attachments.pdf.
- E. The Local Government shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any U.S. Department of Transportation (DOT)-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. The Local Government shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure non-discrimination in award and administration of DOT-assisted contracts. The State's DBE program, as required by 49 CFR Part 26 and as approved by DOT, is incorporated by reference in this Agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this Agreement. Upon notification to the Local Government of its failure to carry out its approved program, the State may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).
- F. Each contract the Local Government signs with a contractor (and each subcontract the prime contractor signs with a sub-contractor) must include the following assurance: *The contractor, sub-recipient, or sub-contractor shall not*

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discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this Agreement, which may result in the termination of this Agreement or such other remedy as the recipient deems appropriate.

28. Debarment Certifications

If federal funds are used, the parties are prohibited from making any award at any tier to any party that is debarred or suspended or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549, "Debarment and Suspension." By executing this Agreement, the Local Government certifies that it and its principals are not currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549 and further certifies that it will not do business with any party, to include principals, that is currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549. The parties to this Agreement shall require any party to a subcontract or purchase order awarded under this Agreement to certify its eligibility to receive federal funds and, when requested by the State, to furnish a copy of the certification.

If state funds are used, the parties are prohibited from making any award to any party that is debarred under the Texas Administrative Code, Title 34, Part 1, Chapter 20, Subchapter G, Rule §20.585 and the Texas Administrative Code, Title 43, Part 1, Chapter 9, Subchapter G.

29. Lobbying Certification

If federal funds are used, in executing this Agreement, each signatory certifies to the best of that signatory's knowledge and belief, that:

- A. No federal appropriated funds have been paid or will be paid by or on behalf of the parties to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
- B. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with federal contracts, grants, loans, or cooperative agreements, the signatory for the Local Government shall complete and submit the Federal Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- C. The parties shall require that the language of this certification shall be included in the award documents for all sub-awards at all tiers (including subcontracts,

TxDOT:				Federal Highway Administration:	
CCSJ #	0914-05-232	AFA ID	Z00008748	CFDA No.	20.205
AFA CSJs	0914-05-232			CFDA Title	Highway Planning and Construction
District #	14	Code Chart 64#	41900		
Project Name	FY 2026 WilCo Dynamic Feedback Signs			AFA Not Used For Research & Development	

subgrants, and contracts under grants, loans, and cooperative agreements) and all sub-recipients shall certify and disclose accordingly. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Title 31 U.S.C. §1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

30. Federal Funding Accountability and Transparency Act Requirements

If federal funds are used, the following requirements apply:

- A. Any recipient of funds under this Agreement agrees to comply with the Federal Funding Accountability and Transparency Act (FFATA) and implementing regulations at 2 CFR Part 170, including Appendix A. This Agreement is subject to the following award terms: <http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22705.pdf> and <http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22706.pdf>.
- B. The Local Government agrees that it shall:
 1. Obtain and provide to the State a System for Award Management (SAM) number (Federal Acquisition Regulation, Part 4, Sub-part 4.11) if this award provides more than \$25,000 in federal funding. The SAM number may be obtained by visiting the SAM website whose address is: <https://www.sam.gov/portal/public/SAM/>
 2. Obtain and provide to the State a Data Universal Numbering System (DUNS) number, a unique nine-character number that allows federal government to track the distribution of federal money. The DUNS may be requested free of charge for all businesses and entities required to do so by visiting the Dun & Bradstreet (D&B) on-line registration website <http://fedgov.dnb.com/webform;> and
 3. Report the total compensation and names of its top five executives to the State if:
 - i. More than 80% of annual gross revenues are from the federal government, and those revenues are greater than \$25,000,000; and
 - ii. The compensation information is not already available through reporting to the U.S. Securities and Exchange Commission.

31. Single Audit Report

If federal funds are used:

- A. The parties shall comply with the single audit report requirements stipulated in 2 CFR 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.
- B. If threshold expenditures of \$750,000 or more are met during the fiscal year, the Local Government must submit a Single Audit Report and Management Letter (if applicable) to TxDOT's Compliance Division, 125 East 11th Street, Austin, TX 78701 or contact TxDOT's Compliance Division by email at singleaudits@txdot.gov.
- C. If expenditures are less than the threshold during the Local Government's fiscal year, the Local Government must submit a statement to TxDOT's Compliance

TxDOT:				Federal Highway Administration:	
CCSJ #	0914-05-232	AFA ID	Z00008748	CFDA No.	20.205
AFA CSJs	0914-05-232			CFDA Title	Highway Planning and Construction
District #	14	Code Chart 64#	41900		
Project Name	FY 2026 WilCo Dynamic Feedback Signs			<i>AFA Not Used For Research & Development</i>	

- Division as follows: "We did not meet the \$_____ expenditure threshold and therefore, are not required to have a single audit performed for FY _____."
- D. For each year the Project remains open for federal funding expenditures, the Local Government will be responsible for filing a report or statement as described above. The required annual filing shall extend throughout the life of the Agreement, unless otherwise amended or the Project has been formally closed out and no charges have been incurred within the current fiscal year.

32. **Signatory Warranty**

Each signatory warrants that the signatory has necessary authority to execute this Agreement on behalf of the entity represented.

Each party is signing this Agreement on the date stated under that party's signature.

THE STATE OF TEXAS

THE LOCAL GOVERNMENT

Signature

Kenneth Stewart

Typed or Printed Name

Director of Contract Services

Typed or Printed Title

Date

Signature

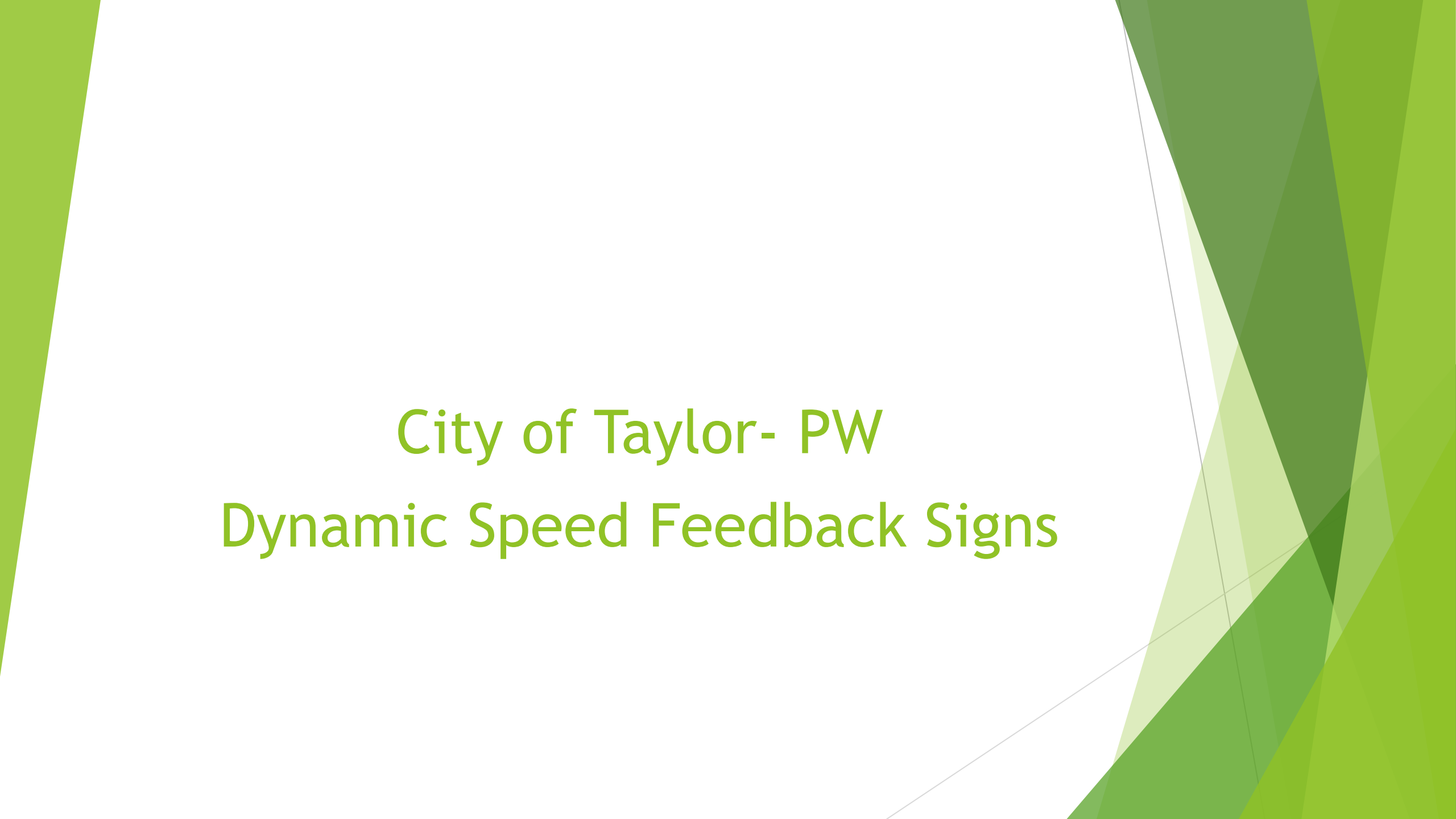
Brian LaBorde

Typed or Printed Name

City Manager

Typed or Printed Title

Date

The background features abstract, overlapping green geometric shapes in various shades of green, creating a modern, layered effect. The shapes are primarily triangular and polygonal, with some areas appearing more translucent than others.

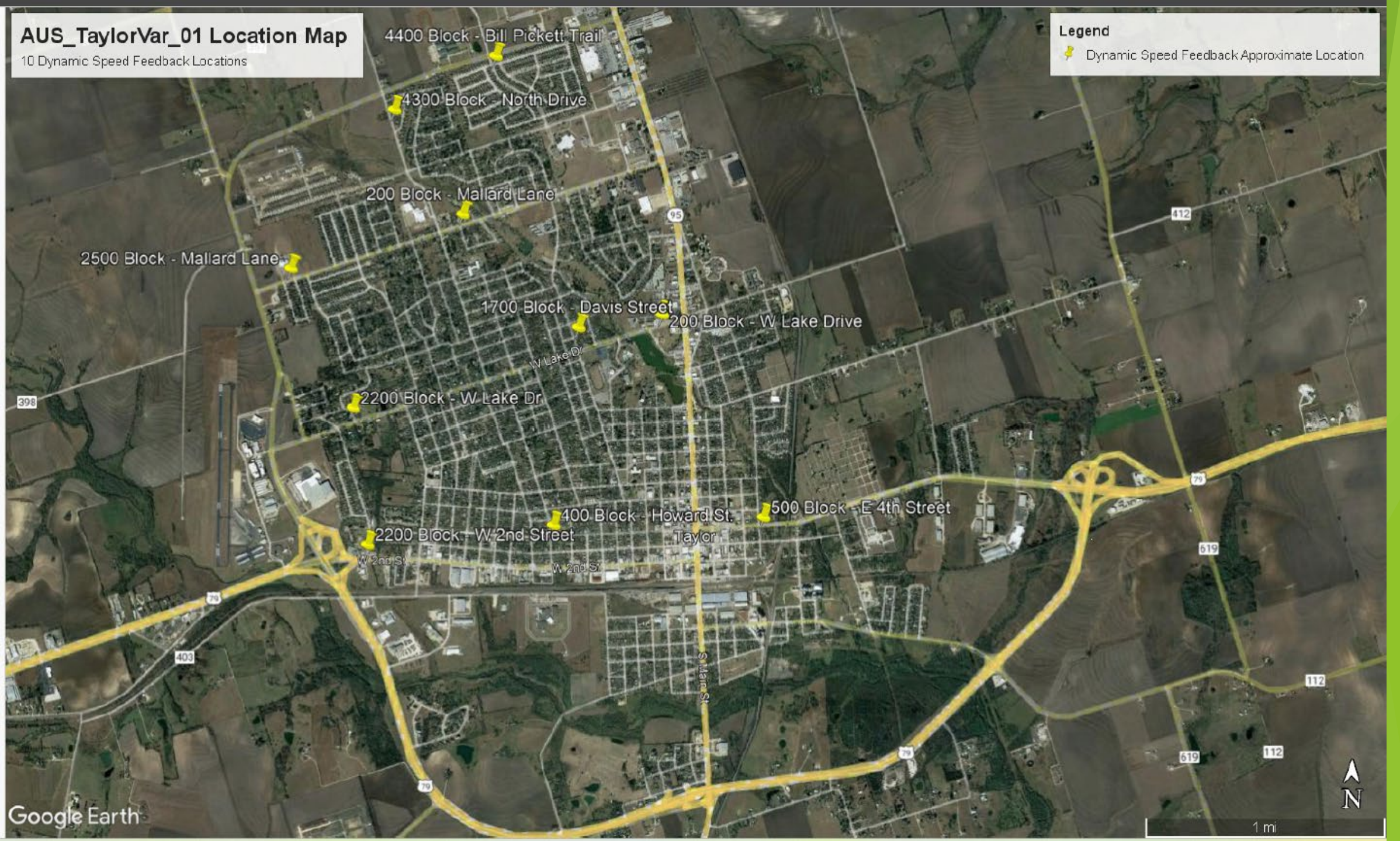
City of Taylor- PW Dynamic Speed Feedback Signs

AUS_TaylorVar_01 Location Map

10 Dynamic Speed Feedback Locations

Legend

 Dynamic Speed Feedback Approximate Location



<u>TxDOT-</u>				Federal Highway Administration:	
CCSJ #	0914-05-232	AFA ID	Z00008748	CFDA No.	20.205
AFA CSJs	0914-05-232			CFDA Title	Highway Planning and Construction
District #	14	Code Chart 64#	41900		
Project Name	FY 2026 WillCo Dynamic Feedback Signs			AFA Not Used <u>For</u> Research & Development	

ATTACHMENT C
RESOLUTION, ORDINANCE, OR COMMISSIONERS COURT ORDER

To: Bridge Division
From: Jim Gray, Public Works Director
Subject: Resolution Requirements

RESOLUTION NO. 41900

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS:

That the resolution is for the purchase and installation of ten (10) Dynamic feedback signs at various locations in the City of Taylor, Texas.

The City Council authorizes an Advance Funding Agreement with the State of Texas for the construction of the Dynamic feedback signs at various locations for a total estimated cost of \$306,413.00, with the City's share of the costs estimated to be \$00.00 plus any cost overruns. The funding sources will come from the State and Federal levels. The City Manager is authorized to execute all documents necessary to complete this transaction.

That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place and purpose of said meeting was given as required by law.

PASSED AND APPROVED this 7th day of December, 2023.

Brian LaBorde, City Manager
City of Taylor, Texas



City Council Meeting December 7, 2023 Transmittal Letter

STRATEGIC PILLAR

- ☒ Streets/Infrastructure
- ☒ Quality of Life
- ☒ Economic Vitality

Agenda Item #: 4

Agenda Title: Consider approving purchase of fleet equipment approved in the FY24 budget to include following.
Kubota Zero Turn Mower ZD1200 (Streets #526)
Kubota Zero Turn Mower ZD1200 (Airport #400)
Kubota Zero Turn Mower ZD1200 (Cemetery #732)
Additional Vehicle Chevrolet Tahoe 4x4 PPV (Police Dept.)

Council Action to be taken: Approve purchase

Department Submitted: Internal Services

Staff Contact: Nicole Oman, Jim Gay, Jeffery LaGrone

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is to purchase three pieces of equipment and one vehicle for the City Fleet. The costs below are current estimates that we received. These will be purchased through cooperative contracts which meet the requirements of our Purchasing Policy. These are being funded by the FY24 use tax and general fund. We are seeking approval of expenditures up to \$143,600.00 to cover any cost increases that may change before we have the funding available.

Zero Turn Mower replacement #526 (Street Department)	\$17,587.00
Zero Turn Mower replacement #400 (Airport)	\$17,587.00
Zero Turn Mower replacement #732 (Cemetery)	\$17,587.00
Chevrolet Tahoe 4x4 PPV (Addition) (Police)	\$84,000.00

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

On September 8, 2022, Council approved the equipment in the FY 2023 budget, Ordinance 2022-32 which included Capital Improvement Program for Fleet purchases. These three pieces of equipment were carried over to FY2024 and are now available for purchase.

On August 24, 2023, Council approved the FY 2024 budget, Ordinance No. 2023-38

which included an ATB for the Police Department for the purchase of new vehicles pending the outcome of the COPS grant announcement. On November 2, 2023, the Police Department was notified that the grant was not awarded. With funds set aside for the possible grant match, the City then approved two patrol officer positions and one Foot/Bike/Downtown/Parks officer position. For the two patrol officer positions, the breakdown of equipment needed included a vehicle purchase.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• This equipment will improve the quality and efficiency of the service provided to the citizens. • Replacing the older equipment is needed to cut the cost of the maintenance on them. • Replacement of Unit #526 zero turn mower for Street Department • Replacement of Unit #400 zero turn mower for the Airport • Replacement of Unit #732 zero turn mower for the cemetery • Police Pursuit Vehicle 4x4 for additional position. Adding a 4x4 is beneficial to the Police Department to have during inclement weather conditions.	N/A

4. RECOMMENDATION

Staff recommendation is to approve purchase of these pieces of equipment and vehicle.

5. FUNDING SOURCE

The Fleet purchases have been included in the FY 23 and FY 24 Budgets for Fleet Replacement and Police Department ATB which will be funded with use tax and the general budget.

6. TIMELINE

These are currently available and can be purchased immediately.

7. OTHER OPTIONS (In order of preference)

Accept or reject any or all the recommendations.

8. ATTACHMENTS

- 4a. Quote from Zero Turn Mowers
- 4b. Quote - 2022 Chevrolet Tahoe Parts & Upfit
- 4c. Quote - 2022 Chevrolet Tahoe PPV 4x4

-- Standard Features --

-- Custom Options --



ZD1200 Series

ZD1211-3-60

*** EQUIPMENT IN STANDARD MACHINE ***

DIESEL ENGINE

3 Cylinder, Kubota Model #
D1105
24.8 Gross HP @ 3000 rpm
68.5 cu. in. Displacement
12v 430 Amp Hr. Battery
14 Amps Charging Output

TRANSMISSION

Hydrostatic Drive
(2) HST w/Gear Reduction
Brake - Wet Multi Disks
Forward Speeds 0 - 10.6 mph
Reverse Speeds 0 - 5.3 mph

STEERING / MOTION CONTROL

(2) Hand Levers, Adjustable
Hydraulically Damped,
Adjustable

POWER TAKE OFF

Hydraulic Independent PTO
Shaft Drive Mower Deck
Wet Disk Clutch

FLUID CAPACITY

Fuel Tank 13.1 gal
Engine Coolant w/ Recovery
tank 3.96 qts
Crankcase w/ Filter 4.1 qts
Transmission Case and Axle
Gear 12.8 qts

+ Manufacturer Estimate

TIRES AND WHEELS

Front 15 x 6.0 - 6 Flat-free
Rear 26 x 12.0 - 16 Turf, Low Profile

SAFETY EQUIPMENT

Electric Key Shut Off
Control Lever Safety Switch
Parking Brake Safety Switch
Foldable ROPS
Seat Safety Switch

DIMENSIONS

Height 78.7"
Length 89.0"
Width Overall 73.8"
Wheelbase 56.7"

OPERATING FEATURES

Zero Turn Radius
Adj. Front Axle: Rigid/Oscillating
Dual Element Air Filter
Deluxe Suspension Seat w/
Kubota Exclusive Seat Design
Hands-free Hydraulic Deck Lift
Hands-free Parking Brake
Cup Holder

SIDE DISCHARGE MOWER

60" and 72" Kubota PRO Deck
w/ACS
8 Gauge, 6" Deep Deck
1-5" Cut Height, Adjustable
1/4" Increments
Flexible Discharge Cover
3 Blades

ZD1211-3-60 Base Price: \$19,999.00

Configured Price: \$19,999.00
Sourcwell Discount: (\$4,399.78)
SUBTOTAL: \$15,599.22

2Yr ZD1211-3-60 Extended Warranty (No Limit) \$1,325.00

Dealer Assembly: \$0.00
Freight Cost: \$262.50
PDI: \$400.00

Total Unit Price: \$17,586.72

Quantity Ordered: 3

Final Sales Price: \$52,760.16

**Final pricing will be based upon pricing at the time of
final delivery to Sourcwell members.
Purchase Order Must Reflect Final Sales Price.**

To order, place your Purchase Order directly with the quoting
dealer

*Some series of products are sold out for 2022. All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price. All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.

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198,143,57.42

Date	11/27/2023
Estimate #	37667
Estimate By	George Severe george@defendersupply.c... 903-771-0845



Bill To
Taylor TX PD 500 South Main Street Taylor, TX 76574

Customer Contact	
Customer Phone	512-352-5551 ext 229
Customer E-mail	jeffery.lagrone@taylortx.gov

2022 Chevrolet Tahoe 9...	Vehicle Base Color - White			
Description	Location	Qty	Price	Total
All Parts are for a Customer Supplied 2022 Chevrolet Tahoe SSV 4WD - Vin # Patrol Unit - Vin # Unit #'s Customer PO # Received for \$26,110.00 for (1) One Unit Contact is: Jeff Lagrone Commander, Operations Division Taylor Police Department 500 South Main Street, Taylor, Texas 76574 Office: (512) 352-5551 Fax:(512) 352-5119 jeffery.lagrone@taylortx.gov Taylor TX PD - WO # - Work Order Emergency Equipment is Purchased Through Defender Supply using The Tarrant County Cooperative Contract # 2022-200 Tech please build this just like WO # 20748 Defender Supply Driver Side Spot Light with LED Bulb for 2021+ Chevrolet Tahoe 9C1 & SSV. Includes Installation.		1	570.00	570.00

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any additional customer-requested parts/services will be added to the total amount of the sale.

Vehicle & Emergency Equipment Total

Signature

Date	11/27/2023
Estimate #	37667
Estimate By	George Severe george@defendersupply.c... 903-771-0845



Bill To
Taylor TX PD 500 South Main Street Taylor, TX 76574

Customer Contact	
Customer Phone	512-352-5551 ext 229
Customer E-mail	jeffery.lagrone@taylor.tx.gov

2022 Chevrolet Tahoe 9...	Vehicle Base Color - White			
Description	Location	Qty	Price	Total
Defender Supply TAHOE Marked Patrol Base Package - Whelen 54" Legacy WeCanX DUO Lightbar with Integrated Traffic Advisor and Full Across Take Down/Alley Lighting, Progressing Flash Patterns with Slide Switch, Cruise, Photo Cell Daylight Sensing, Low Power (R/W, B/W Font And Side, R/A, B/A Rear) with Strap Kit. - Core Controller, SYNC Module, Output Expansion Module, 100 Watt Speaker and Bracket. Wired and Programmed to Defender Supply Standard. - Steel Push Bumper with Textured Coating and 6 Tri Color Super LED Light Heads (R/B/W), 4 in the Top Channel Cutouts and 1 on Each Side with 45° Brackets. Take Down, Alley Lighting, Progressing Flash Patterns with Slide Switch, Cruise and Low Power Capabilities. - 2 Tri Color Super LED Light Heads (R/B/W) Mounted on Rear License Plate Bracket. Reverse / Brake Lighting, Progressing Flash Patterns with Slide Switch, Cruise and Low Power Capabilities. - 1 Front Cabin and 2 Hatch Dome Lights. - Contoured Police Console With Dual Cup Holder, Arm Rest and 2 Magnetic Mic Clips. One Additional Power Outlet on the Passenger Side. - Defender Supply Wiring Harnesses, Power Distribution Block and Battery Management System. - Includes Installation. Defender Supply Dual Tone Siren Package for Core. Includes Amp, 100 Watt Speaker, Bracket. Includes Installation. RAD = Activates the radio over the public announcement speaker HF = when activated allows the pushing of the horn to function the air horn, and when the lights are		1	8,882.50	8,882.50
		1	628.50	628.50

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Vehicle & Emergency Equipment Total

Signature

Date	11/27/2023
Estimate #	37667
Estimate By	George Severe george@defendersupply.c... 903-771-0845



Bill To
Taylor TX PD 500 South Main Street Taylor, TX 76574

Customer Contact	
Customer Phone	512-352-5551 ext 229
Customer E-mail	jeffery.lagrone@taylortx.gov

2022 Chevrolet Tahoe 9...	Vehicle Base Color - White			
Description	Location	Qty	Price	Total
activated cycles the siren pattern WAIL = siren pattern YELP = siren pattern PIER = siren pattern MAN = cycles the wail pattern one time HORN = function the air horn ARROW BAR = One click left directions, two clicks right directions, three clicks center outward FLASH = Rear Flashing Yellow Lights Only REAR FLASH = All emergency lights to the rear only activated FRONT FLASH = All emergency lights to the front only activated no wig wags or white lights LOW = lowers the intensity of the lights CRUISE = Entire Light Bar Lit all the way around LEFT ALLEY = activates the left alley function on the overhead bar TAKE DOWN = activates the entire front light bar as white (take down in middle) RIGHT ALLEY = activates the right alley function on the overhead bar REAR LT BAR = activates the rear light bar only UNLOCK – unlocks the rifle and shotgun - (Do not Mark)				

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any additional customer-requested parts/services will be added to the total amount of the sale.

Vehicle & Emergency Equipment Total

Signature

Date	11/27/2023
Estimate #	37667
Estimate By	George Severe george@defendersupply.c... 903-771-0845



Bill To
Taylor TX PD 500 South Main Street Taylor, TX 76574

Customer Contact	
Customer Phone	512-352-5551 ext 229
Customer E-mail	jeffery.lagrone@taylortx.gov

2022 Chevrolet Tahoe 9... Vehicle Base Color - White				
Description	Location	Qty	Price	Total
Tech please pre-wire for customer's docking station. FZ-55 Panasonic Tough Book				
Defender Supply Computer Mount; Console. Includes Installation.		1	472.00	472.00
Defender Supply Full-Size Rechargeable Metal Multi-Function LED Flashlight. --Mounted to the passenger side of the console.		1	285.25	285.25
-Flashlight Switches Provide Momentary or Constant-On Functionality with User-Selectable High (350 Lumens), Medium (160 Lumens) or Low (10 Lumens)-Brightness Settings as well as a Disorienting Strobe.				
Defender Supply Mirror Lighting Package 1 - Includes Two Tri-Color Super LED Light Heads Mounted Under Mirror (R/B/W) with 180° Light Spread and integrated Alley Function. Includes Installation.		1	1,131.00	1,131.00
Defender Supply Running Board Lighting - Includes Four Dual Color Super LED Light Heads (4x R/W/B), 2 on Each Running Board. Progressing Flash Patterns with Slide Switch, Alley, Low Power and Cruise Functions Available (Core/Carbide Only). Includes Installation.		1	949.00	949.00
Defender Supply Rear Side Window Lighting Package - Includes Two Tri Color Super LED Light Heads (R/B/W) Mounted 1 on Each Rear Side Window Top. Progressing Flash Patterns with Slide Switch, Alley, Low Power and Cruise Functions Available (Core/Carbide Only). Includes Installation.		1	510.50	510.50
Defender Supply TAHOE Traffic Advisor Package		1	1,571.25	1,571.25
- 1 Eight Dual Color Module Super LED Full Function Light Stick (R/A, B/A) with Progressing Flash Patterns with Slide Switch, Cruise, Low Power Functions Mounted on Rear Hatch Behind Glass with Vehicle Specific Shroud and Brackets.				
...				
- 2, Dual Color Super LED Light Heads (R/B), Mounted Horizontally Under The Hatch on Each Corner, Rear Facing When Open. Includes Installation.				

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any additional customer-requested parts/services will be added to the total amount of the sale.

Vehicle & Emergency Equipment Total

Signature

Date	11/27/2023
Estimate #	37667
Estimate By	George Severe george@defendersupply.c... 903-771-0845



Bill To
Taylor TX PD 500 South Main Street Taylor, TX 76574

Customer Contact	
Customer Phone	512-352-5551 ext 229
Customer E-mail	jeffery.lagrone@taylor.tx.gov

2022 Chevrolet Tahoe 9...	Vehicle Base Color - White			
Description	Location	Qty	Price	Total
Defender Supply TAHOE Prisoner Partition with Full Across Poly Window with Center Slider, Recessed Center and Lower Kick Panels. Includes Shipping and Installation.		1	998.75	998.75
Defender Supply Surface Mount Dual Weapon Universal Cuff Lock with 8 Second Timer, Switch, Defender Supply Gunlock Wire Harness. Includes Installation.		1	568.75	568.75
Defender Supply TAHOE Cargo Barrier with Mesh Window, Plastic Prisoner Seat with Center Pull Seat Belt System. Includes Shipping and Installation.		1	1,737.50	1,737.50
Defender Supply TAHOE Steel Window Guards . Includes Shipping and Installation.		1	407.50	407.50
Defender Supply TAHOE Prisoner Door Panels. Includes Shipping and Installation.		1	406.25	406.25
Defender Supply Rear Seat Dome Light - Includes (2) Two 3" Round Red/White Dome Lights Mounted Over Rear Driver and Passenger Side Seat with Independent Switches Mounted on the C-pillar for each Corresponding Side. Includes Installation.		1	329.50	329.50
Make & Model of Customer Supplied Police Radio - Motorola APX6500 Is Customer Supplied Police Radio a One or Two Piece Unit - One - Hot all the Time. What is the Frequency of Customer Supplied Police Radio - 800MHz Make & Model of Customer Supplied Laptop - FZ-55 Panasonic Tough Book				
Defender Supply Two-Way (800) Radio Antenna and Coaxial Cable. Includes Installation.		1	189.25	189.25
Customer Supplied Axon Video System				
Stalker DSR - 'Ka' Band - Front & Rear Antenna Moving Radar Unit with Remote and Vehicle Specific Brackets. Includes Installation.		1	3,412.50	3,412.50
Stop Stick Red Tire-Deflation Device - Mounted to the passenger side, rear storage compartment of the Tahoe. See Attached Picture		1	595.00	595.00

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Vehicle & Emergency Equipment Total

Signature

Date	11/27/2023
Estimate #	37667
Estimate By	George Severe george@defendersupply.c... 903-771-0845



Bill To
Taylor TX PD 500 South Main Street Taylor, TX 76574

Customer Contact	
Customer Phone	512-352-5551 ext 229
Customer E-mail	jeffery.lagrone@taylortx.gov

2022 Chevrolet Tahoe 9...	Vehicle Base Color - White			
Description	Location	Qty	Price	Total
Installation of Customer Supplied Axon Video System & Stop Sticks		6	125.00	750.00
Custom Reflective Vehicle Graphic Kit on White 2021 Chevrolet Tahoe 9C1 from Grafix Shoppe Quote # 291627 received on 09/08/23 - Unit Number ???		1	1,000.00	1,000.00
Professional Installation of Graphics by Mike Glass - Signs Direct @ Defender Supply		1	175.00	175.00
Shipping of Above Emergency Parts for Upfit		1	150.00	150.00
Wash and Prepare Vehicle for Delivery to Customer		1	100.00	100.00
Misc. Shop Supplies		1	40.00	40.00
Installation of Above Emergency Equipment and Customer Supplied:		3	125.00	375.00
Police Radio - Motorola APX6500 1-Piece				
Police Radio Speaker				
Radio Wiring Harness				
Axon Video System				
Cradle Point & Cabling				
Docking Station for the FZ-55 Panasonic Tough Book				
Customer to Pick Up Vehicle(s)				0.00

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Vehicle & Emergency Equipment Total

Signature

Date	11/27/2023
Estimate #	37667
Estimate By	George Severe george@defendersupply.c... 903-771-0845



Bill To
Taylor TX PD 500 South Main Street Taylor, TX 76574

Customer Contact	
Customer Phone	512-352-5551 ext 229
Customer E-mail	jeffery.lagrone@taylortx.gov

2022 Chevrolet Tahoe 9... Vehicle Base Color - White				
Description	Location	Qty	Price	Total
jeffery.lagrone@taylortx.gov Taylor TX PD - Customer Supplied Parts Needed Now - WO # Hi Commander, I am being asked by the service department to have your customer supplied equipment shipped to us. Please mark the box(s) with "WO # " so we can get your equipment checked in correctly. I show you are supplying the following equipment: Police Radio - Motorola APX6500 1-Piece Police Radio Speaker Radio Wiring Harness Axon Video System Cradle Point & Cabling Docking Station for the FZ-55 Panasonic Tough Book Please ship to: Defender Supply Parts Department – WO # 845 FM 407 West Argyle, Texas 76226 Office (903) 771-0845 Thanks, George				

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any additional customer-requested parts/services will be added to the total amount of the sale.

