AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

October 10, 2023, 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, October 10, 2023.

The agenda packet is on the website at:
https://www.ci.taylor.tx.us/Calendar.aspx?EID=4547&month=10&year=2023&day=10&calType=0

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZENS COMMUNICATION

(The Planning and Zoning Commission welcomes public comments on items not listed on the Agenda. However, the Commission cannot respond until an item is posted on a future meeting agenda. Registration forms are available at the sign in table.)

III. CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission may act on with one single vote. The Chairman or a Commissioner may pull any item from the Consent Agenda to discuss and act upon it individually as part of the Regular Agenda.)

1. Review and approve minutes from the meeting held on September 12, 2023.

2. **PZ-2023-1830** – Consider Conditional Approval of a Replat of the Map of the Town of Taylor, Block 21, Lots 1, 2, and 3, consisting of approximately 0.456 acres of land generally located 401 N. Main Street, more particularly described by the Williamson Central Appraisal District Parcel R015046, R015407, part of the Map of the Town of Taylor, Block 21, Lot 1, Lot 2 and part of Lot 3, Taylor, Williamson County, Texas.

3. **PZ-2023-1865** – Consider Disapproval of Honey Bucket Minor Plat, consisting of approximately 4.02 acres of land generally located at 1900 O L G Cemetery Road, more particularly described by the Williamson Central Appraisal District Parcel R018997, part of and out of the Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.

IV. REGULAR AGENDA

REZONING

4. **PZ-2023-1861**– Hold a public hearing regarding a request to amend the zoning of approximately 3.649 acres of land, generally located at 701 Carlos G. Parker Boulevard NW, from the existing zoning of Local Business District (B-1) to General Business District (B-2), more particularly described by Williamson Central Appraisal District

Parcel R367817, Fireman's Addition, part of Lot 1, Taylor, Williamson County, Texas. **(Shai Roos, Consulting Planner, HDR)**

5. **PZ-2023-1861** – Consider making a recommendation regarding a request to amend the zoning of approximately 3.649 acres of land, generally located at 701 Carlos G. Parker Boulevard NW, from the existing zoning of Local Business District (B-1) to General Business District (B-2), more particularly described by Williamson Central Appraisal District Parcel R367817, Fireman's Addition, part of Lot 1, Taylor, Williamson County, Texas.

6. **PZ-2023-1862** – Hold a public hearing regarding a request to amend the zoning of approximately 2.382 out of 4.618 acres of land, generally located at 3609 E. 4th Street, from General Business District (B-2) to Light Industrial District (M-1), more particularly described by the Williamson Central Appraisal District Parcel part of R372792, part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor, Williamson County, Texas. **(Brenda Joyas, Senior Planner)**

7. **PZ-2023-1862** – Consider making a recommendation regarding a request to amend the zoning of approximately 2.382 out of 4.618 acres of land, generally located at 3609 E. 4th Street, from General Business District (B-2) to Light Industrial District (M-1), more particularly described by the Williamson Central Appraisal District Parcel part of R372792, part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor, Williamson County, Texas.

SUBDIVISION VARIANCE

8. **PZ-2023-1893** – Hold a public hearing regarding a request a request for a Subdivision Variance from Section 2.14 of the Subdivision Ordinance regarding sidewalk installation and Section 8.21 within the Engineering Manual regarding runoff calculations methodology, generally located at 300 Airport Road on approximately 4.726 acres of land, in the Mucha/Hubnik Subdivision Minor Plat, Block 1, Lot 2, more particularly described by the Williamson Central Appraisal District Parcel R629212, Taylor, Williamson County, Texas. **(Brenda Joyas, Senior Planner)**

9. **PZ-2023-1893** – Consider making a recommendation regarding a request a request for a Subdivision Variance from Section 2.14 of the Subdivision Ordinance regarding sidewalk installation and Section 8.21 within the Engineering Manual regarding runoff calculations methodology, generally located at 300 Airport Road on approximately 4.726 acres of land, in the Mucha/Hubnik Subdivision Minor Plat, Block 1, Lot 2, more particularly described by the Williamson Central Appraisal District Parcel R629212, Taylor, Williamson County, Texas.

LAND DEVELOPMENT CODE ADOPTION

10. Hold a public hearing on the proposed adoption of a new land development code including subdivision regulations, sign regulations, and zoning regulations and the rezoning of all properties within the city limits. **(Tom Yantis, Assistant City Manager)**

11. Consider making a recommendation to the City Council on the adoption of a new land development code including subdivision regulations, sign regulations, and zoning regulations and the rezoning of all properties within the city limits.

PLACE TYPE ZONING CHANGE REQUESTS

12. Place Type Zoning Change – Hold a public hearing regarding requests from individual property owners for changes to the designated Place Type zoning districts for their properties. **(Courtney Peres, Planning Manager)**

13. Place Type Zoning Change – Consider making a recommendation regarding requests from individual property owners for changes to the designated Place Type zoning districts for their properties.

V. DISCUSSION ITEMS

14. Update regarding City Council actions on items referred by the Planning and Zoning Commission.

15. **ADJOURN**

Next Meeting Date: November 14, 2023

The Board may vote and/or act upon each of the items listed in this Agenda. The Board 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. I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before **October 10, 2023.** I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Victoria Winchester Date: 10·6·2023

Victoria Winchester, Administrative Assistant

PLANNING AND ZONING COMMISSION MEETING
MEETING MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
September 12, 2023, 6:00 P.M

PRESENT	ABSENT	STAFF PRESENT
Amy Everhart	Mike Eaton	Courtney Peres, Planning Manager
Nora Roy		Brenda Joyas, Senior Planner
Donna Frazier		Victoria Winchester, Administrative Assistant
Annette Maruska		Justinh Sauer, Permit Technician
Alex Allrich		Tom Yantis, Assistant City Manager
Kellie Billings-Ray		Colin Harrison, Director of Dev. Services
Jim Newman		

1. **CALL TO ORDER AND DECLARE A QUORUM**
   The meeting was called to order and a quorum declared at 6:00 P.M.

2. **CITIZEN COMMUNICATION**
   No citizens were present to speak.

3. **CONSENT AGENDA**
   (The Consent Agenda includes non-controversial and routine items that the Commission or Board may act on with one single vote. The Chairman or a Board member may pull any item from the Consent Agenda in order to discuss and act upon it as part of the Regular agenda.)

   1. Review and approve minutes from the meeting held on July 11, 2023, and August 8, 2023.
      Action: Commissioner Maruska made a motion to pull the minutes from the August 8, 2023, Planning and Zoning Commission Meeting.

   2. **PZ-2023-1633 –** Consider Conditional Approval of 3811 N. Main St. Subdivision Improvement Plans, consisting of approximately 21.78 acres of land, addressed as 3811 North Main Street, more particularly described by Williamson Central Appraisal District Parcel R018654, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

   3. **PZ-2023-1686** Consider Approval of Castlewood Subdivision Phase 1 Replat, Block 17, Lots 1-16, Block 18, Lots 1-16, consisting of approximately 2.20 acres of land generally located near the intersection of Gatehouse Way and Streamwood Trail, more particularly described by the Williamson Central Appraisal District Parcels R618618, R618619, R618620, R618621, R618622, R618623, R618624, R618625, R618626, R618627, R618628, R618629, R618630, R618631, R618632, R618633, R618634, R618635, R618636, R618637, R618638, R618639, R618640, R618641, R618642,

R618643, R618644, R618645, R618646, R618647, R618647, R618648, R618649, part of the Castlewood Subdivision Phase 1 Final Plat, Taylor, Williamson County, Texas.

4. **PZ-2023-1687** Consider Approval of Castlewood Subdivision Phases 2 & 3 Replat, Block 1, Lot 1, Block 11, Lots 1-16, and Block 12, Lots 1-16, consisting of approximately 6.70 acres of land generally located near the intersection of Gatehouse Way and Backwood Pass and 109 Wesley Miller Lane, more particularly described by the Williamson Central Appraisal District Parcels R630380, R630381, R630382, R630383, R630384, R630385, R630386, R630387, R630388, R630389, R630390, R630391, R630392, R630393, R630394, R630395, R630396, R630397, R630398, R630399, R630400, R630401, R630402, R630403, R630404, R630405, R630406, R630408, R630409, R630410, R630411, part of the Castlewood Subdivision Phases 2 & 3 Final Plat, Taylor, Williamson County, Texas.

5. **PZ-2023-1794** Consider Conditional Approval of RCR-Taylor Logistics Park Final Plat, Phase Two, Blocks 3, 4, 5, and 6, consisting of approximately 477.030 acres of land generally located at 201 FM 3349, more particularly described by the Williamson Central Appraisal District Parcels R019450, R435559, R435560, R605702, R605658, R631981, part of and out of the Watkins Nobles Survey, Abstract No. 484, and the James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.

6. **PZ-2023-1796** Consider Approval of Norman Johnson Subdivision Minor Plat consisting of approximately 4.620 acres of land generally located at 3609 E. 4th Street, more particularly described by the Williamson Central Appraisal District Parcel R372792, part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor, Williamson County, Texas.

7. **PZ-2023-1830 –** Consider Disapproval of a Replat of the Map of the Town of Taylor, Block 21, Lots 1, 2, and 3, consisting of approximately 0.456 acres of land generally located 401 N. Main Street, more particularly described by the Williamson Central Appraisal District Parcel R015046, R015407, part of the Map of the Town of Taylor, Block 21, Lot 1, Lot 2 and part of Lot 3, Taylor, Williamson County, Texas.

Action: Motion for Items two (2) through seven (7). Commissioner Newman made a motion to approve as presented by staff and Commissioner Frazier made a second. No discussion was had. All present voted in favor (6-0). Motion carried.

Discussion was had amongst the Planning and Zoning Commissioners regarding Item 1 related to July and August minutes. Mr. Yantis made a point of clarification that the July minutes were corrected and incorporated into the September packet. All changes were made as previously requested by Commissioner Maruska.
Action: Motion to approve the August 8, 2023, minutes. Commissioner Marusak voted to approve the minutes and Commissioner Newman made a second.
Commissioner Frazier raised a point to consider acting on both July and August minutes.

Chairwoman Everhart clarified that the motion is to act upon the July 11, 2023, and August 8, 2023, minutes. Commissioner Maruska made a motion to approve, and Commissioner Newman made a second. No discussion was had. All present voted in favor (6-0). Motion carried.

REGULAR AGENDA

8. **PZ-2023-1792 – Hold a public hearing regarding a request to amend the Transportation Master Plan to realign a Proposed Community Boulevard, generally located near 14501 US 79, between US 79 and County Road 398, consisting of a proposed roadway in and adjacent to a 69-acre tract of land in the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.**

   Chairwoman Everhart introduced the item and opened the public hearing at 6:06 P.M

   Ms. Joyas provided the Commissioners with a presentation to summarize the request to amend the Master Transportation Plan by realigning routes generally located near 14501 US 79, between US 79 and County Road 398.

   The City's Transportation Engineer, Leslie Pollack, spoke to provide analysis of the request.
   The applicant, Mr. Jeff Stringer (Quannah Partners), was present to speak on behalf of the request and reiterated the concern of the inundation of the subject property in the floodplain and the need to realign several roadways to develop as they desire.

   Chairwoman Everhart closed the public hearing at 6:11 P.M.

9. **PZ-2023-1792 – Consider making a recommendation regarding a request to amend the Transportation Master Plan to realign a Proposed Community Boulevard, generally located near 14501 US 79, between US 79 and County Road 398, consisting of a proposed roadway in and adjacent to a 69-acre tract of land in the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.**

   Action: Commissioner Frazier made a motion to make a recommendation for Approval of PZ-2023-1792 to amend the Transportation Master Plan to realign a Proposed Community Boulevard, generally located near 14501 US 79, between US 79 and County Road 398, consisting of a proposed roadway in and adjacent to a 69-acre tract of land in the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas. Commissioner Maruska Seconded. All present voted in favor (6-0). Motion carried.

10. **PZ-2022-1594 – Hold a public hearing regarding a request to amend the zoning of approximately 25.5 acres of land, generally located north of Elm Branch Trail, from the zoning upon annexation of R-1 (Single Family) and existing R-1 (Single Family) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD), referred to as the Davis Tract Planned Development Phase One, more particularly described by the Williamson Central Appraisal District Parcels R019659 and part of R01965, part of and out of the James C. Eaves Survey No. 205, Abstract No. 214, and the George M. Reese Survey, Abstract No. 533, partial City of Taylor and City of Taylor Extra Territorial Jurisdiction, Williamson County, Texas.**

    Chairwoman Everhart introduced the item and opened the public hearing at 6:15 P.M.

    Ms. Joyas provided the Commissioners with a presentation to summarize the request to rezone the subject property from the zoning upon annexation of R-1 (Single Family) and existing R-1 (Single Family) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD).

    **Commissioner Kellie Billings-Ray joined in attendance at 6:16 P.M. and took a seat at the dias.*

    Chairwoman Everhart closed the public hearing at 6:16 P.M.

11. **PZ-2022-1594 – Consider making a recommendation regarding a request to amend the zoning of approximately 25.5 acres of land, generally located north of Elm Branch Trail, from the zoning upon annexation of R-1 (Single Family) and existing R-1 (Single Family) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD), referred to as the Davis Tract Planned Development Phase One, more particularly described by the Williamson Central Appraisal District Parcels R019659 and part of R01965, part of and out of the James C. Eaves Survey No. 205, Abstract No. 214, and the George M. Reese Survey, Abstract No. 533, partial City of Taylor and City of Taylor Extra Territorial Jurisdiction, Williamson County, Texas.**

    Action: Commissioner Frazier made a motion to make a recommendation for Approval of PZ-2022-1594, to amend the zoning of approximately 25.5 acres of land, generally located north of Elm Branch Trail, from the zoning upon annexation of R-1 (Single Family) and existing R-1 (Single Family) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD), referred to as the Davis Tract Planned Development Phase One, more particularly described by the Williamson Central Appraisal District Parcels R019659 and part of R01965, part of and out of the James C. Eaves Survey No. 205, Abstract No. 214, and the George M. Reese Survey, Abstract No. 533, partial City of Taylor and City of Taylor Extra Territorial Jurisdiction, Williamson County, Texas.

Commissioner Maruska Seconded. Chairwoman Everhart noted that she liked how the subject property is tying into the existing tracts nearby and that is exactly what the Commission is looking for and what they have been working toward.
All present voted in favor (7-0). Motion carried.

12. **PZ-2023-1756 – Hold a public hearing regarding a request to amend the North BB Creek Planned Development (Ordinance 2022-20), consisting of approximately 7.60 acres of land located along the south right-of-way of N.W. Carlos G. Parker Boulevard, approximately 1,400 feet west of the intersection of N.W. Carlos G. Parker Boulevard and North Drive, more particularly described by Williamson Central Appraisal District Parcel R018638, from Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD), part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.**

Chairwoman Everhart introduced the item and opened the public hearing at 6:18 P.M

Ms. Joyas provided the Commissioners with a presentation to summarize the request to amend the North BB Creek Planned Development (Ordinance 2022-20) from Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD).

The applicant, Diane Bernal, was present to speak on behalf of the request and reiterated the need to relocate access to the proposed subdivision and internal roadway configuration.

Chairwoman Everhart closed the public hearing at 6:21 P.M.

13. **PZ-2023-1756 – Consider making a recommendation regarding a request to amend the North BB Creek Planned Development (Ordinance 2022-20), consisting of approximately 7.60 acres of land located along the south right-of-way of N.W. Carlos G. Parker Boulevard, approximately 1,400 feet west of the intersection of N.W. Carlos G. Parker Boulevard and North Drive, more particularly described by Williamson Central Appraisal District Parcel R018638, from Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD), part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.**

Action: Commissioner Roy made a motion to make a recommendation for Approval of PZ-2023-1756, o amend the North BB Creek Planned Development (Ordinance 2022-20), consisting of approximately 7.60 acres of land located along the south right-of-way of N.W. Carlos G. Parker Boulevard, approximately 1,400 feet west of the intersection of N.W. Carlos G. Parker Boulevards and North Drive, more particularly described by

Williamson Central Appraisal District Parcel R018638, from Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD) to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD), part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
Commissioner Allrich Seconded.
All present voted in favor (7-0). Motion carried.

Discussion Items

17. **Update regarding City Council actions on items referred by the Planning and Zoning Commission.**
Ms. Peres provided an update from the July 27, 2023, City Council Meeting which held a public hearing on cases, PZ-2022-1466, PZ-2022-1520, and PZ-2023-1677.

Chairwoman Everhart thanked Carrie Orts for her service to the City of Taylor as Administrative Assistant.
*Mr. Yantis introduced new staff members: Victoria Winchester, Administrative Assistant, and Justinh Sauer, Permit Technicia**n.***

18. **Presentation and discussion regarding the Land Development Code**
At 6:25 P.M. Mr. Yantis provided the Commissioners with a presentation regarding the proposed Land Development Code that includes a new zoning, subdivision, sign and historic preservation ordinance.

Adjourn
Chairwoman Everhart adjourned the Planning and Zoning Commission Meeting at 7:33 P.M.

Next Meeting Date: October 10, 2023

Victoria Winchester	Amy Everhart
Administrative Assistant	Planning & Zoning Commission Chair

City of Taylor
PZ-2023-1830
Replat of the Map of the Town of Taylor Block 21, Lots 1, 2, and 3
Staff Report

Item Details

Agenda No.	2
Requested Action:	Consider Conditional Approval of Replat of the Map of the Town of Taylor, Block 21, Lots 1, 2, and 3
Address/Location:	Generally located at 401 N. Main Street
Legal Description:	Approximately 0.456 acres of land part of the Map of the Town of Taylor, Block 21, Lot 1, Lot 2 and part of Lot 3, Taylor, Williamson County, Texas.
Current Zoning:	B-3 Central Business District
Current Use:	Commercial/Retail Services
Applicant:	Brandy Cusimano/Kontur Technical
Case History:	This is the second submission of the plat.
Staff Recommendation:	The submitted plat partially meets the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends Conditional Approval of the proposed Final Plat pending resolution of staff comments.

Attachments

1. Staff Comments
2. Location Map
3. Proposed Plat

City of Taylor
400 Porter Street
Taylor, TX 76574
(512) 352-3675
www.ci.taylor.tx.us

Brandy Cusimano
Kontur Technical
26 Woodland Lane
Round Rock TX 78664
bcusimano@kon-tech.com

Date: Thursday, October 5, 2023

Address: 401 North Main Street, Taylor 76574

Permit Number PZ-2023-1830

Dear Brandy Cusimano,

Staff has completed its review of plans for the Replat of the Map of the Town of Taylor (block 21, lots 1-3) that is to be located at 401 North Main Street, Taylor 76574. At this time staff has determined **Conditional Approval** of the Plat pending the address of the comments below.

Planning Department Comments
The following comments have been provided by Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres at (512) 309-6268 or by email at courtney.peres@taylortx.gov.

1. To be granted Conditional Approval pending staff's outstanding comments.
2. Please include a plat note "All utilities servicing Lot 1-B and 1-C to be relocated as necessary to the established 8.5' P.U.E. before lots are sold."
3. Identify on the plat the location of all utilities servicing each lot within the plat (i.e. show location of meters associated with the buildings, and their respective lateral lines, electrical lines may get tricky).

Engineering Department Review
The following comments have been provided by Javier Vasquez. Should you have any questions or require additional information regarding any of these comments, please contact Javier Vasquez by email at javier.vasquez@hdrinc.com.

Resubmittal uploaded on 9/15/23 has been reviewed and approved with the following exceptions:

1. Comments from other City Departments shall be resolved.

Fire Department Comments
The following comments have been provided by Bobby Copeland. Should you have any questions or require additional information regarding any of these comments, please contact Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylortx.gov.

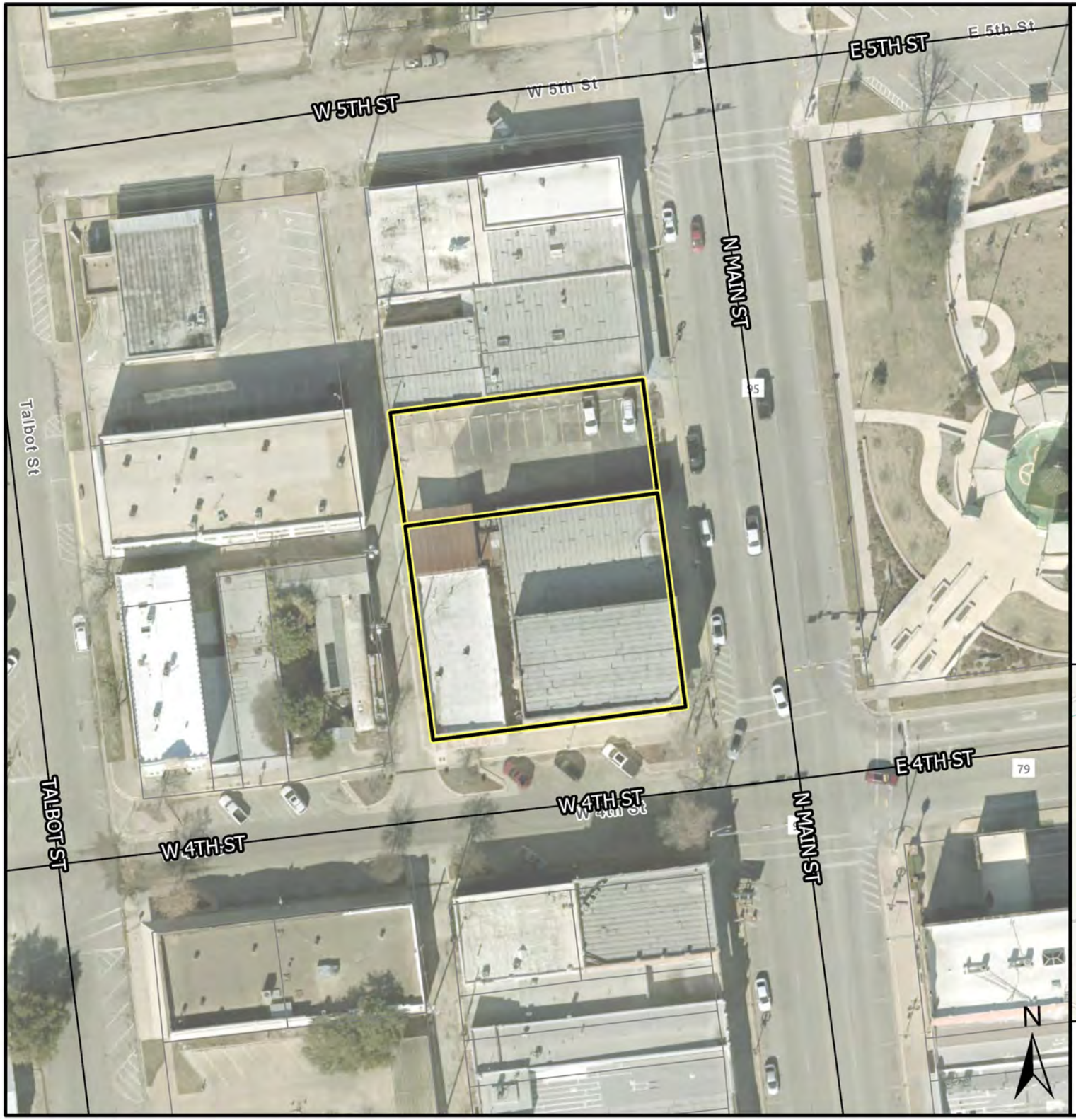
1. No previous comments.

Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

Thank you,

CPeres

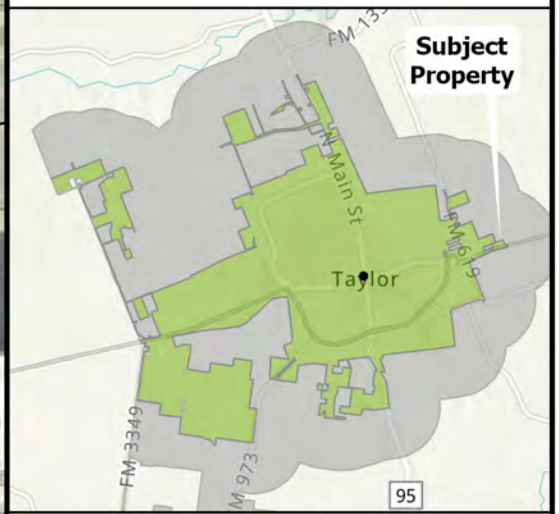
Courtney Peres, CNU-A
Planning Manager
City of Taylor



PZ-2023-1830

Replat
Map of the Town of Taylor Block 21, Lots 1-3
Location Map

- Subject Property
- Parcels
- City Limits
- Streets



0 20 40 80 120

US Feet

REPLAT OF THE MAP OF THE TOWN OF TAYLOR
REPLATTING OF BLOCK 21, LOTS 1, 2, AND 3, ESTABLISHING LOTS 1-A, 1-B, 1-C, & 3-A
BEING 0.465 ACRE (20,250 SQ. FT.), BEING ALL OF LOTS 1, 2 & 3 IN BLOCK 21, CITY OF TAYLOR
AN ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS



LOCATION MAP (NOT TO SCALE)

FIELD NOTES

Being all of Lots 1, 2 & 3, in Block Number 21, of the City of Taylor, an addition to the City of Taylor, Williamson County, Texas, according to the established map and plat of said addition of record in Cabinet "A", Slide 186 of the Plat Records of Williamson County, Texas, and being further described as Tract I and Tract II in a deed conveyed from Timmerman and Bohls, LLC to 4th & Main, LLC, filed November 4, 2016 and recorded in Document No. 2016104195 of the Official Records of Williamson County, Texas, and being more fully described by metes and bounds as follows;

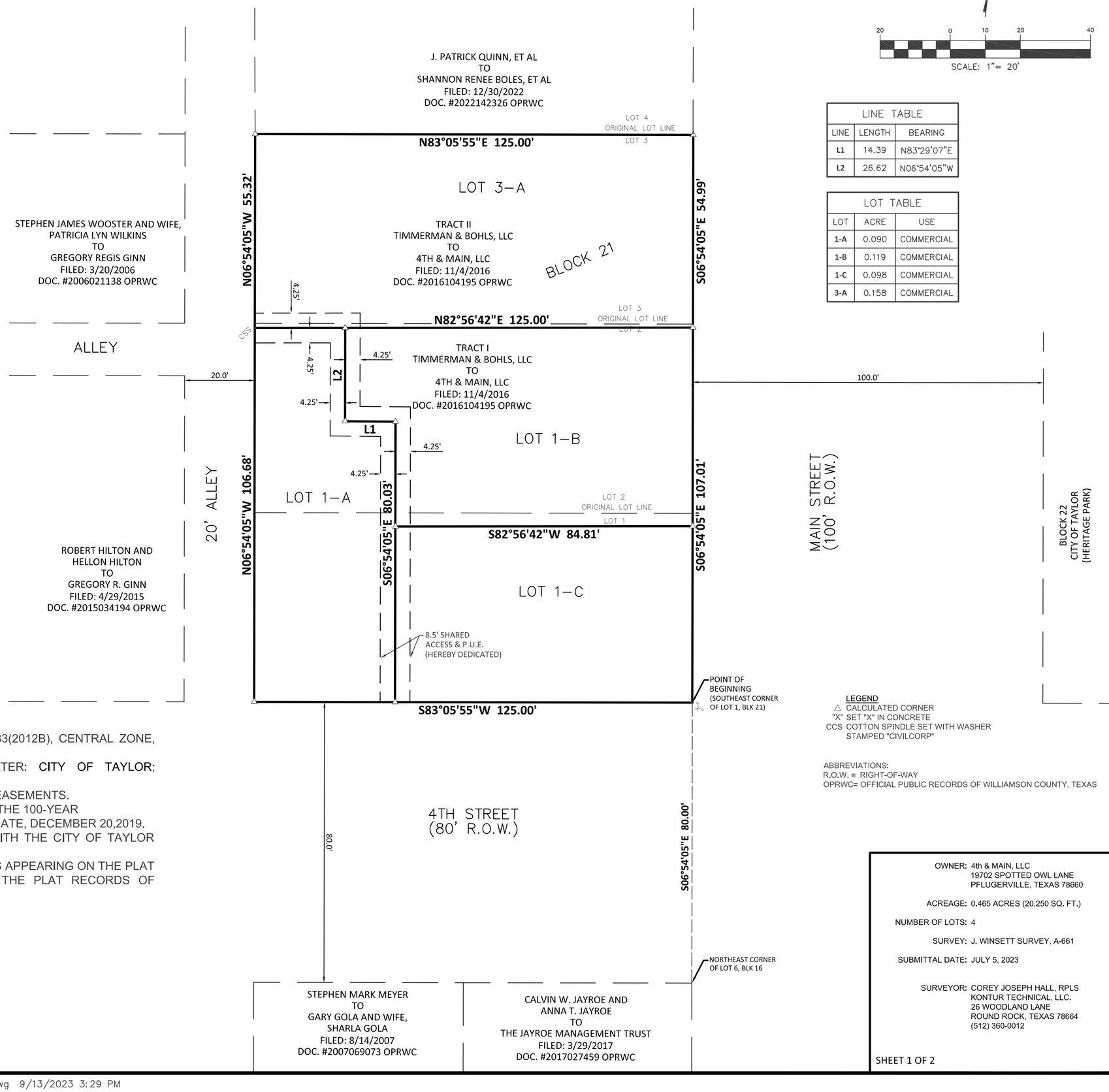
BEGINNING at an "X" cut set in concrete at the Northwest intersection of Main Street (100 feet wide right-of-way) and 4th Street (80 feet wide right-of-way) for the Southeast corner of herein described tract, said "X" cut being the Southeast corner of said Lot 1, being also the Southeast corner of said Tract I;

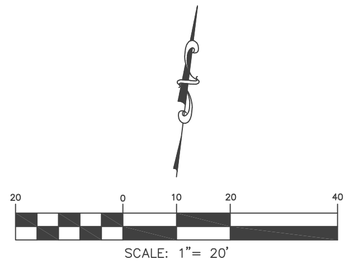
THENCE, South 83º05'55" West, generally with the South line of Lot 1 and the North right-of-way of said 4th Street, a distance of 125.00 feet, to a calculated corner for the Southwest corner of herein described tract in the East line of a 20 feet wide alley, said calculated corner being the Southwest corner of said Lot 1 and said Tract I;

THENCE, North 06°54'05" West, with the East line of said alley, passing at a distance of 106.68 feet, a cotton spindle with a washer stamped "CIVILCORP" found for the Northwest corner of said Tract I, also being the Southwest corner of said Tract II, continuing for a total distance of 162.00 feet to a calculated point for the Northwest corner of the herein described tract, also being the Northwest corner of said Lot 3 and said Tract II, the Southwest corner of a tract conveyed from J. Patrick Quinn, et al to Shannon Renee Boles, et al, filed December 30, 2022 and recorded in Document Number 2022142326 Official Public Records of Williamson County, Texas, and the Southwest corner of Lot 4 of said Block 21;

THENCE, North 83º05'55" East, with the North line of said Tract II and the South line of said Boles tract, a distance of 125.00 feet, to a calculated corner for the Northeast corner of herein described tract in the West right-of-way of aforesaid Main Street, said calculated corner being the Northeast corner of said Tract II, and the Southeast corner of Boles tract;

THENCE, South 06º54'05" East, with the West line of Main Street, a distance of 162.00 feet, to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 0.465 acres (20,250 square feet) of land, more or less.





SCALE: 1"= 20'

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.39	N83°29'07"E
L2	26.62	N06°54'05"W

LOT TABLE		
LOT	ACRE	USE
1-A	0.090	COMMERCIAL
1-B	0.119	COMMERCIAL
1-C	0.098	COMMERCIAL
3-A	0.158	COMMERCIAL

LEGEND
△ CALCULATED CORNER
"X" SET "X" IN CONCRETE
CCS COTTON SPINDLE SET WITH WASHER STAMPED "CIVILCORP"

ABBREVIATIONS:
R.O.W. = RIGHT-OF-WAY
OPRWC= OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

NOTES:
1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET REFERENCE NETWORK.
2. UTILITY PROVIDERS - WASTEWATER/SEPTIC: CITY OF TAYLOR; WATER: CITY OF TAYLOR; ELECTRICITY: ONCOR.
3. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
4. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0533F, EFFECTIVE DATE, DECEMBER 20,2019.
5. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
6. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF THE CITY OF TAYLOR, RECORDED IN CABINET A, SLIDE 186 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

KONTUR TECHNICAL, LLC
26 WOODLAND LANE, ROUND ROCK, TEXAS 78664
TEL: (512) 360-0012 TBPELS REGISTRATION #10194591

OWNER: 4th & MAIN, LLC
19702 SPOTTED OWL LANE
PFLUGERVILLE, TEXAS 78660

ACREAGE: 0.465 ACRES (20,250 SQ. FT.)

NUMBER OF LOTS: 4

SURVEY: J. WINSETT SURVEY, A-661

SUBMITTAL DATE: JULY 5, 2023

SURVEYOR: COREY JOSEPH HALL, RPLS
KONTUR TECHNICAL, LLC.
26 WOODLAND LANE
ROUND ROCK, TEXAS 78664
(512) 360-0012

REPLAT OF THE MAP OF THE TOWN OF TAYLOR
REPLATTING OF BLOCK 21, LOTS 1, 2, AND 3, ESTABLISHING LOTS 1-A, 1-B, 1-C, & 3-A
BEING 0.465 ACRE (20,250 SQ. FT.), BEING ALL OF LOTS 1, 2 & 3 IN BLOCK 21, CITY OF TAYLOR
AN ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

OWNER'S SIGNATURE BLOCK:

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, Rick Northcutt, Manager (4th & Main, LLC), sole owner of the certain 0.465 acre tract of land shown hereon and described in a deed recorded in Document No. 2016104195 of the Official Public Records of Williamson County, Texas, and do hereby resubdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as

REPLAT OF THE MAP OF THE TOWN OF TAYLOR
REPLATTING OF BLOCK 21, LOTS 1, 2, AND 3,
ESTABLISHING LOTS 1-A, 1-B, 1-C, AND 3-A

TO CERTIFY WHICH, WITNESS by my hand this ___ day of _____, 2023.

_____
Rick Northcutt (Manager)
4th & Main, LLC (owner)
19702 Spotted Owl Lane
Pflugerville, Texas 78660

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared _____,
known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the ____ day of _____, 2023.

_____
NOTARY PUBLIC in and for the State of Texas
My Commission expires on: _____

LIEN HOLDER:

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, Andrew Littlejohn, Trustee, Lien Holder of the certain 0.465 acre tract of land shown hereon and described in a deed recorded in Document No. 2016104195 of the Official Public Records of Williamson County, Texas, and do hereby consent to the resubdivision of said tract as shown hereon, and do further hereby join, approve and consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as

REPLAT OF THE MAP OF THE TOWN OF TAYLOR
REPLATTING OF BLOCK 21, LOTS 1, 2, AND 3,
ESTABLISHING LOTS 1-A, 1-B, 1-C, AND 3-A

TO CERTIFY WHICH, WITNESS by my hand this ___ day of _____, 2023.

_____
Andrew D. Littlejohn, Trustee (lien holder)
City National Bank
212 N Main Street
Taylor, Texas 76574

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

Before me, the undersigned, a notary public in and for said
county and state, on this day personally appeared _____,
known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the ____ day of _____, 2023.

_____
NOTARY PUBLIC in and for the State of Texas
My Commission expires on: _____

SURVEYOR'S CERTIFICATION:

That I, Corey Joseph Hall, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines of roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Taylor, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Williamson County, Texas, this ____ day of _____, 2023.

_____
Corey Joseph Hall
Registered Professional Land Surveyor
No. 6362 State of Texas



DEVELOPMENT SERVICES APPROVAL:

I, Colin Harrison, Development Services Director for the City of Taylor, Texas, do hereby certify this plat is approved for filing of record with the County Clerk of Williamson County, Texas.

_____ _____
Colin Harrison, Director Date

WILLIAMSON COUNTY CLERK:

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the ____ day of _____, 20___ A.D., at _____ o'clock, __ .M., and duly recorded this the day of _____ 20___A.D., at _____o'clock,__.M., in the Official Public Records of said County in Instrument No._____.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk County Court
of Williamson County, Texas

By:_____, Deputy

KONTUR TECHNICAL, LLC
26 WOODLAND LANE, ROUND ROCK, TEXAS 78664
TEL: (512) 360-0012 TBPELS REGISTRATION #10194591

OWNER: 4th & MAIN, LLC
19702 SPOTTED OWL LANE
PFLUGERVILLE, TEXAS 78660

ACREAGE: 0.465 ACRES (20,250 SQ. FT.)

NUMBER OF LOTS: 4

SURVEY: J. WINSETT SURVEY, A-661

SUBMITTAL DATE: JULY 5, 2023

SURVEYOR: COREY JOSEPH HALL, RPLS
KONTUR TECHNICAL, LLC.
26 WOODLAND LANE
ROUND ROCK, TEXAS 78664
(512) 360-0012

City of Taylor
PZ-2023-1865
Honey Bucket Minor Plat
Staff Report

Item Details

Agenda No.	3
Requested Action:	Consider Disapproval of Honey Bucket Minor Plat
Address/Location:	Generally located at 1900 O L G Cemetery Road
Legal Description:	Approximately 4.02 acres of land part of and out of the Parthenia Coursey Survey, Abstract No. 131.
Current Zoning:	M-1 Light Manufacturing
Current Use:	Commercial
Applicant:	Garrett Cavaiuolo, MC Surveying
Case History:	This is the first submission of the plat.
Staff Recommendation:	The submitted plat does not meet the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends Disapproval of the proposed Minor Plat.

Attachments

1. Staff Comments
2. Location Map
3. Proposed Plat

City of Taylor
400 Porter Street
Taylor, TX 76574
(512) 352-3675
www.ci.taylor.tx.us

Address: 1900 OLG Cemetery Road, Taylor 76574 Date: Friday, October 6, 2023

Permit Number PZ-2023-1865

Dear Applicant,

Staff has completed its review of plans for the Honey Bucket Minor Plat that is to be located at 1900 OLG Cemetery Road, Taylor 76574. There are some corrections that need to be made prior to approval of the plat. Comments from this review follow.

Planning Department Comments
The following comments have been provided by Brenda Joyas. Should you have any questions or require additional information regarding any of these comments, please contact Brenda Joyas by email at brenda.joyas@taylortx.gov.

PZ-2023-1865 1900 O L G Cemetery Rd. Minor Plat

Planning Comments: Denied

1. Place the City of Taylor project number on the title page PZ-2023-1865
2. What is the restricted 150 foot easement for?
3. Please disclose the details of the wastewater agreement.
4. Correct name Larry St to OLG Cemetery Rd.
5. Set easement for trail on north side floodplain centerline to edge 30 feet.
6. Floodplain Administrator should be City of Taylor.
7. Remove the county engineer.
8. Add signature blocks for Planning and Zoning Commission.
9. No water or wastewater is registered with utilities as stated in the General Notes #5.

Please state what your account number is or if you are receiving services through a third party.

Note: The approvals and denials are based solely on plat and not site development plan.

Engineering Department Review
The following comments have been provided by Javier Vasquez. Should you have any questions or require additional information regarding any of these comments, please contact Javier Vasquez at (713) 576-3691 or by email at javier.vasquez@hdrinc.com.

*See Associated Files for a PDF copy of the plat containing the following comments from engineering:

1. Subdivision Ordinance - 3.3. Final Plat - a. All subdivisions shall provide adequate drainage easements to cover one hundred (100) year floodplain areas, drainage channels, pipe systems and any other related drainage facilities. Limits of the one hundred (100) year floodplains and floodways shall be shown b.The final plat shall establish specific minimum floor slab elevations for construction of any structures on a lot within the one hundred (100) year floodplain to be a minimum of two (2) feet above the one hundred (100) year floodplain.
2. Floodplain Administrator Certificate - Replace with "City of Taylor"
3. Engineer's Certificate - Update "Registered" to Licensed"
4. Include note to describe purpose of minor plat.
5. Include following notes taken from Plat Application - Plat Contents requirements
6. Include table for submission date(s)
7. Include block information on plat drawing

8. Include block information on plat drawing: c.There (are/are not) areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FIRM Map Number _____, effective date of _____. d.A 10-ft Public Utility Easement (P.U.E.) shall be dedicated along all street frontages. e.All minimun yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended. f.No development shall begin prior to the issuance of a Floodplain Development Permit for each of the following lots: _____ .
9. OSSF Certificate - Based on the facility use, is this being required by Williamson County? If not, remove from the plat.
10. Owner's Certificate - Revise text: "sole owner"
11. Owner's Certificate - Revise text: Honey Bucket - Lot 1
12. Owner's Certificate - Revise text: Include Owner's typed name and address
13. Engineer's Certificate - Revise text: "subdivision"
14. Coordination to be made with Taylor Engineering to verify location of Sanitary Sewer easement required through the property (example shown). Please note, a 20-ft minimum easement will be required.
15. Per Comprehensive Plan, a proposed trail is located within the property. Coordination shall be made to verify location of proposed trail easement required on the plat.
16. Verify name in legal description to be "M'Lissa D. Lindemann"
17. Verify latest document number is referenced in legal description
18. Remove text from plat "Asphalt Driveay"
19. Verify Plat Title format with Planning Review. Provide plat title with legal description of the property and location (City of Taylor, Williamson County, Texas) underneath title.
20. Include parcel data adjacent to Larry Street ROW and MLK ROW

Fire Department Comments (PZ)

The following comments have been provided by Bobby Copeland. Should you have any questions or require additional information regarding any of these comments, please contact Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylortx.gov.

This permit was reviewed as an initial plat only. The plat was reviewed with the following comment.

1. The plat shall include plat note: A minimum acceptable flow for fire protection is five hundred (500) gallons per minute (gpm) for a duration of not less than two (2) hours.

Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

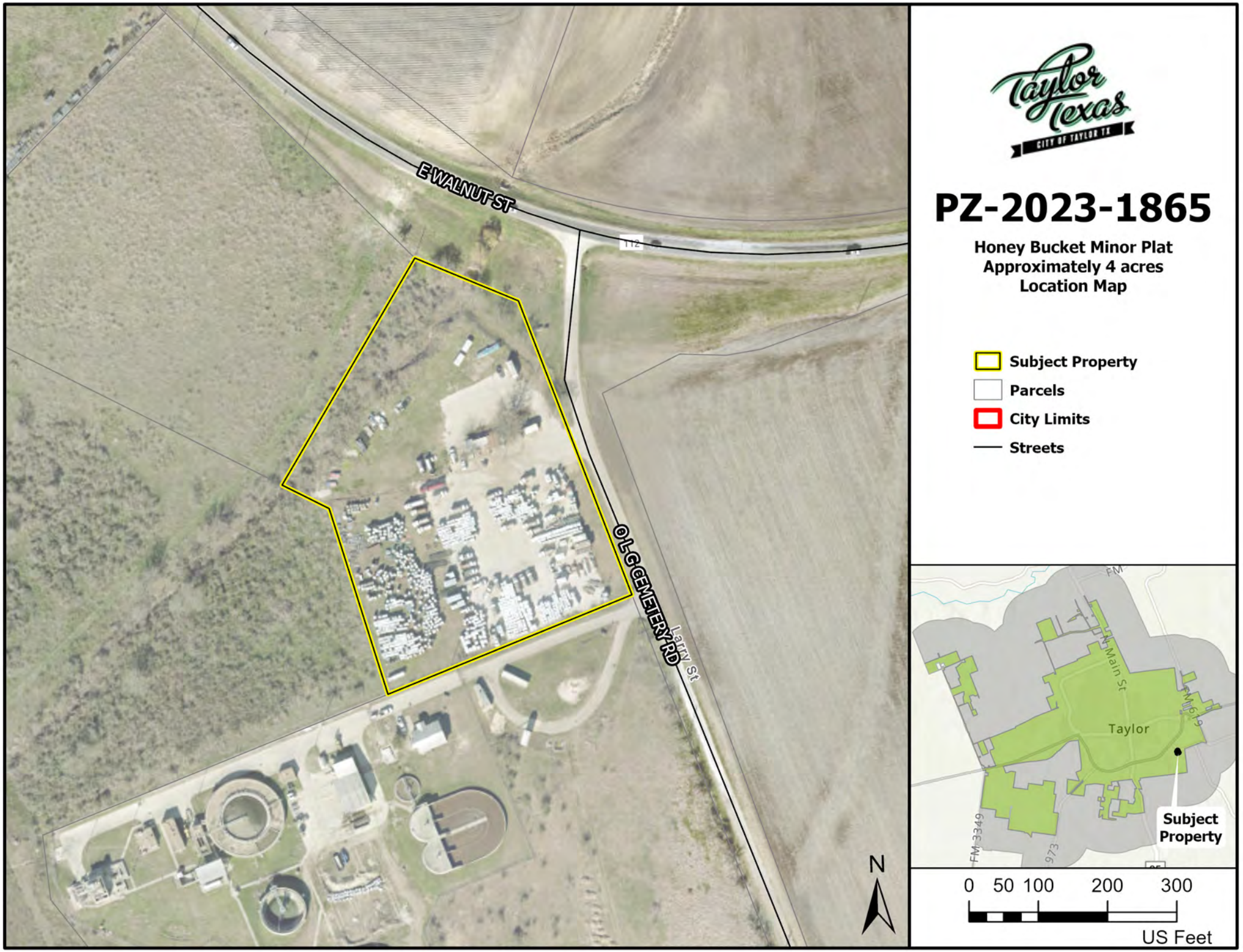
Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at , or by e-mail at brenda.joyas@taylortx.gov.

Thank you,



Brenda Joyas, CNU-A
Senior City Planner
City of Taylor
Development Services

Attachment


E WALNUT ST
112
OLG CEMETERY RD
Larry St
N
PZ-2023-1865
Honey Bucket Minor Plat
Approximately 4 acres
Location Map
Subject Property
Parcels
City Limits
Streets
Taylor
N Main St
FM 3349
973
Subject Property
0 50 100 200 300
US Feet

FINAL PLAT OF LOT 1
HONEY BUCKET

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON

I, MRP Texas, LLC, owner of the certain remainder of a 10.00 acre tract of land shown hereon and described in a deed recorded in Document Number 2019004630 of the Official Records of Williamson County, Texas, do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as Final Plat of Lot 1 Honey Bucket.

TO CERTIFY WHICH, WITNESS by my hand this ____day of _____, 20___.

(Owner's Signature)_____

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF _____
Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument.
GIVEN UNDER MY HAND AND SEAL of office this day of _____, 2023 .

_____
Notary Public in and for the State of Texas
My Commission expires on: _____

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON

I, Grant Middleton, Registered Professional Engineer in the State of Texas, do hereby certify that a portion of this property is encroached by Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0542F, effective date December 20, 2019, and that each lot conforms to the City of Taylor regulations. The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public rights-of-way dedicated by this plat.

_____
Grant Middleton, PE
Registered Professional Engineer No. 147369
TBPELS# F-24389 State of Texas

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON

I, GARRETT CAVAIUOLO, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the subdivision regulations of the City of Taylor, Texas.
TO CERTIFY WHICH, WITNESS my hand and seal at _____,
_____ County, Texas, this _____ day of _____, 2023.

_____
GARRETT CAVAIUOLO, RPLS
Registered Professional Surveyor No. 6714
TBPELS# 10194678 State of Texas

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON

I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the _____ day of _____, 2023, A.D., at _____ o'clock, __.M., and duly recorded this the _____ day of _____, 2023, A.D., at _____ o'clock, __.M., in the Official Public Records of said County in Document No. _____.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

_____, Clerk County Court of Williamson County, Texas

By: _____, Deputy

I, _____, Development Services Director for the City of Taylor, Texas, do hereby certify this plat is approved for filing of record with the County Clerk of Williamson County, Texas.

_____ _____
_____, Director Date

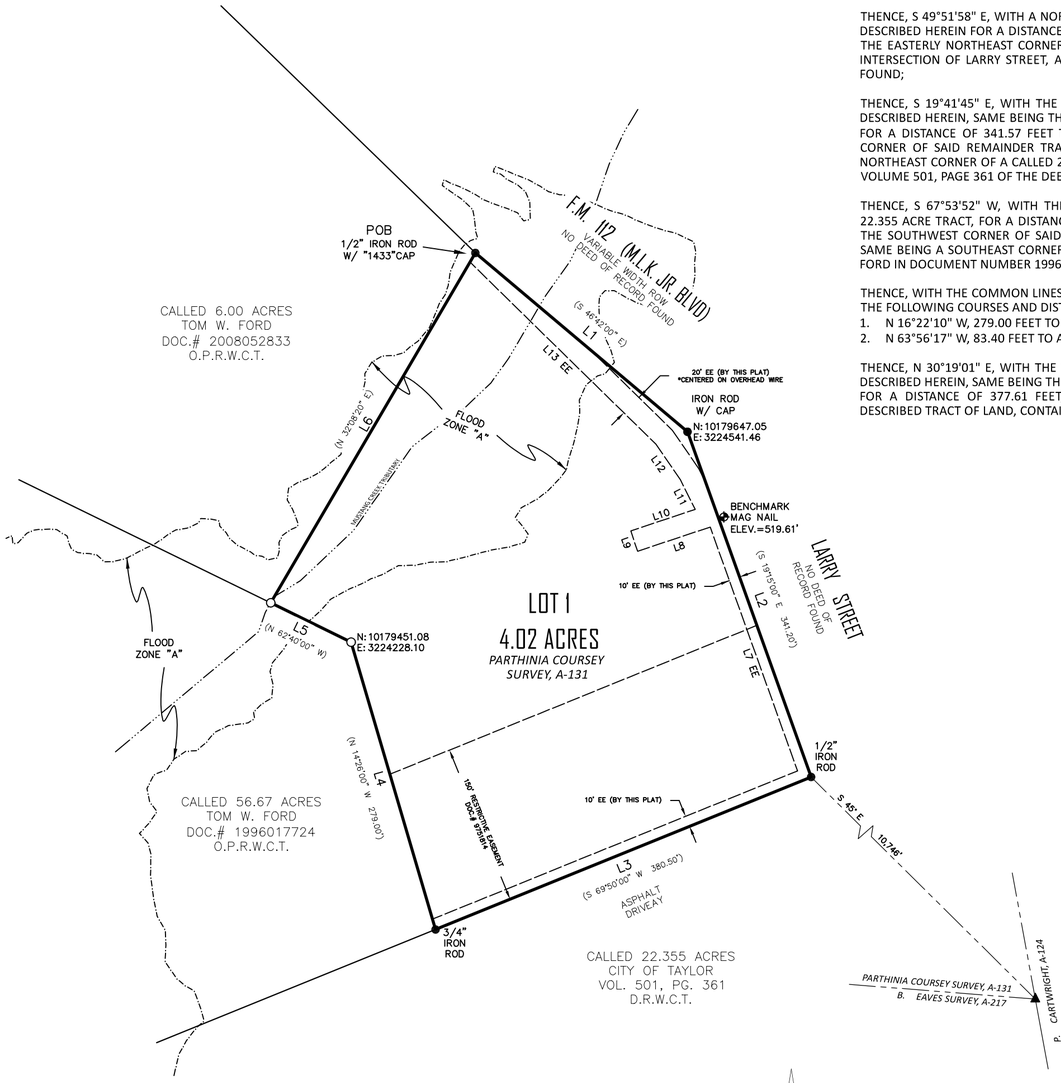
Based upon the above representations of the Engineer or Surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said Engineer or Surveyor, I find that this plat complies with the Williamson County Floodplain Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

_____ _____
Date

_____
Williamson County Floodplain Administrator

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Engineer's Office and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this blue line (survey) and the documents associated with it.

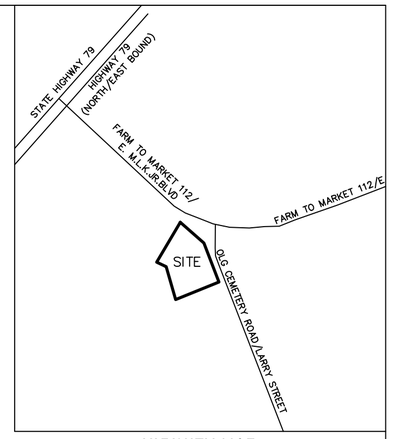
_____ _____
J. Terron Evertson, PE, DR, CFM Date
County Engineer



1. *TOTAL AREA: LOT 1: 4.02 ACRES*
2. *TOTAL NUMBER OF LOTS: 1*
3. *ZONING M-1 LIGHT INDUSTRIAL*

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 49°51'58" E	258.53'
L2	S 19°41'45" E	341.57'
L3	S 67°53'52" W	377.59'
L4	N 16°22'10" W	279.00'
L5	N 63°56'17" W	83.40'
L6	N 30°19'01" E	377.61'
L7	S 19°41'45" E	241.32'
L8	S 71°32'57" W	71.34'
L9	N 18°27'03" W	20.00'
L10	N 71°32'57" E	63.25'
L11	N 26°32'12" W	30.98'
L12	N 34°33'33" W	40.12'
L13	N 45°35'08" W	242.45'



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

BEING 4.02 ACRES LOCATED IN THE PARTHENIA COURSEY SURVEY, ABSTRACT NUMBER 131, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF A CALLED 10.00 ACRE TRACT OF LAND, DESCRIBED IN DEED TO M'LISSA D. LINDERMAN, IN DOCUMENT NUMBER 200300345 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 6.00 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2006015897 OF SAID PUBLIC RECORDS; SAID 4.02 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2 INCH IRON ROD WITH "1433" CAP, FOUND FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 6.00 ACRE SAVE AND EXCEPT TRACT, AND SAME BEING IN THE SOUTHWEST RIGHT OF WAY OF FM 112, A VARIABLE WIDTH RIGHT OF WAY, NO DEED OF RECORD FOUND;

THENCE, S 49°51'58" E, WITH A NORTHEAST LINE OF SAID REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN FOR A DISTANCE OF 258.53 FEET TO AN IRON ROD WITH CAP, FOUND FOR THE EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING AT THE INTERSECTION OF LARRY STREET, A VARIABLE WIDTH RIGHT OF WAY, NO DEED OF RECORD FOUND;

THENCE, S 19°41'45" E, WITH THE EAST LINE OF SAID REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN, SAME BEING THE APPARENT WEST RIGHT OF WAY OF SAID LARRY STREET, FOR A DISTANCE OF 341.57 FEET TO A 1/2 INCH IRON ROD, FOUND FOR THE SOUTHEAST CORNER OF SAID REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN, SAME BEING A NORTHEAST CORNER OF A CALLED 22.355 ACRE TRACT, DESCRIBED TO THE CITY OF TAYLOR IN VOLUME 501, PAGE 361 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, S 67°53'52" W, WITH THE COMMON LINE OF SAID REMAINDER TRACT AND SAID 22.355 ACRE TRACT, FOR A DISTANCE OF 377.59 FEET TO A 3/4 INCH IRON ROD, FOUND FOR THE SOUTHWEST CORNER OF SAID REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN, SAME BEING A SOUTHEAST CORNER OF A CALLED 56.67 ACRE TRACT, DESCRIBED TO TOM W. FORD IN DOCUMENT NUMBER 1996017724 OF SAID OFFICIAL RECORDS;

THENCE, WITH THE COMMON LINES OF SAID REMAINDER TRACT AND SAID 56.67 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:
1. N 16°22'10" W, 279.00 FEET TO A 1/2 INCH IRON ROD WITH "RPLS 6714" CAP, SET,
2. N 63°56'17" W, 83.40 FEET TO A 1/2 INCH IRON ROD WITH "RPLS 6714" CAP, SET;

THENCE, N 30°19'01" E, WITH THE NORTH LINE OF SAID REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN, SAME BEING THE SOUTH LINE OF SAID 6.00 ACRE SAVE AND EXCEPT TRACT, FOR A DISTANCE OF 377.61 FEET, BACK TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, CONTAINING 4.02 ACRES, MORE OR LESS.

GENERAL NOTES:

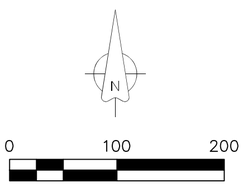
1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WASTEWATER SYSTEM AND WATER SYSTEM.
2. THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE WILLIAMSON COUNTY CODE.
3. AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT OF WAY ACCEPTED FOR MAINTENANCE BY WILLIAMSON COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE WILLIAMSON COUNTY CODE.
4. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A WILLIAMSON COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE WILLIAMSON COUNTY CODE.
5. UTILITIES SHALL BE PROVIDED BY:

   WATER: CITY OF TAYLOR
   WASTEWATER: CITY OF TAYLOR
   ELECTRIC: ONCOR ELECTRIC DISTRIBUTION
   GAS: ATMOS
   TELECOM: AT&T
6. THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF TAYLOR, TEXAS.
7. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF TAYLOR, TEXAS
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
9. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED DURING THE CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT. SUCH CONTROLS MUST BE MAINTAINED UNTIL, PERMANENT REVEGETATION OR STABILIZATION OF ALL DISTURBED AREAS IS ESTABLISHED.
10. THE ELECTRIC UTILITY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP EASEMENTS CLEAR OF OBSTRUCTIONS.
11. THIS SUBDIVISION IS LOCATED IN THE TURKEY CREEK - BRUSHY CREEK WATERSHED AND MUSTANG CREEK SUB-WATERSHED.
12. CONSTRUCTION ON SLOPES AND IMPERVIOUS COVER SHALL BE IN ACCORDANCE WITH CITY OF TAYLOR SUBDIVISION REQUIREMENTS.
13. ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL COMPLY WITH CITY OF TAYLOR DEVELOPMENT REGULATIONS.
14. THERE ARE NO RESTRICTIONS, COVENANTS AND/OR EASEMENTS ASSOCIATED TO THIS PROPERTY PRIOR TO PLAT RECORDATION, UNLESS OTHERWISE NOTED.
15. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
16. POSSIBLY SUBJECT TO TEXAS POWER AND LIGHT COMPANY EASEMENTS DESCRIBED IN THE FOLLOWING DOCUMENTS. ALL DOCUMENTS LACK A COMPLETE DESCRIPTION OR WIDTH OF EASEMENT:
    - VOLUME 339, PAGE 429, - VOLUME 343, PAGE 282, - VOLUME 346, PAGE 562, - VOLUME 389, PAGE 314, ALL OF THE DEED RECORDS, OF WILLIAMSON COUNTY, TEXAS.

LEGEND

———	SUBJECT BOUNDARY
———	ADJOINER BOUNDARY
— — — —	EASEMENT
— · — · —	FLOOD ZONE AREA
—·—·—·—·—	CENTERLINE CREEK (INTERMITTENT)
———	FLY–TIE
⊕	BENCHMARK SET
●	IRON ROD FOUND (AS NOTED)
○	1/2" IRON ROD W/ "6714" CAP SET
EE	ELECTRIC EASEMENT CREATED BY THIS PLAT (CENTERED ON OVERHEAD WIRE)
POB	POINT OF BEGINNING
D.R.W.C.TX.	DEED RECORDS WILLIAMSON, COUNTY, TEXAS
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS WILLIAMSON, COUNTY, TEXAS
(.....)	RECORD BEARING AND DISTANCE

MC SURVEYING, LLC
79 S. Wynnoak Cir., Spring, TX 78620
Mobile: 737-202-8333
Email: Garrett@mcsurveytx.com
www.MCSurveyTX.com
TBPELS FIRM # 10194678



BENCHMARK NOTE:
BENCHMARK #200
ELEVATION: 519.61' NAVD88, GEOID18
DESCRIPTION: MAG NAIL LOCATED APPROXIMATELY 300 FEET SOUTH FROM THE INTERSECTION OF FARM TO MARKET 112 AND OLG CEMETERY ROAD. [SHOWN HEREON]

CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), NAVD88, GEIOD18. ALL COORDINATE VALUES ARE GRID AND MAY BE CONVERTED TO GROUND BY MULTIPLYING BY THE INVERSED COMBINED SCALE FACTOR OF 1.000109.
UNITS: US SURVEY FEET.

City of Taylor
PZ-2023-1861
Zoning Amendment
Staff Report

Item Details

Subject Property:	701 Carlos G Parker NW
Total Acreage:	Approximately 3.649 acres
Legal Description:	Approximately 3.649 acres of land part of William Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas
Applicant:	C. K. Yang, SNJ Holdings LLC
Property Owner(s):	C. K. Yang, SNJ Holdings LLC
Request:	A request to rezone from the existing Local Business District B-1 zoning to B-2 General Business District
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property is located at the Northeast corner of the terminus of Justin Lane at Carlos G. Parker Boulevard. The City of Taylor Fire Department Station 2 ("Fire Department") is developed to the South, and the Baptist church is to the North. The Fire Department is in need of additional property to accommodate a much-needed expansion of Station 2, and the applicant is seeking a way to accommodate this need while still being able to realize the development they had planned for the site.

The applicant is proposing a mixed-use development of office/warehouse and retail for new construction in the City of Taylor. The applicant is requesting to rezone the property to B-2 General Business to allow the proposed uses and recoup more developable area on the lot.

The current zoning, B-1 Local Business, allows retail uses but does not allow office/warehouse as a use. The B-2 General Business zoning district allows for office/warehouse use and has lesser minimum setbacks than the site's existing B-1 Local Business zoning district, which does not allow office/warehouse use, and has larger setbacks. The applicant wants to utilize portions of the setback areas (that would have to remain vacant under the existing B-1 Local Business zoning) for buildings and related development infrastructure.

Location:

Previous location of the Avery-Pickett Volunteer Fire Department. Near the northeast corner of Justin Lane at Carlos G. Parker Boulevard NW.

Physical and Natural Features:

The subject property is occupied by a structure that once served as the Avery-Picket Volunteer Fire Department and a paved parking lot along the frontage of Carlos G. Parker Blvd. Remaining acreage is vacant and devoid of foliage.

Growth Sector Designations:

The subject property is located within the Infill Neighborhood Sector. The Infill Neighborhood Sector consists of areas within the city that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density (Envision Taylor Comprehensive Plan page 50).

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Market Center: Community. Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. As with all centers, Market Centers are envisioned as mixed-use and walkable places (Envision Taylor Comprehensive Plan page 72).

The subject property is currently zoned B-1 (Local Business). This district typically provides for adequate high-density commercial development within the City.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	B-1 (Local Business)	Infill Neighborhood Sector	Market Center: Community	Vacant
South	B-2 CPD (Commercial Planned Development)	Infill Neighborhood Sector	Market Center: Community	Fire Station
East	B-1	Infill Neighborhood Sector	Market Center: Community	First Baptist Church
West	B-1	Intended Growth Sector	Market Center: Community	Vacant

Transportation

The subject property gains access off Carlos G Parker Boulevard (SH 397) to the west.

Carlos G Parker Boulevard (SH 397) is identified as a Regional Roadway according to the Transportation Master Plan and TxDOT Statewide Mapping Plan. Regional Roadways are designed to move vehicles between the City of Taylor and other communities. These roadways will follow the design standards established by Williamson County and/or TxDOT. Regional roadways may include major highways or controlled-access freeway facilities.

Utilities

The subject property is located within the City of Taylor water and sewer CCN. The property is served by 8-inch waterlines along the north, south and east boundary of the property and a 6-inch wastewater line along the south property boundary. There is also a 24-inch main water line located on the western right-of-way of Carlos G. Parker Boulevard.

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. Fifteen (15) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, September 24, 2023.

Staff Analysis

The request for a zoning map amendment to B-2 (General Business) aims to provide office/warehouse and retail services in an area designated for mixed use, walkable developments anchored by retail for people to go for daily goods and services. Upon analyzing the request, the proposed rezoning is consistent with the surrounding zoning of the vacant properties along all sides of Carlos G Parker Boulevard, immediately adjacent to the subject property. The rezoning request is consistent with the following Land Use Policies in Envision Taylor Comprehensive Plan:

- **LU3** – New mixed-use centers should complement the existing Downtown and accommodate additional growth within a compact urban fabric that includes Community Character walkable streets, mixed-use buildings, and high-quality public spaces.
    - The applicant is proposing mixed use with retail, office warehouse uses which would complement the new residential development to the Northeast of the subject property.
- **LU9** – Promote development patterns that maximize the use of existing infrastructure and land use before expanding infrastructure to underdeveloped areas.
    - The utilization of the property would be considered infill, and the applicant currently has access to water and wastewater on their property and would likely only be required to extend as needed (lateral lines to buildings)."

Staff Recommendation

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

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. The applicant would like to use the property for mix of office/warehouse and retail uses consistent with Market Center Community Land Use Designation. However, a site plan showing walkable development that meets the design intent shown on page 72 of the Envision Taylor Comprehensive Plan will be required before permits can be issued.

Is the rezoning compatible with the surrounding area?

- The rezoning is compatible with other B-1 zoning to the north, east and B-2 CPD zoning to the south of the subject property.

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 the 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?

- 8-inch waterlines are available to tie into along the north, south, and east property line and a 6-inch wastewater line is available along the south property line.

Do current conditions indicate that a rezoning is necessary?

- To operate as desired by the applicant as office/warehouse a rezoning to B-2 is necessary to achieve their development request. The request from the applicant as described in their Letter of Intent is "to allow the owner to develop as planned while accommodating the future fire station expansion needs".

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Zoning Map
4. Growth Sectors Map
5. Future Land Use Map
6. Notification Map
7. Draft Ordinance
    a. Survey/Field Notes – Exhibit A
    b. Proposed Zoning Map – Exhibit B

HUSCH BLACKWELL

Nikelle S. Meade
Partner

111 Congress Avenue, Suite 1400
Austin, Texas 78701
Direct: 512.479.1147
nikelle.meade@huschblackwell.com

September 12, 2023

Development Services Department
c/o Tom Yantis, Assistant City Manager
City of Taylor
400 Porter Street
Taylor, Texas 76574

Re: Letter of Intent Re Request for Rezoning of 3.649 Acres - 701 NW Carlos G Parker Boulevard, Taylor, Williamson County, Texas 76574 (the "Property")

Dear Assistant City Manager Yantis:

Enclosed with this letter on behalf of owner of the above-referenced Property, SNJ Holdings, is an application to rezone the Property from B1 (Local Business District) zoning district designation to B2 (General Business District) zoning district designation.

The Property is located at the Northeast corner of the terminus of Justin Lane at NW Carlos G. Parker Boulevard. The City of Taylor Fire Department (the "Fire Department") is developed to the South, but the other surrounding properties are vacant. The Fire Department has advised us that it is in need of an additional portion of our Property to accommodate a much-needed expansion of the Fire Department development to our South, and we are seeking a way to accommodate this need while still being able to realize the development we planned for the site. For this reason, we propose to rezone the Property to B2 to allow us to recoup more developable area on the lot. Because B2 has lesser minimum setbacks than does the site's existing B1, we will be able to utilize portions of the setback areas that would have to remain vacant under B1 for buildings and related development infrastructure.

The proposed rezoning does not require any change to the comprehensive plan, and it is compatible with surrounding zoning in this area.

We appreciate your consideration of this request. Please let us know if you have any questions or if any additional information is needed.