Vehicle & Emergency Equipment Total	\$26,235.00
--	--------------------

Signature _____

CALDWELL COUNTRY CHEVROLET
800 HWY. 21 E. CALDWELL, TEXAS 77836
BUYBOARD 601-19

End User:	<u>CITY OF TAYLOR</u>	Caldwell Rep: <u>BEN LAUREANO #1662</u>
Contact:	<u>NICOLE OMAN</u>	Phone: <u>(979) 567-6155</u>
Phone/ Email:	<u>NICOLE.OMAN@TAYLORTX.GOV</u>	Date: <u>Wednesday, November 29, 2023</u>
Product Description:	<u>2022 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial</u>	Email: <u>BEN@CALDWELLCOUNTRY.COM</u>

A.	Bid Series: <u>22-CHEVROLET TAHOE</u>	A. Base Price: \$ <u>45,945.00</u>
-----------	--	---

B. Published Options [Itemize each below]

Code	Model Vehicle				
CK10706	2022 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial				
Code	Options	Bid Price	Code	Options	Bid Price
9C1	Identifier for Police Package Vehicle	\$0.00	GAZ	Summit White	\$0.00
AMF	Remote Keyless Entry Package	\$0.00	H1T	Jet Black, Cloth seat trim	\$0.00
B30	Floor covering, color-keyed carpeting in occ	\$0.00	IOR	Audio system, Chevrolet Infotainment 3 system,	\$0.00
BTV	Remote start	\$0.00	KX4	Alternator, 250 amps	\$0.00
PQA	1FL Safety Package	\$0.00	L84	Engine, 5.3L EcoTec3 V8	\$0.00
T53	Lamps, alternate flashing Red & Blue rear c	\$0.00	MHS	Transmission, 10-speed automatic	\$0.00
V76	Recovery hooks, 2 front, frame-mounted, Bl	\$0.00	PXT	Wheels, 20 x 9" (50.8 cm x 22.9 cm) steel"	\$0.00
6J7	Flasher system, headlamp andtaillamp, DRL	\$0.00	RC1	Skid plate, front	\$0.00
A50	Seats, front bucket	\$0.00	Z56	Suspension Package, heavy-duty, police-rated.	\$0.00
Total of B. Published Options					\$ -

C. Unpublished Options [Itemize each below, not to exceed 25%]

Unpublished Options	Bid Price	Unpublished Options	Bid Price
Total of C. Unpublished Options:			\$ -

D.	Registration, Inspection, Paperwork, Postage cost, Courthouse time, & Runner time:	
E.	Upfitter/Quote Number: _____	
F.	Delivery ETA: <u>7-14 DAYS (VIN# NR279140)</u>	
G.	Floor Plan Interest (for in-stock and/or equipped vehicles):	
H.	Lot Insurance (for in-stock and/or equipped vehicles):	
I.	Contract Price Adjustment: _____	
J.	Additional Delivery Charge _____ miles	\$ -
K.	Subtotal	\$ 45,945.00
L.	Quantity Ordered <u>1</u> x K =	\$ 45,945.00
M.	Trade in: _____	
N.	Coop Fee per purchase order	\$ 400.00
O.	Total purchase price with coop fee (Prices and availability are subject to change without notice)	\$ 46,345.00

DISCLAIMER

PRICES AND AVAILABILITY CAN CHANGE AT ANY TIME WITHOUT FURTHER NOTICE DUE TO SUPPLY CHAIN CHALLENGES. REVERIFY PRICING BEFORE ISSUING A PURCHASE ORDER. FINAL PRICE IS NOT CONFIRMED UNTIL VEHICLE ORDER IS ACCEPTED BY THE MANUFACTURER. ACKNOWLEDGE BY EMAIL RECEIPT THAT THE PURCHASE ORDER WAS RECEIVED BY USA AUTOMOTIVE PARTNERS, LLC. (CALDWELL COUNTRY CHEVROLET, ROCKDALE COUNTRY FORD dba CALDWELL COUNTRY FORD, CAMERON COUNTRY CDJR)



City Council Meeting

December 7, 2023

Transmittal Letter

Agenda Item #:

5

Agenda Title:

Hold a public hearing and introduce Ordinance 2023-60, PZ-2023-1849, regarding a request to amend the zoning of approximately 113 acres of land generally located west of the airport at the intersection east of Justin Lane and south of CR 398 from Single Family Residential (R1) to Employment Center Planned Development (EC- PD), referred to as the Silicon Vistas Planned Development.

STRATEGIC PILLAR

☒ Streets/Infrastructure

☒ Quality of Life

☒ Economic Vitality

Council Action to be taken: Hold Public Hearing and Introduce Ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

The applicant has participated in a charrette process with the City's urban design consultant and has brought together a plan that aligns with the Envision Taylor Comprehensive Plan for a total of approximately 77 acres of mixed residential units and approximately 36 acres of industrial uses.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

In summary, the applicant's request to adopt an Employment Center plan that incorporates a mix of residential, commercial and industrial uses in a variety of building types is consistent with the Comprehensive Plan designation for the property of Regional Employment Center. The results of the Employment Center plan will create a walkable, human-scaled neighborhood for the residential/mixed-use portion of the property closest to the floodplain corridor that aligns with the city's goals to keep Taylor developed within a grid-like pattern and incorporate a variety of housing types, while the industrial sites created along Justin Lane will provide locations for major employment uses.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
Consistent with the Comprehensive Plan for a Regional Employment Center.	N/A

4. RECOMMENDATION

At their November 14, 2023, meeting the Planning and Zoning Commission recommended approval of the Employment Center Plan.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – November 14, 2023

City Council public hearing and ordinance introduction – December 7, 2023

City Council consideration of ordinance approval – December 14, 2023

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 5a. Staff Report
- 5b. Letter of Intent from the Applicant
- 5c. Location Map
- 5d. Existing Zoning Map, Proposed Zoning Map, Growth Sector Map, FLUM
- 5e. Notification Map
- 5f. Ordinance 2023-60
 - 5f.1 Survey/Field Notes – Exhibit A
 - 5f.2 Planned Development Standards – Exhibit B
 - 5f.3 Proposed Zoning Map – Exhibit C
- 5g. PowerPoint presentation

City of Taylor
PZ-2023-1849
Zoning Amendment
Staff Report

Item Details

Subject Property:	Silicon Vistas
Total Acreage:	Approximately 113 acres
Legal Description:	Williamson Central Appraisal District Parcels R406304 and R019586, in the Pharrass, S. Survey, City of Taylor, Williamson County.
Applicant:	Mallik Avula, Silicon Vistas 113 Holdings LLC
Property Owner(s):	Mallik Avula, Silicon Vistas 113 Holdings LLC
Request:	An amendment to the zoning ordinance for approximately 113 acres of land, generally located west of the airport, at the intersection east of Justin Lane and south of CR 398 and also west of Justin Lane south of CR 398 , from the zoning of Single Family Residential (R-1) to Employment Center Planned Development (EC-PD), referred to as the Silicon Vistas Planned Development.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property consists of approximately 113 acres. The applicant has partaken in a charrette process with the City's urban design consultant and have brought together a product that aligns with the Envision Taylor Comprehensive Plan for a total of approximately 77 acres of mixed residential units and approximately 36 acres of industrial uses.

Location:

The subject property is located west of the airport, at the intersection east of Justin Lane and south of CR 398 and also west of Justin Lane south of CR 398.

Physical and Natural Features:

The subject property consists of approximately 113 acres of land with Taylor Heights PD to the north, and vacant land to the south that is being considered for a mixed use PD. The land to the west is currently agricultural and the airport land is to the east of this property. There is a significant amount of floodplain and natural drainage areas on this property providing open space opportunities as a part of a compact, walkable mixed-use development.

Growth Sector Designations:

The current Growth Sector is Intended Growth Sector (G-3).

The Intended Growth Sector consists of areas with access to existing or planned transportation / infrastructure and are on the periphery of existing developed areas. These are primarily vacant, underutilized, or poorly developed commercial areas adjacent to existing centers and service areas. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development.

Future Land Use and Zoning Designations:

The subject property was assigned the Future Land Use designation of Employment Center: Regional. Employment Centers are mixed use areas centered around office or industrial uses that can support significant employment. The office and industrial uses help support local retail and restaurants.

The applicant would like to rezone 113 acres from R-1 (Single Family) to Employment Center Planned Development (EC-PD), referred to as the Silicon Vistas Planned Development.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	R-1/RPD, B-1/CPD, M-1/CPD (Residential Planned Development, Commercial Planned Development, and Light Industrial Commercial Planned Development)	Future Growth Sector (G-1) and Intended Growth Sector (G-3)	Area of Minimal Change, Market: Community, and Neighborhood Greenfield	Vacant Agricultural Land
South	M-1 and R-1/RPD (Light Industrial, and Residential Planned Development)	Infill Growth Sector (G-5)	Employment Regional	Vacant Agricultural Land
East	M-1 (Light Industrial)	Infill Growth Sector (G-5)	Employment Regional	Vacant Agricultural Land
West	R-1 (Single Family)	Controlled Growth Sector Tier 1 (G-2.1)	Employment Special Zone	Vacant Agricultural Land

Transportation

The subject property gains access off the adjacent CR 398 to the north and Justin Lane to the east. Preliminary neighborhood designs within the Planned Development standards have identified an internal thoroughfare network consisting of a variety of thoroughfare types that describe a set of typical vehicular and pedestrian thoroughfare assemblies permitted.

Utilities

The subject property is located within the City of Taylor water CCN. There is a twenty-four (24) inch water line along CR 398. There is a six (6) inch wastewater line to the south serving the adjacent airport property to the east.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Thirteen (13) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, October 29, 2023.

Staff Analysis

Upon analyzing the request, the proposed uses as a mix of single-family townhouses, multifamily, and live work residential, a mix of live-work and mixed-use commercial, and a mix of flex industrial and large footprint industrial are considered consistent with the Comprehensive Plan. The uses are consistent with the following policies in the Comprehensive Plan:

- **LU1** – New Development should resemble the form and scale of traditional development patterns.
 - The development provides internal street connectivity and follows the traditional small block pattern of Taylor.
- **LU8** – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
- **LU11** – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.
 - Developing in an area with existing and planned infrastructure and taking advantage of a Planned Development allows the subject property to easily connect to utilities and provide a denser development while keeping with the desires of the Comprehensive Plan.
- **H4** – Infill missing middle housing and accessory dwelling units should be prioritized over new, large lot single family development.
 - The applicant has proposed medium and high density residential with townhouses, live-work residential, and multifamily with varying lot sizes to increase the density.

In summary, the applicant's request to change the zoning district designation from zoning upon annexation of R-1 (Single Family) to Employment Center Planned Development (EC-PD), that incorporates a mix of residential, commercial and industrial uses in a variety of building types is consistent with the Comprehensive Plan in the proposed location. The applicant's use of the urban design consultant has allowed for collaboration between the applicant and the city. The results of

the Planned Development will create a walkable, human-scaled environment that aligns with the city's goals to keep Taylor developed within a grid-like pattern, remain within an area with existing utilities, and incorporate a variety of housing types.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested zoning amendment.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for rezonings and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a rezoning request, the Planning and Zoning Commission members consider the following factors:

Is the rezoning consistent with the Comprehensive Plan?

- The rezoning request is consistent with the Comprehensive Plan, specifically the Growth Sector and Future Land Use allocations.

Is the rezoning compatible with the surrounding area?

- The rezoning is compatible with the existing and/or planned developments in the surrounding area.

Does the rezoning promote the public health, safety, or general welfare?

- Staff analysis determined that the rezoning of the subject property will promote public health, safety, and general welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

Is adequate infrastructure available or planned to meet the needs of the proposed land use?

- Public utilities are available in the immediate area. The developer will be responsible for extending utilities to the proposed development.

Do current conditions indicate that a rezoning is necessary?

- Currently, the city's existing zoning regulations do not comply with the overarching goals and policies within the Comprehensive Plan. Curating a planned development allows the applicant the ability to create density that will meet the intent of the Comprehensive Plan. The Planned Development allows the subject property to consist of a more walkable community with varying lot sizes and civic spaces throughout, not otherwise thoughtfully required within the existing zoning ordinance.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Zoning Map
4. Growth Sector Map
5. Future Land Use Map

6. Notification Map
7. Draft Ordinance
 - a. Exhibit A – Survey
 - b. Exhibit B – Planned Development Master Plan & Standards

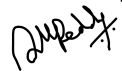
Silicon Vistas 113 LLC
1108 Ranch Vista Dr
Irving, TX 75063
469-226-5898

To: City of Taylor

Description and narrative: Re-zoning Request for **369-B CR, TAYLOR, TX 76574**
(WCAD-R Numbers: R406304-16.93 acres, R019586- 96.3972 acres)

This request is in regard to re-zoning the subject tract (369-B CR, TAYLOR, TX 76574) as PD to align with the overall master plan. Currently, both parcels are within the city limit. The requested change will not adversely affect the parcels or any adjacent/nearby properties, and the PD zoning perfectly blends into the overall master plan and ensures compatibility with the adjacent development at Taylor Airport. With the recent growth and development around the tract and the availability of access, Water and Sewer extension would allow the infrastructure that already exists to support the Industrial, Commercial/Retail, and Multi-Family desired density and revenue goals for the city. There are no special conditions/circumstances to the development that would need to be done to any nearby properties.

Sincerely,



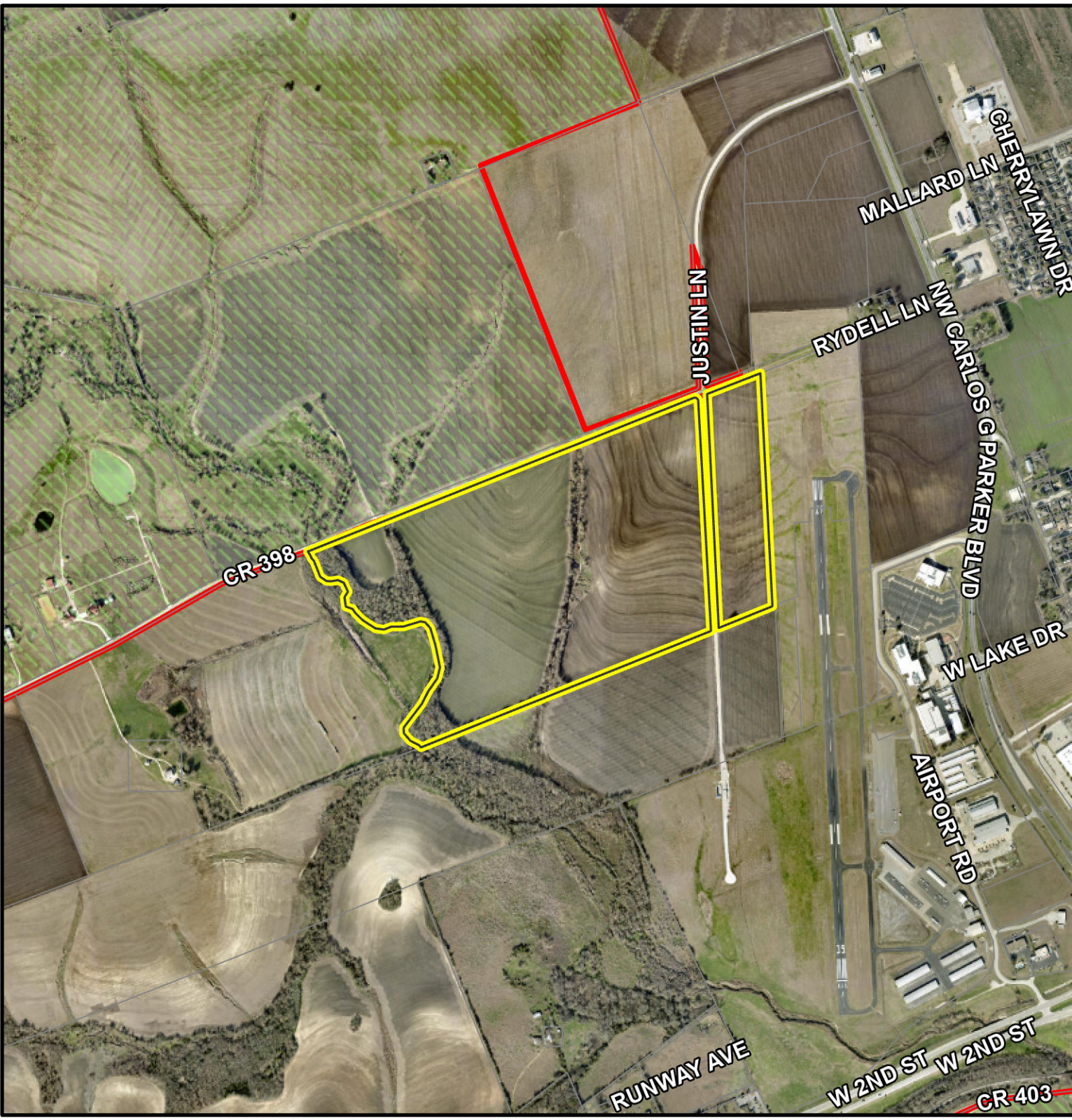
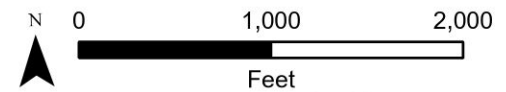
Mallik Avula
Silicon Vista 113 LLC



PZ-2023-1849

3699-B CR
Rezoning
Location Map
Approximately 113 acres

-  Subject Property
-  City Limits
-  ETJ Boundary
-  Parcels



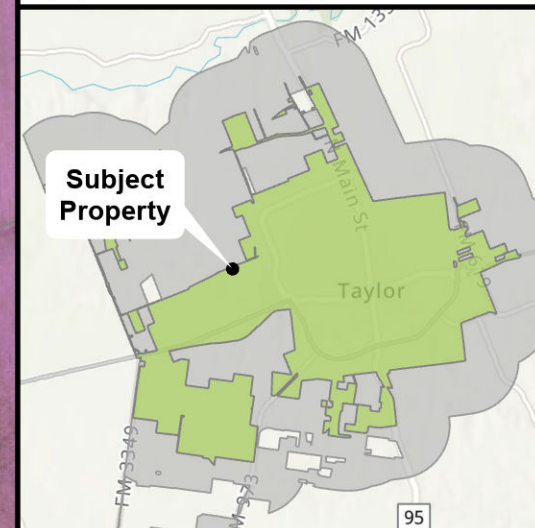
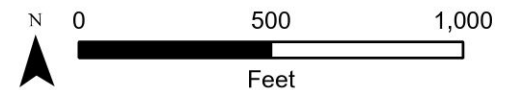


PZ-2023-1849

**3699-B CR
Rezoning**

**Current Zoning Map
Approximately 113 acres**

	Subject Property	Zoning
	City Limits	 B-1
	ETJ Boundary	 B-1/CPD
	Parcels	 M-1
		 M-1/CPD
		 R-1
		 R-1/RPD
		 R/A



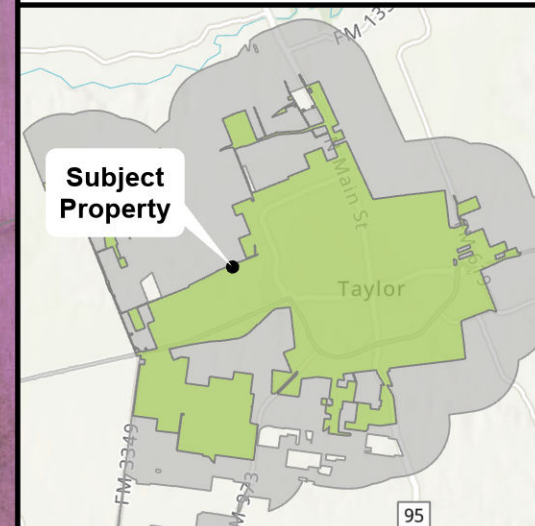


PZ-2023-1849

**3699-B CR
Rezoning**

**Proposed Zoning Map
Approximately 113 acres**

	Subject Property	Zoning
	City Limits	 B-1
	ETJ Boundary	 B-1/CPD
	Parcels	 M-1
		 M-1/CPD
		 R-1
		 R-1/RPD





PZ-2023-1849

**3699-B CR
Rezoning
Growth Sector Map
Approximately 113 acres**

Subject Property

City Limits

ETJ Boundary

Parcels

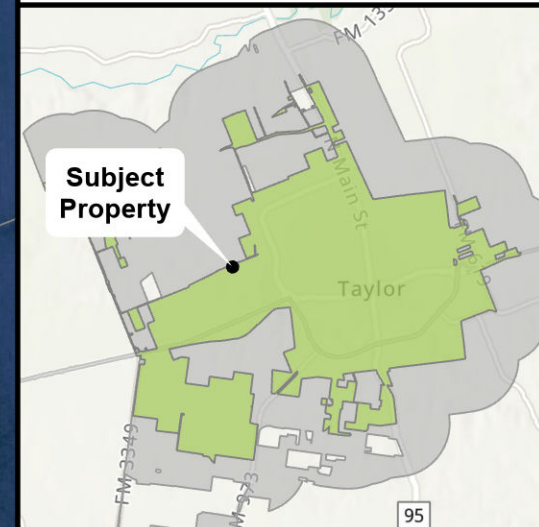
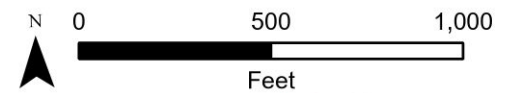
Growth Sector

Reserved Open Sector (O-2)

Future Growth Sector (G-1)

Intended Growth Sector (G-3)

Infill Growth Sector (G-5)





PZ-2023-1849

**3699-B CR
Rezoning**

**Future Land Use Map
Approximately 113 acres**

Subject Property

City Limits

ETJ Boundary

Parcels

Future Land Use

Area of Minimal Change

Neighborhood Greenfield

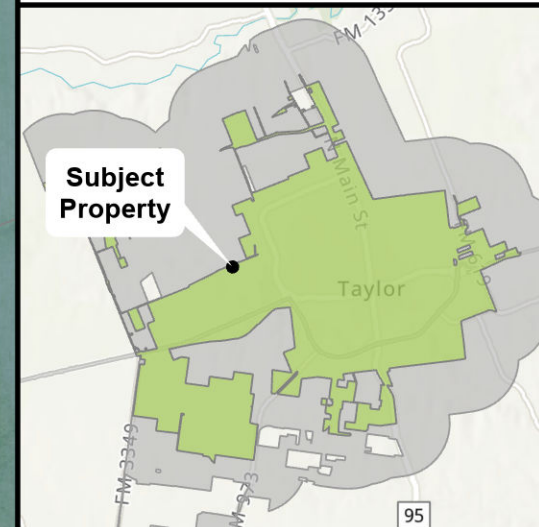
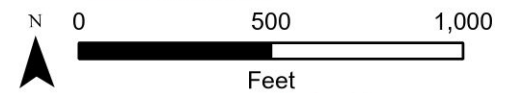
Employment: Community

Employment: Regional

Employment: Special Zone

Market: Community

Open Space

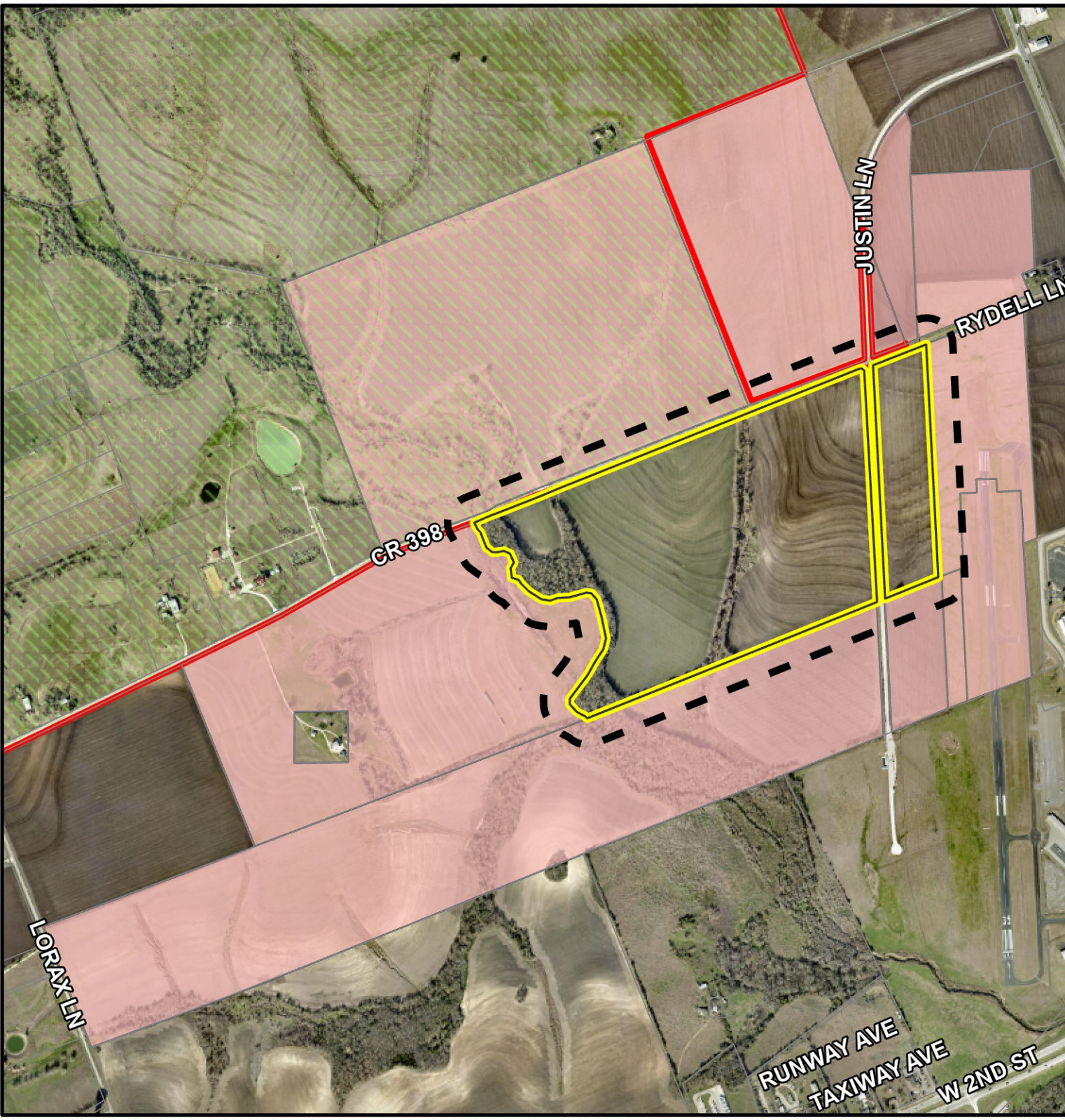
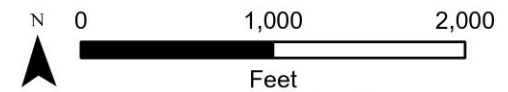




PZ-2023-1849

**3699-B CR
Rezoning
Notification Map
Approximately 113 acres**

- Subject Property
- 200 Ft. Buffer
- Notified Properties
- City Limits
- ETJ Boundary
- Parcels



ORDINANCE NO. 2023-60

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 113 ACRES OF LAND GENERALLY LOCATED WEST OF THE AIRPORT, AT THE INTERSECTION EAST OF JUSTIN LANE AND SOUTH OF CR 398 AND ALSO WEST OF JUSTIN LANE SOUTH OF CR 398, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R406304 AND R019586, IN THE PHARRASS, S. SURVEY, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS FROM THE ZONING OF R-1 (SINGLE FAMILY) TO EMPLOYMENT CENTER PLANNED DEVELOPMENT (EC-PD); AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on December 7, 2023, to consider the request made by the applicant, whose property is legally described in **Exhibit “A”** attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning of approximately 113 acres from the zoning of R-1 (Single Family) to Employment Center Planned Development (EC-PD), referred to as Silicon Vistas Planned Development; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on November 14, 2023, to consider the zoning request, and recommended approval of the zoning change to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Property zoning change.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, that:

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The zoning district of the Property is changed for the 113 acres from the zoning of R-1 (Single Family) to Employment Center Planned Development (EC-PD), referred to as the Silicon Vistas Planned Development. The Employment Center Plan including development standards applicable to the property are described in **Exhibit “B”** attached hereto and incorporated herein for all purposes.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed for the 113 acres to Employment Center Planned Development (EC-PD) as shown in **Exhibit “C”** attached hereto for all purposes.

SECTION 4. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 5. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2023-41 was introduced before the Taylor City Council on the 12th day of October 2023.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2023.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2023-41, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2023, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2023.

Dianna McLean
City Clerk

EXHIBIT A
(Legal Description/Survey)

DRAFT

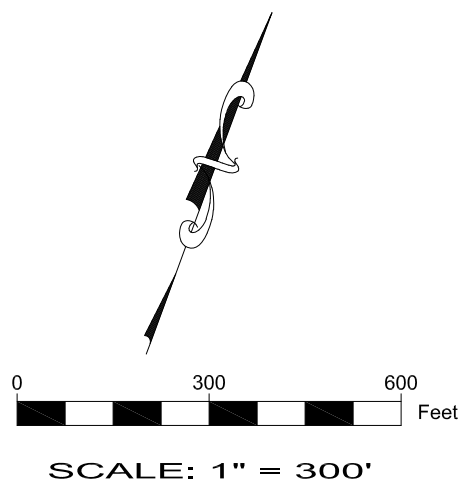
EXHIBIT B
(Employment Center Plan)

DRAFT

EXHIBIT C
(Zoning Map)

DRAFT

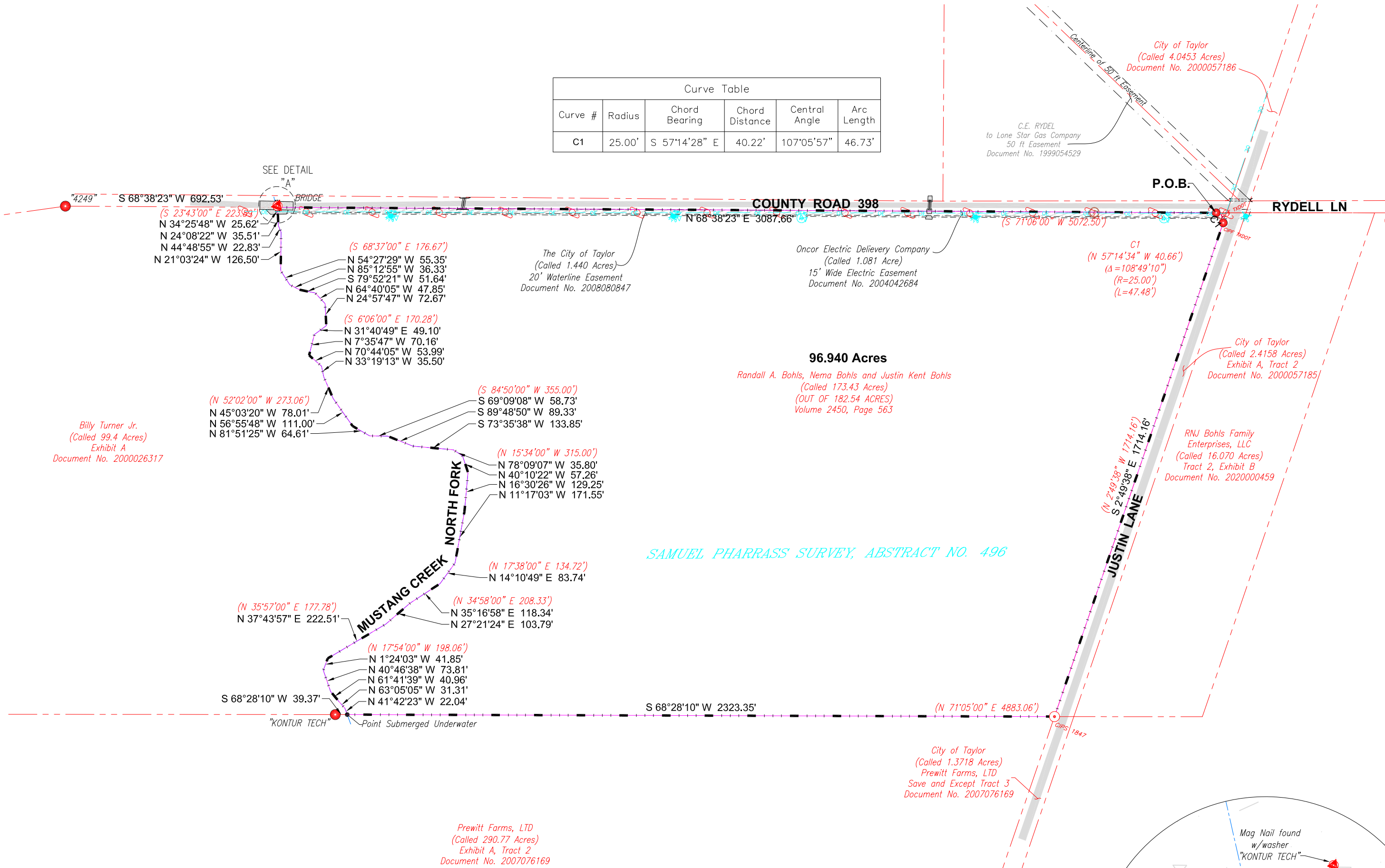
SURVEY FOR
Rahul Kundavaram
96.940 Acre Tract
out of a 173.43 acre tract,
the remainder of 182.54 Acre Tract
Randal A. Bohls, Nema Bohls and Justin Kent Bohls
in Volume 2450, Page 563
Situating in the Samuel Pharrass Survey, Abstract No. 496
Williamson County, Texas



Note:
The bearing basis for this survey is the
State Plane Coordinate System
NAD83, Texas Central Zone, (4203)
GEOD: 18
DATUM: NAVD88
CONVERGENCE: 1°29'13.94"
COMBINED SCALE FACTOR:
All distances shown hereon are surface
values, based on a grid to surface
combined scale factor of 0.99988344

LEGEND

- 1/2" IRON PIN FOUND (STEEL PIN)
- CAPPED IRON PIN SET "FOREST RPLS 1847"
- CAPPED IRON PIN FOUND "FOREST RPLS 1847"
- CAPPED IRON PIN FOUND
- TXDOT TYPE III CIPF
- TELEPHONE PEDESTAL
- ELECTRIC POWER POLE
- GUY WIRE
- SEPTIC TANK
- WATER VALVE
- WATER METER
- OVERHEAD ELECTRIC
- WIRE FENCE (approximate location)
- SURVEY/ABSTRACT LINES
- TRACT LINES
- BOUNDARY LINES
- () Denotes Record Information
- All document references are in Williamson County, Texas
- O.R.W.C.T. Official Records of Williamson County, Texas
- O.P.R.W.C.T. Official Public Records of Williamson County, Texas
- P.R.W.C.T. Plat Records of Williamson County, Texas
- D.R.W.C.T. Deed Records of Williamson County, Texas

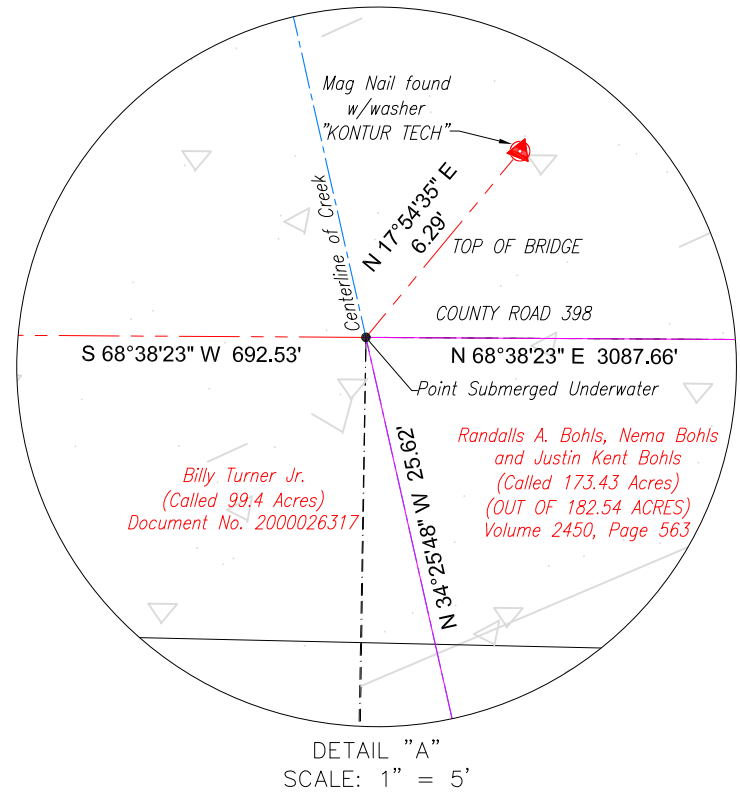


Commitment for Tract 1: 96.940 Acre Tract, being out of a 173.43 acre tract, the remainder of a 182.54 Acre Tract, Described in Volume 2450, Page 563 (ORWCT), of Record to Randall A Bohls, Justin Kent Bohls and the Estate of Nema Bohls, situated in the Samuel Pharrass Survey, Abstract No. 496, in Williamson County, Texas.

Proposed Insured: Rahul Kundavaram

This survey has been completed without the benefit of an abstracted Record easements have been listed hereon as identified for this survey by Commitment GF 8994-22-26442, effective date, February 14, 2022, Issued by National Investors Title Insurance Company and Patten Title Company as follows (may apply if extending to site):

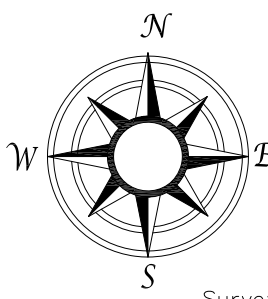
- A)Liens, leases, mineral rights and other matters that have not been requested have not been reviewed as a part of this survey
- B)Restrictive covenants etc., for this survey - Schedule B as follows:
 - 10f) Easement granted by Frank Flournoy to Lone Star Gas Company recorded August 7, 1928 in Volume 293, Page 33, Real Property Records, Williamson County, Texas. (Easement does not lie within this surveyed tract)
 - g) Easement granted by Frank Flournoy to Lone Star Gas Company recorded December 6, 1946 in Volume 341, Page 91, Real Property Records, Williamson County, Texas. (Easement does not lie within this surveyed tract)
 - h) Easement granted by Ben Flournoy to Texas Power & Light Company recorded June 11, 1949 in Volume 354, Page 417, Real Property Records, Williamson County, Texas. (Not in apparent use, No release found)
 - i) 15' Wide Easement granted by Randall A. Bohls, Nema Bohls and Justin Kent Bohls to Oncor Electric Delivery Company recorded June 1, 2004 in Document No. 2004042684, Official Public Records, Williamson County, Texas. (As shown on map.)
 - j) 20' Wide Easement granted by Randall A. Bohls, Nema Bohls and Justin Kent Bohls to the City of Taylor, Texas, a municipal corporation recorded October 23, 2008 in Document No. 2008080847, Official Public Records, Williamson County, Texas. (As shown on map)
 - k) Subject property lies within the boundaries of Lower Brushy Creek Water Control and Improvement District.



I, The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This plat is correct to the best of my knowledge and belief and identifies any evidence of utilities, boundary line conflicts, shortages in area, protrusions, intrusions, and overlapping of significant improvements. This property abuts a public roadway, except as shown hereon.

Survey Date April 11, 2022

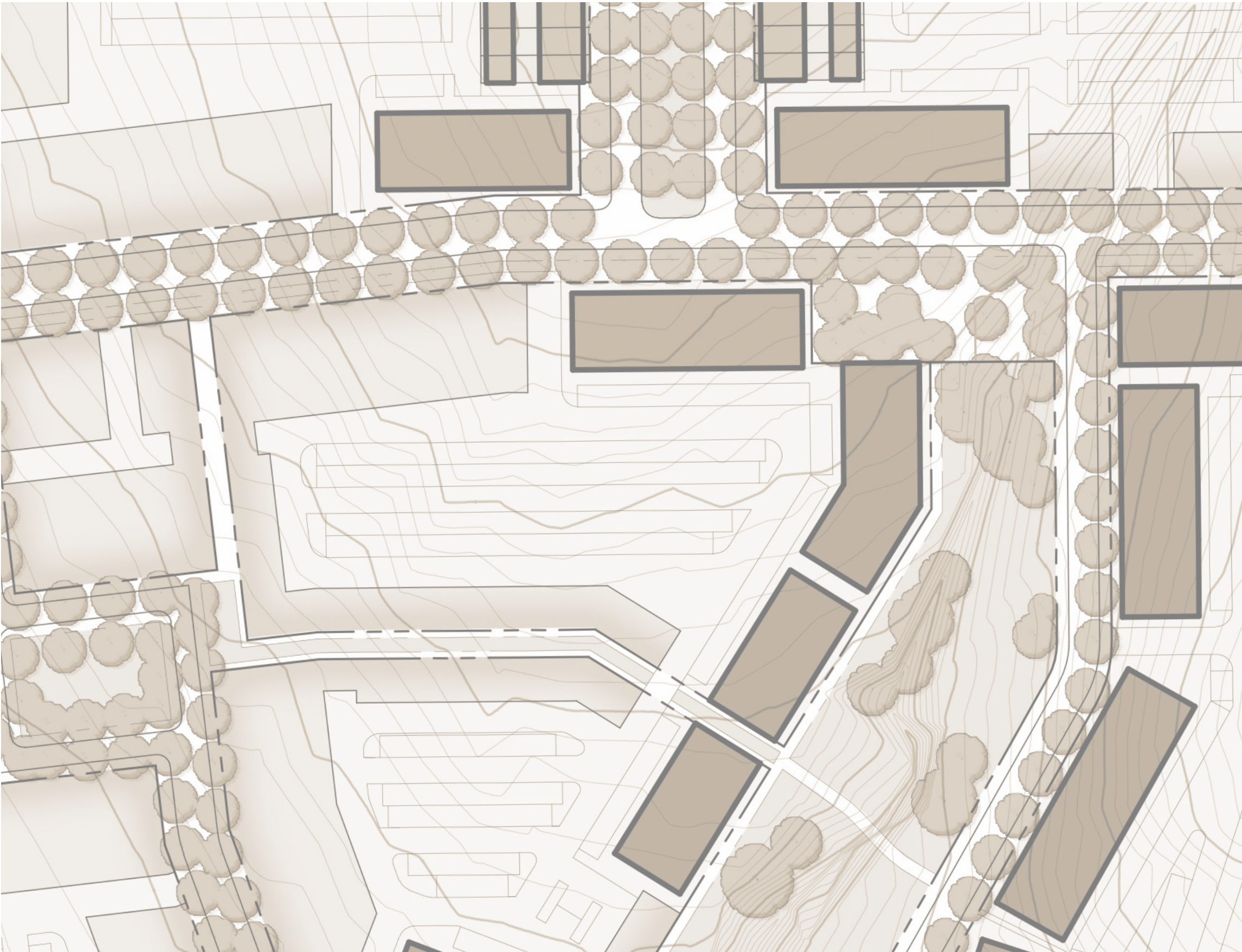
William F. Forest, Jr. R.P.L.S. 1847



Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
Phone: 512-930-5927
www.forestsurveying.com
TBPLS FIRM NO.10002000

Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors
1917 S Interstate 35 Austin, TX 78741, US (512) 440-7723

Revision	Drawing Date: April 20, 2022
5-17-2022: FNS	Field Book/Page: 155/39
	PP: P:\Justin Bohls\Drawing
	Dwg: Justin Bohls
	LO: Justin Bohls Field
	Forest Surveying & Mapping Co. Copyright © 2022



A MASTER PLAN FOR
SILICON VISTAS
TAYLOR, TEXAS

C	PLANNED DEVELOPMENT STANDARDS
	OverviewC.1
	Purpose & Intent.....C.2
	General StandardsC.3
	Regulating Plan.....C.5
	Specific Design StandardsC.6
	<i>Thoroughfares</i>
	Thoroughfare PlanC.7
	Thoroughfare Types & Standards.....C.8-C.11
	<i>Civic Spaces</i>
	Civic Space Plan.....C.12
	Civic Spaces: Types & StandardsC.13
	<i>Building Sites</i>
	Urban standards..... C.14-18
	Architectural, Landscape, & Parking StandardsC.19
	DefinitionsC.20
X	APPENDIX
	Master Plan X.1
	Fire Apparatus Access Diagram..... X.2
	Addressing Diagram X.3



Purpose & Intent

The intent of these Planned Development (PD) Standards is to enable pedestrian-friendly design, with a fine-grained mix ofThoroughfares, Civic Spaces, building types, and uses arranged with a clear center and edge. Good urban design takes pressure off of the architecture, allowing building designs to be simple and appropriate to the local context, in service of shaping a beautiful and pedestrian-friendly public realm.

The proposed community is designed as a mixed-use, walkable community with a range of uses which may include residential and civic uses. The neighborhood will be built out incrementally over time and is designed to be flexible to respond to the market as the city grows.

At the Scale of the Neighborhood:

- All dwelling units are within 1.7 miles to the Samsung plant.
- An interconnected network of Thoroughfares, which also connects to the city’s existing Thoroughfare network, is designed to disperse traffic and encourage walking and cycling.
- A range of Civic Spaces is distributed throughout the neighborhood.
- A range of housing types is provided to accommodate a diversity of household types.

At the Scale of the Block and the Building:

- The design ofThoroughfares and buildings should reinforce pedestrian-friendly environments, but not at the expense of accessibility.
- Buildings and landscaping should contribute to the spatial definition ofThoroughfares and Civic Spaces.
- Civic buildings should be distinct from other buildings, reflecting their importance.
- Architecture and landscape design reflect local and regional climate, topography, history, and building practices.

Justification

The primary reason for requesting the zoning change from Single Family Residential (R-1) which includes acreage brought into the City Limits upon Voluntary Annexation to Residential Planned Development (RPD), is to propose zoning and technical design standards to align the community with the City’s long-term vision/goals. The design of this new community will help the City meet the ever growing demand for walkable communities, while accommodating the necessary requirements of emergency access, trash collection, stormwater management, and the like.

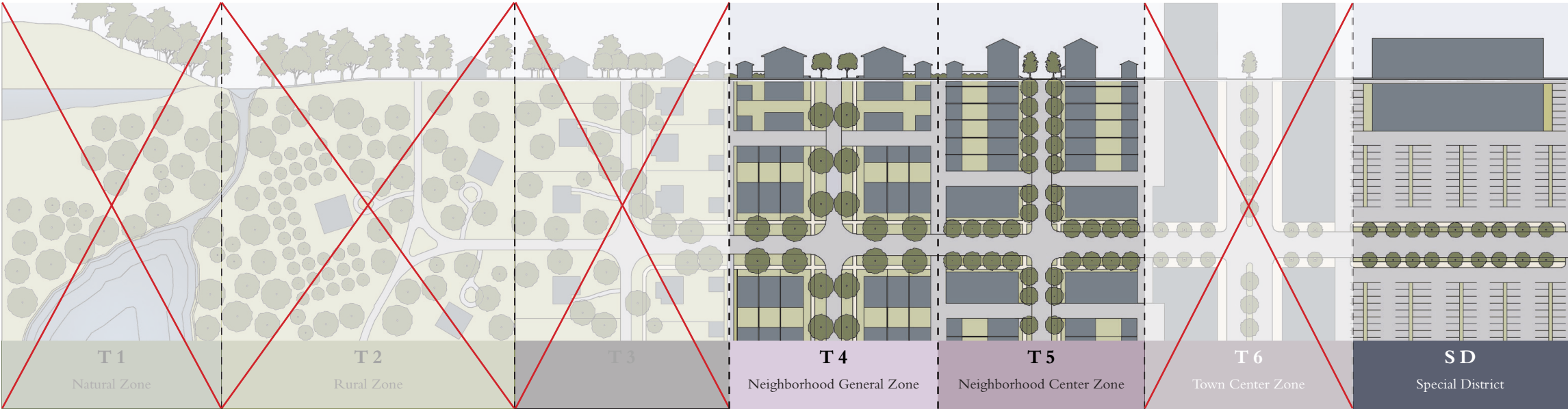
The Transect

Different people thrive in different places. There are those who could never live in an urban center; there are those who would wither in a rural hamlet. The rural-to-urban Transect is divided into six Transect Zones. These six zones vary by the level of intensity of their physical—and therefore social—character. Elements of the built environment are coordinated by these Transect Zones at all scales of planning, from the region, to the community, to the individual building site and building. The proposed community includes the Neighborhood Edge Zone, the Neighborhood General Zone, and the Neighborhood Center Zone.

The Neighborhood General Zone (T4) consists of a mixed-use but primarily residential medium density urban fabric. It may have a wide range of building types: houses, cottages, and townhouses, among them. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.

The Neighborhood Center Zone (T5) consists of higher density mixed-use buildings, townhouses, and apartments. It has a tight network of streets, with wide sidewalks, regular street tree planting and buildings close to the sidewalks.

The Special District (SD) consists of areas with buildings that by their Function, Disposition, or Configuration cannot, or should not, conform to one or more of the six normative Transect Zones.

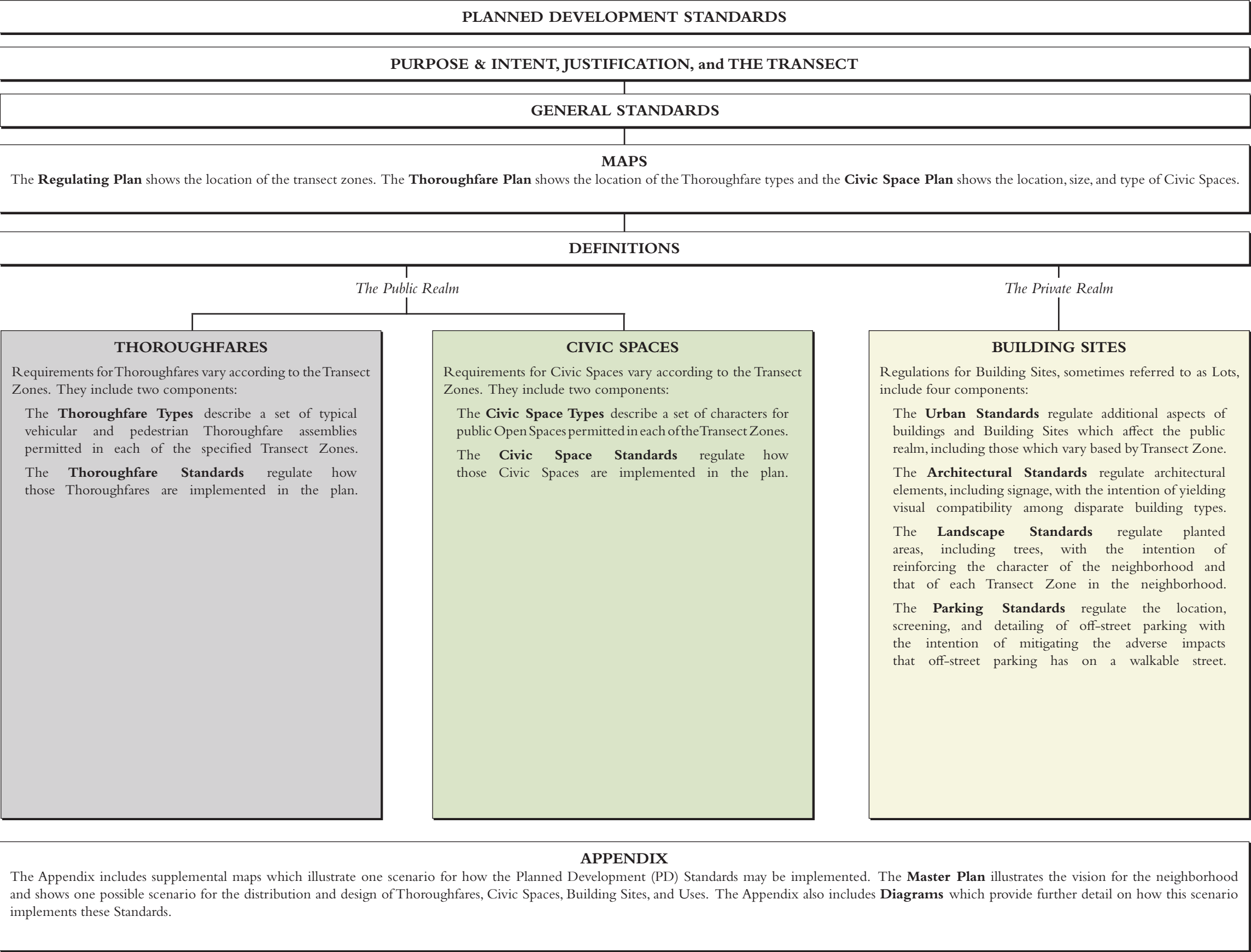


A Typical Rural to Urban Transect, with Transect Zones.



Administration

- Conformity.** All improvements to the community shall follow these PD Standards, including any approved variances adopted as part of these PD Standards. It is the Purpose and Intent not the “letter” of these PD Standards to which improvements shall conform.
- Warrants and Variances.** There are two types of deviations from these PD Standards: Warrants and Variances. Where no standard is included in these PD Standards, standards shall be determined by Warrant. The correction of scrivener’s errors within this document shall be handled by Warrant (*see Definitions: Warrant and Variance*).
- Conflicts with Other Codes and Regulations.** In the event of a conflict between these PD Standards and any otherwise applicable codes, including but not limited to the Building Code, ADA, life safety codes, and others, the conflict shall be brought to the attention of the land owner, the developer, and the City immediately for resolution.
- Sources.** Sources for various texts, definitions, and illustrations include the Lexicon of the New Urbanism and SmartCode v9.2 by Andres Duany, et. al, although original versions may have been edited to apply to this community.
- Regulating Plan.** Improvements may be configured as shown on the Regulating Plan and detailed further as consistent with the other standards of this PD. The Illustrative Master Plan provides one scenario for how the Regulating Plan may be elaborated into a more detailed site design.
- Typical and Actual Conditions.** These PD Standards are typologically-based and thus represent the typical condition. It is expected that actual conditions will vary from the typical conditions shown. All components of Thoroughfares, Civic Spaces, and building sites are expected to be refined to be appropriate for specific locations in a reasonable manner that achieves the intent of these PD Standards.



Block Standards

The following apply to all Blocks:

1.

Block Length. Blocks shall be a maximum of 600 feet long. Blocks shall be bounded by Front Thoroughfares or Civic Spaces.
2.

Building Sites. Areas within Blocks which are not part of a Rear Thoroughfare or parking lot shall be divided into Building Sites. Each Building Site shall have a minimum of one Primary Frontage along a Front Thoroughfare or Civic Space. Each Building Site shall have one Primary Building and may also have Outbuildings as consistent with all Building Site Standards. The location of buildings within Building Sites shall conform to all Building Site Standards. Improvements to Building Sites shall conform to these PD Standards.
3.

Block Frontage. The Building Sites on every Block shall provide continuous Frontage wherever they Enfront a Front Thoroughfare or Civic Space, except where the Frontage must break to allow access to RearThoroughfares. Blocks without Frontages on all sides may be permitted if consistent with the Regulating Plan or minor adjustments therein.
4.

Public Access to Building Sites. Public access to an individual Building Site may be provided via a Front Thoroughfare or Civic Space, whether publicly owned or privately owned with a public access easement.
5.

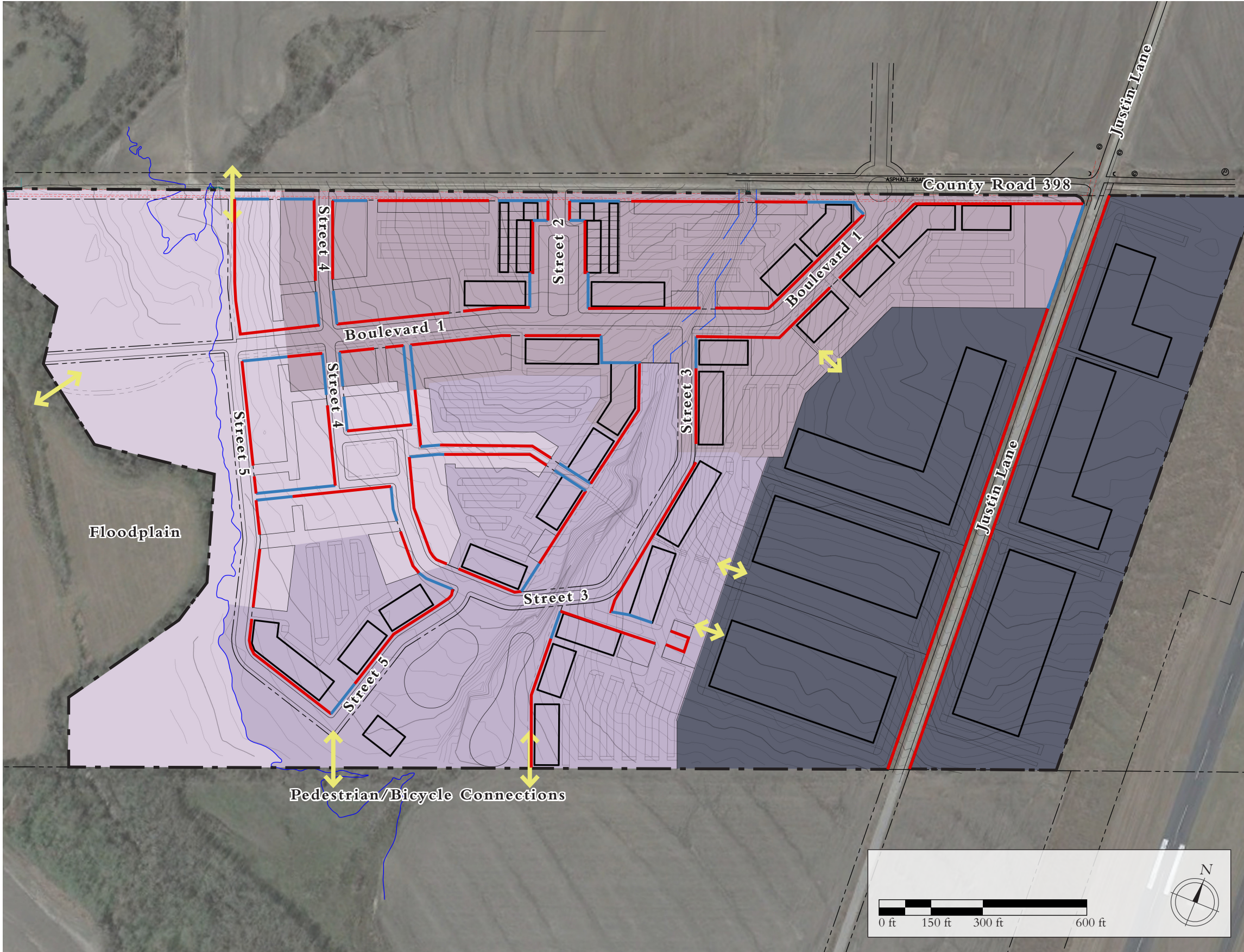
Division of Blocks. Blocks shown on the Regulating Plan may be divided into smaller Blocks through the introduction of additional Front Thoroughfares and Civic Spaces. These resulting Blocks shall conform to all Block Standards.
6.

Fire Apparatus Access. Proposed access for fire apparatus vehicles is as shown on the Fire Apparatus Access Diagram. Access is typically within 150 feet of all buildable area on a Building Site. Buildings on portions of Building Sites greater than 150 feet from the Fire Apparatus Vehicle Access Route may require a fire suppression system to meet building and fire code requirements. See the Thoroughfare Standards for related requirements.
7.

Parking Placement. With the exception of on-street parking that is consistent with the Thoroughfare Types and Thoroughfare Standards, parking shall be located to the interior of blocks, as consistent with the Layer requirements of the Urban Standards.
8.

Minor adjustments may be made to the Master Plan (and by extension the Regulating Plan) as consistent with these Planned Development (PD) Standards.



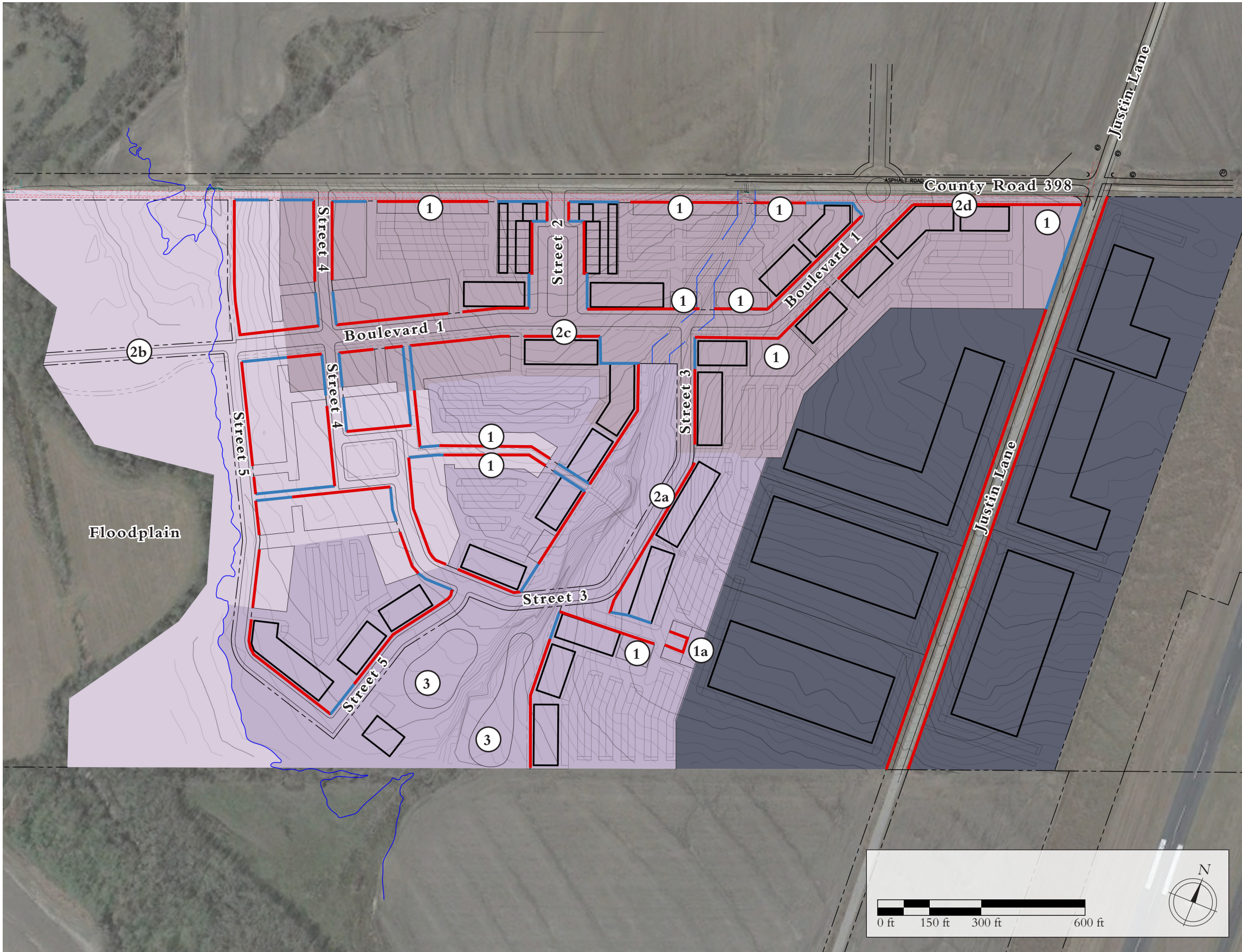


Plan Notes

1. The base zoning districts, as described in the Taylor Code of Ordinances shall be EC.
2. Boulevard 1 is intended to connect west across the flood plain to adjacent properties with the exact location of the connection to be determined based on the configuration of any future improvements to those properties. In addition to vehicular, it shall provide pedestrian and bicycle connections across the floodplain, which may be in the form of a dedicated trail which is not parallel to the vehicular lanes.
3. Boulevard 1 is intended to connect to County Road 398 via a traffic circle, the specific design of which is to be determined. This traffic circle shall be of the minimum practical size and radii permitted by the County in order to slow vehicular traffic and provide adequate pedestrian and bicycle crossings.
4. Streets 2 and 4 are intended to connect to County Road 398 as shown.
5. The exact locations of boundaries between transect zones may be adjusted, and can increase or decrease in size to accommodate future adjustments to the Master Plan. With the exception of the Special District, each transect zone may increase or decrease by 2% of the total area of the community. The Special District area may only be decreased.
6. There is no site perimeter landscaping requirement. Landscaping shall comply with applicable City requirements.
 - Street trees in or adjacent to an improved area of the site shall be counted toward that area's required landscaping. Street trees may only be counted towards the landscaping requirement for one area.

Key

	T4-S: Neighborhood General Small-Footprint
	T4-L: Neighborhood General Large-Footprint
	T5: Neighborhood Center
	SD: Special District
	Primary Frontage
	Secondary Frontage
	Required Pedestrian/Bicycle connection.



Specific Design Standards

The following specific design standards pertaining to private lots are required in the specific locations noted on the accompanying plan:

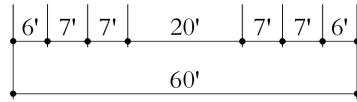
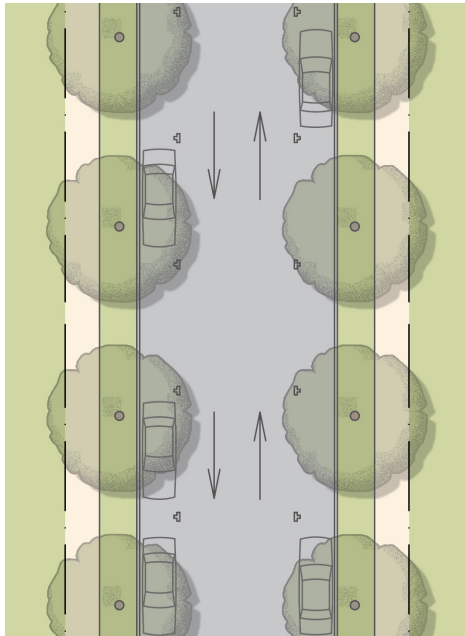
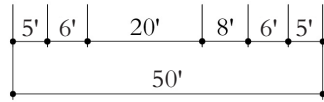
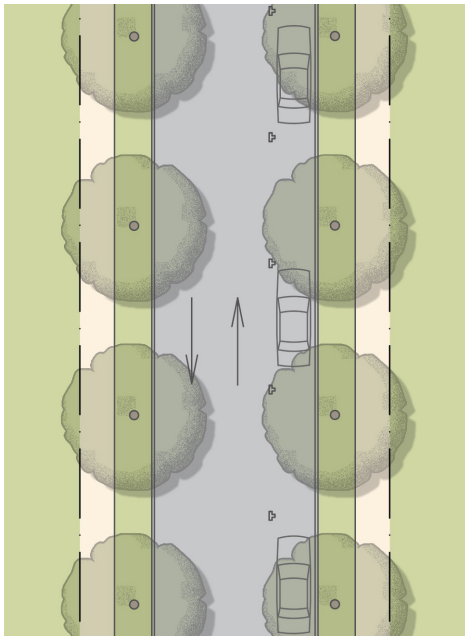
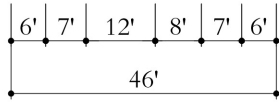
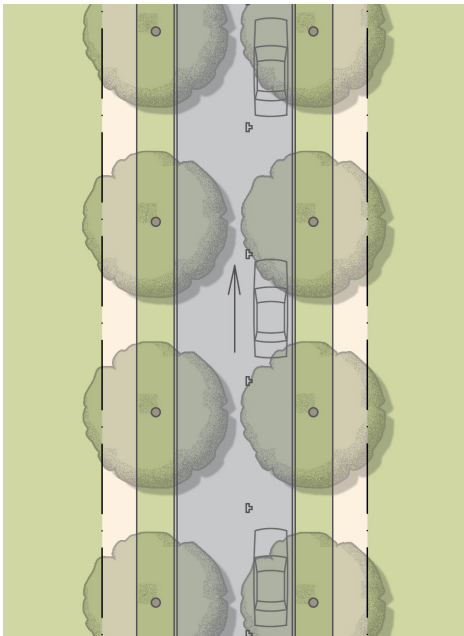
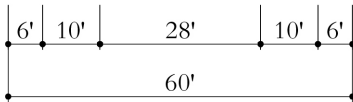
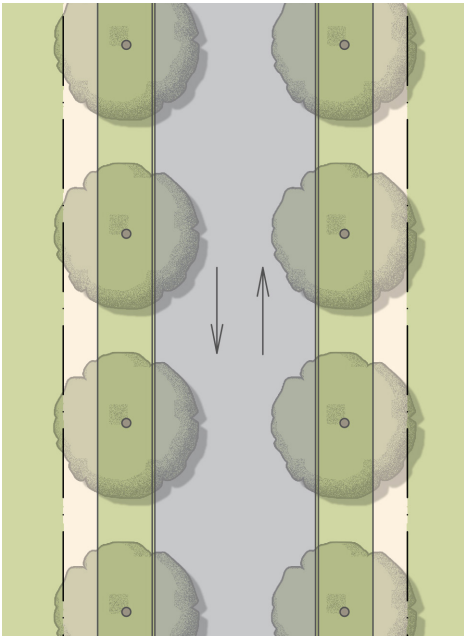
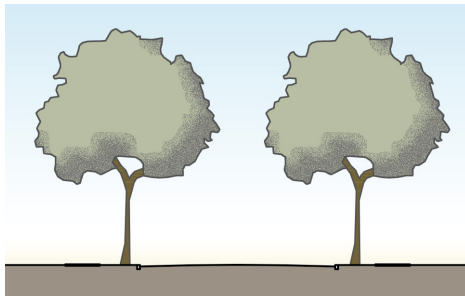
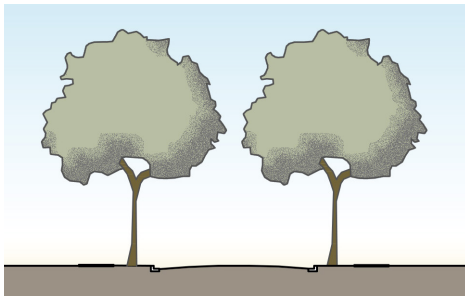
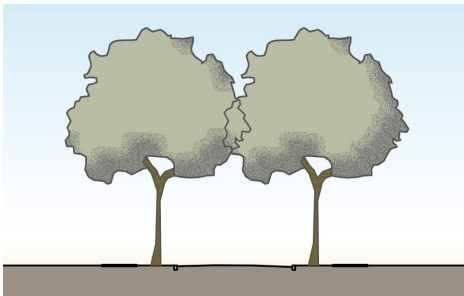
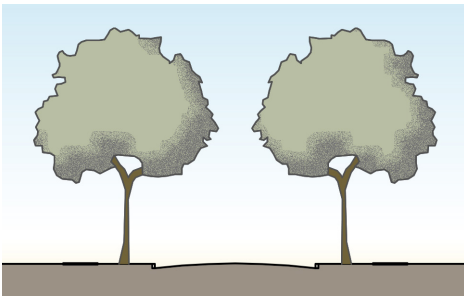
1. Liner buildings shall be provided in the areas shown in order to screen parking. The specific design of liner buildings is to be determined, but all liner buildings shall have the primary entrance and a stoop, porch, or balcony facing the primary frontage. Liner buildings may or may not consist of parking on the ground level. The specific design of liner buildings may vary or be consistent across the neighborhood.
 - a. Liner buildings are recommended here but not required.
2. The actual conditions of the following Thoroughfare locations vary from the typical conditions shown in the Thoroughfare types.
 - a. On Street 3, on-street parking may be eliminated where the neither side of the street is fronted with buildings or lots.
 - b. On Boulevard 1, on-street parking may be eliminated where the Boulevard crosses the floodplain.
 - c. Boulevard 1 shall have a sidewalk in addition to the dedicated bicycle lane in the area intersecting with the commercial square/Street 2. A sidewalk may be added in other areas along Boulevard 1 as well.
 - d. On Boulevard 1 at 398, specific tree planting location will need to be adjusted to accommodate an existing 20-foot water line easement.
3. Stormwater management facilities, whether primarily wet or dry, shall be designed such that they add value to the neighborhood, rather than detract from it.
 - a. Dry facilities shall be landscaped to act as an open lawn or space for other unstructured recreation when dry, and shall be landscaped around the perimeter with a variety of plantings including, at a minimum, canopy trees which provide shade for users.
 - b. Wet facilities shall be designed to look like natural ponds with gently sloping edges rather than steep "engineered" banks. Wet ponds shall be landscaped around the perimeter with a variety of plantings including, at a minimum, canopy trees which provide shade for users
 - c. Chain link fences are prohibited.