Sincerely,



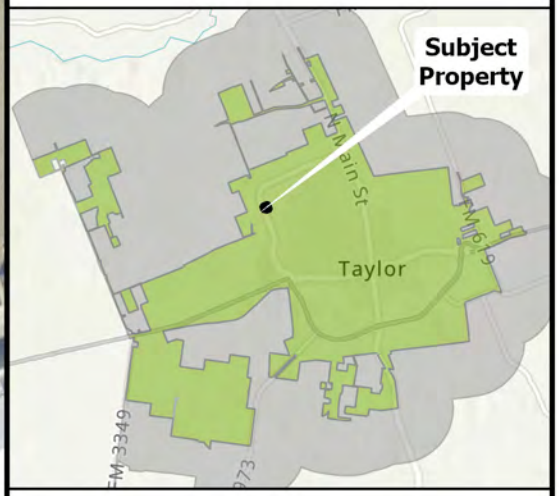
Nikelle S. Meade



PZ-2023-1861

701 Carlos G. Parker Blvd. NW
Approximately 3.649 acres
Rezoning
Location Map

- Subject Property
- Parcels
- Streets



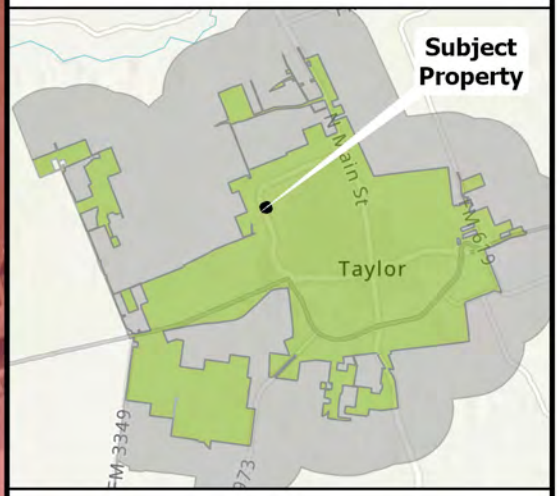
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US Feet



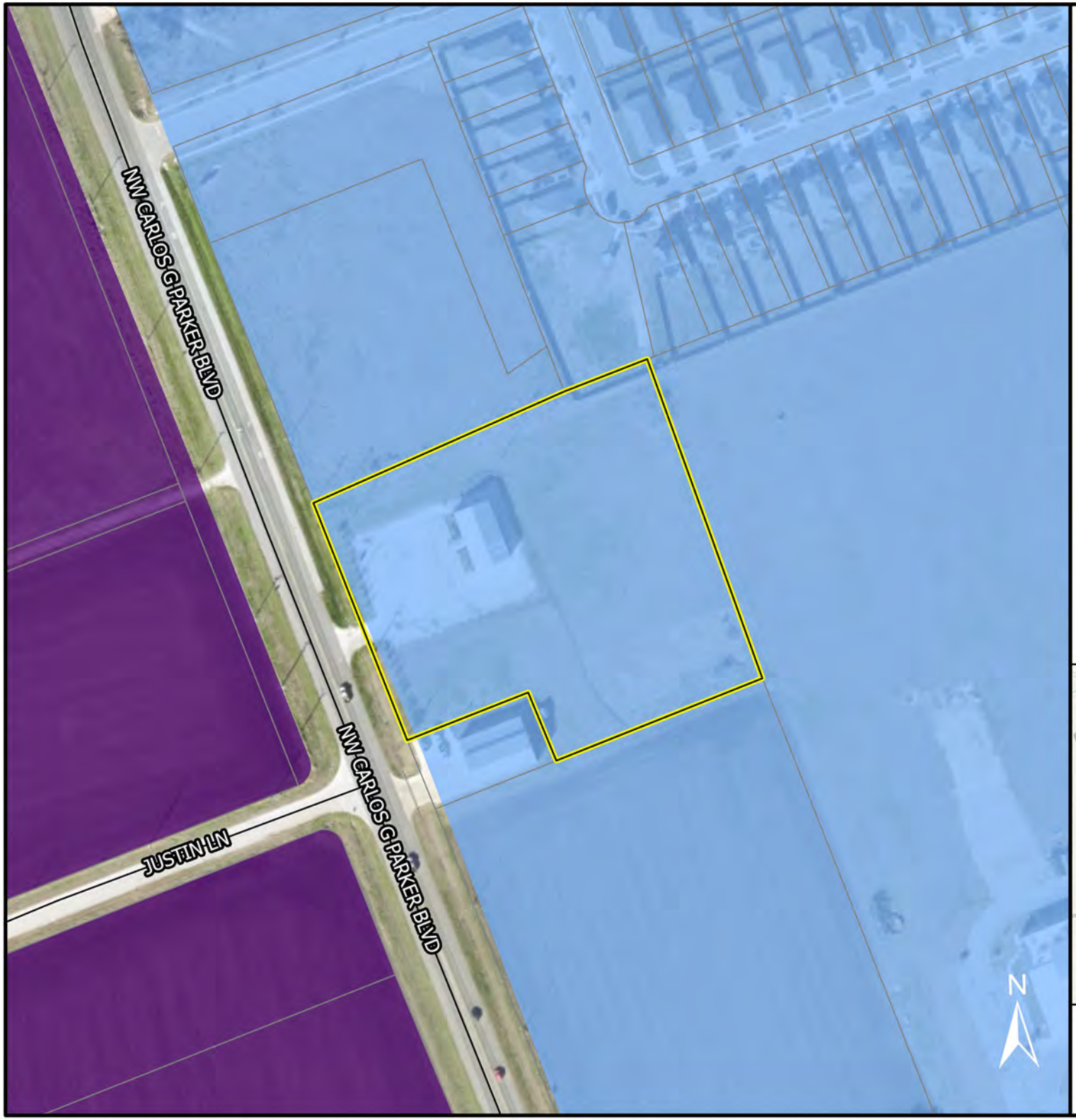
PZ-2023-1861

701 Carlos G. Parker Blvd. NW
Approximately 3.649 acres
Rezoning
Zoning Map

- Subject Property
- Parcels
- Streets
- B-1
- B-2/CPD
- R-1 Single Family
- R-1/RPD: Residential Planned Development



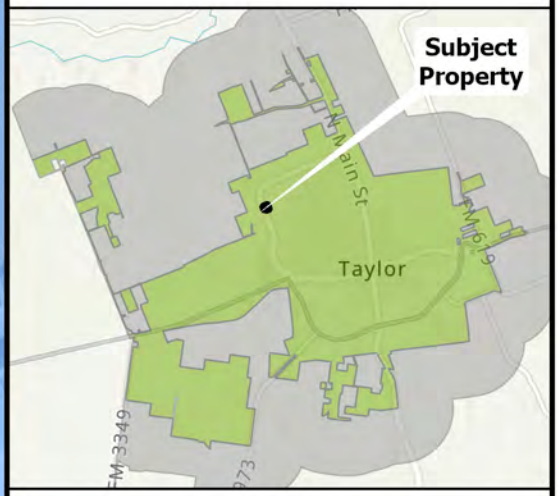
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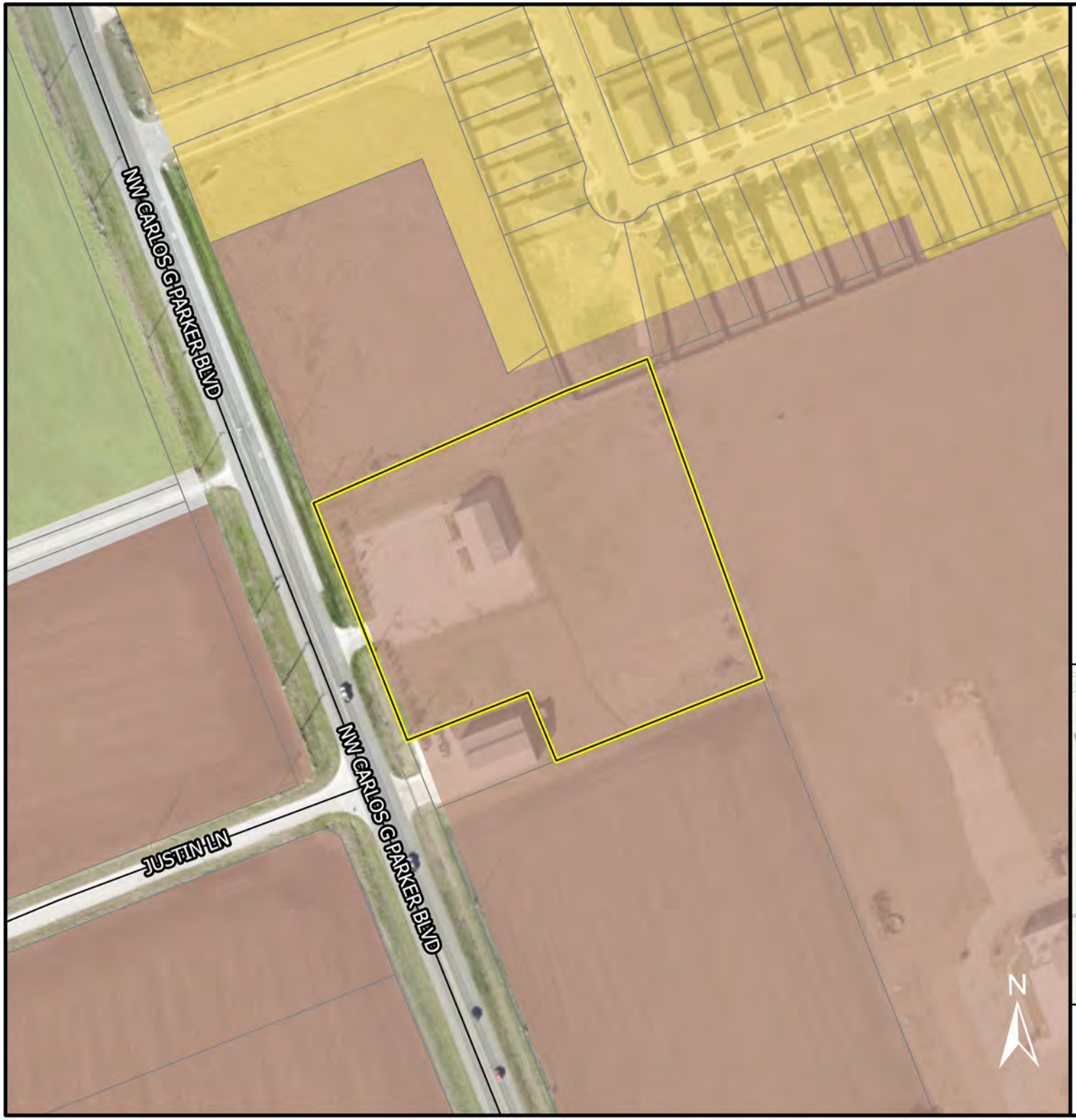
PZ-2023-1861

701 Carlos G. Parker Blvd. NW
Approximately 3.649 acres
Rezoning
Growth Sector Map

- Subject Property
- Parcels
- Streets
- Intended Growth Sector (G-3)
- Infill Neighborhood Sector (G-4)



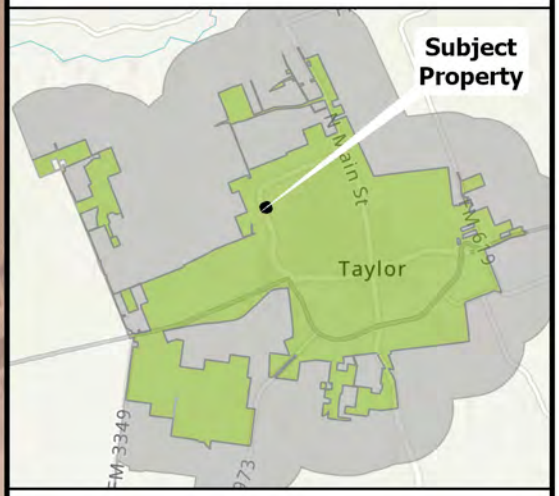
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PZ-2023-1861

701 Carlos G. Parker Blvd. NW
Approximately 3.649 acres
Rezoning
Future Land Use Map

- Subject Property
- Parcels
- Streets
- Area of Minimal Change
- Market: Community
- Neighborhood Greenfield
- Neighborhood Infill



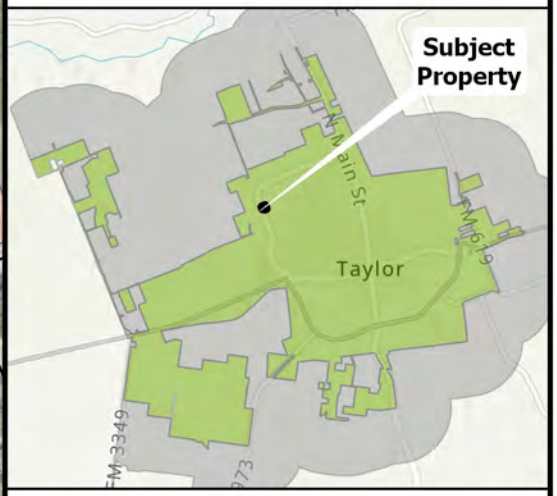
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US Feet



PZ-2023-1861

701 Carlos G. Parker Blvd. NW
Approximately 3.649 acres
Rezoning
Notification Map

- Subject Property
- 200' Buffer
- Notified Properties
- Parcels
- Streets



0 200 400 600 US Feet

ORDINANCE NO. 2023-XX

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 3.649 ACRES OF LAND, GENERALLY LOCATED AT 701 CARLOS G PARKER BOULEVARD NW, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R367817, FROM LOCAL BUSINESS DISTRICT (B-1) TO GENERAL BUSINESS DISTRICT (B-2), TAYLOR, WILLIAMSON COUNTY, TEXAS; 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 October 26, 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 for the Property from Local Business District (B-1) to General Business District (B-2).

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on October 10, 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 from Local Business District (B-1) to General Business District (B-2).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Local Business District (B-1) to General Business District (B-2) as shown in Exhibit "B" 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.

DRAFT

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2023-XX was introduced before the Taylor City Council on the 26th 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-XX, 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

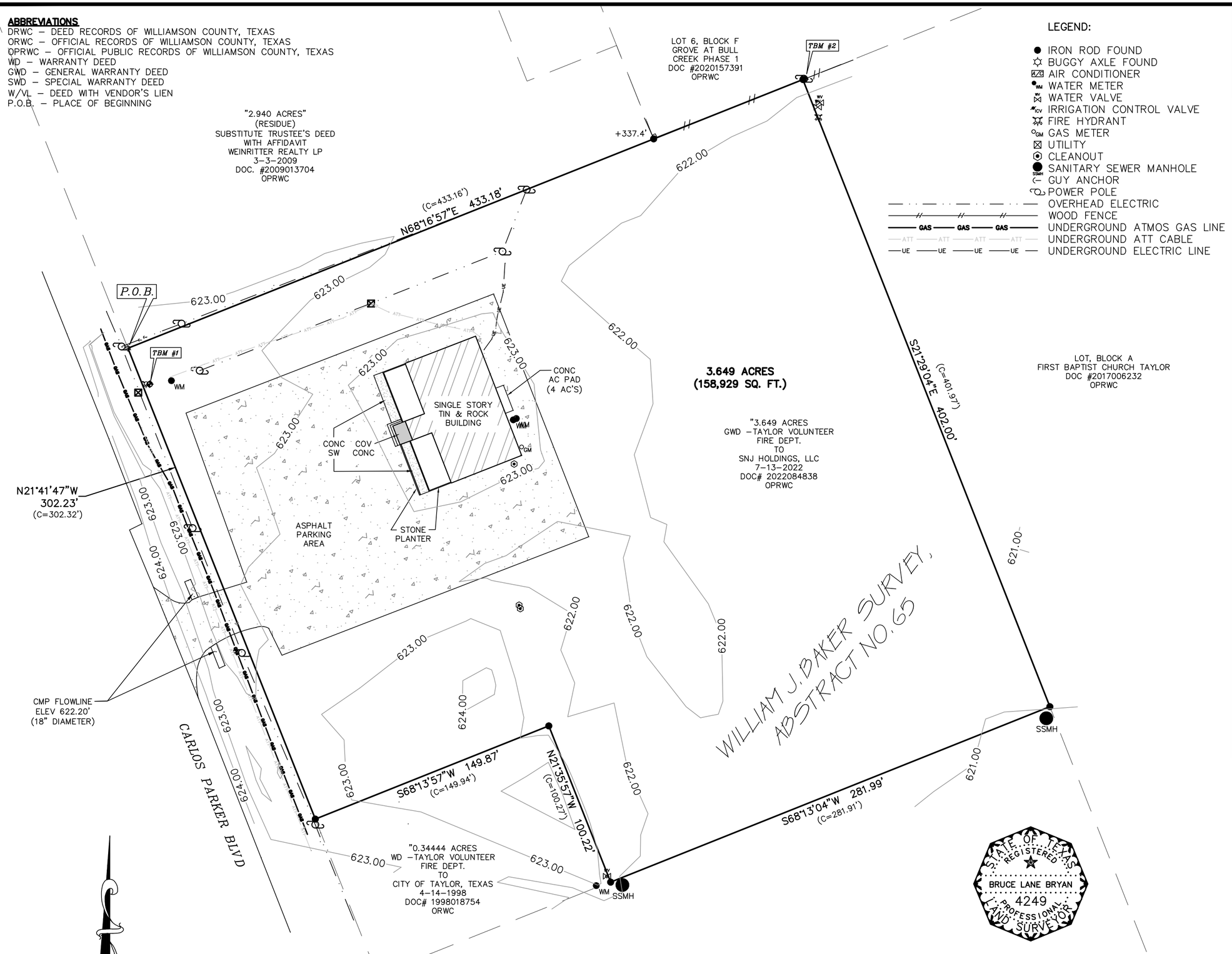
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EXHIBIT A

(Legal Description/Survey)

DRAFT

ABBREVIATIONS
DRWC – DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC – OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC – OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
WD – WARRANTY DEED
GWD – GENERAL WARRANTY DEED
SWD – SPECIAL WARRANTY DEED
W/VL – DEED WITH VENDOR'S LIEN
P.O.B. – PLACE OF BEGINNING



LEGEND:
- IRON ROD FOUND
- BUGGY AXLE FOUND
- AIR CONDITIONER
- WM WATER METER
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- GM GAS METER
- UTILITY
- CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- GUY ANCHOR
- POWER POLE
- OVERHEAD ELECTRIC
- WOOD FENCE
- GAS GAS GAS UNDERGROUND ATMOS GAS LINE
- ATT ATT ATT ATT UNDERGROUND ATT CABLE
- UE UE UE UE UNDERGROUND ELECTRIC LINE

SURVEYORS NOTES:

1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.

2. THIS SURVEY WAS PREPARED **WITHOUT** THE BENEFIT OF TITLE REPORT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.

3. THE PROPERTY DEPICTED HEREON **IS NOT** WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. **48491C0530F**, EFFECTIVE DATE **DECEMBER 20, 2019**, LOCATED IN ZONE "X" (UNSHADED).

4. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

5. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BTS".

6. THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.

TBM #1 – 1/2" IRON ROD (CAPPED GPS)
ELEVATION: 623.62'

TBM #2 – COTTON SPINDLE IN POWER POLE
ELEVATION: 623.94'

SCALE: 1"= 40'

STATE OF TEXAS
REGISTERED
BRUCE LANE BRYAN
4249
PROFESSIONAL
LAND SURVEYOR

TO: **TEI–TECH CONSTRUCTION, INC.**
ADDRESS: **701 NW CARLOS PARKER BLVD, TAYLOR, TX. 76574**

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY **1B**, CONDITION **IV** SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

3-21-23
DATE

BRUCE L. BRYAN, R.P.L.S.
TEXAS REGISTRATION NO. 4249

SITE PLAN SURVEY

3.649 ACRE TRACT OUT OF THE WILLIAM J. BAKER SURVEY ABSTRACT NO. 65 WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090
FIRM No. 10128500
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AVC	CHECKED BY: BLB
SCALE: 1" = 40'	APPROVED BY: BLB
PROJECT NO. 23–099	DATE: MARCH 6, 2023

STATE OF TEXAS
COUNTY OF WILLIAMSON

MARCH 17, 2023

3.649 ACRES

These notes describe that certain tract of land located in the **WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, located in the City of Taylor,** situated in Williamson County, Texas; described as "3.649 Acres" conveyed in a General Warranty Deed from Taylor Volunteer Fire Department to SNJ Holdings, LLC, dated 7-13-2022 and recorded in Document No. 2022084838 of the Official Public Records of Williamson County, Texas (OPRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the Month of March 2023, and being more fully described as follows:

BEGINNING at an Iron buggy axle found in the East line of Carlos Parker Blvd, being the Southwest corner of a tract of land described as "2.940 Acres" (residue) conveyed in a Substitute Trustee's Deed with Affidavit to Weinritter Realty, LP, dated 3-3-2009 and recorded in Document No. 2009013704 OPRWC, same being the Northwest corner of herein described tract;

THENCE North 68° 16' 57" East with the South line of said "2.940 Acres" and the North line of subject tract, passing a 1/2" Iron rod at 337.4 feet, being the Southeast corner of said "2.940 Acres" same being the Southwest corner of "Lot 6, Block F, The Grove at Bull Creek, a subdivision recorded in Document No. 2020157391 OPWRC, continuing with the South line of said "Lot 6, Block F" for a total distance of **433.18 feet** to a 1/2" Iron rod found, being the Northwest corner of "Lot 1, Block A" First Baptist Church Taylor, a subdivision recorded in Document No. 2017006232 OPRWC, same being the Northeast corner of herein described tract;

THENCE South 21° 29' 04" East with the West line of said "Lot 1, Block A" (First Baptist Church Taylor) and the East line of subject tract a distance of **402.00 feet** to a 1/2" Iron rod found being the Northeast corner of "Lot 1, Block 1" Stellata Business Subdivision, a subdivision recorded in Document No. 2021172673 OPRWC, same being the Southeast corner of herein described tract;

THENCE South 68° 13' 04" West with the North line of said "Lot 1, Block 1" (Stellata Business Subdivision) and the lower South line of subject tract a distance of **281.99 feet** to a 1/2" Iron rod found (capped 4249) being the Southeast corner of a called "0.3444 Acres" conveyed in a Warranty Deed from Taylor Volunteer Fire Department to City of Taylor, Texas, dated 4-14-1998 and recorded in Document No. 1998018754 of the Official Records of Williamson County, Texas (ORWC), same being the lower Southwest corner of herein described tract;

THENCE North 21° 35' 57" West with the East line of said "0.34444 Acres" and the lower West line of subject tract a distance of **100.22 feet** to a 1/2" Iron rod found being

the Northeast corner of said "0.3444 Acres" and also being an interior corner of herein described tract;

THENCE South 68° 13' 57" West with the North line of said "0.34444 Acres" and the upper South line of subject tract a distance of **149.87 feet** to a 1/2" Iron rod found (capped 1433) being in the East line of Carlos Parker Blvd, being the Northwest corner of said "0.3444 Acres" and also being the upper Southwest corner of herein described tract;

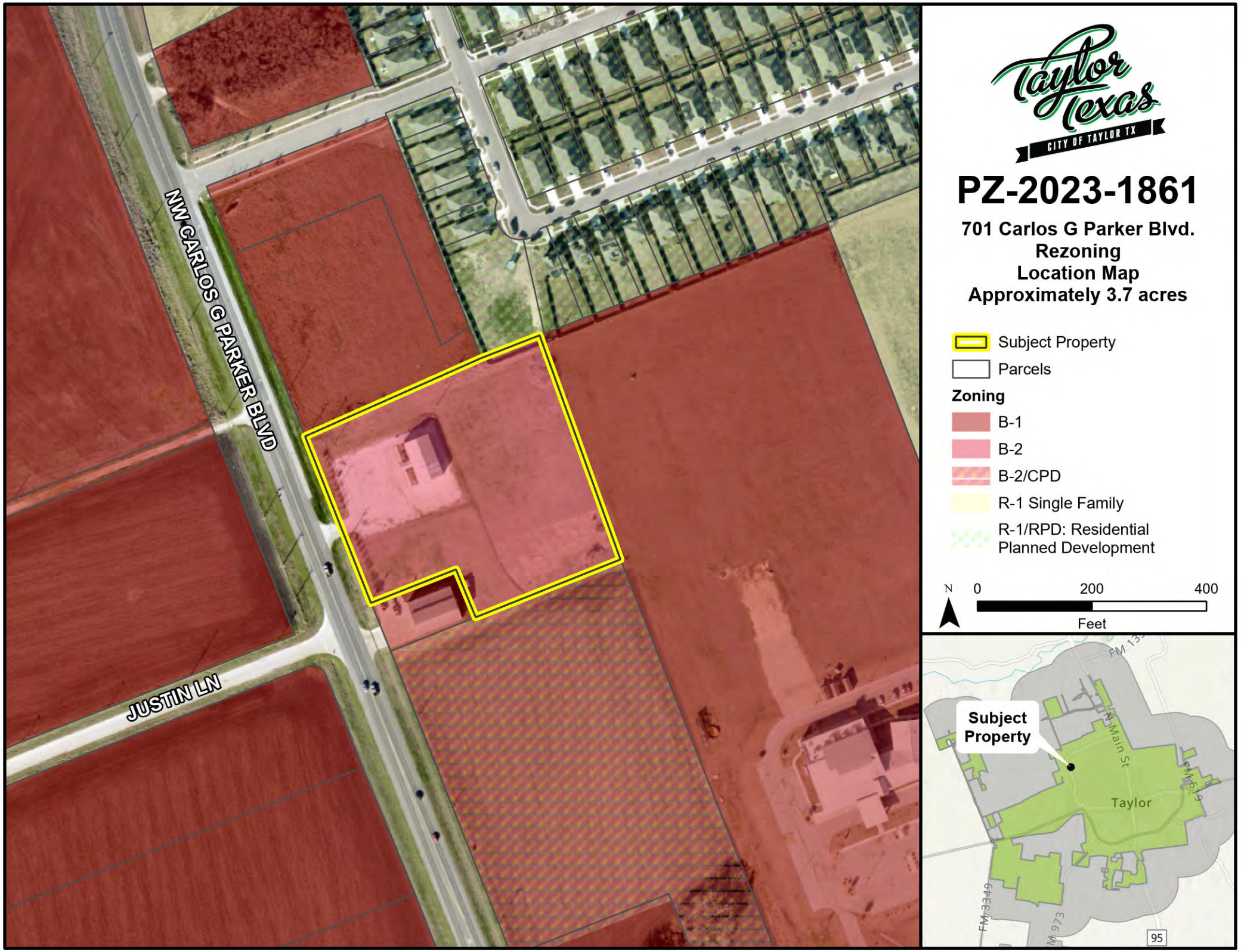
THENCE North 21° 41' 47" West with the East line of Carlos Parker Blvd and the upper West line of subject tract a distance of **302.23 feet** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of **3.649 Acres.**

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment.

Bruce Lane Bryan Registered Professional Land Surveyor No. 4249

Bryan Technical Services, Inc.
911 North Main, Taylor, Texas 76574
Firm No. 10128500
www.bryantechnicalservices.com




NW CARLOS G PARKER BLVD
JUSTIN LN
Taylor Texas
CITY OF TAYLOR TX
PZ-2023-1861
701 Carlos G Parker Blvd.
Rezoning
Location Map
Approximately 3.7 acres
Subject Property
Parcels
Zoning
B-1
B-2
B-2/CPD
R-1 Single Family
R-1/RPD: Residential Planned Development
N
0
200
400
Feet
Subject Property
N Main St
Taylor
FM 3349
95

City of Taylor
PZ-2023-1862
Zoning Amendment
Staff Report

Item Details

Subject Property:	3609 E. 4th Street
Total Acreage:	Approximately 2.382 acres out of 4.618 acres of land
Legal Description:	Part of and out of the Hardy Pace Survey, Abstract No. 493, more particularly described by the Williamson Central Appraisal District Parcel R372792, Taylor, Williamson County, Texas.
Property Owner:	Olin P. Chapman & Amy Chapman
Applicant:	Cole Korte
Request:	An amendment to the zoning from General Business District (B-2) to Light Industrial District (M-1) to allow Manufactured Home Sales on site.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant has discussed their options with the City and has brought forward their request to be able to relocate their business as a Manufactured Home Sales to approximately 2.382 acres along E. 4th Street/US 79. The applicant has explained would like to move their business, currently found in Hutto, to Taylor. The subject property is also undergoing subdivision as the Norman Johnson Minor Plat and will soon be legitimately divided into two lots of approximately 2 acres, allowing the applicant of the rezoning request to own and develop Lot 2 as they desire.

Location:

The subject property is located on 3609 East 4th St. on the southeast corner of Taylor just east of the of U.S. 79 interchange, neighboring Ewald-Kubota (tractor sales).

Physical and Natural Features:

The subject property consists of approximately 2.382 acres of land that is relatively flat in topography. There is one existing metal building on the subject property.

Growth Sector Designations:

The subject property is located within the Future Growth Sector. The Future Growth Sector consists of areas that have value as open space or agricultural land and where there are significant barriers to development. This includes large lot homesteads and farmland with limited infrastructure availability. Expansion into this area is not anticipated during the time frame of this plan. (Envision Taylor Comprehensive Plan, Pg. 50).

Future Land Use and Zoning Designations:

The subject property was assigned the land use designation Area of Minimal Change. Areas of minimal change are characterized as areas lacking in street and utility infrastructure. These areas are not intended to accommodate future growth and redevelopment and should generally remain unchanged during the time frame of the Envision Taylor Comprehensive Plan. (Envision Taylor Comprehensive Plan Pg.65).

The subject property is currently zoned B-2 General Business District. The B-2 district provides for adequate high-density commercial development. However, the applicant desires to operate a Manufactured Home Sales commercial use on the subject property. This use is explicitly permitted in the M-1 Light Manufacturing District.

The surrounding properties are classified as follows:

Direction	Zoning District	Future Land Use	Existing Land Use
North	ETJ – No Zoning	Area of Minimal Change	Vacant Acreage
South	ETJ – No Zoning	Employment Center: Special Zone	Railroad & Agricultural Land
East	B-2 General Business	Area of Minimal Change	Ewald Kubota (Tractor Sales)
West	B-2 General Business	Area of Minimal Change	Various Commercial Businesses

Transportation

The subject property is along E. 4th Street (US 79), which is designated as a Regional Road. Regional Roadways are designed to move vehicles between the City of Taylor and other communities. These roadways will follow the design standards established by Williamson County and/or TxDOT. Regional roadways may include major highways or controlled-access freeway facilities.

Utilities

The subject property is located within the City of Thrall CCN and is not within the City of Taylor Sewer CCN and therefore would likely be serviced by on-site septic facilities. There is an existing 8-inch wastewater line along the northern right-of-way of US 79.

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. Eight (8) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, September 24, 2023.

Staff Analysis

The request for a zoning map amendment from B-2 to M-1 aims to provide a location for Manufactured Home Sales, as a means to provide a variety of housing types within the community.

The area is within the Area of Minimal Change for Future Land Use and a Future Growth Sector though there is preexisting development along the northern right-of-way of E. 4th Street/US 79 with a total of six (6) business properties all zoned B-2 General Business and one (1) M-2 Heavy Industrial as Alamo Concrete Products. The adjacency to an existing M-2 (Heavy Industrial) use will likely partner well with the applicant's request for M-1 (Light Industrial). This zoning request is consistent with the following Land Use Policies in the Envision Taylor Comprehensive Plan:

- **LU5** – New buildings and development should be constructed in a way that they can be repurposed over time and as market conditions change.
    - The proposed commercial use as a Manufactured Home Sales location will have minimal permanent structures on site. The applicant has described that the existing structure on-site will be used as a sales office and all other structures on site will consist of inventory for sale that will be hauled on an off the site.
- **H4** – Infill missing middle housing and accessory dwelling units should be prioritized over new, large lot single-family development.
    - The request for a Manufactured Home Sales lot will not only provide the City of Taylor with another business but also a business that specializes in providing a form of missing middle housing to that community. This missing middle housing can be brought in as infill housing in various parts of the community and with the proper zoning allocated on the property.

Staff Recommendation

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

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 fairly consistent with the Comprehensive Plan. The site will utilize existing structure(s) and the concept of the commercial request is minimal in terms of change as the product (manufactured homes) will be set up as models and for show and sold on site to ultimately be removed and replaced with other stock.

- **Is the rezoning compatible with the surrounding area?**
  The rezoning is compatible with the surrounding area as most of the area north, east, and west consists of other commercial businesses and heavy industrial concrete plans. Land to the south of US 79 remains undeveloped.

- **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?**
  There are likely adequate water facilities available. The applicant will be held responsible for providing on-site septic and existing roadways (E. 4th Street/US 79) are present to allow access to the site. No other internal roadways are proposed or required.

- **Do current conditions indicate that a rezoning is necessary?**
  In order to utilize the property, the way the applicant desires a rezoning request is necessary. The current code explicitly requires the Manufactured Home Sales to be within the M-1 (Light Industrial) zoning district.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Zoning Map – Existing
4. Growth Sector Map
5. Future Land Use Map
6. Notification Map
7. Draft Ordinance
    a. Survey – Exhibit A
    b. Proposed Zoning Map – Exhibit B

Korte Homes
5896 Chandler Rd, Hutto, TX 78634
512-983-7091
Kortehomes@gmail.com

09/01/2023

To whom it may concern,

Please find this letter of intent to describe the proposed use of 3609 E 4th St, Taylor, Tx.

Korte Homes is a new manufactured home dealership currently located in Hutto. Korte Homes will continue selling new manufactured homes here,should the rezoning request be approved. The homes will be either set up as show models or parked as inventory while they are on the lot. The existing building will be used as office space for staff.

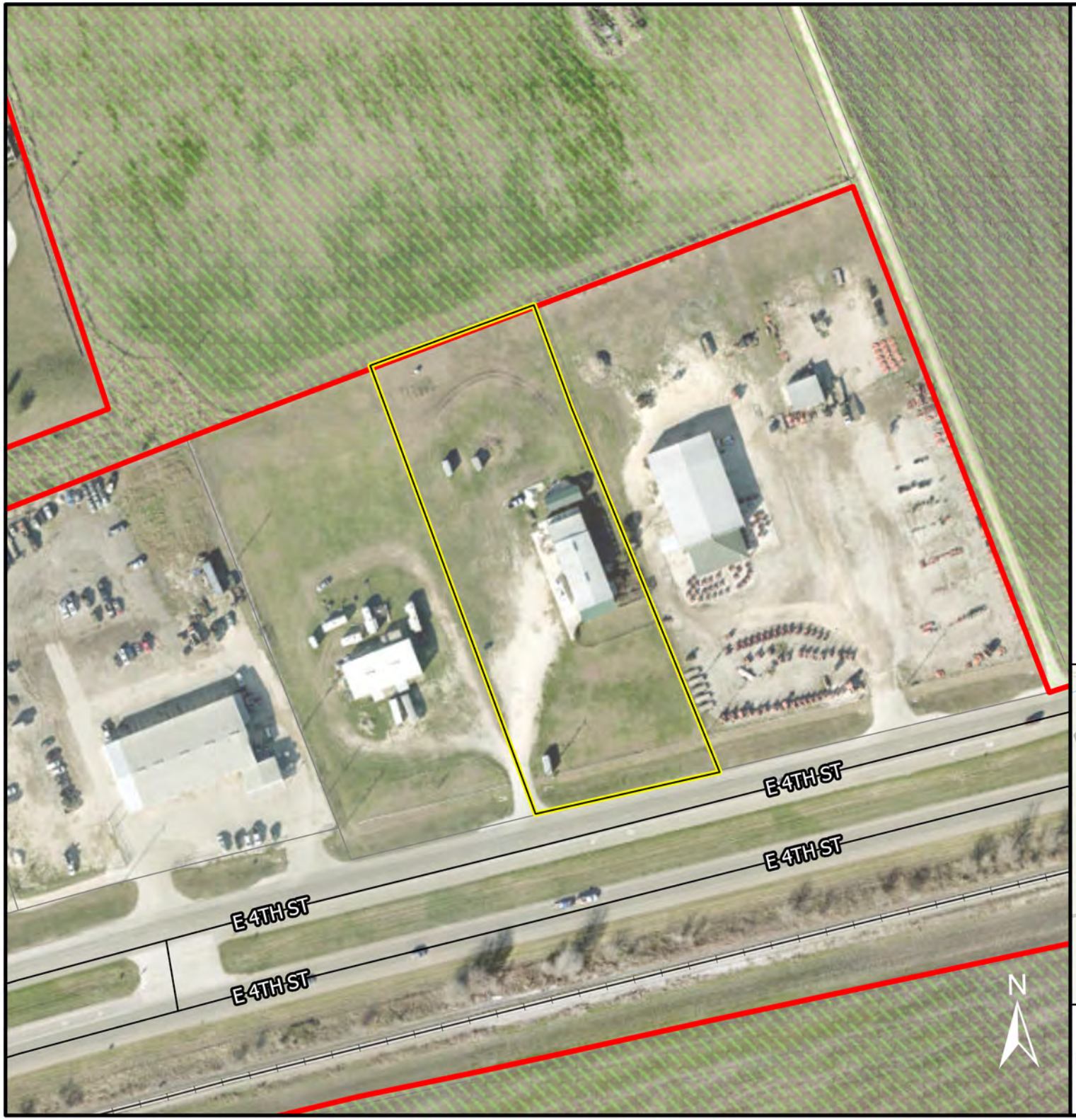
If you have questions, please contact me.

Sincerely,

Cole Korte

512-983-7091

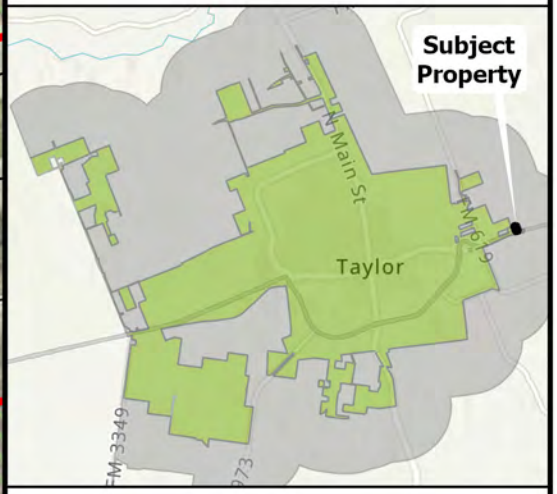
Owner / General Manager



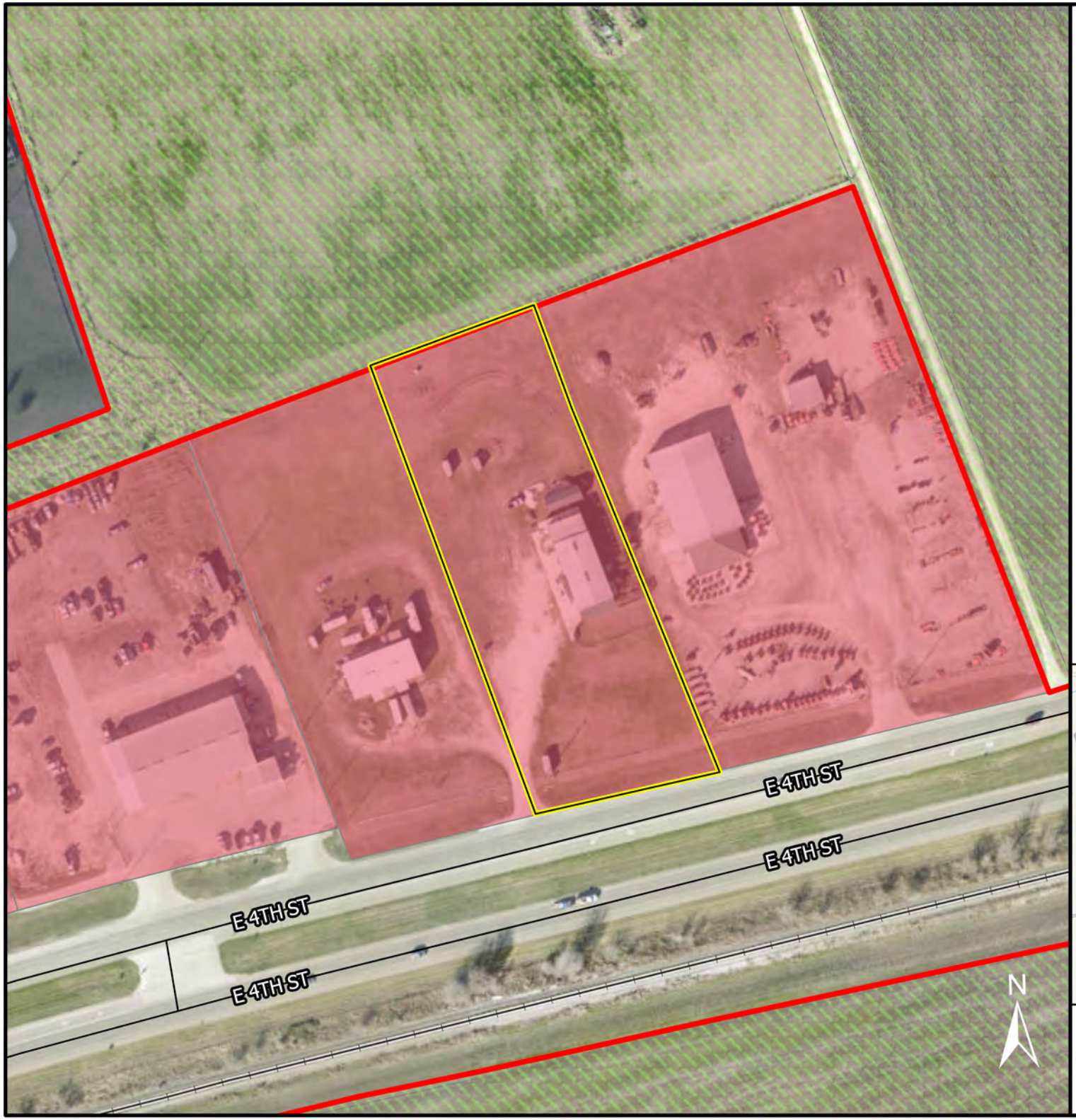
PZ-2023-1862

Generally located at 3609 E. 4th St.
Approximately 2.382 acres
Rezoning
Location Map

- Subject Property
- City Limits
- ETJ Boundary
- Parcels
- Streets
- Railroads



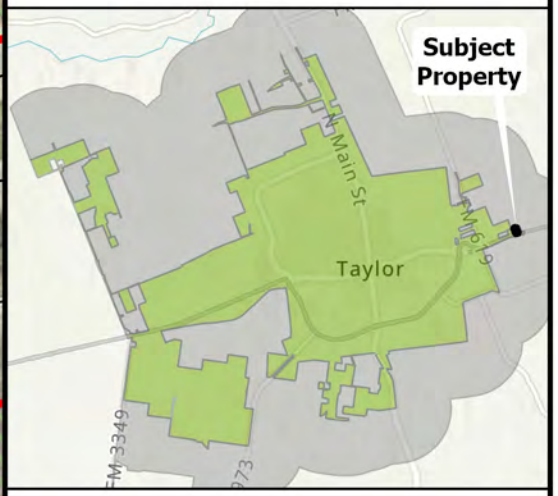
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PZ-2023-1862

Generally located at 3609 E. 4th St.
Approximately 2.382 acres
Rezoning
Zoning Map

- Subject Property
- City Limits
- ETJ Boundary
- Parcels
- Streets
- Railroads
- B-2 General Business
- M-2 Heavy Industrial



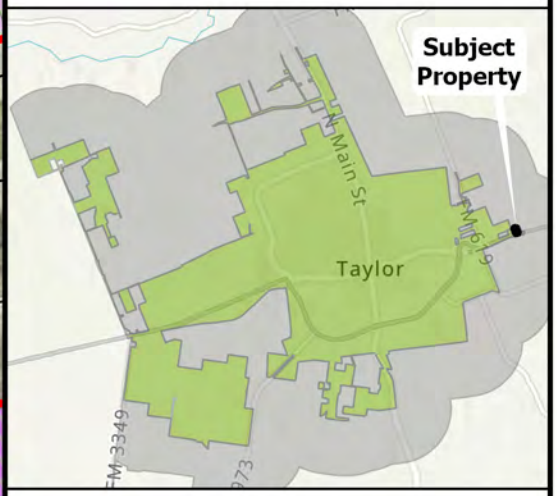
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PZ-2023-1862

Generally located at 3609 E. 4th St.
Approximately 2.382 acres
Rezoning
Growth Sector Map

- Subject Property
- City Limits
- ETJ Boundary
- Parcels
- Streets
- Railroads
- Future Growth Sector (G-1)
- Controlled Growth Sector Tier I (G-2.1)



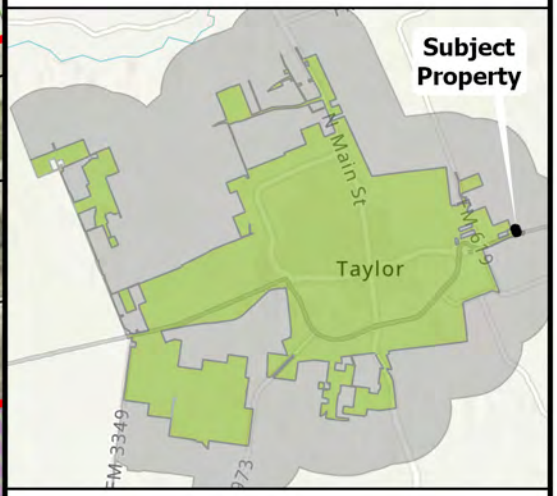
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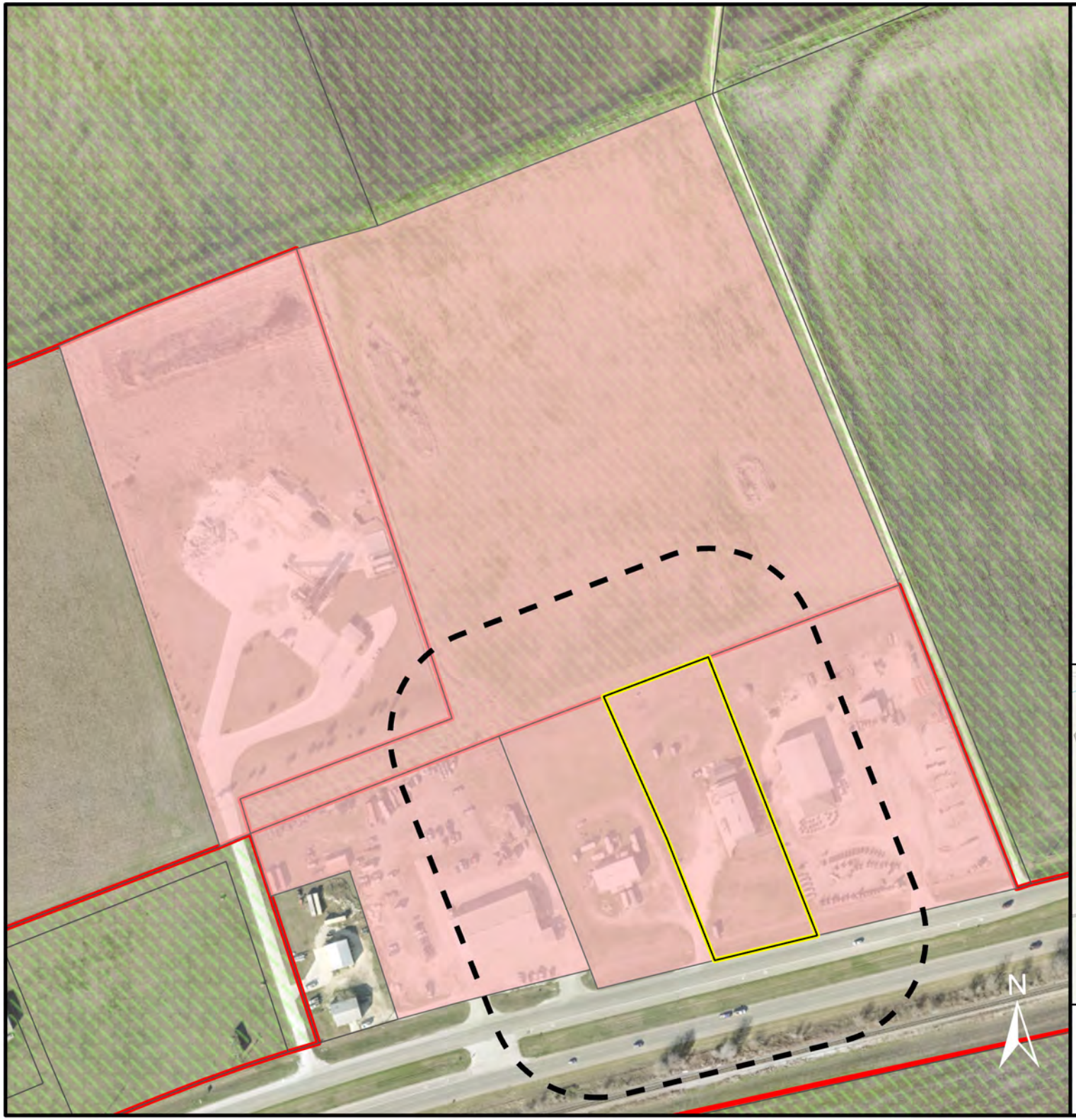
PZ-2023-1862

Generally located at 3609 E. 4th St.
Approximately 2.382 acres
Rezoning
Future Land Use Map

- Subject Property
- City Limits
- ETJ Boundary
- Parcels
- Streets
- Railroads
- Area of Minimal Change
- Employment: Special Zone



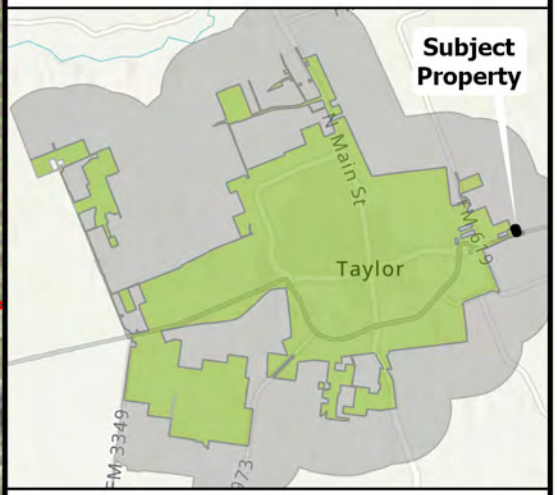
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PZ-2023-1862

Generally located at 3609 E. 4th St.
Approximately 2.382 acres
Rezoning
Notification Map

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



N

0 100 200 300
US Feet

ORDINANCE NO. 2023-XX

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 2.382 OUT OF 4.618 ACRES OF LAND, GENERALLY LOCATED AT 3609 E. 4th STREET, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R372792, FROM GENERAL BUSINESS DISTRICT (B-2) TO LIGHT MANUFACTURING (M-1), TAYLOR, WILLIAMSON COUNTY, TEXAS; 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 October 26, 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 for the Property from General Business District (B-2) to Light Manufacturing District (M-1).

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on October 10, 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 from General Business District (B-2) to Light Manufacturing District (M-1).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from General Business District (B-2) to Light Industrial District (M-1) as shown in Exhibit "B" 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.

DRAFT

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2023-XX was introduced before the Taylor City Council on the 26th 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-XX, 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

DRAFT

EXHIBIT A

(Legal Description/Survey)

DRAFT

ELECTRONICALLY RECORDED 2023077072
Williamson County, Texas Total Pages: 6

GF#TAY2301618

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CORRECTION WARRANTY DEED

Date: **September 13, 2023, to be effective as of May 24, 2023**

Grantor: **Norman Johnson,** a married person, not joined herein by his/her spouse as the property hereby conveyed constitutes no part of their business or residence homestead and is in his/her sole management and control

Grantor's Mailing Address (including county):

4700 CR 424
Taylor, Texas 76574
Williamson County

Grantee: **Olin P. Chapman, Jr., and Amy Champman**

Grantee's Mailing Address (including county):

3609 E. 4th Street
Taylor, Texas 76574
Williamson County

Consideration:

For the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

All that certain tract of land, situated in the Hardy Pace Survey, Abstract No. 493, Williamson County, Texas; subject tract being part of and out a called "5.00 Acres" (residue) conveyed in a Warranty Deed with Vendor's Lien from Raymond Lenz and Suzanne Lenz to Norman Johnson, dated 3-18-2004 and recorded in Document No. 2004020659 of the Official Public Records of Williamson County, Texas (OPRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of April 2023, subject tract being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

This deed is made as a correction deed in substitution of the deed titled "Warranty Deed" ("Corrected Deed") dated May 24, 2023, and recorded in Document No. 2023042158, of the Official Public Records of Williamson County, Texas, to correct the following incorrect information: The legal description was incorrectly described. Other than the stated correction, this deed is intended to restate in all respects the Corrected Deed, and the effective date of this correction deed relates back to the effective date of the Corrected Deed.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights of record; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines, any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any applicable governmental district, agency, authority, etc. taxes for current year, the payment of which Grantee assumes.

Grantor for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 13th day of September, 2023 to be effective as of May 24, 2023.

GRANTOR:

Norman Johnson

Norman Johnson

STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on the 13th day of September, 2023, by **Norman Johnson**.

Demi Morgan

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

DEMI MORGAN
Notary Public, State of Texas
Notary ID# 13427696-9
My Commission Expires
MARCH 29, 2027

EXECUTED this 13th day of September, 2023 to be effective as of May 24, 2023.

GRANTEE:
Olin P Chapman Jr

Olin P. Chapman, Jr.

Amy Chapman

Amy Chapman

G A

STATE OF ~~TEXAS~~ Virginia
COUNTY OF Loudoun

This instrument was acknowledged before me on the 13th day of September, 2023, by **Olin P. Chapman, Jr., and Amy Chapman.**

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Notary Public, State of ~~Texas~~ Virginia G A
Notary's name (printed): Gloria Asare
Notary's commission expires: 12/31/2024
Registration No: 7901547
Electronic Notary Public
Notarized online using audio-video communication

AFTER RECORDING RETURN TO:

LONGHORN TITLE COMPANY
1902 Old Granger Road
Taylor, TX 76574

EXHIBIT A

STATE OF TEXAS **MAY 8, 2023**
COUNTY OF WILLIAMSON

2.382 Acres

These notes describe that certain tract of land, situated in the **HARDY PACE SURVEY, ABSTRACT NO. 493**, Williamson County, Texas; subject tract being part of and out a called "5.00 Acres" (residue) conveyed in a Warranty Deed with Vendor's Lien from Raymond Lenz and Suzanne Lenz to Norman Johnson, dated 3-18-2004 and recorded in Document No. 2004020659 of the Official Public Records of Williamson County, Texas (OPRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of April, 2023, subject tract being more fully described as follows:

COMMENCING at a 1/2" Iron Rod found with an TXDOT aluminum cap (Sta: 1116+80.92) in the North right-of-way of U.S. Highway 79, being the Southeast corner of a called "4.653 Acres" conveyed in a General Warranty Deed from John Ewald to Mount Vernon, LLC, dated 6-18-2021 and recorded in Document No. 2021090740 (OPRWC), **THENCE South 76° 07' 27" West** with the common line of U.S. Highway 79 and said "4.653 Acres", a distance of **377.70 feet** to a 1/2" Iron Rod set (capped BTS) being the Southwest corner of said "4.653 Acres" and the Southeast corner of said "5.00 Acres" (residue), same being the **PLACE OF BEGINNING** of this description;

THENCE South 76° 07' 27" West with the North line of U.S. Highway 79 and the South line of said "5.00 Acres" (residue), a distance of **209.09 feet** to a PK Nail set (with BTS washer) in the North line of U.S. Highway 79 and the South line of said "5.00 Acres" (residue) being the Southwest corner of subject tract, for reference, a 1/2" Iron Rod found with an TXDOT aluminum cap (Sta: 1108+87.35) being the Southwest corner of said "5.00 Acres" (residue) and being the Southeast corner of a called "Lot 1, Gangl's Service Center Subdivision (2011010040)" conveyed in a Warranty Deed with Vendor's Lien from Heath R. Taylor and Joel J. Gamez to Craboll II, LLC, dated 10-11-2019 and recorded in Document No. 2019097255 (OPRWC), bears South 76° 07' 27" West, a distance of 206.35 feet;

THENCE North 21° 14' 08" West over and across said "5.00 Acres" (residue), a distance of **488.41 feet** to a 1/2" Iron Rod set (capped BTS), falling in a the North line of said "5.00 Acres" (residue) and being in a Southern line of a called "29.12 Acres" (residue) conveyed in a Warranty Deed with Vendor's Lien from Lenz Acre Partnership to John Ewald, dated 4-13-2016 and recorded in Document No. 2016030805 (ORPWC), being the Northwest corner of subject tract, for reference, a 1/2" Iron Rod found in a Southern line of said "29.12 Acres" (residue) at the Northwest corner of said "5.00 Acres" (residue) and the Northeast corner of said "Lot 1, Gangl's Service Center Subdivision (2011010040)", bears South 68° 35' 32" West, a distance of 206.00 feet;

THENCE North 68° 35' 32" East with said Southern line of said "29.12 Acres" (residue) and the North line of said "5.00 Acres" (residue), a distance of **206.00 feet** to a PK Nail set (with BTS washer), being the Northeast corner of said "5.00 Acres" (residue) and being the Northwest corner of said "4.653 Acres" and also being an exterior corner of said "29.12 Acres" (residue);

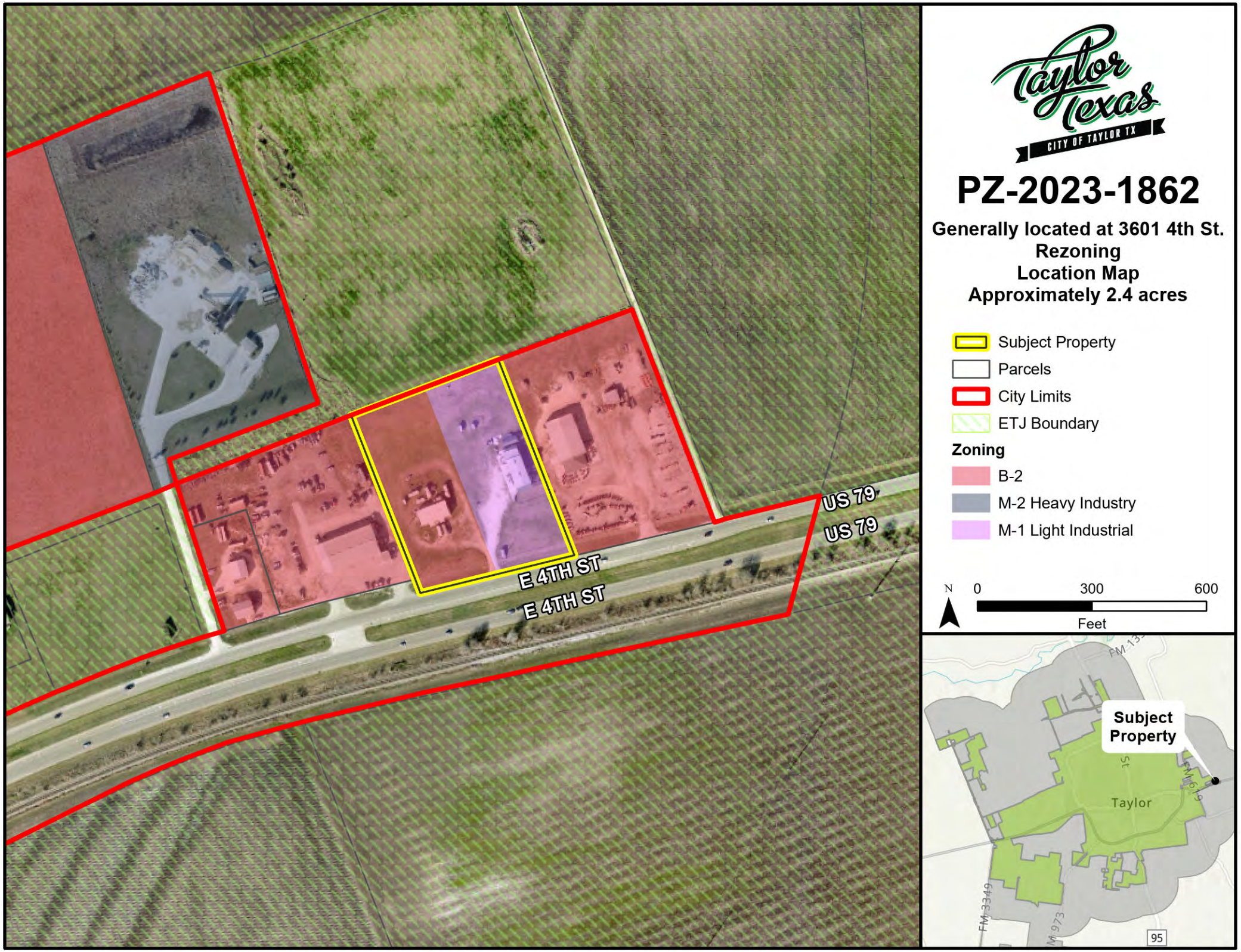
THENCE South 21° 23' 14" East along the East line of said "5.00 Acres" (residue) and the West line of said "4.653 Acres" a distance of **515.81 feet** to the **PLACE OF BEGINNING,** containing according to the dimensions herein stated an area of **2.382 Acres.**

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2023077072

Pages: 6 Fee: $42.00
09/14/2023 08:23 AM
LMUELLER

Nancy E. Rister, County Clerk
Williamson County,Texas



PZ-2023-1862

Generally located at 3601 4th St.
Rezoning
Location Map
Approximately 2.4 acres

- Subject Property
- Parcels
- City Limits
- ETJ Boundary

Zoning

- B-2
- M-2 Heavy Industry
- M-1 Light Industrial

N 0 300 600
Feet

City of Taylor
PZ-2023-1893
Subdivision Variance
Staff Report

Item Details

Subject Property:	**300 Airport Road**
Total Acreage:	Approximately 4.726 acres
Legal Description:	Approximately 4.725 acres of land in the Mucha/Hubnik Subdivision Minor Plat, Block 1, Lot 2
Property Owner:	Ernesto Martinez, Votive Firm, LLC
Applicant:	Ernestor Martinez, Votive Firm, LLC
Request:	A variance from Section 2.14 of the Subdivision Ordinance regarding sidewalk installation and Section 8.21 within the Engineering Manual regarding runoff calculations methodology.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant has requested an amendment to the Subdivision Ordinance Section 2.14 regarding sidewalk installation and Section 8.21 within the Engineering Manual regarding runoff calculations methodology. The applicant states he feels he is being wrongly asked to follow City ordinances in reference to his project. The applicant plans to develop the property with storage and recreational vehicle storage.

Location:

The subject property located at 300 Airport Road. It is found east of the Taylor Municipal Airport, north of U.S. 79.

Physical and Natural Features:

The subject property is predominantly flat in topography without existing structures or foliage.

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. Six (6) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, September 24, 2023.

Staff Analysis

The City's planning and engineering team have met with the applicant and their engineer to provide an explanation of what is required and why. Most of the developments along Airport Road were constructed when codes were different and did not require walkability as the codes do now. If the properties were to change hands or significantly alter their buildings, they would need to comply with the current ordinances requiring sidewalks.

Staff have the following concerns with the proposed variance to the Subdivision Ordinance and the Engineering Manual:

1. The City of Taylor Subdivision Ordinance aims to address development for all new construction and a hardship has not been presented by the applicant that cannot be taken into consideration to achieve the goals of the city to promote walkability in every part of the city. Additionally, the Engineering Manual drainage methodologies directly address concerns related to the possibility of flooding adjacent properties. The subject property will have a large percentage of impervious coverage and therefore require thorough analysis of drainage pre and post development as it related to the proposed development and adjacent properties. The requirements of this request are not unique and to date no other development under the current codes have requested to deviate from the standards of the City of Taylor Subdivision and Engineering Manual in the way that is being requested by the applicant.

Zoning Board of Adjustment Recommendation

Based on staff's analysis of this variance denial is recommended.

The Zoning Board of Adjustment should base their consideration for approval [Consistent] or denial [Inconsistent] of the request on the following information:

			Criteria for Approval
Consistent	**Inconsistent**	**Neutral**	
	X		**There are special circumstances or conditions arising from the physical surroundings, shape, topography, or other feature affecting the land subject to the variance applicant, such that the strict application of the provisions of the Zoning Ordinance would create an unnecessary hardship or inequity upon or for the applicant, as distinguished from a mere economic impact, an inconvenience, frustration of objections in developing the land, not permitting the highest and best use for the land, or depriving the applicant of the reasonable and beneficial use of the land;** *Staff finds there are no special circumstances or conditions arising from the physical surroundings, shape, topography, or other feature affecting the land subject to the variance petition.*

	X		**The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of or similarly classified as the applicant's land;** *Staff did not find circumstances causing a hardship.*
	X		**The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;** *Staff finds that the request to not construct a sidewalk or adhere to drainage methodologies is not necessary for the preservation and enjoyment of a substantial property right. Development on the lot is achievable by right without the requested variance.*
	X		**Granting the variance application shall not be detrimental to the public health, safety, or welfare, or injurious to other property within the area;** *Staff finds that granting the variance could likely be detrimental to public health, safety, or welfare, or injurious to other property within the area due to the possibility of flooding if standards are not adhered to and not installing a sidewalk would likely set a precedent to not follow the walkability requirements in the Subdivision Ordinance and Comprehensive Plan.*
X			**Granting the variance application shall not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of the development code, or adversely affect the rights of owners or residents of surrounding property;** *Staff finds that granting the variance could affect other property owner's use and enjoyment of their property in the event of off-site flooding and inadequate sidewalk connectivity in the future.*
	X		**The hardship or inequity suffered by the applicant is not caused wholly or in substantial part by the applicant;** *Staff finds the hardship presented by the applicant is created by the applicant as compliance with City regulations are achievable.*

	X		**The request for a variance is not based exclusively on the applicant's desire for increased financial gain from the property, or to reduce an existing financial hardship;** *Staff finds the request is based on the petitioner's desire for less investment in the development of the property. Per the petitioner, they have stated that the sidewalk and following the drainage methodologies "creates an undue burden because of the need to build a very costly bridge in order to accommodate drainage and the amount of engineering needed to follow the methodology."*
	X		**The degree of variance requested is the minimum amount necessary to meet the needs of the applicant to satisfy the standards.** *Staff finds that the degree of variance is not the minimum amount necessary as the petitioner may comply with the Code requirements.*

Attachments:

1. Letter of Intent from Applicant & Application Questions – Drainage & Sidewalk
2. Site Plan from Applicant
3. Excerpt – Subdivision Ordinance Sect. 2.14 and Section 8.21 of the Engineering Manual
4. Grading & Drainage Plan from Applicant
5. Analysis from City of Taylor Engineering Department
6. Location Map
7. Notification Map

VOLTIVE FIRM LLC
12500 Pellicano Dr. Suite C, El Paso TX 79928

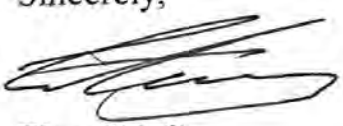
(575) 430-6875| ernest@barm.com

08/31/2023
City of Taylor TX

Letter of Intent:

This Letter is to request a variance to section 2.14 of the Subdivision Ordinance which states that sidewalks be installed on every project in the city of Taylor. My project at 300 Airport Rd. permit number PZ-2023-1645 requires a drainage detail on the southeast corner of property and thus creating a conflict to the installation of a sidewalk. I believe the variance requested is a reasonable solution as Airport Rd if fully developed and there is no sidewalk on the entire street. The variance would relieve my project of the undue burden to build a costly bridge over the drainage detail without the room necessary to do so.

Sincerely,



Firm LLC

VARIANCE APPLICATION

Subdivision Ordinance

City of Taylor

Development Services Department

512-352-3675 / www.taylortx.gov / planning@taylortx.gov

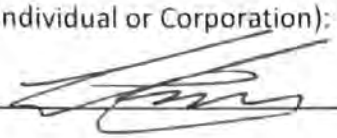
Create Application through

www.mygovernmentonline.org

Revised January 25, 2018

Property Owner Information

Printed Name (Individual or Corporation): Votive Firm LLC

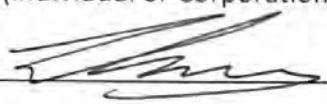
Signature: 

Address: 12500 Pellicano Suite C. El Paso, TX 79928

Phone: _____ Cell: (575)430 6875 Email: ernest@barm.com

Applicant/Agent Information

Printed Name (Individual or Corporation): Ernesto Martinez

Signature: 

Address: 12500 Pellicano Suite C. El Paso, TX 79928

Phone: _____ Cell: (575)430 6875 Email: ernest@barm.com

Owner/Applicant Authorization

I hereby affirm that if I am the property owner of record, or if the applicant is an organization or business entity, I have been authorized to represent the owner, organization, or business in this application. I certify the proceeding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application.

Signature:  Date 08/31/2023

Printed Name: Ernesto Martinez

Please reference Appendix C of the Subdivision Ordinance regarding the Planning and Zoning Commission.

1. What particular physical conditions or characteristics make the property unique compared to others in the same neighborhood or district?

2-14 requesting required sidewalk on a street that is fully developed where there is no other sidewalks. The whole road of Airport Rd. has not one single sidewalk.

2. Were the conditions or characteristics listed in Question #1 caused by the property owner or applicant?

No.

3. If the conditions or characteristics were caused by the owner or applicant, could the use of the property be built without the requested Variance?

N/A

4. What difficulty or unnecessary hardship would result (not just an inconvenience) if the Variance were not granted?

The implementation of the sidewalk requirement will create an undue burden because of the need to build a very costly bridge in order to accomidate drainage.

5. Is the amount of Variance requested the minimum necessary to meet the needs of the applicant or property owner?

Yes.

6. To what extent is the request for a Variance based upon a desire of the owner, occupant, or applicant for increased financial gain from the property, or to reduce an existing financial hardship?

The request is to reduce a financial hardship due to a drainage condition, on a street where there is no other sidewalk.

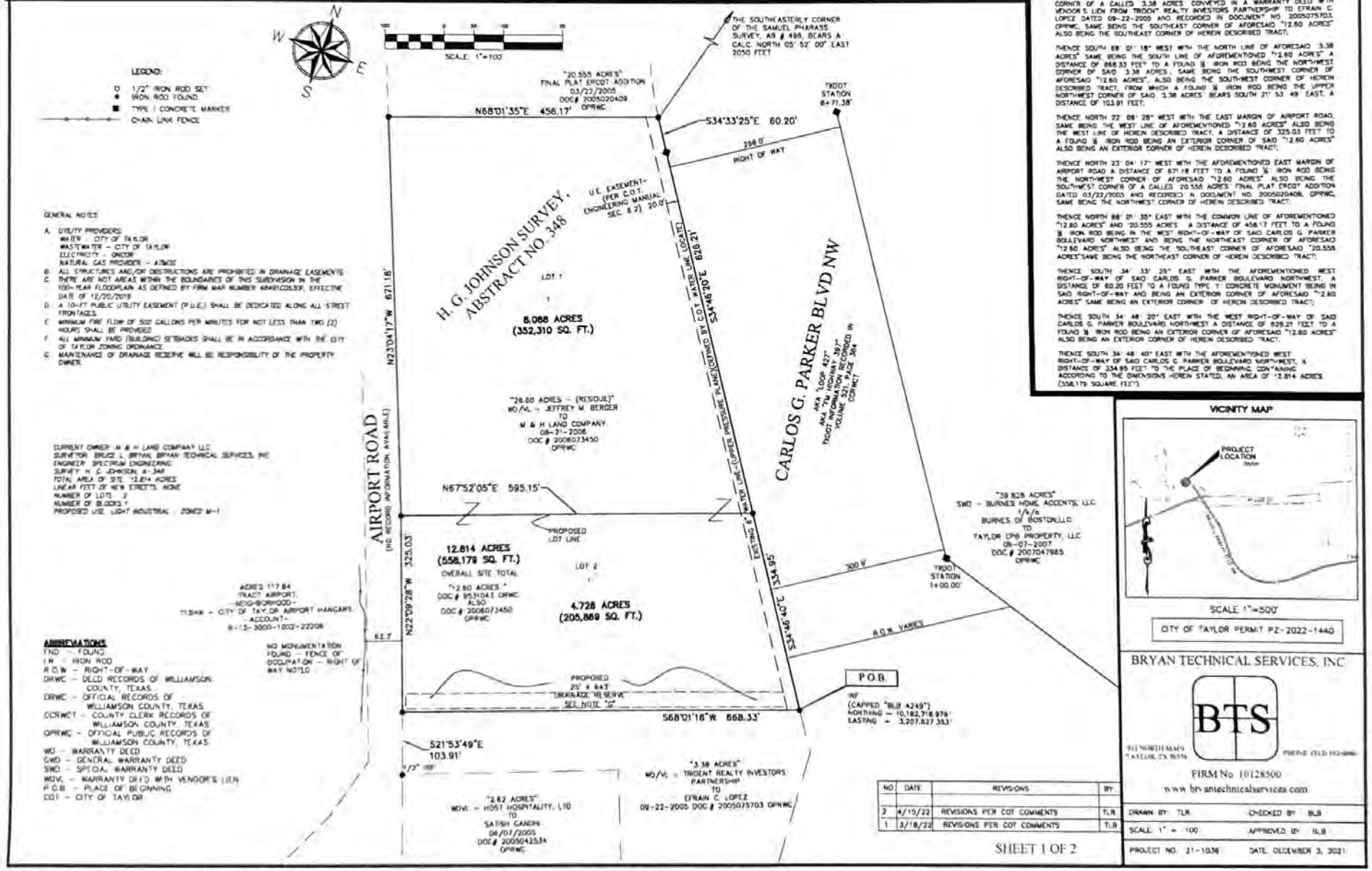
7. What affect, if any, would the Variance have on the rights of owners or occupants of surrounding property, on the supply of light or air to adjacent property, on traffic or parking congestion in the public streets, on public safety, and on property values within the neighborhood?

There will not be any hardship to surrounding properties.


11:37
ERCOT (T1, T2 & T3 Delivery Entrance)
Airport Rd
TCC1 Parking - ERCOT
Carlos G Parker Blvd NW
Babeco Fabrication & Machining
300 Airport Rd
Taylor Municipal Airport-T74
ACS Avionics
Best Western Taylor Inn
4.0 (309)
3-star hotel
Airport Rd
BUS 79
79
79
Google

MUCHA / HUBNIK SUBDIVISION MINOR PLAT

Being a Minor Plat of or to create Lots 1 and 2, Block 1, consisting of 12.814 acres, out of the H.G. JOHNSON SURVEY, Abstract No. 348, out of the City of Taylor, Williamson County, Texas.



GENERAL NOTES

A. UTILITY PROVIDERS:
WATER - CITY OF TAYLOR
WASTEWATER - CITY OF TAYLOR
ELECTRICITY - ONCOR
NATURAL GAS PROVIDER - ATMOS
B. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
C. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0535F, EFFECTIVE DATE OF 12/20/2019.
D. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
E. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
F. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE.
G. MAINTENANCE OF DRAINAGE RESERVE WILL BE RESPONSIBILITY OF THE PROPERTY OWNER.

CURRENT OWNER - M & H LAND COMPANY LLC
SURVEYOR: BRUCE L. BRYAN, BRYAN TECHNICAL SERVICES, INC
ENGINEER: SPECTRUM ENGINEERING
SURVEY: H. G. JOHNSON, A-348
TOTAL AREA OF SITE: 12.814 ACRES
LINEAR FEET OF NEW STREETS: NONE
NUMBER OF LOTS: 2
NUMBER OF BLOCKS: 1
PROPOSED USE: LIGHT INDUSTRIAL ; ZONED M-1

ABBREVIATIONS

FND - FOUND
I.R. - IRON ROD
R.O.W. - RIGHT-OF-WAY
DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
DRWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
CCRWCT - COUNTY CLERK RECORDS OF WILLIAMSON COUNTY, TEXAS.
OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
WD - WARRANTY DEED
GWD - GENERAL WARRANTY DEED
SWD - SPECIAL WARRANTY DEED
WDVL - WARRANTY DEED WITH VENDOR'S LIEN
P.O.B. - PLACE OF BEGINNING
COT - CITY OF TAYLOR

BOUNDARY SURVEY NOTES
12.814 ACRES

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND SITUATED IN THE H. G. JOHNSON SURVEY, A-348 SITUATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING ALL OF A "12.80 ACRES CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM JEFFREY M. BERGER TO M & H LAND COMPANY DATED 08-21-2006 AND RECORDED IN DOCUMENT NO 2006073450 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC), BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF FEBRUARY, 2021 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND ½" IRON ROD (CAPPED "4249") (NORTHING = 10,182,718.978', EASTING = 3,207,827.353') BEING IN THE WEST RIGHT-OF-WAY OF CARLOS G. PARKER BOULEVARD NORTHWEST, SAME BEING THE NORTHEAST CORNER OF A CALLED "3.38 ACRES CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM TRIDENT REALTY INVESTORS PARTNERSHIP TO EFRAIN C. LOPEZ DATED 09-22-2005 AND RECORDED IN DOCUMENT NO. 2005075703, OPRWC, SAME BEING THE SOUTHEAST CORNER OF AFORESAID "12.80 ACRES" ALSO BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 68° 01' 18" WEST WITH THE NORTH LINE OF AFORESAID "3.38 ACRES" SAME BEING THE SOUTH LINE OF AFOREMENTIONED "12.80 ACRES" A DISTANCE OF 868.33 FEET TO A FOUND ½" IRON ROD BEING THE NORTHWEST CORNER OF SAID "3.38 ACRES", SAME BEING THE SOUTHWEST CORNER OF AFORESAID "12.80 ACRES", ALSO BEING THE SOUTH-WEST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A FOUND ½" IRON ROD BEING THE UPPER NORTHWEST CORNER OF SAID "3.38 ACRES BEARS SOUTH 21° 53' 49" EAST, A DISTANCE OF 103.91 FEET;

THENCE NORTH 22° 09' 28" WEST WITH THE EAST MARGIN OF AIRPORT ROAD, SAME BEING THE WEST LINE OF AFOREMENTIONED "12.80 ACRES" ALSO BEING THE WEST LINE OF HEREIN DESCRIBED TRACT, A DISTANCE OF 325.03 FEET TO A FOUND ½" IRON ROD BEING AN EXTERIOR CORNER OF SAID "12.80 ACRES" ALSO BEING AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 23° 04' 17" WEST WITH THE AFOREMENTIONED EAST MARGIN OF AIRPORT ROAD A DISTANCE OF 671.18 FEET TO A FOUND ½" IRON ROD BEING THE NORTH-WEST CORNER OF AFORESAID "12.80 ACRES" ALSO BEING THE SOUTH-WEST CORNER OF A CALLED "20.555 ACRES" FINAL PLAT EROT ADDITION DATED 03/23/2005 AND RECORDED IN DOCUMENT NO. 2005020409, OPRWC, SAME BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 68° 01' 35" EAST WITH THE COMMON LINE OF AFOREMENTIONED "12.80 ACRES" AND "20.555 ACRES" A DISTANCE OF 456.17 FEET TO A FOUND ½" IRON ROD BEING IN THE WEST RIGHT-OF-WAY OF SAID CARLOS G. PARKER BOULEVARD NORTHWEST AND BEING THE NORTHEAST CORNER OF AFORESAID "12.80 ACRES" ALSO BEING THE SOUTHEAST CORNER OF AFORESAID "20.555 ACRES" SAME BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 34° 33' 25" EAST WITH THE AFOREMENTIONED WEST RIGHT-OF-WAY OF SAID CARLOS G. PARKER BOULEVARD NORTHWEST, A DISTANCE OF 60.20 FEET TO A FOUND TYPE 1 CONCRETE MONUMENT BEING IN SAID RIGHT-OF-WAY AND BEING AN EXTERIOR CORNER OF AFORESAID "12.80 ACRES" SAME BEING AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 34° 46' 20" EAST WITH THE WEST RIGHT-OF-WAY OF SAID CARLOS G. PARKER BOULEVARD NORTHWEST A DISTANCE OF 626.21 FEET TO A FOUND ½" IRON ROD BEING AN EXTERIOR CORNER OF AFORESAID "12.80 ACRES" ALSO BEING AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 34° 46' 40" EAST WITH THE AFOREMENTIONED WEST RIGHT-OF-WAY OF SAID CARLOS G. PARKER BOULEVARD NORTHWEST, A DISTANCE OF 334.95 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF "12.814 ACRES (558,179 SQUARE FEET).

VICINITY MAP

SCALE: 1"=500'

CITY OF TAYLOR PERMIT PZ-2022-1440

NO.	DATE	REVISIONS	BY
2	4/15/22	REVISIONS PER COT COMMENTS	TLR
1	3/18/22	REVISIONS PER COT COMMENTS	TLR

BRYAN TECHNICAL SERVICES, INC

BTS

911 NORTH MAIN
TAYLOR, TX 76574

FIRM No. 10128500

www.bryantechnicalservices.com

DRAWN BY: TLR	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: BLB
PROJECT NO. 21-1036	DATE: DECEMBER 3, 2021

SHEET 1 OF 2

City of Taylor
400 Porter Street
Taylor, TX 76574
(512) 352-3675
www.ci.taylor.tx.us

Date: Wednesday, August 16, 2023

Address: 300 Airport RD, Taylor 76574

Permit Number PZ-2023-1645

Dear ,

Staff has completed its review of plans for the Site Development Plan _Airport Self Storage that is to be located at 300 Airport RD, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Department Comments
The following comments have been provided by Brenda Joyas. Should you have any questions or require additional information regarding any of these comments, please contact Brenda Joyas at or by email at brenda.joyas@taylortx.gov.

PZ-2023-1645 300 Airport Storage Review 2 Comments: Denied

1. Review the Drainage Report requirements and include all required items. Provide the model with the next submittal. Engineering Construction Manual 8.21 DRAINAGE STUDY GUIDELINES.

2. Please provide elevations for all the buildings including the exterior construction materials.

3. For RV parking spaces, what kind of screening will be provided so it will not be seen from right of way? Average height of RV 10-12 feet. 2" caliper trees will not cover RV, possible solid screen.

4. Where is the Trench Safety Plan? Before Pg. C-2

5. What does AHJ stand for Pg E1.2?

6. Exterior Lighting Compliance Certificate states it follows the 2016 energy code, plans should follow the 2018 Energy Conservation Code.

7. Electric Plans should follow National Electric Code 2020.

8. Landscape: There are two (2) tables with different information. Which is referencing the impervious cover?

Engineering Department Review
The following comments have been provided by Javier Vasquez. Should you have any questions or require additional information regarding any of these comments, please contact Javier Vasquez at (713) 576-3691 or by email at javier.vasquez@hdrinc.com.

**Please refer to the AssociatedDocuments section of the permit page to download a PDF containing the following engineering comments on the plans:*

Planset

1. *Sheet 1 of 58 - Use this signature block provided on sheet*
2. *Sheet 1 of 58 - Drainage area map needs to be included in the planset. Please look at the Taylor Municode for a checklist of required information for that plan sheet*
3. *Sheet 2 of 58 - Show offsite existing contours throughout set: ECM 6.1.3.a*
4. *Sheet 2 of 58 - Label this structure*
5. *Sheet 2 of 58 - Callout all existing drainage structures*
6. *Sheet 2 of 58 - Include street center lines and associated street linework*
7. *Sheet 2 of 58 - Include legend for the linetypes*
8. *Sheet 2 of 58 - Call out fire hydrant.*
9. *Sheet 2 of 58 - Call out material*
10. *Sheet 2 of 58 - Call out size and material*
11. *Sheet 5 of 58 - Show existing contours outside of proposed contour limits*
12. *Sheet 5 of 58 - Existing contours in plan view is not displaying the same as in the legend. Revise for accuracy*
13. *Sheet 5 of 58 - Label the type of drainage strcuture*
14. *Sheet 5 of 58 - Please show how this water is routed to the pond. It looks like it may drain offsite*
15. *Sheet 5 of 58 - Provide TIme of Concentration flow paths and TofC calculations*
16. *Sheet 5 of 58 - Please add this detail to the detention plan also*
17. *Sheet 5 of 58 - Concrete channel is blocking existing flows from the roadside ditch. Please revise the design of the outfall. Need to see an analysis point here to compare the existing and proposed flows*
18. *Sheet 5 of 58 - Clearly show how water is conveyed in the front of the lot.*
19. *Sheet 5 of 58 - Show how water is collected in the channel/flume*
20. *Sheet 6 of 58 - Provide drainage areas map. One map for existing and one for proposed Provide Water Service elevations for the detention pond. Freeboard must be less than 1' Please provide HMS Model for the pond*
21. *Sheet 6 of 58 - Add slope labels on the bottom of pond. Grass lined ponds must have be sloped at 2% ECM 6.1.8.15.3.b*
22. *Sheet 6 of 58 - Add WSE on all pond cross sections ECM 6.1.11.e*
23. *Sheet 6 of 58 - call out top of wall elev*
24. *Sheet 6 of 58 - Provide profile for channel. ECM 6.1.11.b*
25. *Sheet 6 of 58 - Conflict between sidewalk and the channel. Please revise or address*
26. *Sheet 7 of 58 - Please show how this water is routed to the pond. It looks like it may drain offsite*
27. *Sheet 7 of 58 - Show clearly how this area ties into existing contours. If there is a wall proposed it needs to be called out on the grading plan. Top of Wall and Bottom of Wall elevation labels*
28. *Sheet 7 of 58 - Existing and proposed contours look too similar. Please clarify.*
29. *Sheet 7 of 58 - show offsite contours*
30. *Sheet 7 of 58 - Pond bottom cannot be flat. Must provide positive drainage. 2.00% for grass lined ponds*
31. *Sheet 7 of 58 - Define how water flows along the roadside ditch from North to South. Driveway seems to impede flow.*
32. *Sheet 7 of 58 - Sidewalk to be extended to property limits*
33. *Sheet 7 of 58 - Outfall area to allow for extension of sidewalk*
34. *Sheet 8 of 58 - Provided a model for the pond. A review will cross check plans, report, and model*
35. *Sheet 8 of 58 - 2:1 Max side slope 1' of freeboard required ECM6.1.8.13*
36. *Sheet 8 of 58 - Provide hydraulic calculations for the channels*
37. *Sheet 8 of 58 - City details to be utilized where work is provided within the right of way*
38. *Sheet 9 of 58 - Show existing contours on this plan*
39. *Sheet 10 of 58 - Clarify if existing or proposed*
40. *Sheet 10 of 58 - Requires a meter See ECM 6.1.6.9.1*
41. *Sheet 10 of 58 - Callout how this will be tied into*
42. *Sheet 10 of 58 - Service must be 6" ECM 6.1.7.7*
43. *Sheet 10 of 58 - PLease show existing waste water manhole and line. Callout invert and tie in elevations*
44. *Sheet 10 of 58 - Linetypes not shown in the legend*
45. *Sheet 10 of 58 - Legend does not seem applicable to this sheet. Please revise for clarity.*
46. *Sheet 10 of 58 - Clearly show limits of proposed rockwall on the plansheets*
47. *Sheet 11 of 58 - Sidewalk should continue to property line*
48. *Sheet 11 of 58 - Landscaping and irrigation are to be removed from limits of detention pond. Plan unclear of plantings in relation to detention pond details.*
49. *Sheet 12 of 58 - label and callout radius*
50. *Sheet 12 of 58 - Sidewalk shall continue to property line*
51. *Sheet 12 of 58 - Callout or dimension sidewalk width*

52. *Sheet 13 of 58 - City details to be utilized where work is provided within the right of way.*

Drainage Study

1. Review the Drainage Report requirements and include all required items. Provide the model with the next submittal. ECM 8.21 DRAINAGE STUDY GUIDELINES.

Fire Department Comments (PZ)

The following comments have been provided by Bobby Copeland. Should you have any questions or require additional information regarding any of these comments, please contact Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylortx.gov.

This permit is for the site plan and a code compliance page was include. This is helpful to understand the project as a whole and to conduct a thorough code review.

Page 1 / cover page:

1. Under the Code Compliance, the plans shall reference Taylor's 2018 adopted ICC code series.

2. The occupant load figured under the Code Compliance area shall be figured at the 2018 IFC at 150 for business.

3. Under Building Use Information the apartment is noted as a R-3. This shall be corrected to reflect an apartment is specifically noted as a R-2 per the 2018 IFC.

Page FP-1

4. The hydrant detail shall be removed and replaced with Taylor's detail. Taylor's detail has been uploaded to the additional files area.

5. Plans shall provide a scale reference to be able to measure, the scale is provided but does not provide a reference.

6. Plans shall illustrate how access is provided to each building within 150 of all sides (2018 IFC 503.1.1).

7. Plans shall illustrate the on site hydrants meet the requirement of 2018 IFC 507.5.1.

8. Plans shall provide a details of the entrance gate.

9. Plans shall provide a detail of the electronic gate opener and explains how the opener operates without power (emergency function).

10. Plans shall note that the entrance gate will incorporate a Knox brand gate over ride switch.

11. Plans shall indicate that the gate will have an unobstructed opening of 20 feet. (2018 IFC 503.2.1, 503.6).

12. The apartment being a R-2 occupancy, 903.2.8 requires the building to have a fire suppression system. Plans shall indicate the piping size and material of the water supply for the fire suppression system leading into the building.

13. Plans shall indicate the approved fire lane and fire lane markings. The fire lane marking shall be a 6 inch red stripe with 4 inch white letter stating: "FIRE LANE NO PARKING" the fire lane wording is to be a 25 feet intervals.

Reviewed the resubmitted plans and it appears that the previous fire department comments have not been addressed.

These plans were only reviewed as the site plan and no portion of any of the building were reviewed under this plan set. The buildings will be reviewed under the building permit plan sets.

Public Works Comments (PZ)

The following comments have been provided by Jeffrey Schutz. Should you have any questions or require additional information regarding any of these comments, please contact Jeffrey Schutz at (512) 352-6257 or by email at jeffrey.schutz@taylortx.gov.

Ensure to call 811 and the City Water Maintenance department for utility locates prior to construction starting. Keep the street storm drainage and creek channels clean during construction. Follow all city codes, specifications, and ordinances for construction. Utilize Waste Connection for dumpster requirements. use my permit for requesting inspections and allow 48 hours for inspection. Utilize the Driveway diagram for the installation of driveways. This includes using #4 rebar in any driveway approach, and # 3 rebar in the sidewalks. Ensure that there is 22' separation from centerline to centerline of driveways, driveways must be 30' from centerline of intersection Any damage to existing surfaces will be repaired back to original condition by the contractor or representative that submitted the permit. Allow 48 hours after submittal for inspections to be completed. DO NOT BLOCK ANY ROADS without permission and a barricade plan. Use flaggers if there is a partial road close down/blockage during operations. Please Submit a Quality Control plan to public works. Ensure the center line of driveway is a minimum 11' from the centerline of driveway to the property line. Ensure to follow new ROW Ordinance. Boring depth will be 24" - 36" or follow TXDOT depth requirements. Contractor/project information signs will be no more than 600' from active work site. No blocking of sidewalks without proper authorization and proper signage will be used. All excavated holes will be blocked off with a safety/snow fencing barricade.

Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at , or by e-mail at brenda.joyas@taylortx.gov.

Thank you,

Brenda Joyas

Attachment

VOLTIVE FIRM LLC
12500 Pellicano Dr. Suite C, El Paso TX 79928

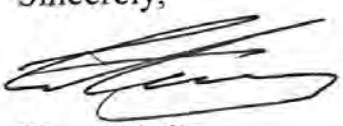
(575) 430-6875| ernest@barm.com

08/31/2023
City of Taylor TX

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Sincerely,



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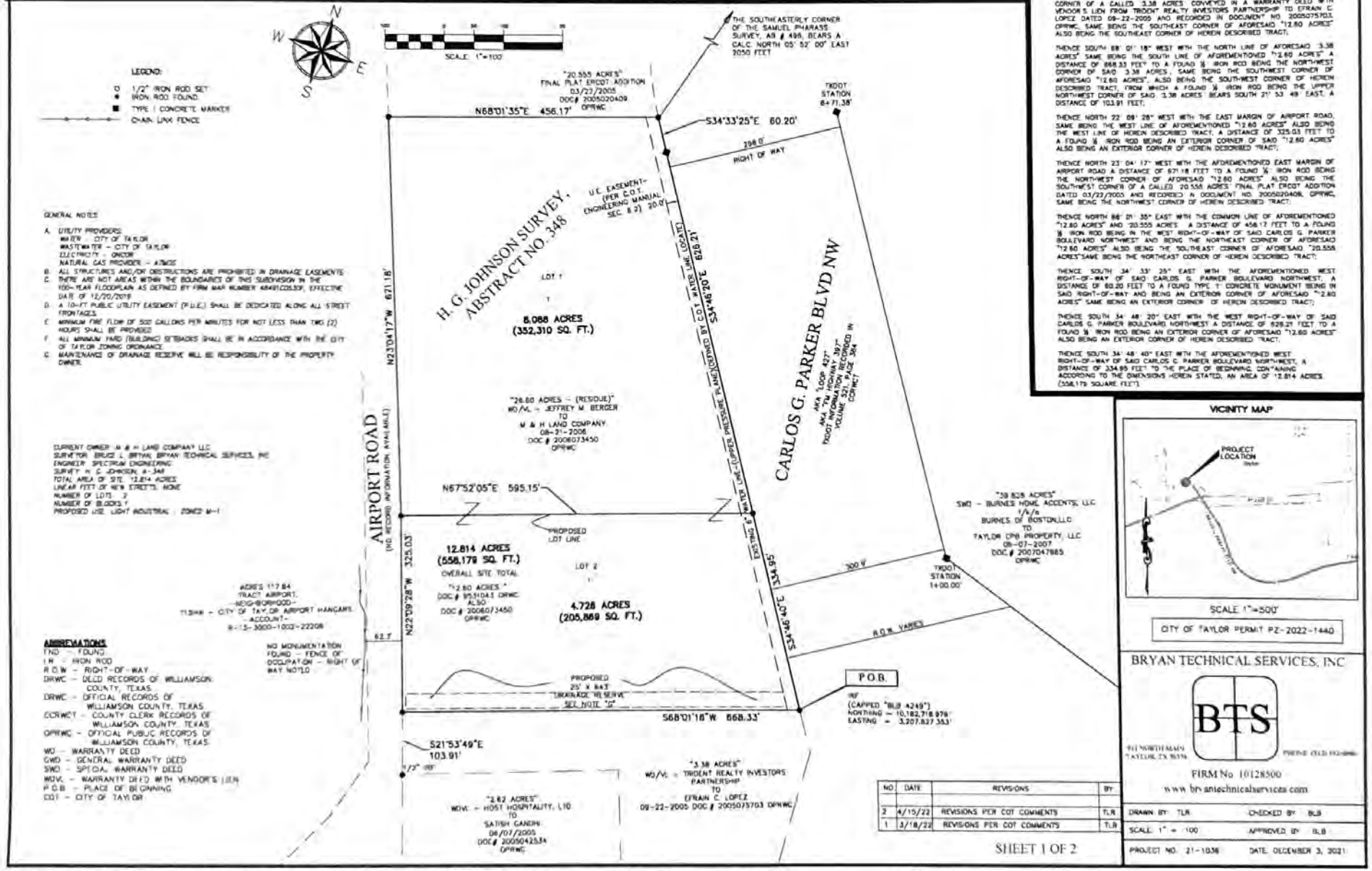
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ACS Avionics
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3-star hotel
Airport Rd
BUS 79
79
79
Google

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ENGINEER: SPECTRUM ENGINEERING
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DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
DRWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
CCRWCT - COUNTY CLERK RECORDS OF WILLIAMSON COUNTY, TEXAS.
OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
WD - WARRANTY DEED
GWD - GENERAL WARRANTY DEED
SWD - SPECIAL WARRANTY DEED
WDVL - WARRANTY DEED WITH VENDOR'S LIEN
P.O.B. - PLACE OF BEGINNING
COT - CITY OF TAYLOR

BOUNDARY SURVEY NOTES
12.814 ACRES

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND SITUATED IN THE H. G. JOHNSON SURVEY, A-348 SITUATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING ALL OF A "12.80 ACRES CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM JEFFREY M. BERGER TO M & H LAND COMPANY DATED 08-21-2006 AND RECORDED IN DOCUMENT NO 2006073450 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC), BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF FEBRUARY, 2021 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND ½" IRON ROD (CAPPED "4249") (NORTHING = 10,182,718.978', EASTING = 3,207,827.353') BEING IN THE WEST RIGHT-OF-WAY OF CARLOS G. PARKER BOULEVARD NORTHWEST, SAME BEING THE NORTHEAST CORNER OF A CALLED "3.38 ACRES CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM TRIDENT REALTY INVESTORS PARTNERSHIP TO EFRAIN C. LOPEZ DATED 09-22-2005 AND RECORDED IN DOCUMENT NO. 2005075703, OPRWC, SAME BEING THE SOUTHEAST CORNER OF AFORESAID "12.80 ACRES" ALSO BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 68° 01' 18" WEST WITH THE NORTH LINE OF AFORESAID "3.38 ACRES" SAME BEING THE SOUTH LINE OF AFOREMENTIONED "12.80 ACRES" A DISTANCE OF 868.33 FEET TO A FOUND ½" IRON ROD BEING THE NORTHWEST CORNER OF SAID "3.38 ACRES", SAME BEING THE SOUTHWEST CORNER OF AFORESAID "12.80 ACRES", ALSO BEING THE SOUTH-WEST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A FOUND ½" IRON ROD BEING THE UPPER NORTHWEST CORNER OF SAID "3.38 ACRES BEARS SOUTH 21° 53' 49" EAST, A DISTANCE OF 103.91 FEET;

THENCE NORTH 22° 09' 28" WEST WITH THE EAST MARGIN OF AIRPORT ROAD, SAME BEING THE WEST LINE OF AFOREMENTIONED "12.80 ACRES" ALSO BEING THE WEST LINE OF HEREIN DESCRIBED TRACT, A DISTANCE OF 325.03 FEET TO A FOUND ½" IRON ROD BEING AN EXTERIOR CORNER OF SAID "12.80 ACRES" ALSO BEING AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 23° 04' 17" WEST WITH THE AFOREMENTIONED EAST MARGIN OF AIRPORT ROAD A DISTANCE OF 671.18 FEET TO A FOUND ½" IRON ROD BEING THE NORTH-WEST CORNER OF AFORESAID "12.80 ACRES" ALSO BEING THE SOUTH-WEST CORNER OF A CALLED "20.555 ACRES" FINAL PLAT EROT ADDITION DATED 03/23/2005 AND RECORDED IN DOCUMENT NO. 2005020409, OPRWC, SAME BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 68° 01' 35" EAST WITH THE COMMON LINE OF AFOREMENTIONED "12.80 ACRES" AND "20.555 ACRES" A DISTANCE OF 456.17 FEET TO A FOUND ½" IRON ROD BEING IN THE WEST RIGHT-OF-WAY OF SAID CARLOS G. PARKER BOULEVARD NORTHWEST AND BEING THE NORTHEAST CORNER OF AFORESAID "12.80 ACRES" ALSO BEING THE SOUTHEAST CORNER OF AFORESAID "20.555 ACRES" SAME BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 34° 33' 25" EAST WITH THE AFOREMENTIONED WEST RIGHT-OF-WAY OF SAID CARLOS G. PARKER BOULEVARD NORTHWEST, A DISTANCE OF 60.20 FEET TO A FOUND TYPE 1 CONCRETE MONUMENT BEING IN SAID RIGHT-OF-WAY AND BEING AN EXTERIOR CORNER OF AFORESAID "12.80 ACRES" SAME BEING AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 34° 46' 20" EAST WITH THE WEST RIGHT-OF-WAY OF SAID CARLOS G. PARKER BOULEVARD NORTHWEST A DISTANCE OF 626.21 FEET TO A FOUND ½" IRON ROD BEING AN EXTERIOR CORNER OF AFORESAID "12.80 ACRES" ALSO BEING AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 34° 46' 40" EAST WITH THE AFOREMENTIONED WEST RIGHT-OF-WAY OF SAID CARLOS G. PARKER BOULEVARD NORTHWEST, A DISTANCE OF 334.95 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF "12.814 ACRES (558,179 SQUARE FEET).

VICINITY MAP

SCALE: 1"=500'

CITY OF TAYLOR PERMIT PZ-2022-1440

NO.	DATE	REVISIONS	BY
2	4/15/22	REVISIONS PER COT COMMENTS	TLR
1	3/18/22	REVISIONS PER COT COMMENTS	TLR

BRYAN TECHNICAL SERVICES, INC

BTS

911 NORTH MAIN
TAYLOR, TX 76574

FIRM No. 10128500

www.bryantechnicalservices.com

DRAWN BY: TLR	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: BLB
PROJECT NO. 21-1036	DATE: DECEMBER 3, 2021

SHEET 1 OF 2

City of Taylor
400 Porter Street
Taylor, TX 76574
(512) 352-3675
www.ci.taylor.tx.us

Date: Wednesday, August 16, 2023

Address: 300 Airport RD, Taylor 76574

Permit Number PZ-2023-1645

Dear ,

Staff has completed its review of plans for the Site Development Plan _Airport Self Storage that is to be located at 300 Airport RD, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Department Comments
The following comments have been provided by Brenda Joyas. Should you have any questions or require additional information regarding any of these comments, please contact Brenda Joyas at or by email at brenda.joyas@taylortx.gov.

PZ-2023-1645 300 Airport Storage Review 2 Comments: Denied

1. Review the Drainage Report requirements and include all required items. Provide the model with the next submittal. Engineering Construction Manual 8.21 DRAINAGE STUDY GUIDELINES.

2. Please provide elevations for all the buildings including the exterior construction materials.

3. For RV parking spaces, what kind of screening will be provided so it will not be seen from right of way? Average height of RV 10-12 feet. 2" caliper trees will not cover RV, possible solid screen.

4. Where is the Trench Safety Plan? Before Pg. C-2

5. What does AHJ stand for Pg E1.2?

6. Exterior Lighting Compliance Certificate states it follows the 2016 energy code, plans should follow the 2018 Energy Conservation Code.

7. Electric Plans should follow National Electric Code 2020.

8. Landscape: There are two (2) tables with different information. Which is referencing the impervious cover?

Engineering Department Review
The following comments have been provided by Javier Vasquez. Should you have any questions or require additional information regarding any of these comments, please contact Javier Vasquez at (713) 576-3691 or by email at javier.vasquez@hdrinc.com.

**Please refer to the AssociatedDocuments section of the permit page to download a PDF containing the following engineering comments on the plans:*

Planset

1. *Sheet 1 of 58 - Use this signature block provided on sheet*
2. *Sheet 1 of 58 - Drainage area map needs to be included in the planset. Please look at the Taylor Municode for a checklist of required information for that plan sheet*
3. *Sheet 2 of 58 - Show offsite existing contours throughout set: ECM 6.1.3.a*
4. *Sheet 2 of 58 - Label this structure*
5. *Sheet 2 of 58 - Callout all existing drainage structures*
6. *Sheet 2 of 58 - Include street center lines and associated street linework*
7. *Sheet 2 of 58 - Include legend for the linetypes*
8. *Sheet 2 of 58 - Call out fire hydrant.*
9. *Sheet 2 of 58 - Call out material*
10. *Sheet 2 of 58 - Call out size and material*
11. *Sheet 5 of 58 - Show existing contours outside of proposed contour limits*
12. *Sheet 5 of 58 - Existing contours in plan view is not displaying the same as in the legend. Revise for accuracy*
13. *Sheet 5 of 58 - Label the type of drainage strcuture*
14. *Sheet 5 of 58 - Please show how this water is routed to the pond. It looks like it may drain offsite*
15. *Sheet 5 of 58 - Provide TIme of Concentration flow paths and TofC calculations*
16. *Sheet 5 of 58 - Please add this detail to the detention plan also*
17. *Sheet 5 of 58 - Concrete channel is blocking existing flows from the roadside ditch. Please revise the design of the outfall. Need to see an analysis point here to compare the existing and proposed flows*
18. *Sheet 5 of 58 - Clearly show how water is conveyed in the front of the lot.*
19. *Sheet 5 of 58 - Show how water is collected in the channel/flume*
20. *Sheet 6 of 58 - Provide drainage areas map. One map for existing and one for proposed Provide Water Service elevations for the detention pond. Freeboard must be less than 1' Please provide HMS Model for the pond*
21. *Sheet 6 of 58 - Add slope labels on the bottom of pond. Grass lined ponds must have be sloped at 2% ECM 6.1.8.15.3.b*
22. *Sheet 6 of 58 - Add WSE on all pond cross sections ECM 6.1.11.e*
23. *Sheet 6 of 58 - call out top of wall elev*
24. *Sheet 6 of 58 - Provide profile for channel. ECM 6.1.11.b*
25. *Sheet 6 of 58 - Conflict between sidewalk and the channel. Please revise or address*
26. *Sheet 7 of 58 - Please show how this water is routed to the pond. It looks like it may drain offsite*
27. *Sheet 7 of 58 - Show clearly how this area ties into existing contours. If there is a wall proposed it needs to be called out on the grading plan. Top of Wall and Bottom of Wall elevation labels*
28. *Sheet 7 of 58 - Existing and proposed contours look too similar. Please clarify.*
29. *Sheet 7 of 58 - show offsite contours*
30. *Sheet 7 of 58 - Pond bottom cannot be flat. Must provide positive drainage. 2.00% for grass lined ponds*
31. *Sheet 7 of 58 - Define how water flows along the roadside ditch from North to South. Driveway seems to impede flow.*
32. *Sheet 7 of 58 - Sidewalk to be extended to property limits*
33. *Sheet 7 of 58 - Outfall area to allow for extension of sidewalk*
34. *Sheet 8 of 58 - Provided a model for the pond. A review will cross check plans, report, and model*
35. *Sheet 8 of 58 - 2:1 Max side slope 1' of freeboard required ECM6.1.8.13*
36. *Sheet 8 of 58 - Provide hydraulic calculations for the channels*
37. *Sheet 8 of 58 - City details to be utilized where work is provided within the right of way*
38. *Sheet 9 of 58 - Show existing contours on this plan*
39. *Sheet 10 of 58 - Clarify if existing or proposed*
40. *Sheet 10 of 58 - Requires a meter See ECM 6.1.6.9.1*
41. *Sheet 10 of 58 - Callout how this will be tied into*
42. *Sheet 10 of 58 - Service must be 6" ECM 6.1.7.7*
43. *Sheet 10 of 58 - PLease show existing waste water manhole and line. Callout invert and tie in elevations*
44. *Sheet 10 of 58 - Linetypes not shown in the legend*
45. *Sheet 10 of 58 - Legend does not seem applicable to this sheet. Please revise for clarity.*
46. *Sheet 10 of 58 - Clearly show limits of proposed rockwall on the plansheets*
47. *Sheet 11 of 58 - Sidewalk should continue to property line*
48. *Sheet 11 of 58 - Landscaping and irrigation are to be removed from limits of detention pond. Plan unclear of plantings in relation to detention pond details.*
49. *Sheet 12 of 58 - label and callout radius*
50. *Sheet 12 of 58 - Sidewalk shall continue to property line*
51. *Sheet 12 of 58 - Callout or dimension sidewalk width*

52. *Sheet 13 of 58 - City details to be utilized where work is provided within the right of way.*

Drainage Study

1. Review the Drainage Report requirements and include all required items. Provide the model with the next submittal. ECM 8.21 DRAINAGE STUDY GUIDELINES.

Fire Department Comments (PZ)

The following comments have been provided by Bobby Copeland. Should you have any questions or require additional information regarding any of these comments, please contact Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylortx.gov.

This permit is for the site plan and a code compliance page was include. This is helpful to understand the project as a whole and to conduct a thorough code review.

Page 1 / cover page:

1. Under the Code Compliance, the plans shall reference Taylor's 2018 adopted ICC code series.

2. The occupant load figured under the Code Compliance area shall be figured at the 2018 IFC at 150 for business.

3. Under Building Use Information the apartment is noted as a R-3. This shall be corrected to reflect an apartment is specifically noted as a R-2 per the 2018 IFC.

Page FP-1

4. The hydrant detail shall be removed and replaced with Taylor's detail. Taylor's detail has been uploaded to the additional files area.

5. Plans shall provide a scale reference to be able to measure, the scale is provided but does not provide a reference.

6. Plans shall illustrate how access is provided to each building within 150 of all sides (2018 IFC 503.1.1).

7. Plans shall illustrate the on site hydrants meet the requirement of 2018 IFC 507.5.1.

8. Plans shall provide a details of the entrance gate.

9. Plans shall provide a detail of the electronic gate opener and explains how the opener operates without power (emergency function).

10. Plans shall note that the entrance gate will incorporate a Knox brand gate over ride switch.

11. Plans shall indicate that the gate will have an unobstructed opening of 20 feet. (2018 IFC 503.2.1, 503.6).

12. The apartment being a R-2 occupancy, 903.2.8 requires the building to have a fire suppression system. Plans shall indicate the piping size and material of the water supply for the fire suppression system leading into the building.

13. Plans shall indicate the approved fire lane and fire lane markings. The fire lane marking shall be a 6 inch red stripe with 4 inch white letter stating: "FIRE LANE NO PARKING" the fire lane wording is to be a 25 feet intervals.

Reviewed the resubmitted plans and it appears that the previous fire department comments have not been addressed.

These plans were only reviewed as the site plan and no portion of any of the building were reviewed under this plan set. The buildings will be reviewed under the building permit plan sets.

Public Works Comments (PZ)

The following comments have been provided by Jeffrey Schutz. Should you have any questions or require additional information regarding any of these comments, please contact Jeffrey Schutz at (512) 352-6257 or by email at jeffrey.schutz@taylortx.gov.

Ensure to call 811 and the City Water Maintenance department for utility locates prior to construction starting. Keep the street storm drainage and creek channels clean during construction. Follow all city codes, specifications, and ordinances for construction. Utilize Waste Connection for dumpster requirements. use my permit for requesting inspections and allow 48 hours for inspection. Utilize the Driveway diagram for the installation of driveways. This includes using #4 rebar in any driveway approach, and # 3 rebar in the sidewalks. Ensure that there is 22' separation from centerline to centerline of driveways, driveways must be 30' from centerline of intersection Any damage to existing surfaces will be repaired back to original condition by the contractor or representative that submitted the permit. Allow 48 hours after submittal for inspections to be completed. DO NOT BLOCK ANY ROADS without permission and a barricade plan. Use flaggers if there is a partial road close down/blockage during operations. Please Submit a Quality Control plan to public works. Ensure the center line of driveway is a minimum 11' from the centerline of driveway to the property line. Ensure to follow new ROW Ordinance. Boring depth will be 24" - 36" or follow TXDOT depth requirements. Contractor/project information signs will be no more than 600' from active work site. No blocking of sidewalks without proper authorization and proper signage will be used. All excavated holes will be blocked off with a safety/snow fencing barricade.

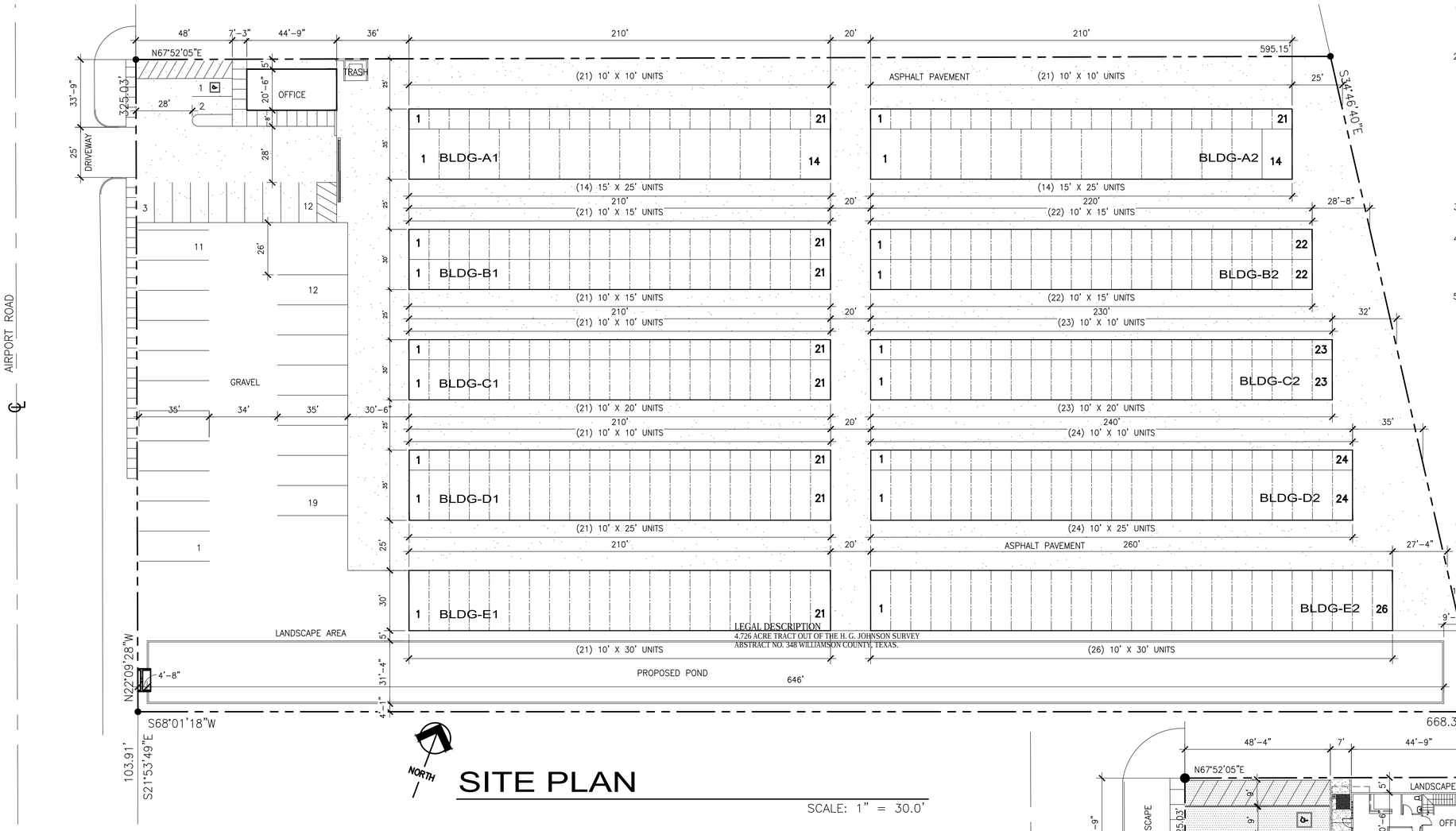
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at , or by e-mail at brenda.joyas@taylortx.gov.

Thank you,

Brenda Joyas

Attachment



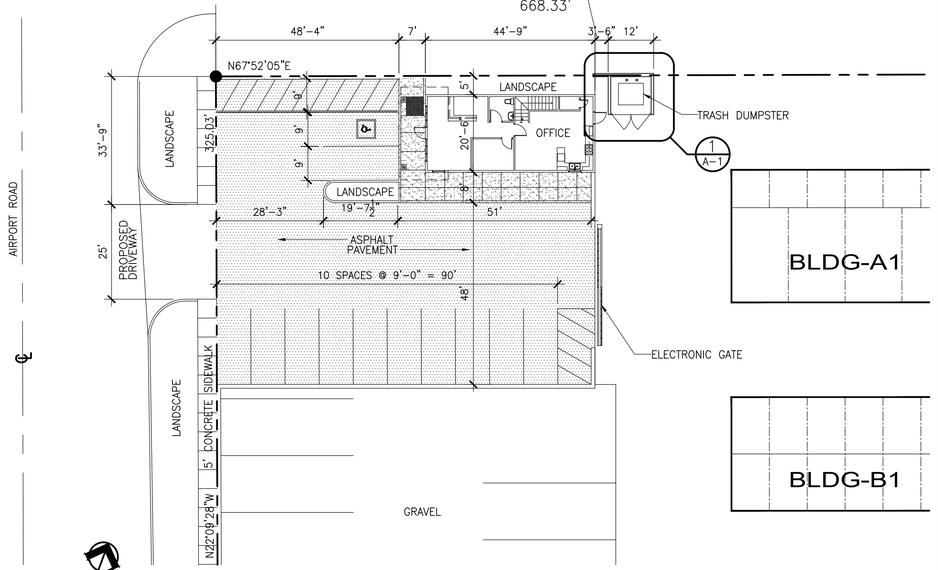
LEGAL DESCRIPTION
4.726 ACRE TRACT OUT OF THE H. G. JOHNSON SURVEY
ABSTRACT NO. 348 WILLIAMSON COUNTY, TEXAS.

NORTH

SITE PLAN

SCALE: 1" = 30.0'

DRIVE-UP STORAGE UNITS			
UNIT SIZE	QUANITY	TYPE	AREA (S.F.)
10' x 10'	131	COLD - FORMED METAL CONST.	13,100
10' x 15'	86	COLD - FORMED METAL CONST.	12,900
10' x 20'	44	COLD - FORMED METAL CONST.	8,800
10' x 25'	45	COLD - FORMED METAL CONST.	11,250
10' x 30'	47	COLD - FORMED METAL CONST.	14,100
15' x 25'	28	COLD - FORMED METAL CONST.	10,500
TOTALS	381	COLD - FORMED METAL CONST.	70,650



NORTH

PARTIAL ENLARGED SITE PLAN

SCALE: 1" = 20'-0"

GENERAL NOTES:

1. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ANY EXISTING CONDITIONS THAT CONTRACTOR COULD HAVE ACCOUNTED FOR BY VISUAL INSPECTION OR BY EXAMINATION OF THE INFORMATION PROVIDED OR ON FILE IN THE CONSULTANT'S OFFICE PRIOR TO SUBMITTING HIS BID.
2. A CONFLICT OR DISCREPANCY BETWEEN OR AMONG THE CONTRACT DOCUMENTS OR PARTS OF THE CONTRACT DOCUMENTS, SUCH AS PLANS, WITHIN TECHNICAL SPECIFICATIONS, OR BETWEEN PLANS AND TECHNICAL SPECIFICATIONS SHALL BE RESOLVED IN THE FOLLOWING ORDER OF PRIORITY:
   - 2.1 THE GENERAL CONSTRUCTION AGREEMENT
   - 2.2 ADDENDA AND REVISIONS OF LATER DATE TAKE PRECEDENCE OVER THOSE OF EARLIER DATE.
   - 2.3 THE SUPPLEMENTARY CONDITIONS.
   - 2.4 THE GENERAL CONDITIONS.
   - 2.5 PLANS AND SPECIFICATIONS; PLANS GOVERN OVER TECHNICAL SPECIFICATIONS FOR QUANTITY AND LOCATION, AND SPECIFICATIONS GOVERN OVER PLANS FOR QUALITY AND PERFORMANCE. IN THF EVENT OF AMBIGUITY IN QUANTITY OR QUALITY, THE GREATER QUANTITY AND THE BETTER QUALITY SHALL GOVERN.
   - 2.6 FIGURED DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
3. ANY LABOR OR MATERIALS NOT SHOWN ON PLANS OR SPECIFIED BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK, SHALL BE FURNISHED WITHOUT ADDITIONAL COST.
4. EQUIPMENT IS LOCATED DIAGRAMMATICALLY. SUBCONTRACTORS SHALL COORDINATE WITH THE GENERAL CONTRACTOR WHEN LOCATION OF SUCH ITEMS ARE IN CONFLICT WITH STRUCTURAL CONDITIONS OR WORK FROM OTHER TRADES. QUESTIONS SHALL BE DIRECTED TO OWNER AND HIS DECISIONS SHALL BE FINAL, NO ADDITIONAL COST WILL BE INCURRED DUE TO CONFLICTS.
5. DRAWINGS INTEND TO MEET OR EXCEED CODE STANDARDS BUT, IF ANY WORK SHOULD BE INDICATED TO BE SUBSTANDARD IN RELATION TO ANY ORDINANCES, LAWS, CODES, RULES AND REGULATIONS, THE GENERAL CONTRACTOR SHALL CONTACT THE OWNER, AND PER HIS DIRECTION SHALL EXECUTE THE WORK CORRECTLY WITHOUT ADDITIONAL COST.
6. INTERPRETATION OF DETAILS, METHODS, SPECIFICATIONS, ETC, THE GENERAL CONTRACTOR, SUBCONTRACTOR, AND MATERIAL SUPPLIER SHALL BE HELD SEPARATELY AND JOINTLY RESPONSIBLE FOR THE PROPER OPERATION, WORKMANSHIP, INSTALLED OPERATIONS, APPEARANCE AND DURABILITY OF ITEMS INCORPORATED INTO THE PROJECT. THE EXCUSE THAT IT WAS INSTALLED AS DETAILED OR SPECIFIED AND IT DOES NOT FUNCTION PROPERLY, IS NOT VALID. IF THE CONTRACTOR IS IN DISAGREEMENT WITH ANY ITEMS, DETAILS METHODS OR SPECIFICATIONS, HE SHALL NOTIFY THE OWNER IN WRITING PRIOR TO THE INSTALLATION OF THE WORK, SUCH MATTERS WILL BE CLARIFIED IN WRITING BY THE OWNER, PRIOR TO THEIR INCORPORATION INTO THE PROJECT, AND THE OWNER'S DECISION WILL BE FINAL.
7. DIMENSIONS SHOWN IN DOOR AND WINDOW SCHEDULES ARE NOMINAL, CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ACTUAL DIMENSIONS BEFORE BIDDING, ORDERING OR INSTALLING SUCH ITEMS. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND SHALL BE CORRECTED WITHOUT ADDITIONAL COST.
8. THE GENERAL CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS REQUIRED.
9. THE GENERAL CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR AND EQUIPMENT AS REQUIRED TO COMPLETE ALL WORK AND FURNISH A COMPLETE JOB IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL GOVERNING AUTHORITIES HAVING LAWFUL JURISDICTION OVER THE WORK.
10. WHEN PLANS INDICATE WITH NOTE FURNISH OR PROVIDE CONTRACTOR SHALL INCLUDE MATERIALS, EQUIPMENT AND LABOR FOR A FULL INSTALLATION.

SPECTRUM ENGINEERING
TEXAS FIRM REG.: F-5386
CIVIL - STRUCTURAL - CONSULTING
P.O. BOX 580453
HOUSTON, TX 77258
TELEPHONE: (713) 585-8011
E-MAIL: SALVADOR.NUNEZ.SPECTRUM@GMAIL.COM

STATE OF TEXAS
SALVADOR NUÑEZ, P.E.
66523
LICENSED PROFESSIONAL ENGINEER
05/17/2023

NEW/PROPOSED
AIRPORT SELF STORAGE
300 AIRPORT ROAD
TAYLOR, TEXAS 76574

SHEET TITLE
SITE PLAN

DATE ISSUED:
12-16-2022
1 05-15-2023
2
3
4

A-1

Subdivision Ordinance Chapter 2: Subdivision Improvements

2.14 - Sidewalks

The subdivider is responsible to note the location of sidewalks on the plat. The homebuilder shall be responsible for constructing sidewalks adjacent to individual house lots in all residential districts and the subdivider shall be responsible for the construction of all other sidewalks including all required ADA ramps. Sidewalks shall be installed on at least one (1) side of the street, be a minimum of four (4) feet in width and be in compliance with the Americans with Disabilities Act (ADA). All sidewalks must be in compliance with specifications provided by the City Engineer.

(Ord. No. 2003-33, 9-23-03; Ord. No. 2021-08 , § 2(Exh. A), 3-11-2021)

Subdivision Ordinance Chapter 6: Engineering Manual

8.21

8.21 DRAINAGE STUDY GUIDELINES

The purpose of a Drainage Study is to determine the requirements for drainage facilities, floodplain delineation, and/or drainage easements either within the proposed development or offsite. A Drainage Study is required for every subdivision plat or a development requesting a building permit on a parcel which does not have a previously approved Drainage Study, unless the city engineer has waived this requirement due to existing conditions. The Drainage Study shall be sealed and certified by a Professional Engineer licensed by the State of Texas and must be approved prior to Final Plat or issuance of a building permit. The analysis should consist of the following information:

1. Project Location. Provide project location depicted on a 7.5 minute series USGS or aerial map. Include land plan and limit of downstream drainage assessment.

2. Topographic Drainage Area Map. Providing the following:

a. Drainage Areas. Include overall drainage areas for the site and off-site areas and indicate area for each.

b. Time of Concentration Flow Paths. Depict flow paths with overland, sheet flow, and channel flow paths identified.

c. Points of Discharge. Include points of discharge to and from the site, and at other key hydrologic junctions. Points of discharge to directly correlate with discharge summary tables.

d. Land use type data. The map must include the subdivision and an area extending a minimum of two hundred feet (200') in all directions from the proposed subdivision.

e. Sheet Size. Sheets shall be 22" × 34" in size and may contain sheet to sheet match lines.

f. Contours. The map must include contour lines at two foot (2') vertical intervals. The datum for topography shall be that of the United States Coast and Geodetic Survey or the City of Taylor GIS datum.

g. The map shall indicate any offsite or adjoining areas outside the limits of the area being developed which are drainage.

h. Show all significant physical features such as proposed or existing drainage and utility easements, water bodies, streams, railroads, parks, and drainage ditches.

i. Show location of existing utilities including gas and petroleum lines, electric, telephone and TV cable.

j. Show the location of any existing structures located within the area being proposed for development.

k. The plan shall include the building footprint and parking areas when the Drainage Study is prepared for a building permit.

l. Provide preliminary grading to sufficient detail to depict method proposed to convey stormwater runoff across development and to detention facilities and outfalls. Include arrows indicating the direction of flow. Provide location and footprint of all existing and proposed detention facilities. Provide overflow points and control elevations.

m. Floodplain

(1) Delineation of the City of Taylor 100-year floodplain for waterways with contributing drainage areas greater than sixty-four (64) acres.

(2) Identifying any special flood hazard areas as defined by the FEMA on their current Flood Insurance Rate Map.

3. Drainage Report. Provide the following:

a. Provide a narrative with the following information:

(1) Acreage to be developed, type of development, and explanation of any proposed project phasing.

(2) Watershed in which project is located, general soil conditions, and downstream channel conditions.

(3) Methods to be used for handling stormwater runoff (i.e. drainage easements, channels, curb inlets, storm drains, detention, etc.).

(4) Justification for exemptions from code requirements.

(5) Provide a summary assessment of impact of development to upstream and downstream properties and facilities. Provide a downstream drainage assessment as described below.

(6) Source of floodplain information (calculations where applicable).

(7) Provide other relevant information to demonstrate compliance with the Drainage Design and Analysis Criteria section.

b. Provide the following calculations:

(1) Calculations supporting adequacy of existing and proposed on-site channels, storm drains, inlets, culverts, bridges, and other drainage structures.

(2) Calculations supporting adequacy of detention pond size. Provide percent impervious cover calculations. Provide hydrologic detention routing assumptions and results. Provide stage-storage-

discharge information for detention facilities, including information for each outlet component (i.e. conduit, orifice, weirs, and spillways).

(3) Calculations for floodplain modifications and cross sections.

(4) Calculations of existing flows. Provide existing and proposed drainage areas, time of concentration calculations, impervious cover, and runoff coefficients. Provide rainfall and hydrograph development assumptions.

(5) Calculations of off-site flows.

(6) Provide source/documentation for all parameters used in calculations if not in City of Taylor Engineering Manual.

(7) Provide hydrologic and hydraulic model files (preferably HEC-HMS and HEC-RAS).

c. Provide a downstream assessment:

(1) A downstream drainage assessment shall extend from the outfall of the subdivision to a point downstream, determined by one of two methods:

i. Zone of Influence - Point downstream where the discharge from a proposed development no longer has a significant impact upon the receiving stream or storm drainage system. The zone of influence can initially be assumed to be the point where the drainage area controlled by the detention facility comprises ten percent (10%) of the total drainage area.

ii. Adequate Outfall - Location of acceptable outfall that does not create adverse flooding or erosion conditions downstream.

(2) Downstream Assessment Steps

i. Determine the outfall location of the site and the pre- and post-development site conditions.

ii. Using a topographic map, determine a preliminary lower limit of the zone of influence using the initial ten percent (10%) estimate.

iii. Using a hydrologic model determine the pre-development peak flows at each junction beginning at the development outfall and ending at the next junction beyond the preliminary lower limit of the zone of influence (10% point). Evaluate discharges for the 2-, 10-, 25-, and 100-year frequency storms.

iv. Change the land use on the subdivision site to post-development conditions and rerun the model.

v. Compare the pre- and post-development peak discharges at the downstream end of the model. If the post-developed flows are higher than the pre-developed flows for the same frequency event, extend the model downstream. Repeat steps 3 and 4 until the post-development flows are less than the pre-developed flows.

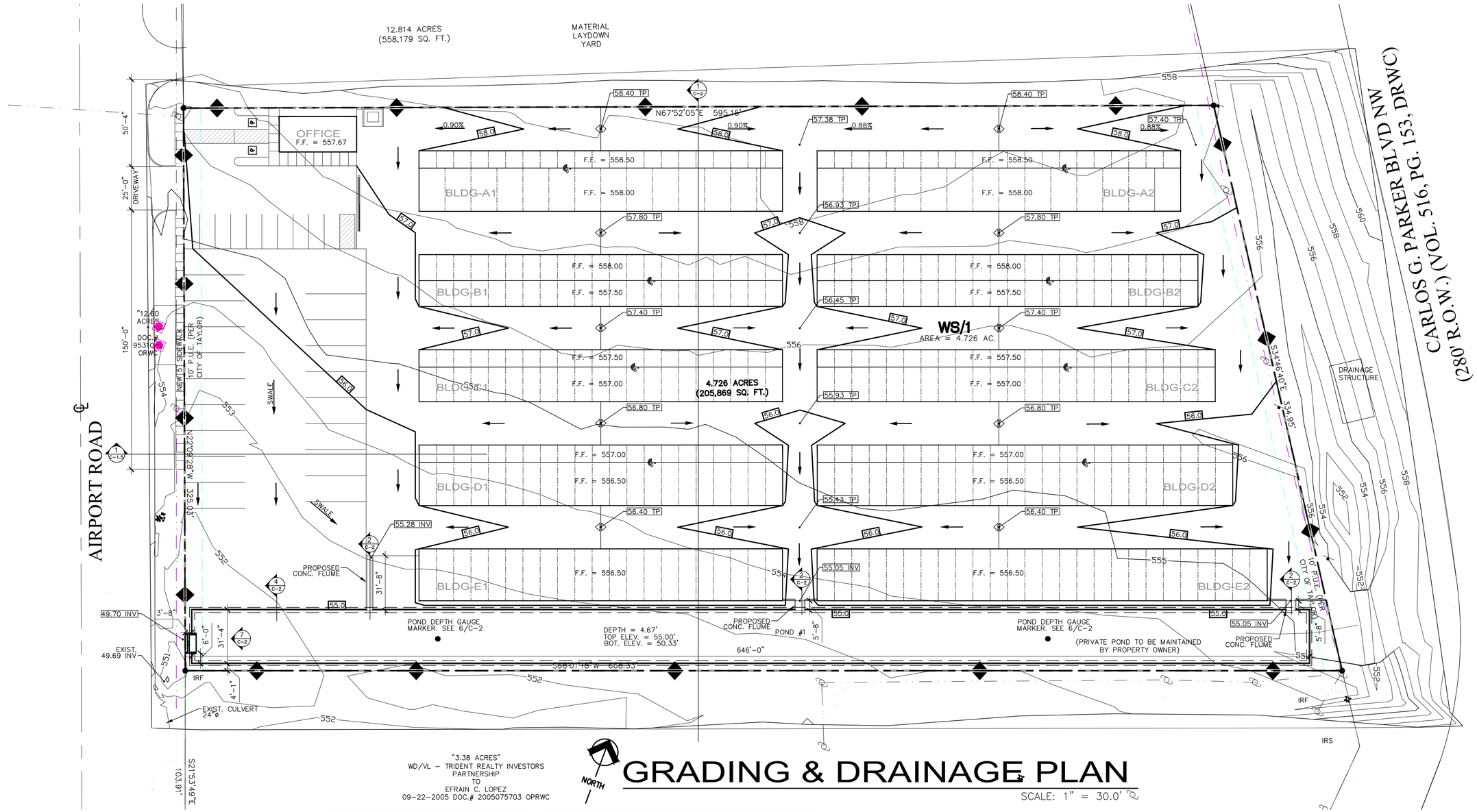
vi. Add proposed storm water management facilities to the model designed so that the model shows that adverse effects are mitigated. Adverse effects can be shown to be mitigated if peak water surface elevations are not increased off site (< 0.005 foot rise) and if peak flow rates at the downstream limit of the zone of influence are not increased.

4. FEMA Floodplain

a. FEMA Floodplain. If any portion of the proposed subdivision or its offsite improvements (including pipes or ditches) fall within the limits of a FEMA floodplain, additional backwater calculations will be required. Prior to approval of a final plat, the applicant must provide to the City either: evidence that the proposed land development activities do not increase the level of the FEMA floodplain; or a let er of acknowledgement by FEMA of receipt of a complete application for a CLOMR.

b. If the floodplain on the FIRM extends beyond a drainage easement required by the Code, or offered by the applicant, then the floodplain depicted on the FIRM must be changed by FEMA. See Section 8.20 for coordination requirements.

c. Backwater calculations shall comply with normally accepted standards as required by FEMA for application for a Let er of Map Revision (LOMR). In addition, the calculations must begin with a previously defined Base Flood Elevation (BFE). The calculations shall continue upstream through the project until the proposed BFE is within 0.01 feet of the existing BFE or the limits of the existing Zone 'A' have been reached. A LOMR will be required prior to issuing building permits.



GRADING & DRAINAGE PLAN

SCALE: 1" = 30.0'

DRAINAGE CALCULATION– 100 YR. STORM

WATERSHED #1

1. REQUIRED ON–SITE PONDING AREA CAPACITY, BASE ON ANALYSIS REPORT

   REQUIRED POND CAPACITY CU. FT. = **77,239.00**

2. CALCULATED ON–SITE PONDING CAPACITY

   POND #1

   VOLUME = LENGTH * HEIGHT * WIDTH
   LENGTH = 644.67 Ft.
   WIDTH = 30.00 Ft.
   HEIGHT = 4.00 Ft. (BEFORE 8" FB)
   CAPACITY CU. FT. = **77,360.40**

*NOTE: CALCULATED ON–SITE PONDING CAPACITY IS ABLE TO RETAIN ESTIMATED STORM RUNOFF

FLOOD ZONE:

LOCATED IN ZONE "X"(UNSHADED)
PANEL # 48491C0530F
DATED: 12–20–19

WARNING!!!

BEFORE YOU DIG OR DRILL ON THE SITE, PLEASE CALL TEXAS ONE TO AVOID UNDERGROUND UTILITY LINES
CALL 48 HOURS BEFORE DIGGING TO:
1–(800) 545–6005

BENCHMARK:

NORTHING = 10,182,718.979'
EASTING = 3,207,827.353'

ELEVATION : 563.16'

LEGEND

	WATERSHED BOUNDRY
	HIGH POINT
TCB	TOP OF CURB ELEVATION
TC	TOP OF CONCRETE ELEVATION
TP	TOP OF PAVEMENT ELEVATION
TS	TOP OF SIDEWALK ELEVATION
	EXIST. ELEVATION CONTOUR
33.0	DESIGN ELEVATION CONTOUR
35.30	DESIGN ELEVATION
TOG	TOP OF GRATE ELEVATION
	EXISTING UTILITY POLE
	STANDARD CONC. WHEEL STOP
	RETAINING WALL
	EXISTING ROCK WALL

LEGAL DESCRIPTION

LOT 2, BLOCK 1, MUCHA / HUBNIK SUBDIVISION, A SUBDIVISION IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

CONTAINING: 205,869 SQ. FT.
OR 4.726 ACRES

SPECTRUM ENGINEERING
TEXAS FIRM REG.: F–5386
CIVIL - STRUCTURAL - CONSULTING
P.O. BOX 580423
HOUSTON, TX 77258
TELEPHONE - (915) 585-8011
E-MAIL
SALVADOR.NUNEZ.PE@GMAIL.COM

05/17/2023

STATE OF TEXAS
SALVADOR NUÑEZ, P.E.
66523
LICENSED
PROFESSIONAL ENGINEER

NEW/PROPOSED
AIRPORT SELF STORAGE
300 AIRPORT ROAD
TAYLOR, TEXAS 76574

SHEET TITLE
GRADING & DRAINAGE PLAN

	DATE ISSUED:
	12–16–2022
1	05–15–2023
2	
3	
4	

C-1

Memo

Date:	Friday, October 06, 2023
Project:	City of Taylor – On-Call
To:	Planning and Zoning Commission
From:	Conor Stuart, PE
Subject:	**Variance consideration for PZ 2023-1645, SDP Airport Self Storage**

Mr. Martinez has submitted a variance request for the property located at 300 Airport Road, in Taylor, Texas. They are requesting for Development Servies to waive the requirements within section 8.21 in the Engineering Manual. 8.21 titled, “Drainage Study Guidelines”, outlines the necessary steps to prove that the planned development has provided all the required drainage facilities, floodplain delineation, and/or drainage easements either within the proposed development or offsite. Mr. Martinez is specifically concerned about the stormwater flows coming onto his site from adjacent, offsite lots and has stated that “the requirement to take on and manage water from adjacent properties is a requirement that would usually be required of a very large project such as a full subdivision of many lots. On a project the size of ours this presents an undue burden and will stop our project from moving forward.”

The engineering manual states that detention is required for properties greater than ½ acre, the property in question is 4.7 acres, significantly greater than the ½ threshold. Per the detention policy, new developments are not allowed to create any adverse impact downstream and must attenuate the proposed flows to the existing flow amount. This is a requirement for all new developments and should not be waived. The detention policy is set up to mitigate potential flood events in the city and protect the safety, health, and welfare of the public. Dropping this requirement could open a path for future developers to omit detention in other developments.

Mr. Martinez has specifically asked to not “take on and manage water from adjacent properties”. This is typical drainage methodology to “deal” with the waters flowing from offsite. He has yet to submit drawings showing drainage areas, sheets required by the engineering manual. These drawings would paint a clearer picture of the area’s overall hydrology. There has been no attempt to follow the city code in the recent submittals or in the multiple virtual meetings we have held to discuss this development.

It is my recommendation to deny the variance request filed by Mr. Martinez. The property should not be given a pass for detention or drainage analysis when the other similarly sized developments permitted through the City of Taylor have complied with the written and accepted code within the engineering manual. Accepting this request could create a precedent for future developments to not follow the drainage and detention policy.

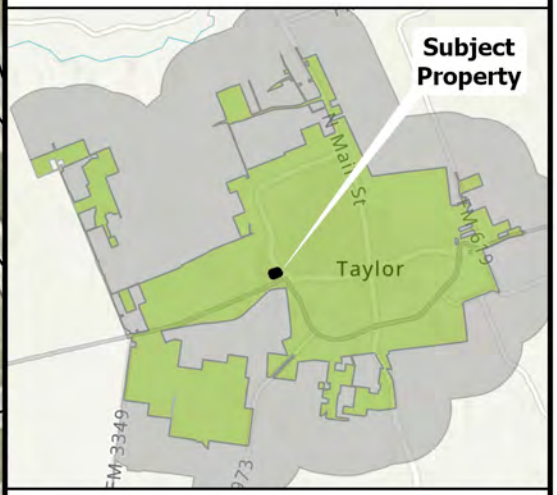




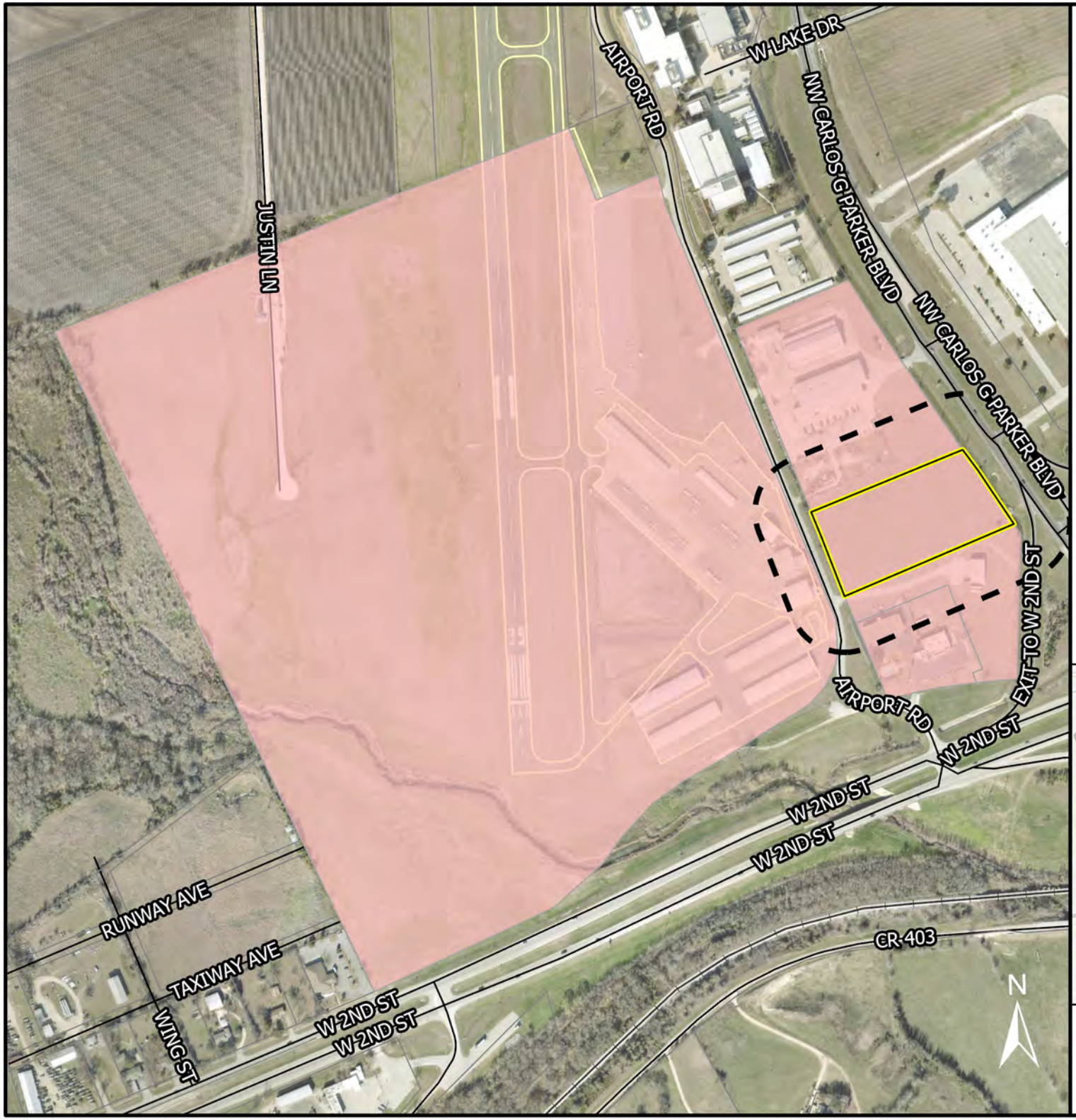
PZ-2023-1893

300 Airport Road
Approximately 4.726 acres
Subdivision Variance
Location Map

- Subject Property
- Parcels
- Streets
- Airports



0 100 200 300 US Feet

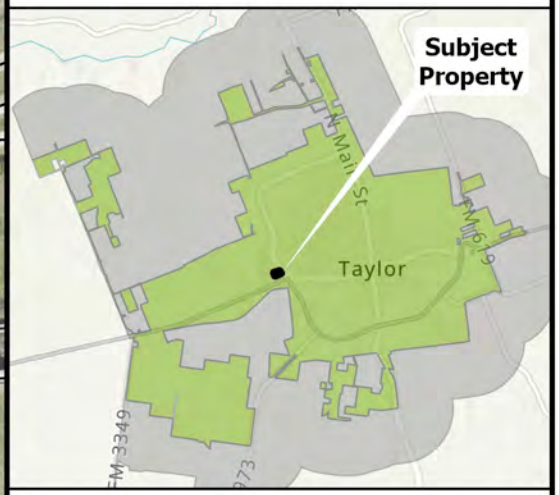


Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1893

300 Airport Road
Approximately 4.726 acres
Subdivision Variance
Notification Map

- Subject Property
- Buffer
- Notified Properties
- Parcels
- Streets
- Railroads
- Airports



0 200 400 600
US Feet

City of Taylor

Land Development Code (Zoning, Subdivision, Signs)

Staff Report

Item Details

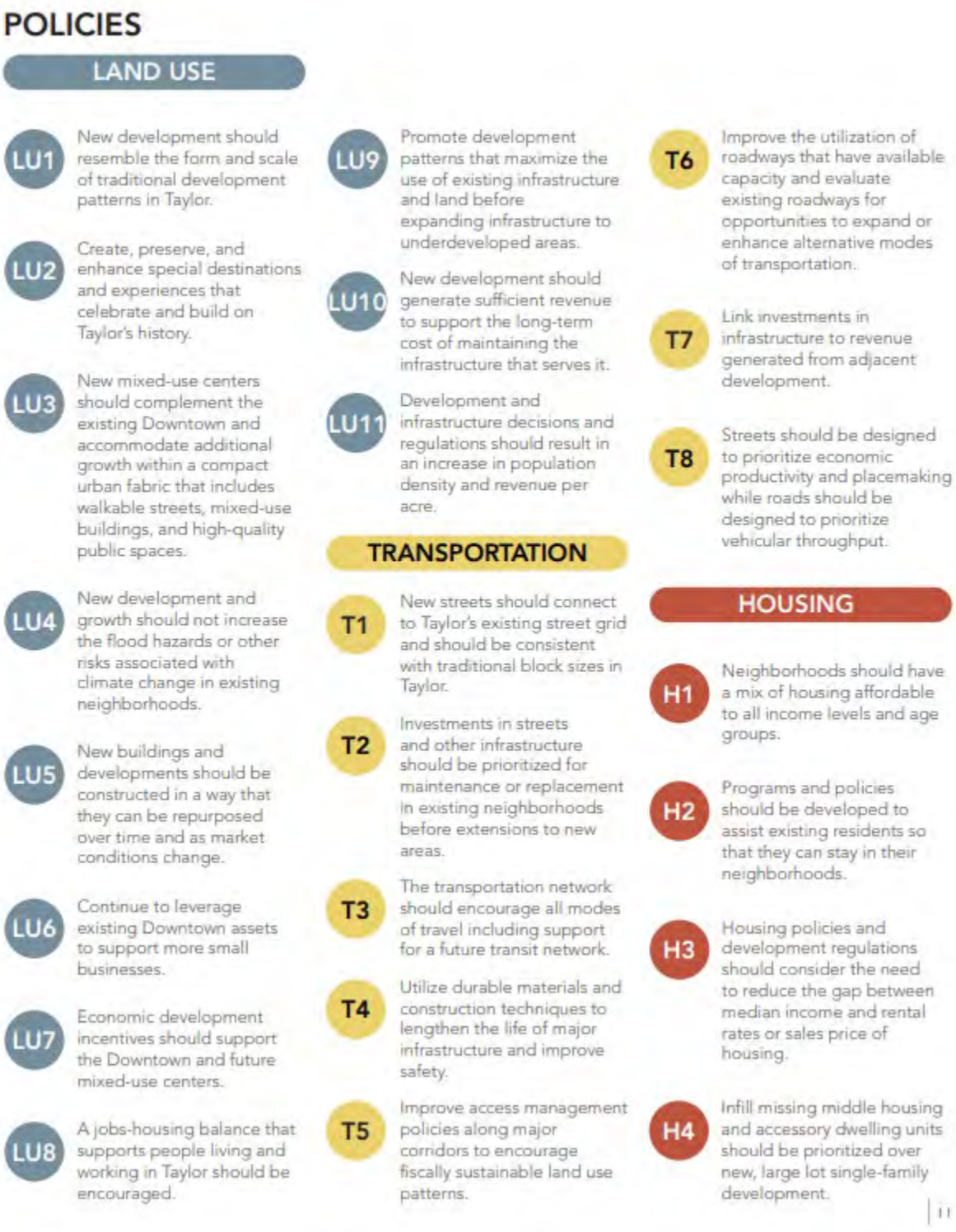
Case History:

- Contract awarded to Simplecity Design – January 13, 2022
- First public meeting (DNA Roundup) – April 19, 2022
- Second public meeting (Design Rodeo) – May 3, 2022
- Bike ride and festival booth at Blackland Prairie Days – May 7, 2022
- City Council update – June 9, 2022
- Third public meeting (Code Rodeo) – July 13, 2022
- City Council and P&Z joint workshop – August 18, 2022
- Draft zoning districts open house – November 2, 2022
- Contract with HDR to update Engineering Manual – December 8, 2022
- Drafts of LDC and Engineering Manual produced – Spring/Summer 2023
- LDC adoption workshop with P&Z – September 12, 2023

Background

The Planning and Zoning Commission unanimously recommended, and the City Council unanimously approved the Envision Taylor Comprehensive Plan in 2021. The plan calls for a return to Taylor's historic development pattern of walkable, mixed-use neighborhoods arranged along a connected network of small blocks with varying lot sizes to accommodate a variety of residential and commercial building types. The plan includes policies (see below) to achieve the goals that are summarized in the five big ideas:





To achieve the big ideas and to implement the policies, implementation actions were adopted. Many of the implementation actions call for updating the city's development ordinances to achieve the goals in the plan.