Front Thoroughfare Types				
	Name	Type	ROW	Pavement
	Industrial Boulevard	IB	60	28
	Street	ST	46	20
	Street	ST	50	28
	Street	ST	60	34
	Commercial Street	CS	60	36
	Commercial Street	CS	150	28-28
	Boulevard	BV	80	36
	Passage	PS	V	6-6
	Path	PT	V	5+
	Sidewalk in Civic Space (<i>see Civic Space Standards</i>)			
	Trail in Civic Space (<i>see Civic Space Standards</i>)			
Rear Thoroughfare Types				
	Name	Type	ROW	Pavement
	Rear Alley	RA	30	12
	Fire Alley	FA	30	20





IB-60-28

Industrial Boulevard
Justin Lane
T4, T5, SD
60 ft. ROW
28 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
10 ft. Tree Lawn
Allee ⁱ , 25-30 ft. o.c.
6 ft. Sidewalk
Provided

ST-46-20

Street
(name) Street
T4, T5
46 ft. ROW
20 ft. Pavement
Slow Movement
One-Way Traffic
Parking One Side
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Allee ⁱ , 25-30 ft. o.c.
6 ft. Sidewalk
Not provided on this Thoroughfare.

ⁱ(Cluster pattern permitted adjacent to civic spaces.)

ST-50-28

Street
(name) Street
T4, T5
50 ft. ROW
28 ft. Pavement
Slow Movement
Two-Way Traffic
Parking on One Side
12 ft. Curb Radius
Header Curbs
6 ft. Tree Lawn
Allee ⁱ , 25-30 ft. o.c.
5 ft. Sidewalk
For buildings up to 30 ft. tall

This Thoroughfare Type may be converted to a yield street, with parking on both sides.

ⁱ(Cluster pattern permitted adjacent to civic spaces.)

ST-60-34

Street
(name) Street
T4, T5
60 ft. ROW
34 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Allee ⁱ , 25-30 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. tall

This Thoroughfare Type overrides City standards for Neighborhood Avenue.

ⁱ(Cluster pattern permitted adjacent to civic spaces.)

- Thoroughfare Type**
- IB Industrial Boulevard
 - ST Street
 - CS Commercial Street
 - BV Boulevard

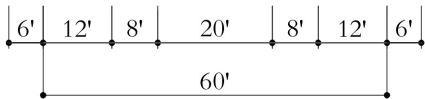
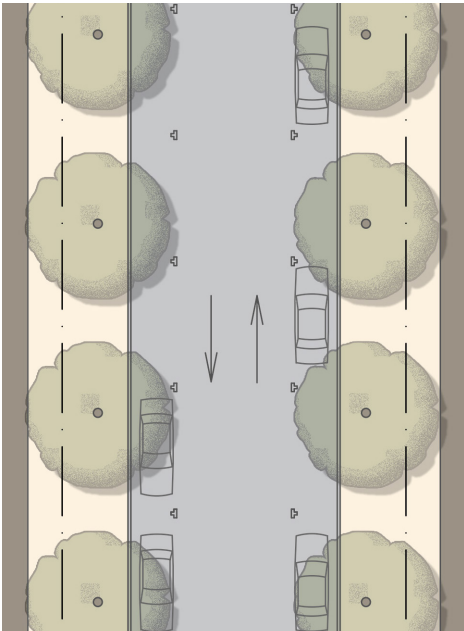
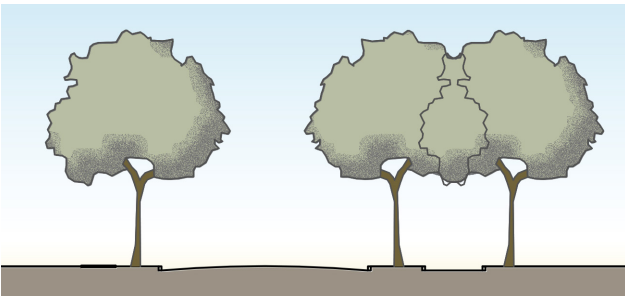
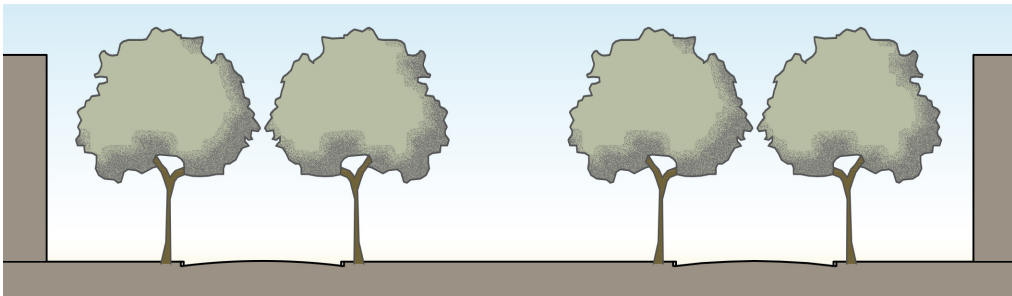
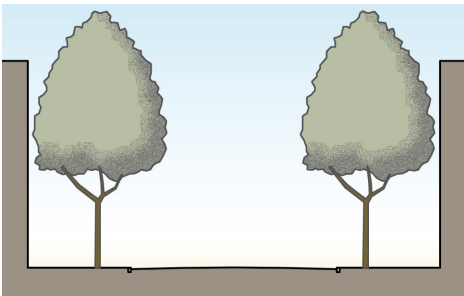
Right-of-Way Width

Pavement Width

XX-##-##

Thoroughfare Type
Thoroughfare Name Suffix
Transect Zone
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes

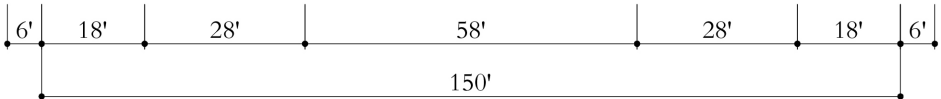
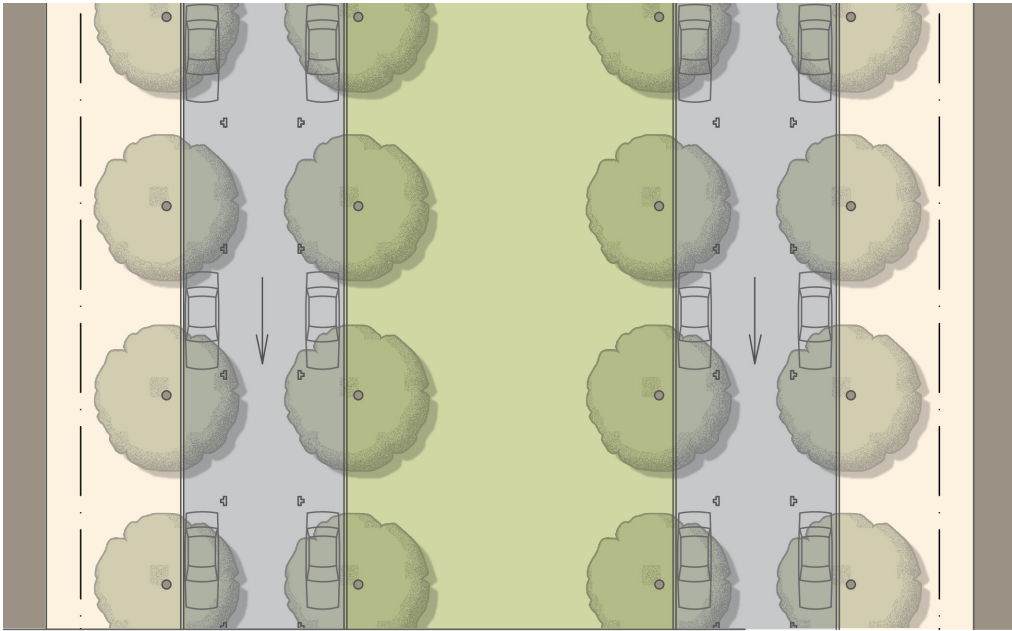




CS-60-36

Commercial Street
(name) Street
T4, T5
60 ft. ROW
36 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
5 ft. Tree Grates
Allee, 25-30 ft. o.c.
7 ft. Sidewalk
For buildings up to 30 ft. tall

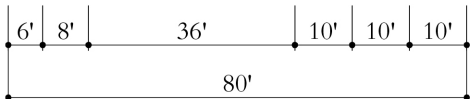
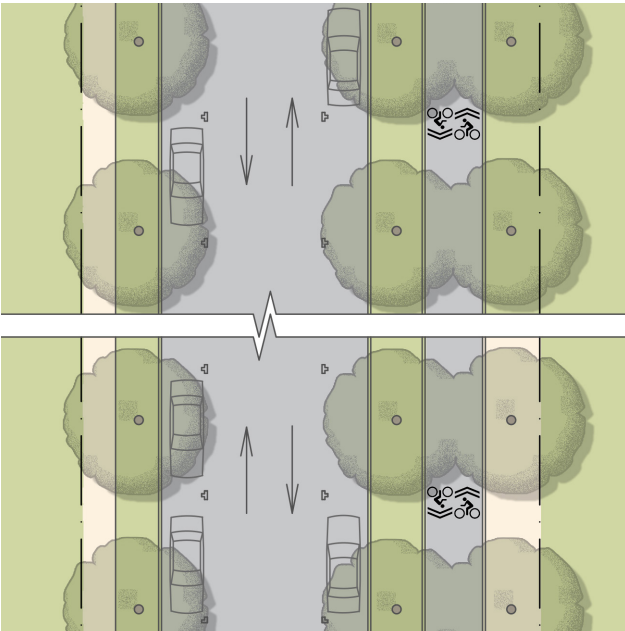
Street trees may be omitted to allow for a Colonnade or Arcade.



CS-150-28-28

Commercial Street
(name) Street
T4, T5
80 ft. ROW
28 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
5 ft. Tree Grates
Allee, 25-30 ft. o.c.
18 ft. Sidewalk
Not provided on this Thoroughfare.

Street trees may be omitted to allow for a Colonnade or Arcade.



BV-80-36

Boulevard
(name) Boulevard
T4, T5, SD
80 ft. ROW
36 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
8 ft. Tree Lawn / 10 ft. Tree Lawn
Allee, 25-30 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. tall.

This Thoroughfare Type overrides City standards for Community Boulevard.

Thoroughfare Type

CS Commercial Street

BV Boulevard

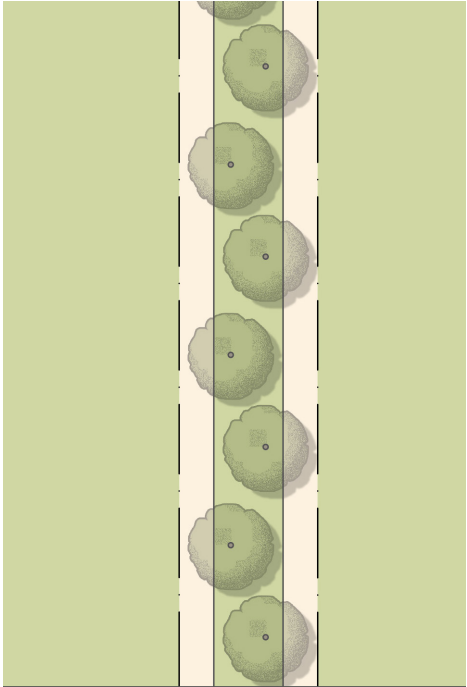
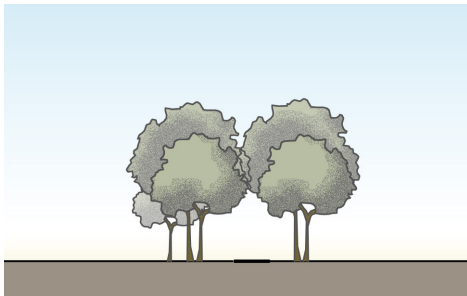
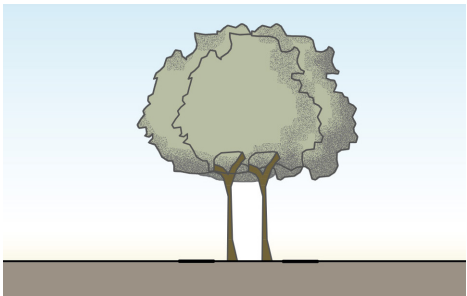
Right-of-Way Width

Pavement Width

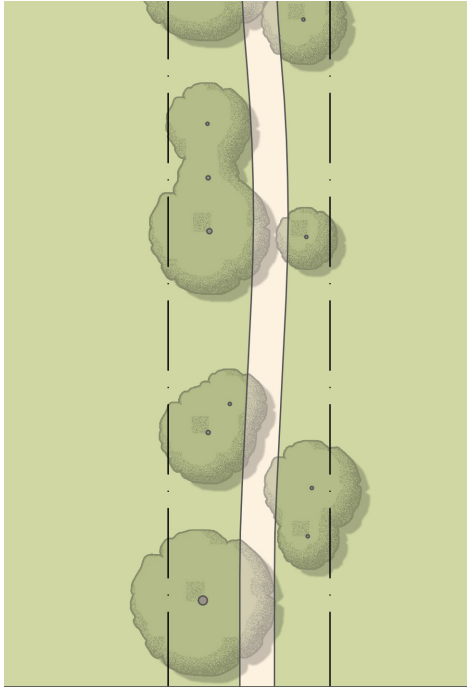
XX-##-##

Thoroughfare Type
Thoroughfare Name Suffix
Transect Zone
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes





6' 12' 6'



5' min.

PS-V-6-6

PT-V-5+

Thoroughfare Type
CS Commercial Street
BV Boulevard
Right-of-Way Width
Pavement Width
XX-##-##

Passage
(name) Passage
T4, T5
24 ft. ROW
N/A
N/A
N/A
N/A
N/A
12 ft. Planting Zone
Clustered
6 ft. Sidewalk each side
Not provided on this Thoroughfare

This Thoroughfare type will be privately owned and maintained.

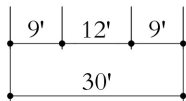
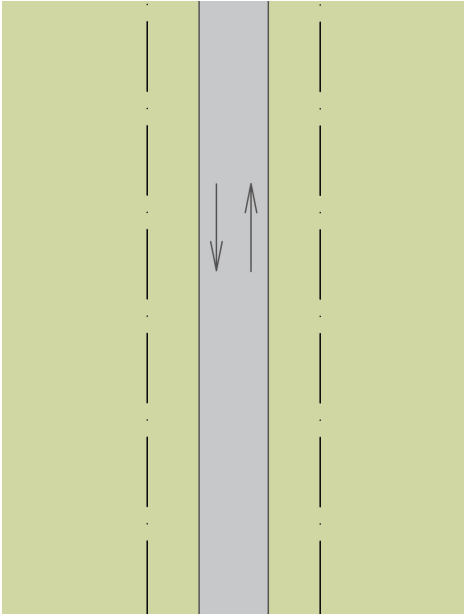
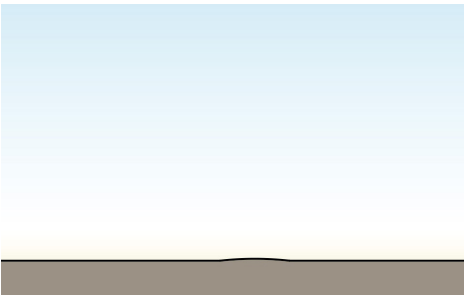
Path
(name) Path
T4, T5
ROW Width Varies
N/A
N/A
N/A
N/A
N/A
Planting zone varies
Trees, ground cover, shrubs, lawn
5 ft. min. Sidewalk
Not provided on this Thoroughfare.

This Thoroughfare type will be privately owned and maintained.

Thoroughfare Type
Thoroughfare Name Suffix
Transect Zone
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access

Notes

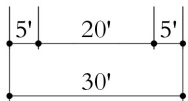
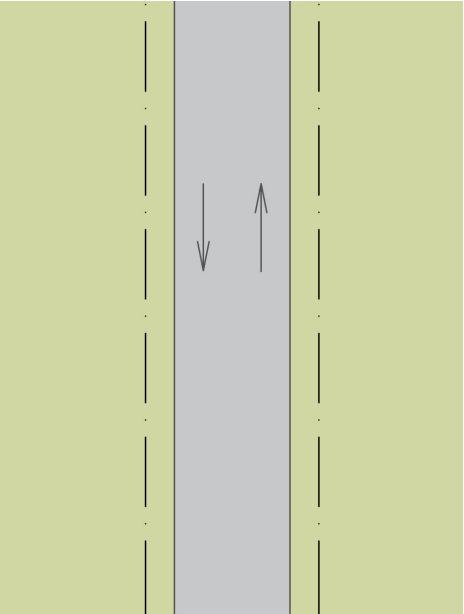
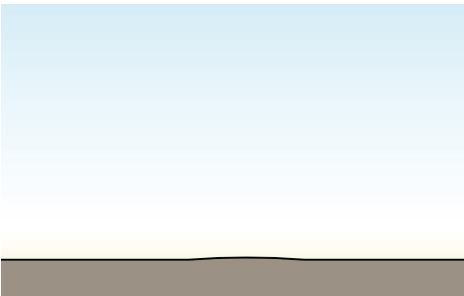




RA-30-12

Rear Alley
(name) Alley
T4, T5, SD
30 ft. ROW
12 ft. Pavement
Slow Movement
Two-Way Traffic
No Parking
12 ft. Curb Radius; Apron at Street
Inverted Crown
6 ft. Lawn
Varies
No Sidewalk
Not provided on this Thoroughfare.

This Thoroughfare type will be privately owned and maintained.



FA-30-20

Fire Alley
(name) Alley
T4, T5, SD
ROW 30 ft
N/A
Slow Movement
Two-Way Traffic, Fire Access
No Parking
15 ft. Curb Radius; Apron at Street
Inverted Crown
N/A
N/A
No Sidewalk
20 foot clear width

This Thoroughfare type will be privately owned and maintained. Pavement may be widened for greater clear width.

Thoroughfare Type
CS Commercial Street
BV Boulevard
Right-of-Way Width
Pavement Width
XX-##-##

Thoroughfare Type
Thoroughfare Name Suffix
Transect Zone
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes

Thoroughfare Standards

The following apply to all Thoroughfares and supersede the provisions of Appendix C, Chapter 6, Table 5.2.1 and Section 5.5 of the Taylor Code of Ordinances:

- Maintenance and Ownership.** All Front Thoroughfares accommodating vehicular traffic shall be dedicated as public Rights-of-Way. All other Thoroughfares shall be owned and maintained by a Property Owners Association (POA) and have public access easements.
- Paving Materials.** In addition to paving materials and surfaces currently acceptable to the City asphalt pavers, brick pavers, and concrete pavers may be used. Paving materials and surfaces other than asphalt and concrete shall be maintained by a POA.
- Street Trees.** The following apply to street trees:
 - Street trees shall be Cedar Elm, Drake Elm, Bigtooth Maple, Chinquapin Oak, Monterey Oak, Red Oak, Texas Ash, or Pecan. Other tree species acceptable to the City shall be approved by Warrant.
 - The Public Frontage in T4 and T5 shall include trees planted in a regularly-spaced allee pattern of a single species with shade canopies of a height that, at maturity, clears at least one story. Adjacent to civic spaces, trees may be planted in a cluster pattern.
 - At Retail Frontages, the spacing of the trees may be irregular to avoid visually obscuring the shop fronts. Street trees are not required where a gallery, arcade, or colonnade is present.
 - Street tree spacing shall typically be as designated by the PD Thoroughfare Types and adapted as needed for specific locations. Specific areas may be exempted by Warrant from required tree planting due to site conditions, design merit, and/or other extenuating circumstances.
 - Trees shall be maintained by a POA to permit sufficient vertical clearance in the travel lanes (12 ft. 6 in.) For moving vans, buses, emergency vehicles, and the like.
- Utility Easements.** Typically, water and sewer shall be provided in Front Thoroughfares or Civic Spaces and other

utilities shall be provided in Rear Thoroughfares, with easements in these Thoroughfares as required. Provision of utilities in easements on Building Sites shall be the exception and the location of last resort.

- Encroachments into Rights-of-Way.** Portions of buildings may be permitted to encroach over Rights-of-Way as consistent with the Building Site Standards.
- Proposed Fire Apparatus Access.** This access, which may be provided by Thoroughfares or Civic Spaces, shall be paved or otherwise structurally stabilized with a clear width as required by the City of Taylor and a 15-foot inside turning radius (*see Fire Apparatus Access Diagram*).
- Thoroughfare Alignments.** Intersection angles and offsets are permitted if consistent with the Master Plan or minor adjustments therein. Thoroughfares may have offset intersections or intersections at angles other than 90 degrees as a means of calming traffic.
- Alley Length.** Maximum cul-de-sac length does not apply to alleys.
- Turn Lanes.** Turn lanes may be required at intersections per traffic impact analysis.
- Thoroughfare Names.** The names of Thoroughfares shall end with the respective Thoroughfare Type name (aka suffix). More specifically, the Thoroughfare name shall end with Street, Boulevard, Passage, Path, or Alley as indicated on the Thoroughfare Types Plan and in these Thoroughfare types standards.





Civic Space Types	
	Park
	Green
	Square
	Plaza
Total Civic Space: 23.4 acres	
Total Site Area: 112.9 acres	
Civic Space Ratio: 20.7%	





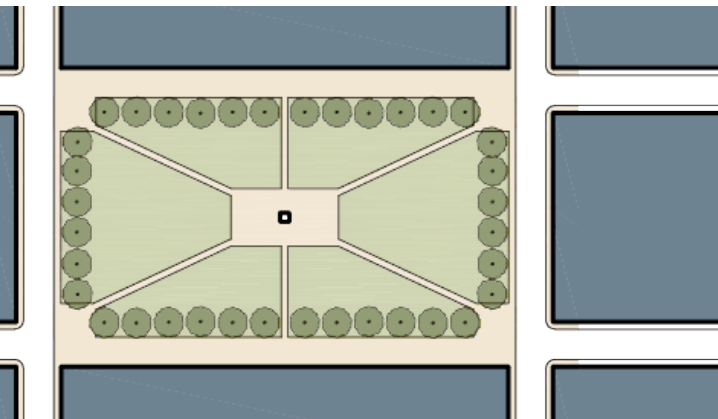
Park

A large Civic Space available for recreation, often serving an entire neighborhood or region. A Park is usually located at the neighborhood edge and is often shaped by buildings, but may give way to nature at some of its perimeter. Its landscape may include paved paths and unpaved trails, open lawn, trees, ponds, and other natural features, all with a naturalistic character requiring limited maintenance. A very large Park serving as a corridor is a greenway.



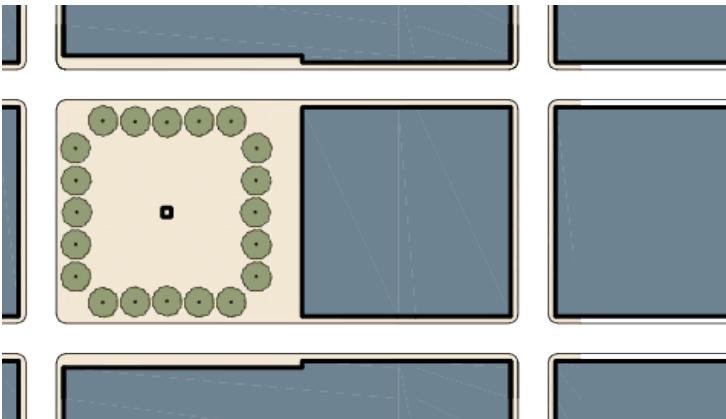
Green

A medium Civic Space available for recreation. A Green is typically shaped by buildings and its landscape consists mostly of lawn and trees with a naturalistic character requiring limited maintenance.



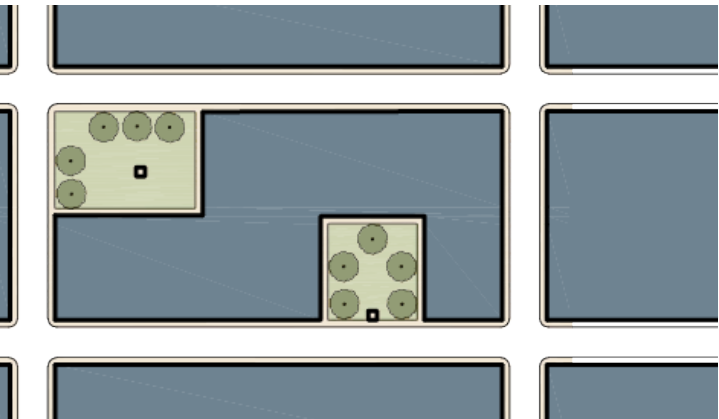
Square

A small-to-medium Civic Space, typically at the intersection of important Thoroughfares. A Square (which need not be "square" shape) is shaped by buildings, some or all of which may be mixed-use, and its landscape consists of paved walks, lawn, trees, and civic buildings with a formal character which may require substantial maintenance.



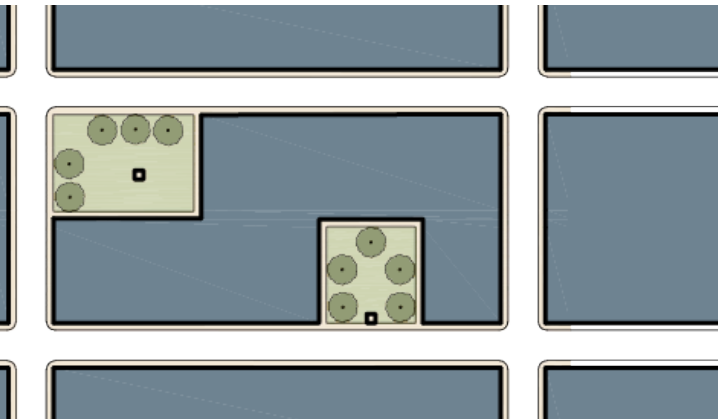
Plaza

A Civic Space which is predominantly paved. A Plaza is circumscribed by Frontages, although not necessarily Thoroughfares, and is typically found in the center of a town or city. A Plaza is often fronted with mixed-use or Commercial buildings, as the hardscape is ideal for outdoor seating.



Pocket Park

A small Civic Space suitable for socializing, eating, and resting. Pocket Parks may be equipped with benches and/or movable tables and chairs, plantings, and public art. They are typically located alongside a Thoroughfare or within a block, visible from a Thoroughfare.



Playground

A Civic Space designed and equipped for children's recreation and adult supervision. They are typically interspersed in residential areas, within a block, or within any Civic Space.

Civic Space Standards

The following apply to all Civic Spaces:

1. **Maintenance and Ownership.** All Civic Spaces shall be owned and maintained by a POA and have public access easements.
2. **Allocation of Civic Space.** A minimum of 5% of the gross area of the community shall be Civic Space (*see Civic Space Plan*). This area shall include stormwater management features that are designed as part of a Civic Space and shall not include stormwater management features not designed as part of a Civic Space. Refinements to the location and area of Civic Spaces in the master plan are anticipated, but shall continue to meet this requirement.
3. **Sidewalks.** Civic Spaces shall have Sidewalks sufficient to provide access to all Enfronting Building Sites and provide connectivity to adjacent Front Thoroughfares and Civic Spaces.
4. **Landscaping.** Landscaping for Civic Spaces, storm water management ponds, and other landscaped areas shall comply with applicable City requirements.
5. **Recreation Areas.** Swimming pools, recreation courts (tennis, pickle ball, handball, etc.), exercise facilities, recreation facilities, and related structures may be located within Civic Space.

The following apply to all Building Sites:

1. **Dwelling Size.** There is no minimum dwelling size.
2. **Number of Buildings and Units.** Building Sites may have more than one building. Building Sites with multiple Frontages may have two accessory units provided that one faces the Secondary Frontage.
3. **Accessory Unit Square Footage.** The net square footage of an Accessory Unit within a primary building or an outbuilding shall not exceed 800 square feet, excluding the stair, landings, and any parking areas.
4. **Encroachments.** Permitted encroachments into setbacks shall be as shown on the Permitted Encroachment Table. Additionally, windowsills, belt courses, bay windows, cornices, eaves, footings, ornamental features, and the like may encroach into any setback. All encroachments into utility easements are subject to the terms of the easement (*see Permitted Encroachments Table*).

Permitted Encroachments Table

	Setbacks Facing Frontages	Setbacks Not Facing Frontages	Thoroughfares (incl. ROW) ⁱⁱⁱ
Patios ⁱ		•	
Decks ⁱ		•	
Mech. Equipment		•	
Utility Meters		•	
Window Wells		•	
Stoops and Steps ⁱ	•	•	
Porches and Steps ⁱⁱ	•	•	
Chimneys	•	•	
Hedges, Fences, & Garden Walls	•	•	
Bay Windows	•	•	•
Turrets/Towers	•	•	•
Eaves	•	•	•
Overhangs	•	•	•
Balconies	•	•	•
Ramps	•	•	•
Awnings	•	•	•
<i>At Commercial Uses Only</i>			
Merchandise	•	•	•
Cafe Tables	•	•	•
Chairs	•	•	•
Umbrellas	•	•	•
Planters	•	•	•
Heaters	•	•	•
Arcades ⁱⁱⁱ	•	•	•
Colonnades ⁱⁱⁱ	•	•	•
Galleries	•	•	•
Canopies	•	•	•
Marquees	•	•	•
Signs	•	•	•
Lights	•	•	•
Buildings ^{iv}	•		•

Notes:

- i. May encroach into setbacks up to 6 feet.
- ii. May encroach into setbacks up to 12 feet.
- iii. To within 2 feet of vehicular lanes. A 7-foot minimum clear height shall be maintained, with the exception of columns, piers, and posts. A 5-foot minimum pedestrian clear zone shall also be maintained.
- iv. Conditioned habitable space may encroach into the ROW above an Arcade or Colonnade, with a license agreement and if a 12'-6" height clearance is maintained below.

5. **Prohibited Uses.** The following uses, whether primary or accessory, shall be prohibited:
 - Adult Entertainment
 - Automobile and/or Truck Washing Facility
 - Automobile Body Repair Shop
 - Automobile Fueling Station
 - Cell Towers exposed to view
 - Central Processing Facility for Solid Waste Transfer, Materials Resource Recovery and/or Recycling
 - Commercial Amusement, Outdoor
 - Commercial Kennels and Animal Husbandry
 - Commercial Stable
 - Concrete or Asphalt Batching Plant
 - Construction and Demolition Debris Disposal Facility
 - Distribution Facilities
 - Solid Waste Incinerators
 - Junk & Wrecked Vehicle Salvage Yard Facility
 - Methane Recovery Facility associated with Soil Removal
 - Mineral Extraction and Surface Mining
 - Motor Vehicle Impound lots
 - Mover Storage Facility
 - Moving Truck and Trailer Rental
 - Outdoor Vending Machines, except those for bikes, scooters, etc.
 - Paint Mixing & Spraying Facility
 - Petroleum or Related Products Refining or Distributor
 - Plastic & Rubber Products Manufacture
 - Race Tracks
 - Recycling and Salvage Center (except architectural salvage)
 - Salvage Motor Vehicle Auction or Pool Facility
 - Sanitary Landfill
 - Shooting Range, Outdoor
 - Solid Waste Disposal Facility
 - Truck Stop
 - Truck Terminals
 - Wind Energy Conversion System, Large Wind Farms
 - Other uses which create an adverse impact on adjacent properties adjacent to this community (noise, vibration, odor, pollution, etc.). Impacts confined to this community are not considered adverse.