Immediately after adoption of the Envision Taylor Comprehensive Plan, the City Council authorized a complete update to the City's development ordinances to implement the goals and policies in the plan.

Over the course of 2022 and 2023, our consultant team along with city staff, the Planning and Zoning Commission and City Council have been engaging the community in conversations about the need to update the development standards and have presented the draft standards in various meetings and public engagement sessions (see case history above).

The final draft of the Land Development Code was presented to the Planning and Zoning Commission in a workshop on September 12, 2023, and notice was sent to all property owners notifying them of the public hearing being held in conjunction with this agenda item and the subsequent public hearing to be held by City Council on October 26, 2023.

Public Notification

Notice postcards were mailed to all property owners within the city limits and newspaper notice was published in the Taylor Press in accordance with Resolution R23-28 approved by the City Council on August 24, 2023.

Staff Analysis

The proposed Taylor Made Land Development Code provides development standards that re-legalize the traditional development pattern of Taylor to create walkable, mixed-use neighborhoods organized around a network of streets that create small blocks that provide for a variety of lot sizes and building types.

The new Land Development Code specifically implements the following policy statements in the Envision Taylor Comprehensive Plan:

LU1 – New development should resemble the form and scale of traditional development patterns in Taylor.

LU3 – New mixed-use centers should complement the existing Downtown and accommodate additional growth within a compact urban fabric that includes walkable streets, mixed-use buildings, and high-quality public spaces.

LU9 – Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.

LU10 – New development should generate sufficient revenue to support the long-term cost of maintaining the infrastructure that serves it.

LU11 – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.

T1 – New streets should connect to Taylor's existing grid and should be consistent with traditional block sizes in Taylor.

T3 – The transportation network should encourage all modes of travel including support for a future transit network.

T5 – Improve access management policies along major corridors to encourage fiscally sustainable land use patterns.

T8 – Streets should be designed to prioritize economic productivity and placemaking while roads should be designed to prioritize vehicular throughput.

H1 – Neighborhoods should have a mix of housing affordable to all income levels and age groups.

H4 – Infill missing middle housing and accessory dwelling units should be prioritized over new, large lot single-family development.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the Taylor Made Land Development Code and the rezoning of all properties in the city limits as shown on the proposed zoning map.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with making a final recommendation to the City Council on the adoption of the new Land Development Code including new zoning districts, the rezoning of all property in the city limits and the adoption of new subdivision, sign and development standards.

In accordance with Section 211.004 of the Texas Local Government Code, the Planning and Zoning Commission in its recommendation should find that the zoning regulations and zoning district boundaries are in compliance with the comprehensive plan.

Sec. 211.004. COMPLIANCE WITH COMPREHENSIVE PLAN. (a) Zoning regulations must be adopted in accordance with a comprehensive plan and must be designed to:

(1) lessen congestion in the streets;

(2) secure safety from fire, panic, and other dangers;

(3) promote health and the general welfare;

(4) provide adequate light and air;

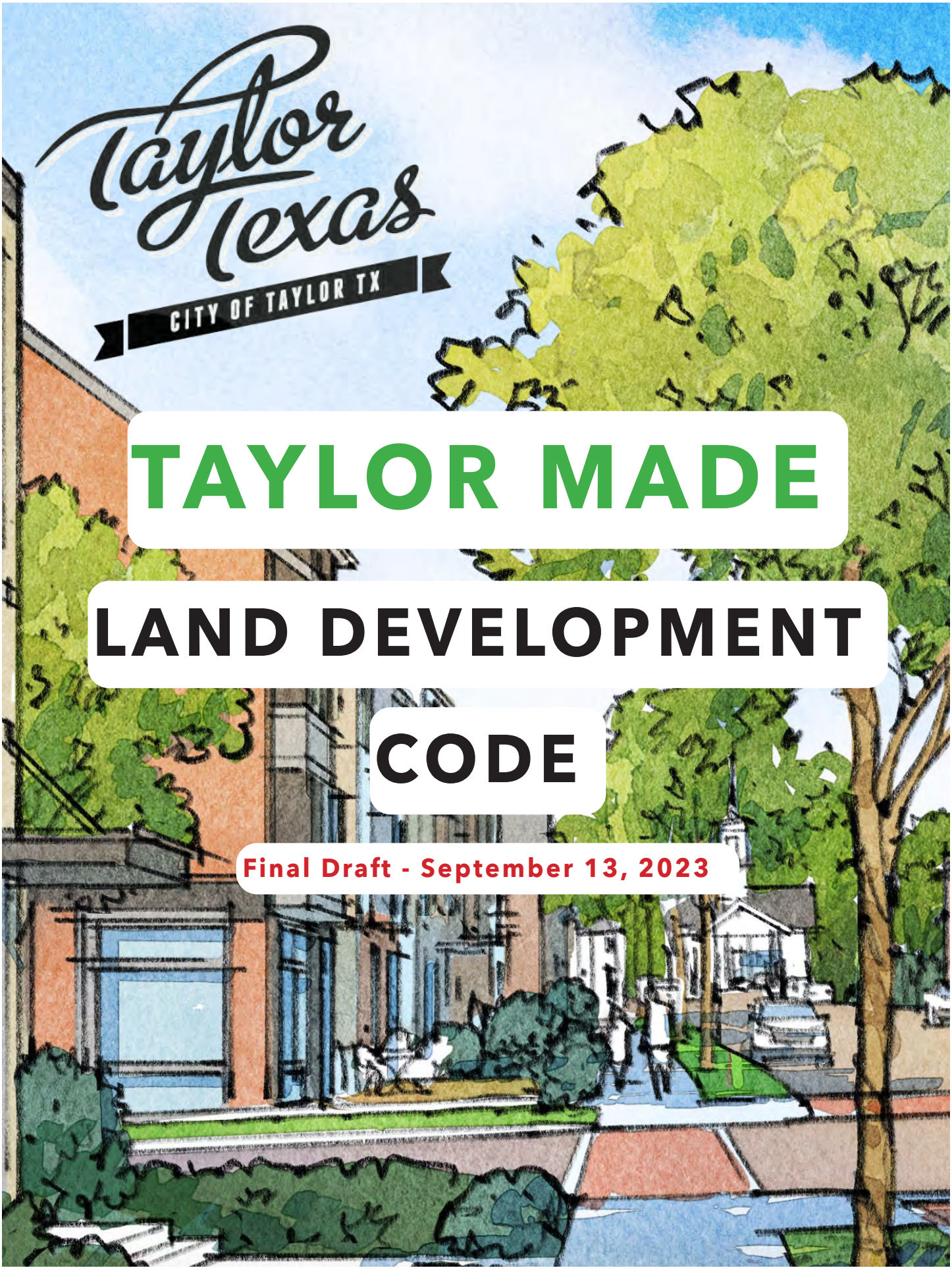
(5) prevent the overcrowding of land;

(6) avoid undue concentration of population; or

(7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements.

Attachments:

1. Draft Land Development Code
2. Proposed Zoning Map
3. Staff Presentation



TAYLOR MADE

LAND DEVELOPMENT CODE

Final Draft - September 13, 2023

CITY COUNCIL

Gerald Anderson - Mayor Pro Tem/District 1
Mitchell Drummond - District 2
Brandt Rydell - Mayor/District 3
Robert Garcia - District 4
Dwayne Ariola - At Large

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Colin Harrison – Director of Development Services
Courtney Peres, CNU-A – Planning Manager

CODE ADVISORY TEAM

Brian LaBorde – City Manager
Brenda Joyas, CNU-A – Senior City Planner
Jacob Walker, P.E. – City Engineer
Jan Harris, CMSM – Main Street Manager
Daniel Baum – Fire Chief
Robert Copeland – Assistant Fire Chief/Fire Marshal
Jeffery Lagrone – Police Department, Field Services Commander
Tyler Bybee – Parks & Recreation Director

PLANNING & ZONING COMMISSION MEMBERS

Amy Everhart - Chair
Nora Roy - Vice Chair
Donna Frazier - Secretary
Alex Allrich
Steve Darden
Mike Eaton
Annette Maruska
Jim Newman
Kellie Billings-Ray

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Grace Hartman, EIT
JJ Zanetta - Illustrator

Johnson Planning & Preservation

Meredith Johnson, MSHP

AP Development

Amanda Popken, CNUa

EXECUTIVE SUMMARY

The Taylor-Made Land Development Code (LDC) is created from patterns of the past built environment to inform the community of the future. Taylor is a series of neighborhoods, and the City intends to continue building using this pattern. New development will be built as neighborhoods, not subdivisions.

The DNA Analysis and extensive public engagement led to the decision to build types of places rather than regulate the uses in the spaces. The Taylor-Made LDC standards aim to create attainable homes within walkable places connected to a mixture of services.

Focus on the relationship between public and private spaces becomes more significant as the place becomes more intense; using Place Types to categorize places, the intensity of P5 is more intense than P4. Our standards are not conventional zoning criteria found in other communities. The tools within the LDC are written with flexibility and clear intent. Providing creativity and allowances for different sites and development types through the use of the standards in the LDC will ensure Taylor retains its character.

Flexibility and predictability take priority. This approach allows the removal of over-regulating zoning controls found in typical development ordinances, such as lot widths, parking standards, and stringent land use rules. It encourages accessory dwellings and missing middle housing to provide attainable housing allowing people to age in place in Taylor. Ultimately, the standards lead to a mixture of uses in a walkable city.

Taylor's potential is accomplished when, at build-out, a range of lifestyle choices, from rural living to downtown urban dwelling, is attainable. A responsibly built range of patterns is most organically accomplished by locals and small-scale builders partaking in restoring, reusing, rebuilding, and maintaining buildings, lots, and lands in Taylor.

The standards established in this LDC provide flexibility and adjustability to accommodate modern construction while maintaining the qualities essential to the community fabric.

FIGURE 1: TAYLOR PLACE TYPE ZONING TRANSECT.



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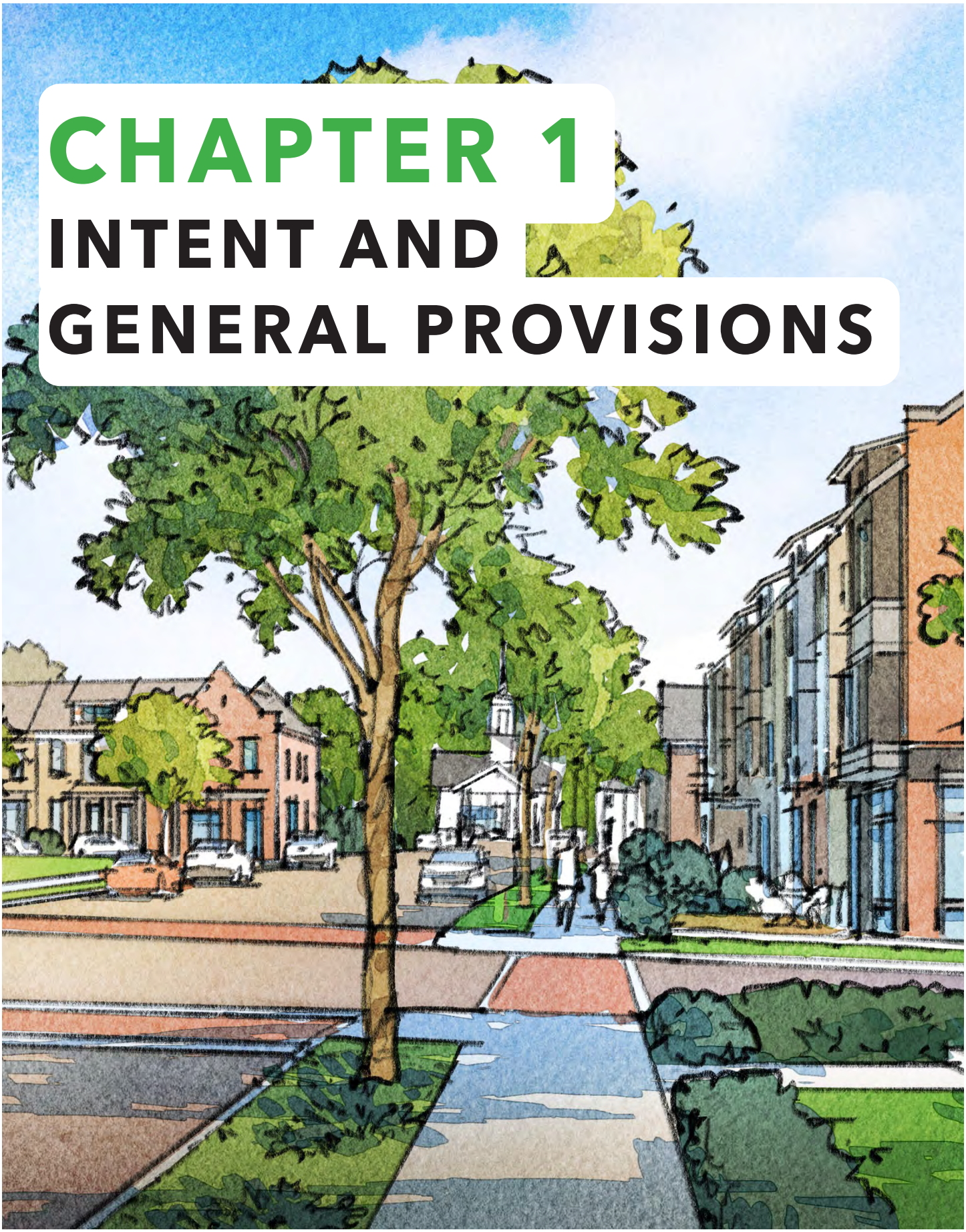
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CHAPTER 1
INTENT AND GENERAL PROVISIONS



1.1 TITLE.

This Ordinance shall be known and may be cited as the "Land Development Code" or the "LDC" of the City of Taylor, Texas. (Originally adopted by Ordinance on 11/9/23).

1.2 PURPOSE.

1.2.1 The purpose of this LDC is to align the land development policies, including subdivision, zoning, and signs, to the Envision Taylor Comprehensive Plan, including the following goals identified as the five Big Ideas:

- FISCAL SUSTAINABILITY AND INFRASTRUCTURE:

  Make smart investments that maximize the use of existing infrastructure and provide sufficient resources for long-term maintenance, repairs, and replacement.

- COMMUNITY CHARACTER:

  Maintain Taylor's uniqueness and small-town atmosphere where people feel connected.

- INCLUSIVE GROWTH:

  Be intentional and thoughtful about ensuring that all people and communities benefit from growth.

- DIVERSE HOUSING:

  Ensure that housing accommodates all ages, abilities, household types, and income levels.

- ECONOMIC RESILIENCE:

  Support and promote unique, local businesses.

1.2.2 The land development policies are adopted to promote the public health, safety, and general welfare and protect and preserve places and areas of historical, cultural, or architectural importance and significance and promote the safe, orderly, and healthful development of the City and extraterritorial jurisdiction (ETJ). Further, these policies are designed to lessen the congestion in the streets; secure safety from fire and other dangers; ensure adequate light and air; prevent the overcrowding of land, to avoid undue concentration of population; and facilitate the adequate provision of transportation, water, wastewater treatment, schools, parks, and other public requirements.

1.3 INTENT.

The intent section of this LDC is organized at three scales:

1. The City.
2. The Neighborhood.
3. The Block, Street, Lot, and Building.

1.3.1 THE CITY.

(1) The City is a finite place with geographic boundaries derived from topography, watersheds, parks and open spaces, and other natural and man-made features. Within the City, a collection of neighborhoods are seamlessly connected to and integrated with each other through a well-planned and interconnected street network.

(2) The City shall grow in a logical progression from the center outward and new neighborhoods will be designed as additions to the existing urban fabric.

(3) Wherever possible, natural features including streams, creeks, rivers, trees, and wildlife habitat shall be preserved and natural drainage systems shall be enhanced.

(4) Historic buildings and sites are valuable pieces of the City's heritage and shall be preserved and protected whenever possible.

(5) Infill development shall be prioritized as it is the most fiscally sustainable form of development and takes advantage of existing and planned infrastructure systems and helps to complete or enhance existing neighborhoods.

(6) The City is intended to be a self-sustaining economic unit with ties to the surrounding region. Toward that end, the City shall strive to maintain a balance between the creation of jobs and housing units for its residents and avoid becoming a bedroom community.

1.3.2 THE NEIGHBORHOOD.

(1) The neighborhood is the primary organizing unit of the City. The formation of neighborhoods encourages residents to know their neighbors, to help maintain the neighborhood and to be responsible for guiding the evolution of the neighborhood over time.

(2) Neighborhoods are compact, walkable, and connected with a mixture of uses and parks where activities of daily living occur within a close distance.

(3) Within neighborhoods, a broad range of housing types, sizes, and price levels allows a diversity of people and households to interact with and get to know each other which strengthens civic bonds and helps maintain Taylor's small-town character.

(4) The intensity of buildings within the neighborhood is related to the infrastructure systems that support the neighborhood so that sufficient tax revenues will be generated to pay for the long-term maintenance of those systems.

(5) Concentrations of civic, institutional and commercial uses shall be integrated into neighborhoods so that most residents of the neighborhood may comfortably walk to them.

(6) School sites should be planned so that children within the surrounding neighborhoods may safely walk or bicycle to and from school.

(7) A variety of parks and open spaces are integrated into the design of neighborhoods and parks and trails connect neighborhoods to each other.

1.3.3 THE BLOCK, STREET, LOT, AND BUILDING.

(1) Taylor's urban DNA is comprised of a network of streets that form small, walkable blocks. This form shall be extended as the City grows.

(2) Streets define the character of neighborhoods and provide the framework for private development to occur.

(3) Streets are designed at the scale of humans and provide a means to walk, bicycle, drive and take transit within the neighborhood and between neighborhoods.

(4) Streets provide areas for public landscaping and street trees to occur which provide shade and character for the neighborhood. Public landscaping shall be informed by native and adaptive plants that can thrive with minimal irrigation.

(5) Lots are where private development occurs. Lots should be sized to accommodate the desired development and to make the most efficient use of public infrastructure.

(6) Buildings help frame public spaces including streets, parks, plazas and paths. Buildings should be placed on lots with this goal in mind. The parking of vehicles on private lots shall not detract from the streetscape and should generally be located to the side or rear of the buildings.

(7) Alleys are part of Taylor's urban DNA and allow vehicles to access private lots from the rear. Alleys also provide places for utilities, garbage collection, and deliveries to occur without interfering with the streetscape and pedestrian experience. Alleys should be considered in new neighborhoods.

(8) Civic buildings are places for people to gather and should be located on important and prominent sites within neighborhoods. Civic buildings should be distinctive and designed to last for generations.

1.4 AUTHORITY.

1.4.1 The Taylor LDC is adopted pursuant to the charter of the City of Taylor and the powers granted to the City including any limitations imposed by the Constitution and laws of the State of Texas, particularly Texas Local Government Code Chapters 211, 212, 213, 216 and 242.

1.4.2 Zoning regulations are adopted and administered by the City pursuant to the Local Government Code, Chapter 211 and all other applicable State and Federal laws, now written or hereafter amended or passed, allowing the City authority to promote public health, safety, morals, or the general welfare and to protect and preserve places and areas of historical, cultural, or architectural importance and significance.

1.4.3 Subdivision regulations are adopted and administered by the City pursuant to Local Government Code, Chapters 212 and 242 and all other applicable State and Federal laws, now written or hereafter amended or passed, allowing the City to adopt rules governing plats and subdivisions of land within city limits and extraterritorial jurisdiction to promote the health, safety, morals, or general welfare of the City and the safe, orderly, and healthful development of the City.

1.4.4 Sign regulations are adopted and administered by the City pursuant to Local Government Code, Chapter 216 and all other applicable State and Federal laws, now written or hereafter amended or passed, allowing the City to adopt rules governing signs.

1.5 APPLICABILITY.

The provision of this LDC, including its Appendices, including the "City of Taylor Development Manual," and the "City of Taylor Engineering Manual," shall apply to the subdivision and development of all land within the City of Taylor, Texas, and, where applicable, the extraterritorial jurisdiction unless specifically provided otherwise in the LDC.

1.6 JURISDICTION.

1.6.1 Within the city limits all provisions of this LDC shall apply.

1.6.2 Within the extraterritorial jurisdiction, the applicable provisions related to the subdivision of land and sign regulations shall apply, but standards related to the following shall not apply:

- The use of any building or property for business, industrial, residential, or other purposes;
- The bulk, height, or number of buildings constructed on a particular tract of land;
- The size of a building that can be constructed on a particular tract of land, including without limitation any restriction on the ratio of the building floor space to the land square footage; and
- The number of residential units that can be built per acre of land.

1.7 MINIMUM STANDARDS AND CONFLICTING PROVISIONS.

The provisions of this LDC, including its Appendices, are the minimum standards necessary to accomplish its stated purposes. It is not the intent of this LDC to interfere with, abrogate or annul any private easement, covenant, deed restriction or other agreement between private parties. When the provisions of this LDC impose a greater restriction than imposed by such private agreements, the provisions of this LDC shall control. When private agreements impose a greater restriction than imposed by this LDC, such private agreements shall control.

1.8 RULES OF CONSTRUCTION.

1.8.1 MEANING AND INTENT.

All provisions, terms, phrases, and expressions contained in this LDC shall be construed in accordance with its stated purpose.

1.8.2 TEXT.

In case of any difference of meaning or implication between the text of this LDC and any drawing or figure, the text shall control.

1.8.3 COMPUTATION OF TIME.

The time within which an act is to be completed shall be computed by excluding the first day and including the last day; if the last day is a Saturday, Sunday or legal holiday, that day shall be excluded. In the computation of time for public hearing notice, both the first day (day of the advertisement) and the last day (day of the hearing) shall be excluded.

1.8.4 DELEGATION OF AUTHORITY.

Whenever a provision requires the City Manager or their designee to do some act or perform some duty, it is to be construed to authorize the head of the department or other officer to designate, delegate, and authorize subordinates to perform the required act or duty unless the terms of the provision specify otherwise.

1.8.5 NON-TECHNICAL AND TECHNICAL WORDS.

Words and phrases shall be construed according to this LDC, including the "City of Taylor Engineering Manual" and all appendices to this LDC, and then according to the common and approved usage of the language, but technical words and phrases and such others as may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.

1.8.6 PUBLIC OFFICIALS, BODIES, AND AGENCIES.

All public officials, bodies, and agencies to which references are made are those of the City of Taylor unless otherwise indicated.

1.8.7 MANDATORY AND DISCRETIONARY TERMS.

The words "shall" and "must" are always mandatory. The words "may" and "should" are permissive.

1.8.8 CONJUNCTIONS.

Unless the context clearly indicates the contrary, conjunctions shall be interpreted as follows:

- "And" indicates that all connected items, conditions, provisions or events shall apply; and
- "Or" indicates that one or more of the connected items, conditions, provisions or events shall apply.

1.8.9 TENSES AND NUMBERS.

Words used in the past or present tense include the future as well as the past or present, unless the context clearly indicates the contrary. The singular shall include the plural and the plural shall include the singular, as the context and application of this LDC may reasonably suggest.

1.9 TRANSITIONAL PROVISIONS.

The following transitional provisions shall apply to various matters pending or occurring prior to the effective date of this LDC.

1.9.1 ZONING UPON ANNEXATION.

1.9.1.1 Any land which comes under the zoning jurisdiction of the City of Taylor by reason of its annexation to the City shall be classified as "P2" Rural Place Type zoning district unless otherwise stipulated in the annexation ordinance annexing the property. The procedure for establishing Zoning other than "P2" on annexed territory shall conform to the procedure set forth in Chapter 2 of this LDC. Following annexation, the Director of Development Services shall schedule public hearings to allocate the Place Type Zoning classification of the recently annexed land.

1.9.1.2 In an area classified as "P2" Rural:

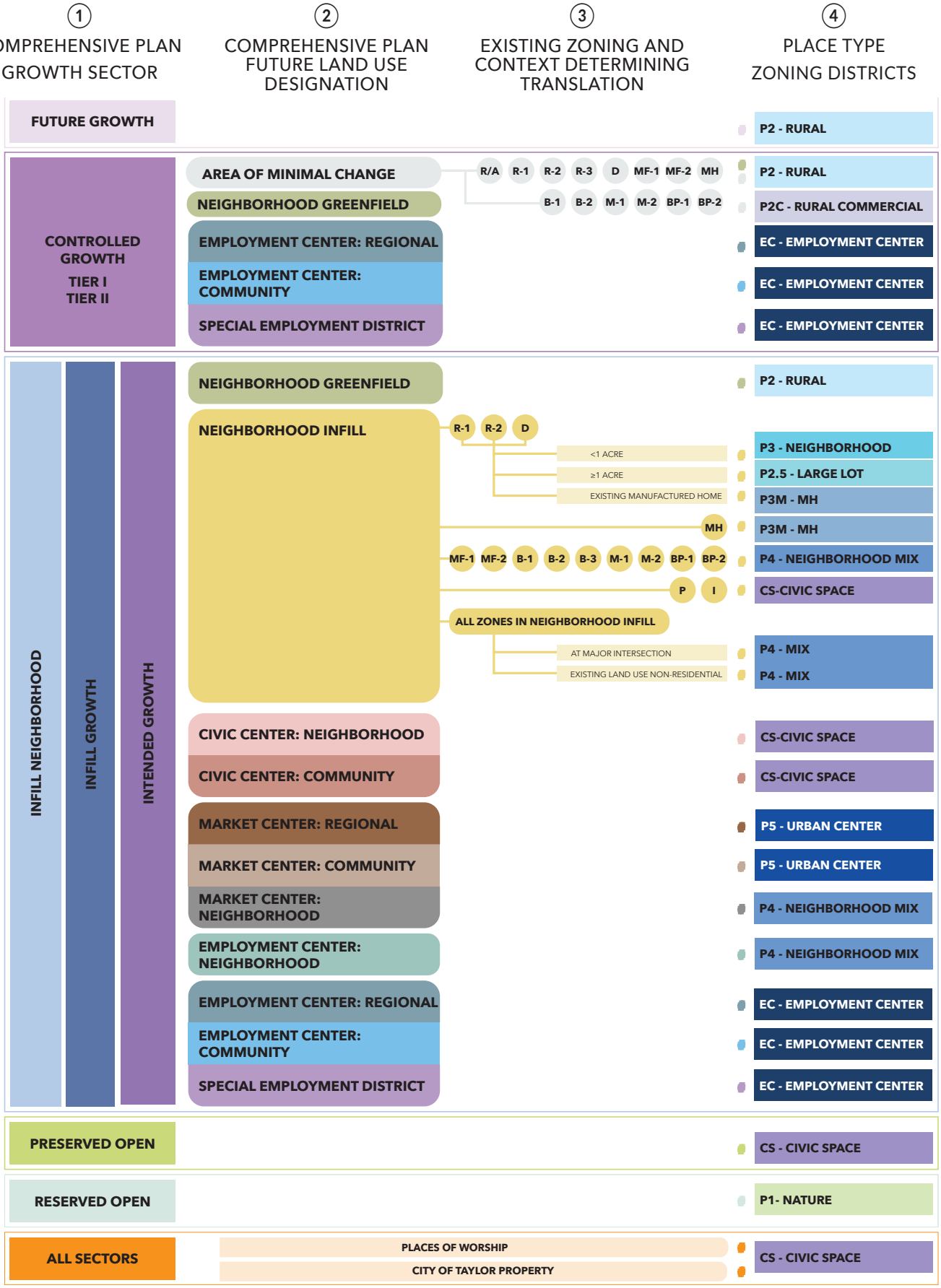
(A) No permit for the Construction of a Building or use of land shall be issued by the Building Official other than a permit that will allow the Construction of a Building permitted in the "P2" District, unless and until such territory has been classified in a Place Type Zoning District other than the "P2" District.

(B) An Application for a building permit for any proposed use other than those specified in the "P2" District must be made to the Director of Development Services. If the Applicant shows that plans and other preparation for developing the property commenced prior to annexation by the City, as established by the Texas Local Government Code Chapter 43, City Council shall authorize the Construction of the Project by a majority vote.

1.9.2 ZONING DISTRICT NAME AND STANDARDS CHANGES.

1.9.2.1 All zoning districts in the City of Taylor are renamed as shown in Table 1.9.2(A) Zoning Translation. The development standards associated with the renamed districts shall apply to all properties in the city limits except as provided for in legal conforming planned developments approved prior to the effective date of this LDC and which are still active.

TABLE 1.9.2(A): ZONING TRANSLATION.



1.9.3 VIOLATIONS CONTINUE.

Any violation of the previous Zoning Ordinance of the City of Taylor shall continue to be a violation under this LDC and shall be subject to prosecution pursuant to Chapter 10, unless the use, development, construction, or other activity is clearly consistent with the express terms of this LDC.

1.9.4 COMPLETION OF DEVELOPMENT PLANS.

1.9.4.1 UNEXPIRED BUILDING PERMITS.

Building permits issued or completed building permit applications submitted prior to the effective date of this LDC may proceed without any changes required because of new regulations in this LDC.

1.9.4.2 UNEXPIRED PRELIMINARY PLATS.

All preliminary plats or complete preliminary plat applications submitted prior to the effective date of this LDC which have not expired may proceed without any changes required to the preliminary plat because of new regulations in this LDC. However, new standards in this LDC for subdivision infrastructure shall apply if the subdivision improvement plans have not yet been approved or a complete application submitted.

1.9.4.3 EXISTING PLANNED DEVELOPMENT ZONING ORDINANCES.

Planned Development zoning ordinances approved prior to the adoption of this LDC shall continue in effect unless a Preliminary Plat application has not been filed within two (2) years after the approval date of the Planned Development zoning ordinance in which case the Planned Development zoning ordinance is expired and the property shall revert to P2 - Rural Place Type. The base zoning district for all Planned Development zoning ordinances shall follow the translation table for the Infill Growth Sector.

1.10 EFFECT ON EXISTING CONDITIONS (NONCONFORMITIES).

1.10.1 INTENT.

Within the city limits and extraterritorial jurisdiction, exist lots, sites, structures, signs, uses of land, and characteristics of use that were lawful before this LDC was enacted, amended or otherwise made applicable to such lots, sites, structures, signs or uses, but that do not now conform to the standards of this LDC. It is the intent of this LDC to permit such nonconforming lots, sites, structures, signs or uses to continue, if the conditions within this section and other applicable sections are met.

1.10.2 DETERMINATION OF NONCONFORMING STATUS.

Determination of nonconforming status shall be made by the Director of Development Services or their designee or successor, subject to appeal to the ZBA.

1.10.3 LEGAL NONCONFORMING STATUS.

Any lots, sites, structures, signs, or uses of land which do not conform with the regulations of this LDC shall be deemed legal nonconforming when:

(1) Such lots, sites, structures, signs, or uses of land were in existence and lawfully operating as of the effective date of this LDC, and have since been in regular and continuous use; or

(2) Such lots, sites, structures, signs, or uses of land were in existence and lawfully operating as of the effective date of any amendment to this LDC, but by such amendment are no longer in conformance with this LDC, and have since been in regular and continuous use; or

(3) Such lots, sites, structures, signs, or uses of land were in existence and lawfully operating on the date that annexation proceedings were instituted and have since been in regular and continuous use.

1.10.4 ILLEGAL NONCONFORMING STATUS.

Any lots, sites, structures, signs, or uses of land that are in violation of the requirements of this LDC and were constructed or established since its adoption or amendment without the necessary approvals, permits, or authorizations from the City are considered illegal nonconforming. The owner and/or operator of an illegal nonconforming lot, site, structure, sign, or use of land shall be subject to actions and penalties allowed by this LDC and all other applicable City ordinances and shall be required to correct the nonconforming situation to come into conformance with all applicable standards and regulations of this LDC.

1.10.5 ABANDONMENT OF LEGAL NONCONFORMING STATUS.

1.10.5.1 Abandonment of legal nonconforming status shall be determined as follows:

(1) A legal nonconforming lot shall be considered abandoned after an application to amend or replat the lot has been approved.

(2) A legal nonconforming site shall be considered abandoned after the site has been vacated and all legal uses of the site have been discontinued for a period of twelve (12) months.

(3) A legal nonconforming structure shall be considered abandoned after the structure has been vacant and/or no certificate of occupancy has been in place for a period of eighteen (18) months.

(4) A legal nonconforming sign shall be considered abandoned after the entity that the sign advertised has ceased operating or the premises on which the sign is located have been vacated for a period of ninety (90) days.

1.10.5.2 Occurrence of a combination of one or more of the following situations shall be a sign of vacancy or lack of occupancy for the purposes of determining abandonment:

(1) The building, structure, activity, or land has been unoccupied or out of use;

(2) The intention of the owner to discontinue the use is apparent;

(3) One or more utility accounts have been discontinued;

(4) Utility meters are removed;

(5) The occupant or owner has allowed any taxes to not be paid thereon;

(6) The site or structure has not been maintained;

(7) The unit has not been made available for occupancy;

(8) The characteristic equipment and furnishings of a nonconforming use have been removed from the premises; or

(9) A nonconforming use has been replaced by a conforming use.

1.10.6 NONCONFORMING LOTS.

Legal nonconforming lots may continue to be used for all legal purposes under this LDC until the nonconforming status has been abandoned. No additional division of a legal nonconforming lot shall occur that will increase the level of nonconformity of the lot.

1.10.7 NONCONFORMING SITES.

Legal nonconforming sites are legally occupied properties whose site improvements do not meet one or more provisions of this LDC such as parking location, landscaping, lighting, stormwater drainage, etc.

1.10.7.1 Prior to reoccupying a legal nonconforming site that has been abandoned pursuant to Section 1.10.5, the owner of the site must prepare a plan for the proposed reoccupation of the site that demonstrates how the site may be brought into substantial compliance with this LDC. The Development Review Committee (DRC) shall have review and approval authority for the reoccupation of abandoned nonconforming sites. The ZBA shall hear appeals of DRC decisions regarding the reoccupation of abandoned nonconforming sites.

1.10.7.2 Legal nonconforming sites may not be expanded or modified in a way that increases or adds to the nonconformities of the site.

1.10.8 NONCONFORMING STRUCTURES.

Legal nonconforming structures are those that do not meet one or more of the standards of this LDC such as build-to line, height limitations, design standards, performance standards, etc.

1.10.8.1 MAINTENANCE AND REPAIRS.

Legal nonconforming structures may be maintained in accordance with the applicable building codes. Maintenance shall not increase the structure's nonconformities.

Repairs to legal nonconforming structures shall be allowed if the value of the repair does not exceed fifty percent (50%) of the market value of the structure. Repairs shall not increase the structure's nonconformities.

1.10.8.2 Reoccupation of abandoned nonconforming structures.

Prior to reoccupying a legal nonconforming structure that has been abandoned pursuant to Section 1.10.5, the owner of the structure must prepare a plan for the proposed reoccupation of the structure that demonstrates how the structure may be brought into substantial compliance with this LDC. The DRC shall have review and approval authority for the reoccupation of abandoned nonconforming structures. The ZBA shall hear appeals of DRC decisions regarding the reoccupation of abandoned nonconforming structures.

1.10.9 NONCONFORMING SIGNS.

Permitted signs erected before the adoption of the LDC that do not meet the current standards of this LDC are considered to be legal nonconforming signs.

1.10.9.1 MAINTENANCE, UPDATES AND REPAIR.

(1) A legal nonconforming signs may be maintained in accordance with the applicable building codes. Maintenance shall not increase the sign's nonconformities.

(2) Legal nonconforming signs may be updated with new lettering, logos, etc. so long as the update does not exceed fifty percent (50%) of the sign's replacement value. Updates may not increase the sign's nonconformities.

(3) Repairs to legal nonconforming signs shall be allowed if the value of the repair does not exceed fifty percent (50%) of the sign's replacement value. Repairs shall not increase the sign's nonconformities.

1.10.10 NONCONFORMING USES OF LAND.

Permitted uses in existence before the adoption of the LDC that do not meet the current standards of this LDC are considered to be nonconforming uses.

1.10.10.1 A nonconforming use may be replaced by the same specific use as long as the nonconforming use has not been abandoned.

1.10.10.2 The Development Services Director may approve the replacement of a nonconforming use with a different nonconforming use if it is determined that the new nonconforming use will have a lesser impact on the surrounding neighborhood than the existing nonconforming use.

1.11 WRITTEN INTERPRETATIONS.

The Development Services Director shall have the authority to issue interpretations concerning the provisions of this LDC. Interpretations may be initiated by the Development Services Director or may be issued upon request through an application for a written interpretation. Appeals of written interpretations relating to zoning regulations shall be heard by the ZBA and appeals of interpretations relating to subdivision regulations shall be heard by the Planning & Zoning Commission.

1.12 FEES.

Applications under this LDC shall be deemed incomplete until all applicable fees associated with the application have been paid in full. Refer to the City's adopted fee schedule for all fees associated with applications or permits governed by this LDC.

1.13 ADOPTION.

In accordance with Article VIII, Section 1 of the City Charter, this LDC was originally adopted by the City Council on the _____ day of _____ 2023.

1.14 ENFORCEMENT.

1.14.1 ENFORCEMENT RESPONSIBILITY.

This LDC shall be administered and enforced by the City Manager or their designee.

1.14.2 COMPLIANCE REQUIRED.

No person may use, occupy, or develop land, buildings or other structures, or authorize or permit the use, occupancy or development of land, buildings or other structures except in accordance with all provisions of this LDC.

1.14.3 REMEDIES AND ENFORCEMENT POWERS.

1.14.3.1 VIOLATIONS.

Any person, firm or corporation violating the provision of this LDC shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the city of Taylor, Texas, shall be subject to a fine not to exceed the sum of five hundred dollars ($500.00) for each offense, except however, where a different penalty has been established by state law for such offense the penalty shall be that fixed by state law, and for any offense which is a violation of any provision of law that governs fire safety, zoning, or public health and sanitation, including dumping of refuse, the penalty shall be a fine not to exceed the sum of two thousand dollars ($2,000.00) for each offense; and each and every day said violation is continued shall constitute a separate offense.

1.14.3.2 STOP WORK.

Whenever any construction work is being done contrary to the provisions of this LDC, the Development Services Director, or their designee, may order the work stopped by notice in writing served on the owner or contractor doing or causing such work to be done, and such person shall forthwith stop such work until authorized by the Development Services Director, or their designee, to proceed with the work.

1.14.3.3 INSPECTIONS.

The Development Services Director, or their designee, shall have the right to enter upon any premises at any reasonable time for the purpose of making inspections of buildings or premises necessary to carry out his duties in the enforcement of this LDC.

1.14.4 ENFORCEMENT PROCEDURES.

1.14.4.1 NOTICE.

The Development Services Director, or their designee, shall give written notice as required by law to the owner of land on which a violation exists. The notice shall state the nature of the violation.

1.14.4.2 NOTICE OF CRIMINAL PENALTY.

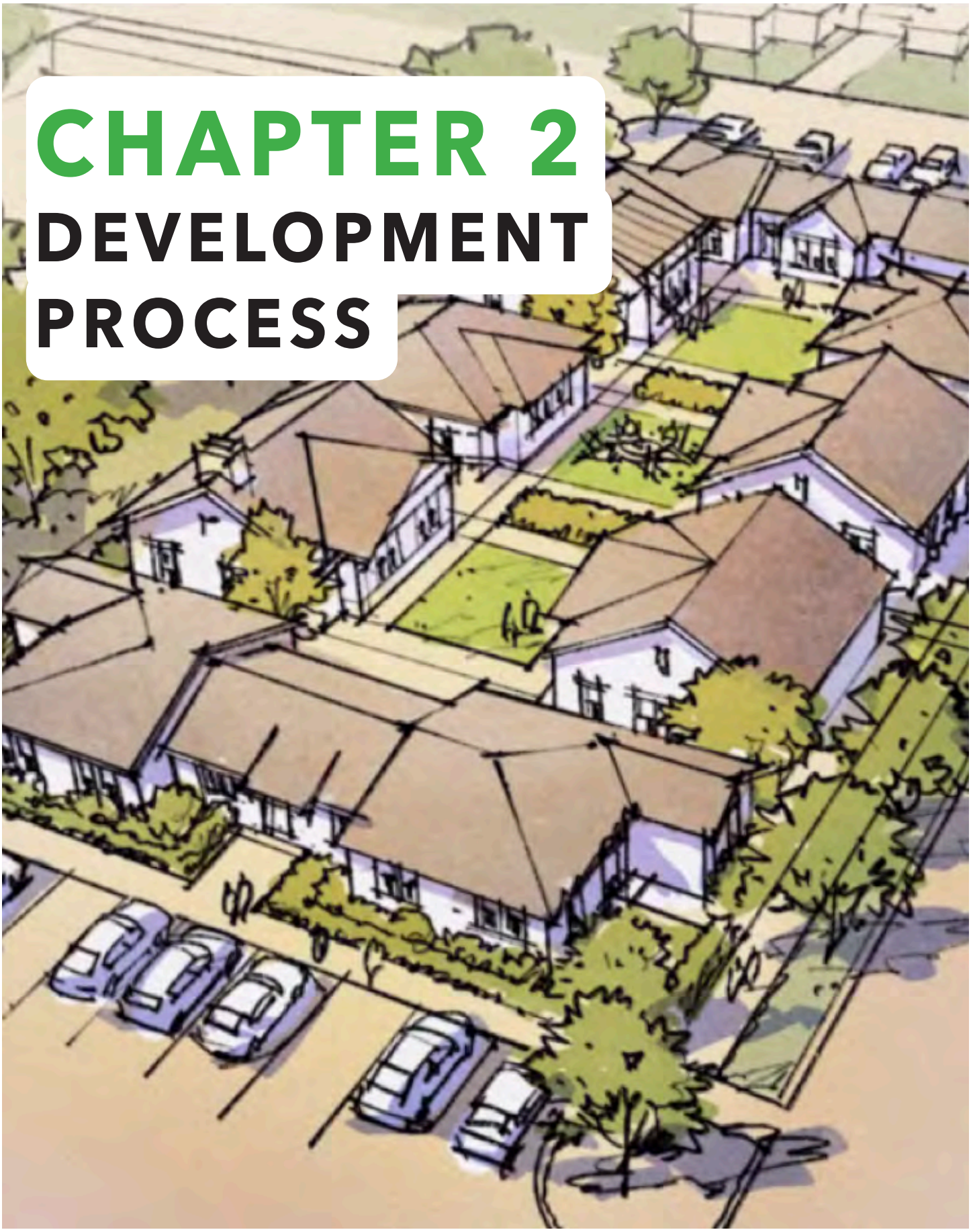
In no case shall any person acting on behalf of the City seek a criminal penalty for violation of this LDC without giving thirty (30) days prior notice of the violation, specifying the action necessary to correct the violation and avoid criminal prosecution.

1.14.5 OTHER ENFORCEMENT POWERS.

In addition to the enforcement powers specified in this LDC, the City may exercise any and all enforcement powers granted to it by Texas law, as it may be amended from time to time.

1.14.5.1 CONTINUATION.

Nothing in this LDC shall prohibit the continuation of previous enforcement actions, undertaken pursuant to previous, valid resolutions, ordinances and laws.



CHAPTER 2
DEVELOPMENT PROCESS

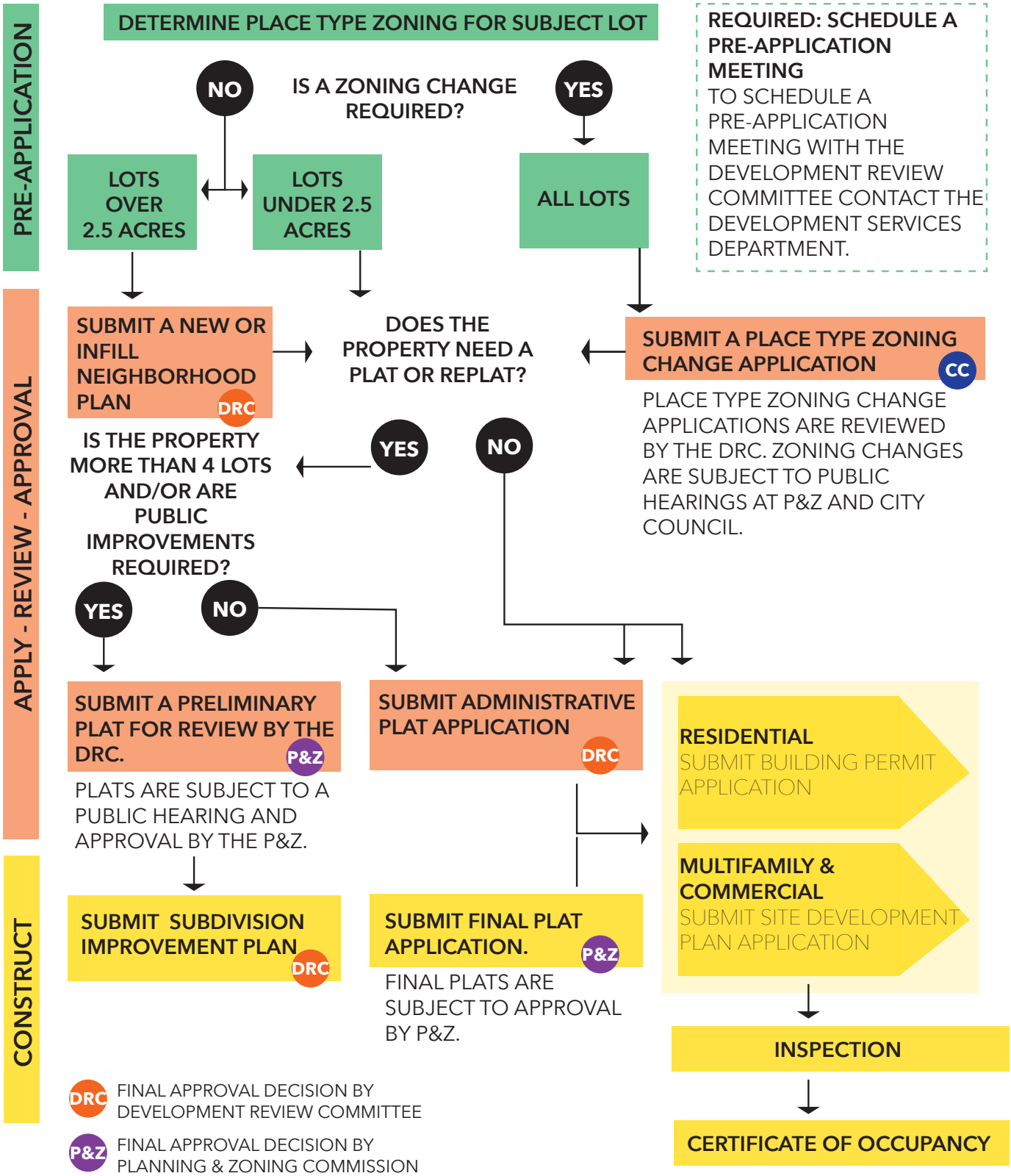
2.1 PROCESS OVERVIEW.

The development process typically begins with a pre-application meeting with City staff to determine what application(s) is necessary, the review process for the required application(s), and to answer the applicant's questions about the process and the required content of the application(s).

The steps in the process will vary depending upon the location of the property, whether it has been platted or needs to be platted, and whether the applicant seeks to modify the property's current zoning or comprehensive plan designations.

The following sections describe the various application types, the review process and how to submit an application.

TABLE 2.1.A GENERAL DEVELOPMENT PROCESS STEPS.



2.2 APPLICATION.

2.2.1 GENERAL REQUIREMENTS.

2.2.1.1 APPLICATION MATERIALS.

The applicant shall submit all the information required in the Development Manual as specified on the corresponding application checklist. Applications will not be accepted for review until all items required to be submitted with the application have been received by the City.

2.2.1.2 APPLICATION SUBMITTAL PROCEDURES.

The City may establish and modify the procedures for submitting applications including the date that applications are received, the format for submitting the application, and the process for dissemination of staff review comments. Those procedures are included in the Development Manual.

2.2.1.3 APPLICATION EXPIRATION

All applications shall expire on the forty-fifth (45th) day after the date the application was submitted if:

(1) The applicant fails to provide documents or other information necessary to comply with the technical requirements relating to the form and content of the application;

(2) The City provides to the applicant not later than the tenth (10th) business day after the date the application is submitted written notice of the failure that specifies the necessary documents or other information and the date the application will expire if the documents or other information is not provided; and

(3) The applicant fails to provide the specified documents or other information within the time provided in the notice.

2.2.1.4 FILING DATE DETERMINATION

For the purposes of compliance with the deadlines for action on applications governed by Chapter 212 of the Texas Local Government Code, the filing date of the application is the date that the City determines that the applicant provided a complete application including all documents or other information necessary to comply with the technical requirements related to the form and content of the application as stipulated in the Development Manual and this LDC.

2.2.2 PRE-APPLICATION MEETING.

Development activities begin with a pre-application meeting request to the City. The primary purpose of the pre-application meeting is for staff to help identify the scope of the development proposal, so that the City can determine the appropriate submittal requirements and process(es), including whether the development will require administrative or public approval. The specific information required to request a pre-application meeting may be found in the City of Taylor Development Manual.

2.2.3 ANNEXATIONS.

1 APPLICABILITY.

Annexation applications are used by property owners who would like to request that their property be annexed into the city limits of Taylor.

2 APPROVAL CRITERIA.

Prior to considering an annexation application, the applicant must schedule a pre-application meeting with the City to discuss the proposed annexation. Requests for annexation shall be reviewed by staff to determine whether they are in keeping with the policies and goals of the Comprehensive Plan and authorized by applicable State laws.

3 APPROVAL PROCEDURE.

The procedure for processing an annexation application shall follow the requirements established in Chapter 43 of the Texas Local Government Code. City staff will prepare a report for consideration by City Council regarding the advisability of the annexation. The City Council is the final approval authority for annexation applications. Annexations are completed through the adoption of an annexation ordinance by the City Council.

2.2.4 COMPREHENSIVE PLAN AMENDMENT.

1 APPLICABILITY.

The City Council may approve amendments to the Comprehensive Plan for unique or extraordinary situations that were not anticipated when the Plan was adopted so long as the proposed amendment is clearly in the public interest and meets the spirit and intent of the goals and policies of the Plan.

2 APPROVAL CRITERIA.

In determining whether an amendment to the Comprehensive Plan should be adopted, the following criteria shall be applied:

- ✓ The need for the proposed amendment.
- ✓ The effect of the proposed amendment on the need for City services and facilities.
- ✓ Whether the proposed amendment is consistent with the intent of the goals and policies of the Plan.
- ✓ The implications, if any, that the amendment may have for other parts of the Plan.
- ✓ Whether unforeseen circumstances or new information has emerged (such as a significant economic development opportunity).

3 APPROVAL PROCEDURE.

The procedure for approval of a Comprehensive Plan Amendment shall follow the requirements of Chapter 213 of the Texas Local Government Code and the following process.

(1) Prior to submitting an application for a Comprehensive Plan Amendment, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will prepare a staff report and submit it to the Planning & Zoning Commission for consideration.

(3) Public notice of the proposed amendment will be completed in accordance with State law and City ordinance.

(4) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the requested amendment and make a recommendation to the City Council.

(5) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the amendment, they will adopt it by ordinance in accordance with State law and the City Charter.

2.2.5 ZONING APPLICATIONS.

2.2.5.1 GENERAL REQUIREMENTS.

(A) As authorized by Chapter 211 of the Texas Local Government Code, the Place Type Zoning Standards and Districts, as herein established, have been made in accordance with an adopted Comprehensive Plan to promote the public health, safety, morals and general welfare, and protecting and preserving places and areas of historical, cultural or architectural importance and significance in the City.

(B) Standards have been designed to lessen the congestion in the Streets; to secure safety from fire, and other dangers; to ensure adequate light and air; to prevent the overcrowding of land, to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, wastewater treatment, schools, parks, and other public requirements.

(C) The standards for building neighborhoods require the distribution of Place Types to provide lifestyle and living variation that define distinct physical environments of varying degrees of urbanity and development intensity. The "P" designation represents each Place Type's relative place on a continuum of low-intensity to high-intensity development, from rural to urban, with the character and associated Standards of "P5" being more urban than those of "P4".

(D) Where a property over 2.5 acres without an adopted Neighborhood Plan has a Place Type designation, that designation indicates the most intense Place Type that may be allocated to the property during the neighborhood planning process and does not entitle the entire property to be designated with that Place Type.

2.2.6 NEIGHBORHOOD PLAN.

1 APPLICABILITY.

Neighborhood Plans are for development projects over 2.5 acres (one or more standard city blocks) on previously undeveloped and/or unplatted land. Neighborhood Plan applications are used to layout new neighborhoods or portions thereof including streets, blocks, lots, civic spaces, etc. and to allocated Place Type zoning districts within the new neighborhood. Neighborhood Plans include a general subdivision layout which shall serve as the guide for the preliminary plat(s) that will be submitted after the Neighborhood Plan is adopted.

2 APPROVAL CRITERIA.

Neighborhood Plans are reviewed for compliance with the Comprehensive Plan and the requirements of this LDC.

3 APPROVAL PROCEDURE.

The procedure for approval of a Neighborhood Plan shall follow the requirements of Chapters 211 and 212 of the Texas Local Government Code and the following process.

(1) Prior to submitting an application for a Neighborhood Plan, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will schedule a Neighborhood Plan design charette or urban design consultation depending upon the scale and complexity of the development proposal.

(3) Upon completion of the design charette or urban design consultation, City staff will prepare a staff report and submit it along with the Neighborhood Plan to the Planning & Zoning Commission for consideration.

(4) Public notice of the application will be completed in accordance with State law and City ordinance.

(5) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Neighborhood Plan and make a recommendation to the City Council.

(6) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Neighborhood Plan, they will adopt it by ordinance in accordance with State law and the City Charter.

4 EXPIRATION.

Neighborhood Plans will expire twenty-four (24) months after approval if a complete Preliminary Plat application has not been accepted by the City. Upon expiration, the property will revert to the Place Type zoning that was in place prior to approval of the Neighborhood Plan.

2.2.7 INFILL NEIGHBORHOOD PLAN (REZONING REQUIRED).

1 APPLICABILITY.

Infill Neighborhood Plans are for development projects over 2.5 acres (one or more standard city blocks) in an infill location. Infill Neighborhood Plan applications are used to layout infill neighborhoods or portions thereof including streets, blocks, lots, civic spaces, etc. and to allocated Place Type zoning districts within the infill neighborhood. The Infill Neighborhood Plan may include amending, re-platting or vacating of existing platted lots and/or the adoption of a new preliminary plat. This process is intended to be expedited in order to encourage infill development.

2 APPROVAL CRITERIA.

Infill Neighborhood Plans are reviewed for compliance with the Comprehensive Plan, the requirements of this LDC, and the context of the infill location.

3 APPROVAL PROCEDURE.

The procedure for approval of an Infill Neighborhood Plan shall follow the requirements of Chapters 211 and 212 of the Texas Local Government Code and the following process:

(1) Prior to submitting an application for an Infill Neighborhood Plan, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will schedule an Infill Neighborhood Plan design charette or urban design consultation depending upon the scale and complexity of the development proposal.

(3) Upon completion of the design charette or urban design consultation, City staff will prepare a staff report and submit it along with the Infill Neighborhood Plan to the Planning & Zoning Commission for consideration.

(4) Public notice of the application will be completed in accordance with State law and City ordinance.

(5) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Neighborhood Plan and make a recommendation to the City Council.

City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Infill Neighborhood Plan, they will adopt it by ordinance in accordance with State law and the City Charter.

4 EXPIRATION.

Infill Neighborhood Plans will expire twenty-four (24) months after approval if a complete plat, site development plan or building permit application has not been accepted by the City. Upon expiration, the property will revert to the Place Type zoning that was in place prior to approval of the Infill Neighborhood Plan.

2.2.8 EMPLOYMENT CENTER PLAN.

1 APPLICABILITY.

All areas designated as EC – Employment Center Place Type require an Employment Center Plan to be approved prior to any development or redevelopment activity on the property. Employment Center Plans are intended to allow for the customization of development standards for sites that are intended to provide locations for job centers that may require deviations from the development standards of the other Place Type zoning districts.

2 APPROVAL CRITERIA.

Employment Center Plans are reviewed for compliance with the Comprehensive Plan, the requirements of this LDC, the special needs of proposed employment land uses, and the context of the Employment Center's location.

3 APPROVAL PROCEDURE.

The procedure for approval of an Employment Center Plan shall follow the requirements of Chapters 211 and 212 of the Texas Local Government Code and the following process:

(1) Prior to submitting an application for an Employment Center Plan, the applicant shall schedule a pre-application meeting with the City.

(2) Once a completed application is received, City staff will schedule an Employment Center Plan design charette or urban design consultation depending upon the scale and complexity of the development proposal.

(3) Upon completion of the design charette or urban design consultation, City staff will prepare a staff report and submit it along with the Employment Center Plan to the Planning & Zoning Commission for consideration.

(4) Public notice of the application will be completed in accordance with State law and City ordinance.

(5) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Employment Center Plan and make a recommendation to the City Council.

City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Employment Center Plan, they will adopt it by ordinance in accordance with State law and the City Charter.

4 EXPIRATION.

Employment Center Plans will expire twenty-four (24) months after approval if a complete Preliminary Plat application has not been accepted by the City. Upon expiration, the property will revert to the Place Type zoning that was in place prior to approval of the Employment Center Plan.

2.2.9 PLACE TYPE ZONING MAP AMENDMENT.

1 APPLICABILITY.

Place Type Zoning Map Amendment applications are used by property owners to request a change to the Place Type zoning district of their property. If the property meets the criteria for a New or Infill Neighborhood Plan, that application type shall be used and not a Place Type Zoning Map Amendment application.

2 APPROVAL CRITERIA.

Place Type Zoning Map Amendment applications are reviewed for compliance with the Comprehensive Plan and the requirements of this LDC.

3 APPROVAL PROCEDURE.

The procedure for approval of a Place Type Zoning Map Amendment application shall follow the requirements of Chapter 211 of the Texas Local Government Code and the following process:

(1) Prior to submitting a Place Type Zoning Map Amendment application, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will prepare a staff report and submit it to the Planning & Zoning Commission for consideration.

(3) Public notice of the application will be completed in accordance with State law and City ordinance.

(4) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Place Type Zoning Map Amendment application and make a recommendation to the City Council.

(5) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Place Type Zoning Map Amendment application, they will adopt it by ordinance in accordance with State law and the City Charter.

2.2.10 SPECIAL USE PERMIT (SUP).

1 APPLICABILITY.

Special Use Permits allow for the approval of land uses with characteristics or operating conditions that do not meet one or more of the criteria of this LDC, but which are in keeping with the intent of the LDC and the Comprehensive Plan.

2 APPROVAL CRITERIA.

Special Use Permit applications are reviewed for compliance with the Comprehensive Plan, the intent statements of this LDC and for overall compatibility with the surrounding neighborhood in which the property is located.

3 APPROVAL PROCEDURE.

The procedure for approval of a Special Use Permit application shall follow the requirements of Chapter 211 of the Texas Local Government Code and the following process:

(1) Prior to submitting a Special Use Permit application, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will prepare a staff report and submit it to the Planning & Zoning Commission for consideration.

(3) Public notice of the application will be completed in accordance with State law and City ordinance.

(4) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Special Use Permit and make a recommendation to the City Council.

(5) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Special Use Permit application, they will adopt it by ordinance in accordance with State law and the City Charter.

4 EXPIRATION.

The City Council may establish an expiration date and/or renewal criteria for the Special Use Permit in the adopting ordinance.

2.2.11 PLACE TYPE ZONING VERIFICATION LETTER.

1 APPLICABILITY.

Zoning verification letters allow a property owner to receive a formal determination from the City as to whether a proposed use of land is permitted within the property's zoning district. The letter does not authorize the property owner to commence any development activity on the property.

2 APPROVAL PROCEDURE.

Upon receipt of a complete zoning verification letter application, City staff will research the proposal and the Director of Development Services will issue a letter determining whether the proposed use is permitted within the property's zoning district.

3 EXPIRATION.

Zoning verification letters expire the earlier of six (6) months after issuance or when an amendment to this LDC is adopted that would change the determination in the letter.

2.2.12 PLACE TYPE ZONING ORDINANCE TEXT AMMENDMENT.

1 APPLICABILITY.

Amendments to this LDC may be made to correct errors in the text or because of changed conditions or better practices having been developed. All amendments shall be consistent with the Comprehensive Plan. City staff will periodically identify necessary amendments to the LDC and present them for consideration to the Planning & Zoning Commission. Property owners or citizens of Taylor may also propose text amendments.

2 APPROVAL CRITERIA.

Text amendments are reviewed for compliance with the Comprehensive Plan and other provisions of this LDC.

3 APPROVAL PROCEDURE.

The procedure for approval of a text amendment shall follow the requirements of Chapter 211 of the Texas Local Government Code and the following process:

(1) If the text amendment is proposed by a property owner or citizen, the applicant shall schedule a pre-application meeting with the City.

(2) Whether city-initiated or applicant-initiated, City staff will prepare a staff report on the proposed text amendment and submit it to the Planning & Zoning Commission for consideration.

(3) Public notice of the text amendment will be completed in accordance with State law and City ordinance.

(4) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the text amendment and make a recommendation to the City Council.

(5) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the text amendment, they will adopt it by ordinance in accordance with State law and the City Charter.

2.2.13 APPEAL OF A PLACE TYPE RELATED ADMINISTRATIVE DECISION.

1 APPLICABILITY.

Pursuant to the provisions of Chapter 211 of the Texas Local Government Code, a person may appeal an order, requirement, decision, or determination made by an administrative official in the enforcement of zoning regulations adopted under Chapter 211.

The following persons are authorized to file an appeal of an administrative decision that is not specific to an application, address or project:

(1) a person aggrieved by the decision; or

(2) any officer, department, board, or bureau of the municipality affected by the decision.

The following persons are authorized to file an appeal of an administrative decision that is related to a specific application, address, or project:

(a) a person who filed the application that is the subject of the decision;

(b) a person who is the owner or representative of the owner of the property that is the subject of the decision; or is aggrieved by the decision and is the owner of real property within 200 feet of the property that is the subject of the decision; or

(c) a person who is aggrieved by the decision and is the owner of real property within 200 feet of the property that is the subject of the decision; or

(d) any officer, department, board, or bureau of the municipality affected by the decision.

2 APPROVAL CRITERIA.

The ZBA may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose the ZBA has the same authority as the administrative official.

The ZBA shall consider the following in rendering its decision:

(1) The administrative official's action is presumed to be valid. The applicant shall present sufficient evidence and have the burden to justify a reversal of the action being appealed. The administrative official may present evidence and argument to the contrary.

(2) All findings and conclusions necessary to the appeal shall be based upon reliable evidence.

APPEAL OF A PLACE TYPE RELATED ADMINISTRATIVE DECISION.

3 APPROVAL PROCEDURE.

(1) A person wishing to file an appeal shall submit a complete appeal application to the City not later than the twentieth (20th) day after the date the administrative decision is made.

(2) Pursuant to Section 211.010 of the Texas Local Government Code, an appeal stays all proceedings in furtherance of the action that is appealed unless the official from whom the appeal is taken certifies in writing to the ZBA facts supporting the official's opinion that a stay would cause imminent peril to life or property. In that case, the proceedings may be stayed only by a restraining order granted by the ZBA or a court of record on application, after notice to the official, if due cause is shown.

(3) The administrative official shall submit to the ZBA all the documents constituting the record of the action taken by the official.

(4) The ZBA shall set a reasonable time for the appeal hearing and shall give public notice of the hearing and due notice to the parties in interest. A party may appear at the appeal hearing in person or by agent or attorney. The ZBA shall decide the appeal at the next meeting for which notice can be provided following the hearing and not later than the 60th day after the date the appeal is filed.

(5) At least seventy-five percent (75%) of the members of the ZBA must be present to hear the appeal.

(6) The concurring vote of seventy-five percent (75%) of the members of the ZBA is required to reverse an order, requirement, decision, or determination of an administrative official.

(7) Judicial review of a decision of the ZBA shall follow the procedures in Chapter 211.011 of the Texas Local Government Code.

2.2.14 PLACE TYPE ZONING VARIANCE

1 APPLICABILITY.

In specific cases a variance from the terms of this LDC may be authorized by the ZBA if the variance is not contrary to the public interest and due to special conditions, a literal enforcement of the LDC would result in unnecessary hardship, and so that the spirit of the LDC is observed and substantial justice is done.

2 APPROVAL CRITERIA.

No variance shall be granted or imposed unless the ZBA finds:

(1) That there are special circumstances or conditions affecting the property involved such that the strict application of the provisions of this LDC would deprive the applicant of the reasonable use of their property; and

(2) That granting of the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and

(3) That the granting or imposition of the variance will not be detrimental to the public health, safety and welfare; and

(4) That the granting or imposition of the variance will not have the effect of preventing the orderly development of other property in the area in accordance with the provisions of this LDC.

Such findings of the ZBA together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the meeting at which such variance is granted or imposed. Variances may be granted or imposed only when in harmony with the general purpose and intent of this LDC and the Comprehensive Plan so that the public health, safety, and welfare may be secured. Financial hardship to the applicant, standing alone, except as provided for below, shall not be deemed to constitute undue hardship. All variances shall be granted or imposed on a case-by-case basis and no variance shall be construed to serve as a precedent for subsequent variances.

The ZBA may consider the following as grounds to determine whether compliance with the LDC as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

(1) the financial cost of compliance is greater than fifty percent (50%) of the appraised value of the structure as shown on the most recent appraisal roll certified by the assessor for the municipality under Section 26.01, Tax Code;

(2) compliance would result in a loss to the lot on which the structure is located of at least twenty-five percent (25%) of the area on which development may physically occur;

(3) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;

(4) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(5) the municipality considers the structure to be a nonconforming structure.

PLACE TYPE ZONING VARIANCE.

3 APPROVAL PROCEDURE.

The procedure for approval of a Zoning Variance shall follow the requirements of Chapter 211 of the Texas Local Government Code and the following process:

(1) Prior to submitting a Zoning Variance application, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will prepare a staff report and submit it to the ZBA for consideration.

(3) Public notice of the application will be completed in accordance with State law and City ordinance.

(4) Following public notice, the ZBA will hold a public hearing and consider the Zoning Variance.

(5) Record of the ZBA's action regarding the Zoning Variance Application shall be recorded in the official meeting minutes.

(6) Judicial review of a decision of the ZBA shall follow the procedures in Chapter 211.011 of the Texas Local Government Code.

4 EXPIRATION.

Zoning Variances expire twenty-four (24) months after approval if a building permit, site development permit or certificate of occupancy has not been issued for the property that incorporates the provisions of the variance.

2.2.15 PLACE TYPE SPECIAL EXCEPTION.

1 APPLICABILITY.

The ZBA may hear and decide Special Exceptions to the following terms of the zoning provisions of this LDC.

(1) Time extensions for abandoned non-conforming structures, sites and uses.

(2) Expansions of non-conforming structures, sites and uses.

(3) Setback exceptions that are not eligible for a Zoning Warrant

2 APPROVAL CRITERIA.

The ZBA may approve a Special Exception if it determines that it is not contrary to the public interest, is in keeping with the intent of the Comprehensive Plan and this LDC, and so that the spirit of this LDC is observed and substantial justice is done.

3 APPROVAL PROCEDURE.

The procedure for approval of a Special Exception shall follow the requirements of Chapter 211 of the Texas Local Government Code and the following process:

(1) Prior to submitting a Special Exception application, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will prepare a staff report and submit it to the ZBA for consideration.

(3) Public notice of the application will be completed in accordance with State law and this LDC.

(4) Following public notice, the ZBA will hold a public hearing and consider the Special Exception.

(5) Record of the ZBA's action regarding the Special Exception Application shall be recorded in the official meeting minutes.

(6) Judicial review of a decision of the ZBA shall follow the procedures in Chapter 211.011 of the Texas Local Government Code.

4 EXPIRATION.

Special Exceptions expire twenty-four (24) months after approval if a building permit, site development permit or certificate of occupancy has not been issued for the property that incorporates the provisions of the Special Exception.

2.2.16 PLACE TYPE WARRANT.

1 APPLICABILITY.

Warrants are deviations from a specific provision of this LDC that is in keeping with the intent of the LDC and which may be administratively approved by the Development Review Committee without public notice and hearing. Only those specific provisions that are identified in this LDC as being eligible for warrant shall be considered by the DRC.

2 APPROVAL CRITERIA.

The DRC shall consider the following criteria when evaluating a request for a Warrant:

(1) Is the requested Warrant in keeping with the intent of this LDC?

(2) Is the Warrant consistent with the characteristics of the surrounding neighborhood?

3 APPROVAL PROCEDURE.

The following procedure shall be followed for Warrant applications:

(1) Prior to submitting a Warrant application, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, DRC staff will review and provide an analysis of the application.

(3) The DRC shall meet to discuss and take action on the application at a regularly scheduled or specially called meeting of the DRC at which the applicant may be present to answer questions or provide additional information regarding the application.

(4) Record of the DRC action shall be provided in writing to the applicant.

(5) If a Warrant application is denied by the DRC, the applicant may seek a Variance from the ZBA.

4 EXPIRATION.

Warrants expire twenty-four (24) months after approval if a building permit, site development permit or certificate of occupancy has not been issued for the property that incorporates the provisions of the Warrant.

2.2.17 SUBDIVISION APPLICATIONS.

2.2.17.1 GENERAL REQUIREMENTS.

Subdivision applications are not considered filed for the purposes of Texas Local Government Code Section 212.009 until the City determines that the application meets all applicable requirements of this LDC and is accepted for consideration and acknowledges such by notifying the applicant of such acceptance and either placing the application on the next available Planning & Zoning Commission agenda for their consideration, or, in the case of administratively approved subdivision applications, proceeding to final action.

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2.2.18 NEIGHBORHOOD PLAN.

1 APPLICABILITY.

Neighborhood Plans are for development projects over 2.5 acres (one or more standard city blocks) on previously undeveloped and/or unplatted land. Neighborhood Plan applications are used to layout new neighborhoods or portions thereof including streets, blocks, lots, civic spaces, etc. and to allocated Place Type zoning districts within the new neighborhood if the new neighborhood is inside the city limits. Neighborhood Plans include a general subdivision layout which shall serve as the guide for the preliminary plat(s) that will be submitted after the Neighborhood Plan is adopted.

2 APPROVAL CRITERIA.

Neighborhood Plans are reviewed for compliance with the Comprehensive Plan and the requirements of this LDC.

3 APPROVAL PROCEDURE.

The procedure for approval of a Neighborhood Plan shall follow the requirements of Chapters 211 (if the neighborhood is inside the city limits) and 212 of the Texas Local Government Code and the following process:

(1) Prior to submitting an application for a Neighborhood Plan, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will schedule a Neighborhood Plan design charette or urban design consultation depending upon the scale and complexity of the development proposal.

(3) Upon completion of the design charette or urban design consultation, City staff will prepare a staff report and submit it along with the Neighborhood Plan to the Planning & Zoning Commission for consideration.

(4) Public notice of the application will be completed in accordance with State law and City ordinance.

(5) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Neighborhood Plan and either approve, approve with conditions, or disapprove the Neighborhood Plan if the new neighborhood is not in the city limits or make a recommendation to the City Council if the new neighborhood is in the city limits.

(6) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Neighborhood Plan, they will adopt it by ordinance in accordance with State law and the City Charter.

NEIGHBORHOOD PLAN.

4 EXPIRATION.

Neighborhood Plans expire twenty-four (24) months after approval if a complete Preliminary Plat application has not been accepted by the City. If the property is in the city limits, upon expiration, the property will revert to the Place Type zoning that was in place prior to approval of the Neighborhood Plan.

2.2.19 INFILL NEIGHBORHOOD PLAN.

1 APPLICABILITY.

Infill Neighborhood Plans are for development projects over 2.5 acres (one or more standard city blocks) in an infill location. Infill Neighborhood Plan applications are used to layout infill neighborhoods or portions thereof including streets, blocks, lots, civic spaces, etc. and to allocate Place Type zoning districts within the infill neighborhood if the property is in the city limits. The Infill Neighborhood Plan may include amending, re-platting or vacating of existing platted lots and/or the adoption of a new preliminary plat. This process is intended to be expedited in order to encourage infill development.

2 APPROVAL CRITERIA.

Infill Neighborhood Plans are reviewed for compliance with the Comprehensive Plan and the requirements of this LDC.

3 APPROVAL PROCEDURE.

The procedure for approval of an Infill Neighborhood Plan shall follow the requirements of Chapters 211 (if the neighborhood is inside the city limits) and 212 of the Texas Local Government Code and the following process:

(1) Prior to submitting an application for an Infill Neighborhood Plan, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will schedule an Infill Neighborhood Plan design charette or urban design consultation depending upon the scale and complexity of the development proposal.

(3) Upon completion of the design charette or urban design consultation, City staff will prepare a staff report and submit it along with the Infill Neighborhood Plan to the Planning & Zoning Commission for consideration.

(4) Public notice of the application will be completed in accordance with State law and City ordinance.

(5) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Infill Neighborhood Plan and either approve, approve with conditions or disapprove. Deficient plat submittals shall be referred to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.

(6) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Infill Neighborhood Plan, they will adopt it by ordinance in accordance with State law and the City Charter.

4 EXPIRATION.

Infill Neighborhood Plans expire twenty-four (24) months after approval if a complete Preliminary Plat, Amending Plat, or Re-Plat application has not been accepted by the City. If the property is in the city limits, upon expiration, the property will revert to the Place Type zoning that was in place prior to approval of the Infill Neighborhood Plan.

2.2.20 PRELIMINARY PLAT.

1 APPLICABILITY.

A Preliminary Plat, showing the proposed layout of the neighborhood that complies with the approved Neighborhood Plan, Infill Neighborhood Plan, or Employment Center Plan, if applicable, shall be required before approval of any division of land or platting activity that requires or proposes the extension of public infrastructure, including, but not limited to, water, sewer, drainage, streets, sidewalks, paths, trails, civic spaces, fire water systems, right-of-way, etc.

2 APPROVAL CRITERIA.

Preliminary Plats are reviewed for compliance with the approved Neighborhood or Employment Center Plan, if applicable, the Comprehensive Plan, the requirements of this LDC, the Engineering Manual and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Preliminary Plat applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process:

(1) Prior to submitting an application for a Preliminary Plat, the applicant shall schedule a pre-application meeting with the City.

(2) Subdivision applications are only received by the City on the dates shown on the application calendar.

(3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(4) All deficiencies in the plat submittal shall be listed in a plan review comment letter that shall be provided to the applicant and to the Planning & Zoning Commission.

(5) Deficient plat submittals shall be referred to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.

(6) The Planning & Zoning Commission shall consider all plat applications referred to them and take action to approve, approve with conditions, or disapprove.

(7) If a plat submittal is disapproved or approved with conditions, the applicant shall resubmit the plat to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

(8) Upon resubmittal, the application shall follow steps 3 through 6 above.

PRELIMINARY PLAT.

(9) Approval of the preliminary plat does not constitute acceptance of the subdivision, but only constitutes authority to proceed with the preparation of Subdivision Improvement Plans.

(10) Preliminary Plats shall not be recorded in the real property records of Williamson County.

4 EXPIRATION.

Preliminary Plats expire twelve (12) months after approval if a complete Subdivision Improvement Plans application for one or more phases of the Preliminary Plat has not been accepted by the City.

2.2.21 SUBDIVISION IMPROVEMENT PLANS.

1 APPLICABILITY.

Subdivision Improvement Plans conforming to the Engineering Manual and this LDC must be submitted for the construction, improvement, modification or reconstruction of all existing or proposed streets, public lighting, sidewalks, paths, trails, civic spaces, drainage, water, and sewer utilities and any other infrastructure or public improvements that are required or proposed to be constructed, reconstructed, improved or modified. Subdivision Improvement Plans may be standalone plans for a specific improvement but are more typically associated with a phase(s) of an approved Preliminary Plat. Subdivision Improvement Plans are intended to provide detailed engineering drawings for all improvements required to serve the development.

2 APPROVAL CRITERIA.

Subdivision Improvement Plans are reviewed for compliance with the approved Preliminary Plat, the Comprehensive Plan, the requirements of this LDC, the Engineering Manual and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Subdivision Improvement Plans applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process.

(1) Prior to submitting an application for Subdivision Improvement Plans, the applicant shall schedule a pre-application meeting with the City.

(2) Subdivision applications are only received by the City on the dates shown on the application calendar.

(3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(4) All deficiencies in the improvement plans submittal shall be listed in a plan review comment letter that shall be provided to the applicant and to the Planning & Zoning Commission.

(5) Deficient improvement plans submittals shall be referred to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.

(6) The Planning & Zoning Commission shall consider all improvement plans applications referred to them for disapproval.

(7) If an improvement plans submittal is disapproved the applicant shall resubmit the improvement plans to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

SUBDIVISION IMPROVEMENT PLANS.

(8) Upon resubmittal, the application shall follow steps 3 through 6 above if the resubmitted plans are still deficient. If the resubmitted plans meet all applicable approval criteria, the plans shall be administratively approved.

(9) Approval of the subdivision improvement plans does not constitute acceptance of the subdivision, but only constitutes authority to proceed with the scheduling of a pre-construction meeting.

(10) Upon approval of the Subdivision Improvement Plans, the applicant shall schedule a pre-construction meeting with the City prior to commencing any construction activity.

(11) Following the pre-construction meeting, the applicant may begin construction of the scope of work contained in the approved Subdivision Improvement Plans and shall schedule all necessary City inspections throughout the construction process.

(12) Upon completion of all work and passage of all required City inspections and after the Final Plat has been approved for recording (if applicable), the applicant may request City acceptance of the Subdivision Improvements for operations and maintenance. Prior to scheduling the Subdivision Improvements for acceptance by the City Council, the applicant must provide the following to the City:

(a) A two (2) year, ten percent (10%) maintenance bond of the contract price of the public improvements being accepted, if the improvements value is greater than five thousand (5,000) dollars, issued by a corporate surety licensed to do business in the State of Texas, conditioned that the improvements are free from defects in materials and workmanship.

(b) One electronic copy of record drawings, "as-builts", of the improvements that meet the criteria for electronic files in the Engineering Manual.

(c) An affidavit from the owner of the property stating that, to the best of their knowledge, the contractor who constructed the improvements has complied with the regulations and standards of this LDC.

(d) A sealed letter of concurrence from the design engineer stating that all the subdivision improvements were constructed in accordance with the approved engineered plans.

(13) Once the City has determined that all required documentation has been provided, the City Engineer shall prepare a letter of recommendation to the City Council for acceptance of the public improvements and schedule the acceptance on the next available City Council meeting agenda.

SUBDIVISION IMPROVEMENT PLANS.

4 EXPIRATION.

Subdivision Improvement Plans expire twenty-four (24) months after approval if all improvements have not been constructed and passed all required City inspections. Upon request of the applicant, the Planning & Zoning Commission may consider an extension of the expiration date due to unforeseen or unusual circumstances.

2.2.22 FINAL PLAT.

1 APPLICABILITY.

Final Plats are complete, recordable versions of an already approved Preliminary Plat. Except as otherwise noted within this section, no Final Plat may be considered or approved unless the Preliminary Plat for the same land has been approved and has not expired and the Final Plat is consistent with such Preliminary Plat or revision thereof. The Final Plat must incorporate all approved changes from the Preliminary Plat.

A Final Plat may be approved without approval of a Preliminary Plat if the division of land would otherwise qualify as a Minor Plat, but proposes more than four lots. A Final Plat under this provision may not include the dedication of land or require or propose the extension of any public infrastructure, including, but not limited to, public utilities or roadways.

2 APPROVAL CRITERIA.

Final Plats are reviewed for compliance with the approved Preliminary Plat, the approved Subdivision Improvement Plans (if applicable), the Comprehensive Plan, the requirements of this LDC, the Engineering Manual and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Final Plat applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process:

(1) Prior to submitting an application for a Final Plat, the applicant shall schedule a pre-application meeting with the City.

(2) Subdivision applications are only received by the City on the dates shown on the application calendar.

(3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(4) All deficiencies in the plat submittal shall be listed in a plan review comment letter that shall be provided to the applicant and to the Planning & Zoning Commission.

(5) Deficient plat submittals shall be referred to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.

(6) The Planning & Zoning Commission shall consider all plat applications referred to them and take action to approve, approve with conditions or disapprove.

(7) If a plat submittal is disapproved or approved with conditions, the applicant shall resubmit the plat to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

FINAL PLAT.

(8) Upon resubmittal, the application shall follow steps 3 through 6 above.

(9) Approval of the final plat does not constitute acceptance of the subdivision.

(10) Final plats may not be recorded until the associated subdivision improvements have been constructed and accepted by the City Council or a performance bond executed by a corporate surety licensed to do business in the State of Texas, has been issued to the City in an amount equal to the cost, as certified by the design engineer and approved by the City Engineer, of the uncompleted and unaccepted improvements conditioned that the improvements will be completed within two (2) years from the date of final plat approval.

4 EXPIRATION.

Final Plats expire twenty-four (24) months after approval if they have not been recorded in the real property records of Williamson County.

2.2.23 MINOR PLAT.

1 APPLICABILITY.

A Minor Plat is a plat involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities.

2 APPROVAL CRITERIA.

Minor Plats are reviewed for compliance with the approved Preliminary Plat (if applicable), the approved Subdivision Improvement Plans (if applicable), the Comprehensive Plan, the requirements of this LDC, the Engineering Manual and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Minor Plat applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process.

(1) Prior to submitting an application for a Minor Plat, the applicant shall schedule a pre-application meeting with the City.

(2) Subdivision applications are only received by the City on the dates shown on the application calendar.

(3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(4) All deficiencies in the plat submittal shall be listed in a plan review comment letter that shall be provided to the applicant by staff.

(5) Deficient plat submittals shall be referred to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.

(6) The Planning & Zoning Commission shall consider all plat applications referred to them for disapproval.

(7) If the plat submittal is disapproved, the applicant shall resubmit the plat to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

(8) Upon resubmittal, the application shall follow steps 3 through 6 above if the resubmitted plat is still deficient. If the resubmitted plat meets all applicable approval criteria, the plat shall be administratively approved.

4 EXPIRATION.

Minor Plats expire twenty-four (24) months after approval if they have not been recorded in the real property records of Williamson County.

2.2.24 AMENDING PLAT.

1 APPLICABILITY.

Amending plats are changes to an already recorded plat that meet the requirements of Section 212.016 of the Texas Local Government Code.

For the purposes of Section 212.016(10)(C), all plats within the Neighborhood Infill Future Land Use category qualify as residential improvement areas.

2 APPROVAL CRITERIA.

Amending Plats are reviewed for compliance with the approved and recorded Final Plat, the approved Preliminary Plat (if applicable), the approved Subdivision Improvement Plans (if applicable), the Comprehensive Plan, the requirements of this LDC, the Engineering Manual and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Amending Plat applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process:

(1) Prior to submitting an application for an Amending Plat, the applicant shall schedule a pre-application meeting with the City.

(2) Subdivision applications are only received by the City on the dates shown on the application calendar.

(3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(4) All deficiencies in the plat submittal shall be listed in a plan review comment letter that shall be provided to the applicant by staff.

(5) Deficient plat submittals shall be referred to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.

(6) The Planning & Zoning Commission shall consider all plat applications referred to them for disapproval.

(7) If the plat submittal is disapproved, the applicant shall resubmit the plat to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

(8) Upon resubmittal, the application shall follow steps 3 through 6 above if the resubmitted plat is still deficient. If the resubmitted plat meets all applicable approval criteria, the plat shall be administratively approved.

4 EXPIRATION.

Amending Plats expire twenty-four (24) months after approval if they have not been recorded in the real property records of Williamson County.

2.2.25 REPLAT.

1 APPLICABILITY.

Replats are changes to or further divisions of already recorded plats without vacating the preceding plat.

2 APPROVAL CRITERIA.

Replats are reviewed for compliance with the approved and recorded Final Plat, the Preliminary Plat (if applicable), the approved Subdivision Improvement Plans (if applicable), the Comprehensive Plan, the requirements of this LDC, the Engineering Manual, and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Replat applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process.

(1) Prior to submitting an application for a Replat, the applicant shall schedule a pre-application meeting with the City.

(2) Subdivision applications are only received by the City on the dates shown on the application calendar.

(3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(4) All deficiencies in the plat submittal shall be listed in a plan review comment letter that shall be provided to the applicant and to the Planning & Zoning Commission.

(5) Deficient plat submittals shall be referred to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.

(6) The Planning & Zoning Commission shall consider all plat applications referred to them and take action to approve, approve with conditions or disapprove.

(A) Certain Replats described in Section 212.015 of the Texas Local Government Code require notice and a public hearing and may trigger the affirmative vote of three-fourths of the members present.

(7) If a plat submittal is disapproved or approved with conditions, the applicant shall resubmit the plat to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

(8) Upon resubmittal, the application shall follow steps 3 through 6 above. If the Replat meets the requirements of Section 212.0145 of the Texas Local Government Code, it may be administratively approved.

2.2.25 REPLAT.

4 EXPIRATION.

Replats expire twenty-four (24) months after approval if they have not been recorded in the real property records of Williamson County.

2.2.26 VACATING PLAT.

1 APPLICABILITY.

A previously recorded plat may be vacated in accordance with Section 212.013 of the Texas Local Government Code. If no lots have been sold within the plat, the owner of the property covered by the plat may file the Vacating Plat application. If lots have been sold, all owners of lots in the plat must sign the application for the Vacating Plat.

2 APPROVAL CRITERIA.

Vacating Plat applications are reviewed for compliance with applicable State law and this LDC.

3 APPROVAL PROCEDURE.

The procedure for approving a Vacating Plat is the same as the procedure for approving the original plat.

4 EXPIRATION.

A plat vacation expires six (6) months after approval if the vacating instrument has not been recorded in the real property records of Williamson County.

2.2.27 PLAT CERTIFICATION LETTER.

1 APPLICABILITY.

Pursuant to Section 212.0115 of the Texas Local Government Code, an owner of land, a purchaser of real property under contract for deed, executory contract, or other executory conveyance, an entity that provides utility service, or the governing body of the municipality may make written application for a Plat Certification Letter to determine compliance with plat requirements.

2 APPROVAL CRITERIA.

Plat Certification Letters are issued based upon the requirements of Chapter 212 of the Texas Local Government Code and the requirements of this LDC. The determination of whether a property has been properly platted or is exempt from platting will depend upon the specific circumstances and configuration of the subject property.

3 APPROVAL PROCEDURE.

The City Council of the City of Taylor, by adoption of this LDC, has delegated the ability to perform all responsibilities under Section 212.0115 to the Director of Development Services or their successor or assignee. The approval procedure for Plat Certification Letter applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process:

(1) The applicant shall file an application for a Plat Certification Letter identifying the land that is the subject of the request.

(2) Once a complete application is received, City staff shall research the land for which the Plat Certification Letter is being requested to determine whether it has been platted, requires platting for the proposed development activity, or is exempt from platting and shall make a determination within twenty (20) days after receipt of the complete application.

(3) If applicable, the City shall issue, within ten (10) days of the City's determination, a certificate stating that a plat for the land in question has been reviewed and approved by the City or that the land and/or proposed development activity is exempt from platting.

(4) If a plat has not been reviewed and approved by the City and is determined to be required, the City shall issue a letter to the applicant stating such.

(5) An applicant may appeal to the Planning & Zoning Commission the decision of the City staff member who issues the determination.

4 EXPIRATION.

A Plat Certification Letter shall expire upon the sooner to occur of sixty (60) days or a change in the configuration or platting status of the land from that described in the original application.

2.2.28 APPEAL OF A SUBDIVISION-RELATED ADMINISTRATIVE DECISION.

1 APPLICABILITY.

An applicant for a subdivision application may appeal to the Planning & Zoning Commission the decision of an administrative official related to the subdivision-related standards of this LDC as applied to their application if the applicant believes that the administrative decision has been made in error.

2 APPROVAL CRITERIA.

The Commission may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose the Commission has the same authority as the administrative official.

The Commission shall consider the following in rendering its decision:

(1) The administrative official's action is presumed to be valid. The applicant shall present sufficient evidence and have the burden to justify a reversal of the action being appealed. The administrative official may present evidence and argument to the contrary.

(2) All findings and conclusions necessary to the appeal shall be based upon reliable evidence.

3 APPROVAL PROCEDURE.

(1) A person wishing to file an appeal shall submit a complete appeal application to the City not later than the twentieth (20th) day after the date the administrative decision is made.

(2) The administrative official shall schedule the appeal hearing before the Commission at the next regularly scheduled meeting for which there is sufficient time to meet all required posting and notice timelines. The administrative official shall submit to the Commission all the documents constituting the record of the action taken by the official.

(3) The Commission shall decide the appeal at the next meeting for which notice can be provided following the hearing and not later than the sixtieth (60th) day after the date the appeal is filed.

(4) At least seventy-five percent (75%) of the members of the Commission must be present to hear the appeal.

(5) The concurring vote of seventy-five percent (75%) of the members of the Commission is required to reverse an order, requirement, decision, or determination of an administrative official.

2.2.30 SUBDIVISION VARIANCE.

1 APPLICABILITY.

A variance of certain subdivision standards of this LDC, as provided for within this LDC, may be considered concurrently with a Preliminary Plat, Subdivision Improvement Plans, Final Plat, Minor Plat, or Replat to address unforeseen circumstances or other difficulties in developing a property under the specific provisions of this LDC. A Subdivision Variance application may be filed without a companion plat application in limited circumstances if the granting of the variance would eliminate the requirement of the plat.

2 APPROVAL CRITERIA.

A Subdivision Variance may be approved, conditionally approved, or disapproved. The P&Z must find that the following factors are applicable in order to approve the variance:

(1) That the granting of the variance will not be detrimental to the public health, safety or welfare or injurious to other property in the area or to the City in administering this LDC.

(2) That the granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of this LDC.

(3) That the conditions that create the need for the variance do not generally apply to other property in the vicinity.

(4) That application of a provision of this LDC will render subdivision of the land impossible.

(5) Where the literal enforcement of these regulations would result in an unnecessary hardship.

3 APPROVAL PROCEDURE.

(1) Prior to submitting an application for a Subdivision Variance, the applicant shall schedule a pre-application meeting with the City.

(2) Subdivision applications are only received by the City on the dates shown on the application calendar.

(3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(4) All deficiencies in the submittal shall be listed in a plan review comment letter that shall be provided to the applicant and to the Planning & Zoning Commission.

(5) Deficient submittals shall be referred to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.

(6) The Planning & Zoning Commission shall consider all applications referred to them and take action to approve, approve with conditions or disapprove.

SUBDIVISION VARIANCE.

3 (7) If a submittal is disapproved or approved with conditions, the applicant shall resubmit the application to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

(8) Upon resubmittal, the application shall follow steps 3 through 6 above.

4 **EXPIRATION.**

Subdivision Variances expire if the plat that they are associated with expires or six (6) months after approval if a complete application for a plat which incorporates the approved variance has not been received by the City.

2.2.29 SUBDIVISION WARRANT.

1 APPLICABILITY.

Warrants are deviations from a specific provision of this LDC that are in keeping with the intent of the ordinance and which may be administratively approved by the Development Review Committee without public notice and hearing.

2 APPROVAL CRITERIA.

The DRC shall consider the following criteria when evaluating a request for a Warrant:

(1) Is the requested Warrant in keeping with the intent of this LDC?

(2) Is the Warrant consistent with the characteristics of the surrounding neighborhood?

3 APPROVAL PROCEDURE.

The following procedure shall be followed for Warrant applications:

(1) Prior to submitting a Warrant application, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, DRC staff will review and provide an analysis of the application.

(3) The DRC shall meet to discuss and take action on the application at a regularly scheduled or specially called meeting of the DRC at which the applicant may be present to answer questions or provide additional information regarding the application.

(4) Record of the DRC action shall be provided in writing to the applicant.

(5) If a Warrant application is denied by the DRC, the applicant may seek a Variance from the Planning & Zoning Commission.

4 EXPIRATION.

Warrants expire twenty-four (24) months after approval if a building permit, site development permit or certificate of occupancy has not been issued for the property that incorporates the provisions of the Warrant.

2.2.31 SITE DEVELOPMENT APPLICATIONS.

2.2.31.1 GENERAL REQUIREMENTS.

A Site Development Application submittal shall include all of the required information from the Development Manual checklist in order to be considered a complete submittal. All submittals shall be delivered to the Development Services Department in accordance with the approved submittal schedule. Incomplete submittals will not be accepted by the Development Services Department.

2.2.32 SITE DEVELOPMENT PLAN.

1 APPLICABILITY.

An approved Site Development Plan is required prior to construction of any improvements on a site including but not limited to buildings, driveways, sidewalks, parking, outdoor storage areas, trash and recycling enclosures, stormwater facilities, utilities, site lighting, landscaping, walls and fences, etc. An approved Site Development Plan is required prior to submittal of a Building Permit application.

2 APPROVAL CRITERIA.

Site Development Plans shall be reviewed for compliance with the Comprehensive Plan, the standards of this LDC, the Engineering Manual, and all other applicable City, County, State and Federal laws.

3 APPROVAL PROCEDURE.

The following procedure shall be followed for Site Development Plan applications:

(1) Prior to submitting a Site Development Plan application, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(3) All deficiencies in the submittal shall be listed in a plan review comment letter that shall be provided to the applicant.

(4) Upon resubmittal, the application shall follow steps 2 and 3 above if the resubmitted plan is still deficient. If the resubmitted plan meets all applicable approval criteria, the plan shall be administratively approved.

(5) Once the Site Development Plan has been approved, applications for Building Permits on the site may be submitted.

4 EXPIRATION.

Site Development Plans expire twelve (12) months after approval if a pre-construction meeting has not been completed and construction activities associated with the approved Site Development Plan have not commenced.

2.2.33 STREAMLINED SITE DEVELOPMENT PLAN.

1 APPLICABILITY.

Streamlined Site Development Plan applications may be considered for priority economic development projects, infill locations, or other projects as determined by the City Manager or their designee. The streamlined process allows the Site Development Plan to be submitted with the Building Permit application and the two reviewed as part of a single application.

2 APPROVAL CRITERIA.

Streamlined Site Development Plans shall be reviewed for compliance with the Comprehensive Plan, the standards of this LDC, the Engineering Manual, and all other applicable City, County, State and Federal laws.

3 APPROVAL PROCEDURE.

The following procedure shall be followed for Streamlined Site Development Plan applications.

(1) Prior to submitting a Streamlined Site Development Plan application, the applicant shall be approved for the Streamlined process by the Director of Development Services.

(2) Once approved for the Streamlined process, the applicant shall submit the Site Development Plan with the Building Permit application following the procedures established for Building Permit applications.

(3) The Streamlined Site Development Plan will be reviewed by staff concurrently with the Building Permit application and all deficiencies in the Plan shall be listed in a plan review comment letter that shall be provided to the applicant.

(4) Upon resubmittal, the application shall follow steps 2 and 3 above if the resubmitted plan is still deficient. If the resubmitted plan meets all applicable approval criteria, the plan shall be administratively approved.

4 EXPIRATION.

Site Development Plans expire twelve (12) months after approval if a pre-construction meeting has not been completed and construction activities associated with the approved Site Development Plan have not commenced.

2.2.34 SIGN APPLICATIONS.

2.2.34.1 GENERAL REQUIREMENTS.

This Section is authorized by Article XI § 5 of the Texas Constitution, Home Rule Authority inherent under the City Charter, and the Texas Local Government Code including, but not limited to Chapter 211, Municipal Zoning Authority, and Chapter 216, Regulation of Signs by Municipalities.

2.2.35 SIGN PERMIT.

1 APPLICABILITY.

(1) After a complete application is filed, the Development Services Director or their designee shall approve, approve with conditions as needed to ensure compliance with Chapter 5.10 of this LDC, or deny the sign permit.

(2) No person may install a sign or structurally alter an existing sign except in conformity with this Chapter and all other applicable City ordinances.

2 APPROVAL CRITERIA.

The applicant shall submit all the information required in the Development Manual as specified on the sign permit checklist. Applications will not be accepted for review until all the items required to be submitted with the sign permit have been received by the City.

3 APPROVAL PROCEDURE.

(1) After a complete application is filed, the Development Services Director or their designee shall approve, approve with conditions as needed to ensure compliance with Chapter 5.10 of this LDC or deny the sign permit.

(2) If the sign permit is denied the reasons for the denial will be provided in writing. The variance process for signs is detailed in Section 2.2.37 below.

4 INSPECTIONS.

After the sign permit has been issued and the sign is being constructed or erected, the sign contractor performing the work or service shall request that the Development Services Director or their designee conducts necessary inspection such as, but not limited to, foundation inspection, electrical inspection and final inspection.

5 EXPIRATION.

If the approved sign(s) are not completely installed within six (6) months following the issuance of a sign permit, the sign permit shall expire.

2.2.36 MASTER SIGN PLAN.

1 APPLICABILITY.

(1) The purpose of the master sign plan program is to allow a property owner or developer, subject to approval, the option of creating a sign management program for multi-tenant or mixed- use developments. The Master Sign Plan will ensure that the proposed signage meets certain standards and are consistent with the character and quality of development in the City of Taylor. Once the Master Sign Plan has been approved it, would enable individual sign permits which fully comply with the Master Sign Plan to be promptly approved and displayed.

(2) The benefits of a master sign program include the following:

i. Allows for a unified presentation of signage throughout parcels proposed for development;

ii. Allows creativity and flexibility to provide for unique environments;

iii. The uniformity, creativity and flexibility is in exchange for a cumulative reduction in sign area, sign height or the total number of signs; and

iv. Gives pre-approval of designs and design elements that will make subsequent applications for sign permits more efficient.

v. To this end, a master sign program alternative is created.

(3) The minimum requirements to qualify for a master sign plan must include:

i. One whole parcel or two or more contiguous parcels that are not included in any other master sign plans and

ii. The property owner(s), or authorized representatives of the owner(s) of all parcels within the proposed master plan sign area must sign the application for the master sign plan.

2 APPLICATION MATERIALS.

The applicant shall submit all the information required in the Development Manual as specified on the master sign checklist. Applications will not be accepted for review until all the items required to be submitted with the sign permit have been received by the City.

3 APPROVAL CRITERIA.

(1) A master sign program for a multi-tenant or mixed use development may be approved, as proposed, if it will result in a substantially improved, comprehensive and unified proposal which would enhance the character and visual amenities of the City of Taylor. This will be determined by a comparison exercise undertaken by the Development Services Director or their designee.

MASTER SIGN PLAN.

The comparison exercise will assess the combined impacts of the proposed Master Sign submission by considering all the factors listed (i) through (viii) below and comparing them to what is allowed through strict compliance with all other provisions of this LDC in Chapter 5.10. The standards being considered in the comparison exercise include, but not are limited, to:

i. Consistent materials, sizes, styles, and colors across the development;

ii. Use of landscaping around the sign base;

iii. Use of channel lettering;

iv. Fewer incidental signs;

v. Greater spacing between signs along street frontages;

vi. Fewer total number of signs;

vii. Signs of reduced heights and area; and

viii. Impact from any proposed prohibited signs or sign elements or illumination.

(2) The Development Services Director or their designee shall review all sign types (e.g., attached, freestanding, or illumination etc.) for the parcel or parcels proposed for development, to determine the degree of compliance with this article as a supplement to, or in lieu of, the sign standards otherwise applicable. Any deviations to the number, dimensions, locations, or design characteristics of attached or freestanding signs that are sought by an applicant shall be justified in writing, and shall clearly demonstrate a standard of design and quality that exceeds those provided in Chapter 5.10.

4 APPROVAL PROCEDURE.

(1) The Development Services Director or their designee may administratively deny or approve a master sign plan, with or without conditions. If the master sign permit is denied, the reasons for the denial will be provided in writing.

(2) The Development Services Director or their designee may impose reasonable conditions on the master sign program relating to the design, locations, placements, or orientations, and sign specifications that are not related to the content of the signs or the viewpoints of the sign users, in order, to ensure continuing compliance with the standards of this LDC and the approved master sign program.

(3) If the master sign permit is denied the reasons for the denial will be provided in writing. The variance process for a master sign permit is detailed in Section 2.2.37.

5 EXPIRATION.

An approved Master Sign plan shall expire one (1) year from the date of such approval if no progress has been made towards completion of the project.

2.2.37 SIGN VARIANCE.

1 APPLICABILITY.

The applicant who is seeking a variance from this LDC, including a Master Sign Plan, must file a request for a variance with the Development Services Director or their designee along with a variance application fee, as stated in the City's most recent fee schedule.

2 APPLICATION MATERIALS.

The Development Services Director or their designee will indicate what documentation the responsible party must provide in support of the variance request.

3 APPROVAL CRITERIA

(1) In determining the sign variance request the ZBA shall consider:

i. Special or unique hardship because of the size or shape of the property on which the sign is to be located, or the visibility of the property from public roads.

ii. Hardship claim based on the exceptional topographic conditions or physical features uniquely affecting the property on which a sign is to be located.

iii. Proposed sign location, configuration, design, materials, and colors are harmonious.

iv. The sign and its supporting structure are in architectural harmony with the surrounding structures.

v. Mitigation measures related to the sign in question or other signs on the same premises.

vi. Demonstrated and documented correlation between the variance and protecting public health and safety.

(2) The ZBA may decide, based on the evidence presented, that strict compliance with the requirements of this LDC will result in:

i. A substantial undue hardship (not for financial gain) to the applicant, or

ii. The applicant providing sufficient mitigation, or

iii. An inequity to the applicant without sufficient corresponding benefit to the City and its citizens in accomplishing the objectives of the this LDC.

When the ZBA is satisfied that a granting of such variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty the variance can be granted with or without conditions. Alternatively, the ZBA can deny the variance request.

(3) All variances shall be granted or imposed on a case-by-case basis and no variance shall be construed to serve as a precedence for subsequent variances to this LDC.

SIGN VARIANCE.

4 APPROVAL PROCEDURE.

The procedure for approval of a sign variance shall follow the requirements of Chapters 211 and 216 of the Texas Local Government Code and the following process:

(1) Once a complete variance submission is received, the Development Services Director or their designee will prepare a staff report and submit to the ZBA for consideration.

(2) Public notice of the variance request will be completed in accordance with State law and this LDC.

(3) Following public notice, the ZBA will hold a public hearing and determine the variance request after the public hearing has closed.

(4) The reasoning for each and every decision taken by the ZBA shall be clearly expressed and referenced to approval criteria above and the relevant sections of this LDC before a vote is taken by the ZBA. Such findings shall be incorporated into the official minutes of the ZBA.

2.2.38 HISTORIC PRESERVATION APPLICATIONS.

2.2.38.1. General Requirements. A Certificate of Appropriateness application submittal shall include all of the requirements from the Development Manual checklist in order to be considered a complete submittal. All submittals shall be delivered to the Development Services Department in accordance with the approved submittal schedule. Incomplete submittals will not be accepted by the Development Review Authority.

2.2.39 CERTIFICATE OF APPROPRIATENESS.

1 APPLICABILITY.

A certificate of appropriateness is required for portions of buildings and sites visible from adjacent public rights-of-way, streets or alleys prior to undertaking any of the following activities in a local Historic District or at a local Historic Landmark:

(1) Construction and reconstruction, including fences and walls;

(2) Alteration, additions, restoration and rehabilitation;

(3) Relocation;

(4) Signage;

(5) Construction or reconstruction of a parking lot;

(6) Demolition.

2 APPROVAL CRITERIA.

The following criteria shall be used to determine whether the application for a certificate of appropriateness shall be approved, conditionally approved or denied:

(1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark;

(2) Compliance with the Historic District or Historic Landmark regulations;

(3) Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued; and

(4) The construction and repair standards or guidelines.

3 APPROVAL PROCEDURE.

Historic Preservation Officer Action

(1) The Historic Preservation Officer (HPO) shall review the application for a certificate of appropriateness in accordance with the criteria and provide a report and acommendation to the Historic Preservation Commission.

(2) The HPO shall schedule a public hearing and prepare a posted notice before the public hearing in accordance with this LDC.

Historic Preservation Commission Action

(1) The Historic Preservation Commission shall conduct a public hearing concerning the application in accordance with this LDC.

CERTIFICATE OF APPROPRIATENESS.

(2) The Historic Preservation Commission shall approve, approve with conditions or deny the application for a certificate of appropriateness after consideration of the request during the public hearing.

(3) If the Historic Preservation Commission determines that a certificate of appropriateness should not be issued, or should be issued subject to conditions, it shall place upon its records the reasons for its determination.

(4) The Historic Preservation Commission shall render its decision on the request within forty-five (45) days of the date the application is deemed complete and adequate for review, subject to the supplemental options available.

(5) If a submittal is disapproved or approved with conditions the applicant shall resubmit the application to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

(6) Applications denied by the Historic Preservation Commission are appealable to the City Council.

Upon resubmittal, the application shall follow steps 3 through 6 above.

4 **EXPIRATION.**

(1) Time of Expiration. A certificate of appropriateness shall expire one year from the date it is issued if the proposed activity has not commenced, or two years from the date the cer tificate isissued, if the proposed activity has not been completed.

(2) Extension. A certificate of appropriateness may be extended by the Historic Preservation Commission for a period not to exceed one year from the date required for commencement and two years from the date required for completion of the activity authorized by the certificate.

2.3 REVIEW AUTHORITY.

2.3.1 OVERVIEW.

The process overview defines the application type and review and approval authority for each application. *Properties in the ETJ recieve final approval by the P&Z

APPLICATION TYPE	REVIEWING PARTY				
	CITY STAFF	ZONING BOARD OF ADJUSTMENTS	PLANNING & ZONING COMMISSION	HISTORIC PRESERVATION COMMISSION	CITY COUNCIL
Annexation	R				[D]
Comprehensive Plan Amendment	R		[R]		[D]
Neighborhood Plan*	R		[R]		[D]
Employment Center Plan*	R		[R]		[D]
Place Type Zoning Map Ammendment	R		[R]		[D]
Special Use Permit	R		[R]		[D]
Place Type Zoning Verification Letter	D				
Place Type Zoning Ordinance Text Amendment	R		[R]		[D]
Place Type Zoning Variance	R	[D]			
Place Type Zoning Special Exception	R	[D]			
Place Type Zoning Warrant	D	A			
Administrative Decision Appeal - Place Type Zoning		[D]			
Preliminary Plat Approval/ Disapproval	R		D		

R = Recommendation - D = Decision Maker - A = Appeal - [ ] = Public Hearing Required

APPLICATION TYPE	REVIEWING PARTY				
	CITY STAFF	ZONING BOARD OF ADJUSTMENTS	PLANNING & ZONING COMMISSION	HISTORIC PRESERVATION COMMISSION	CITY COUNCIL
Subdivision Improvement Plans Disapproval	R		D		
Subdivision Improvement Plans Approval	D				
Final Plat Approval/ Disapproval	R		D		
Minor Plat/Replat Disapproval	R		D		
Minor Plat/Replat Approval	D				
Amending Plat Disapproval	R		D		
Amending Plat Approval	D				
Replat Approval/ Disapproval	R		[D]		
Plat Vacation	R		D		
Plat Certification	D		A		
Subdivision Variance	R		D		
Subdivision Warrant	D		A		
Administrative Decision Appeal - Subdivision			D		
Site Development Plan	D		A		
Sign Permit	D	A			
Certificate of Appropriateness	R			[D]	A

R = Recommendation - D = Decision Maker - A = Appeal - [ ] = Public Hearing Required

2.3.2 PLANNING & ZONING COMMISSION.

2.3.2.1 ESTABLISHMENT AND MEMBERSHIP.

The Planning & Zoning (P&Z) Commission is established in Chapter 2, Article IV of the City of Taylor Code of Ordinances.

2.3.2.2 AUTHORITY.

The Planning & Zoning Commission has the authority granted to it by State Law and City ordinance. Its authority related to the applications, processes and procedures of this LDC is summarized below.

The Planning & Zoning Commission has final decision-making authority over the following processes and applications:

(1) Disapproval of all subdivision applications

(2) Approval of Preliminary Plats

(3) Approval of Final Plats

(4) Approval of Vacating Plats

(5) Approval of Subdivision Variances

(6) Review and approval or disapproval of appeals of the following:

(7) Administrative decisions on Subdivision-related applications

(a) Administrative decisions on Site Development Plan applications

The Planning & Zoning Commission makes recommendations to the City Council on the following processes and applications:

(1) Comprehensive Plan adoption or amendment

(2) Re-Zoning applications

(3) Special Use Permits

(4) Neighborhood Plans

(5) Infill Neighborhood Plans

(6) Employment Center Plans

(7) Zoning Ordinance adoption and text amendments

2.3.2.3 MEETINGS.

The Planning & Zoning Commission shall meet as necessary to conduct its business, comply with State law mandates and City LDC requirements.

2.3.3 ZONING BOARD OF ADJUSTMENT.

2.3.3.1 ESTABLISHMENT AND MEMBERSHIP.

The Zoning Board of Adjustment (ZBA) is established in Chapter 2, Article IV of the City of Taylor Code of Ordinances.

2.3.3.2 AUTHORITY.

The Zoning Board of Adjustment has the authority granted to it by State Law and City ordinance. Its authority related to the applications, processes and procedures of this LDC is summarized below.

The ZBA has final decision-making authority over the following processes and applications:

(1) Zoning Variances

(2) Zoning Special Exceptions

(3) Review and approval or disapproval of appeals of the following:

(4) Zoning-related Administrative Decisions

(5) Administrative decisions on Sign Permit applications

(6) Administrative decisions on Zoning Warrant applications

2.3.3.3 MEETINGS.

The ZBA shall meet as necessary to conduct its business, comply with State law mandates and City ordinance requirements.

2.3.4 HISTORIC PRESERVATION COMMISSION.

2.3.4.1 ESTABLISHMENT AND MEMBERSHIP.

The Historic Preservation Commission (HPC) is established in Chapter 2, Article IV of the City of Taylor Code of Ordinances.

2.3.4.2 AUTHORITY.

The Historic Preservation Commission has the authority granted to it by State Law and City ordinance. Its authority related to the applications, processes and procedures of this LDC is summarized below.

The Historic Preservation Commission has final decision-making authority over the following processes and applications:

(1) Certificate of Appropriateness

(2) Signs in the Historic District

2.3.4.3 MEETINGS.

The Historic Preservation Commission shall meet as necessary to conduct its business, comply with State law mandates and City ordinance requirements.

2.3.5 DEVELOPMENT REVIEW COMMITTEE.

The Development Review Committee (DRC) shall be organized to generally ensure compliance by the applicant with all applicable codes, regulations, laws, ordinances, and plans associated with applications within this LDC and to coordinate the examination of development proposals to ensure that all City requirements, established by ordinance, resolution or policy, have been met without conflict. The Development Review Committee shall have all the power and duties specifically provided for herein.

2.3.5.1 ESTABLISHMENT AND MEMBERSHIP.

Membership of the DRC shall be comprised of the following:

(1) Development Services or Planning Department.

(2) Building Permitting / Inspections Department.

(3) Engineering Department.

(4) Public Works Department (Water/Sewer/Drainage).

(5) Parks and Recreation Department.

(6) Fire Marshal or Public Safety.

(7) Other designees as determined by the City Manager.

2.3.5.2 AUTHORITY.

(1) Provide a series of technical reviews and analyses of each project in a holistic manner to provide quick turnaround reviews, reduce comment conflicts, provide consistent feedback to each applicant and project, and ensure all recommendations for disapproval have clear and convincing evidence to meet the requirements of state law and this LDC.

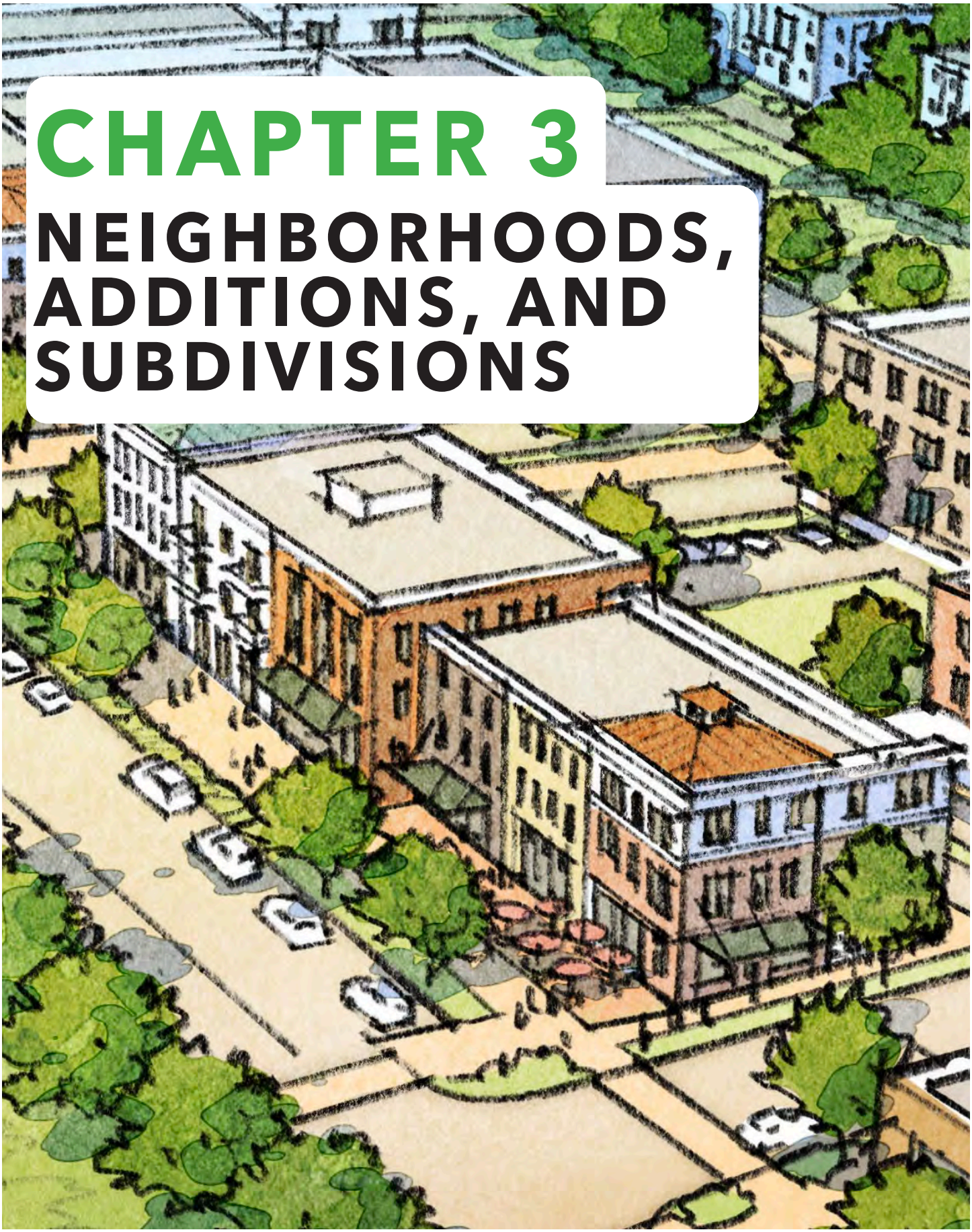
(2) Approve applications that meet the intent, development standards, and LDC requirements, if Administrative Approval is allowed, is required by state law, or by the City's Charter.

(3) Recommend approval or disapproval of exceptions or waivers to Planning & Zoning Commission in accordance with the City's Code of Ordinances, the Engineering Manual, or other standards.

(4) Conduct an annual review of all technical manuals and provide a consolidated list of recommendations for City Council considerations, if needed.

(5) Approve Warrants that meet the intent of the LDC.

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CHAPTER 3

NEIGHBORHOODS, ADDITIONS, AND SUBDIVISIONS

3.1 GENERAL PROVISIONS

3.2 PURPOSE

The purpose of this Chapter is to provide standards and guidance for the creation of neighborhoods, and divisions of land through the preparation of neighborhood plans, employment center plans, enigneered plans, and plats. The standards in this Chapter are intended to promote the health, safety, and general welfare of the City and the safe, orderly, and healthful development of the City.

3.3 AUTHORITY.

Subdivision regulations are adopted and administered by the City pursuant to Local Government Code, Chapters 212 and 242 and all other applicable State and Federal laws, now written or hereafter amended or passed, allowing the City to adopt rules governing plats and subdivisions of land within city limits and extraterritorial jurisdiction to promote the health, safety, or general welfare of the City and the safe, orderly, and healthful development of the City.

(1) The process for land division shall follow the requirements of Chapter 212 of the Texas Local Government Code.

(2) It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks, and streets within the City or within the extraterritorial jurisdiction without the approval of the Planning & Zoning Commission. The City shall withhold all City improvements, including the maintenance of streets and furnishing of sewage and water service from all additions and subdivisions, the platting of which has not been approved by the Planning & Zoning Commission.

(3) It shall also be unlawful for any such owner or agent to offer for sale or sell property therein or thereby, which has not been laid out, subdivided, platted or replatted with the approval of the Planning & Zoning Commission

(4) No street number and no building permit shall be issued for the erection of any building in the City on any piece of property, other than an original or a resubdivided lot in a duly approved and recorded subdivision, without the written approval of a plat or subdivision by the Planning & Zoning Commission, the approval of construction plans, the acceptance of the public improvements, and a duly approved and recorded subdivision or plat recorded with the Williamson County Clerks Office, except as otherwise provided for in this LDC.

(5) This chapter shall apply to any land within the corporate limits and extraterritorial jurisdiction (ETJ) of the City of Taylor, unless specifically exempted by this article.

3.4 ENGINEER REQUIRED.

The applicant shall retain the services of a professional engineer, licensed in the State of Texas, whose seal shall be placed on each sheet of the drawings, and who shall be responsible for the design and inspection of the drainage, roads, and streets, and sewer, and water facilities within the subdivision.

3.5 APPLICABILITY.

3.5.1 PLAT REQUIRED

Prior to the subdivision, resubdivision, assembly or development of any land within the City or its extraterritorial jurisdiction (ETJ), a subdivision plat and, where public improvements are proposed, subdivision improvement plans must be approved in accordance with all relevant City requirements.

The owner of a tract of land located within the city limits or the ETJ who divides the tract into two or more parts to lay out a subdivision of the tract or to lay out streets, parks, or other parts of the tract intended to be dedicated to public use shall submit a plat of the subdivision in accordance with this LDC.

A division of a tract under this section includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract for sale or other executory contract to convey or by using any other method.

No permit or certificate of occupancy may be issued, or utility services established for any parcel or tract of land unless such property has been platted or determined to be exempt from platting in conformity with the provisions of this LDC.

The division of any lot or any parcel of land by the use of a metes and bounds description for the purpose of development is prohibited.

3.5.2 EXCEPTIONS FROM REQUIRED PLAT.

Exceptions to the requirement for a recorded plat prior to the issuance of a development permit may be approved as follows:

(1) Assertion of a statutory exemption from platting pursuant to Chapter 212 of the Local Government Code shall be made and reviewed pursuant to a Plat Certification application.

(2) A request for a warrant from the requirement for platting prior to the issuance of a development permit may be submitted to the DRC for review and may be approved if the request is in keeping with the intent of the LDC and the Comprehensive Plan.

(3) A request for a variance from the requirement for platting prior to the issuance of a development permit may be submitted to the Planning and Zoning Commission for consideration.

3.6 NEIGHBORHOOD AND EMPLOYMENT CENTER PLANS.

Additions or new neighborhoods add to the fabric of the community. It is intended that new neighborhoods be built based on key standards from the existing neighborhoods. Taylor's neighborhoods offer a variety of residential buildings, house-form office or commercial buildings, to downtown commercial buildings. The standards within the Neighborhood Plan and Pedestrian Shed Allocation sections of this LDC support fiscally productive and flexible neighborhoods for Taylor's future. Employment Centers are areas of the community designated for job creation and industrial development. Employment Center plans allow for flexible design standards that recognize the unique characteristics of major employment and industrial buildings and sites.

3.6.1 DEVELOPMENT PATTERNS.

3.6.1.1 DESCRIPTION.

Development Patterns are used for projects with acreage amounts of a Pedestrian Shed (approximately 80 acres) or greater. The physical landscape in Taylor lends itself to supporting a range of development pattern. Neighborhood Plans may opt to extend the city grid or select an alternative development pattern.

Projects greater than 2.5 acres but less than a pedestrian shed shall use the TND development pattern or the development pattern of the adjacent and surrounding neighborhood. Alternative Development Patterns may be requested by Warrant from the DRC.

3.6.1.2 INTENT.

Development Patterns are the manner in which a neighborhood is configured. Different geographies accept different Development Patterns. To accommodate Taylor's range of natural landscapes, three (3) Development Patterns provide adequate facilitation of development. The Development Pattern type will guide the creation of the Neighborhood Plan configurations suitable for different geographies.

3.6.1.3 NEIGHBORHOOD PLAN PLACE TYPE ZONING ALLOCATION PER DEVELOPMENT PATTERN.

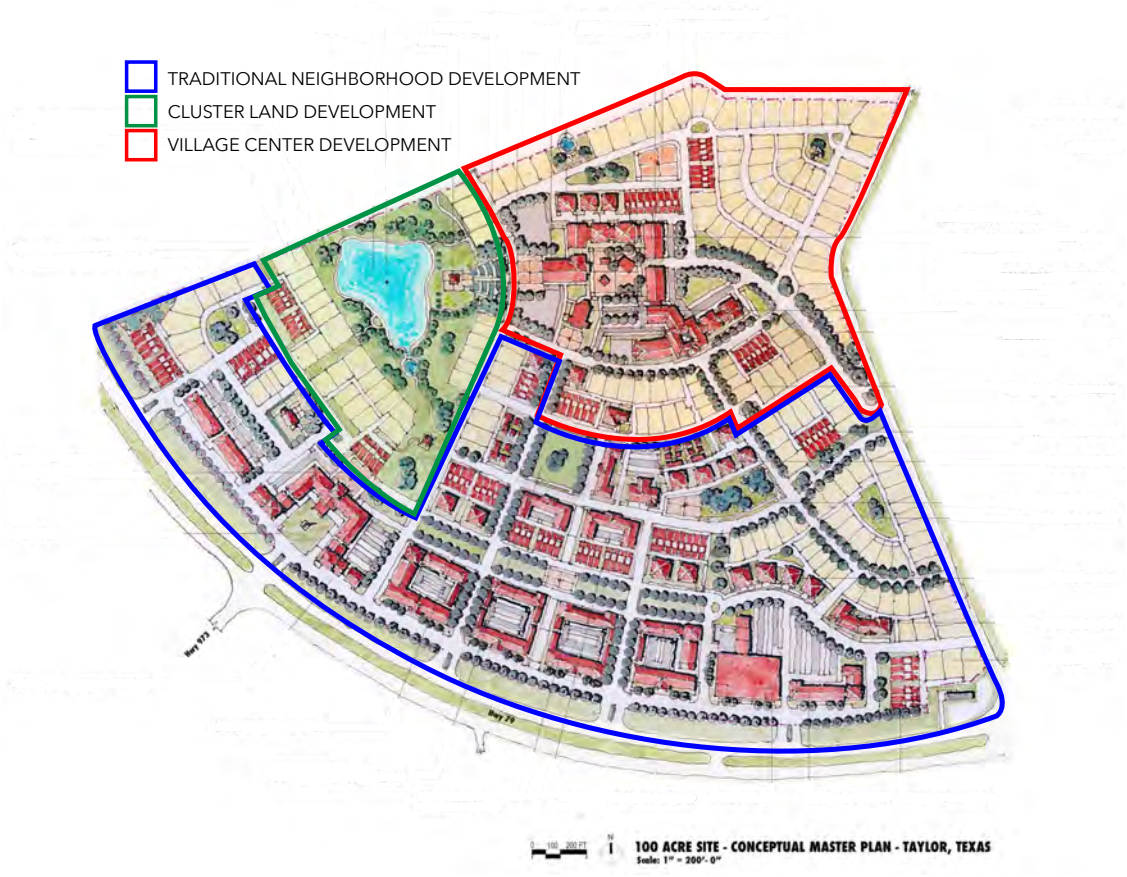
Projects with eighty (80) acres or a pedestrian shed or greater shall allocate a variety of Place Types on a Neighborhood Plan (see Table 3.6.1(A)): Place Type Allocation Per Development Pattern. If subdiving and/or a Place Type zoning change is required, a Neighborhood Plan can be submitted simultaneously with a plat and Place Type Zoning change submission.

For properties within the city limits, Place Types shall be allocated within neighborhoods based upon the Development Pattern of the neighborhood and the percentages in Table 3.6.1(A). The Planning and Zoning Commission and City Council may approve modifications to the Place Type allocation percentages through the Neighborhood Plan adoption process. Neighborhood Plans less than a full pedestrian shed shall consider the existing and planned Place Type allocation within the pedestrian shed that the new neighborhood is a part of in determining the Place Type allocation percentages for the new neighborhood.

TABLE 3.6.1(A): PLACE TYPE ALLOCATION PER DEVELOPMENT PATTERN.

DEVELOPMENT PATTERNS	PLACE TYPES									
	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
TRADITIONAL NEIGHBORHOOD DEVELOPMENT	5%	0%	0%	0%	10-30%	0%	40-60%	10-30%	10%	0%
CLUSTER LAND DEVELOPMENT	5%	50%	0%	0%	10-30%	0%	20-40%	0-15%	10%	0%
VILLAGE CENTER DEVELOPMENT	5%	5%	0%	0%	10-30%	0%	10-30%	40-60%	10%	0%
EMPLOYMENT CENTER	TBD	0%	0%	0%	0%	0%	0-20%	0-20%	10%	50% MIN.

FIGURE 3.6.1(B): EXAMPLE OF DEVELOPMENT PATTERNS.



3.6.1.4 TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND).

(1) Intent: Traditional Neighborhood Development is the historic development pattern of Taylor. TND characteristics include: small, walkable blocks; the continuation of the street grid as new neighborhoods are planned; a variety of lot sizes that accommoodate a variety of building types; a range of housing types; well-defined public spaces; a definable neighborhood center; and they contain amenities such as stores, schools, and places to meet and linger within a comfortable walking distance of residences. TND is the primary and default development pattern in the City of Taylor.

(2) Standards:

(a) Location: The TND is located within an area that allows for the development pattern.

(b) Place Types: The TND shall include an allocation of Place Types as shown in Table 3.6.1(A) or as approved in the Neighborhood Plan.

(c) Size: A TND shall be organized around one pedestrian shed as described in Section 3.6.1.7 TNDs larger than one pedestrian shed shall be organized as multiple pedestrian sheds, each with a definable center.

(3) Example: The 100-acre concept plan in Taylor, Texas depicts how a mix of development patterns can be incorporated within one development project. The image in Figure 3.6.1(B) has an example of Traditional Neighborhood Development with small blocks, walkable streets, a variety of buildings types and alternative block patterns with pedestrian breaks.

3.6.1.5 CLUSTER LAND DEVELOPMENT (CLD).

(1) Intent: Cluster Land Development offers an alternative to TND for the purpose of:

(a) Assuring the permanent preservation of open space, agricultural lands, and other natural resources through land reservations or conservation easements;

(b) Encouraging the use of land in accordance with its character and adaptability;

(c) Allowing innovation and greater flexibility in the design of residential developments to ensure the same overall amount of development normally permitted with the conventional home lot size;

(d) Facilitating the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner—increasing affordability and reducing the cost of building and maintaining infrastructure;

(e) Ensuring compatibility of design and use between neighboring properties; and,

(f) Encouraging a less sprawling form of development, thus preserving open space as undeveloped land.

(2) Standards:

(a) A minimum of fifty percent (50%) of the Neighborhood Plan shall be permanently allocated to P1 Nature and/or P2 Rural Place Types.

(b) The dedicated P1 lands shall be deemed civic or open space and will be set aside by the applicant through an irrevocable conservation easement or similarly determined method, as approved by the City Council.

(c) Areas not considered civic or open space:

i. The area of any street right-of-way proposed to be dedicated to the public.

ii. Any submerged land area.

(3) Example: The 100-acre concept plan in Taylor, Texas depicts how a mix of development patterns can be incorporated within one development project. The image in Figure 3.6.1(B) has an example of Cluster Land Development where lots are clustered to protect the natural landscape.

3.6.1.6 VILLAGE CENTER DEVELOPMENT (VCD).

(1) Intent: A Village Center Development is a series of small streets lined with buildings at the street edge, creating a unique village-style community. VCD consists of a small dense grouping of predominately P4 and P5 buildings serving as residential, live/work, commercial, and office buildings organized in a vernacular, curvilinear grid, or grid network of blocks and streets. The streets are small and serve as shared streets. Vehicles are kept on the exterior of the developments. Buildings are located at or very close to the street edge.

(2) Standards:

(a) Location: VCDs may be located in any new neighborhood to create an area or an entire neighborhood that is intended to be mostly free of motorized vehicles within the main pedestrian streets.

(b) (b)Place Types: The VCD shall include an allocation of Place Types as shown in Table 3.6.1(A) or as approved in the Neighborhood Plan.

(c) (c) Size: A VCD may be organized around one pedestrian shed as described in Section 3.6.1.7 or may be its own, smaller pedestrian shed within a standard pedestrian shed.

(d) (d) Special Requirements: Buildings are located at or very close to the street edge at the frontage line and occupy eighty percent (80%) to one hundred percent (100%) of the lot frontage. Vehicle access is be kept in the rear of the property, served by alleys or the rear lanes.

(3) Example: The 100-acre concept plan in Taylor, Texas depicts how a mix of development patterns can be incorporated within one development project. The image in Figure 3.6.1(B) has an example of a Village Center Development with a tight, pedestrian-friendly core that has a mix of building types and shared walkable streets.

3.6.1.7 PEDESTRIAN SHED.

(1) Description: A pedestrian shed is the basic building block of walkable neighborhoods. A pedestrian shed is the area encompassed by the walking distance from a town center, neighborhood center, or the main civic space. Pedestrian sheds are often defined by a 5-minute walk, about 1,320 feet. They may be drawn as perfect circles, but in practice, pedestrian sheds have irregular shapes because they cover the actual distance walked, not the straight-line distance.

(2) Appplicability:

(a) In TND developments, every 1/4 mile radius or "Pedestrian Shed," i.e. approx. 80 acres, is to contain a mix/allocation of Place Type zoning districts as shown in Table 3.6.1(A). Measuring development by the pedestrian shed will ensure walkable neighborhoods are created.

(b) The pedestrian shed is the area encompassed by the walking distance from a town or neighborhood center or main civic space. They are often defined as the area covered by a 5-minute walk (about 1/4 mile or 1,320 feet) from the center.

(c) Pedestrian Sheds in VCD or CLD Development Patterns vary in size.

3.6.1.8 EMPLOYMENT CENTER.

(1) Intent: Employment Centers are areas within the community that are intended to provide locations for major employment and industrial development. As such, these areas may not be able to meet the development standards or character of the other neighborhood development patterns. Employment Centers should still be developed in a manner that is consistent with the City's overall master plans, street network, and adjacent neighborhoods, but may require modifications to block dimensions, civic space locations, building types and sizes, etc.

(2) Standards.

(a) Location: Employment Centers are located in areas designated on the City's Future Land Use Plan as Employment Center.

(b) Place Types: The Employment Center shall include an allocation of Place Types as shown in Table 3.6.1(A) or as approved in the Employment Center Plan. The area within an Employment Center Plan Allocated too the EC Place Type should be sufficient to preserve areas within the plan for major employment and industrial uses that have unique characteristics that do not meet the standards of a traditional neighborhood. The remaining area within an Employmet Center Plan should be allocated to traditional Place Types such as CS, P4 and P5 to create walkable, mixed use neighborhoods within the Employment Center that provide areas for housing, retail, and service uses to support the needs of those working in the Employment Center.

3.6.2 ALLOCATION AND SEQUENCE OF PLACE TYPE DETERMINATION

(1) Determination of Place Type designations shall be made based on the following factors considered in the following sequence:

(a) Development Patterns and intensities compliant with the Comprehensive Plan;

(b) The existing streets and Master Thoroughfare Plan;

(c) Proximity to existing Place Types (built or planned);

(d) Size of new development; and

(e) Pedestrian Shed distribution.

(2) The Place Type designation on the Taylor Place Type zoning map for undeveloped properties or properties proposing redevelopment determines the maximum allowed intensity of a development and does not entitle the entire property to be allocated with that Place Type.

(3) Before preparing a Neighborhood Plan, the Applicant must review permitted Development Patterns, the associated standards, and Place Type percentage allocation per Pedestrian Shed.

3.6.3 NEIGHBORHOOD PLAN EXEMPTIONS

Properties within the city limits of 2.5 acres or less on already platted lots are not required to complete a Neighborhood Plan.

3.6.4 IN-CITY NEIGHBORHOOD AND EMPLOYMENT CENTER PLANS.

The City of Taylor is made up of a collection of complete neighborhoods. Each neighborhood has a variety of building types, lot sizes, shops and services, civic spaces, and more. New neighborhoods will continue this pattern through standards developed through the Neighborhood or Employment Center Plan process.

Creating a Neighborhood Plan is a three-step process and may require an urban design consultation or charrette to be accomplished. Specific development requirements and standards are located in the Engineering Manual. Additional requirements may be determined at pre-application meeting and site visit.

The specific requirements for an application will be determined at the pre-submittal meeting. The following steps apply to all new neighborhoods and employment centers within the city limits.

3.6.4.1 NEW NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN

A new Neighborhood or Employment Center Plan is the first step in designing a new neighborhood or employment center. The plan begins with a master plan that lays out the street network, open spaces, and civic spaces, and allocates Place Types. A master plan may be developed by the property owner or authorized applicant following the standards in this LDC and reviewed for compliance by the City or it may be developed collaboratively through a design charette process. The applicant shall choose the method of developing the master plan when they submit the Neighborhood Plan application.

The Planning and Zoning Commission and City Council may approve deviations from the standards

in the LDC that are in keeping with the intent of the Comprehensive Plan and LDC. Any deviations shall be recorded in the approved Neighborhood or Employment Center Plan.

The Neighborhood Plan application follows the requirements in Chapter 2 and the content of the application in the Development Manual.

3.6.4.2 PRELIMINARY PLAT

Following approval of the Neighborhood or Employment Center Plan, the applicant shall submit a Preliminary Plat that provides the preliminary engineering of streets, paths, trails, transportation improvements, blocks, lots, civic spaces, utilities and drainage for the new neighborhood or employment center.

The Preliminary Plat application follows the requirements in Chapter 2 and the content of the application in the Development Manual.

3.6.4.3 SUBDIVISION IMPROVEMENT PLANS

Following approval of the Preliminary Plat, the applicant shall submit the Subdivision Improvement Plans that provide the detailed engineering consistent with the requirements in the Engineering Manual for all public infrastructure within the new neighborhood or employment center.

The Subdivision Improvement Plans application follows the requirements in Chapter 2 and the content of the application in the Development Manual.

3.6.4.4 FINAL PLAT

Upon completion of construction of the improvements within the approved Subdivision Improvement Plans, the applicant shall submit the Final Plat which provides the final, recordable copy of the subdivision. The applicant may choose to submit the Final Plat prior to the completion of construction of the improvements within the approved Subdivision Improvement Plans, in which case, the applicant shall post a performance bond equal to 110% of the cost of all the uncompleted improvements within the approved Subdivision Improvement Plans at the time of submitting the Final Plat application. The City Engineer shall be responsible for reviewing and approving the applicant's estimate of the cost of the uncompleted improvements.

The Final Plat application follows the requirements in Chapter 2 and the content of the application in the Development Manual.

3.6.4.5 SITE DEVELOPOMENT PLANS AND BUILDING PERMIT

After the Final Plat is recorded with the Williamson County Clerk, the owner of lots within the plat may submit applications for Site Development Plans and Building Permits.

The Site Development Plans application follows the requirements in Chapter 2 and the content of the application in the Development Manual.

The Build Permit application follows the requirements of the adopted building codes and the application materials published by the Director of Development Services.

3.6.5 ETJ NEIGHBORHOOD AND EMPLOYMENT CENTER PLANS.

All new neighborhoods and employment centers within the ETJ of the City of Taylor shall follows the procedures outlined in Section 3.6.4 with the following exceptions:

(1) During the Neighborhood or Employment Center Plan process, no Place Type zoning districts are allocated on the plan.

(2) Upon approval of the Final Plat, no Site Development Plans or Building Permits are required to be submitted to the City.

3.7 INFILL PLANS.

Infill development is the process of reconstructing within or increasing the development intensity of an already developed area or neighborhood. Infill is an important strategy in the City's comprehensive plan because it provides a more fiscally sustainable development alternative to the creation of new neighborhoods using new infrastructure.

There are two scales of infill development. First, is development using existing lots that may require minor changes or divisions. Second, is development that proposes to significantly reconfigure existing lots, blocks or streets and proposes to change the allocation of Place Types within the infill development.

3.7.1 APPLICABILITY.

Infill development proposed on existing platted lots that do not require any modifications to the existing plat and are not proposing a change to the Place Type may proceed directly to site development plan or building permit.

Infill development that proposes modifications to existing platted lots but does not trigger the requirement of an Infill Neighborhood Plan may submit the required plat applications, Place Type zoning change, and any necessary engineered plans for street, sidewalk, water, sewer or drainage improvements concurrently. Pursuant to Texas Local Government Code Section 212.016(10), up to six lots may be created from a previously platted lot using the Amending Plat application process in a residential improvement area.

Existing platted lots may be amended to create additional lots as long as the following conditions are met:

(1) All lots are required to have individual water and sewer taps unless a warrant is approved by the DRC.

(2) New lots may have frontage on any public right-of-way type including street, path, alley or civic space.

(3) Lots that do not have frontage on a street must have the following:

(a) A dedicated ten (10) feet wide pedestrian access easement from the street to the lot;

(b) An address sign at the street

(4) Lots without street frontage may be granted a warrant from compliance with the frontage build-out requirement.

3.7.2 INFILL NEIGHBORHOOD PLANS.

Infill Neighborhoods Plans are required for properties greater than 2.5 acres and that are proposing to modify the Place Type allocation or change the street, lot or block configuration in a way that is not permitted by the Infill Lot-Scale Plan process.

Infill Neighborhood Plans shall follow the procedures in Section 3.6.4 for new Neighorbood Plans with the following exceptions:

(1) The property owner may process any necessary vacating, amending or re-plat applications with the initial Neighborhood Plan application.

(2) The DRC may authorize the use of the Infill Neighborhood Plan as the Preliminary Plat instead of requiring a separate Preliminary Plat application.

The Infill Neighborhood Plan application follows the requirements in Chapter 2 and the content of the application in the Development Manual.

3.8 NEIGHBORHOOD DESIGN STANDARDS.

3.8.1 STREETS, PATHS, TRAILS, AND ALLEYS.

The street pattern of a neighborhood shall follow the traditional grid pattern of Taylor, providing walkable blocks and an interconnected network of streets that extend to and from adjacent neighborhoods and undeveloped properties. The applicant shall be responsible for the construction of all interior street improvements.