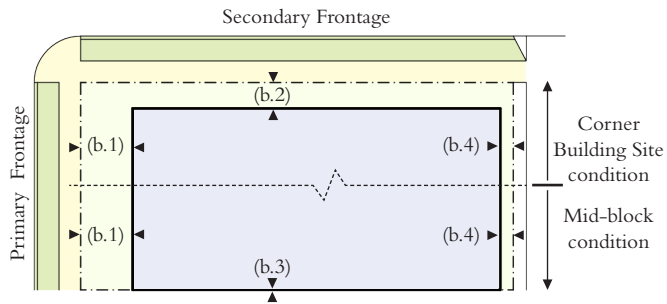
T4-S: Neighborhood General Zone Small Footprint



a. Building Site Dimensions		f. Building Uses		
	Building Site Width	120 ft. max.	Residential	Limited Residential: Up to 6 dwelling units and additionally 2 accessory dwelling units are permitted on each lot.
	Building Site Coverage	80% max.		
b. Setbacks: Principal Building				
(b.1)	Front Setback (Principal)	6 ft. min., 18 ft. max.		
(b.2)	Front Setback (Secondary)	6 ft. min., 18 ft. max.		
(b.3)	Side Setback	0 ft. min.	Lodging	Limited Lodging: The number of bedrooms available for lodging shall be limited to 16. Breakfast may be provided to overnight guests before noon each day.
(b.4)	Rear Setback	1 ft. min.		
	Primary Frontage Buildout	60% min.		
c. Setbacks: Outbuilding			Office	Limited Office: The area available for office use shall be limited to the first story of the principal building or to an outbuilding. Home occupation is permitted.
(c.1)	Front Setback (Principal)	20 ft. + (b.1) min.		
(c.2)	Front Setback (Secondary)	6 ft. min., 18 ft. max.		
(c.3)	Side Setback	0 ft. min.		
(c.4)	Rear Setback	1 ft. min.	Retail	Limited Retail: The area available for retail use shall be limited to the first story on corner lots. The specific use shall be further limited to neighborhood store or food service seating no more than 30.
d. Building Height				
(d.1)	Principal Building	3 stories max.		
(d.2)	Outbuilding	3 stories max.		
e. Private Frontages			Manufacturing	Limited Manufacturing: Manufacturing uses shall be limited to the first story on corner lots. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).
	Common Lawn	not permitted		
	Porch	permitted		
	Terrace and Light Court	permitted		
	Forecourt	permitted		
	Stoop	permitted	Civic	Open Civic: Civic uses are permitted in any transect zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.
	Storefront and Awning	permitted		
	Gallery	permitted		
	Arcade or Colonnade	not permitted		

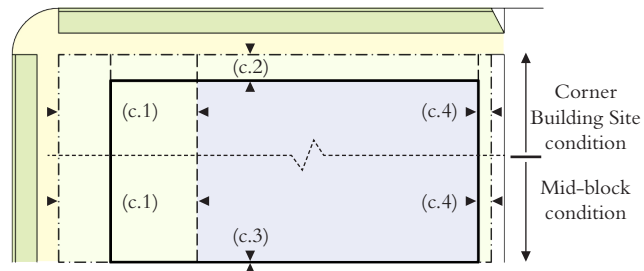
b. Setbacks: Principal Building

- The Principal Building shall be distanced from the Building Site Lines as shown.
- Facades shall be built along the Primary Frontage to the specified Primary Frontage buildout percentage (measured as a percentage of the Building Site width). The Primary Frontage buildout requirement does not apply at Secondary Frontages.



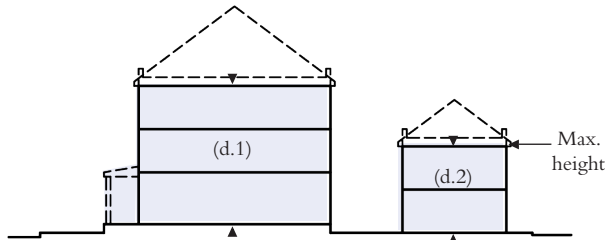
c. Setbacks: Outbuilding

- The Outbuilding shall be distanced from the Building Site Lines as shown.



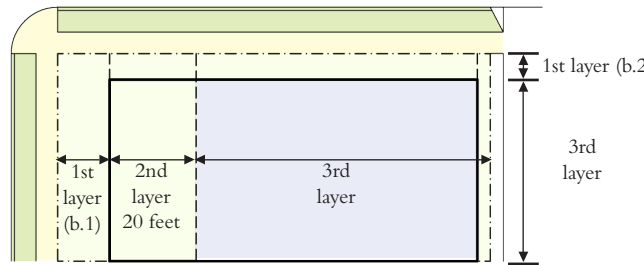
d. Building Height

- Building height shall be measured in number of stories, excluding Attics and raised basements as shown.
- Ground-floor habitable rooms at Frontages shall be 10' min. floor-to-ceiling.
- Upper-Story habitable rooms at Frontages shall be 9' min. floor-to-ceiling
- Exemptions from height limits include: Civic structures and monuments, turrets, towers, cupolas, chimneys, flag poles, and necessary mechanical appurtenances.



Parking Placement

- Parking on Building Sites (whether open, covered, or enclosed) shall only be provided within the third layer. Garages are permitted within Liner Buildings in the second layer, and may be permitted elsewhere in the first or second Layer by Warrant.
- Parking shall be accessed by a rear alley when such are provided.



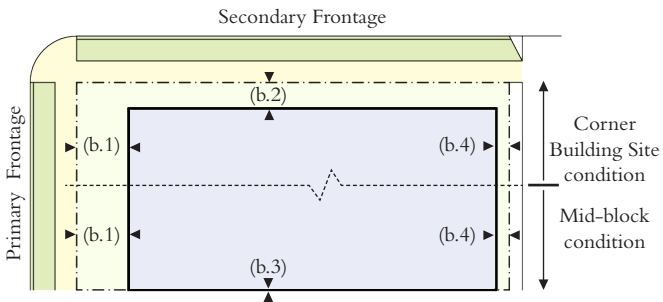
T4-L: Neighborhood General Zone Large Footprint



a. Building Site Dimensions		f. Building Uses	
Building Site Width	1 block max.	<i>Additional uses may be approved by Warrant.</i>	
Building Site Coverage	100% max.	Residential	Open Residential: There shall be no maximum number of dwelling units for a lot.
b. Setbacks: Principal Building			Lodging
(b.1) Front Setback (Principal)	6 ft. min., 18 ft. max.	Office	
(b.2) Front Setback (Secondary)	6 ft. min., 18 ft. max.		Retail
(b.3) Side Setback	0 ft. min.	Manufacturing	
(b.4) Rear Setback	1 ft. min.		Civic
Primary Frontage Buildout	60% min.		
c. Setbacks: Outbuilding			
(c.1) Front Setback (Principal)	20 ft. + (b.1) min.		
(c.2) Front Setback (Secondary)	6 ft. min., 18 ft. max.		
(c.3) Side Setback	0 ft. min.		
(c.4) Rear Setback	1 ft. min.		
d. Building Height			
(d.1) Principal Building	3 stories max.		
(d.2) Outbuilding	3 stories max.		
e. Private Frontages			
Common Lawn	not permitted		
Porch	permitted		
Terrace and Light Court	permitted		
Forecourt	permitted		
Stoop	permitted		
Storefront and Awning	permitted		
Gallery	permitted		
Arcade or Colonnade	not permitted		

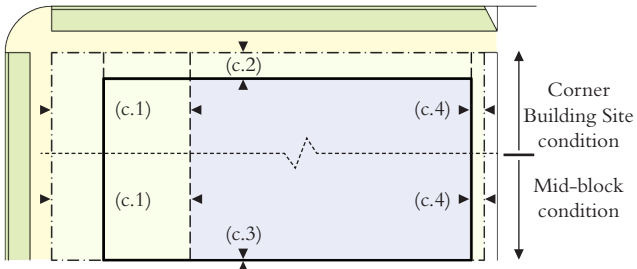
b. Setbacks: Principal Building

- The Principal Building shall be distanced from the Building Site Lines as shown.
- Facades shall be built along the Primary Frontage to the specified Primary Frontage buildout percentage (measured as a percentage of the Building Site width). The Primary Frontage buildout requirement does not apply at Secondary Frontages.



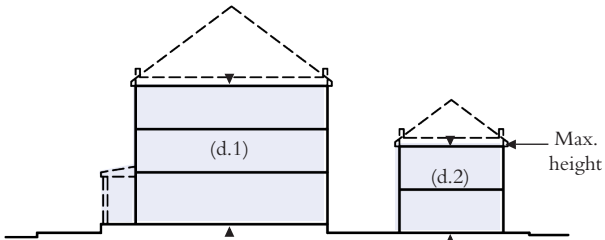
c. Setbacks: Outbuilding

- The Outbuilding shall be distanced from the Building Site Lines as shown.



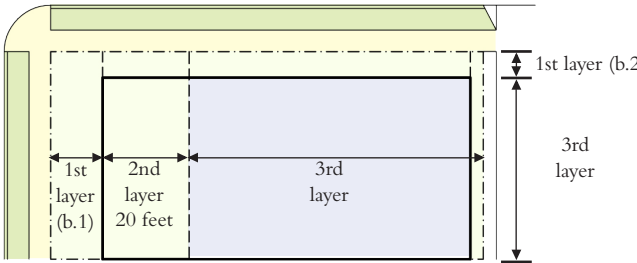
d. Building Height

- Building height shall be measured in number of stories, excluding Attics and raised basements as shown.
- Ground-floor habitable rooms at Frontages shall be 10' min. floor-to-ceiling.
- Upper-Story habitable rooms at Frontages shall be 9' min. floor-to-ceiling
- Exemptions from height limits include: Civic structures and monuments, turrets, towers, cupolas, chimneys, flag poles, and necessary mechanical appurtenances.



Parking Placement

- Parking on Building Sites (whether open, covered, or enclosed) shall only be provided within the third layer. Garages are permitted within Liner Buildings in the second layer, and may be permitted elsewhere in the first or second Layer by Warrant.
- Parking shall be accessed by a rear alley when such are provided.



T5: Neighborhood Center Zone



a. Building Site Dimensions

Building Site Width	180 ft. max.
Building Site Coverage	95% max.

b. Setbacks: Principal Building

(b.1) Front Setback (Principal)	0 ft. min., 12 ft. max.
(b.2) Front Setback (Secondary)	0 ft. min., 12 ft. max.
(b.3) Side Setback	0 ft. min.
(b.4) Rear Setback	4 ft. min.
Primary Frontage Buildout	70% min.

c. Setbacks: Outbuilding

(c.1) Front Setback (Principal)	40 ft. max. from rear prop.
(c.2) Front Setback (Secondary)	0 ft. min., 12 ft. max.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	1 ft. min.

d. Building Height

(d.1) Principal Building	5 Stories max.
(d.2) Outbuilding	3 Stories max.

e. Private Frontages

Common Lawn	not permitted
Porch	not permitted
Terrace and Light Court	permitted
Forecourt	permitted
Stoop	permitted
Storefront and Awning	permitted
Gallery	permitted
Arcade or Colonnade	permitted

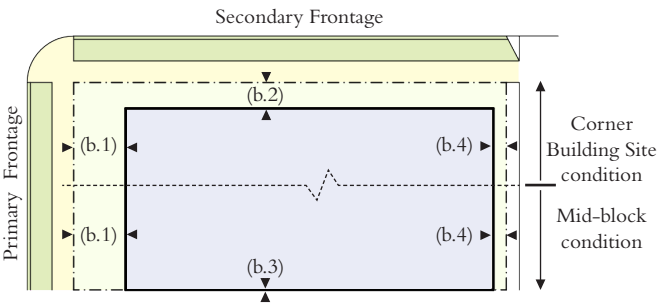
f. Building Uses

Additional uses may be approved by Warrant.

Residential	Open Residential: There shall be no maximum number of dwelling units for a Building Site.
Lodging	Open Lodging: There shall be no maximum number of rooms available for Lodging on a Building Site. Food service may be provided at any time. The maximum length of a stay shall not exceed 90 days.
Office	Open Office: Office uses are permitted.
Retail	Open Retail: Retail uses are permitted.
Manufacturing	Open Manufacturing: Manufacturing uses are permitted (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair). Artifacts shall not be stored where visible from Frontages.
Civic	Open Civic: Civic uses are permitted in any transect zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.

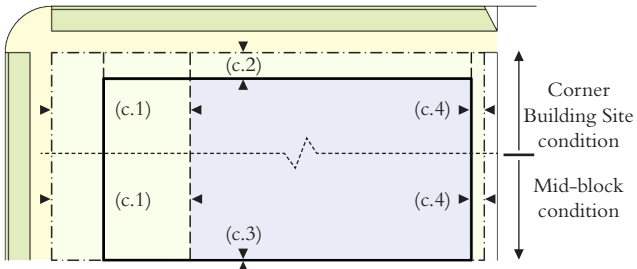
b. Setbacks: Principal Building

- The Principal Building shall be distanced from the Building Site Lines as shown.
- Facades shall be built along the Primary Frontage to the specified Primary Frontage buildout percentage (measured as a percentage of the Building Site width). The Primary Frontage buildout requirement does not apply at Secondary Frontages.



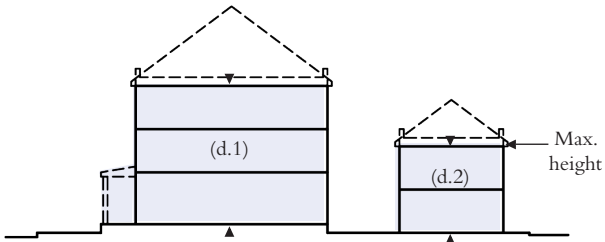
c. Setbacks: Outbuilding

- The Outbuilding shall be distanced from the Building Site Lines as shown.



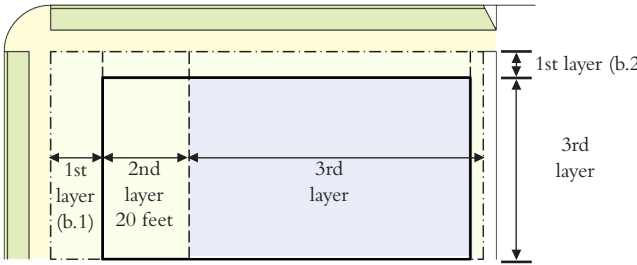
d. Building Height

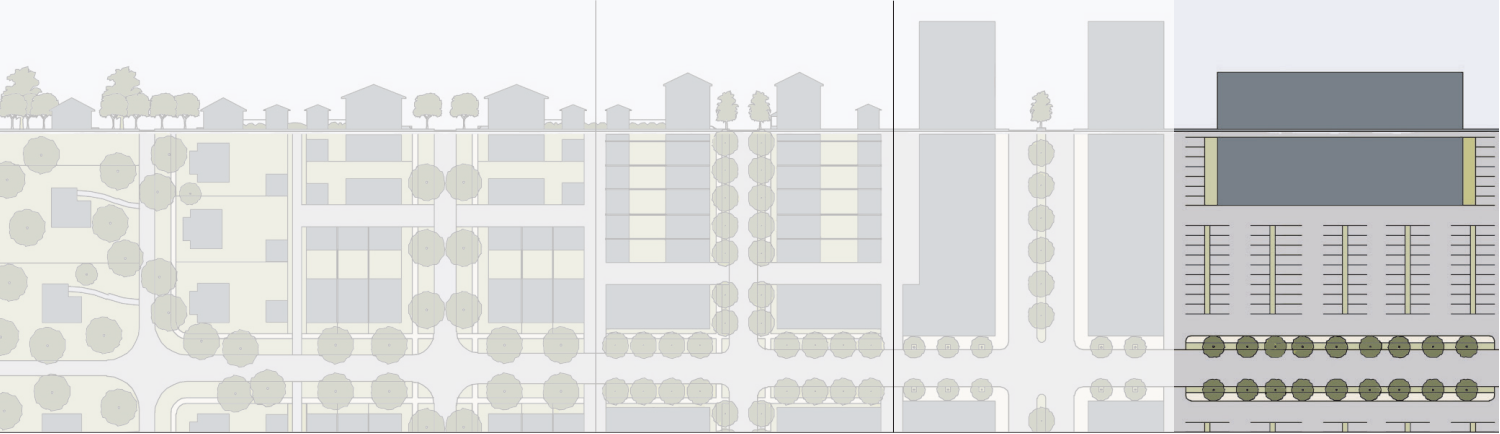
- Building height shall be measured in number of stories, excluding Attics and raised basements as shown.
- Ground-floor habitable rooms at Frontages shall be 10' min. floor-to-ceiling.
- Upper-Story habitable rooms at Frontages shall be 9' min. floor-to-ceiling
- Exemptions from height limits include: Civic structures and monuments, turrets, towers, cupolas, chimneys, flag poles, and necessary mechanical appurtenances.



Parking Placement

- Parking on Building Sites (whether open, covered, or enclosed) shall only be provided within the third layer. Garages are permitted within Liner Buildings in the second layer, and may be permitted elsewhere in the first or second Layer by Warrant.
- Parking shall be accessed by a rear alley when such are provided.





a. Building Site Dimensions

Building Site Width	1 block max.
Building Site Coverage	95% max.

b. Setbacks: Principal Building

(b.1) Front Setback (Principal)	6 ft. min., 90 ft. max.
(b.2) Front Setback (Secondary)	6 ft. min., 60 ft. max.
(b.3) Side Setback	0 ft. min.
(b.4) Rear Setback	15 ft. min.
Primary Frontage Buildout	60% min.

c. Setbacks: Outbuilding

(c.1) Front Setback (Principal)	≥ b.1
(c.2) Front Setback (Secondary)	≥ b.2
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	15 ft. min.

d. Building Height

(d.1) Principal Building	3 Stories max.
(d.2) Outbuilding	≤ d.1

e. Private Frontages

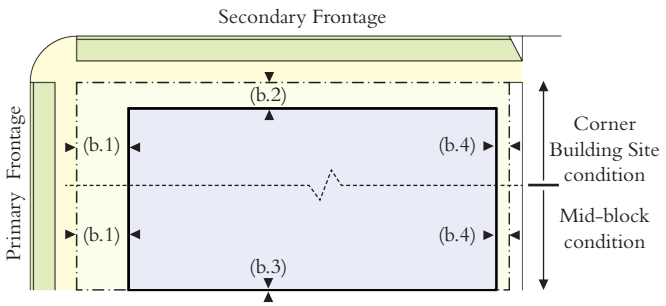
Common Lawn	not permitted
Porch	not permitted
Terrace and Light Court	not permitted
Forecourt	not permitted
Stoop	not permitted
Storefront and Awning	permitted
Gallery	permitted
Arcade or Colonnade	permitted

The following standards apply to all Building Sites within a Special District (SD) Zone:

- Intent.** The intent of the Special District is to provide a place for large-footprint industrial uses within a close enough proximity to the neighborhood that pedestrian and bicycle connections between the two are feasible, while providing sufficient loading areas and truck access.
- Uses Permitted.** The following land uses are permitted:
 - Industrial
 - Manufacturing
 - Office
 - Automobile/truck fueling, servicing, and washing facilities
 - Similar Uses: for a proposed use not listed herein, a warrant or variance may be issued.
- Rezoning.** Any property zoned as Special District may be rezoned to T5 by warrant.
- Access.** Pedestrian/bicycle access from within the neighborhood shall be provided to the primary entrance of all buildings in the Special District through a combination of sidewalks, crosswalks, and pathways, all with a minimum clear width of 5 feet.
- Building Entrance.** For a Building Site fully or partially within the Special District for which a primary frontage is noted on the Regulating Plan, the primary entrance to a building on that Building Site shall face the primary frontage. This entrance shall remain unlocked whenever the business is open.
- Signage.** In addition to the sign types permitted in these PD Standards, signs permitted for the base zoning district shall also be permitted and shall not be counted towards the limits on the quantity of signs in these PD Standards.
- Site Perimeter Landscaping.** Landscaping shall comply with the requirements of the base zoning district where the Special District meets an edge of the site.

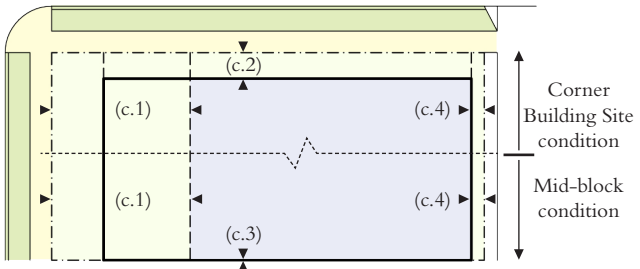
b. Setbacks: Principal Building

- The Principal Building shall be distanced from the Building Site Lines as shown.
- Facades shall be built along the Primary Frontage to the specified Primary Frontage buildout percentage (measured as a percentage of the Building Site width). The Primary Frontage buildout requirement does not apply at Secondary Frontages.



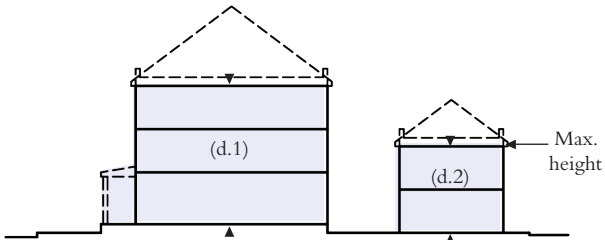
c. Setbacks: Outbuilding

- The Outbuilding shall be distanced from the Building Site Lines as shown.



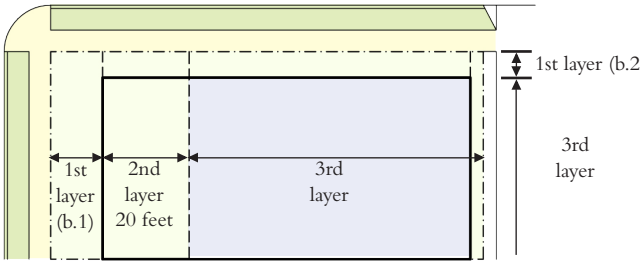
d. Building Height

- Building height shall be measured in number of stories, excluding Attics and raised basements as shown.
- Ground-floor habitable rooms at Frontages shall be 10' min. floor-to-ceiling.
- Upper-Story habitable rooms at Frontages shall be 9' min. floor-to-ceiling
- Exemptions from height limits include: Civic structures and monuments, turrets, towers, cupolas, chimneys, flag poles, and necessary mechanical appurtenances.



Parking Placement

- Parking lots of greater than two rows of head-in parking are not permitted in the first layer.
- Loading docks are not permitted in the first layer.



Architectural Standards

The following requirements apply to all Building Sites:

- Building Entrance.** The primary entrance to a primary building, including multi-family buildings, shall face the Primary Frontage of that Building Site. The primary entrance to accessory buildings may face any Thoroughfare type.
- Facades.** Facades shall be built parallel to a rectilinear Primary Frontage Line or to the chord of a curved Primary Frontage Line.
- Ground Floor Grading.** At the ground floor, residential and bedrooms in lodging uses shall be raised a minimum of 2 feet from the average Sidewalk grade at Frontages for the purpose of establishing privacy. Ground floor units of Multi-family buildings with 8 or more units shall have direct access to Sidewalks from the unit.
- First-Story Glazing.** The first Story of each Facade shall be glazed with clear glass for a minimum of 30% of the wall area of the first Story, with each Facade being calculated independently.
- Upper-Story Glazing.** Above the first Story of each Facade, openings shall be glazed with clear glass for a maximum of 50% of the wall area above the first Story, with each Facade being calculated independently.
- Storefront Glazing.** At storefronts, the first Story of the Facade shall be glazed with clear glass for a minimum of 70% of the wall area of the first Story and shaded by an awning or canopy that extends over the Sidewalk.
- Pitched Roofs.** Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
- Flat Roofs.** Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment.
- Frontage Access.** Where more than 8 Dwelling Units are present
- Signs.** The following sign standards apply to all signs:
 - One blade sign for each business entrance may be installed perpendicular to the facade. Such a sign shall not exceed 6 square feet and shall clear the Sidewalk by 8 feet.
 - One band sign may be incorporated into the Facade of each storefront. Such a sign shall not exceed 3 feet in height by any length.
 - Signage may be externally illuminated or neon.



Example of a blade sign.



Example of a band sign.

Landscape Standards

- Frontage Landscaping.** Landscaping on Building Sites is only required at Frontages unless noted otherwise and required plantings shall comply with City requirements.
 - Front Yard Trees.** Front yards of a depth greater than 12 feet require one deciduous tree of a minimum height of 30 feet at maturity and one additional tree for every 18 linear foot of Frontage not occupied by a terrace, stoop, or porch.
 - Lawn.** Lawn is prohibited at Frontages in T5 and in all zones where the lawn area is 6 feet or less in either dimension.
 - Planting.** Plant material, including ground cover, shall be planted no farther apart than 12 inches.
 - Artificial Plants.** Artificial plants may not be used to satisfy the requirements herein.
 - Erosion Control.** Erosion control is required where there is no landscape or hardscape.
- Fences.** A hedge, fence, or wall along a shared rear or side Building Site Line shall be no closer than 5 feet to another fence. Alternatively, neighbors may share a single hedge, fence, or wall along a shared side or rear Building Site Line. Fences within the first Building Site Layer shall be painted.

Parking Standards

- Parking Requirements.** There shall be no minimum or maximum parking requirements.
- Visibility.** Visibility of parking lots from Frontages shall be minimized using buildings, walls, and/or landscaping. Parking lots not facing Frontages need not provide screening from adjacent Building Sites.
- Connections.** Parking lots on adjacent private lots shall connect to one another.
- Surfacing.** Parking lots shall be asphalt, semi-permeable soil pavers, gravel, brick, brick pavers, concrete pavers, asphalt pavers, granite, or concrete, all of which shall be graded and drained to dispose of surface water into appropriate structures.
- Light Spillover.** Given the intention of making parking lots as compact as possible and creating shared access from one owner’s parking lot to another, parking lot lighting may spill over onto an adjacent parking lot.
- Landscaping.** Landscaping in parking lots shall comply with the following requirements: one tree island (of 100 sq. ft. min. with one 2 in. min. caliper tree and filled with ground cover) is required for every 10 spaces that are side-by-side. Parking lots of fewer than 50 spaces, or parking lots of two drive aisles or less in width, are both in either circumstance exempt from landscaping requirements.

Accessory Building: an Outbuilding with an Accessory Unit.

Accessory Dwelling Unit: a Dwelling Unit sharing ownership and utility connections with a Primary Building.

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Apartment: a Residential unit sharing a building and a Building Site with other units and/or uses; may be for rent, or for sale as a condominium.

Attic: the interior part of a building contained within a pitched roof structure.

Backbuilding: a single-Story structure, open or enclosed, connecting a Primary Building to an Outbuilding.

Band Sign: a band of lettering across the entire width of a building or storefront.

Blade Sign: a two-sided sign board hung from a projecting element at 90 degrees to the building Facade.

Block: the aggregate of Building Sites, Rear Thoroughfares, and parking lots, circumscribed by Front Thoroughfares and Civic Spaces.

Building Site: a parcel of land accommodating a building or buildings of unified design, sometimes referred to as a Lot. The size of a Building Site is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Building Site Coverage: the maximum area of a Building Site that may be occupied by a structure. Building Site Coverage is expressed as a ratio. Arcades, open porches, decks, terraces, and stoops are excluded from the calculation.

Building Site Layer: a range of depth of a Building Site within which certain elements are permitted. *See Definitions: Illustrated.*

Building Site Line: *See Definitions: Illustrated.*

Building Site Width: the length of the Primary Frontage Line of a Building Site.

Civic: Organizations dedicated to arts and culture, education (including schools), government, recreation, religion, social service, transit, as well as cemeteries, municipal parking, post offices, wedding chapels and the like.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings.

Commercial: the term collectively including Lodging, Office, and Retail Uses.

Common Lawn: *See Definitions: Illustrated.*

Curb: the edge of the vehicular pavement that may be raised or flush. It usually incorporates the drainage system.

Driveway: a vehicular lane within a Building Site, often leading to a garage.

Dwelling Unit: One (1) or more rooms, which are arranged, designed, used, or intended to be used for occupancy by a single family or a group of persons living together or by a single person. Individual bathrooms and complete kitchen facilities permanently installed are not necessarily provided. Each installation of kitchen facilities consisting of at least a stove or cooking device and a sink shall constitute a separate dwelling unit. Apartment units in apartment hotels are dwelling units.

Effective Turning Radius: *See Definitions: Illustrated.*

Elevation: *See Definitions: Illustrated.*

Encroach: to break the plane of a vertical or horizontal regulatory limit with an architectural element, so that it exceeds the limit into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any architectural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in “porches Enfront the street.”

Facade: *See Definitions: Illustrated.*

Fire Alley: *See Thoroughfare Types*

Frontage: *See Definitions: Illustrated.*

Frontage Line: *See Definitions: Illustrated.*

Frontage Buildout: That portion of a Setback Line which shall have a building Facade on it.

Green: *See Civic Space Types.*

Liner Building: a building specifically designed to mask a parking lot, Parking Structure or other use detrimental to walkability from a Frontage.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Use. (Syn. flexhouse.)

Lodging: Premises available for short-term human habitation, including daily and weekly rental.

Manufacturing: Premises available for the creation, assemblage, and/or repair of artifacts including their Retail sale except when such activity creates adverse impacts.

Office: Premises available for the transaction of general business including medical and dental offices, clinics and outpatient facilities, but excluding Retail sales and manufacturing.

Open Space: land intended to remain undeveloped; it may be used for Civic Space.

Outbuilding: a building, usually located toward the rear of the same Building Site as a Primary Building, and sometimes connected to the Primary Building by a Backbuilding. *See Definitions: Illustrated.*

Park: *See Civic Space Types.*

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

Pavement Radius: *See Definitions: Illustrated.*

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza: *See Civic Space Types.*

POA: Property Owners Association.

Primary Building: the main building on a Building Site, usually located toward the Frontage. *See Definitions: Illustrated.*

Primary Entrance: the main point of access for pedestrians into a building.

Primary Frontage: *See Definitions: Illustrated. See Frontage.*

Private Frontage: *See Definitions: Illustrated. See Frontage.*

Public Frontage: *See Definitions: Illustrated. See Frontage.*

Rear Alley (RA): a vehicular way located to the rear of Building Sites providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys are typically paved from building face to building face, with drainage by inverted crown at the center or occasionally with roll Curbs at the edges.

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by these PD Standards

Residential: Premises available for long-term human habitation by means of ownership or rental for more than 30 days.

Retail: Premises available for the Commercial sale of merchandise, services, and prepared foods (including restaurants), but excluding manufacturing.

Right-of-Way (ROW): *See Definitions: Illustrated.*

Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T1-T3).

Secondary Frontage: *See Definitions: Illustrated.*

Setback: the area of a Building Site measured from the Building Site Line to a building Facade or Elevation that is

maintained clear of permanent structures, with the exception of Encroachments listed on the Building Site Standards. *See Definitions: Illustrated.*

Sidewalk: the paved section of the Public Frontage dedicated primarily to pedestrian activity.

Square: *See Civic Space Types.*

Story: a habitable level within a building, excluding an Attic or raised basement.

Street (ST): a local urban Thoroughfare of low-to-moderate speed and capacity.

Swale: a low or slightly depressed natural area for drainage.

T-zone: *See Transect Zone.*

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Building Sites and Civic Spaces, consisting of Vehicular Lanes and the Public Frontage. *See the following page.*

Transect: a cross-section of the environment showing a range of different habitats. Used in the SmartCode template, the rural-urban Transect of the human environment is divided into six Transect Zones that describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism. *See The Transect*

Transect Zone: One of several areas on a Zoning Map regulated by the SmartCode. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the Building Site and building and Public Frontage. *See The Transect*

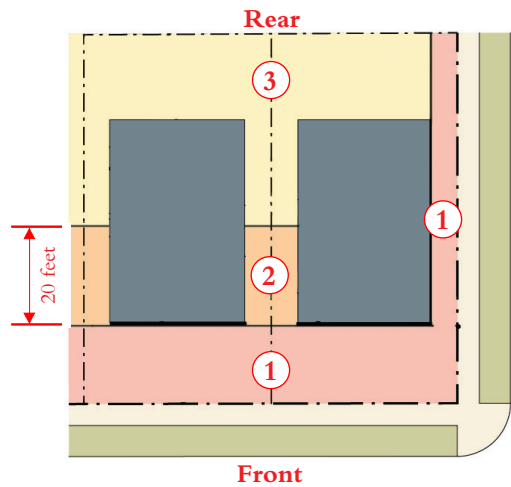
Turning Radius: the curved edge of a Thoroughfare, measured at the inside edge of the vehicular tracking. At a crosswalk, the smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. *See Definitions: Illustrated.*

Use: the function or functions accommodated by a building and its Building Site, categorized as Restricted, Limited, or Open, according to the intensity of the use.

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of these PD Standards. Variances are granted by the Zoning Board of Adjustment in a public hearing.

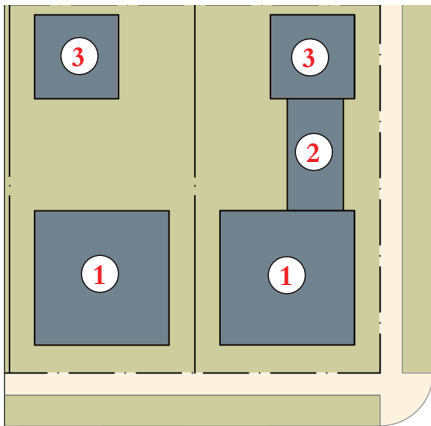
Warrant: a ruling that would permit a practice that is not consistent with a specific provision of these PD Standards, but is justified by its Intent. Warrants are granted administratively.