The applicant shall be responsible for the construction of the adjacent half of all perimeter streets surrounding the subdivision that are not improved to city standards. Perimeter street subdivision requirements include any residential subdivision with greater than four (4) lots. In lieu of constructing perimeter streets, the Development Services Director may approve an escrow of one-half (½) of the cost. The cost must be approved by the City Engineer.

3.8.1.1 INTENT.

(1) Streets serve as the key public spaces that connect people to places. Taylor's street grid is core to its success and is a pattern that represents the past and will guide its future. The Public Frontage is the space where public investments and land is used to connect people to places.

(2) Pedestrian comfort shall be the primary consideration for the design of streets. Design conflicts between vehicular and pedestrian movement shall be decided in favor of the Pedestrian.

(3) A diversity of street tree and plant species should be planted throughout the City of Taylor to promote resistance to disease and insect blight. Street Trees and/or landscaping should be planted to create a visually unified streetscape.

3.8.1.2 GENERAL.

(1) Development located within the city limits shall be subject to the requirements of this section. Development in the ETJ shall comply with the rules of this LDC and all environmental regulations as allowed by State law and the rules established by the Inter-local Agreement with Williamson County.

(2) Streets are intended for use by vehicular and pedestrian traffic and to provide access to lots and civic spaces. New streets shall be required when block lengths exceed the maximum length allowed in the Place Type.

3.8.1.3 STREET ARRANGEMENT.

The original grid pattern within Taylor establishes the foundation for the street network. Unless otherwise approved by the City Council, provision shall be made for the extension of streets through any new neighborhood. Off-center street intersections with streets in adjacent neighborhoods shall be avoided. All streets shall be continuous or in alignment with existing streets unless variations are deemed advisable by the Council due to topography and requirements of traffic circulation.

FIGURE 3.8.1(A): STREET EXTENSIONS.



3.8.1.4 STREET DESIGN.

(1) Street design details are located in the Engineering Manual included as Appendix A.

(2) Streets shall be designed by a registered engineer meeting the specifications of this LDC and the Engineering Manual.

3.8.1.5 STREET WIDTHS.

(1) Street types shall be determined during the Neighborhood Plan process. Below are general standards for street width:

(a) Boulevards serving P5 - Core Place Type shall have a minimum dedicated right-of-way of eighty (80) feet and a minimum paving width curb to curb of thirty-two (32) feet.

(b) Neighborhood Streets used to primarily serve neighborhoods and serving P2.5 - Large Lot, P3 - Neighborhood, P4 - Neighborhood Mix, or P5 - Core place types shall have a minimum dedicated right-of-way of sixty (60) feet and a minimum (paving) width curb to curb of twenty-four (24) feet.

(c) Rural Streets in P2 - Rural, P2C - Rural Commercial, or P2.5 - Large Lot place types and the ETJ shall generally be constructed with concrete ribbon curbs, and the right-of-way may vary.

3.8.1.6 INTERSECTION.

(1) Typically, streets are to intersect at a ninety (90) degree angle. Variations may be approved by the City Engineer.

(2) Acute angle intersections approved by the City Engineer are to have twenty-five (25) foot radius at acute corners.

(3) Street intersections with or extending to meet an existing street will be tied to the existing street on centerline with dimensions and bearings to show relationship.

3.8.1.7 PARTIAL OR HALF-STREETS.

Partial or half-streets may be provided where the City Council believes that a street should be located on a property line.

3.8.1.8 STREET NAMES.

Street names shall be continuations of existing street names adjacent to or in-line, if they are not duplications. Proposed new names shall be submitted to the Development Services Director, or their designee, for approval prior to the submittal of a final plat.

3.8.1.9 RIGHT-OF-WAY (ROW) WIDTHS.

All street and road rights-of-way within new subdivisions shall be subject to the minimum right-of-way and street widths as determined by the City Engineer and the Engineering Manual.

3.8.1.10 CUL-DE-SACS.

Cul-de-sacs may be approved when a street cannot be extended due to unique circumstances such as topography, other natural features or existing development. Cul-de-sacs shall not be longer than three hundred and thirty (330) feet and shall meet the standards in the Engineering Manual. Where a cul-de-sac dead ends to parkland, open space, trails, school sites or other similar features, a dedicated, public pedestrian access way of no less than twenty (20) feet wide shall connect the end of the cul-de-sac to the adjacent feature.

Temporary turnarounds shall be used at the end of a street that is more than three hundred and thirty (330) feet in length and will be extended in the future. Note for temporary turnaround: "Cross-hatched area is temporary easement for turnaround until street is extended (direction) in a recorded plat."

3.8.1.11 STREET BUFFERS.

A one (1) foot reserve shall be dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts. When the adjacent property is subdivided in a recorded plat, the one (1) foot reserve shall become vested in the public for street right-of-way purposes (and the fee title thereto shall revert to and re-vest in the dedicator, their heirs, assigns, or successors).

3.8.1.12 STREET LIGHTING.

The developer is responsible for furnishing and erecting street lighting as required by the Outdoor Lighting Requirements in the Engineering Manual included as Appendix A.

3.8.1.13 EMERGENCY ACCESS AND FIRE LANES

Emergency Access Provisions:

(1) The Development Services Director and the Fire Marshal will review all proposed developments for safe and appropriate fire and other emergency access items.

(2) Fire access shall meet the standards of the International Fire Code (IFC) as adopted by the City.

3.8.1.14 STREET TYPES.

The following street types were developed using the Envision Taylor Comprehensive Plan street sections. Street types for new neighborhoods are to be determined during the Neighborhood Plan process.

(1) RURAL STREET.

A rural street has open swales and drains by percolation. The street has wide shoulder or bicycle trails, and no on-street parking. The landscaping consists of the natural condition or multiple species arranged in naturalistic clusters.

(2) SIDE STREET (NO ON-STREET PARKING)

A side street is intended to be less formal in nature than the other street types. It is used to facilitate the connection between key streets and shall provide the ability for less stringent street requirements. Side streets contain no on-street parking lanes. Side streets are appropriate in low or high-density areas when serving as a secondary point of access.

(3) YIELD STREET.

A neighborhood yield street is a low-capacity and low-speed street. The street width is limited in order to encourage slower traffic. On-street parking is permitted on both sides but is not continuous or designated by striping. Bicyclists can travel in the street with vehicular traffic due to the low speeds. Sidewalks are separated from the street by a continuous tree zone.

(4) NEIGHBORHOOD STREET.

A neighborhood street is a low-capacity and low-speed street that provides more space for

continuously parked vehicles. Bicyclists can travel in the street with vehicular traffic due to low speeds and sidewalks are separated from the street by a continuous tree zone. These streets are appropriate where there are higher-density building types adjacent to the street or in commercial and mixed-use areas.

(5) NEIGHBORHOOD AVENUE.

A neighborhood avenue is a street with moderate vehicular capacity and low speeds. Neighborhood avenues are typically used as cross-town streets and are used to travel between different centers throughout the city. Neighborhood avenues should accommodate all modes of transportation including transit. Neighborhood avenues are appropriate for areas with high-density housing adjacent to the street or in areas of more intense mixed-use and commercial land uses. Vehicular access to the lots is from alleys and side streets.

(6) 2-LANE COMMUNITY BOULEVARD.

A two-lane community boulevard is a long distance street that is designed for the most intense mixed-use and commercial areas with moderate to high traffic volumes. Turning movements should be limited on community boulevards when possible and vehicular access to private lots shall be from secondary streets or alleys. Bicyclists and pedestrians are typically separated from vehicular traffic and transit should be prioritized along community boulevards.

(7) 4-LANE COMMUNITY BOULEVARD.

A four lane community boulevard is a long distance street that is designed for the most intense mixed-use and commercial areas with high traffic volumes. Turning movements should be limited on community boulevards when possible, and vehicular access to private lots should be from secondary street or alleys. Bicyclists and pedestrians are typically separated from vehicular traffic and transit should be prioritized along community boulevards.

3.8.1.15 PATHS AND TRAILS.

(1) PATH

A path is a non-vehicular right-of-way type that provides pedestrian access to lots. Paths are typically located within civic spaces but may also be located mid-block as a non-vehicular connection between streets. Paths are permitted in all Place Types and may be considered blocck breeaks for the purpose of complyinng with maximum block length standards. Paths may be considered legal frontage for the purpoose oof lot configuration.

The minimum right-of-way width for a path is ten (10) feet and the minimum travel surface is six (6) feet.

(2) TRAIL

A trail is a shared-use right-of-way for pedestrians and bicycles located within civic space and open space or in locations designated on the Transportation Plan. The minimum right-of-way width for a trail is twenty (20) feet and the minimum travel surface width is ten (10) feet.

Integrating trails in a neighborhood can provide various benefits, such as promoting physical activity, enhancing community connectivity, and improving property values.

The applicant is responsible to note the location of trails on the plat.

(1) During the Neighborhood Plan planning process, trails shall be integral to the overall design and be compliant with the Transportation Plan.

(2) First, identify potential trail locations in the neighborhood.

(3) Integrate trips plan in the Neighborhood Plan. Develop a plan for the trail that includes the route, trail width, materials, and any additional amenities like benches, trash cans, and signs.

(4) Check for compliance with the Parks Masterplan.

(5) The construction standards for building the path or trail are located in the Engineering Manual.

(6) Regular maintenance ensures paths and trails longevity and continued use. This can be done through volunteer efforts or contracted services.

3.8.1.16 ALLEYS.

(1) RESIDENTIAL ALLEY.

The primary role of alleys, is to hide the more unsightly functions of our communities: the garages, garbage cans, overhead electric, transformers, electric meters, and telephone equipment. They also serve to provide narrower lots, as garages, are now acccessed from the rear, enhancing saftey as sidewalks, and pedestrians become seperated from the access requirements of vehicles, providing additional building access for firefighters, and providing access for accessory dwelling units.

(2) COMMERCIAL ALLEY.

Commercial alleys, though often thought of as dirty or unsafe, can be designed to play an integral role in an urban street network and improve the pedestrian realm in and around commerccial areas. The design of commercial alleys should strive to balancce their necessary utilitarian features with their placemaking potential.

(a) Where access for vehicles is prohibited or minimal, commercial alleys may be constructed using low-impact pavement materials, such as pervious or modular paving.

(b) Bicycle traffic may use commercial alleys. Similar regulations to those of shared space should apply.

(c) Commercial alleys can be restricted for traffic during non-delivery hours for outdoor seating or other uses.

(3) ALLEY CONSTRUCTION.

Alleys serve developments to distribute services and vehicles to the rear of the lots. Limiting the interruptions into the public realm adds to the cohesive walkable environment throughout the community. Alley developments are preferred; therefore, construction standards provided in the various cross-sections are flexible to encourage the inclusion of alleys.

(a) Alleys surface types will vary by Place Type zoning district. Detailed standards are located in the Engineering Manual.

(b) Alleys shall be designed by a registered engineer meeting the specifications of this LDC and other City of Taylor construction standards.

(4) WIDTH.

A minimum driving surface width of twelve (12) feet and a minimum right-of-way of sixteen (16) feet shall be required for all alleys.

3.8.1.17 SIDEWALKS.

The applicant is responsible for noting the location of sidewalks on the plat. The homebuilder shall be responsible for constructing sidewalks adjacent to individual house lots in all residential districts and the developer shall be responsible for the construction of all other sidewalks, including all required ADA-compliant designs. All sidewalks must comply with specifications provided in the Engineering Manual. The width, design, and location of sidewalks shall be in accordance with the appropriate street standards within this LDC and the Engineering Manual.

3.8.1.18 STREET, PATH, AND TRAIL STANDARDS.

TABLE 3.8.1(B): STREET, PATH, AND TRAIL STANDARDS BY PLACE TYPE ZONING DISTRICT.

STREET STANDARDS	PLACE TYPES									
PUBLIC FRONTAGE	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
PUBLIC FRONTAGE SHALL BE DETERMINED BY STREET TYPE										
STREET TYPES	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
RURAL STREET	P	P	P	NP	NP	NP	NP	NP	P	NP
RESIDENTIAL ALLEY	NP	P	P	P	P	P	P	NP	NP	NP
COMMERCIAL ALLEY	NP	NP	NP	NP	NP	NP	NP	P	NP	P
YIELD STREET	P	P	P	P	P	P	NP	NP	P	NP
NEIGHBORHOOD STREET	P	P	P	P	P	P	P	P	P	P
NEIGHBORHOOD AVENUE	NP	NP	NP	P	P	P	P	P	NP	P
SIDE STREET	NP	NP	NP	NP	P	P	P	P	P	P
2 LANE COMMUNITY BOULEVARD	NP	NP	NP	NP	P	P	P	P	NP	P
4 LANE COMMUNITY BOULEVARD	NP	NP	NP	NP	NP	NP	P	P	NP	P
PATHS	P	P	P	P	P	P	P	P	P	P
TRAILS	P	P	P	P	P	P	P	P	P	P

P = PERMITTED NP = NOT PERMITTED TBD="TO BE DECIDED" DURING DEVELOPMENT PROCESS

3.8.2 BLOCKS.

3.8.2.1 A block is an arrangement of lots, and in some cases alleys, bounded on all sides by streets (see Figure 3.8.2(A): Block Perimeter). A neighborhood consists of lots within blocks that are surrounded by streets. Blocks are flexible, allowing incremental change and a gradual increase in density over time.

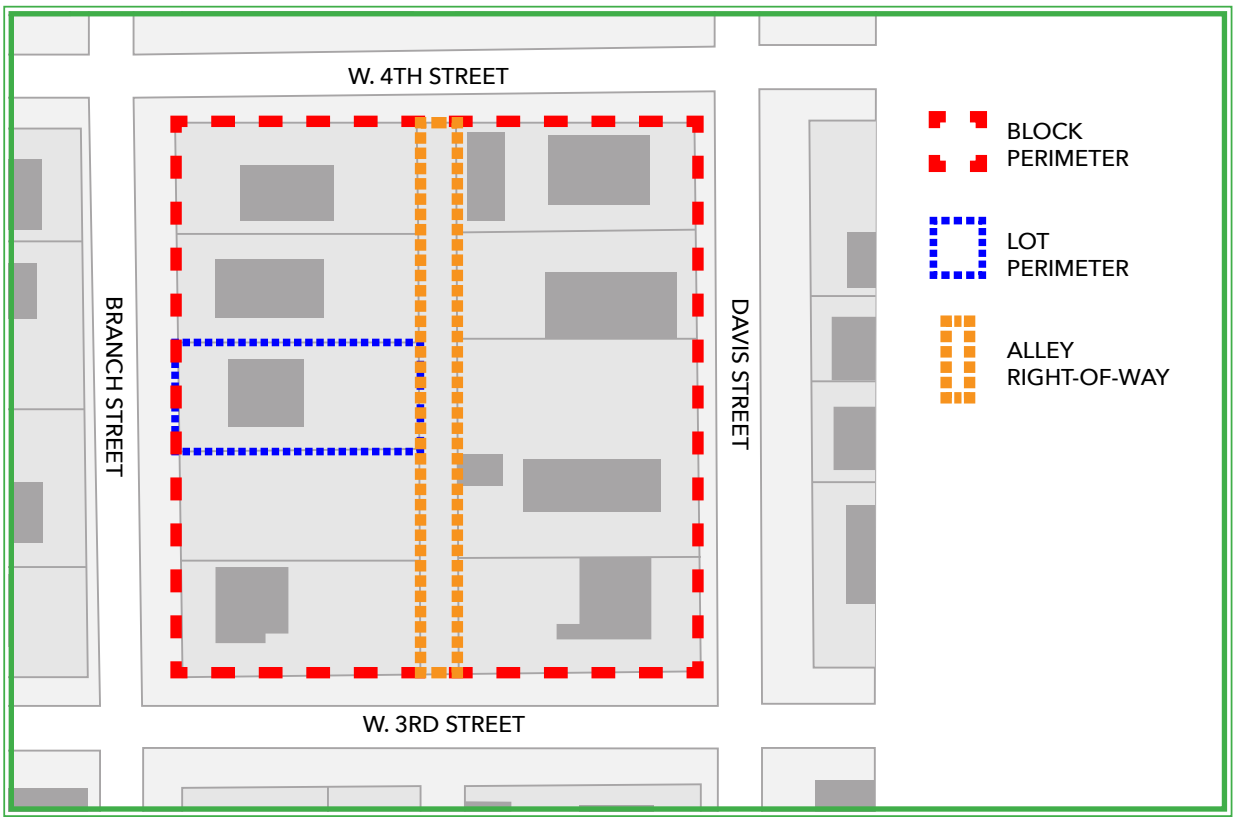
3.8.2.2 In Figures 3.8.2(B) - (F) there are different types of block configurations that can be requested to be used in Neighborhood Plans.

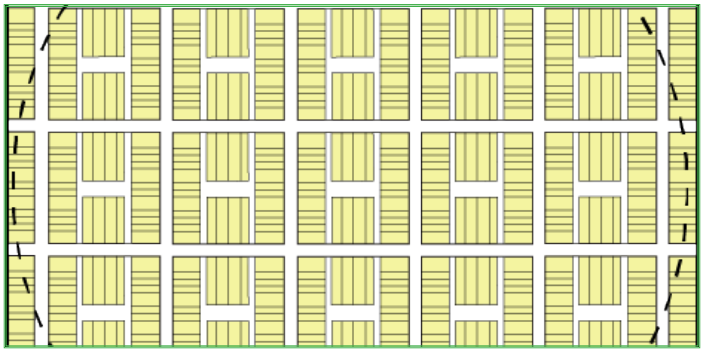
FIGURE 3.8.2(A): BLOCK PERIMETER.

FIGURE 3.8.2(B): SQUARE.

A tight, repetitive square street grid can be found in Downtown, Taylor. The grid pattern produces a consistent module of lot width and depth. The pattern is extremely conducive for walkability and efficient vehicle traffic dispersal.

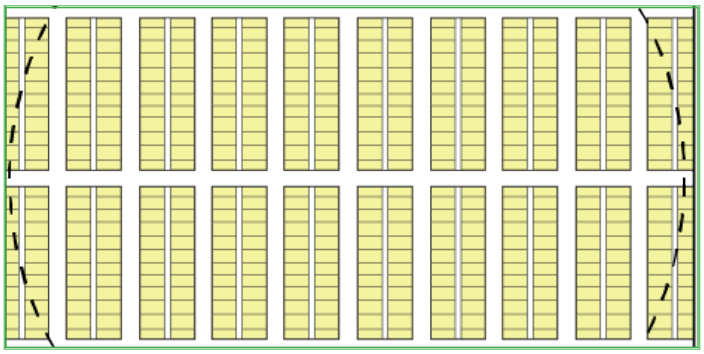
FIGURE 3.8.2(C): ELONGATED.





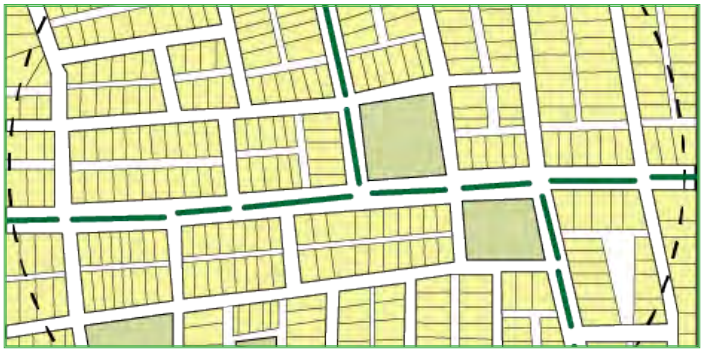
The elongated block pattern, found in downtown Taylor, provides equal exposure to both sides of the north-south streets. The blocks provide light to both the front and rear of the lot and limits exposure to western sun. Civic spaces allow for a variation in the repetitive grid pattern.

FIGURE 3.8.2(D): IRREGULAR.



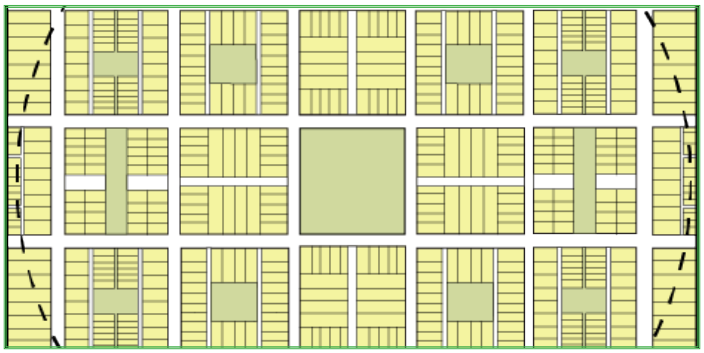
Irregular blocks were used in Medieval cities, like Paris, and in isolated examples in the US, like Boston. The blocks allow for the dispersal of traffic through the street network, flexibility with topography, and terminated vistas.

FIGURE 3.8.2(E): RADIAL GEOMETRIC.



Produces terminated vistas that can be used for civic buildings. There is a clear hierarchy of streets with diagonals carrying the through traffic. It may be disorienting and difficult to navigate and remember. Similar to the organic block structure, the resulting block and lot shapes are diverse and challenging to resolve architecturally.

FIGURE 3.8.2(F): CURVILINEAR ORGANIC.



Consists of curved roads that create an abundance of deflected vistas. The pattern is responsive to topography, mediates environmental interruptions, and can disperse traffic through its network. The structure may be extremely difficult to navigate. In addition, lot sizes vary and consistency is hard to achieve.

3.8.2.3 Exceptions to the requirement for a block to be bounded on all sides by streets may be approved by the Planning & Zoning Commission at the Preliminary Plat stage and may be considered when the provision of a street is not feasible due to natural or man-made features.

3.8.2.4 A applicant may propose to create a portion of a block along the boundary of the property being subdivided if the applicant can demonstrate that the remainder of the block can feasibly be completed

on the adjacent property and, that upon completion, the block will comply with the maximum dimensions of this LDC (see Figure 3.8.2(G) Block Adjacency.)

FIGURE 3.8.2(G): BLOCK ADJACENCY.



3.8.2.5 An exception to the requirement for new subdivisions to create complete blocks may be approved for minor plats of four (4) or fewer lots if the exception will not adversely impact the existing or future street network or the development of adjacent properties.

3.8.2.6 Blocks are to be numbered consecutively within the overall plat and/or sections of an overall plat as recorded. All lots are to be numbered consecutively within each block. Lot numbering continues from block to block in a uniform manner that has been approved on an overall preliminary plat.

3.8.2.7 Block length is measured along the front of lots within a block face between intersecting streets. A cul-de-sac does not create a break in the block for the purposes of measuring block length.

FIGURE 3.8.2(H): BLOCK LENGTH.

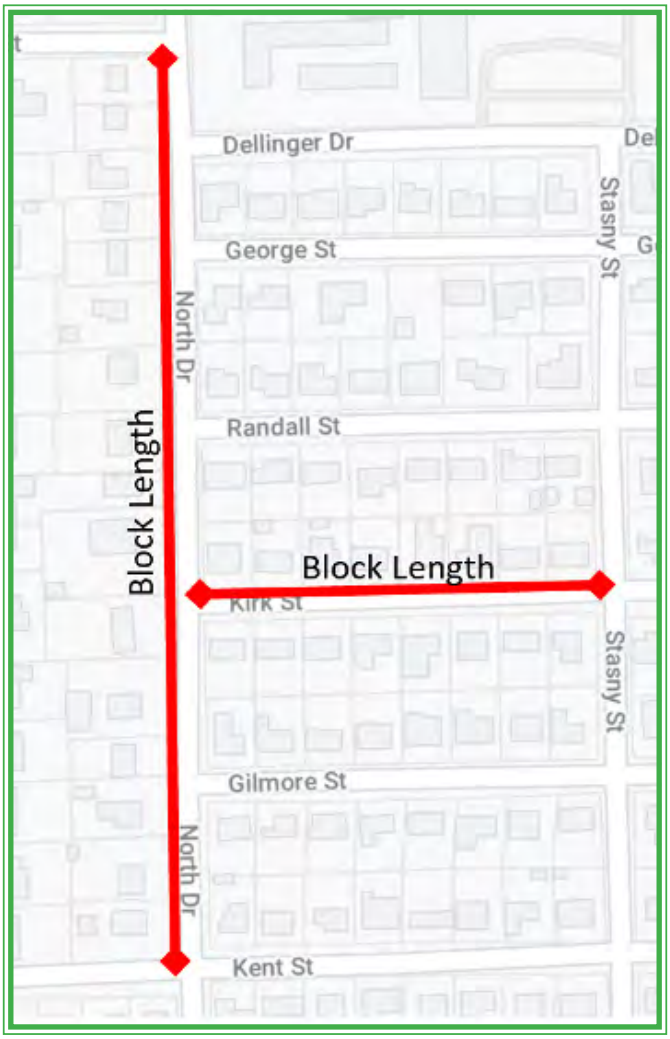


FIGURE 3.8.2 (I): CUL-DE-SAC BLOCK LENGTH.



3.8.2.8 The internal street network shall be structured to define blocks with the following maximum block lengths and block perimeters (not including exterior ROW dedication).

TABLE 3.8.2(J). BLOCK LENGTH AND PERIMETER.

	PLACE TYPES									
	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
BLOCK LENGTH	N/A	720 FT	720 FT	720 FT	330 FT	330 FT	330 FT	330 FT	720 FT	720 FT
BLOCK PERIMETER	N/A	2,880 FT	2,880 FT	2,880 FT	1,320 FT	1,320 FT	1,320 FT	1,320 FT	2,880 FT	2,880 FT

3.8.2.9 Maximum block length: In the city limits the maximum block length shall follow the standards in Table 3.8.2(J). In the ETJ the maximum block length is three hundred and thirty (330) feet and the minimum block length is two hundred (200) feet, except upon approval of a Warrant by unless a longer block length is approved by warrant or variance.

3.8.2.10 Maximum block length for P2, P2C, P2.5, CS and EC: Seven hundred and twenty (720) feet with a reservation of block breaks of three hundred and thirty (330) feet, and the minimum block length is three hundred and thirty (330) feet, except upon approval of a warrant by the DRC.

3.8.2.11 Block faces within P3, P3M, P4, and P5, exceeding three hundred and thirty (330) feet shall be equipped with a twenty (20) foot, mid-block pedestrian path.

3.8.2.12 Blocks adjacent to undeveloped land, areas unsuitable for development, or pre-existing incomplete

blocks may be exempt from block face length and block perimeter requirements by warrant.

3.8.2.13 Blocks with more than one Place Type zoning designation shall use the most intense designation to inform the block face length and block perimeter.

3.8.2.14 Alternative block configurations, meeting the intent of this LDC, may be designed and submitted for approval through the Neighborhood Plan process.

3.8.2.15 TRANSITION SETBACKS.

Transition building lines having a minimum angle of forty five (45) degrees are to be provided where an offset in building lines is greater than five (5) feet.

3.8.3 LOTS.

3.8.3.1 The lot design of a neighborhood should provide for lots of adequate width and depth to provide open area and to eliminate overcrowding. Lots should be rectangular so far as practicable and should have the side lot lines at right angles to the streets on which the lot faces or radial to curved street lines.

3.8.3.2 All lots must front on a public street, path or trail right-of-way or a civic space as determined in the Neighborhood Plan.

3.8.3.3 Double frontage lots are prohibited.

3.8.3.4 Unless approved by the DRC by warrant, no lots shall take vehicular access from a Neighborhood Avenue. Unless approved by the Planning & Zoning Comission by variance, no lots shall take vehicular access from a 2 or 4 lane Commmunity Boulevard.

3.8.3.5 All lots shown must conform to the minimum requirements of the Place Type zoning district in which it is located.

3.8.3.6 An individual sewer tap and water tap, as required, shall be installed for each lot.

3.8.3.7 Lots shall not be consolidated if the resulting consolidation yields less housing units or development intensity than the pre-consolidation configuration would permit.

3.8.3.8 Lots shall be sized to provide the least amount of frontage necessary to accommodate the building type proposed for the lot. This will ensure the most efficient use of public infrastructure to support private development.

3.8.4 UTILITIES.

3.8.4.1 WATER AND WASTEWATER.

The applicant is responsible for extending utilities to and through the development site and shall make the necessary arrangements therefore with the applicable private utility companies and the City. The City may participate in the oversizing of utilities if desired to serve further development.

(1) Utilities Furnished or Supplied by City.

(a) Sewer. Sanitary sewers shall be installed to serve each lot. All sewer systems shall be extended across lots to the adjacent property lines.

(b) Water. Water lines shall be installed to serve each subdivided or platted lots within the corporate limits of the City and within the extraterritorial jurisdiction. All water systems shall be extended across lots to the adjacent property lines.

(c) All public improvements shall be the responsibility of the developer. Upon approval and acceptance of the water and sewer utilities by the City, the systems become the property of the City.

(2) Private Utilities.

Within new subdivisions, all private utilities, except for distribution mains, shall be placed underground by the developer. There shall be no overhead power lines for street lights. Gas meters shall be placed underground in an appropriate box located in the parkway as approved by the City, or placed adjacent to the residential structure. If adjacent to the residential structure, the backside of the meter and pressure reducing valve shall be at least one (1) foot from the finished edge of the residence, but not more than two (2) feet.

(3) Fire Flow Requirement.

No building permit shall be issued by the City for construction, if that proposed construction does not meet the fire flow requirements. Minimum acceptable flow for fire protection is five hundred (500) gallons per minute (gpm) for a duration of not less than two (2) hours. This flow must be met with the water supply system remaining at or above a pressure of twenty (20) pounds per square inch (psi). All water mains must be a minimum of eight inches (8") diameter. Water mains shall be Polyvinyl Chloride Pipe (PVC) and shall be designed, manufactured, and tested in accordance with the applicable requirements of AWWA C-900 and AWWA M-23. Eight inch (8") through twelve inch (12") pipe shall be pressure class 150, DR18. Pressure class requirements for larger diameter pipes shall be subject to the approval of the City Engineer. These requirements apply to all new development. Any variation in these requirements is subject to the approval of the City Engineer.

3.8.4.2 DRAINAGE.

Adequate drainage shall be provided within the limits of the subdivision. The protection of adjoining property will be considered in the review of plans submitted. The applicant shall be

responsible for constructing all drainage improvements.

(1) Design.

Design of all drainage facilities, including but not limited to streets, inlets, storm sewers, outfalls, culverts, ditches and channels shall conform to normally accepted engineering standards as determined by the City Engineer. Under no circumstances will drainage be allowed to result in a negative effect upstream or downstream.

(2) Maintenance agreement required for drainage facilities.

If the City requires that the developer (or landowner, PID, HOA, or other entity or person specifically approved by the City) shall be responsible for the maintenance of the drainage facilities, a maintenance agreement, as both are hereinafter defined, will be written and approved by the City that shall include terms and provisions deemed necessary by the City to provide maintenance of the drainage facilities.

(3) Maintenance agreement noted on final plat.

If a developer requests, and the City approves, that a Public Improvement District (PID), Home Owners Association (HOA), or other entity be responsible for the maintenance of the drainage facilities, the maintenance agreement shall be included as part of the platting process and must be approved by the City prior to final plat approval. The plat shall include the information that a maintenance agreement is required for the drainage facility in the development and any term and provisions of the maintenance agreement the City deems necessary shall be noted on the final plat, which may include all terms of the maintenance agreement.

(4) Maintenance agreement if preliminary plat not required.

The maintenance agreement must be negotiated during the preliminary platting process, or earlier in the planning process if required by the City, when a preliminary plat is not required.

(5) City maintenance of drainage facilities.

If the City determines it will maintain the drainage facilities, it shall be noted on the final plat. The real and personal property included as the drainage facility shall be deeded and conveyed to the City as part of the platting process using instruments deemed reasonable and necessary to the City prior to final plat approval. The deed or other conveyance documents to the City must be free and clear of all liens, debts or other encumbrances, and the City may require evidence and title assurances of that requirement, including without limitation an owner's title insurance policy.

(6) Role of the Home Owners Association (HOA), Public Improvement District (PID), or special financing district.

Ongoing role of the HOA/PID: The Development Services Department shall be the City liaison to a HOA and/or PID maintaining drainage facilities. Requirements concerning the HOA or PID operation to assure continued operation of drainage facilities shall be required by the City, including without limitation, financial reports filed with the City at least annually, a limitation against dissolution without City consent, and an assessment deemed adequate by the City to operate the maintenance facilities, allowing the City to collect dues directly and to

assess liens against the subdivision for maintenance of the drainage facilities.

(7) City council approval of land restrictions.

All deed restrictions, covenants running with the land, and easements needed to operate the drainage facility must be approved by the City, filed of record, and contain provisions necessary to operate the drainage facilities and preventing amendment or dissolution without prior written consent from the City in the books and records of the entity.

3.8.5 CIVIC SPACES.

3.8.5.1 INTENT.

Civic Spaces are public or semi-public places that provide opportunities to gather and celebrate together. They are places for people to exercise, relax or recreate. Civic Space functions as parkland for new neighborhoods. Dedication of Civic Space shall be required per the standards of the LDC for all Neighborhood Plans. (1) CS requirements will be provided for each Neighborhood Plan as Civic Space (CS). Developments where Civic Space is provided less than 600 ft away may be exempted from this requirement as determined during the Neighborhood Plan process.

(1) Civic Space requirements will be provided for each Neighborhood Plan as Civic Space (CS). Developments where Civic Space is provided less than six hundred (600) feet away may be exempted from this requirement as determined during the Neighborhood Plan process.

(2) The DRC will review surrounding existing and/or entitled developments to determine if civic space dedication is necessary to fulfill the intent of a Pedestrian Shed.

(a) Civic space sites are permanently dedicated to public activities.

(b) Parking for civic spaces shall be approved by the DRC. Civic parking lots may remain unpaved if graded, compacted, and landscaped.

(c) Civic Space shall conform with specifications on 4.2.3.10 Civic Space Table.

(d) Where the DRC determines it to be feasible, land along floodplains, tributaries, and creeks, or where identified in the Neighborhood Plan shall be dedicated as Civic Space.

3.8.5.2 CRITERIA.

(1) Each Pedestrian Shed (see 3.7.17 Pedestrian Shed) shall have an assignment of at least ten percent (10%) of its land area dedicated to civic space.

(2) Civic spaces shall be designed as generally described in 4.2.3.10 Place Type CS: Civic Space Table, and distributed throughout the Place Types and is subject to approval by DRC.

(3) Those portions of P1 that occur within a development shall be part of the civic space allocation and should conform to the civic space standards.

(a) The Neighborhood Plan shall designate at least one Main Civic Space per pedestrian

shed. The Main Civic Space shall be within six hundred and sixty (660) feet of the geographic center of each Pedestrian Shed, unless topographic conditions, pre-existing street alignments or other circumstances prevent such location, and shall be developed as a Green, Square, Park, and/or Plaza.

(b) Within one thousand three hundred and twenty (1,320) feet of every lot in residential use, a civic space designed and equipped with amenities shall be provided.

(4) Storm and drainage facilities, if equipped to provide civic space, may be counted toward the ten percent (10%) Civic Space Place Type allocation requirement by warrant.

(5) The Neighborhood Plan shall designate Civic Space (CS) Place Types dedicated for public use within six hundred and sixty (660) feet of every lot with a residential use. The civic space must be active with a playground, fountains, benches, tables, and/or other public furniture to spur the gathering of people.

3.8.5.3 CIVIC SPACES INCLUDING PLAYGROUNDS.

Properties within the city limits shall refer to Chapter 4 Place Type Zoning Districts in this LDC for criteria and standards. For a residential subdivision in the ETJ going through a Neighborhood Plan process, the applicant is required to dedicate five percent (5%) of the total area of the subdivision that is not in the floodplain for park purposes or pay an escrow, with terms established by the City, in lieu of the parkland dedication. All dedication of land is subject to the approval of the City.

(1) Park and playground sites shall be reserved as indicated on the Future Land Use Plan. Size shall be in accordance with the City's Comprehensive Plan for the park system.

(2) Parkland improvements are critical to ensure the use of the civic spaces are inviting to the public. A parkland or civic space improvements shall be provided to the DRC. Parkland improvements may include items such as trails, playgrounds, benches, lighting, fountains, or other civic space activities appropriate for the neighborhood.

(a) Proposed parkland or civic space improvements shall be provided to the DRC with the submittal of a Neighborhood Plan.

3.8.5.4 SCHOOL SITES.

Neighborhood schools are part of Taylor's neighborhoods. Schools are discouraged from being disconnected and isolated from the neighborhoods. Location and size of school sites to be in accordance with the requirements of the school district and approved by the City of Taylor. All other conditions of this LDC shall also apply.

3.8.5.5 CIVIC BUILDINGS

(1) The owner shall covenant to construct a Meeting Hall or a Third Place in proximity to the Main Civic Space of each Pedestrian Shed. Its corresponding Public Frontage shall be equipped with a shelter and bench for a transit stop.

(2) One Civic Building Lot shall be reserved for an elementary school. Its area shall be one (1) acre for each increment of one hundred (100) dwelling units provided by the Neighborhood Plan, with a minimum of three (3) acres for the school. The school site may be within any Place Type other than P1 or EC.

(3) One Civic Building Lot suitable for a childcare building shall be reserved within each Pedestrian Shed. The owner or an HOA or other community group may organize, fund and construct an appropriate building as the need arises.

(4) Civic Building Sites shall not occupy more than twenty percent (20%) of the area of each Pedestrian Shed.

(5) Civic Building Sites should be located within or adjacent to a Civic Space, or at the axial termination of a significant thoroughfare.

(6) Civic Buildings may be permitted within Employment Center (EC) Place Types by Warrant.

3.8.6 EASEMENTS.

The applicant platting property shall dedicate easements as follows:

(1) All easements created prior to the subdividing of any tract of land must be shown on the preliminary plat. The applicant shall plat lots and dedicate easements for utilities and drainage ways in the following manner:

Easements for utilities, drainage ways, or transmission lines shall be retained on the front, side, and/or rear lot lines as required by the City and utility companies. Easements across parts of a lot other than as described above shall be required as deemed necessary and most appropriate by the City. The Development Services Director shall require access for ease of maintenance of all easements.

(2) Off-site easements:

Easements in areas adjoining a proposed development necessary to provide adequate drainage thereof or to serve such development with utilities shall be obtained by the applicant prior to final plat approval.

(3) Privately-owned easements:

See Engineering Manual for standards for privately owned easements.

3.8.7 ACCEPTANCE OF PUBLIC IMPROVEMENTS

Prior to final acceptance by the City Council of maintenance and operation of the completed improvements in an approved set of Subdivision Improvement Plans, the subdivider shall file with the City following:

(1) A two (2) year, ten percent (10%) maintenance bond of the contract price of the public improvements executed by a corporate surety licensed to do business in the State of Texas, conditioned that the improvements are free from defects in materials and workmanship.

(2) One (1) electronic copy of as built record drawings for each project, which further contain or have attached certification from a professional engineer that all improvements comply with this LDC.

(3) An affidavit from the subdivider stating that, to the best of their information and belief, the contractor has complied with the regulations contained in this LDC.

(4) A waiver of liens from all contractors and subcontractors for the subdivision infrastructure.

(5) A sealed letter of concurrence from the design engineer stating that all subdivision improvements were constructed in accordance with the approved engineered plans.

(6) Exemption: No maintenance or performance bond is required when the cost of the public improvements are expected to be less than five thousand ($5,000) dollars.

3.8.8 BUILDING PERMITS AND FEES

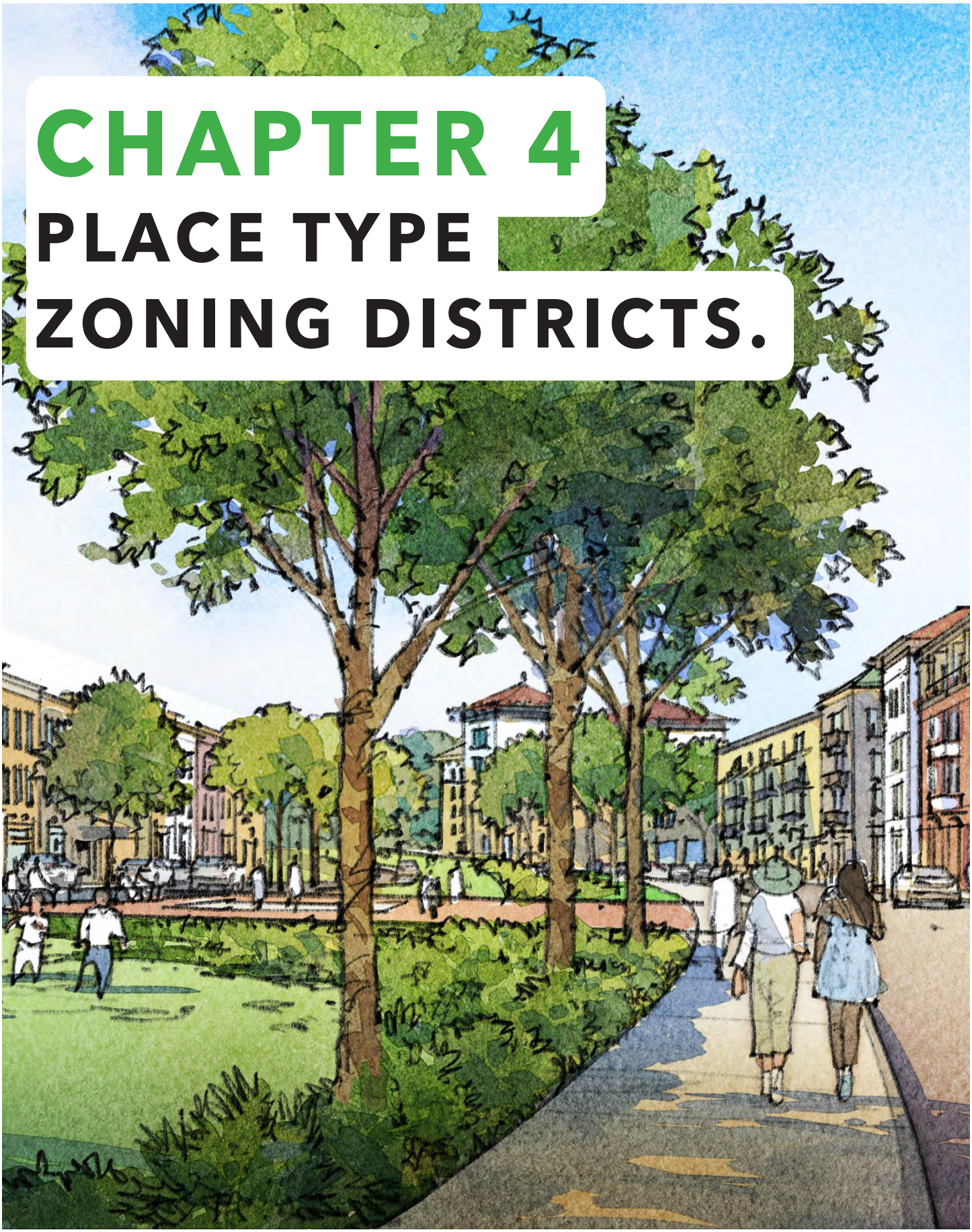
Plans submitted for building permits shall not be approved and no permits shall be issued until the public improvements are accepted by the City, all appropriate fees are paid, and the plat is filed for record with the Williamson County Clerk's Office except as otherwise provided below:

(1) A plat is not required for any modification to an existing structure if said modification is within the existing footprint of said structure.

(2) A plat is not required for expansion to existing structures or site modifications, unless said expansion or site modification triggers a traffic impact analysis, requires the extension of public utilities or roadways, or encroaches upon the one hundred (100) year floodplain as set forth by this LDC.

(3) A plat is not required for approval of a sign permit.

(4) A building permit may be issued prior to acceptance of the public improvements if the project is designated by the city manager under an expedited permitting process.



CHAPTER 4
PLACE TYPE ZONING DISTRICTS.

4.1 ZONING CLASSIFICATION

4.1.1 PLACE TYPE ZONING MAP PLACEMENT.

The boundaries of Place Type zoning districts set out herein are delineated upon a Place Type Zoning Map of the City, adopted as part of this LDC as fully as if the same were set forth herein in detail.

The Place Type designation on the Taylor Place Type zoning map for undeveloped properties or properties proposing redevelopment determines the maximum allowed intensity of a development and does not entitle the entire property to be allocated with that Place Type. The final allocation of Place Types shall be determined through the adoption of a Neighborhood or Employment Center Plan.

4.1.2 ZONING MAP DESIGNATIONS.

The boundary lines shown on the Place Type Zoning Map are usually along streets, alleys, property lines, or extensions thereof. Where uncertainty exists as to the boundaries of Place Types as shown on the official Place Type Zoning Map:

(1) Boundaries indicated as approximately following the centerline of streets, highways, or alleys shall be construed to follow such centerline.

(2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

(3) Boundaries indicated as approximately following city limits shall be construed as following the city limits.

(4) Boundaries indicated as approximately following the centerline of all creeks, streams, or drainage ways shall be construed to follow such centerline and, in the event of a change in the centerline, shall be construed to move with such centerline.

(5) Boundaries indicated as parallel to or extensions of features indicated in 1-4 above shall be so construed. Distances not specifically indicated on the official zoning maps shall be determined by the scale of the map.

(6) Whenever any street, alley, or other public way is vacated by official action of the City Council or whenever such area is franchised for building purposes, the Place Type Zoning line adjoining each side of such street, alley, or other public way shall be automatically extended to the centerline of such vacated street, alley, or way and all areas so involved shall then and henceforth be subject to all standards of the extended Place Type zoning districts.

(7) The Place Type zoning classification applied to a tract of land adjacent to a street shall extend to the centerline of the street unless, as a condition of zoning approval, it is stated that the Place Type zoning classification shall not apply to the street.

(8) Where physical features on the ground are at variance with information shown on the official Place Type Zoning Map or when there arises a question as to how or whether a parcel of property is zoned and such question cannot be resolved by the application of this list 1-8, the property shall be considered as classified P2 Rural, in the same manner as provided for newly annexed territory.

4.1.3 PLACE TYPE ZONING MAP.

Ten (10) distinct Place Types presented themselves in Taylor. The Place Type map is shown below. The zoning standards reflect the Place Type and were inspired by the DNA of the Taylor community.

4.2 PLACE TYPE ZONING DISTRICTS.

4.2.1 GENERAL

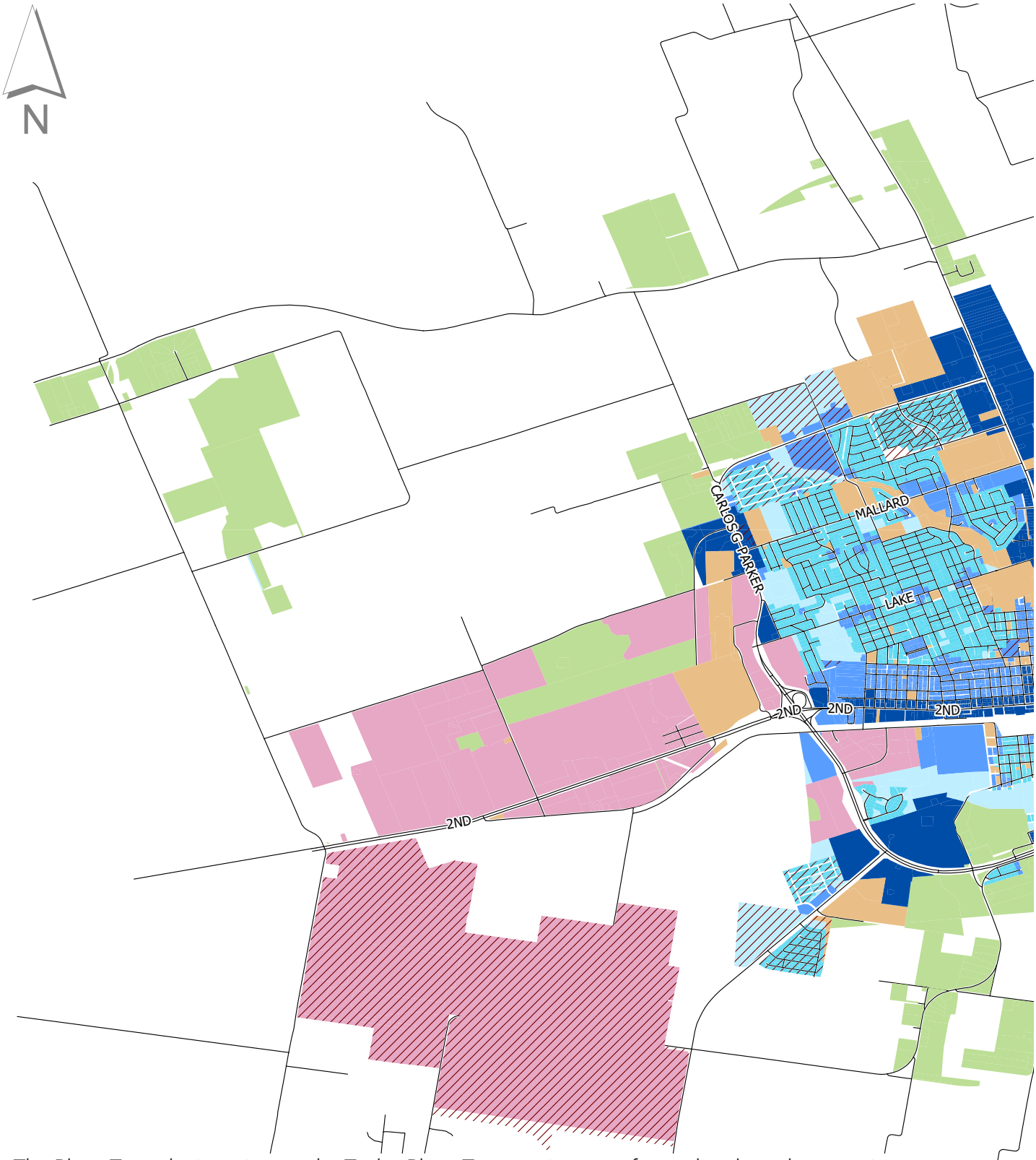
The establishment of Place Types in the City of Taylor, Texas, are intended to promote compatible patterns of land and site development consistent with the City's adopted Comprehensive Plan.

4.2.2 DESCRIPTION.

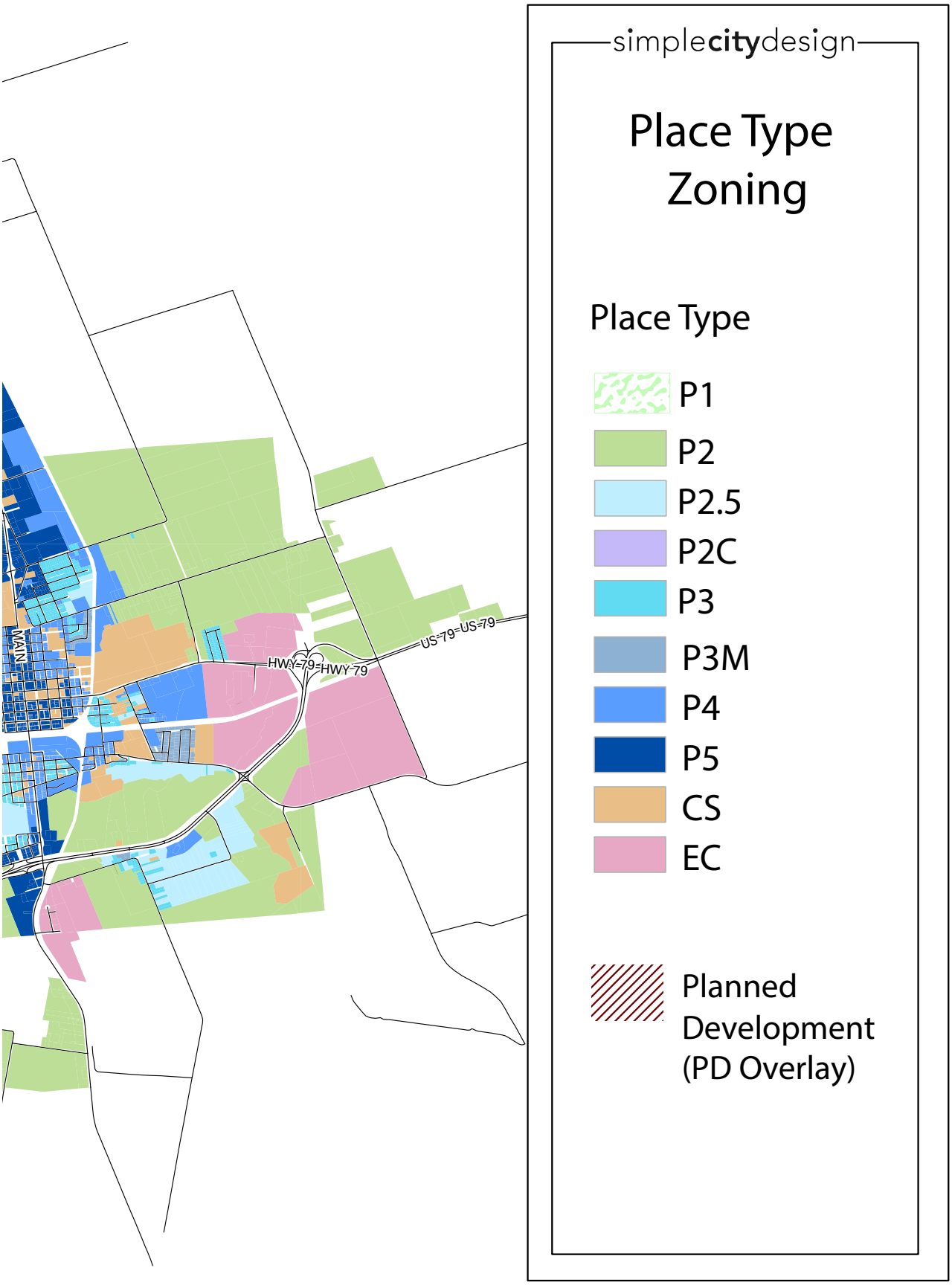
Place Types are the transition of places from natural to urban through the use of specific standards. Place Types replace conventional zoning districts with identifiable characteristics that represent the arrangements of places. They are intended to promote compatible patterns of land use and site development consistent with the City's adopted Comprehensive Plan. The DNA of the Taylor community inspired the Place Types zoning district standards.

4.2.3 ESTABLISHMENT OF DISTRICTS.

Pursuant to Section 211.005 of the Texas Local Government Code, the City of Taylor is hereby divided into ten (10) Place Types Zoning Districts. The Place Types zoning districts follow identifiable transitions in land development, establishing a hierarchy of places from the most natural to the most urban using specific localized standards. The areas are primarily classified by development intensity and building types, the relationship between nature and the built environment, and the mix of uses. All land within the city limits shall be classified into one of the following ten (10) Place Types:



The Place Type designation on the Taylor Place Type zoning map for undeveloped properties or properties proposing redevelopment determines the maximum allowed intensity of a development and does not entitle the entire property to be allocated with that Place Type. The final allocation of Place Types shall be determined through the adoption of a Neighborhood or Employment Center Plan.


simplecitydesign
Place Type Zoning
Place Type
P1
P2
P2.5
P2C
P3
P3M
P4
P5
CS
EC
Planned Development (PD Overlay)
MAIN
HWY-79
US-79



4.2.3.1 P1: NATURE

The P1 Nature Place Type are lands in a natural state or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. P1 is intended to preserve areas that contain sensitive habitats, active or passive open spaces, parks and limited agriculture uses. Nature includes floodplains, creeks tributaries and other waterways.



4.2.3.2 P2: RURAL

The P2 Rural Place Type regulates mainly large, sparsely settled land used for agricultural purposes and food production. This Place Type helps preserve Taylor's natural beauty and agricultural history. Rural living and sparsely settled lands are to be located in a manner that does not cause a nuisance to more intensely inhabited areas. The Rural Place Type is a holding zone for newly annexed areas and new neighborhoods that have not yet had Place Type allocation.



4.2.3.3 P2C: RURAL COMMERCIAL

The P2C Rural Commercial Place Type is applied to properties that include a standalone building on an individual lot. They have large setbacks and are typically surrounded by parking lots with rear service lanes. It may contain outdoor displays, lay-down yards or similar rural characteristics. Sites are generally located along rural roads.



4.2.3.4 P2.5: LARGE LOT

The P2.5 Large Lot Place Type includes properties that are one (1) acre or greater. Generally, the lots contain one (1) or more structures with large setbacks from the street. Properties may be entirely fenced but can be seen from the street edge. Generally, the properties are residential in nature.



4.2.3.5 P3: NEIGHBORHOOD

The P3 Neighborhood Place Type generally includes low-density residential areas. P3 is adjacent to higher density Place Types that have some mixed-use buildings. Setbacks vary from relatively deep to shallow. The roads and blocks may be irregular to accommodate natural conditions.



4.2.3.6 P3M: MANUFACTURED HOUSING

The P3M Manufactured Housing Place Type consists of lots that currently have a manufactured building as the primary structure. Generally, P3M includes low-density residential areas. P3M is adjacent to higher density Place Types that have some mixed-use buildings. Planting is naturalistic, and setbacks vary from relatively deep to shallow. The roads and blocks may be irregular to accommodate natural conditions.



4.2.3.7 P4: MIX

The P4 Mix Place Type functions as a smooth transition from commercial-oriented P5 Urban Center Place Type outward to the established residential P3 Neighborhood Place Type. P4 Mix regulates a variety of building types ranging from smaller commercial buildings to intermixed house-form commercial and attached and detached residential. It provides flexibility for this area to easily transition between low-intensity commercial and residential building types, allowing for the neighboring P5 Urban Center zoning to expand and contract over time, increasing Taylor's economic resiliency.



4.2.3.8 P5: URBAN CENTER

The P5 Urban Center Place Type regulates a higher intensity mixture of building types that accommodate commercial, retail, offices, hotels, and residential. Buildings are set close to the sidewalk with high pedestrian and vehicle traffic. P5 promotes a continuous line of buildings and wide sidewalks critical to defining the public frontage.



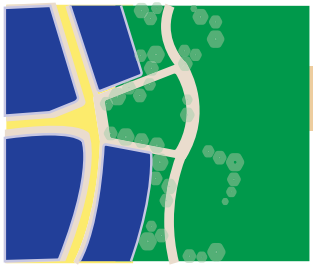
4.2.3.9 EC: EMPLOYMENT CENTER

The EC Employment Center Place Type function, disposition, or configuration cannot, or should not conform to one or more of the Place Types. EC shall be used for job creation centers and building forms that do not fit within the character of the other Place Types. At time of application for an Employment Center Plan, development standards will be determined to fit the needs of the proposed use.



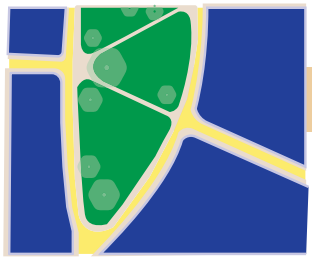
4.2.3.10 CS: CIVIC SPACE TABLE

Civic Spaces and/or Civic Buildings serve as community features appropriate to their Place Types. Civic Spaces provide relief from the urban environment inside each neighborhood. See Civic Space Types below:



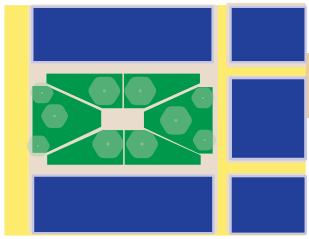
(1) PARK

A park is a natural preserve available for unstructured recreation. It is standalone from building frontages. Its landscape shall consist of paths and trails, meadows, water bodies, woodlands and open shelters, all naturalistically disposed. Parks may be linear, following the trajectories of natural corridors.



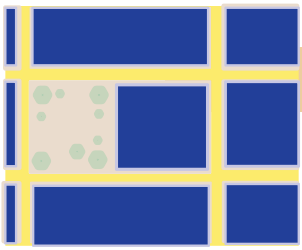
(2) GREEN

A green is a civic space, available for structured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed.



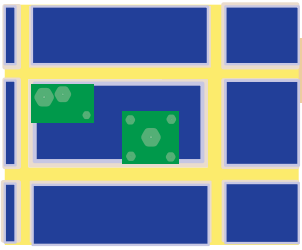
(3) SQUARE

A square is a civic space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important streets.



(4) PLAZA

A plaza is a civic space available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape should consist of pavement-related materials. Trees are optional. Plazas should be located at the intersection of important streets.



(5) POCKET PARK

A pocket park is a civic space available for civic purposes, playgrounds, and commercial activities. A pocket park shall be spatially defined by building frontages, landscaping, or residential lots. Pocket parks may be located in neighborhood infill areas or in higher density commercial places. Pocket parks provide relief to busy environments.

4.3 PLACE TYPE ZONING DISTRICT DEVELOPMENT STANDARDS.

The following table contain the details necessary to develop using this LDC to create complete neighborhoods in a variety of forms and patterns.

STANDARDS	PLACE TYPES									
BLOCKS	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
BLOCK LENGTH (MAXIMUM)	N/A	720'	720'	720'	330'	330'	330'	330'	TBD	720'
BLOCK PERIMETER (MAXIMUM)	N/A	2,880'	2,880'	2,880'	1,320'	1,320'	1,320'	1,320'	2,880'	2,880'

PUBLIC FRONTAGE	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
PUBLIC FRONTAGE SHALL BE DETERMINED BY STREET TYPE										

STREET TYPES	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
RURAL STREET	P	P	P	NP	NP	NP	NP	NP	P	NP
RESIDENTIAL ALLEY	NP	P	P	P	P	P	P	NP	NP	NP
COMMERCIAL ALLEY	NP	NP	NP	NP	NP	NP	NP	P	NP	P
YIELD STREET	P	P	P	P	P	P	NP	NP	P	NP
NEIGHBORHOOD STREET	P	P	P	P	P	P	P	P	P	P
NEIGHBORHOOD AVENUE	NP	NP	NP	P	P	P	P	P	NP	P
SIDE STREET	NP	NP	NP	NP	P	P	P	P	P	P
2 LANE COMMUNITY BLVD.	NP	NP	NP	NP	P	P	P	P	NP	P
4 LANE COMMUNITY BLVD.	NP	NP	NP	NP	NP	NP	P	P	NP	P
PATH	P	P	P	P	P	P	P	P	P	P
TRAIL	P	P	P	P	P	P	P	P	P	P

LOTS	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
WIDTH (MINIMUM)	None	None	None	None	None	None	None	None	TBD	None
AREA (MINIMUM)	None	2 acre	1 acre	1 acre	None	None	None	None	TBD	None
LOT COVERAGE (MAXIMUM)	N/A	40%	40%	40%	60%	60%	90%	100%	TBD	TBD
BUILD-TO-LINE (RANGE)	N/A	10'- 125'	10'- 125'	10'- 125'	5'- 20'	5'- 20'	5'- 15'	0'- 15'	TBD	TBD
FACADE BUILDOUT (MINIMUM)*	N/A	N/A	N/A	40%	50%	50%	60%	80%	TBD	TBD

*CARPORTS AND GARAGES SHALL NOT COUNT TOWARD THE FACADE BUILDOUT PERCENTAGE

BUILDING DISPOSITIONS	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
EDGEYARD	NP	P	P	P	P	P	P	NP	N/A	P
SIDEYARD	NP	NP	NP	NP	P	P	P	P	N/A	P

P = PERMITTED **NP** = NOT PERMITTED **N/A** = NOT APPLICABLE **TBD** = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS

STANDARDS	PLACE TYPES									
COURTYARD	NP	NP	NP	NP	P	NP	P	P	N/A	P
REARYARD	NP	NP	NP	NP	NP	NP	P	P	N/A	P

RESIDENTIAL BUILDINGS	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
DETACHED DWELLING	NP	P	NP	P	P	NP	P	NP	NP	TBD
ATTACHED DWELLING	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
COTTAGE COURT	NP	P	NP	P	P	NP	P	NP	NP	TBD
DUPLEX	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
TRIPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
QUADRAPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
SMALL APARTMENT	NP	NP	NP	NP	NP	NP	P	P	NP	TBD
LARGE APARTMENT	NP	NP	NP	NP	NP	NP	NP	P	NP	TBD
MANUFACTURED HOME	NP	P	NP	P	NP	P	NP	NP	NP	TBD
ACCESSORY DWELLING UNIT	NP	P	NP	P	P	P	P	NP	NP	TBD
RECREATIONAL VEHICLE PARK	NP	P	NP	NP	NP	NP	NP	NP	NP	TBD
RESIDENTIAL ACCESSORY	NP	P	NP	P	P	P	P	NP	NP	TBD

COMMERCIAL BUILDINGS	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
SMALL COMMERCIAL	NP	NP	P	NP	NP	NP	P	P	P	P
LIVE/WORK	NP	NP	NP	NP	NP	NP	P	P	NP	P
MIXED-USE COMMERCIAL	NP	NP	NP	NP	NP	NP	NP	P	NP	P
LARGE COMMERCIAL	NP	NP	NP	NP	NP	NP	NP	P	NP	P
HIGHWAY COMMERCIAL	NP	NP	P	NP	NP	NP	NP	NP	NP	P
CART, KIOSKS, FOOD TRAILERS	P	NP	P	NP	NP	NP	P	P	P	P
TEMPORARY COMMERCIAL	P	NP	P	NP	NP	NP	P	P	P	P
COMMERCIAL ACCESSORY	NP	NP	P	NP	NP	NP	P	P	NP	P
INDUSTRIAL	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
CIVIC BUILDINGS	P	P	P	P	P	P	P	P	P	P
PRIVATE FRONTAGE	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
COMMON YARD	NP	P	NP	P	P	P	P	NP	P	P

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STANDARDS	PLACE TYPES									
PORCH WITH OPTIONAL FENCE	NP	P	P	P	P	P	P	NP	P	P
STOOP	NP	P	NP	P	P	NP	P	P	NP	P
GALLERY	NP	NP	P	NP	NP	NP	P	P	P	P
ARCADE	NP	NP	P	NP	NP	NP	P	P	P	P
SHOPFRONT	NP	NP	P	NP	NP	NP	P	P	P	P
FORECOURT	NP	P	NP	P	P	NP	P	P	P	P
TERRACE	NP	P	NP	P	P	NP	P	P	P	P

BUILDING STORIES LIMIT	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
PRINCIPAL BUILDING	NP	3 max	3 max	3 max	3 max	2 max	3 max	5 max	TBD	TBD
ACCESSORY DWELLING UNIT	NP	2 max	2 max	2 max	2 max	2 max	2 max	2 max	NP	TBD

CIVIC SPACE TYPES	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
PARK	P	P	NP	P	P	P	NP	NP	P	P
GREEN	P	P	NP	P	P	P	NP	NP	P	P
SQUARE	NP	NP	P	NP	P	P	P	P	P	P
PLAZA	NP	NP	P	NP	P	P	P	P	P	P
POCKET PARK	NP	P	P	P	P	P	P	P	P	P

NEIGHBORHOOD PLAN	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
TRADITIONAL NEIGHBORHOOD DEVELOPMENT	5%	0%	0%	0%	10-30%	0%	40-60%	10-30%	10%	0%
CLUSTER LAND DEVELOPMENT	50%		0%	0%	10-30%	0%	20-40%	0-15%	10%	0%
VILLAGE CENTER DEVELOPMENT	5%	5%	0%	0%	10-30%	0%	10-30%	40-60%	10%	0%
EMPLOYMENT CENTER	TBD	0%	0%	0%	0%	0%	0-20%	0-20%	10%	50% MIN.