Building Site Layers



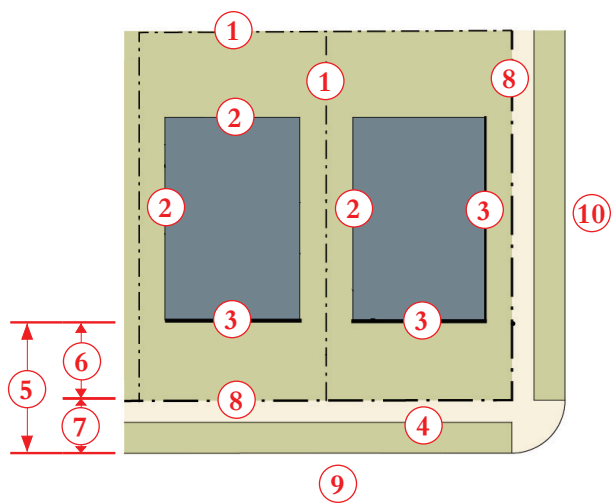
- ① 1st Layer
- ② 2nd Layer
- ③ 3rd Layer

Principle Building & Outbuilding



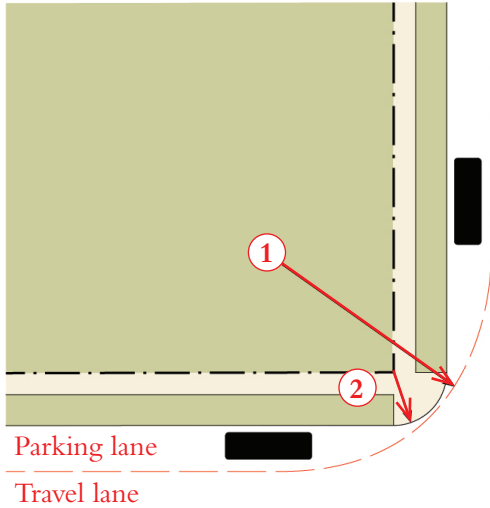
- ① Primary Building
- ② Backbuilding
- ③ Outbuilding

Building Site Lines & Frontages



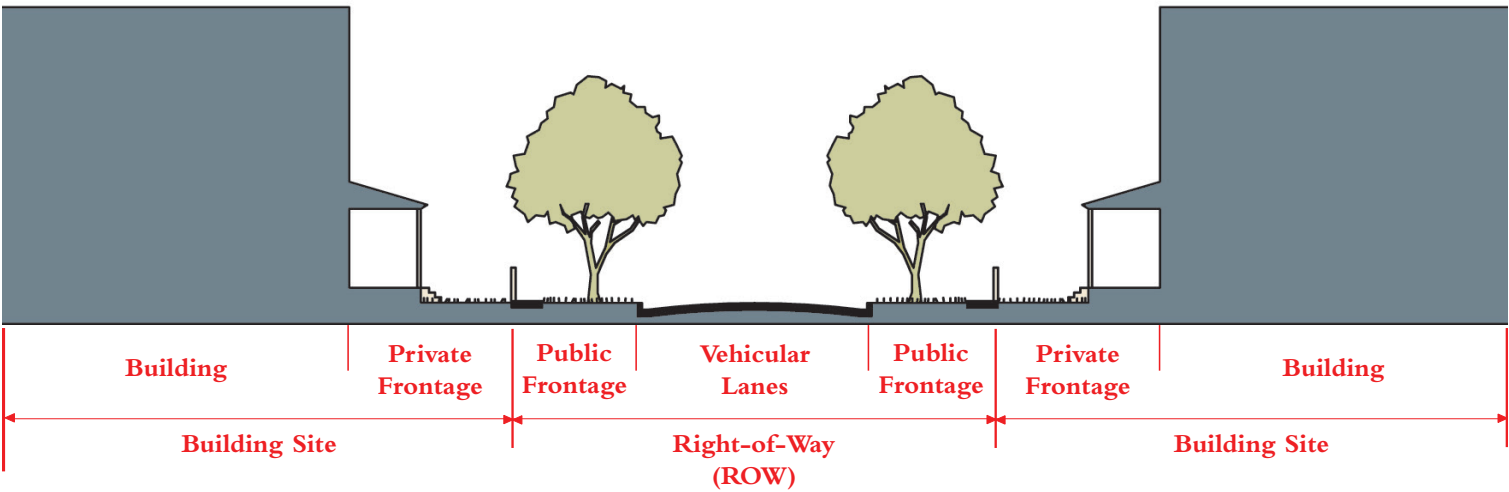
- ① **Building Site Line:** the boundary that legally and geometrically demarcates a Building Site.
- ② **Elevation:** an exterior wall of a building not facing a Frontage Line.
- ③ **Facade:** the exterior wall(s) of a building that is (are) set along a Frontage Line. Facades face Frontage Lines and define the public realm, and are therefore more highly regulated than the Elevations facing other Building Site Lines.
- ④ **Right-of-Way (ROW):** the composite public area dedicated to circulation, including vehicular lanes pedestrian paths and walks, and the Public Frontage.
- ⑤ **Frontage:** the area between a building Facade and a Thoroughfare or Civic Space, inclusive of its various built and planted components. Frontage is divided into Private Frontage and Public Frontage.
- ⑥ **Private Frontage:** the privately held Layer between the Frontage Line and the Primary Building Facade.
- ⑦ **Public Frontage:** the area between the Curb of the vehicular lanes and the Frontage Line.
- ⑧ **Frontage Line:** the line between the Public and Private Frontage, (Primary or Secondary). The Frontage Line is coincident with the Building Site Line(s), at Frontages.
- ⑨ **Primary Frontage:** on Building Sites with multiple Frontages, the Frontage which will bear the address and primary entrance to the building.
- ⑩ **Secondary Frontage:** on Building Sites with multiple Frontages, the Frontage(s) that are not the Primary Frontage.

Turning Radius



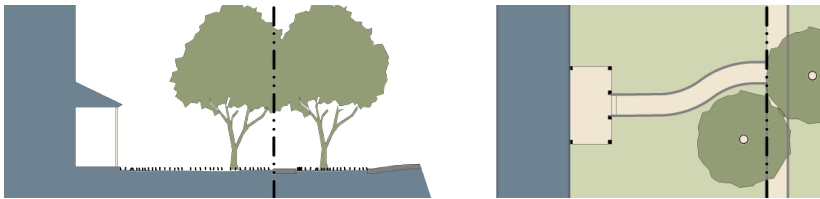
- ① **Effective Turning Radius:** the measurement of the inside turning radius taking parked cars into account.
- ② **Pavement Radius:** the curved edge of a vehicular lane at an intersection, measured at the inside edge of the travel lane if there is no on-street parking, or the parking lane if there is. The smaller the Pavement Radius, the more slowly the vehicle is forced to make the turn.

Thoroughfare & Frontages

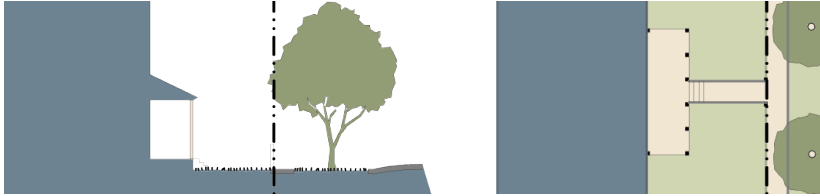


Private Frontages

Common Lawn: a Facade set back substantially from the Frontage Line. The front yard shall remain unfenced and shall be visually continuous with adjacent front yards. The intention is to emulate the character of buildings sitting in a common rural landscape. A front Porch is encouraged but not required, as social interaction from the Sidewalk is unlikely at such a distance.



Porch: a Facade is set back from the Frontage Line with a front Porch. The Porch should be within conversation distance of the Sidewalk. Hedges, fences, or garden walls at the Frontage Line are encouraged to define the front yard. A great variety of porches is possible, but to be useful, none should be less than 8 ft deep.



Terrace and Light Court: a Facade is set back from the Frontage Line with an elevated garden or terrace, or a sunken light court. This type can effectively buffer residential uses from the Sidewalk, by creating an elevated front garden. The terrace created may also be suitable for restaurants and cafes, as the eye of the sitter is level with that of the standing passerby. The light court can give light and access to a basement.



Forecourt: a Facade is aligned close to the Frontage Line with a portion of it set back. The Forecourt created is suitable for a garden or auto court providing a transition from the public Sidewalk to the building entry. This type should be used sparingly. Trees within the forecourt should be placed to have their canopies overhanging the Sidewalks. The Facades on the Frontage Line shall be between 40% to 80% the width of the overall Frontage width. The intent is to create buildings which both hold the edge of the street, and create a generous interior courtyard space.



Stoop: a Facade is aligned close to the Frontage Line with the ground Story elevated from the Sidewalk, securing privacy for the windows. This type is suitable for buildings with ground-floor residential uses, such as townhouses and apartment buildings. This type may be interspersed with the Storefront. Stoops shall include a landing and steps, and may include a ramp. The landing shall be at least 5 feet deep and 5 feet wide, shall be no deeper than it is wide, and may or may not be covered.



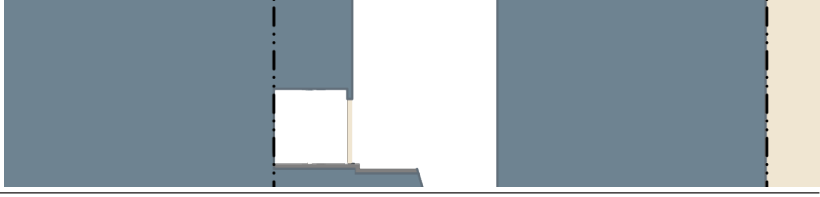
Storefront and Awning: a Facade is aligned close to the Frontage Line with the entrance at Sidewalk grade. This type is common for Commercial Frontage. It is commonly equipped with a cantilevered shed roof, Awning, or Gallery. The absence of a raised ground Story generally precludes residential uses on the ground floor, although residential uses may temporarily be present where Commercial is anticipated in the future.

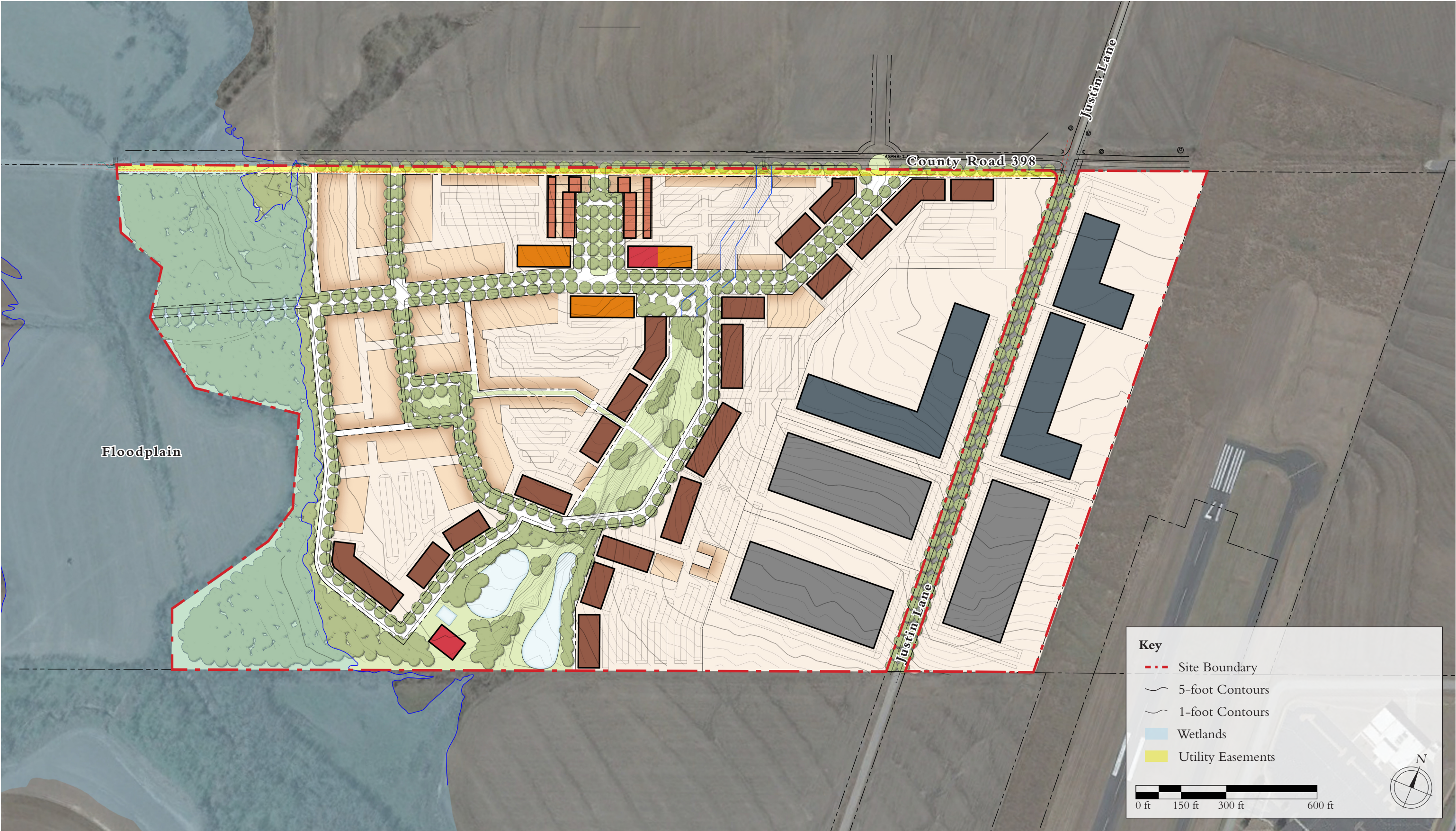


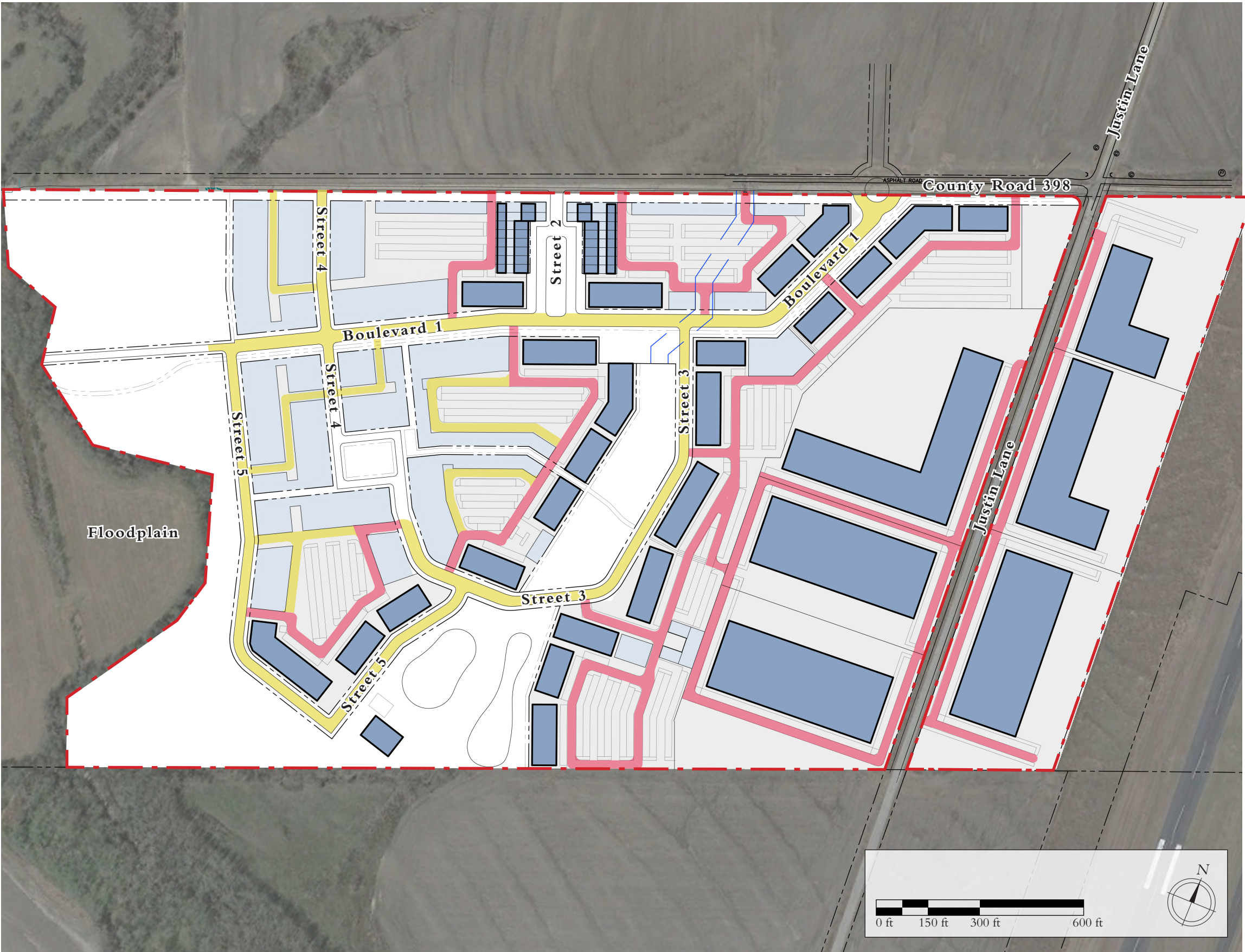
Gallery: a roof extends over the Sidewalk above while the building Facade remains at the Frontage line. This type is most common for Office, Retail, and Manufacturing uses. To be useful, the Gallery should be no less than 12 feet deep and should overlap the Sidewalk to within 2 feet of a vehicular lane so that a pedestrian must pass under it.



Arcade or Colonnade: An Arcade (arches) or Colonnade (columns and beams) is a structure including habitable space that extends over a Sidewalk supported by arches or columns, respectively, and open to the adjacent street or Civic Space. The ground Story remains at the Frontage Line while the Facade of the upper stories overlaps the Sidewalk. This type is most common for Office, Retail, and Manufacturing uses.





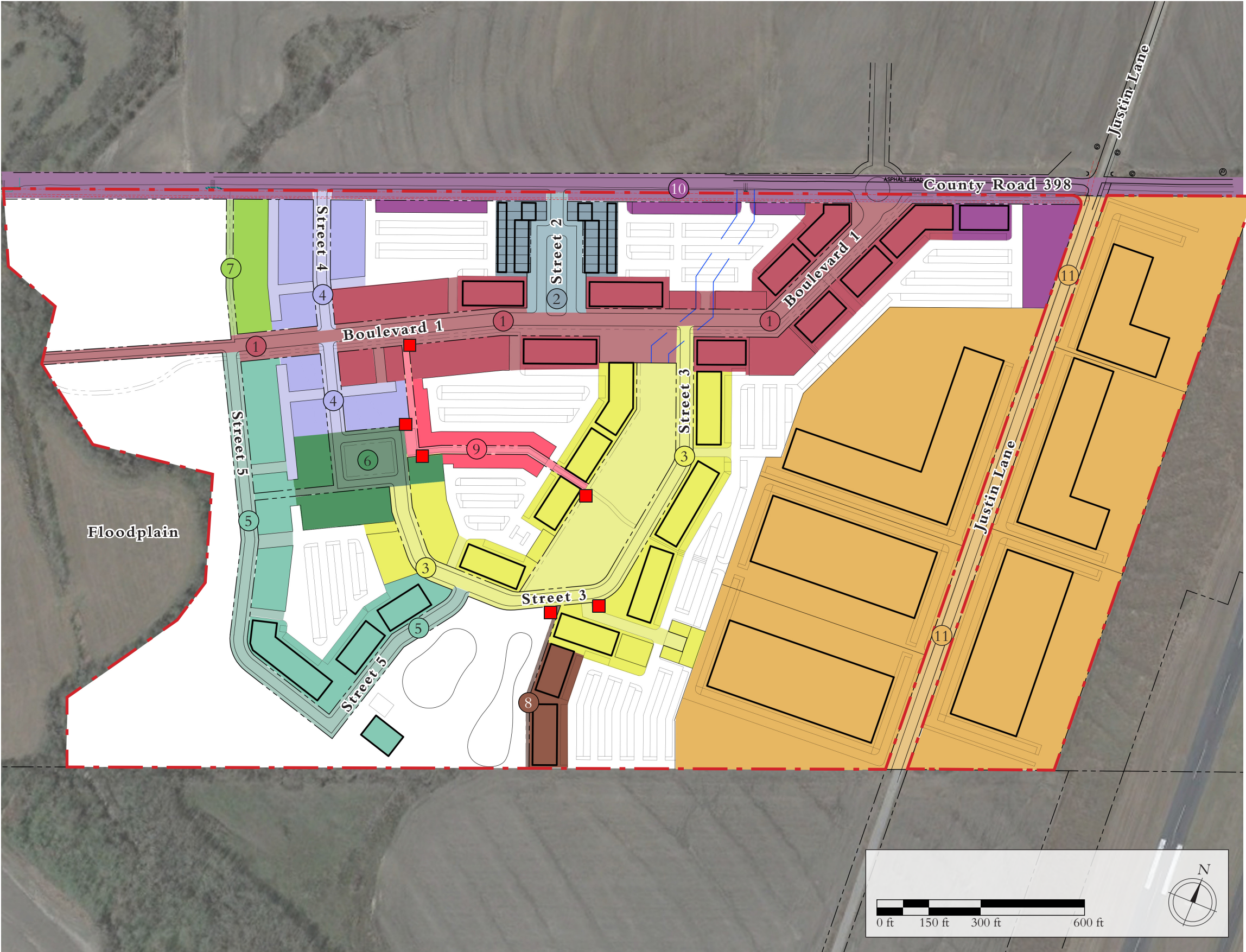


- Fire Apparatus Access Notes**
1. Applicants understanding of the relevant standards from these fire apparatus access notes to be confirmed by the City of Taylor.
 2. For buildings 30 feet tall or greater:
 - Fire Apparatus Access Roads shall be 26 feet clear minimum.
 - Fire Apparatus Access Roads shall be between 15 and 30 feet from the building.
 - Fire Apparatus Access Roads shall provide access to one complete side of the building, as determined by the Fire Official.
 3. For buildings less than 30 feet tall:
 - Fire Apparatus Access Roads shall be 20 feet clear minimum
 4. All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet.
 5. All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
 6. Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum road width shall be 26 feet (7925 mm), exclusive of all shoulders (*see graphic below*).



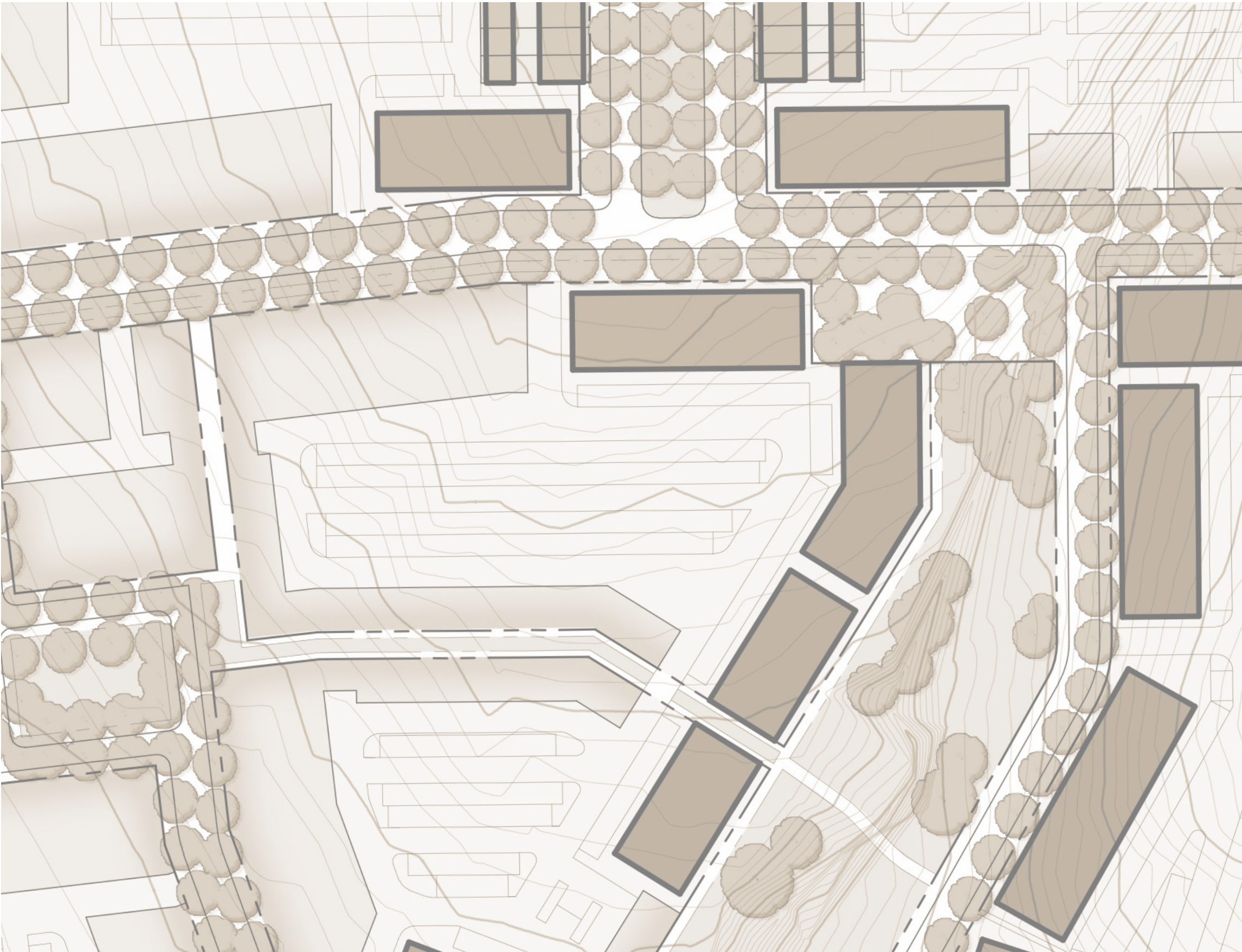
Key

- 26-foot Fire Apparatus Access Road
- 20-foot Fire Apparatus Access Road
- Buildings over 30 feet
- Lots with buildings under 30 feet



Thoroughfare Names and Addressing Key	
1	Boulevard
2	Street
3	Street
4	Street
5	Street
6	Place
7	Way
8	Way
9	Way
10	County Road 398
11	Justin Lane
■	Sign with unit numbers

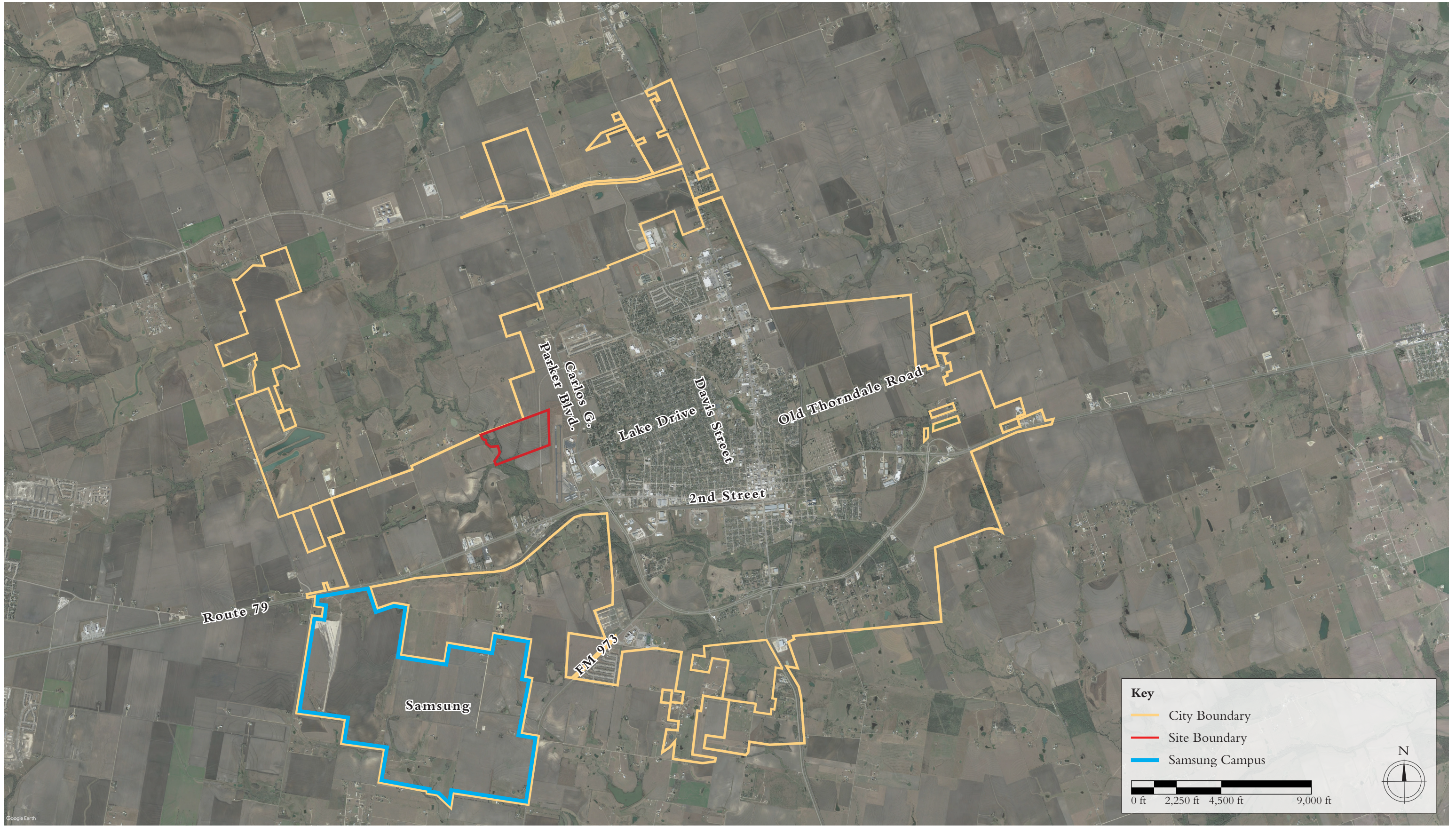




A MASTER PLAN FOR
SILICON VISTAS
TAYLOR, TEXAS

A	BACKGROUND	
	Regional Context Map	A.1
	Site in Context.....	A.2
	Comprehensive Plan Maps.....	A.3
	Existing Conditions Map	A.4
	Elevation Analysis	A.5
B	URBAN DESIGN	
	Master Plan in Context	B.1
	Master Plan	B.2
	Master Plan with Annotations	B.3
	Summary Program	B.4
	Detailed Program & Parking.....	B.5-B.6
	PLANNED DEVELOPMENT STANDARDS	
	<i>See separate PD Standards document.</i>	
	APPENDIX	
	<i>See separate PD Standards document.</i>	

For
The City of Taylor, Texas
and
Epitome Development
by
MICHAEL WATKINS ARCHITECT, LLC