SIGNAGE TYPES	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
ADDRESS	P	P	P	P	P	P	P	P	P	P
NAMEPLATE	NP	NP	P	NP	NP	NP	NP	P	P	P
OUTDOOR DISPLAY CASE	NP	NP	P	NP	NP	NP	NP	P	P	P
AWNING	NP	NP	P	NP	NP	NP	NP	P	P	P

P = PERMITTED **NP** = NOT PERMITTED **N/A** = NOT APPLICABLE **TBD** = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS

STANDARDS	PLACE TYPES									
WINDOW	NP	NP	P	NP	NP	NP	P	P	P	P
BAND	NP	NP	P	NP	NP	NP	NP	P	P	P
BLADE/HANGING	NP	NP	P	NP	NP	NP	P	P	P	P
MARQUEE	NP	NP	NP	NP	NP	NP	NP	P	NP	P
SIDEWALK	NP	NP	NP	NP	NP	NP	P	P	P	P
YARD	NP	NP	NP	NP	NP	NP	NP	P	NP	P
ROOF	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
BANNERS	NP	NP	NP	NP	NP	NP	NP	P	P	P
MONUMENT	NP	NP	P	NP	NP	NP	NP	NP	P	P
POLE	NP	NP	P	NP	NP	NP	NP	NP	NP	P

PARKING LOCATION	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
FIRST LAYER	NP	P	P	NP	NP	NP	NP	NP	P	P
SECOND LAYER	NP	P	P	P	P	P	P	NP	P	P
THIRD LAYER	NP	P	P	P	P	P	P	P	P	P
ON-STREET	P	NP	NP	NP	P	P	P	P	P	P
RV STORAGE (IN THIRD LAYER)	NP	P	NP	P	P	P	P	NP	NP	NP

P = PERMITTED **NP** = NOT PERMITTED **N/A** = NOT APPLICABLE **TBD** = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS

4.3.1 PLACE TYPE ZONING DISTRICT DETAILS.

4.3.1.1 P1- NATURE

LOTS	
WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	N/A
BUILD-TO-LINE (RANGE)	N/A
FACADE BUILDOUT (MINIMUM)	N/A
STORIES (MAXIMUM)	N/A

BLOCKS	
BLOCK LENGTH (MAXIMUM)	N/A
BLOCK PERIMETER MAXIMUM	N/A

PUBLIC FRONTAGE (RIGHT OF WAY)	
SIDEWALK ZONE WIDTH	N/A
LANDSCAPE ZONE	N/A
VEHICULAR PARKING ZONE WIDTH	0' / 10'
VEHICULAR TRAVEL ZONE WIDTH	20'-24'

BUILDING TYPES	
DETACHED DWELLING	○
ATTACHED DWELLING	○
COTTAGE COURT	○
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	○
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	○
SMALL COMMERCIAL	○
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	●
TEMPORARY COMMERCIAL	●
CIVIC BUILDINGS	●
COMMERCIAL ACCESSORY	○

PRIVATE FRONTAGE TYPES	
COMMON YARD	○
PORCH WITH OPTIONAL FENCE	○
STOOP	○
GALLERY	○
ARCADE	○
SHOPFRONT	○
FORECOURT	○
TERRACE	○

BUILDING DISPOSITION	
EDGEYARD	○
SIDEYARD	○
COURTYARD	○
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

STREET TYPES	
RURAL STREET	●
RESIDENTIAL ALLEY	○
COMMERCIAL ALLEY	○
YIELD STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	○
SIDE STREET	○
2 LANE COMMUNITY BOULEVARD	○
4 LANE COMMUNITY BOULEVARD	○
PATH	●
TRAIL	●

PARKING LOCATION	
FIRST LAYER	○
SECOND LAYER	○
THIRD LAYER	○
ON-STREET	●
RV STORAGE	○

4.3.1.2 P2-RURAL

LOTS	
WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	2 ACRE MINIMUM
LOT COVERAGE (MAXIMUM)	40%
BUILD-TO-LINE (RANGE)	10'- 150'
FACADE BUILDOUT (MINIMUM)	N/A
STORIES (MAXIMUM)	3 STORIES

BLOCKS	
BLOCK LENGTH (MAXIMUM)	720'
BLOCK PERIMETER (MAXIMUM)	2,880'

PUBLIC FRONTAGE (RIGHT OF WAY)	
SIDEWALK ZONE WIDTH	5'
LANDSCAPE ZONE	NOT PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8' ANGLED - 17'
VEHICULAR TRAVEL ZONE WIDTH	20'-24'

BUILDING TYPES	
DETACHED DWELLING	●
ATTACHED DWELLING	○
COTTAGE COURT	●
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	●
ACCESSORY DWELLING UNIT	●
RECREATIONAL VEHICLE PARK	●
RESIDENTIAL ACCESSORY	●
SMALL COMMERCIAL	○
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	○
TEMPORARY COMMERCIAL	○
COMMERCIAL ACCESSORY	○
CIVIC BUILDINGS	●

PRIVATE FRONTAGE TYPES	
COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	○
ARCADE	○
SHOPFRONT	○
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION	
EDGEYARD	●
SIDEYARD	○
COURTYARD	○
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

STREET TYPES	
RURAL STREET	●
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
YIELD STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	○
SIDE STREET	○
2 LANE COMMUNITY BOULEVARD	○
4 LANE COMMUNITY BOULEVARD	○
PATH	●
TRAIL	●

PARKING LOCATION	
FIRST LAYER	●
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	○
RV STORAGE	●

4.3.1.3 P2C RURAL COMMERCIAL

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	1 ACRE MINIMUM
LOT COVERAGE (MAXIMUM)	40%
BUILD-TO-LINE (RANGE)	10'-150'
FACADE BUILDOUT (MINIMUM)	N/A
STORIES (MAXIMUM)	3 STORIES

BLOCKS

BLOCK LENGTH (MAXIMUM)	720'
BLOCK PERIMETER (MAXIMUM)	2,880'

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	5'
LANDSCAPE ZONE	NOT PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8' ANGLED - 17'
VEHICULAR TRAVEL ZONE WIDTH	16'-24'

BUILDING TYPES

DETACHED DWELLING	○
ATTACHED DWELLING	○
COTTAGE COURT	○
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	○
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	○
SMALL COMMERCIAL	●
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	●
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	●
TEMPORARY COMMERCIAL	●
COMMERCIAL ACCESSORY	●
CIVIC BUILDINGS	●

PRIVATE FRONTAGE TYPES

COMMON YARD	○
PORCH WITH OPTIONAL FENCE	●
STOOP	○
GALLERY	●
ARCADE	●
SHOPFRONT	●
FORECOURT	○
TERRACE	○

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	○
COURTYARD	○
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

STREET TYPES

RURAL STREET	●
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
YIELD STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	○
SIDE STREET	○
2 LANE COMMUNITY BOULEVARD	○
4 LANE COMMUNITY BOULEVARD	○
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	●
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	○
RV STORAGE	○

4.3.1.4 P2.5 LARGE LOT

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	1 ACRE MINIMUM
LOT COVERAGE (MAXIMUM)	40%
BUILD-TO-LINE (RANGE)	10'-150'
FACADE BUILDOUT (MINIMUM)	40%
STORIES (MAXIMUM)	3 STORIES

BLOCKS

BLOCK LENGTH (MAXIMUM)	720'
BLOCK PERIMETER (MAXIMUM)	2,880'

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	5'-15'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'
VEHICULAR TRAVEL ZONE WIDTH	16'-24'

BUILDING TYPES

DETACHED DWELLING	●
ATTACHED DWELLING	○
COTTAGE COURT	●
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	●
ACCESSORY DWELLING UNIT	●
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	●
SMALL COMMERCIAL	○
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	○
TEMPORARY COMMERCIAL	○
COMMERCIAL ACCESSORY	○
CIVIC BUILDINGS	●

PRIVATE FRONTAGE TYPES

COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	○
ARCADE	○
SHOPFRONT	○
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	○
COURTYARD	○
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

STREET TYPES

RURAL STREET	○
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
YIELD STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	○
2 LANE COMMUNITY BOULEVARD	○
4 LANE COMMUNITY BOULEVARD	○
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	○
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	○
RV STORAGE	●

4.3.1.5 P3 - NEIGHBORHOOD

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	60%
BUILD-TO-LINE (RANGE)	5'-20'
FACADE BUILDOUT (MINIMUM)	50%
STORIES (MAXIMUM)	3 STORIES

BLOCKS

BLOCK LENGTH (MAXIMUM)	330'
BLOCK PERIMETER (MAXIMUM)	1,320'

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	5'-15'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'
VEHICULAR TRAVEL ZONE WIDTH	16'-24'

BUILDING TYPES

DETACHED DWELLING	●
ATTACHED DWELLING	●
COTTAGE COURT	●
DUPLEX	●
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	●
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	●
SMALL COMMERCIAL	○
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	○
TEMPORARY COMMERCIAL	○
COMMERCIAL ACCESSORY	○
CIVIC BUILDINGS	●

PRIVATE FRONTAGE TYPES

COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	○
ARCADE	○
SHOPFRONT	○
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	●
COURTYARD	●
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

STREET TYPES

RURAL STREET	○
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
YIELD STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	○
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	○
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	●
RV STORAGE	●

4.3.1.6 P3M - MANUFACTURED HOUSING

LOTS	
WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	60%
BUILD-TO-LINE (RANGE)	5'-20'
FACADE BUILDOUT (MINIMUM)	50%
STORIES (MAXIMUM)	2 STORIES

BLOCKS	
BLOCK LENGTH (MAXIMUM)	330'
BLOCK PERIMETER (MAXIMUM)	1,320'

PUBLIC FRONTAGE (RIGHT OF WAY)	
SIDEWALK ZONE WIDTH	5'-15'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'
VEHICULAR TRAVEL ZONE WIDTH	16'-24'

BUILDING TYPES	
DETACHED DWELLING	○
ATTACHED DWELLING	○
COTTAGE COURT	○
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	●
ACCESSORY DWELLING UNIT	●
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	●
SMALL COMMERCIAL	○
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	○
TEMPORARY COMMERCIAL	○
COMMERCIAL ACCESSORY	○
CIVIC BUILDINGS	●

PRIVATE FRONTAGE TYPES	
COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	○
GALLERY	○
ARCADE	○
SHOPFRONT	○
FORECOURT	○
TERRACE	○

BUILDING DISPOSITION	
EDGEYARD	●
SIDEYARD	●
COURTYARD	○
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

STREET TYPES	
RURAL STREET	○
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
YIELD STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	○
PATH	●
TRAIL	●

PARKING LOCATION	
FIRST LAYER	○
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	●
RV STORAGE	●

4.3.1.7 P4 - MIX

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	90%
BUILD-TO-LINE (RANGE)	5'-15'
FACADE BUILDOUT (MINIMUM)	60%
STORIES (MAXIMUM)	3 STORIES

BLOCKS

BLOCK LENGTH (MAXIMUM)	330'
BLOCK PERIMETER (MAXIMUM)	1,320'

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	5'-18'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8' ANGLED - 17'
VEHICULAR TRAVEL ZONE WIDTH	16' - 40'

BUILDING TYPES

DETACHED DWELLING	●
ATTACHED DWELLING	●
COTTAGE COURT	●
DUPLEX	●
TRIPLEX	●
QUADRAPLEX	●
SMALL APARTMENT	●
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	●
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	●
SMALL COMMERCIAL	●
LIVE/WORK	●
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	●
TEMPORARY COMMERCIAL	●
COMMERCIAL ACCESSORY	●
CIVIC BUILDINGS	●

PRIVATE FRONTAGE TYPES

COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	●
ARCADE	●
SHOPFRONT	●
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	●
COURTYARD	●
REARYARD	●

PERMITTED	●
NOT PERMITTED	○

STREET TYPES

RURAL STREET	○
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
YIELD STREET	○
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	●
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	○
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	●
RV STORAGE (THIRD LAYER)	●

4.3.1.8 P5 - URBAN CENTER

LOTS	
WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	100%
BUILD-TO-LINE (RANGE)	0'- 15'
FACADE BUILDOUT (MINIMUM)	80%
STORIES (MAXIMUM)	5 STORIES

BLOCKS	
BLOCK LENGTH (MAXIMUM)	330'
BLOCK PERIMETER (MAXIMUM)	1,320'

PUBLIC FRONTAGE (RIGHT OF WAY)	
SIDEWALK ZONE WIDTH	12'-18'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'-12' ANGLED - 17'-22'
VEHICULAR TRAVEL ZONE WIDTH	16'- 40'

BUILDING TYPES	
DETACHED DWELLING	○
ATTACHED DWELLING	○
COTTAGE COURT	○
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	●
LARGE APARTMENT	●
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	○
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	○
SMALL COMMERCIAL	●
LIVE/WORK	●
MIXED-USE COMMERCIAL	●
LARGE COMMERCIAL	●
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	●
TEMPORARY COMMERCIAL	●
COMMERCIAL ACCESSORY	●
CIVIC BUILDINGS	●

PRIVATE FRONTAGE TYPES	
COMMON YARD	○
PORCH WITH OPTIONAL FENCE	○
STOOP	●
GALLERY	●
ARCADE	●
SHOPFRONT	●
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION	
EDGEYARD	○
SIDEYARD	●
COURTYARD	●
REARYARD	●

PERMITTED	●
NOT PERMITTED	○

STREET TYPES	
RURAL STREET	○
RESIDENTIAL ALLEY	○
COMMERCIAL ALLEY	●
YIELD STREET	○
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	●
PATH	●
TRAIL	●

PARKING LOCATION	
FIRST LAYER	○
SECOND LAYER	○
THIRD LAYER	●
ON-STREET	●
RV STORAGE (THIRD LAYER)	○

4.3.1.9 EC - EMPLOYMENT CENTER

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	TBD
BUILD-TO-LINE (RANGE)	TBD
FACADE BUILDOUT (MINIMUM)	TBD
STORIES (MAXIMUM)	TBD

BLOCKS

BLOCK LENGTH (MAXIMUM)	720'
BLOCK PERIMETER (MAXIMUM)	2,880'

*PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	8'-24'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'-12' ANGLED - 17'-22'
VEHICULAR TRAVEL ZONE WIDTH	16'-40'

BUILDING TYPES

DETACHED DWELLING	○
ATTACHED DWELLING	○
COTTAGE COURT	○
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	○
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	○
SMALL COMMERCIAL	●
LIVE/WORK	●
MIXED-USE COMMERCIAL	●
LARGE COMMERCIAL	●
HIGHWAY COMMERCIAL	●
INDUSTRIAL	●
CARTS, KIOSKS, FOOD TRAILERS	●
TEMPORARY COMMERCIAL	●
COMMERCIAL ACCESSORY	●
CIVIC BUIDLINGS	●

PRIVATE FRONTAGE TYPES

COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	●
ARCADE	●
SHOPFRONT	●
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	●
COURTYARD	●
REARYARD	●

PERMITTED	●
NOT PERMITTED	○

TBD = TO BE DECIDED BY DURING DEVELOPMENT PROCESS

STREET TYPES

RURAL STREET	○
RESIDENTIAL ALLEY	○
COMMERCIAL ALLEY	●
YIELD STREET	○
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	●
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	●
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	●
RV STORAGE	○

*Already developed properties with Place Type EC zoning shall follow the development standards of Place Type 5 until an Employment Center Plan has been adopted for the property.

4.3.1.10 CS - CIVIC SPACE

LOTS

WIDTH	TBD
AREA	TBD
LOT COVERAGE (MAXIMUM)	TBD
BUILD-TO-LINE (RANGE)	TBD
FACADE BUILDOUT (MINIMUM)	TBD
STORIES (MAXIMUM)	TBD

STREETS

BLOCK PERIMETER (MAXIMUM)	TBD
BLOCK LENGTH (MAXIMUM)	TBD

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE	TBD
LANDSCAPE ZONE	TBD
VEHICULAR PARKING ZONE	TBD
VEHICULAR TRAVEL ZONE	TBD

BUILDING TYPES

DETACHED DWELLING	○
ATTACHED DWELLING	○
COTTAGE COURT	○
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	○
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	○
SMALL COMMERCIAL	○
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	●
TEMPORARY COMMERCIAL	●
COMMERCIAL ACCESSORY	○
CIVIC BUILDINGS	●

PRIVATE FRONTAGE TYPES

COMMON YARD	○
PORCH WITH OPTIONAL FENCE	○
STOOP	○
GALLERY	○
ARCADE	○
SHOPFRONT	○
FORECOURT	○
TERRACE	○

BUILDING DISPOSITION

EDGEYARD	○
SIDEYARD	○
COURTYARD	○
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

STREET TYPES

RURAL STREET	●
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	●
YIELD STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	●
PATH	●

PARKING LOCATION

FIRST LAYER	TBD
SECOND LAYER	TBD
THIRD LAYER	TBD
ON-STREET	TBD
RV STORAGE	TBD



CHAPTER 5

PRIVATE LOT DEVELOPMENT STANDARDS.

5.1 LOT STRUCTURE.

5.1.1 GENERAL.

Lots and buildings located within the City of Taylor shall be subject to the requirements of this Chapter. Regulatory terminology related to lots used in this section is diagrammed for illustrative purposes only. Building types diagrammed are provided for illustrative purposes only.

5.1.2 ELEMENTS OF A LOT.

The diagram below represents a general lot within the City of Taylor. The lot elements are described in Table 5.1.2(B): Lot Structure Diagram Descriptions.

FIGURE 5.1.2(A): ELEMENTS OF A LOT.

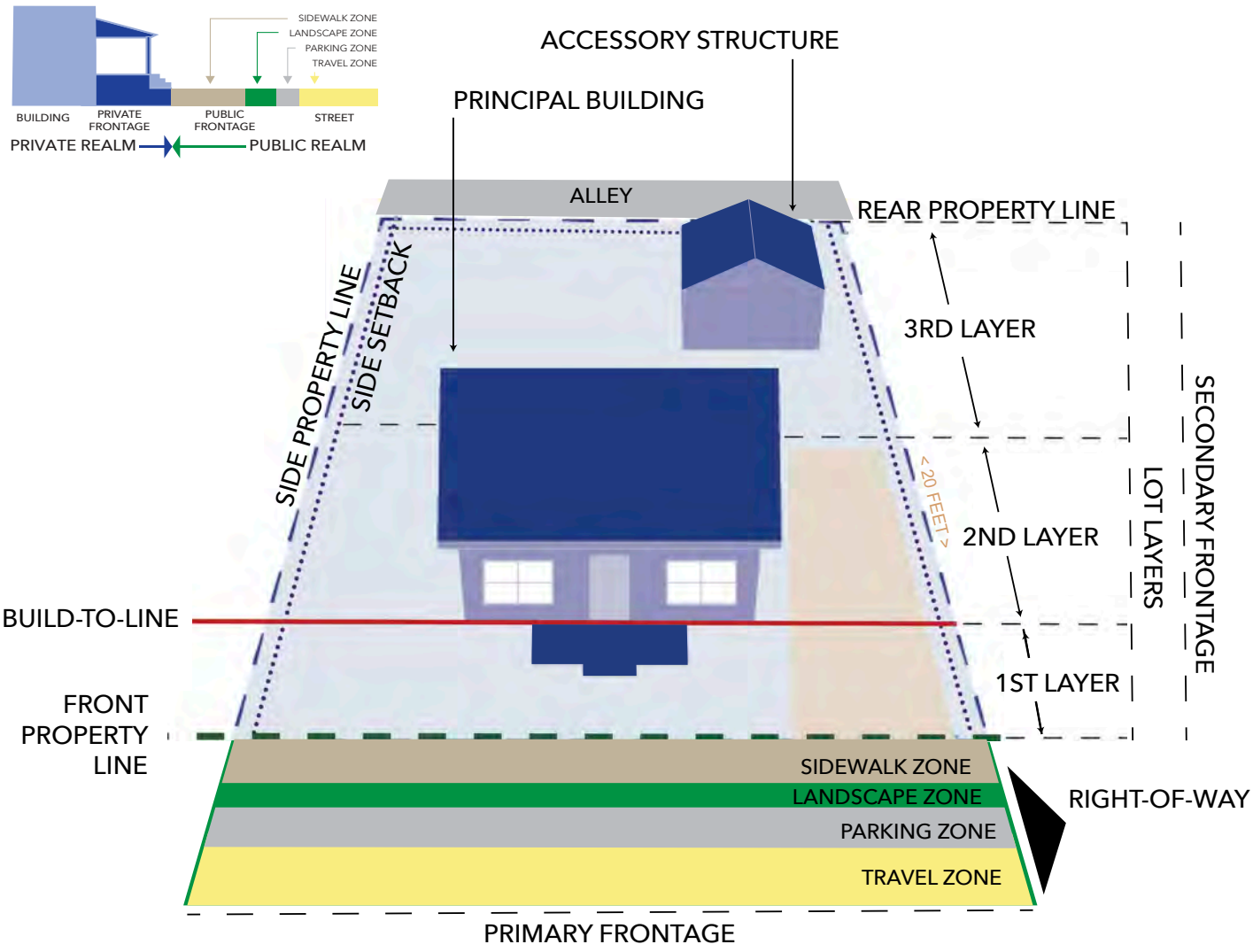


TABLE 5.1.2(B): LOT STRUCTURE DIAGRAM DESCRIPTIONS.

BUILDINGS	
PRINCIPAL BUILDING	The main building on a lot.
ACCESSORY STRUCTURES	A secondary building located toward the rear of the same lot as a principal building may include a dwelling unit called an Accessory Dwelling Unit (ADU).
LOT LAYERS	

Lots shall be divided into regulatory layers as illustrated in the Lot Structure Diagram and frontage lines below. Standards for the second and third layers pertain only to the primary frontage. Standards for the first layer pertain to both frontages.

FIRST LAYER	The first layer is the area of a lot from the front property line to the facade of the principal building. It is the private frontage of a lot.
SECOND LAYER	The second layer is the area of the lot set behind the first layer to a depth of 20 feet in all Place Types.
THIRD LAYER	The third layer is the area of a lot set behind the second layer and extending to the rear lot line.
LOT	
BUILD-TO-LINE	The build-to-line is the location where the principal front facade will be located. The location of the build-to-line, is established per Place Type, and for new neighborhoods, on the Neighborhood Plan.
REAR PROPERTY LINE	Where the property line meets alley R.O.W. or an adjoining side/rear property line. All buildings and structures must be located at or behind the side or rear property line in compliance with the building separation requirements of the adopted building code.
LOT WIDTH	The length of the principal frontage line of a lot. Lot width is measured between the side lot lines at the build-to-line.
FRONT PROPERTY LINE	Where private property align with publicly controlled right-of-way. Lots may have multiple frontages. On lots with multiple frontages, such as corner lots, one property line is designated as the primary frontage.
SIDE SETBACK	The separation between any building on the lot and the side property boundary.

DEVELOPMENT REALMS	
PRIVATE REALM	Privately owned areas in large part developed with buildings and associated improvements. It is more limited in its accessibility to the public.
PUBLIC REALM	The streets, parks, squares, green spaces, and other interconnected outdoor places that require no key to access them and are available without charge for everyone to use.
FRONTAGE TYPES	
PUBLIC FRONTAGE	This area consists primarily of the right-of-way between the street and the front property line where the sidewalk, public landscaping, public lighting, and the furniture zone are on a lot. It also includes other publicly accessible civic spaces such as parks, squares, plazas, courtyards, and alleys. It plays a critical role in an area's character and function.
PRIVATE FRONTAGE	This area consists of the portion of the private lot within the first layer. These areas are in large part developed with buildings and associated improvements, and is more limited in its accessibility to the public.
PUBLIC FRONTAGE ZONE	
SIDEWALK ZONE	The sidewalk zone includes a sidewalk that is usually clear of all obstructions. The purpose is to allow for pedestrian movement in parallel with the street.
LANDSCAPE ZONE	The landscape zone refers to all areas where plants and trees are used in the public realm including tree wells, garden beds and planter pots serving a variety of purposes including buffering, water quality, aesthetic enhancement, shade and habitat.
PARKING ZONE	On-street parking should be accommodated on most public streets. On-street parking provides the opportunity for easy access and connectivity to the street-scape and the adjacent land uses.
TRAVEL ZONE	The travel zone is the space within the right-of-way where multiple types of vehicles travel.
RIGHT-OF-WAY	The land within which the travel zone, parking zone, landscape zone, sidewalk zone and, in most cases, city utilities are located. The right-of-way is accessible to the public.

5.2 BUILDING TYPES.

5.2.1 INTENT.

5.2.1.1 Focusing on appropriate building types within Place Types instead of focusing on the uses within the buildings, ensures the City develops properties that reflect the walkable character within Taylor's core and protect the surrounding open space and agricultural lands. A mix of residential and commercial building types provides options for development that support a variety of people with different lifestyles, income levels, and age groups.

5.2.1.2 The Envision Taylor Comprehensive Plan calls for a variety of residential building types that support all types of households, including missing middle housing. Missing middle housing refers to a range of house-scale buildings with multiple units, compatible in scale and form with detached homes, located in a walkable neighborhood.

5.2.1.3 Building types diagrammed are provided for illustrative purposes only (see 5.2.3 Residential Building Type Descriptions and 5.2.4 Commercial Building Type Descriptions).

TABLE 5.2(A): BUILDING TYPES PERMITTED BY PLACE TYPE ZONING DISTRICTS.

BUILDING TYPES	PLACE TYPES									
RESIDENTIAL	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
DETACHED DWELLING	NP	P	NP	P	P	NP	P	NP	NP	TBD
ATTACHED DWELLING	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
COTTAGE COURT	NP	P	NP	P	P	P	P	NP	NP	TBD
DUPLEX	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
TRIPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
QUADRAPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
SMALL APARTMENTS	NP	NP	NP	NP	NP	NP	P	P	NP	TBD
LARGE APARTMENTS	NP	NP	NP	NP	NP	NP	NP	P	NP	TBD
MANUFACTURED HOME	NP	P	NP	P	NP	P	NP	NP	NP	TBD
ACCESSORY DWELLING UNIT	NP	P	NP	P	P	P	P	NP	NP	TBD
RECREATIONAL VEHICLE PARK	NP	P	NP	NP	NP	NP	NP	NP	NP	TBD
RESIDENTIAL ACCESSORY	NP	P	NP	P	P	P	P	NP	NP	TBD
COMMERCIAL	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
SMALL COMMERCIAL	NP	NP	P	NP	NP	NP	P	P	P	P
LARGE COMMERCIAL	NP	NP	NP	NP	NP	NP	NP	P	NP	P
LIVE/WORK	NP	NP	NP	NP	NP	NP	P	P	NP	P
MIXED-USE COMMERCIAL	NP	NP	NP	NP	NP	NP	NP	P	NP	P
HIGHWAY COMMERCIAL	NP	NP	P	NP	NP	NP	NP	NP	NP	P
CART, KIOSKS, FOOD TRAILERS	P	NP	P	NP	NP	NP	P	P	P	P
TEMPORARY COMMERCIAL	P	NP	P	NP	NP	NP	P	P	P	P
COMMERCIAL ACCESSORY	NP	NP	P	NP	NP	NP	P	P	NP	P
INDUSTRIAL	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
CIVIC	P	P	P	P	P	P	P	P	P	P

P = PERMITTED NP = NOT PERMITTED TBD="TO BE DECIDED" DURING DEVELOPMENT PROCESS

5.2.2 BUILDING FUNCTION BY BUILDING TYPES.

Building Types are intended to establish the anticipated intensity within each Place Type. This section establishes allowable uses within the Building Types by Place Type. Section 5.9.3 Neighborhood Compatibility will apply to all uses and buildings in the City.

5.2.2.1 RESIDENTIAL BUILDING TYPES.

Within residential buildings the following uses are permitted with the stated limitations.

(1) P2, P2.5, P3, P3M.

- (a) Dwelling
- (b) Home Occupation
- (c) Lodging with a full time, on-site operator. Specific Use Permit without a full time, on-site operator
- (d) Accessory Commercial Use with Specific Use Permit

(2) P4, P5

- (a) Dwelling
- (b) Home Occupation
- (c) Lodging
- (d) Accessory Commercial Use

(3) EC- as determined in Employment Center Plan

5.2.2.2 COMMERCIAL BUILDING TYPES.

Uses within commercial buildings are governed by the adopted building and health and safety codes and must comply with the Performance Standards of this chapter.

Within commercial buildings the following uses are permitted with the stated limitations.

(1) P1

- (a) Temporary retail with Specific Use Permit

(2) P2C

- (a) Retail including drive-through services, vehicle services and outdoor activities
- (b) Office
- (c) Commercial including outdoor storage

(3) P4

(a) Retail excluding drive-through services and vehicle services. Outdoor retail activities with Specific Use Permit

(b) Office

(4) P5

(a) Retail excluding vehicle services. Drive-through services in the third layer with Specific Use Permit

(b) Office

(c) Commercial, outdoor storage in the third layer with Specific Use Permit

(5) CS

(a) Temporary retail

(b) Retail with Specific Use Permit

(6) EC - as determined in Employment Center Plan including:

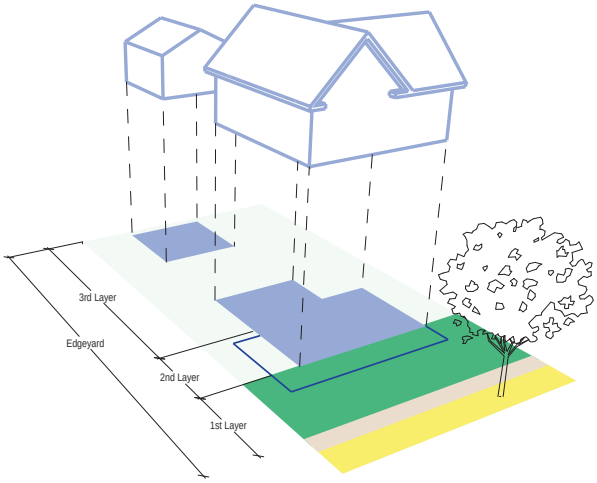
(a) Retail including drive-through services, vehicle services and outdoor activities

(b) Office

(c) Commercial including outdoor storage

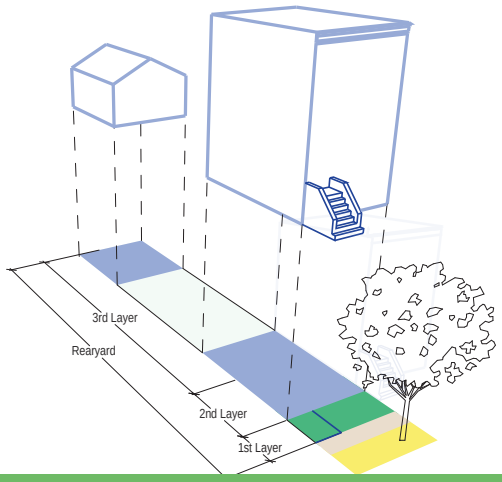
(d) Industrial

5.2.3: RESIDENTAL BUILDING TYPES



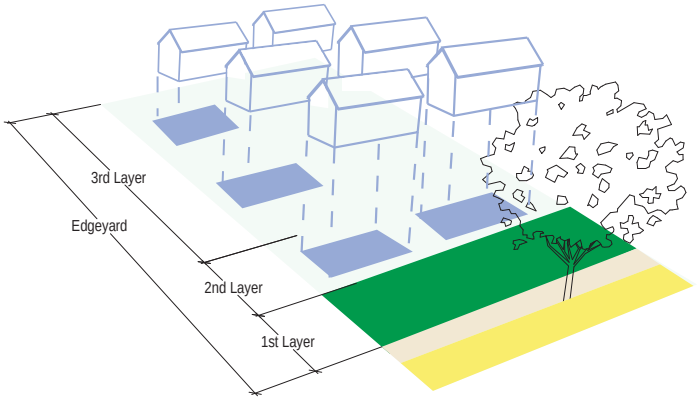
DETACHED DWELLING

An individual dwelling unit on its own lot. The detached dwelling is the most prevalent dwelling type in Taylor. This building type is typically disposed on the lot with edge yards. On small to medium sized lots, this building type should be set close to the front property line to encourage interaction with pedestrians. This building type has a front door facing the street or path from which it takes primary access. A HUD code manufactured house is a detached dwelling that is only permitted in certain Place Types.



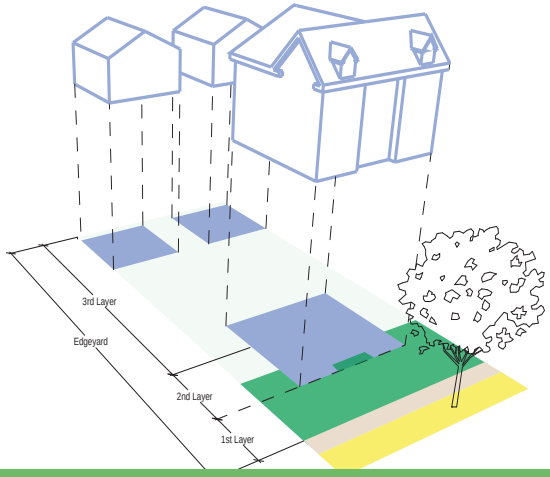
ATTACHED DWELLINGS

An individual dwelling unit on its own lot that shares a common wall with a unit on one or more adjacent lots. This building type is often referred to as a townhouse. This building type is typically disposed on the lot with a side yard or rear yard. This building type should be set close to or at the front property line to encourage interaction with pedestrians. This building type has a front door facing the street or path from which it takes primary access.



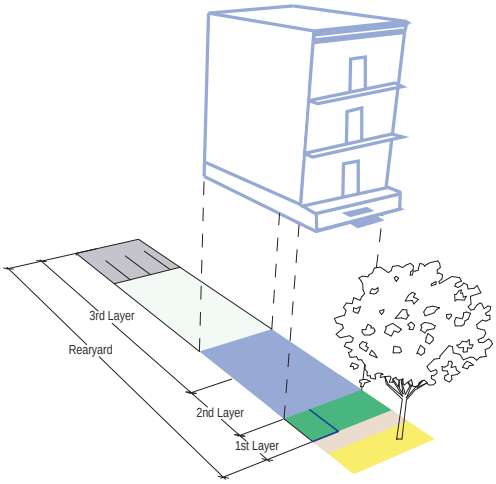
COTTAGE COURT

A group of individual, small dwelling units on a single lot or on individual lots that share a central courtyard. The cottages adjacent to the street have front doors facing the street and the cottages whose primary access is from the courtyard have front doors facing the courtyard. For the purposes of platting, cottage lots may have legal frontage onto a courtyard with a public access easement from the street.



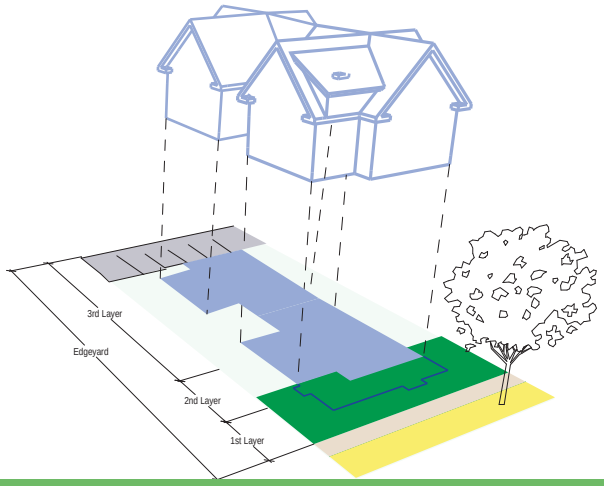
DUPLEX

Two dwelling units on a single lot. The dwelling units are typically in a single building arranged side by side or stacked, or they may be in separate buildings by warrant. This building type is typically disposed on the lot with edge yards. On small to medium sized lots, this building type should be set close to the front property line to encourage interaction with pedestrians. This building type has at least one front door facing the street or path from which it takes primary access.



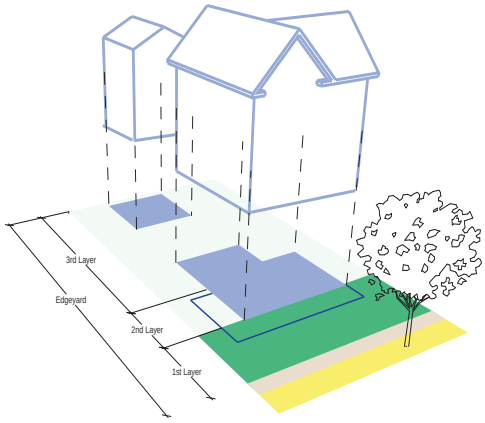
TRIPLEX

Three dwelling units on a single lot. The dwelling units are typically in a single building arranged side by side or stacked, or they may be in separate buildings by warrant. This building type is typically disposed on the lot with edge yards. On small to medium sized lots, this building type should be set close to the front property line to encourage interaction with pedestrians. This building type has at least one front door facing the street or path from which it takes primary access.



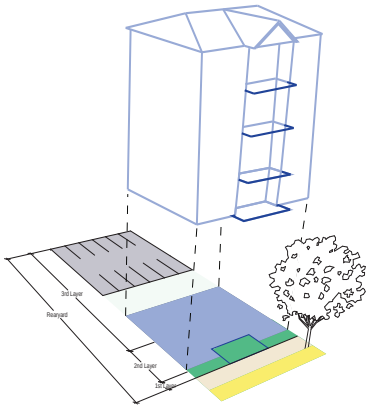
QUADRAPLEX

Four dwelling units on a single lot. The dwelling units are typically in a single building and share a central entry but may have individual entries. The dwelling units may be in separate buildings by warrant. This building type is typically disposed on the lot with edge yards. On small to medium sized lots, this building type should be set close to the front property line to encourage interaction with pedestrians. This building type has at least one front door facing the street or path from which it takes primary access.



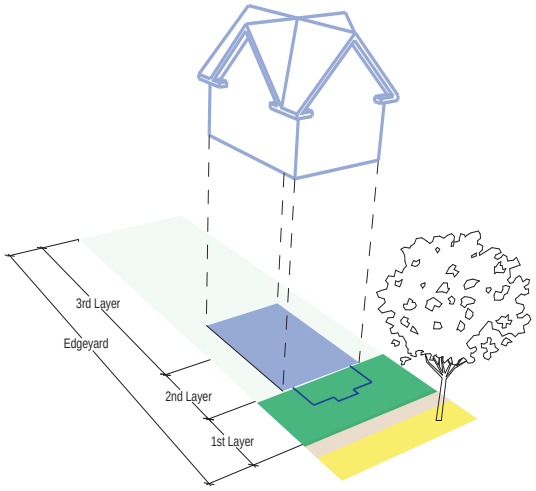
SMALL APARTMENTS

A detached building on a single lot that includes multiple dwelling units. The building typically has a shared entrance facing the street. This building type may be disposed on the lot with edge yards, side yard, courtyard, or rear yard. This building type should be set close to the front property line to encourage interaction with pedestrians. This building type is ideally situated on corner lots to allow access from the primary and secondary streets and to provide more on-street parking for the building occupants and visitors. This building type appears like a large, detached dwelling and seamlessly fits within the neighborhood.



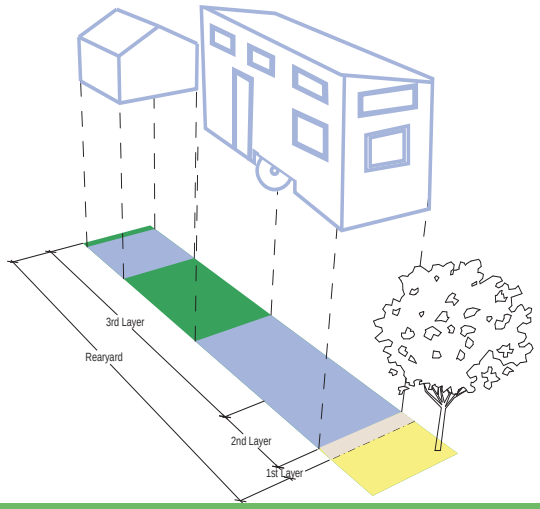
LARGE APARTMENTS

A block-scale building that includes multiple dwelling units. This building type is disposed on the lot(s) with a rear yard or courtyard. This building type should be set at or near the front property line and provide a continuous building frontage along the street. Ground floor dwelling units may have individual entries from the sidewalk or a shared entry. Active ground floor uses such as live/work units, fitness centers, retail, leasing offices, etc. are encouraged.



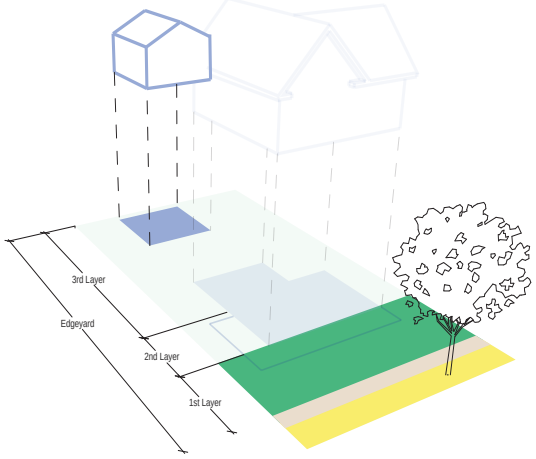
MANUFACTURED HOME PARK

A neighborhood of HUD code manufactured homes intended for long-term residency. Manufactured home parks shall follow the requirements in this LDC and Chapter16, Article III of the City of Taylor Code of Ordinances. Manufactured Home Parks are permitted in P2 and P3M. Individual Manufactured Homes are permitted as a principal dwelling unit building in P2, P2.5 and P3M and as an accessory dwelling unit in P2, P2.5, P3, and P3M.



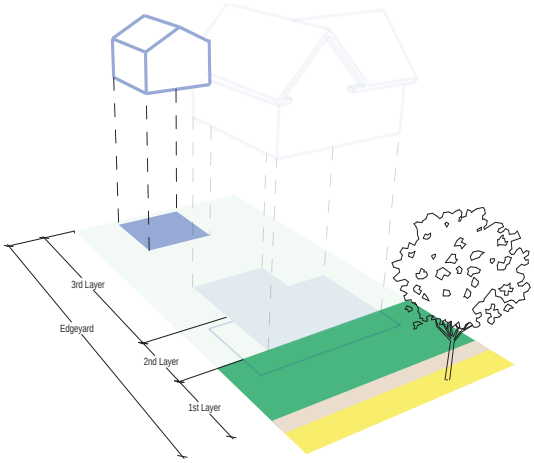
RECREATIONAL VEHICLE PARK

A neighborhood of recreational vehicles intended for short-term residency. Recreational vehicle parks shall follow the requirements of this LDC and Chapter16, Article III of the City of Taylor Code of Ordinances.



ACCESSORY DWELLING UNIT

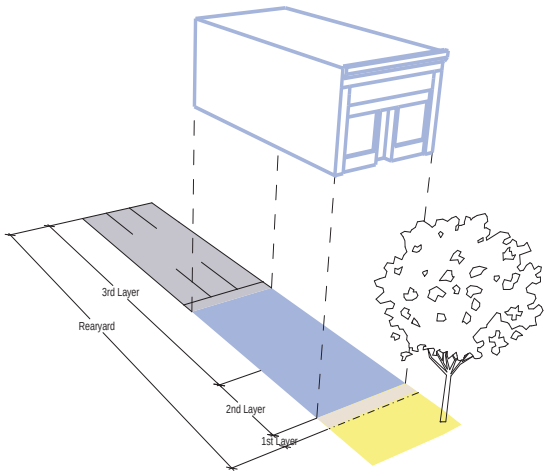
A secondary dwelling unit on the same lot as a principal dwelling unit building. ADUs may be individual detached structures, apartments within or above a garage or integrated into the primary dwelling unit with a separate entrance. ADUs are smaller than and subordinate to the principal building and are typically located in the third layer of the lot. ADUs may be allowed by warrant to be constructed and occupied prior to the principal dwelling unit building.



RESIDENTIAL ACCESSORY BUILDING

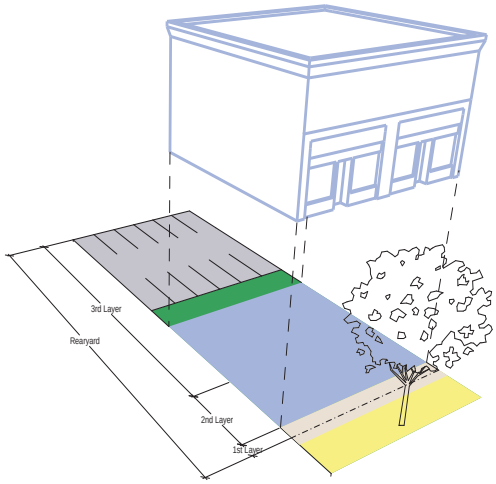
A detached structure located on the same lot as a principal dwelling unit building and not used as a dwelling. An accessory building may be used as a detached garage, a storage building, a workshop, a pool house, or other accessory use to the principal dwelling unit building. Residential accessory buildings are smaller than and subordinate to the principal building and are typically located in the third layer of the lot.

5.2.4: COMMERCIAL BUILDING TYPES



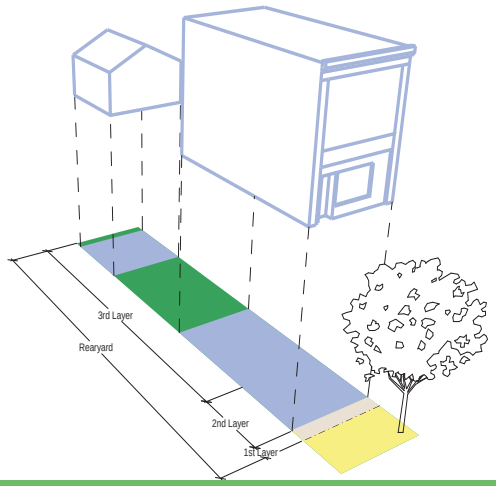
SMALL COMMERCIAL

An individual commercial building on its own lot. Small commercial buildings are the primary building type for small to medium sized businesses in Taylor. They are typically sized to fit on a single commercial lot within a typical City block. The building is typically disposed on the lot with a rear yard to accommodate parking (if off-street parking is provided), outdoor areas and services accessed from a rear alley or service drive.



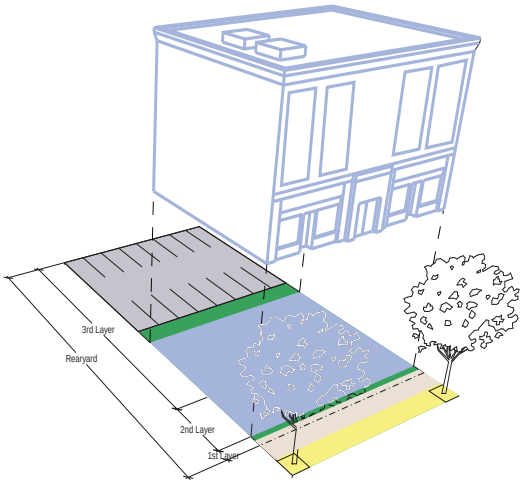
LARGE COMMERCIAL

An individual building that may occupy multiple lots or a significant portion of a block. Large commercial buildings are typically occupied by a single tenant and may be one or more stories in height. The building is typically disposed on the lot with a rear yard to accommodate parking (if off-street parking is provided), outdoor areas and services accessed from a rear alley or service drive.



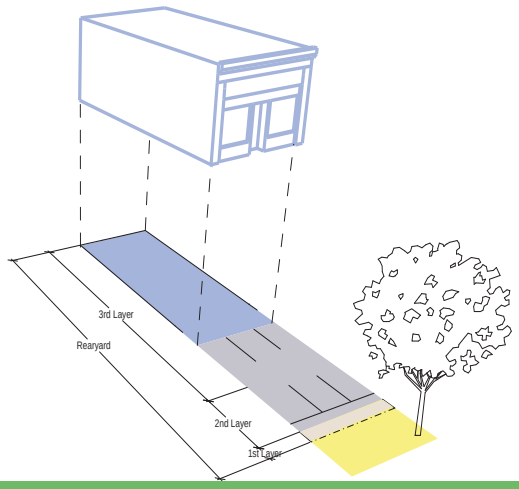
LIVE/WORK

An individual building on its own lot that includes a commercial use(s) on the ground floor and a dwelling unit(s) on the upper floor(s). They are typically sized to fit on a single commercial lot within a typical City block. The building is typically disposed on the lot with a rear yard to accommodate parking (if off-street parking is provided), outdoor areas and services accessed from a rear alley or service drive.



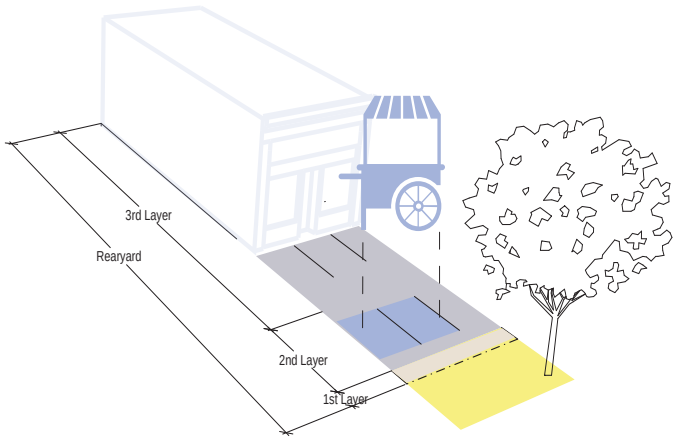
MIXED-USE

An individual building that may occupy multiple lots or a significant portion of a block. Mixed use buildings are occupied by multiple tenants are typically multi-story and often include dwelling units on upper stories. The building is typically disposed on the lot with a rear yard to accommodate parking (if off-street parking is provided), outdoor areas and services accessed from a rear alley or service drive.



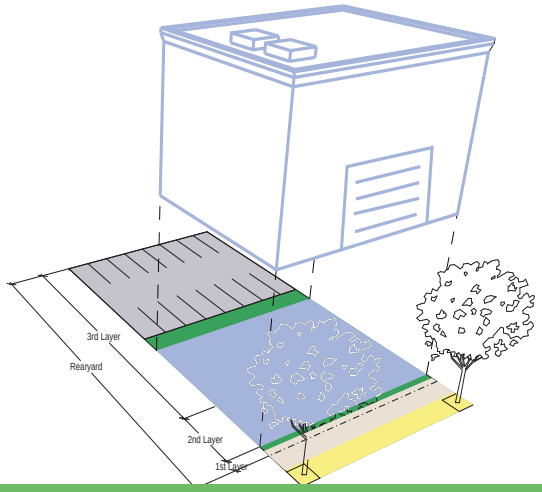
HIGHWAY COMMERCIAL

An individual building on its own lot along a highway or regional road. The building may be occupied by one or more businesses. The building is typically disposed on the lot with edge yards and often includes surface parking lots, outdoor storage or display, drive-through services and other auto-oriented features.



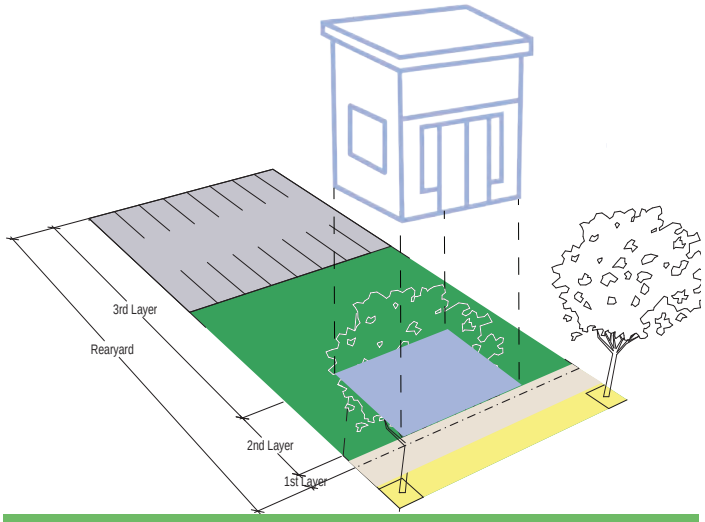
CART, KIOSKS, FOOD TRAILERS

Freestanding, mobile structures that occupy a lot on a temporary basis. Typically, these structures are associated with an existing principal building on a lot. They may also occupy civic space or public right-of-way through a separately granted permit or license agreement.



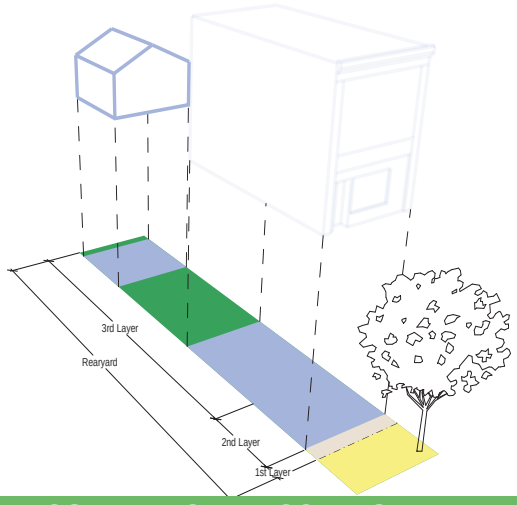
INDUSTRIAL

An individual building on its own lot within an industrial park or employment center. The building may be occupied by one or more businesses. The building is typically disposed on the lot with edge yards and often includes large, paved areas around the building used for parking, loading/unloading, truck bays, and outdoor storage or display.



TEMPORARY COMMERCIAL

Small individual buildings intended to provide commercial space on a temporary basis in new or existing neighborhoods. These buildings may be used as incubation space for businesses before they move into permanent buildings or in new neighborhoods before there is sufficient market demand to justify the construction of permanent commercial buildings in a neighborhood center.



COMMERCIAL ACCESSORY

A detached structure located on the same lot as the principal commercial building. An accessory building may be used as a storage building, or other accessory use to the principal commercial building. Commercial accessory buildings are smaller than and subordinate to the principal building and are typically located in the third layer of the lot.

5.3 BUILDING PLACEMENT ON THE LOT.

5.3.1 GENERAL.

Lots and buildings located within the City of Taylor shall be subject to the requirements of this section. Regulatory terminology related to lots used in this section is diagrammed for illustrative purposes only. Building types diagrammed are provided for illustrative purposes only.

5.3.2 LOT OCCUPATION

5.3.2.1 Stories may not exceed fourteen (14) feet in height from the finished floor to the finished ceiling, except for a first-floor commercial building, which shall be a minimum of eleven (11) feet with a maximum of twenty-five (25) feet.

5.3.2.2 In the 100-year floodplain, a first-level residential or lodging shall be raised a minimum of 2 feet from the base flood elevation.

5.3.3 DEVELOPMENT STANDARDS.

The development standards for each Place Type zoning district are consolidated in 4.3 Place Type Zoning District Development Standards within this LDC.

5.3.4 BUILDING SEPARATION

All Place Type zoning districts require separation between building/structure and side property boundary in accordance with the adopted building code. A warrant or variance application is required for encrooachments into the required building separation. Fences and screening walls may extend into the setback.

5.3.5 BUILDING DISPOSITION.

Principal buildings shall be positioned on a lot in accordance with the building standards per Place Type. There are four (4) types of building dispositions permitted in Taylor. See Table 5.3.5(A): Building Disposition by Place Type Zoning District for descriptions of each and the Place Type zoning districts where the building dispositions are permitted.

TABLE 5.3.5(A): BUILDING DISPOSITION BY PLACE TYPE ZONING DISTRICT.

BUILDING DISPOSITION		PLACE TYPES									
		P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
EDGEYARD	A building that occupies the center of its lot with setbacks on all sides from the lot lines. The front yard is intended to be visually continuous with the yards of adjacent buildings.	NP	P	P	P	P	P	P	NP	P	P
SIDEYARD	A building that occupies one side of the lot with the setback to the other side.	NP	NP	NP	NP	P	P	P	P	P	P
REARYARD	The placement of a building within the boundaries of its lot to create a rearyard, leaving the rear of the lot as private space or available for dedicated parking in its commercial form. The frontage line is a continuous line of frontages that define the public realm.	NP	NP	NP	NP	NP	NP	P	P	P	P
COURTYARD	A building placed within the boundaries of its lot to create a private courtyard, while internally defining one or more private patios. Common walls shared with adjacent buildings create a continuous façade along the frontage line that steadily defines the public frontage.	NP	NP	NP	NP	P	NP	P	P	P	P

P = PERMITTED NP = NOT PERMITTED

5.3.6 PRIVATE FRONTAGE TYPES.

The private frontage consists of privately-owned areas in large part developed with buildings and associated improvements. It is more limited in its accessibility to the public. It is the area within the first layer of a lot between the front building facade, or the build-to-line, and the front property line. The private frontage types in the chart below are built on the front facades of buildings at the build-to-line. Private frontages may encroach into the right-of-way with an approved encroachment permit.

TABLE 5.3.6(A):PRIVATE FRONTAGE PERMITTED BY PLACE TYPE ZONING DISTRICT.

PRIVATE FRONTAGE TYPES	PLACE TYPES									
	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
COMMON YARD  Residential buildings are set back from the front property line with an unfenced front yard that is visually continuous with neighboring yards supporting a common landscape.	NP	P	NP	P	P	P	P	NP	P	P
PORCH WITH OPTIONAL FENCE  Many residential buildings in Taylor have front porches. The build-to-line is setback from the front property line to create room for a wide porch and a fenced-in yard. The optional fence helps maintain a strong street edge and allows the homeowner extra fenced-in yard space. Fence height within first layer may be no more than 4 feet in height above grade/ ground level.	NP	P	P	P	P	P	P	NP	P	P
STOOP  The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be side-loaded. This type is appropriate for residential uses with small setbacks.	NP	P	NP	P	P	NP	P	P	NP	P
GALLERY  A frontage seen on historic storefronts in Taylor, the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This frontage type provides shade for pedestrians on the sidewalk.	NP	NP	P	NP	NP	NP	P	P	P	P

PRIVATE FRONTAGE TYPES	PLACE TYPES									
	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
ARCADE  A colonnade supporting habitable space that overlaps the sidewalk, while the facade at sidewalk level remains at or behind the frontage line. This type is conventional for retail use.	NP	NP	P	NP	NP	NP	P	P	P	P
SHOPFRONT  A popular retail frontage in Taylor, commercial shopfront build-to-lines are aligned close to the frontage line with the building entrance at sidewalk grade. Shopfronts have substantial glazing on the sidewalk level and an awning that may overlap the sidewalk.	NP	NP	P	NP	NP	NP	P	P	P	P
FORECOURT  A portion of the facade is close to the frontage line and the central portion is setback. Forecourts are suitable for vehicle drop-offs and courtyards.	NP	P	NP	P	P	NP	P	P	P	P
TERRACE  The facade is setback from the frontage line by an elevated terrace. This frontage type buffers residential use from urban sidewalks and removes the private yard from the public encroachment. Terraces are suitable for conversions into outdoor cafe patios.	NP	P	NP	P	P	NP	P	P	P	P

P = PERMITTED NP = NOT PERMITTED

5.3.7 PRIVATE FRONTAGE DEVELOPMENT STANDARDS.

5.3.7.1 The facade of the Principal Building shall be built parallel to the front property line or to the tangent of a curved frontage line of a lot.

5.3.7.2 All facades shall be glazed with clear glass, not less than twenty percent (20%) of the first story. Glazing shall be calculated as the total combined area of window glazing (lights or panes within each window's casing) divided by the total area of the facade for the target story of a building.

5.3.7.3 Buildings in P5 shall be glazed with clear glass, no less than seventy percent (70%) of the first story.

5.3.7.4 Openings above the first story shall not exceed fifty percent (50%) of the total building wall area, with each facade being calculated independently.

5.3.7.5 All openings, including porches, galleries, arcades, and windows, with the exception of shopfronts, shall be square or vertical in proportion.

5.3.8 PRIVATE FRONTAGE DEVELOPMENT STANDARDS TABLE.

TABLE 5.3.8(A):PRIVATE FRONTAGE ENCROACHMENT DEVELOPMENT STANDARDS BY PLACE TYPE ZONING DISTRICT.

ENCROACHMENT TYPE	PLACE TYPES								
FIRST LAYER	P1	P2	P2C	P2.5	P3	P3M	P4	P5	EC
OPEN PORCH	----	50% MAX.	50% MAX.	50% MAX.	50% MAX.	50% MAX.	50% MAX.	50% MAX.	TBD
RIGHT -OF-WAY									
GALLERY	NP	NP	NP	NP	NP	NP	Within 2 feet of the curb.	Within 2 feet of the curb.	TBD
ARCADE	NP	NP	NP	NP	NP	NP	Within 2 feet of the curb.	Within 2 feet of the curb.	TBD
FIRST LAYER DEPTHS									
PORCH	---	5 FEET MIN.	8 FEET MIN.	8 FEET MIN.	8 FEET MIN.	8 FEET MIN.	10 FEET MIN.	NP	TBD
GALLERY	NP	NP	NP	NP	NP	NP	10 FEET MIN.	10 FEET MIN.	TBD
ARCADE	NP	NP	NP	NP	NP	NP	NP	12 FEET MIN.	TBD

P = PERMITTED NP = NOT PERMITTED TBD = "TO BE DETERMINED" DURING DEVELOPMENT REVIEW

Place Types not included in this chart do not permit encroachments by right. Employment Center frontage encroachments will be evaluated during project submission.

5.4 PARKING AND VEHICLE CIRCULATION ON THE LOT.

5.4.1 INTENT.

Parking shall not be the driver of site planning. The standards in this LDC support this notion by eliminating minimum parking requirements. The intent of building a walkable, bikeable, and easily navigable City means all modes of transportation are available to reduce the reliance on the vehicle. Circulation and parking standards are further defined in the Engineering Manual.

The location of the parking shall be established and shown on the Neighborhood Plan, and/or site plan:

(1) Parking requirements will be market driven. Lot coverage shall not exceed the standards within 4.3 Place Type Zoning District Development Standards.

(2) In P4, P5, and EC the parking area can not be larger than one and a half (1.5) the size of the building.

(3) On-site surface parking must be located in the second layer or third layer of each lot as defined by the Place Type zoning district standards.

(4) Residential garage access is permitted from the public street or from an alley but must be taken from the alley if present. Garage access from the street on a property with alley access may be granted by warrant. Access shall be taken from the side street on corner lots, in which case the garage doors may face the side street.

(5) Residential garage front facades must begin twenty (20) feet or greater from the front property line and may not be replaced forward of the front facade of the principal building.

(6) Carports are allowed in the second layer but do not count toward the facade buildout percentage.

(7) Open parking areas, garages and carports shall be screened from the property line by building, fencing or landscaping and will be regulated in size by lot cover requirements of the Place Type zoning district.

(8) Parking spaces provided internal to a lot shall be located entirely within the third layer of lot as specified within 4.3 Place Type Zoning District Development Standards.

5.4.2 PARKING LOCATION.

5.4.2.1 Vehicle Parking.

Designated parking spaces and drive aisle locations shall be placed in the second or third layer of the lot, except in P2C, P2, P5, and EC, as stated in Section 4.3.1 Place Type Zoning District Details and in accordance with this LDC.

5.4.2.2 Bike Parking.

(1) This section applies to civic buildings and Place Types P4, P5, and EC.

(2) Short-term bicycle parking must be located within 100 feet of the main public entrance of the building or facility.

(3) Long-term bicycle parking must be located within 500 feet of the main public entrance of the building or facility.

(4) Bicycle parking facilities shall not interfere with accessible paths of travel or accessible parking as required by the Americans with Disabilities Act, as amended.

(5) When a rack is placed within a sidewalk or pedestrian right-of-way, a minimum of four (4) feet from the required rack dimension shall be provided for pedestrian clearance.

(6) Bicycle racks shall be located in highly visible and well-lit areas to minimize theft and vandalism.

(7) When automobile parking spaces are provided in a structured parking garage, all required long-term and short-term bicycle spaces shall be located inside the garage on the ground level. Alternative layout and design of racks to maximize space may be approved by the DRC.

(8) Alternative Locations: In the event that compliance may not be feasible because of demonstrable hardship, the DRC may approve an alternative location.

5.4.3 PARKING LOT DESIGN.

5.4.3.1 Parking Stall and Drive Aisle Design Standards.

(1) Use asphaltic pavement, concrete, or a similar material approved by the City Engineer for all parking areas in P5.

(2) At a minimum, use dust palliative or other surfacing materials that minimize the generation of fine dust particulates for P2.5, P2C, P3, P3M and P4.

(3) At a minimum, use a stable dust-free material on drive aisles of civic spaces and other recreational facilities. The Development Review Committee or City Engineer may require an alternative surface, such as concrete or asphalt, in some circumstances.

(4) The parking stalls may be improved with a soil mix treated with a dust palliative.

5.4.3.2 Bicycle Parking Design Standards.

(1) The number of bicycle parking racks shall be based on the amount of automobile parking spaces and shall be provided in accordance with the following. Where fractional bicycle parking spaces result, the spaces required shall be rounded up to the nearest whole number.

(2) Layout and Design

Each bicycle rack shall be designed to accommodate two (2) bicycle parking spaces (two (2) bicycle spaces per rack) while using the allowed bike rack designs below:

(a) Racks shall be designed to accommodate “U”-shaped locking devices and support the bicycle horizontally in two places.

(b) The racks shall be constructed of durable materials to withstand permanent exposure to the elements, such as powder-coated metal or stainless steel.

(c) All bicycle parking spaces must be hard-surfaced or at minimum a compact gravel base.

(d) All bicycle racks shall be securely anchored to the ground using a concrete footing and tamper- proof anchors.

(e) Decorative bicycle racks that enhance the sense of place and contribute to the character of the development are encouraged, but are subject to approval by the DRC.

(3) Bicycle Parking Space Size, Access Aisles, and Vertical Clearance

(a) Bicycle racks shall provide clearance from other objects by using a standard footprint that is at least four (4) feet wide by six (6) feet long, as depicted below, and shall hold at least two (2) bicycles.

(b) In cases where bicycle parking spaces are not visible from the primary drive aisle approaching the building, signage shall be used to direct cyclists safely to bicycle parking areas (Manual for Uniform Traffic Devices Sign D4-3). These signs shall not be placed in the public right-of-way.

5.4.3.3 Parking Lot Traffic Control.

When traffic control devices are utilized in on-site parking lots, it is recommended that the general principles and standard traffic control device designs be used to regulate the flow of traffic.

5.4.3.4 Parking Lot Cross Access Connections.

(1) Cross-access easements and connections to adjoining properties shall be required to connect driveways and parking lots where no alley is present.

(2) Internal vehicular circulation areas shall be designed and installed to allow for cross-access between abutting lots;

(3) In the event, these conditions cannot be met without undue hardship or if such connections would create undesirable traffic flow, the Development Review Committee or City Engineer may waive the connection requirement.

(4) Where a parking lot connection is required, an easement for ingress and egress to adjacent lots shall be recorded on the plat or by separate instrument as appropriate.

5.4.3.5 Parking Lot Landscaping.

(1) Incorporate parking lot landscaped areas and medians into parking lots every twelve (12) spaces.

(2) Use landscape plant materials that are drought tolerant, have minimal dropping of pods and sap, and have canopies that can have a canopy bottom at least ten (10) feet above the ground.

(3) Use single-trunk trees in parking lot landscape areas in accordance with the approved tree list by the City of Taylor.

5.4.4 VEHICLE CIRCULATION.

5.4.4.1 Vehicle Queuing. Adequate depth on site must be provided to prevent vehicle queing in the public right away. The adequate vehicle queuing depth will be determined during the siter plan process.

5.4.5 DRIVE-THROUGH FACILITIES

Drive-throughs are required to be located in the second or third layer layer of the lot or located from an alley. Where allowed, drive-through or gas station facilities shall follow the following criteria:

5.4.5.1 Do not locate drive-through or gas station facilities adjacent to residential uses.

5.4.5.2 Screen vehicular areas for drive-through facilities or gas stations placed on the street side of a building or any other location that is directly visible from adjacent properties with screen walls, mounding, and/or dense landscaping at least three (3) feet in height at the time of planting.

5.4.6 DRIVEWAYS

5.4.6.1 Driveways curbcuts are prohibited on Community Boulevards and discouraged on Neighborhood Avenues. These street types are intented to retain a block of buildings lining the street to protect a more intact pedestrian environment. Vehicular access shall be taken from the rear of the property or from the alley.

5.4.6.2 For corner lots, all driveways shall be located at the secondary frontage. Driveways shall be located as far from the adjacent public street intersection as practical to achieve maximum available corner clearance, with consideration of property limits, adjacent curb cuts, topography, and existing drainage facilities.

5.4.6.3 Non-Alley loaded driveways may intersect a street no closer than twenty (20) feet from the intersection of two (2) street rights-of-ways in P1, P2, P2.5, P3, and P3M, and forty (40) feet in P2C, P4, and P5.

5.4.6.4 Driveways in mid-block lots greater than forty (40) feet in width at the frontage are allowed one (1) driveway with a maximum width of twenty-four (24) feet for two-way and twelve (12) feet for one-way driveways. In P4 and P5, driveways accessing up to eighty (80) feet wide of street right-of-way must be spaced two hundred (200) feet apart centerline to centerline, and driveways accessing more than an eighty (80) feet wide street right-of-way must be spaced three hundred (300) feet apart centerline to centerline. Nothing in this section shall prevent all site access to any property.

5.4.7 PARKING SPACE REQUIREMENTS.

5.4.7.1 Minimum and Maximum Parking Space Requirements.

(1) Minimum Parking Requirements.

(a) Accessible Spaces.

Adequately designed accessible parking spaces shall be provided as required by the Texas Accessability Standards (TAS) and designed in accordance with the parking area landscaping.

(b) Bicycle Spaces.

TABLE 5.4.7(A):MINIMUM BIKE PARKING REQUIREMENTS

AMOUNT OF PARKING SPACES	MINIMUM BIKE PARKING REQUIRED
0-40	2 short-term bicycle parking spaces minimum
41-60	4 short-term bicycle parking spaces minimum
61-80	6 short-term bicycle parking spaces minimum
81-100	8 short-term bicycle parking spaces minimum
101+	minimum 10 short-term bicycle parking spaces or two and one-half percent (2.5%) of required automobile spaces, whichever is greater, will be provided as short-term bicycle parking spaces.

MULTIFAMILY

The minimum number of long-term bicycle parking spaces shall be equal to ten percent (10%) of the auto spaces.

ALL P5 AND P4 PLACE TYPE ZONING DISTRICTS WITH NON-RESIDENTIAL USES.

i. Bicycle parking for residential uses is only required with multifamily building types.

ii. The number of provided automobile parking spaces and bicycle parking spaces shall be shown in a chart format on the site plan. The location and footprints of bicycle rack corrals shall be shown on the site, as well as the location of any bicycle parking signage.

iii. In all cases where bicycle parking is required, no fewer than 2 spaces (one rack) shall be required.

iv. Up to half of the required short-term bicycle parking spaces may be substituted with long-term bicycle parking spaces.

(2) Maximum Parking Requirements.

(a) Maximum percentage of lot occupied by parking. Maximum percentagee of lot occupied by parking in P4 and P5 can not exceed one and a half times (1.5) the size of the building footprint.

5.5 OUTDOOR STORAGE AND ACTIVITIES.

The two (2) types of outdoor storage shall be allowed in the Place Type zoning district designated in the Table below.

OUTDOOR STORAGE TYPE	PLACE TYPES								
	P1	P2	P2C	P2.5	P3	P3M	P4	P5	EC
OUTDOOR DISPLAY, TEMPORARY	NP	P	P	NP	NP	P	P	P	P
OUTDOOR DISPLAY, GENERAL	NP	P	P	NP	NP	P	P	P	P

P = PERMITTED NP = NOT PERMITTED

5.5.1 OUTDOOR DISPLAY, TEMPORARY

5.5.1.1 Temporary outdoor sale of produce goods, holiday goods, outdoor-related goods, and general merchandise shall be permitted for a period not to exceed three (3) days, four (4) times per year.

5.5.1.2 All other outdoor display, storage, and sale of goods are prohibited. A temporary outdoor display not listed may request a Special Use Permit from the Development Services Department to be established.

5.5.1.3 Limited outdoor display of general merchandise on covered porches and deck areas immediately adjacent to established retail businesses shall be permitted.

5.5.2 OUTDOOR DISPLAY, GENERAL

5.5.2.1 Permanent outdoor display, storage, and sale of outdoor-related goods and general merchandise shall include, but are not limited to, goods that are customarily used outside, including outdoor furniture, sporting goods for outdoor sports activities, mannequins, plants, flowers, fertilizers, mulch, sod, gardening tools, lawn equipment, storage sheds, grills, wheelbarrows, and firewood, as determined by the Development Services Director.

5.5.2.2 Outdoor display of general merchandise on covered porches and deck areas immediately adjacent to established retail businesses shall be permitted

5.5.3 OUTDOOR DISPLAY LIMITATIONS

5.5.3.1 The proposed display, storage and/or sale area shall not impede pedestrian or vehicular traffic.

5.5.3.2 If applicable, building, electrical, fire-prevention code, and hazardous use permits shall be obtained.

5.5.3.3 Outdoor storage in crates, trailers, and similar storage units for the purpose of storing supplies or excess inventory to be sold in connection with an established business is not permitted.

5.5.3.4 Off-site storage of vehicles must submit a site layout with a Special Use Permit request to the

Director of Development Services.

5.5.3.5 Indoor vehicle sales are preferred. Vehicle sales shall not occur in the first layer of the lot. Vehicle sales lot must be located in the second layer or third layer of the lot.

5.6 LANDSCAPING STANDARDS.

5.6.1 LANDSCAPE DESIGN IN THE PRIVATE REALM.

5.6.1.1 Landscape design in the private realm must comply with the standards of this section and Chapter 28 of the Taylor Code of Ordinances. The maximum height of any shrubs, ornamental plants, boulders, walls, or other such materials within designated sight distances and traffic safety triangles is eighteen (18) inches. For plants, this shall be the natural mature height of the plant. Any trees that are to be placed in the sight distance and traffic safety triangles shall have a canopy that is kept 8 feet above the ground height and a maximum mature trunk diameter of eight (8) inches. If the tree canopy overhangs the roadway, then the canopy shall be a minimum of fourteen and a half (14.5) feet above the street pavement.

5.6.1.2 All landscape materials shall be selected from a palette of native, adaptive and drought tolerant species that require the least amount of supplemental irrigation possible. Plant and tree placement shall consider the natural culture of that type of plant or tree. Trees (or shrubs) shall not be placed in a Public Utility Easement (PUE), emergency vehicle access easement, or their equivalent, without the approval of the owner of the easement. Landscape and tree placement in proximity to utilities shall follow the requirements in the Engineering Manual.

5.6.2 LANDSCAPING IN ALL PLACE TYPES.

The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization, and maintenance.