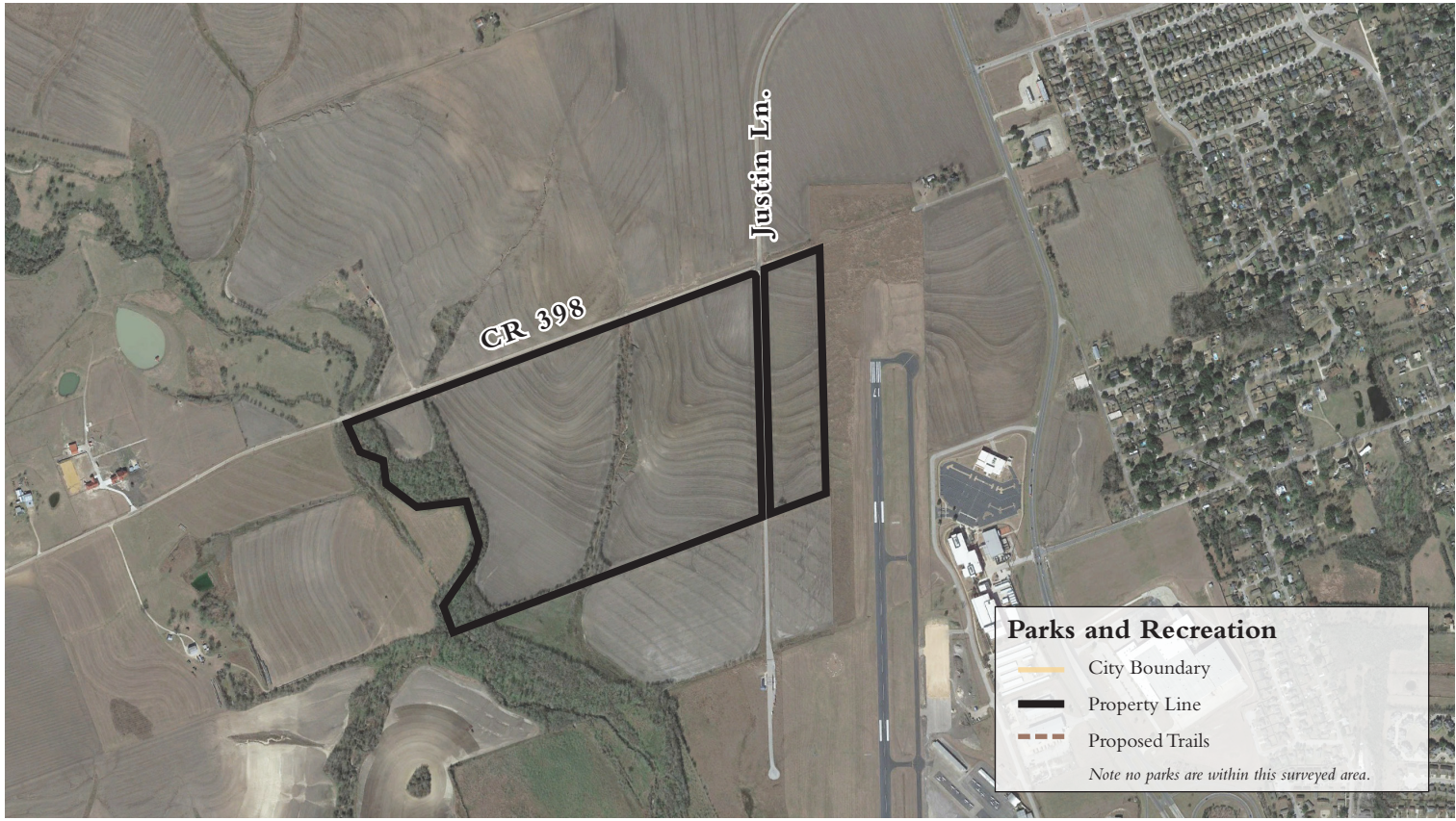
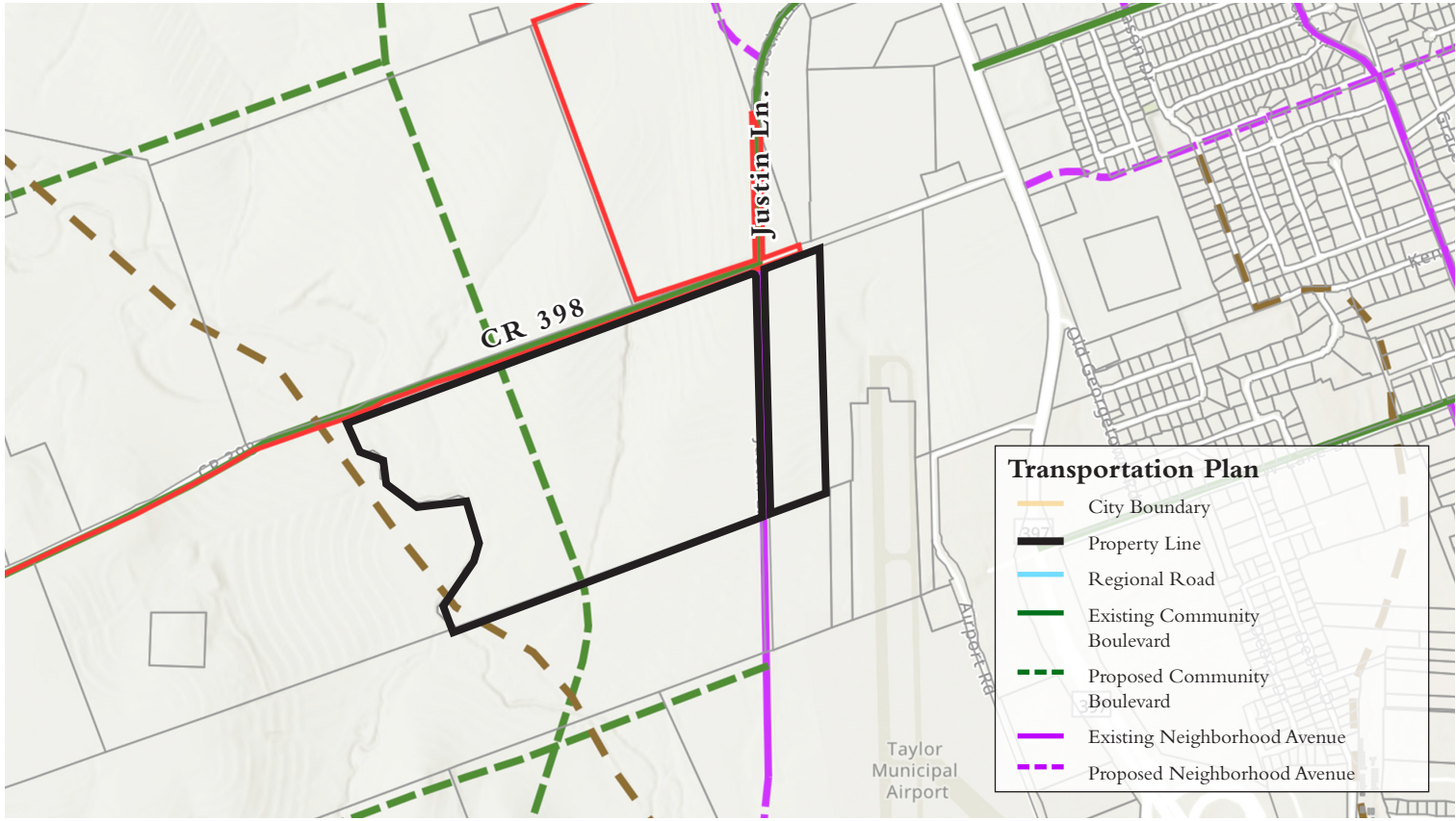
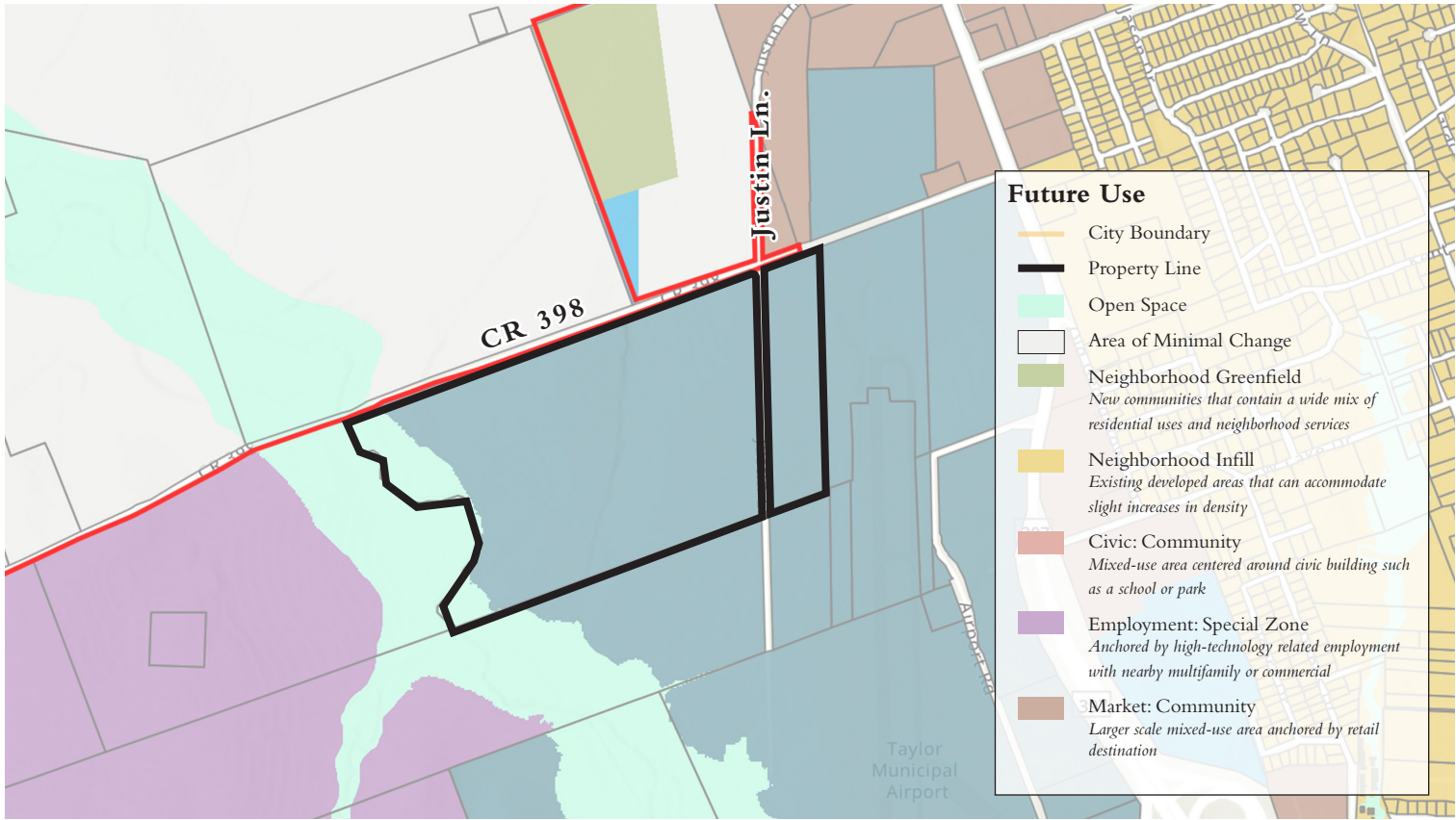
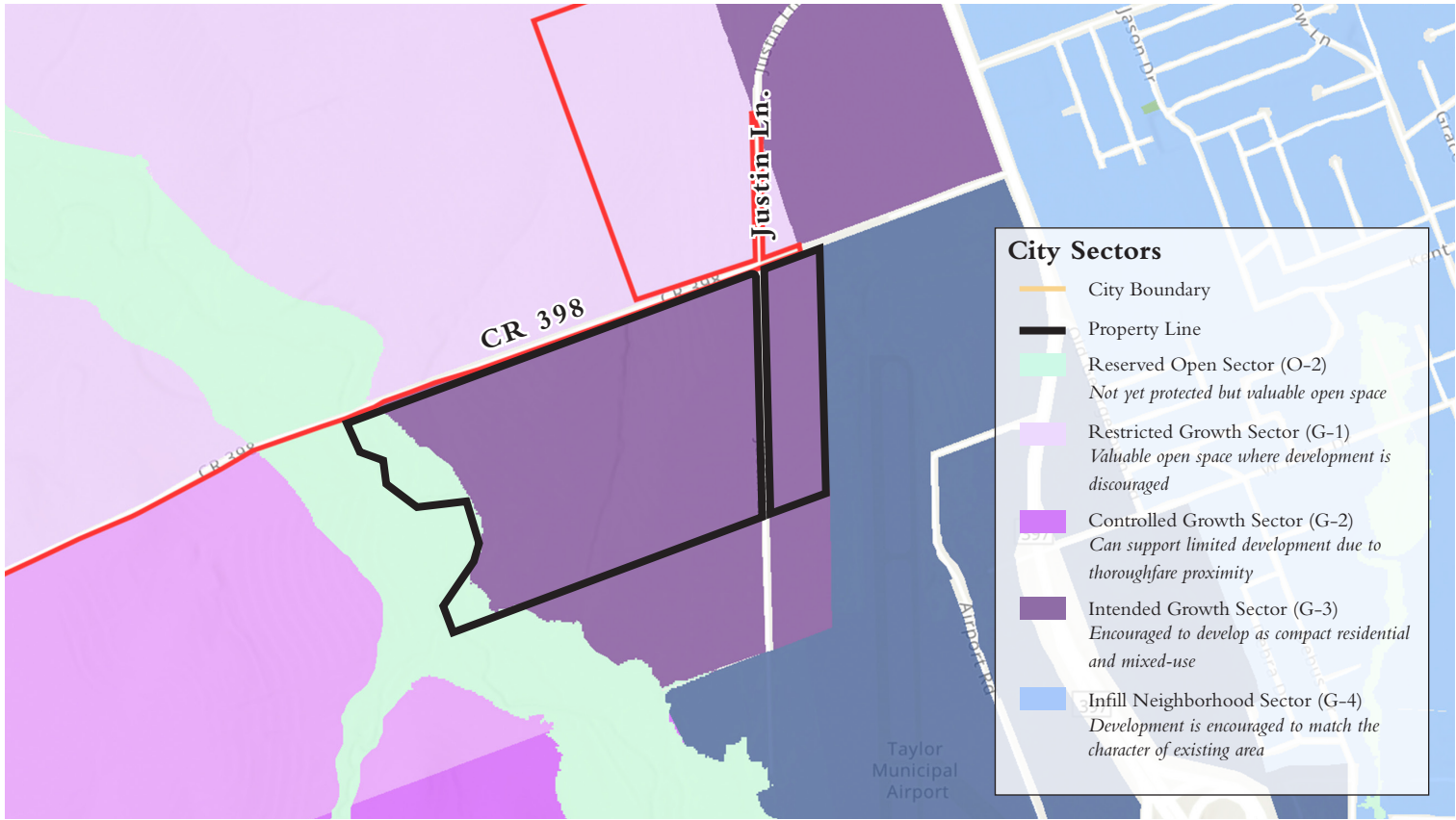
Key

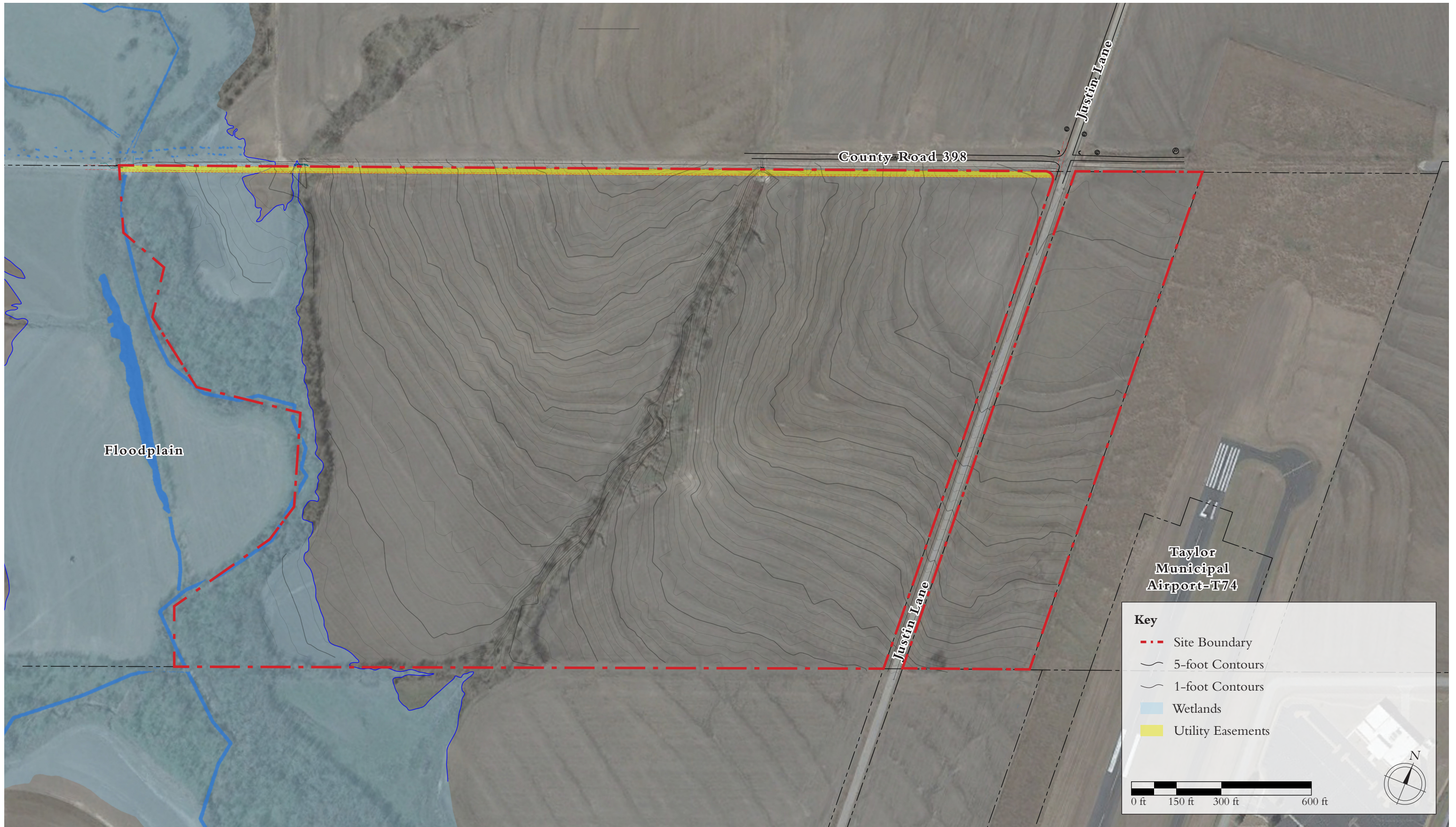
--- Site Boundary

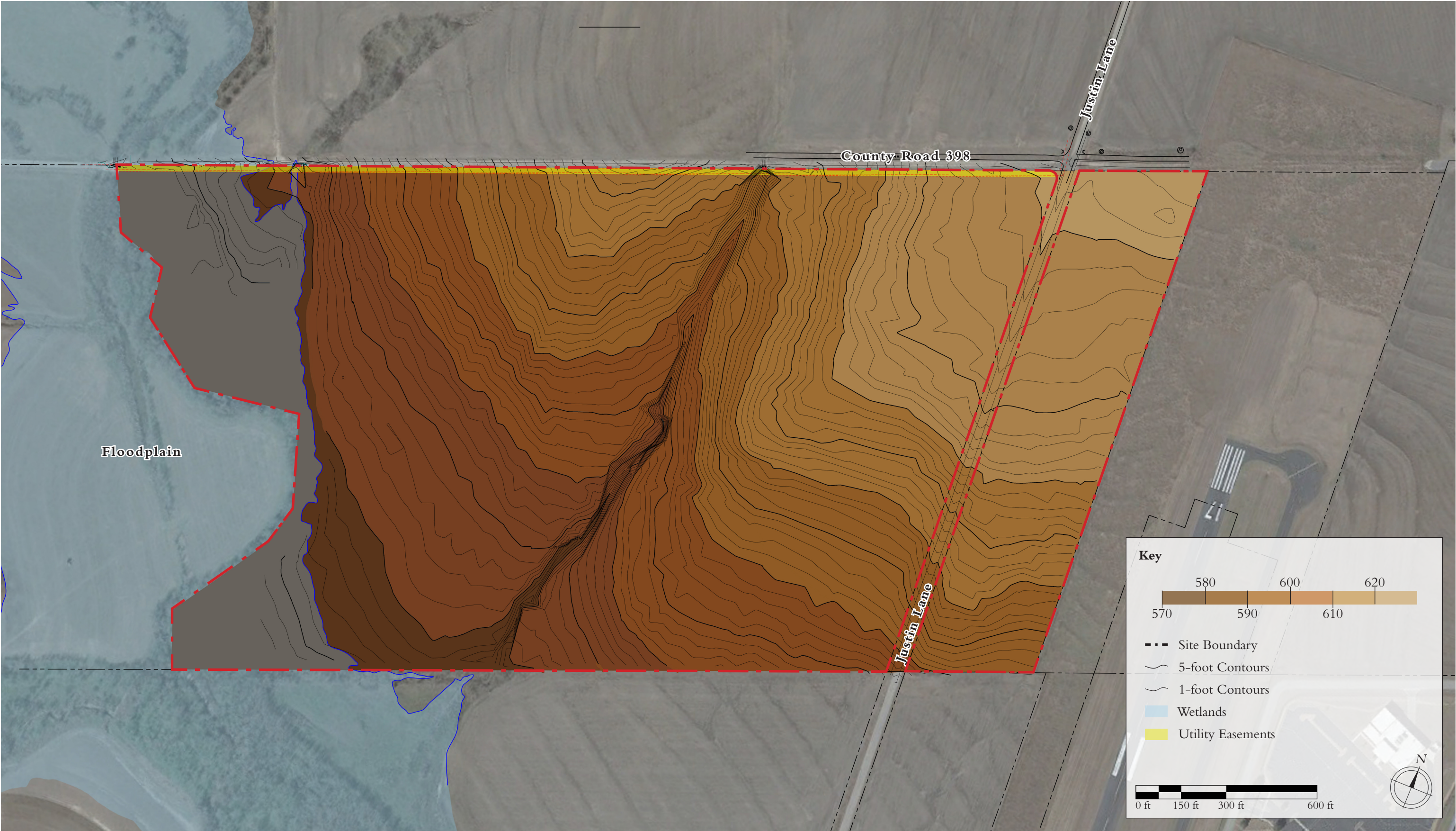
0 mi. 1/8 mi. 1/4 mi. 1/2 mi.

N

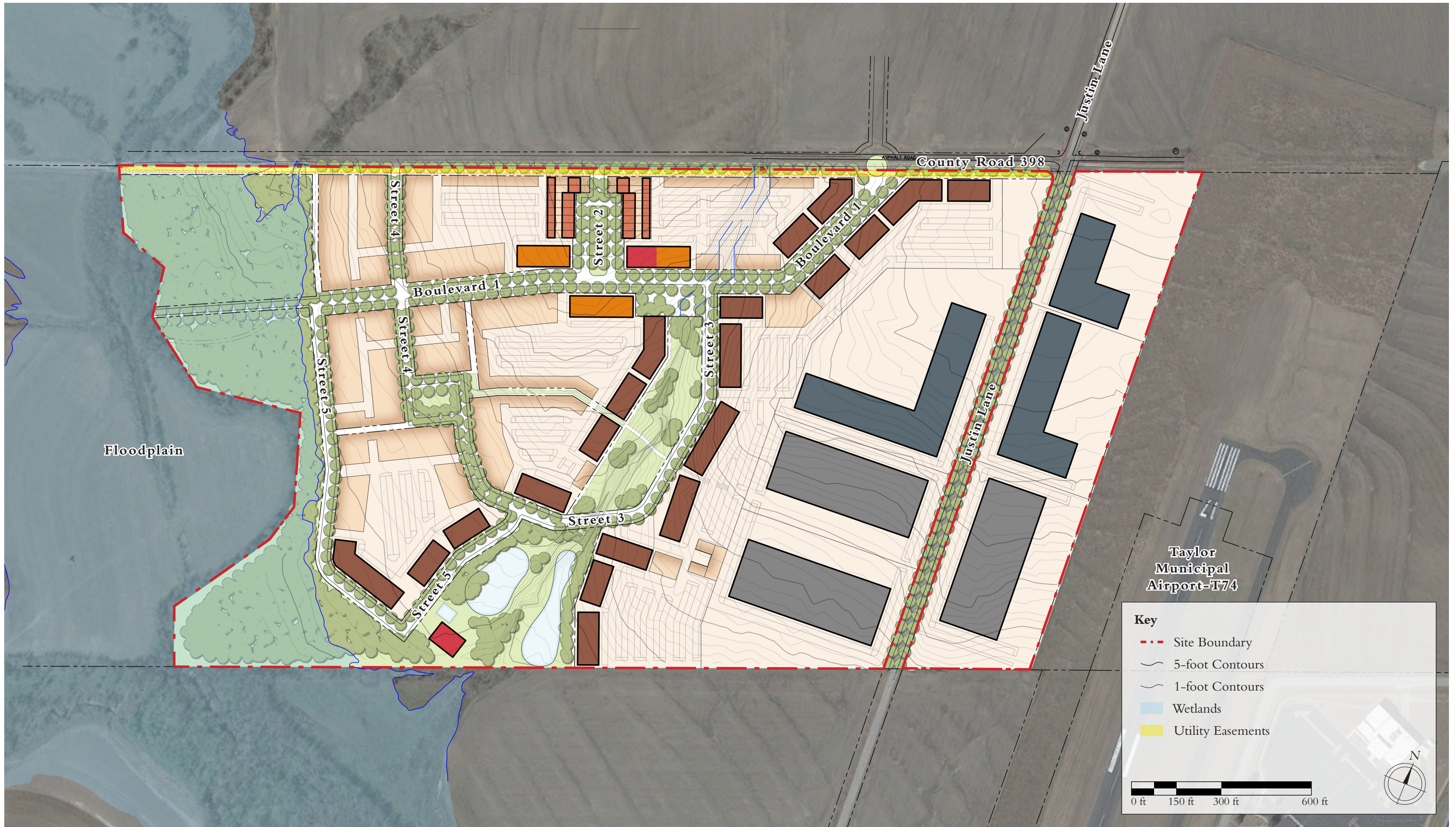


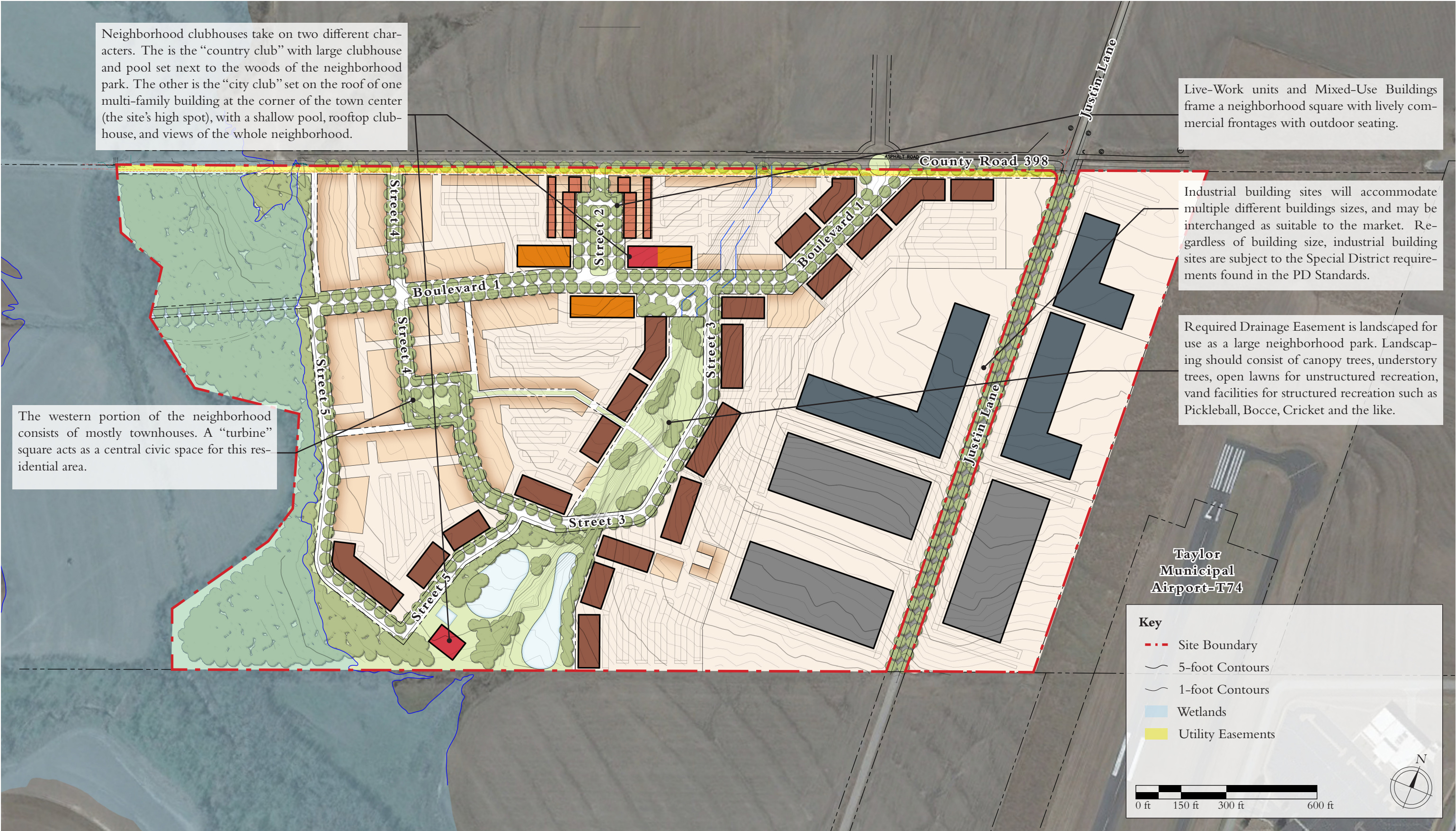


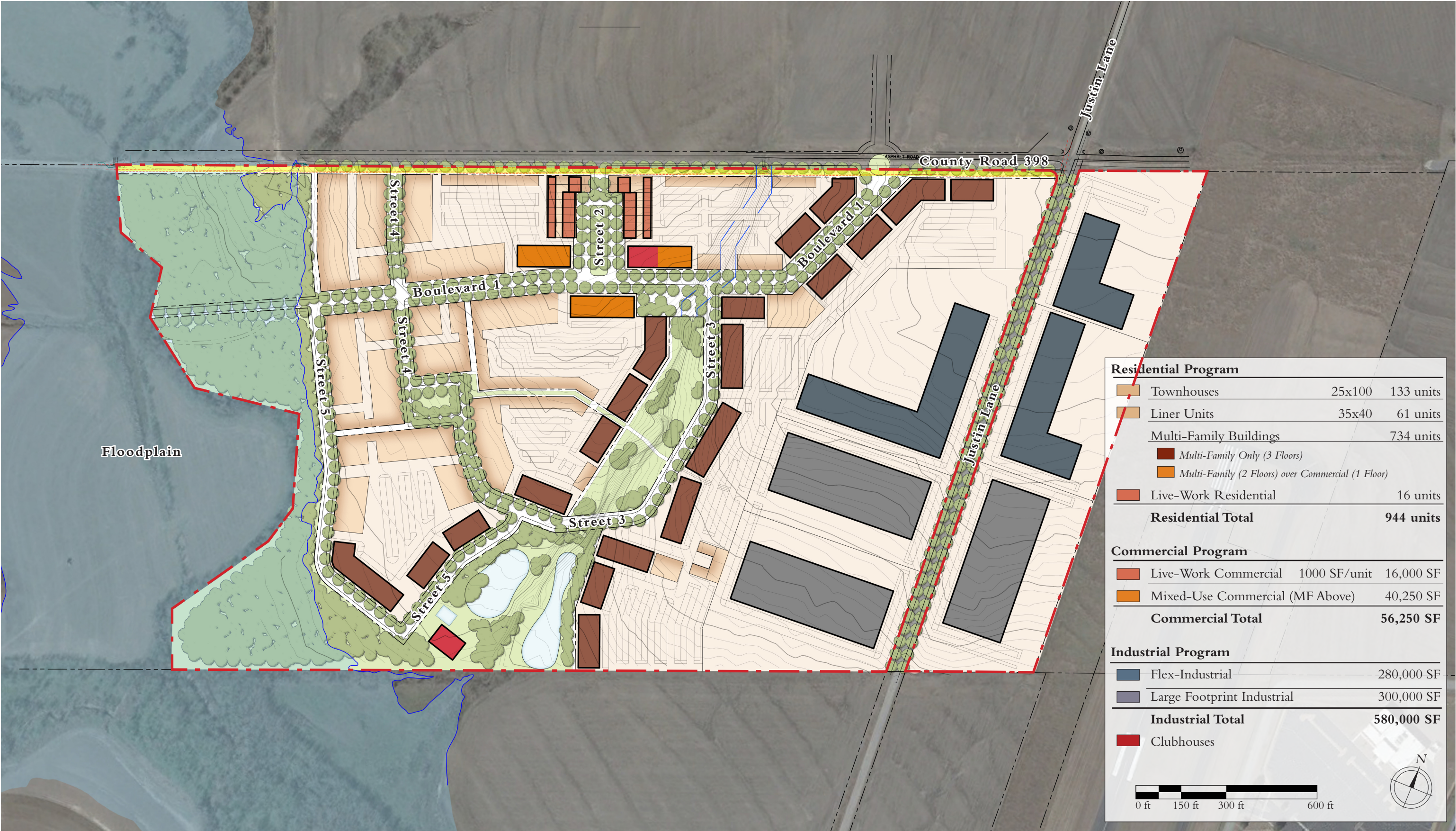














Assumed Parking Ratios		Spaces
Single-Family Residential	per unit	2
Multi-Family Residential	per unit	2
Live-Work Residential	per unit	2
Live-Work Commercial	per 1,000 SF	3
Retail/Restaurant	per 1,000 SF	5
Office	per 1,000 SF	3

Parking counts provided are approximate and assume 10' x 20' spaces with 24' drive aisles. Further refinement will be needed to account for accessible parking, EV charging, dumpster location, etc.

Area A	Program	Spaces
Multi-Family	72 units	144
Live-Work Residential	8	16
Live-Work Commercial	8,000 SF	40
Retail/Restaurant	14,000 SF	70

Total Required	254
Provided on Street	57
Provided in Parking Lots	186
Provided in Garages	16
Total Provided	259
Difference	+5

Area B	Program	Spaces
Multi-Family	84 units	168

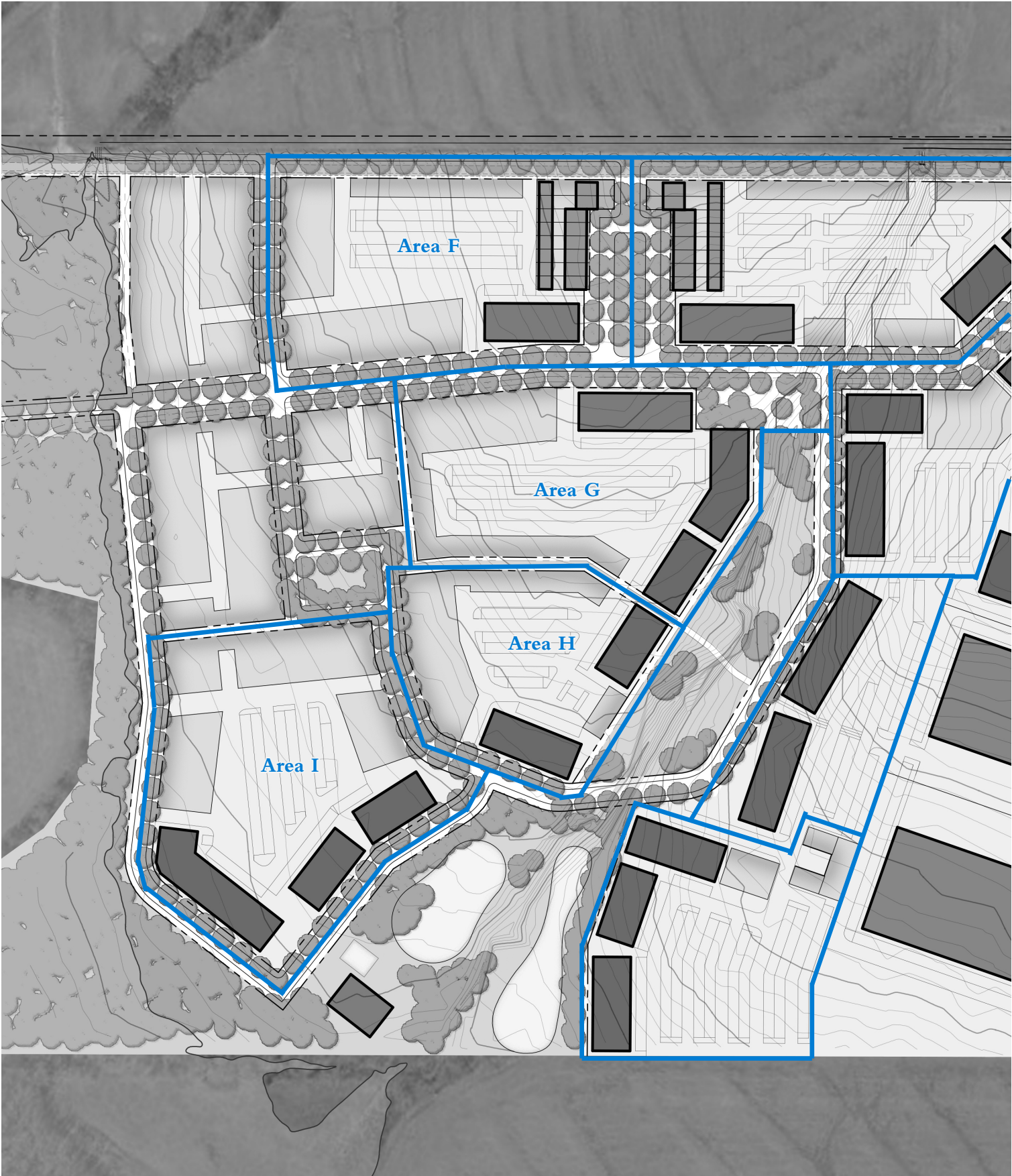
Total Required	168
Provided on Street	18
Provided in Parking Lots	176
Provided in Garages	0
Total Provided	194
Difference	+26

Area C	Program	Spaces
Multi-Family	84 units	168
Total Required	168	
Provided on Street	29	
Provided in Parking Lots	144	
Provided on Private Lots	0	
Total Provided	173	
Difference	+5	

Area D	Program	Spaces
Multi-Family	78 units	156
Total Required	156	
Provided on Street	22	
Provided in Parking Lots	129	
Provided on Private Lots	0	
Total Provided	151	
Difference	-5	

Area E	Program	Spaces
Multi-Family	84 units	168
Total Required	168	
Provided on Street	0	
Provided in Parking Lots	237	
Provided on Private Lots	0	
Total Provided	237	
Difference	+69	





Assumed Parking Ratios		Spaces
Single-Family Residential	per unit	2
Multi-Family Residential	per unit	1.7
Live-Work Residential	per unit	2
Live-Work Commercial	per 1,000 SF	3
Retail/Restaurant	per 1,000 SF	5
Office	per 1,000 SF	3
Parking counts provided are approximate and assume 10' x 20' spaces with 20' drive aisles. Further refinement will be needed to account for accessible parking, EV charging, dumpster location, etc.		

Area F	Program	Spaces
Multi-Family	20 units	40
Live-Work Residential	8 units	16
Live-Work Commercial	8,000 SF	40
Retail/Restaurant	12,250 SF	61
Total Required		141
Provided on Street		30
Provided in Parking Lots		126
Provided in Garages		16
Total Provided		172
Difference		+31

Area G	Program	Spaces
Multi-Family	78 units	156
Retail/Restaurant	14,000 SF	70
Total Required		226
Provided on Street		30
Provided in Parking Lots		200
Provided on Private Lots		0
Total Provided		230
Difference		+4

Area H	Program	Spaces
Multi-Family	54 units	108
Total Required		108
Provided on Street		8
Provided in Parking Lots		94
Provided on Private Lots		0
Total Provided		102
Difference		-6

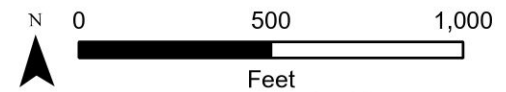
Area I	Program	Spaces
Multi-Family	90 units	180
Total Required		180
Provided on Street		31
Provided in Parking Lots		154
Provided on Private Lots		0
Total Provided		185
Difference		+5



PZ-2023-1849

**3699-B CR
Rezoning
Proposed Zoning Map
Approximately 113 acres**

- | | |
|---------------------------------------|--------------------------|
| City Limits | Overlay Zoning |
| ETJ Boundary | P1: Nature |
| Subject Property | Place Type Zoning |
| Parcels | P2: Rural |
| Employment Center Planned Development | P5: Urban Center |
| | EC: Employment Center |
| | CS: Civic Space |



PZ-2023-1849

Zoning Amendment

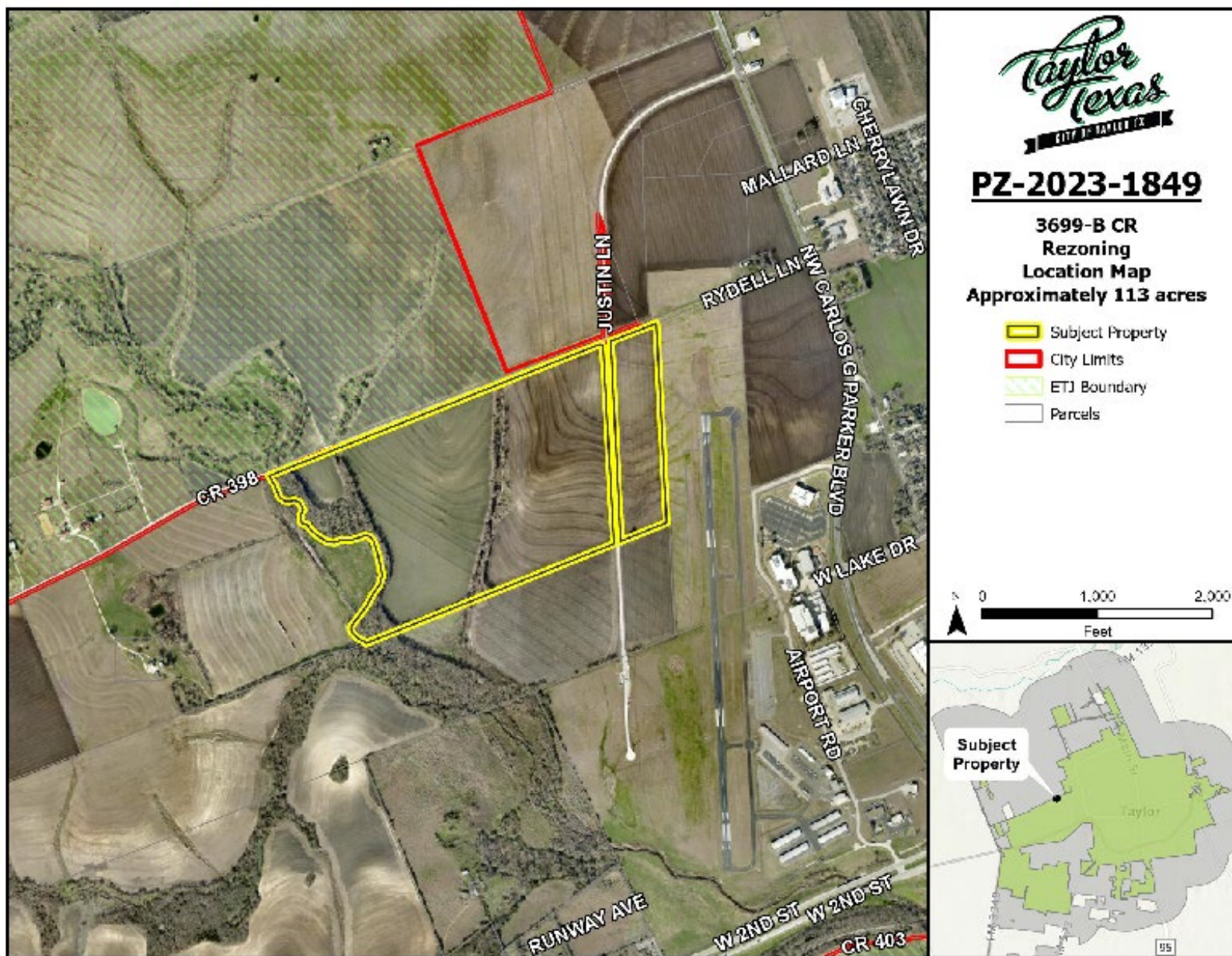
Silicon Vistas



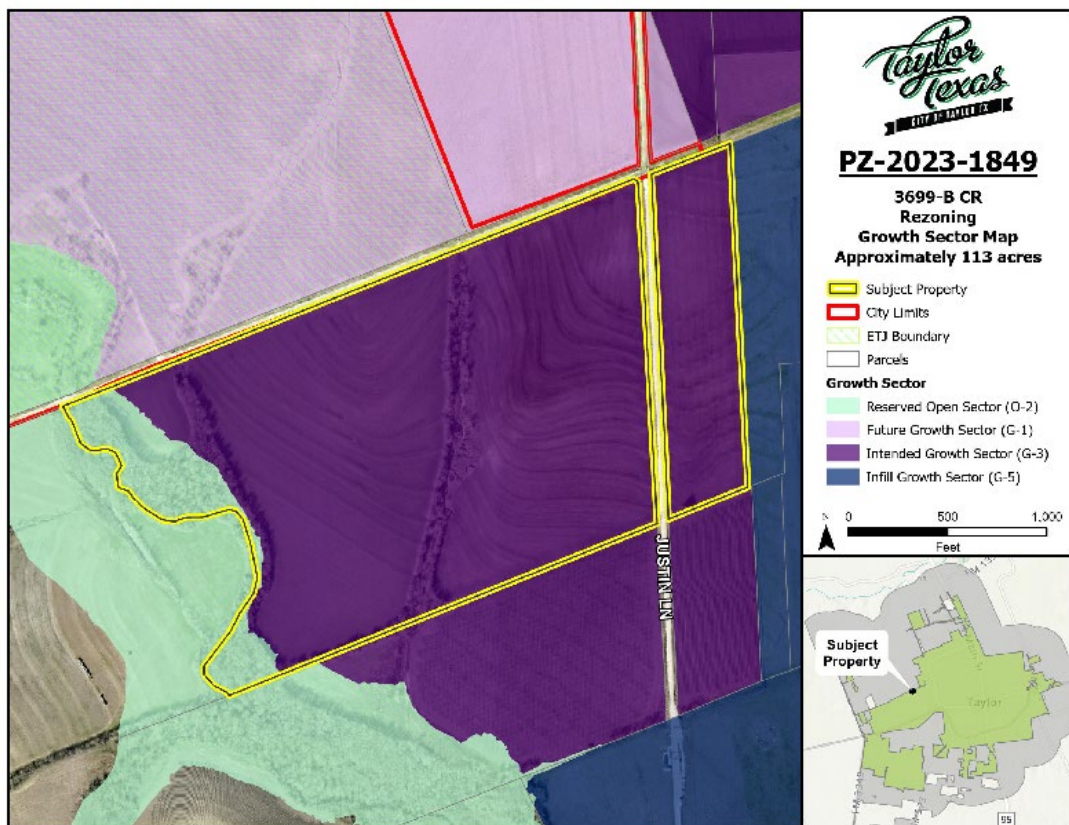
Development Process

1. **Comprehensive Plan Amendment** – Growth Sector, Future Land Use, Transportation Master Plan
2. **Rezoning** – Proposed uses and compliance with the Comprehensive Plan
3. **Platting** – Division of land into lots (identifying lot boundaries, streets, easements)
4. **Subdivision Improvement Plans** – Installation of public improvements (water, wastewater, drainage, roadways)
5. **Final Plat** – After approved and accepted infrastructure improvements.
6. **Building Permit** – Layout of building(s) on lot(s) and detailed construction drawings.

Location Map

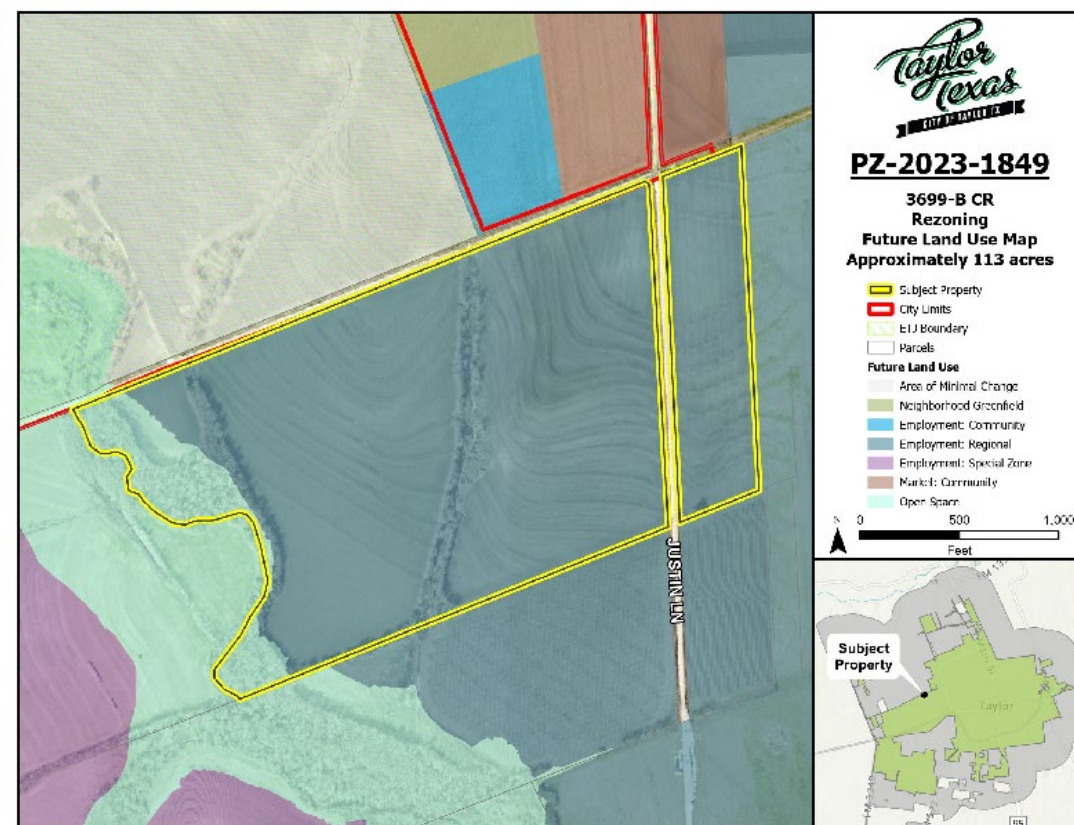


Growth Sector & Future Land Use



Intended Growth Sector (G-3):

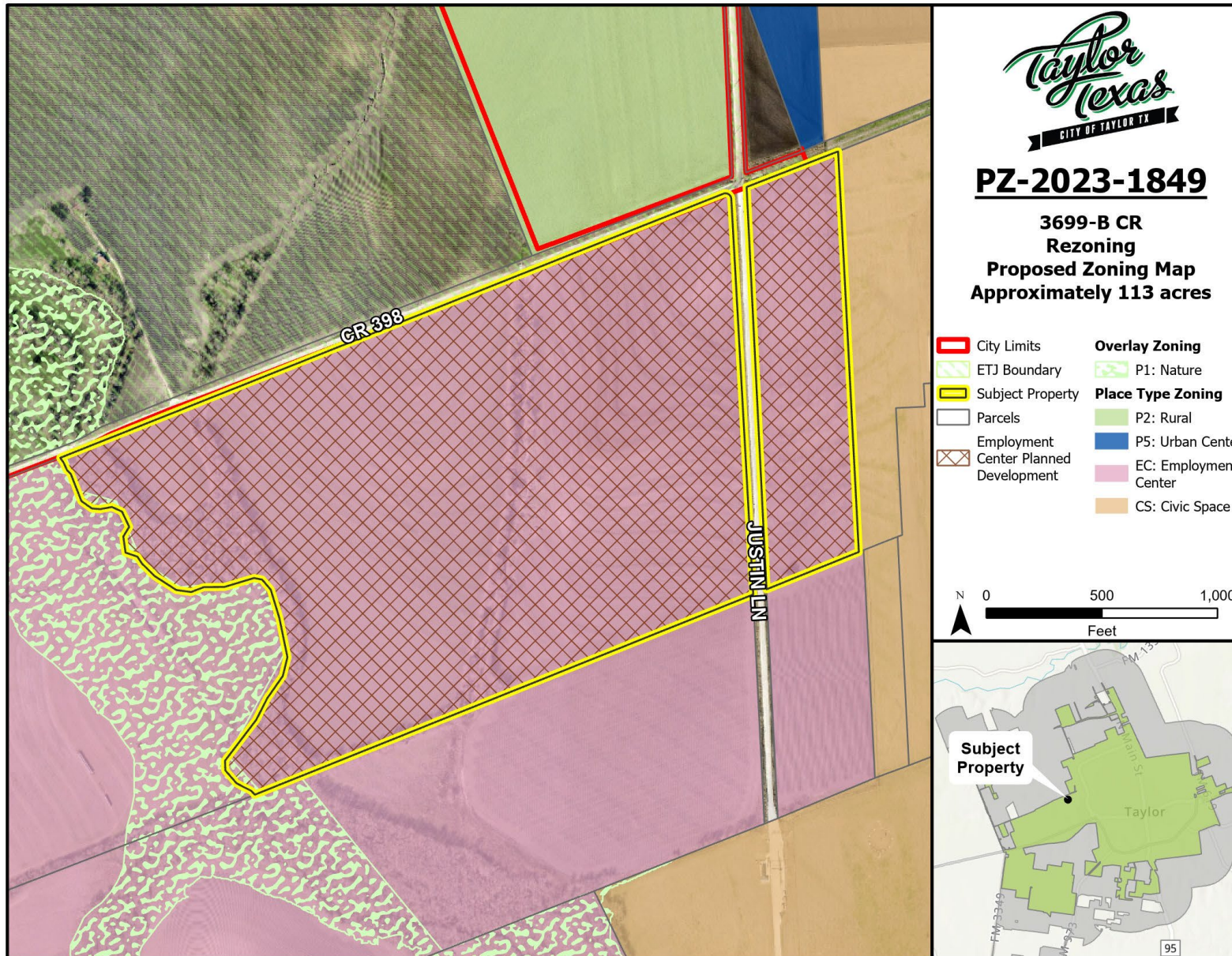
The Intended Growth Sector consists of areas with access to existing or planned transportation / infrastructure and are on the periphery of existing developed areas. These are primarily vacant, underutilized, or poorly developed commercial areas adjacent to existing centers and service areas. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development. (Page 50).



Employment Center: Regional.

Employment Centers are mixed use areas centered around office or industrial uses that can support significant employment. The office and industrial uses help support local retail and restaurants. (Page 72).

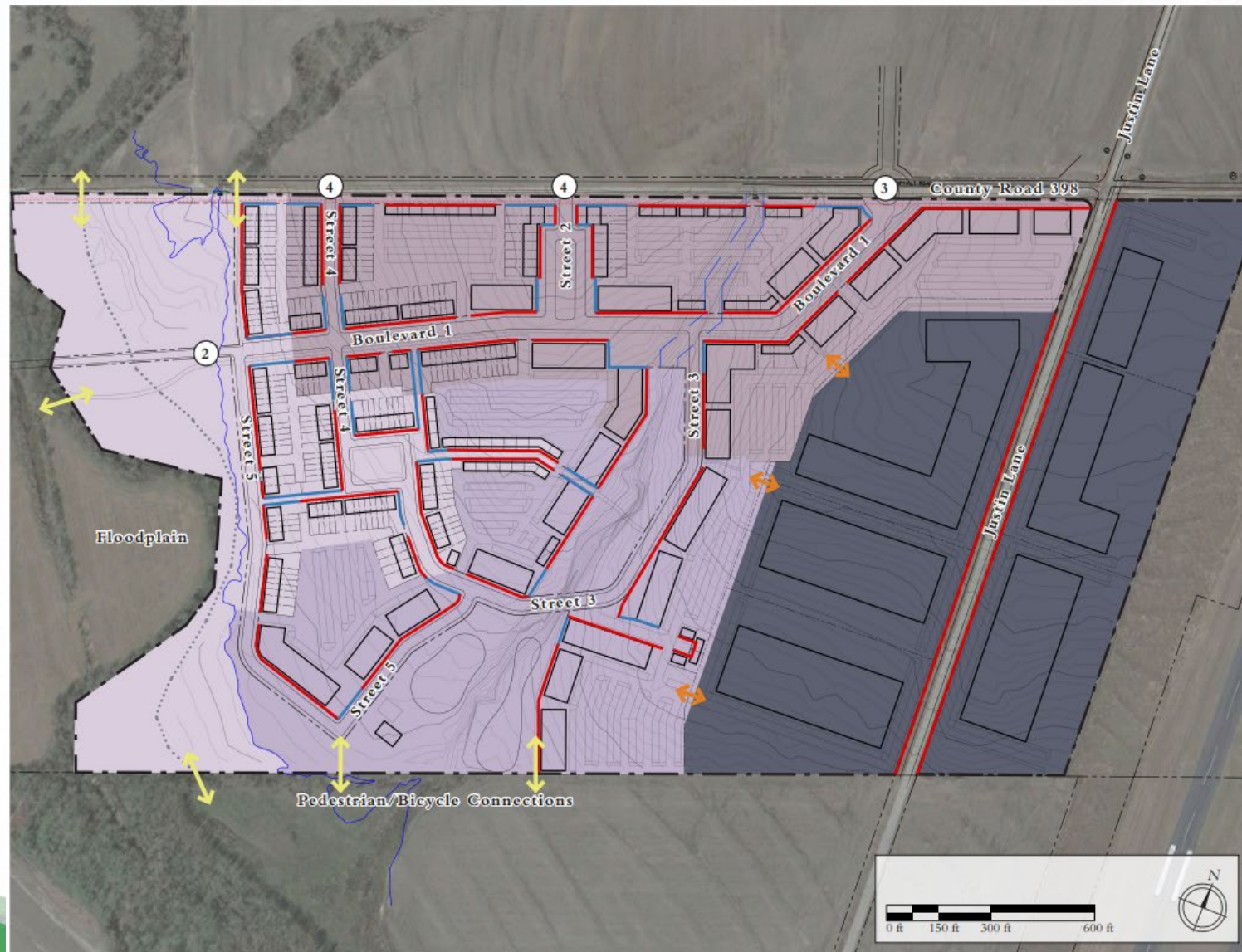
Place Type Zoning Map



Silicon Vistas Planned Development



Silicon Vistas Planned Development



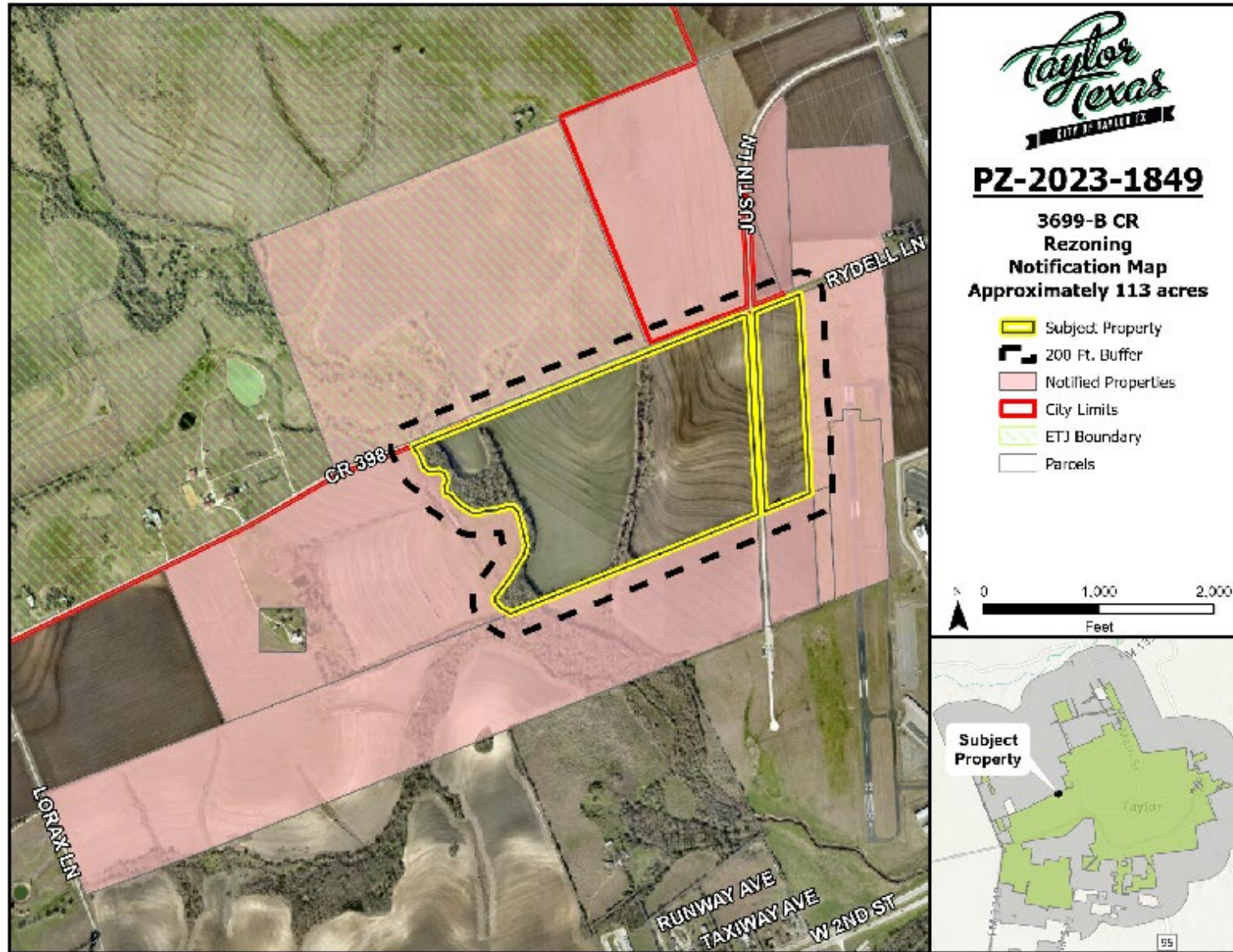
Plan Notes

1. The base zoning districts, as described in the Taylor Code of Ordinances shall be EC.
2. Boulevard 1 is intended to connect west across the flood plain to adjacent properties with the exact location of the connection to be determined based on the configuration of any future improvements to those properties. In addition to vehicular, it shall provide pedestrian and bicycle connections across the floodplain, which may be in the form of a dedicated trail which is not parallel to the vehicular lanes.
3. Boulevard 1 is intended to connect to County Road 398 via a traffic circle, the specific design of which is to be determined. This traffic circle shall be of the minimum practical size and radii permitted by the County in order to slow vehicular traffic and provide adequate pedestrian and bicycle crossings.
4. Streets 2 and 4 are intended to connect to County Road 398 as shown.
5. Minor adjustments may be made to the Master Plan (and by extension the Regulating Plan) as consistent with these Planned Development (PD) Standards.
6. The exact locations of boundaries between transect zones may be adjusted, and can increase or decrease in size to accommodate future adjustments to the Master Plan. Except for the Special District, each transect zone may increase or decrease by 2% of the total area of the community. The Special District area may only be decreased.
 - There is no site perimeter landscaping requirement. Landscaping shall comply with applicable City requirements.
 - Street trees in or adjacent to an improved area of the site shall be counted toward that area's required landscaping. Street trees may only be counted towards the landscaping requirement for one area.
7. There is no site perimeter landscaping requirement. Landscaping shall comply with applicable City requirements.

Key

- T4-S: Neighborhood General Small-Footprint
- T4-L: Neighborhood General Large-Footprint
- T5: Neighborhood Center
- SD: Special District
- Primary Frontage
- Secondary Frontage
- Required Pedestrian/Bicycle connection
- Required Pedestrian/Fire Access connection

Notice Area Map



- 13 notices were sent out to adjacent property owners within 200 ft. of the subject property and public entities.
- Staff received 0 responses from the notified parties.

Recommendation

Planning and Zoning Commission recommended **Approval** of the proposed zoning amendment from R-1 (Single Family) to EC-PD (Employment Center Planned Development) on approximately 113 acres of land part of the Pharrass, S. Survey, Parcels R406304 and R019586, generally located west of the airport, at the intersection east of Justin Lane and south of CR 398 and also west of Justin Lane south of CR 398.



City Council Meeting December 7, 2023 Transmittal Letter

STRATEGIC PILLAR

☒ Streets/Infrastructure

☐ Quality of Life

☐ Economic Vitality

Agenda Item #: 6
Agenda Title: Update on Emergency Repairs for Main Street Water Main Break

Council Action to be taken: Accept Information Update

Department Submitted: Public Works

Staff Contact: Jim Gray, Public Works Director
Chris Malinowski HDR

1. PURPOSE/DESCRIPTION

This item is to update the Mayor and City Council on the activities related to the incident on the City's water pipe on Main Street. The pipe was damaged by a contractor on November 8, 2023, while they were boring underneath Main Street, south of Carlos G. Parker.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

On Wednesday November 8, 2023, the City of Taylor Utility Maintenance Department was notified of a water main break on Main Street. City personnel responded immediately and found that a contractor had accidentally bored a hole into the side of the City's primary water line coming in from the Brazos River Authority water treatment plant. The location of the incident is in the western side of the Main Street right-of-way, in front of the Walmart and across from the Main Street Apartment Complex.

The event was caused by a contractor boring fiber optic cable under Main Street. The contractor on site was Balsas Directional Drilling, who is a subcontractor to Mears. They both work for the Ubiquity Group. The contractor was located on the east side of Main Street and bored in a westerly direction. They had previously called for line location, and the City marked the approximate location of the water line. The contractor had excavated a receiving pit, but in hindsight, the receiving pit was located west of the City's water line (opposite side of the pipe).

The damage was a 3 inch diameter hole in the side of the City pipe, located about 2 inches from the pipe bell. The bell is the receiving end of the pipe where the adjacent pipe is inserted. The diameter of the bell is larger than the pipe, so typical repair clamps cannot generate a tight seal at this location.

Temporary Repair

- City crews attempted to close the upstream valve on the line from BRA, but the 27-inch valve would not completely close. Valves were successfully closed downstream of the damaged area. In hindsight, it was discovered that there was a significant amount of flow coming from downstream side, even when these valves were closed. This indicates that there are likely other unknown water lines connecting to the Main Street water line, but that are not documented on the GIS system.
- City crews called for emergency line locate services and once received, began to excavate to expose the major leak. Once exposed, crews discovered that the pipe is 18 inch diameter concrete steel cylinder (CSC) pipe, even though the City's Geographic Information System (GIS) shows that pipe as 16 inch diameter ductile iron pipe.
- Crews had repair clamps for 16 inch pipe but not for 18 inch CSC pipe. Since CSC pipe is not common in the area, the vendors in the area did not have repair clamps for this pipe.
- City crews showed great ingenuity and combined two smaller repair clamps to create a temporary repair clamp, which slowed the leak by approximately 90%.
- The City also successfully procured a pipe welder from Thompson Pipe in Dallas, that was planned to arrive that same Wednesday night. After attempting various solutions to stop water flow to the damaged area so the repair could be made proved unsuccessful, efforts were stopped around 3:30 AM.

Permanent Repair

- City management and HDR contacted 5 companies that could potentially provide a permanent repair immediately. Only Thompson Pipe Group, with support from Rangeline Group, was able to mobilize before Monday morning to complete the needed repairs. A purchase order was issued around 4:00 PM to Thompson pipe to mobilize Saturday morning. Their scope included the installation of 3 temporary line stops, cutting out the damaged area, and welding in a new valve in the cut out area.
- City located, procured, and obtained the 18 inch valve that would be installed in the repair.
- On Friday November 10, City crews spent the day preparing the site for the Thompson work.
- On Saturday November 11, Thompson crews arrived around 8:00 AM to install the pipe saddles that were needed for three temporary line stops. City crews also assisted with the installation of concrete thrust blocks to support the pipe at the line stop locations.
- On Sunday November 12, Thompson began work at approximately 8:00 AM. Although it took longer than anticipated, Thompson completed the installation of the 3 line stops around 9:00 PM, and the damaged area was isolated from water flow which permitted repairing the pipe. Water was then drained from the isolated area so the welders could start the pipe repair. This was completed around 11:30 PM.

- Thompson Pipe then removed their 3 temporary line stops. This was completed at approximately 2:30 AM Monday morning.
- Water pressure never dropped to a point of creating a need for a boil water notice.
- Water data was obtained from BRA and the initial estimate is that the City lost approximately 2 million gallons between November 8 and November 12.

Anticipated Costs

There are several costs the City incurred as a result of the damage created by the Ubiquity contractor. An initial high level estimate of the associated costs is summarized in the table below.

Cost	Amount
Contract with Thompson Pipe (Wednesday)	\$4,235 (confirmed)
Contract with Thompson Pipe (Sat-Mon)	\$254,000 (confirmed)
Welder	\$7,333 (confirmed)
City contractor to install concrete forms	\$8,862 (confirmed)
Cost of concrete delivery	\$3,515 (confirmed)
2 million gallons BRA water (@ \$2.84 per 1,000 gallons)	\$6,000 (estimate, rounded)
Gate Valve	\$9,000 (confirmed)
City crews (250 hours overtime)	\$12,000 (estimate)
HDR support (60 hours)	\$18,000 (estimate)
Miscellaneous City repair parts and supplies	\$5,000 (estimate)
TOTAL	\$326,945 (estimate)

There are other potential City costs that were incurred but have yet to be quantified. This could include:

- Internal city management labor associated with the handling and communication of the issue.
- Any financing related to funds that were secured, if any, for the repair.
- Traffic control
- Heavy equipment, such as backhoes and trucks.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• No boiling water notice required. • Rapid response by City Staff and Repair Contractor • We will pursue compensation from the contractor	• Cost incurred by the City. • Realization that valve repair program is needed.

4. RECOMMENDATION

Staff recommends the following items be evaluated more in detail, and then come back to Council with better defined plans of action:

- Update the contractor requirements in the City's Right of Way Ordinance, to requiring City staff and the contractors to visually verify pipelines through potholes done by the contractor on all lines over 12 inches.
- Install a second valve on the 27 inch water main coming in from the BRA treatment plant.

5. FUNDING SOURCE

340- Utilities Fund

6. TIMELINE

City Staff expects to update Council with details of its plan of action in the next 30 to 60 days.

7. OTHER OPTIONS (In order of preference)
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Not Applicable

8. ATTACHMENTS

None.