5.6.3 SPECIFIC TO PLACE TYPES P1, P2, P.5, P3, P3M, & P4:

Private frontages may choose from various landscapes; naturalistic, lawn, garden, etc. All lots with sufficient yard area require the planting of at least two native trees. One tree is required in the front yard and one tree is required in the rear yard. A street tree may be counted toward the requirement of a front yard tree if the front yard is of insufficient size to accommodate a tree. Modifications to the tree planting requirement may be considered by warrant.

5.6.4 PLACE TYPE P5.

5.6.4.1 The introduced landscape shall consist primarily of durable species tolerant of soil compaction.

5.6.4.2 Landscape plans shall be prepared by a landscape architect or professional and submittals shall include submittals shall include all of the required information found in the Development Manual checklist and follow all of the landscape standards found in the Engineering Manual:

5.6.5 PLACE TYPE CS

Civic spaces within new Neighborhood and Employment Center Plans shall require the preparation of a landscape plan prepared by a landscape architect or professional and submittals shall include all of the required information in the Development Manual checklist and follow all of the landscape standards found in the Engineering Manual. Civic space landscape plans shall be submitted with the Subdivision Improvement Plans.

5.7 LIGHTING STANDARDS.

Public lighting is intended to illuminate the public realm with the appropriate lumen per Place Type. The standards of this section are intended to provide adequate lumen output to safely light sidewalks, streets, and civic spaces or other public realm features. Dark skies are a key part of Taylor's charm. The lighting standards preserve Taylor's dark skies and promote a future dark sky community.

5.7.1 SCOPE.

5.7.1.1 This section applies within the city limits for public and private lighting and within the ETJ for lighting required as part of a subdivision application.

5.7.1.2 Nothing herein shall be construed as preventing or limiting the City from applying this article to private lighting in the ETJ through agreements with property owners or as a term affixed to a conditional approval (such as a variance).

5.7.2 EXEMPTION.

The following are exempt from the application of the Standards of this article:

(1) Lighting equipment required by law to be installed on motor vehicles; and

(2) Lighting required for the safe take-off and landing of aircrafts.

5.7.3 PROHIBITION.

A person commits an offense by doing the following:

(1) Installs outdoor lighting contrary to this article.

(2) Fails to comply with any terms or conditions set forth in a permit issued under this article.

(3) Installs outdoor lighting without obtaining a permit when the total number of the lumen outputs for all lights installed within any nintey (90)-day period is greater than 2,500 lumens.

5.7.4 NONCONFORMING EXISTING LIGHTING.

5.7.4.1 All existing outdoor lighting that was legally installed before the enactment of this article which does not conform with the Standards specified imposed by this article shall be considered nonconforming. Nonconforming outdoor lighting is allowed to remain until required to be replaced pursuant to the terms of this article.

5.7.4.2 If more than fifty percent (50%) of the total appraised value of a structure (as determined from the

records of the county's appraisal district), has been destroyed, the nonconforming status expires and the structure's previously nonconforming outdoor lighting must be removed and may only be replaced in conformity with the standards of this article.

5.7.4.3 Nonconforming outdoor lighting shall be brought into conformance with this article as follows:

(1) Nonresidential application. All existing outdoor lighting located on a subject property that is part of an application for a rezoning application, subdivision approval, or a building permit for a major addition is required to be brought into conformance with this article before final inspection, issuance of a certificate of occupancy, or final plat recordation, when applicable. For the following permits issued by the City, the applicant shall have a maximum of ninety (90) days from date of permit issuance to bring the lighting into conformance: Site development permit, sign permit for an externally or internally illuminated outdoor sign, initial alcoholic beverage permit, initial food establishment permit, and on-site sewage facility permit.

(2) Residential addition or remodel. Nothing herein shall be construed to terminate a residential property's nonconforming status as a result of an addition or remodel.

(3) Abandonment of nonconforming. A nonconforming structure shall be deemed abandoned if the structure remains vacant for a continuous period of six (6) months. In that instance, the nonconforming status expires and the structure's previously nonconforming outdoor lighting must be removed and may only be replaced in conformity with the standards of this article.

5.7.4.4 It is unlawful to expand, repair or replace outdoor lighting that was previously nonconforming, but for which the prior nonconforming status has expired, been forfeited, or otherwise abandoned.

5.7.4.5 Outdoor lighting on property used for commercial purposes that is not in conformance with this article shall be brought into conformance with this article within ten (10) years from the date of adoption of this article. For property annexed into the city limits after the date of the adoption of this LDC, the ten (10) year period established by this subsection shall commence upon the effective date of the annexation. Nothing in this subsection may be construed to allow light trespass or any other form of nuisance from outdoor lighting. A new purchaser of property may request a three-year extension to come into compliance if property is purchased within ten (10) years of the enactment of this article.

5.7.5 NEW LIGHTING.

5.7.5.1 All new Neighborhood and Employment Center plans shall require a public lighting plan in compliance with this section and the standards in the Engineering Manual. All new lighting on private lots shall comply with the dark sky standards in the Engineering Manual.

TABLE 5.7.13(A): PUBLIC LIGHTING TYPES.

PUBLIC LIGHTING TYPES	PLACE TYPES									
	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
COBRA HEAD	P	NP	NP	NP	NP	NP	NP	NP	NP	P
PIPE	P	P	P	P	P	P	NP	NP	P	NP
POST	NP	P	P	P	P	P	P	NP	P	NP
COLUMN	NP	NP	NP	P	P	P	P	P	P	P
DOUBLE COLUMN	NP	NP	NP	NP	NP	NP	NP	P	P	P

P = PERMITTED NP = NOT PERMITTED

5.8 FENCING STANDARDS.

5.8.5.1 Fences may be made of wood, stone, rock, concrete block, masonry brick, brick, decorative wrought iron, chain link, welded wire, or other similar material. Prohibited materials include plywood, paper, plastic, fiberglass panels, chicken wire, fabric, or sheet, roll or corrugated metals. The finished "face" side of the fence (opposite the structural supports) must face all public streets and public parkland.

(1) Fences within the front yard must be fifty percent (50%) see through (i.e. wrought iron or picket fence).

(2) For residential uses, barbed wire fences are not allowed on lots of less than two (2) acres.

(3) For apartment complexes, only wrought iron or similar material is allowed in the front and side setbacks when abutting a local or collector street; wood fences may be allowed within the setbacks that abut another property.

(4) Swimming pools require a fence/barrier surrounding the pool with a self-latching gate in accordance with the 2018 International Swimming Pool and Spa Code 2018 for swimming pool standards.

5.8.5.2 All fences must be constructed to perpetually maintain structural integrity against natural forces such as wind, rain and temperature variations. Fences constructed of chain link, welded wire, picket or similar materials shall require a minimum of two (2) support rails spaced at least one half (½) of the total height of the fence apart.

5.8.5.3 Fences are required to meet the site triangle standards in Section 5.6 Landscaping Standards.

5.8.5.4 Fence heights are regulated as by layer as follows. A four (4) foot max height in the 1st layer. A six (6) foot max height in the 2nd Layer and an eight (8) foot max height in the 3rd layer.

5.9 PERFORMANCE AND COMPATIBILITY STANDARDS.

5.9.1 INTENT.

5.9.1.1 The performance standards protect the public health, safety, and welfare by regulating potential nuisance features associated with certain land uses. Uses that generate nuisances as defined by this section or as defined by the Texas Health and Saftey Code and Section 28 of The City of Taylor's Code of Ordinanes shall be constructed to mitigate negative effects and separated from P3 Neighborhood zoning district.

5.9.1.2 The performance standards of this section shall apply to all uses, buildings, and structures within the City unless otherwise specifically exempted.

5.9.2 EXEMPTIONS.

The following are exempt from the performance standards of this section.

(1) Temporary Construction. Temporary construction, excavation, and grading associated with the development and the installation of streets or utilities for which applicable permits or authorization have been issued.

(2) Demolition Activities. Demolition activities that are necessary and incidental to permitted development on the same lot, on another of several lots being developed at the same time or in the public right-of-way or easement.

5.9.3 NEIGHBORHOOD COMPATIBILITY.

5.9.3.1 APPLICABILITY

Neighborhood compatibility standards apply to all infill development that does not require the approval of a Neighborhood Plan.

5.9.3.2 BUILDING DISPOSITION

Building disposition shall follow the predominant building disposition within the block face of the infill site. Alternative building disposition may be approved by warrant.

5.9.3.3 BUILDING SETBACKS

Front building setbacks shall be within twenty-five percent (25%) of the median front setback of the buildings within the same block as the infill site. Alternative building setbacks may be approved by warrant.

5.9.3.4 PARKING ACCESS AND LOCATION

Parking access and location shall be in keeping with the Place Type standards for the infill site. If the predominant parking access and location within the same block as the infill site is different than the Place Type standards, an alternative parking access and location standard to match the neighborhood standard may be approved by warrant.

5.9.3.5 BUILDING HEIGHT AND MASS

Building shall be constructed in concert with building massing of the buildings surrounding the property to prevent overshadowing of adjacent properties.

5.9.3.6 ARCHITECTURAL CHARACTER

All buildings shall be constructed to be harmonious with and architecturally integrated within the existing neighborhood.

5.9.4 PERFORMANCE STANDARDS.

5.9.4.1 ADAPTABILITY.

All buildings and sites shall be architecturally integrated within the existing neighborhood and designed to adapt over time to house different uses and avoid vacancy due to obsolescence.

5.9.4.2 NOISE.

Sites shall be laid out and uses shall be operated to prevent noise from becoming a nuisance to adjacent properties.

5.9.4.3 VIBRATION.

All uses shall be operated so that ground vibration is not perceptible outside the lot lines of the site on which the use is located.

5.9.4.4 FIRE AND EXPLOSIVE HAZARDS.

Underground storage tanks for flammable liquids and gases shall be located at least fifty (50) feet from the lot line of lots zoned P2, P2C, P3, P3M, and P4; above-ground tanks shall be setback at least one hundred (100) feet from such lot lines, unless the Zoning Board of Adjustment determines, based on information provided by the applicant, that a fifty (50) foot setback will ensure compliance with all applicable state standards. This shall not apply to Liquid Petroleum Gas tanks that are accessory to residential building types.

5.9.4.5 LIGHT AND GLARE.

The following standards shall apply in all business and manufacturing districts with exception of the airport:

(1) All exterior lighting shall be hooded or otherwise shielded so that the light source is not directly visible from outside the property.

(2) All lighting shall be shielded so that substantially all emitted light falls within the property line of the property from which the light emanates.

(3) All exterior-building floodlights shall be shielded so that all emitted light falls upon the property from which the light emanates.

(4) No illumination shall produce direct, incident, or reflected light that interferes with the safe movement of motor vehicles on public streets. The types of lighting that shall be prohibited by this provision shall include, but not be limited to: any light that may be confused with or construed as a traffic control device; and any animated, flashing or changing intensity lights, except for temporary holiday displays.

5.9.4.6 ELECTROMAGNETIC INTERFERENCE.

No operations or activities shall be conducted that cause electrical disturbances to be transmitted across lot lines.

5.9.4.7 ODORS, SMOKE, FUMES, DUST, PARTICULATE MATTER.

Uses that create odors, smoke, fumes, dust, particulate matter or other noxious related nuisances shall require a special use permit.

5.9.5 VIOLATIONS OF PERFORMANCE STANDARDS.

Any use existing prior to the effective date of this LDC, that does not comply with one or more of the standards of this section shall not be deemed nonconforming uses for the purposes of this LDC.

5.9.6 WARRANTS AND VARIANCES.

5.9.6.1 The Development Review Committee (DRC) has the discretion to approve any Administrative Plat, Site Development permit, and/or building permit that deviates less than five percent (5%) from any specefic standard prescribed in the LDC. If not approved or the deviation is greater than five percent (5%), the Applicant may request a Warrant or a Variance to the ZBA, The type of application is determinedd by the DRC. An appeal of a warrant denial by the DRC shall be heard by the ZBA for action. The DRC does not have the authority to determine variances. Variances shall be heard by the ZBA.

5.10 SIGN STANDARDS.

5.10.1 SCOPE AND PURPOSE.

Signs perform an important function by identifying businesses, services and events. Signs also direct vehicular and pedestrian traffic and warn people of dangers. The purpose of this Chapter is to regulate the size, illumination, movement, location, height, and condition of all signs placed on private property for exterior observation and provide uniform sign standards that:

(1) Promote community pride and a positive image of the City;

(2) Protect the rights of persons and businesses to freedom of speech under State of Texas [Texas Constitution Article I, Section 8] and Federal [United States Constitution, First Amendment] law;

(3) Ensure consistency with State statutes relating to sign regulation;

(4) Facilitate economic development;

(5) Reduce the confusion and traffic hazards that result from excessive and prolific use of sign displays;

(6) Promote public safety and protect persons and property by ensuring that signs do not create a hazard by:

  (a) Collapsing, catching fire, or otherwise deteriorating or decaying;

  (b) Confusing or distracting motorists;

  (c) Impairing drivers' ability by obstructing the awareness or visibility of pedestrians, obstacles, or other vehicles, or to read traffic-control devices or signs; or

  (d) Obstructing sidewalks and intersections which would hinder pedestrian safety;

(7) Control the number, size, height, location, lighting, and design characteristics of signs to avoid visual clutter which leads to decline in the community's appearance and property values, and reduces the effectiveness of the signs;

(8) Clearly identify various sign types by their physical and structural characteristics in order to:

  (a) Make the regulations easy to use;

  (b) Ensure proper dimensioning and placement with respect to existing and planned architectural features; and

  (c) To maintain or improve the aesthetic character of the context where the sign(s) are located;

  (d) Protect the residential amenities of people living in any adjoining residential units;

  (e) Implement the Envision Taylor Comprehensive Plan and other related plans; and,

  (f) Coordinate the City's sign regulations with the applicable Place Type zoning districts, in order to protect and promote the purpose and character of the Place Type zoning districts.

5.10.1.1 AUTHORITY:

(1) Authority to regulate signs. This section is authorized by Article XI § 5 of the Texas Constitution, Home Rule Authority inherent under the City Charter, and the Texas Local Government Code including, but not limited to Chapter 211, Municipal Zoning Authority, and Chapter 216, Regulation of Signs by Municipalities.

(2) Authority of sign administration. The Development Services Director or their designee shall administer and enforce the provisions of this section, including without limitation:

(a) Permits and fees. Issuing permits and collecting the fees required by this Chapter;

(b) Inspections. Conducting appropriate inspections to insure compliance with this Chapter;

(c) Appeals. Receiving and processing variances to the Zoning Board of Adjustment;

(d) Requiring compliance. Instituting legal proceedings, including suits for injunctive relief when necessary, to ensure compliance with this Chapter; and

(e) Violations. Investigating complaints of alleged violations of this Chapter.

5.10.1.2 APPLICABILITY:

(1) As of the effective date of this LDC, all erection, construction, modification, relocation, repair, maintenance, or conversion of signs within the City and its ETJ shall conform to the standards and requirements of this LDC, all State and Federal regulations concerning signs and advertising, and all applicable Building Codes.

(2) Signs are approved by issuance of a sign permit, as provided in Section 5.10.5 Sign Administration.

(3) There are some signs that do not require a permit, which are provided in Section 5.10.11 Signs Exempt from Requiring a Sign Permit. No sign permit is required for an exempt sign.

(4) Signs not expressly permitted as being allowed by right or by permit under this LDC, by specific requirements in another portion of this LDC, by master plan, or otherwise expressly allowed by the City Council or the Zoning Board of Adjustment are not allowed with the city limits or the ETJ. Prohibited Signs are discussed further in Section 5.10.12 Prohibited Signs.

(5) No restriction on content. No provision of this LDC shall be construed to regulate or restrict sign content or message. This LDC shall not be interpreted in a manner inconsistent with the United States Constitution's First Amendment guarantee of free speech.

(6) If any provision of this LDC is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of other provisions of this LDC that can be given effect without the invalid provision.

(7) These regulations are not intended to eliminate all the harms that may be created by the installation and display of signs. Rather, they seek to strike an appropriate balance that preserves alternative means of visual diisplay while reducing andd mitigating the extent of the harms caused by signs.

(8) It is unlawful for any person to erect, construct, modify, relocate, repair, or convert any sig within the City or its ETJ without first obtaining a sign permit from, and paying a permit fee to, the Development Services Director or their designee unless specifically noted otherwise in this Chapter.

(9) No person may install a sign or structurally alter an existing sign in conformity with this Chapter and other applicable City ordinances.

(10) A sign described in this Chapter shall comply with the restrictions provided in the sign standards and all applicable restrictions of this Chapter, other requirements of the City of Taylor Code of Ordinances, and applicable State or Federal law. In the case of any conflicts between this and other sign regulations, the most restrictive regulation applies unless the City's authority is preempted by a higher order of government.

5.10.2 TYPES OF SIGNS PERMITTED WITHIN EACH PLACE TYPE ZONING DISTRICT.

TABLE 5.10.2(A): PERMITTED SIGNS BY PLACE TYPE

SIGN TYPES	PLACE TYPES									
	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
ADDRESS	P	P	P	P	P	P	P	P	P	P
NAMEPLATE	NP	NP	P	NP	NP	NP	NP	P	P	P
OUTDOOR DISPLAY CASE	NP	NP	P	NP	NP	NP	NP	P	P	P
AWNING	NP	NP	P	NP	NP	NP	NP	P	P	P
WINDOW	NP	NP	P	NP	NP	NP	P	P	P	P
BAND	NP	NP	P	NP	NP	NP	NP	P	P	P
BLADE / HANGING	NP	NP	P	NP	NP	NP	P	P	P	P
MARQUEE	NP	NP	NP	NP	NP	NP	NP	P	NP	P
SIDEWALK	NP	NP	NP	NP	NP	NP	P	P	P	P
YARD	NP	NP	NP	NP	NP	NP	NP	P	NP	P
ROOF	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
BANNERS	NP	NP	NP	NP	NP	NP	NP	P	P	P
MONUMENT	NP	NP	P	NP	NP	NP	NP	NP	P	P
POLE	NP	NP	P	NP	NP	NP	NP	NP	NP	P

P = PERMITTED NP = NOT PERMITTED

5.10.3 TYPES OF SIGNS PERMITTED IN HISTORIC DISTRICT.

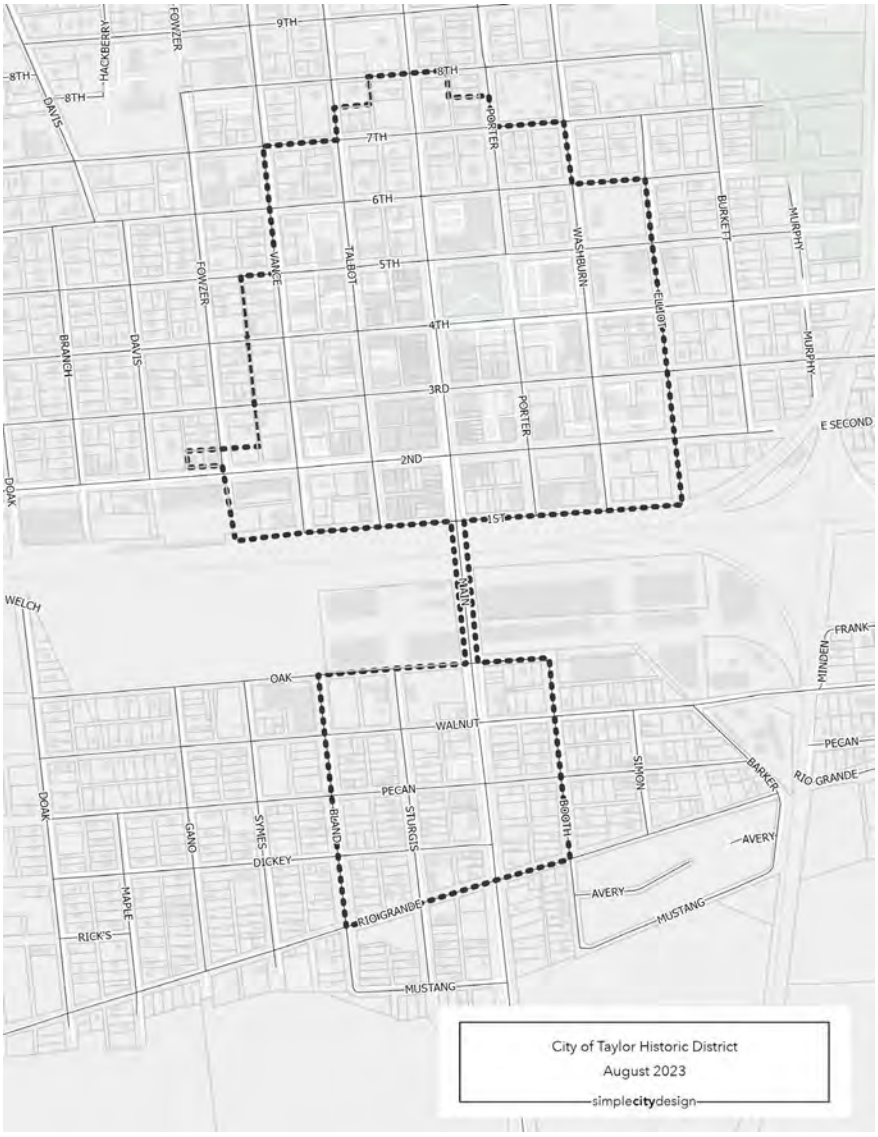
This section creates a special signage criteria for illuminated signs within the historic district of Downtown Taylor. The historic district is defined in the Historic Preservation chapter (see Chapter 6 and Figure 5.10.3(A) Historic District Map). The historic district incorporates Place Type zoning districts P5 and CS.

5.10.3.1 ILLUMINATION OF SIGNS.

The only permitted form of illumination in the historic district is external illumination or neon or faux neon signs.

(1) The standards for individual sign types in this LDC, indicate whether illumination is allowed, and the type of illumination allowed (external illumination, neon, faux neon or halo lit).

FIGURE 5.10.3(A): HISTORIC DISTRICT MAP.



(2) The following illumination requirements apply to all new signs:

(a) Illuminated signs shall comply with all applicable provisions of the Electrical Code of the City. All electrical connections to the sign shall be placed underground. Electrical transformer boxes and raceways shall be concealed from public view. If a raceway cannot be mounted internally behind the finished exterior wall, the exposed metal surfaces of the raceway shall be finished to match the background wall or integrated into the overall sign design. If raceways are necessary, they shall never extend in width or height beyond the area of the sign's lettering or graphics.

(b) Artificial light used in conjunction with the lighting of any sign shall not be directed or reflected onto any structure or constitute a hazard to the safe and efficient operation of vehicles upon a street or highway.

(c) No rotating beam or flashing beacon light shall be used on any sign or sign structure.

(d) The light source, shall be shielded from view or directed so that the light intensity or brightness is directed away from the public right-of-way or any residentially used property. Ground-mounted external flood lighting shall be shielded and properly placed and directed to avoid direct visibility of the directed light to passing motorists.

(e) No sign or associated luminaire shall create light spillover of more than 0.1 footcandles at any property line within or bounding a residential use.

(f) Illumination by a projected light shall be an indirect spotlight or gooseneck down light. External lighting fixtures shall not cast light or glare in any direction other than on the elements of the sign. Such lighting shall be placed so as to provide even illumination to the signage and to avoid hot spots or dark areas on the signage.

(g) Illuminated signs adjacent to residentially used property shall shut off between the hours of 11:00 p.m. and 6:00 a.m. The sign shall include an automatic shut-off mechanism to ensure that the signs are not illuminated during the time provided above.

(h) Illuminated signs shall not operate at brightness levels of more than 0.3 footcandles above ambient light conditions at the property line, as measured using a footcandle meter. Illumination levels shall be measured in footcandles with a meter sensor in a horizontal position at an approximate height of three (3) feet above grade. Maximum illumination readings are to be taken directly beneath the luminaire. The point at which readings shall be taken is dependent upon the area classification and fixture arrangements.

(i) An illuminated sign shall not:

i. Be illuminated by flashing, intermittent, or moving lights;

ii. Include audio, pyrotechnic, or bluecasting (bluetooth advertising) components; or

iii. Consist of static image projected upon a stationary object.

iv. Animated or changeable electronic variable messages.

5.10.3.2 CONSTRUCTION STANDARDS.

General regulations.

(1) All signs and their locations shall comply with the provisions of the City's adopted Building and Electrical Codes as applicable and any additional standards stated in this section and other ordinances of the City.

(2) Supports and braces shall be an integral part of the sign design. Angle irons, chains, or wires used for supports or braces shall be hidden from public view to the extent technically feasible.

(3) Freestanding signs shall be self-supporting structures and be permanently attached to sufficient foundations.

(4) Attached signs must derive their principle and total support from the building to which they are attached.

(5) Electrical service to illuminated signs shall be concealed to the maximum extent practicable.

5.10.3.3 SIGN MAINTENANCE.

All signs in the City and ETJ shall be maintained in good repair, be safe, in clean condition and in working order at all times. The Development Services Director or their designee may order the painting, repair, or removal of a sign and accompanying landscaping which constitute a hazard to safety, health, or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment.

5.10.4 SIGNS EXEMPT FROM REQUIRING A SIGN PERMIT.

The following signs authorized under this section are authorized in every Place Type zoning district or property in the ETJ without a permit unless specifically required below:

5.10.4.1 Government signs including signs placed by the City, State, or Federal government governing in their official capacity.

5.10.4.2 Traffic control devices that are erected and maintained to comply with the Texas Manual on Uniform Traffic Control Devices.

5.10.4.3 Signs required by other law, including Federal, State, or local law, including a sign that a property owner is required to post on the owner's property to warn of a danger or to prohibit access to the property either generally or specifically; the owner must comply with the Federal, State, or local law to post a sign on the property.

5.10.4.4 Official governmental notices and notices posted by governmental officers in the performance of their duties for regulatory purposes such as neighborhood crime watch areas, to identify streets, or to warn of danger including those placed by the City, County, Federal, or State.

5.10.4.5 Signs displayed on trucks, buses, trailers, mobile food vendors, or other vehicles that are less than thirty-two (32) square feet and are being operated as motor vehicles, provided that the primary purpose of the vehicles is not for the display of signs and provided that they are parked in areas appropriate to their use as vehicles, are in operable condition and carry a current and valid license plate and state inspection tag. Vehicle signs shall conform to the following restrictions:

(1) Vehicular signs shall contain no flashing or moving elements;

(2) Vehicular signs shall not be attached to a vehicle so that the driver's vision is obstructed from any angle; and,

(3) Signs, lights, and signals used by authorized emergency vehicles shall not be restricted.

5.10.4.6 Vending machine signs where the sign face is not larger than the normal dimensions of the machine to which the sign is attached.

5.10.4.7 Memorial signs or tablets when cut into any masonry surface or attached to a building when constructed of bronze or other metal up to six (6) square feet as part of a building.

5.10.4.8 Real estate signs.

(1) Signs containing the message that the real estate where the sign is located is for sale, lease, or rent together with information identifying the owner or agent.

(2) A real estate sign may not exceed four (4) square feet in size for residential properties or sixteen (16) square feet in size for nonresidential properties.

5.10.4.9 Any sign wholly within the confines of a building and oriented to be out of view from outside the building more than three (3) feet from the shop window.

5.10.4.10 Any sign that is wholly within the confines of a sports field or court and oriented to be out of view from outside the field or court. No sign under this section may be larger than thirty-two (32) square feet. The maximum height for a field sign shall not exceed six (6) feet.

5.10.4.11 A non-commercial sign that is carried by a person or is a bumper sticker on a vehicle.

5.10.4.12 Business-related signs on or visible through doors or windows indicating: store hours, security systems, trade organization memberships, credit cards accepted, no solicitation, and open/closed. These signs will not count towards the cumulative sign area limits so long as their total cumulative sign area does not exceed five (5) square feet.

5.10.4.13 Signs at a residential property within Place Typs zoning districts P2, P2.5, P3, P3M, and P4 and comply with the following conditions:

(1) A property owner may place no more than three (3) signs on the residential property at any one time.

(2) The maximum surface area of the sign shall not exceed three (3) square feet.

(3) No external or internal illumination is permitted on the sign.

(4) The sign shall not be located in, on, or over a right-of-way or utility easement.

(5) If ground mounted, the maximum height of the sign shall not exceed three (3) feet above grade.

(6) If attached to a building or structure, the maximum height of the sign shall not exceed six (6) feet above grade.

(7) The sign must be a freestanding frame or building, wall, or fence securely attached to a

securely fasted to a and be well-maintained.

5.10.4.14 Flags used as political symbols being the United States and the state flags only.

5.10.4.15 One freestanding corporate flag per premise, not to exceed thirty-five (35) feet in height or one hundred (100) square feet in area is allowed in multi-family, commercial, and industrial zones or developments. Flag poles exceeding eithgt (8) feet in height still require a building permit.

5.10.5 SIGN ADMINISTRATION

5.10.5.1 SIGN PERMIT REQUIREMENTS.

(1) Application for permit. An application for a sign permit must be filed with the Development Services Director or their designee.

An application shall include:

(a) Authorization letter (signed and dated) from the property owner giving landowners permission for the sign placement on the property;

(b) Name and address of the property where the sign(s) are to be placed;

(c) Name, address, email address and telephone number of the owner of the property;

(d) Name, address, email address and telephone number of the applicant;

(e) Name, address, email address and telephone number of the contractor, if any, installing the sign;

(f) Name, address, email address and telephone number of the electrician, if any, doing electrical work on the proposed sign;

(g) Written description of the proposed signage;

(h) Date when the sign(s) are to be installed;

(i) Site plan or location plan to clearly identify the property and the position of the proposed sign(s);

(j) An accurate (scaled or clearly dimensioned) illustration including but not limited to, height, width, appearance of the proposed sign(s);

(k) For attached signs, an accurate (scaled or clearly dimensioned) illustration of the building façade the signs will be attached to showing the height, width, window areas, and design features of the building;

(l) Electrical plan, if applicable, showing all lighting details and shut-off switch;

(m) Details of the foundation for freestanding signs, if applicable;

(n) Details of any angle irons, chains or wires to be used a supports or braces for the proposed signs;

(o) Any warrant (or variance) that will be requested or has been approved and;

(p) The fee;

(2) Review and decision. After a complete application is filed, the Development Services Director or theeir designee shall approve, approve with conditions as needed to ensure compliance with this Chapter, or deny the sign permit. If the sign permit is denied the reasons for the denial will be provided in writing.

(3) Final inspection. After the sign permit has been issued and the sign is being constructed or erected, the sign contractor performing the work or service shall request that the Development Services Director or their designee conducts necessary inspection such as, but not limited to, foundation inspection, electrical inspection, and final inspection.

(4) Fees. Fees for sign permits shall be as specified in City of Taylor Fee Schedule for City Services – Planning and Development Services section. The sign permit fees shall be paid prior to plan review of the sign permit.

(5) Expiration of sign permits. If the approved sign(s) are not completely installed within six (6) months following the issuance of a sign permit, the permit shall be voided.

5.10.6 SIGNS REQUIRING A SIGN PERMIT.

5.10.6.1 ATTACHED OR BUILDING SIGNS.

An attached or building sign is an on-premises sign that is directly attached to, erected on, or supported by a building or other structure having a principal function other than the support of such sign.

Building signs types:

(1) Address Sign

(2) Nameplate Sign

(3) Outdoor Display Sign

(4) Awning Sign

(5) Window Sign

(6) Band Sign

(7) Blade Sign

(8) Marquee Signs

General Requirements:

(1) Size. The total maximum size of all the building signs combined may not exceed fifteen percent (15%) of the facade area of the tallest floor of the building to which the signs are attached are attached.

(2) Number. More than one building sign may be erected, provided the total surface area allowed, fifteen percent (15%) of the facade area of the tallest floor, is not exceeded.

(3) Height. No building sign may extend above the parapet wall or roof line of the building.

(4) Projection/Clearance. With the exception of a blade and marquee signs, no building sign may project more than six (6) inches from the building wall. The blade and marquee signs that project more than six (6) inches from the wall must maintain a clear height of at least eight (8) feet above the ground.

(5) Illumination.Building signs may only be externally illuminated. No sign may be illuminated except during operating hours of the use with which it is associated. Lighting shall be directed down toward the sign and shielded so that it does not shine directly into a public right-of-way and does not interfere with the safe vision of motorists or people passing by. An exception is made for neon-lit or faux neon-lit signs, which are internally illuminated. All standards must meet lighting standards within this LDC and the Outdoor Lighting Section of the Engineering Manual.

(6) No internally illuminated signs are permitted in the Historic District of Downtown Taylor except for neon or faux neon lit signs.

5.10.6.2 FREESTANDING SIGNS.

A freestanding sign is an on-premises sign not directly attached to, erected on, or supported by a building or other structure having a principal function other than the support of such sign, but instead attached to, erected on, or supported by some structure such as a pole, frame, or other structure that is not a part of the building.

Freestanding Signs Types:

(1) Sidewalk Sign

(2) Yard Sign

(3) Monument and Pole Signs

General Requirements:

(1) Size. Allocation of sign area is based on the linear frontage of the project site. A maximum sign area of one (1) square foot for each two (2) linear feet of frontage, provided that the maximum surface area does not exceed fifty (50) square feet.

(2) Number. One freestanding sign is allowed on any lot with a single frontage. On corner lots, two (2) freestanding signs are permitted but the combined surface area of both freestanding

signs cannot exceed fifty (50) square feet.

(3) Illumination. Freestanding signs may only be externally illuminated. Lighting shall be directed down toward the sign and shielded so that it does not shine directly into a public right-of-way and does not interfere with the safe vision of motorists or people passing by. An exception is made for neon and faux neon-lit signs, which are internally illuminated. All standards must meet the City's Code of Ordinances.

(4) Distance from curb/pavement:

(a) Distance form the curb/pavement shall mean the distance in feet from the curb or pavement edge to the nearest part of the sign.

(b) Height shall mean the sign measured from the ground level at the curb or pavement edge.

TABLE 5.10.6.2 (A): DISTANCE FROM CURB/PAVEMENT

HEIGHT OF SIGN (FEET)	DISTANCE FROM CURB/PAVEMENT (FEET)
4.5	10-15
8.0	15-20
11.0	20-25
14.0	25-30
16.0	30-35
19.0	35-40
21.0	40-45
23.0	45-50
26.0	50-55
29.0	55+

(5) Any requests for a pole sign higher than twenty-nine (29) feet above ground level and/or increase in maximum sign surface area of fifty (50) square feet require a sign variance unless a master sign proposal has been approved.

5.10.6.3 TEMPORARY SIGN(S) OR BANNER(S).

(1) Temporary signs of all types may be approved by variance for a thirty (30) day period only. Permitted materials shall be determined by variance.

(2) Temporary sign(s) or banner(s) to advertise special events within the city limits and the ETJ are permitted providing:

(a) A sign permit is submitted prior to the display of any temporary sign(s) or banner(s) for the special event being advertised; and

(b) All of the following conditions are met:

i. No more than three (3) temporary special event signs shall be displayed, at any one time, per non-residential property;

ii. Maximum of ten (10) different non-residential locations within the city limits and ETJ for each special event;

iii. No external or internal illuminations are permitted;

iv. The temporary sign shall not be located in, on, or over a right-of-way or utility easement or on public property, unless the event is sponsored by the public entity whose property the temporary sign is located;

v. The maximum surface area of each temporary sign shall not exceed thirty-two (32) square feet;

vi. The maximum height of each temporary sign above grade shall not exceed five (5) feet;

vii. The maximum duration for each temporary sign would be thirty (30) days prior to the special event and shall be removed within forty-eight (48) hours of the end of the special event;

viii. Each temporary sign or banner shall be securely attached and fastened to a building, wall, fence, or freestanding frame; and

ix. The event organizer obtained prior authorization from each landowner and identified the position and size of each sign at each location before submitting one (1) sign permit for up to ten (10) different locations.

(c) Banners are allowed only in non-residentially used locations. Applicants must apply for a banner sign permit prior to displaying the sign. Approved banner signs shall be displayed for thirty (30) consecutive days and for a maximum of ninety (90) days per calendar year. The following organizations shall be exempt from paying the banner permit fee:

i. Government/public agencies.

ii. Faith-based organizations.

iii. Non-profit organizations.

iv. Service clubs.

(d) Real Estate/Finance/Construction Signs.

i. One (1) real estate, finance, or construction sign not exceeding sixteen (16) square feet in total area for non-residential use or mixed-use use in P4, P5, and EC may be erected at any time while a building is under construction with a valid building permit, offered for sale or lease to the public.

ii. Properties with a minimum frontage of at least one hundred and fifty (150) feet shall be allowed one real estate sign, finance, or construction sign not

exceeding thirty-two (32) square feet in total area while a building is under construction with a valid building permit, offers for sale or lease to the public.

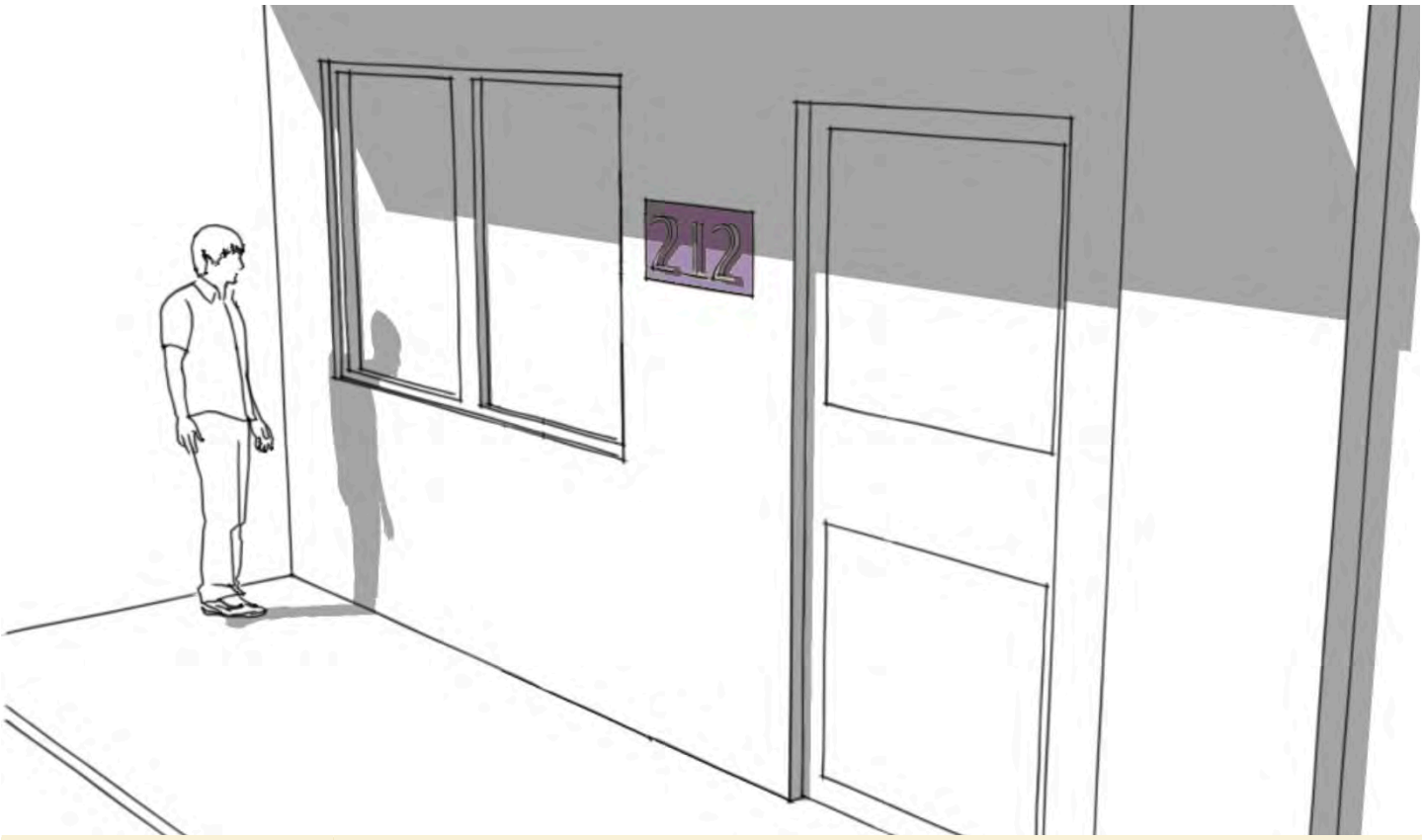
iii. All such signs shall be maintained by the persons in control of the premises so as to remain erect and in good repair. Such signs shall be removed by the property owner or other person in control of the premises if they are damaged, broken or incapable of remaining erect.

iv. Such signs must be removed by the owner or person in control of the premises when either the property has sold or been leased and/or when performance under the construction contract or subcontract (in the case of construction signs) has been completed. In all cases, financing and construction signs shall be removed prior to issuance of a certificate of occupancy.

5.10.7 SIGN STANDARDS.

5.10.7.1 ADDRESS SIGN

DESCRIPTION: A sign, generally applied to a building wall, that displays a building's address.



ADDRESS SIGN SPECIFIC STANDARDS

(1) Address sign numerals applied to a house-form residential, commercial, or office buildings shall be between four (4) and six (6) inches tall. Address sign numerals applied to individual dwelling units in apartment buildings shall be at least two (2) inches tall.

(2) Address signs shall be easily visible by using colors or materials that contrast with their background.

(3) Address signs shall be constructed of durable materials.

(4) The address sign shall be attached to the front of the building in proximity to the principal entrance or at a mailbox.

(5) Address signs shall not be internally illuminated.

SPECIFICATIONS

QUANTITY	1 per address maximum.	**DEPTH**	3 inch maximum.
AREA	2 square feet maximum.	**CLEARANCE**	4.5 feet maximum.
WIDTH	24 inch maximum.	**LETTER HEIGHT**	6 inch maximum.
HEIGHT	12 inch maximum.	**ADDITIONAL**	See 5.10.7 & 5.10.4

5.10.7.8 MARQUEE SIGN

DESCRIPTION: A structural feature of a building that provides shelter and sign space.



MARQUEE SIGN SPECIFIC STANDARDS

(1) Marquees shall be located only above the principal entrance of a building.

(2) Marquees may encroach the public frontage to within two (2) feet of the curb.

(3) Marquees shall be located only above the principal entrance of a building.

(4) No marquee shall be wider than the entrance it serves, plus two (2) feet on each side thereof.

(5) Marquee signs that encroach into the public frontage shall clear the sidewalk by at least ten (10) feet measured vertically.

(6) Columns or posts may be used as supports for marquees eight (8) feet deep or deeper if approved by the Development Review Committee.

(7) All marquees, including anchors, bolts, supporting rods, and braces, shall be constructed of non-combustible materials and shall be designed by a structural engineer and submitted for approval to the building official.

(8) Marquee components and materials may vary. Anchors, bolts, and supporting rods should be limited to the interior of the marquee.

(9) Non-illuminated and static message boards shall be permittedd as part of marquees.

(10) A band sign shall be permitted above a marquee.

(11) Marquee signs shall not be internally illuminated.

SPECIFICATIONS

QUANTITY	1 per business maximum.	**PROJECTION**	4 feet - 10 feet.
AREA	N/A	**CLEARANCE**	10 feet minimum.
WIDTH	Entrance plus 2 feet each side.	**LETTER HEIGHT**	N/A
HEIGHT	50% story height maximum.	**DISTANCE FROM CURB**	2 feet minimum.
		ADDITIONAL	See 5.10.7 & 5.10.4

5.10.7.9 WINDOW SIGN

DESCRIPTION: A sign affixed to the interior or exterior of a window or placed within three (3) feet of a window for the purpose of being visible from the exterior of the window.



WINDOW SIGN SPECIFIC STANDARDS

(1) Window signs shall not interfere with the primary function of windows, that is to enable passersby and public safety personnel to see through windows into premises and view product displays.

(2) Only the following window sign types shall be permitted:

(a) Vinyl applique letters applied to the window. Appliques shall consist of individual letters or graphics with no visible background.

(b) Letters painted directly on the window.

(c) Hanging signs that hang from behind the window.

(d) Neon or faux neon signs.

(e) Door signs applied to or hanging inside the glass portion of an entrance doorway.

(3) Window signs shall cover more than thirty percent (30%) of the total area of the window space onto which they are applied. Sign area shall be measured using smallest rectangle that fully encompasses the entire extent of letters, logo and background.

(4) Window signs may list services and/or products sold on the premises, or provide phone numbers, operating hours or other messages, provided that the total aggregate area of these messages not exceed the limit provided above.

SPECIFICATIONS

QUANTITY	1 per window maximum.	**DEPTH**	N/A
AREA	30% coverage per window.	**CLEARANCE**	4 feet minimum.
WIDTH	N/A	**LETTER HEIGHT**	8 inch maximum.
HEIGHT	N/A	**ADDITIONAL**	5.10.7 & 5.10.4

5.10.7.10 NAMEPLATE SIGN

DESCRIPTION: A sign consisting of either a panel or individual letters applied to a building, listing the names of businesses or building tenants.



NAMEPLATE SIGN SPECIFIC STANDARDS

(1) One (1) nameplate per address.

(2) Nameplates shall consist of either a panel or individual letters applied to a building wall within ten (10) feet of an entrance to the building.

(3) One (1) nameplate shall be permitted per address.

(4) Nameplates shall not exceed three (3) square feet.

(5) Nameplates shall be constructed of durable materials.

(6) Alley signs follow nameplate sign standards. Nameplate signs in alleys may be further than ten (10) feet from the entrance of the building if building does not have a public entrance from the alley.

SPECIFICATIONS

QUANTITY	1 maximum. 1 maximum alley sign in addition.	**DEPTH**	3 inches maximum.
AREA	3 square feet maximum. 6 square feet maximum for alley signs.	**CLEARANCE**	4 feet maximum.
WIDTH	18 inches maximum. 24 inches for alley signs.	**LETTER HEIGHT**	N/A
HEIGHT	2 feet maximum. 3 feet for alley signs.	**APEX**	7 feet maximum.
		ADDITIONAL	See 5.10.7 & 5.10.4

5.10.7.11 OUTDOOR DISPLAY CASE SIGN

DESCRIPTION: A sign consisting of a lockable metal or wood framed cabinet with a transparent window or windows, mounted onto a building wall or freestanding support. It allows the contents, such as menus or maps, to be maintained and kept current.



OUTDOOR DISPLAY CASE SIGN SPECIFIC STANDARDS

(1) Outdoor display case shall not exceed six (6) square feet measured externally.

(2) Outdoor display cases may be externally or internally illuminated.

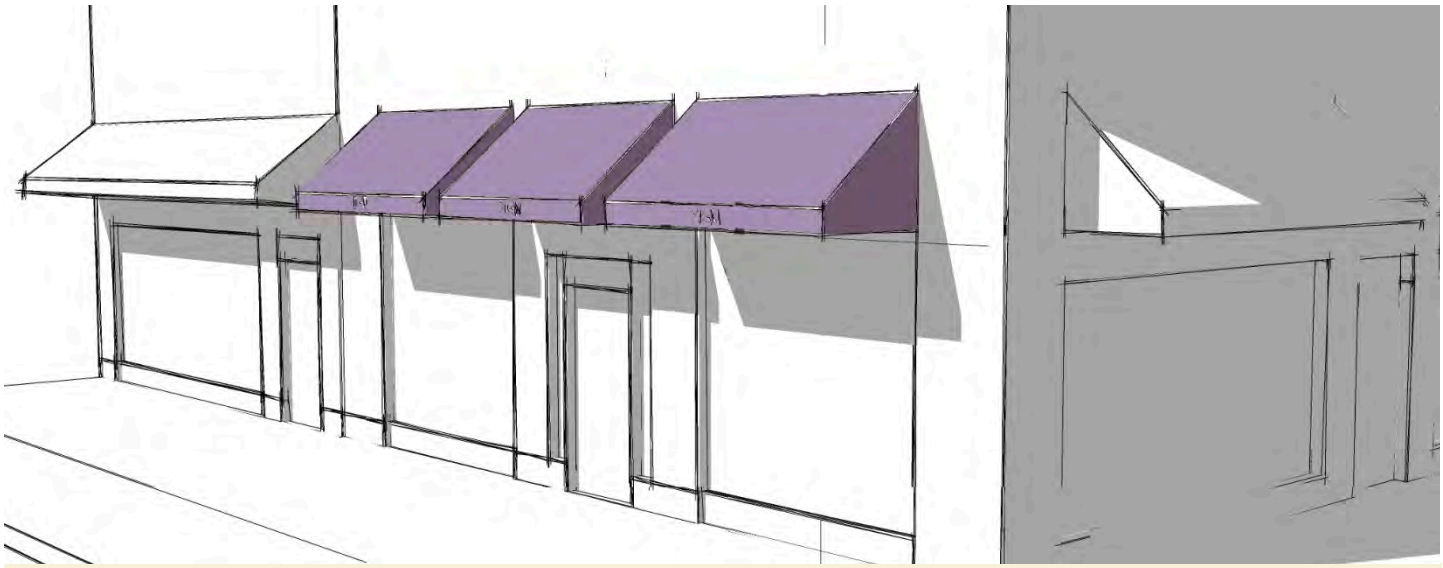
(3) Theaters may be permit larger outdoor display cases by variance.

(4) Outdoor display cases shall not be attached to shopfront windows.

SPECIFICATIONS			
QUANTITY	1 maximum.	**DEPTH**	5 inches maximum.
AREA	6 square feet maximum.	**CLEARANCE**	4 feet minimum.
WIDTH	3.5 feet maximum.	**LETTER HEIGHT**	N/A
HEIGHT	3.5 feet maximum.	**ADDITIONAL**	See 5.10.7 & 5.10.4

5.10.7.4 AWNING SIGN

DESCRIPTION: Lettering applied directly on the valance or other vertical portion of an awning.



AWNING SIGN SPECIFIC STANDARDS

(1) Awning signage shall be limited to no more than seventy percent (70%) of valance of the awning or the vertical portion of a dome awning.

(2) The height of the valance shall not exceed twelve (12) inches.

(3) Awning signs shall contain only the business name, logo, and/or street address.

(4) The following variations of awnings, with or without sign bands, are permitted: (a) fixed or retractable; awnings; (b) shed awnings; (c) dome awnings.

(5) Other awning types may be permitted by variance.

(6) Signage shall be limited to the valance of the awning or the vertical portion of a dome awning.

(7) No portion of an awning shall be lower than eight (8) feet clearance.

(8) Awnings shall be a minimum of four (4) feet in depth.

(9) Awnings shall not extend beyond the width of the building or tenant space, nor encroach above the roof line or the story above.

(10) Letters, numbers, and graphics shall cover no more than seventy percent (70%) of the valance area.

(11) Awning signs shall not be internally illuminated or backlit.

SPECIFICATIONS

QUANTITY	1 per window maximum.	**DEPTH/PROJECTION**	4 feet minimum.
AREA	N/A	**CLEARANCE**	8 feet minimum.
WIDTH	70% of the width of face maximum.	**LETTER HEIGHT**	5 - 12 inches.
HEIGHT	N/A	**DISTANCE FROM CURB**	2 feet minimum.
VALANCE HEIGHT	12 inch maximum.	**ADDITIONAL**	See 5.10.7 & 5.10.4

5.10.7.6 BAND SIGN

DESCRIPTION: A sign that is attached flat on the exterior front, rear, or side wall of any building or other structure.



BAND SIGN SPECIFIC STANDARDS

(1) Band sign limited to ninety percent (90%) of the width of the building facade shall be permitted for each building with a commercial use and a valid certificate of occupancy.

(2) One (1) band sign is permitted on each first story facade of the building.

(3) Band signs shall include only letters, background, lighting, and an optional logo. Information shall consist only of the name and/or logo of the business. Band signs shall not list products, sales, or other promotional messages, or contact information.

(4) The following band sign construction types are permitted except for the Historic District of Downtown Taylor (See 5.10.3):

(a) Cut-out letters. Letters shall be individually attached to the wall or on a separate background panel, and shall be externally illuminated.

(b) Flat Panel. Letters shall be printed or etched on same surface as the background, that is then affixed to the wall and externally illuminated.

(c) Channel letters by varriance. Each letter shall have its own internal lighting element, individually attached to the wall or onto a separate background panel. The letter shall be translucent, or solid to create a backlit halo effect.

SPECIFICATIONS

QUANTITY	1 maximum. 2 maximum for corner buildings.	**DEPTH/PROJECTION**	7 inch maximum.
AREA	1.5 square feet per linear feet of facade.	**CLEARANCE**	7 feet minimum.
WIDTH	90% maximum width of facade.	**LETTER HEIGHT**	18 inch maximum.
HEIGHT	3 feet maximum.	**CLEARANCE**	7 feet minimum.
ILLUMINATION	External permitted, internal requires variance	**ADDITIONAL**	See 5.10.7 & 5.10.4

5.10.7.7 BLADE SIGN

DESCRIPTION: A sign mounted on the building facade, projecting at a 90-degree angle.



BLADE SIGN SPECIFIC STANDARDS

(1) Blade signs shall be permitted only for businesses that have a principal entrance on the first story and have a valid certificate of occupancy.

(2) One (1) blade sign shall be permitted for each unit if the facade is no more than five (5) feet from the front property line.

(3) Businesses that have a secondary property line that is no more than two (2) feet from the facade shall be permitted one (1) additional blade sign on the secondary facade.

(4) Blade signs may encroach into the public frontage up to four (4) feet and shall clear the sidewalk by at least eight (8) feet measured vertically.

(5) Blade signs shall be limited to the name and/or logo of the business.

(6) Slogans, address labels, operating hours and contact information shall not be permitted on a blade sign.

(7) Blade signs may be double-sided.

(8) Blade signs shall not encroach above the roof line nor above the bottom of the second story window.

(9) Mounting hardware, such as supports and brackets, may be simple and unobtrusive or highly decorative, but shall complement the design of the sign, the building, or both.

(10) For buildings with multiple signs, mounting hardware or sign shapes, sizes and colors shall be coordinated.

(11) Blade signs shall be internally illuminated.

SPECIFICATIONS

QUANTITY	1 per facade maximum. 2 maximum for corner buildings.	**DEPTH/PROJECTION**	4 feet maximum.
AREA	6 square feet maximum.	**CLEARANCE**	8 feet minimum.
WIDTH	4 feet maximum.	**LETTER HEIGHT**	8 inches maximum.
HEIGHT	4 feet maximum.	**ADDITIONAL**	See 5.10.7 & 5.10.4

5.10.7.12 SIDEWALK SIGN

DESCRIPTION: A movable freestanding sign that is typically double-sided, placed at the entrance to a business to attract pedestrians.



SIDEWALK SIGN SPECIFIC STANDARDS

(1) Sidewalk signs shall consist of freestanding, double-sided temporary signs placed at the entrance to a business in a primarily pedestrian environment.

(2) Sidewalk signs shall be removed at the close of business each day.

(3) One (1) sidewalk sign shall be permitted per business with a valid certificate of occupancy at that location.

(4) Sidewalk signs shall not exceed four (4) feet in height or three (3) feet in width.

(5) Sidewalk signs shall be moved inside during high winds or other weather conditions that might pose a hazard to public safety.

(6) Sidewalk signs must be weighed down to prevent tipping, collapsing or being blown away.

(7) Sidewalk signs shall not be left out on the sidewalk overnight.

SPECIFICATIONS

QUANTITY	1 per building maximum.	**PROJECTION**	3 feet maximum.
AREA	12 square feet maximum.	**CLEARANCE**	4 feet maximum.
WIDTH	3 feet maximum.	**LETTER HEIGHT**	N/A
HEIGHT	4 feet maximum.	**APEX**	4 feet maximum.
		ADDITIONAL	See 5.10.7 & 5.10.4

5.10.7.13 YARD SIGN

DESCRIPTION: A permanent freestanding sign in the Private Frontage, including a supporting post or posts.



YARD SIGN SPECIFIC STANDARDS

(1) One (1) single or double-post yard sign may be placed within the private frontage and first layer of a lot.

(2) One (1) single or double-post yard sign for each business may be permitted by variance.

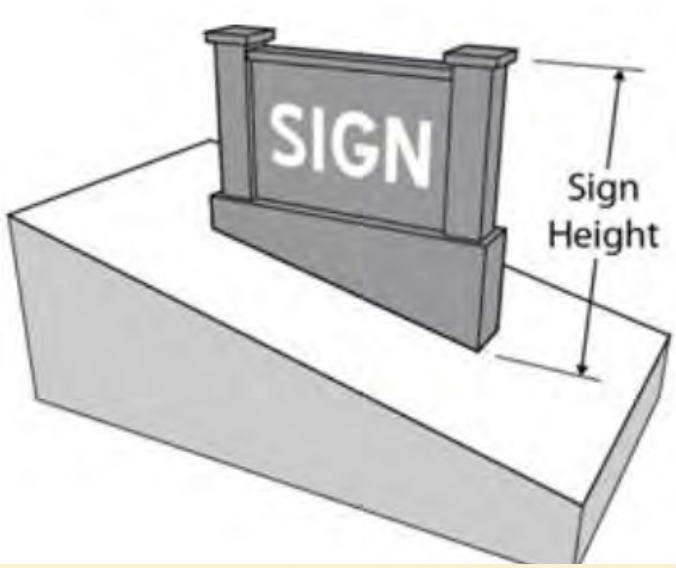
(3) The yard sign must be set back at least six (6) feet from the front property line, does not exceed six (6) square feet in area excluding posts, and does not exceed six (6) feet high including posts, measured from the ground at the post location.

SPECIFICATIONS

QUANTITY	1 per lot maximum.	**DEPTH**	N/A.
AREA	6 square feet maximum.	**CLEARANCE**	Minimum 3 feet above ground level.
WIDTH	3 feet maximum (not counting post.)	**LETTER HEIGHT**	8 inch maximum.
HEIGHT	2 feet maximum (not counting post.)	**APEX**	Maximum 6 feet to top of post from ground level.
		ADDITIONAL	See 5.10.7 & 5.10.4

5.10.7.14 MONUMENT AND POLE SIGN

DESCRIPTION: A sign permanently affixed to the ground at its base or by poles that are enclosed by natural stone, stucco, brick, or wood and not mounted to any part of a building. Pole(s) may be used to construct a monument sign so long as the poles are not visible below the sign.





MONUMENT AND POLE SIGN SPECIFIC STANDARDS

(1) A monument sign can be defined as a ground sign generally having a low profile with little or no open space between the ground and the sign and having a structure constructed of masonry, wood, or materials similar in appearance.

(2) One (1) monument or pole sign permitted on each lot with a valid certificate of occupancy.

(3) See setback requirements in Section 5.10.6.2 Freestanding Signs.

(4) How to measure:

(a) Maximum total height is measured from the finished grade at the center of the sign. If the finished grade at the center of the sign is higher than the finished grade of the closest paved surface, then the height shall be measured from the finished grade of the closest paved surface.

(b) The monument base shall be a maximum of two (2) feet in height and shall be included in the calculation of maximum total height.

(c) A monument sign width cannot exceed four (4) times the allowable sign height.

SPECIFICATIONS

QUANTITY	1 maximum per frontage.	**HEIGHT TO WIDTH RATIO**	4:1 minimum.
AREA	16 square feet maximum for monument siign. 50 square feet maximum for pole sign.	**HEIGHT**	See table 5.10.7.2
		ADDITIONAL	See 5.10.7 & 5.10.4

5.10.8 TAYLOR MUNICIPAL AIRPORT.

No sign shall be constructed to a height that violates any maximum height restrictions established by the State Department of Transportation and/or the Federal Aviation Administration.

5.10.9 POLITICAL SIGNS.

Except as provided in subsection 5.10.9.1 below, it shall be unlawful for any person to post a political campaign sign on or over any public property in the City.

5.10.9.1 A temporary political campaign sign or literature may be placed on public property that serves as an early voting location or an election day voting location. Only signs and literature that refer to a candidate or issue that is on the ballot at a particular voting location may be placed at that voting location. A maximum of ten (10) signs per candidate or issue may be placed at each polling location. Each temporary political sign or literature placed on public property being used as a polling location may not:

(1) Have an effective area greater than three (3) square feet;

(2) Be more than four (4) feet high;

(3) Be illuminated or have any moving elements;

(4) Be within one hundred (100) feet of an outside door through which a voter may enter the public building;

(5) Be on driveways, parking areas, or medians within parking areas on the premises, with the exception of political campaign signs attached to vehicles lawfully parked at the premises;

(6) Be attached, placed or otherwise affixed in any area designated as a planting or landscaped area or to any tree, shrub, building, pole or other improvement;

(7) Be placed within ten (10) feet of the public roadway adjacent to the premises;

(8) Be placed on the premises earlier than twenty-four (24) hours before the commencement of early voting if being placed at an early voting location or the commencement of election day voting if being placed at an election day voting location; and

(9) Remain on the premises more than twenty-four (24) hours after early voting has ended if placed at an early voting location or after election day voting has ended if being placed at an election day voting location.

5.10.9.2 In a campaign for political office, the candidate for such office shall be deemed the person responsible for the posting of political campaign signs, unless he first notifies the City Clerk of another person who is responsible. In such cases, the candidate shall provide the name, address, telephone number, and signed consent of such other responsible person. In a campaign regarding a ballot measure, the president of the committee supporting or opposing such ballot measure shall be deemed responsible, unless he first notifies the City Clerk of another person responsible, in the manner described above. Such candidate, committee president, or other designated person shall be subject to prosecution for any violation of this section.

5.10.9.3 Members of the City staff are hereby authorized and directed to remove any political campaign sign found posted within the corporate limits of the City when such sign is in violation of the

provisions of this section.

5.10.9.4 All political campaign signs posted on public property in violation of this section are hereby declared to be public nuisances and may be abated as such by the City. All political campaign signs posted on public property shall be deemed to be abandoned and shall become the property of the City and may be disposed of at the discretion of the City.

5.10.10 SIGN ADMINISTRATION - PERMITTING.

5.10.10.1 The City shall promptly process the sign permit application and approve the application, reject the application, or notify the applicant of deficiencies in the application within twenty-one (21) calendar days after full payment for the sign permit. Any application that complies with all provisions of this LDC, the Building Code, and other applicable laws, standards, and ordinances shall be approved after a plan review of the sign document.

(1) If the application is rejected, the City shall provide, in writing, a list of the reasons for the rejection. An application shall be rejected for non-compliance with the terms of this LDC, Building Code, Engineering Manual, or other applicable laws, standards, or ordinance. If the permit application does not comply with the City ordinances after one resubmission and review by City and no variances have been applied for, the applicant must pay a reapplication fee for each and every subsequent resubmission before the City will review each application again.

(2) If the City have not determined the sign permit within twenty-one (21) calendar days after full payment of the sign permit, the applicant can request a determination by the ZBA. This does not apply to Master Sign Plans.

5.10.10.2 If a sign is not completely installed within six (6) months following the issuance of a sign permit, the permit shall be void. The City may revoke a sign permit under any of the following circumstances:

(1) The City determines that information in the application was materially false or misleading;

(2) The sign as installed does not conform to the sign permit application;

(3) The sign violates this LDC, Building Code, Engineering Manual, or other applicable law, standard, or ordinance; or

(4) The City determines that the sign is not being properly maintained or has been abandoned.

5.10.10.3 If the City denies a permit, the applicant may appeal through a variance to the ZBA

5.10.10.4 All applications for permits shall include a drawing to scale of the proposed sign and all existing signs maintained on the premises and visible from the right-of-way, a drawing of the lot plan or building facade indicating the proposed location of the sign, and specifications for its construction, lighting, motion, and wiring, if any. All drawings shall be of sufficient clarity to show the extent of the work.

5.10.10.5 Only those individuals who properly obtained a permit from the City, the City's designee, or other statutorily required permit or approval shall receive a permit to erect or alter any sign. Permits for the installation, erection, or alteration of any electrical components on a sign shall be issued only to those individuals who hold a commercial sign operator's license and master electrician's license. It is an offense for any person licensed under the provisions of this LDC to obtain a permit on

behalf of, or for the benefit of, any unlicensed person whose business activities are such that such unlicensed person would need a license to obtain a permit.

5.10.10.6 No permit for the erection or alteration of any sign over any sidewalk, alley, or other public property, or on or over any roof or building shall be issued to any person except upon the condition that the permit may be withdrawn at any time, at which time the sign shall be immediately removed by the responsible party, who will also be liable under the penalties provided for in this LDC.

5.10.10.7 A new permit shall not be issued when:

(1) An existing billboard (off-premises) sign is in a deteriorated, unsafe, or unsightly condition.

(2) A sign on the premises is not in compliance with this LDC.

(3) Written authorization of the property owner where the sign is to be placed has not been obtained.

(4) No inspections have been scheduled or there are failed inspections on a previous site permit issued at the property.

(5) No permit shall be issued until all applicable fees have been paid to the City. Fees may be subject to change without prior notification. The sign permit fee schedule shall be in accordance with the fee schedule enacted by the City Council.

(6) Before any permit may be issued for a new sign under this Chapter, the responsible party shall modify or remove any of its own nonconforming signs on the same property which they are responsible for to conform to the provisions of this Chapter. This provision does not apply to real estate signs, banners, temporary signs, or sidewalk signs. This provision does not apply to nonconforming signs with a variance.

5.10.11 PROHIBITED SIGNS.

5.10.11.1 All signs are prohibited in the city limits and the ETJ unless:

(1) Constructed, maintained, structurally altered, or improved pursuant to a valid permit when required under this LDC; and,

(2) Expressly authorized under this LDC.

5.10.11.2 Signs that cannot be expressly authorized include:

(1) All Internally illuminated signs except for

(a) Neon signage and faux neon signage in the Historic District of the City of Taylor, and

(b) Neon signage, faux neon signage, halo backlighting and channel cut letters where only the letters or business symbols are illuminated outside the Historic District.

(2) Animated or changeable electronic variable message signs.

(3) Signs located in or projected over any public right-of-way or across the public right-of-way extended across a railroad right-of-way, except when attached to and projecting no more than eighteen (18) inches from a building wall legally located at or near the right-of-way line in the city limits or in the ETJ.

(4) Portable signs.

(5) Off-premise signs (including billboards) containing commercial advertising for the sale, rent, or lease of goods, real property, or services.

(6) Signs with lights that blink, fluctuate, flash, or move. Light rays must shine only upon the sign and upon the property within the premises where the sign is located.

(7) Signs that emit sound, odor, pyrotechnic, blue casting (bluetooth advertisements) or visible matter components.

(8) Signs of size, location, movement, coloring, or manner of illuminating that may be confused with or construed as a traffic control device.

(9) Signs that are attached to any utility pole or wire, traffic sign, or public easement, trees, shrubs, mailboxes, benches, tires, pallets, or similar structures, or are placed on a government-owned property unless placed by written permission of the governmental entity.

(10) Signs that obstruct any fire escape, required exit, window, or door opening intended as a means of egress.

(11) Feather banners.

(12) Commercial signs or advertising materials that are worn, held, or attached to a person's body advertising the sale of goods, real property, or services.

(13) Balloon signs.

(14) Banners in Place Type zoning districts: P1, P2, P2.5, P3, P3M.

(15) Inflatable signs.

(16) Pennants.

(17) Pole signs other than along Highway 79 and North Main Street.

(18) Roof signs (including signs that are otherwise authorized but are placed on a roof or on a mobile food vendor or vehicle).

(19) Signs on vacant lots or undeveloped property without a building permit except for a valid real estate sign.

(20) Signs painted on rooftops.

(21) Signs placed or attached to trees, bushes, planters, benches, or other pedestrian elements.

(22) Flags with a commercial message.

(23) Signs with prohibited illumination.

(24) Off-premises signs (billboard)

(a) No permit for alteration or relocation may be issued for an off-premises sign.

(b) An off-premises sign may not be altered regarding the amount of surface area, shape, orientation, height, illumination, or location without the prior issuance of a sign

alteration or relocation permit. Ordinary and routine necessary repairs that do not change the size, shape, orientation, height, illumination, or location of an inventoried off-premises sign do not require an alteration permit. A sign alteration permit expires if the approved modifications are not completed within ninety (90) days of permit issuance.

(c) If the City finds that any off-premises sign is not maintained in good repair, the City will notify and order the owner to repair the sign within thirty (30) calendar days. If the City finds that the sign structure or sign area of an off-premises sign has deteriorated more than sixty percent (60%) of its replacement value or is not repaired within thirty (30) calendar days, the City shall notify the owner of the off-premises sign and the owner of the real property where the off-premises sign is located to remove the off-premises sign or poster panel from the property within a specified time. Replacement of more than sixty percent (60%) of an off-premises sign during one calendar year shall void the legal nonconforming status of the sign and require immediate removal or conformance with current standards. All off-premises signs ordered to be removed shall be stricken from the authorized list.

(d) No existing billboard shall exceed forty (40) feet in height from the ground level. No existing billboard shall interfere with the visibility of pedestrians or drivers of motor vehicles at street intersections or otherwise obstruct traffic or create a traffic hazard.

5.10.12 NONCONFORMING SIGNS.

5.10.12.1 Signs in existence prior to this LDC. A sign existing on the effective date of this LDC that violates this LDC or any other ordinance, and a sign that comes under the jurisdiction of this LDC due to the expansion of the City, is a legal nonconforming sign and may be continued, repaired, and maintained in good condition, but may not be otherwise altered, enlarged upon, or expanded. However, the content of the sign can be changed.

5.10.12.2 Voluntary removal of a nonconforming sign for purposes other than maintenance shall terminate its status as a legal nonconforming sign. Replacing a sign cabinet is not considered maintenance.

5.11 ENFORCEMENT

5.11.1 BENEFICIARY PRESUMED.

5.11.1.1 The primary beneficiary of any sign installed, used, or maintained in violation of this sign Ordinance, as amended, is presumed to have authorized or caused, either directly or indirectly, the installation, use or maintenance of the sign in violation of this Ordinance.

5.11.1.2 If the Sign Administrator determines that any sign is installed, used, or maintained in violation of this Sign Ordinance, as amended, the Sign Administrator shall provide written notice to the owner or primary beneficiary of such sign. A reasonable period of time will be given to remove the sign, or, to remedy all nonconforming or nuisance elements of the sign and bring it into compliance with the Sign Ordinance. This notice shall be provided to the owner or primary beneficiary of the sign by certified and first class mail or by personal delivery.

5.11.1.3 The owner or primary beneficiary who violates or causes, allows or permits a violation of this sign Ordinance shall be deemed guilty of a misdemeanor and upon conviction in the Municipal Court of the City shall be subject to a fine in accordance with the general penalty for violations of the City of Taylor Land Development Code and City of Taylor Code of Ordinances, as amended.

5.11.1.4 In addition, and without prejudice to, the penalties and remedies stated herein, the City may also enforce these provisions and pursue any and all available legal remedies, including but not limited to injunctive relief and recovery of damages and/or civil penalties under chapter 54 of the Texas Local Government Code, as amended.

5.11.1.5 If the person fails to alter or remove the sign or comply with this sign Ordinance within the period of time prescribed by the notice of violation or, the Municipal Court ruling, the Sign Administrator may enter the property and cause the sign to be altered or removed to effect the compliance with this sign Ordinance, as amended, at the expense of the primary beneficiary. A sign removed under this provision shall be held for a period of no less that 30 days after its removal and before disposal of the removed sign. The Sign Administrator shall return the sign to its owner upon payment of the incurred removal expenses and storage fees.

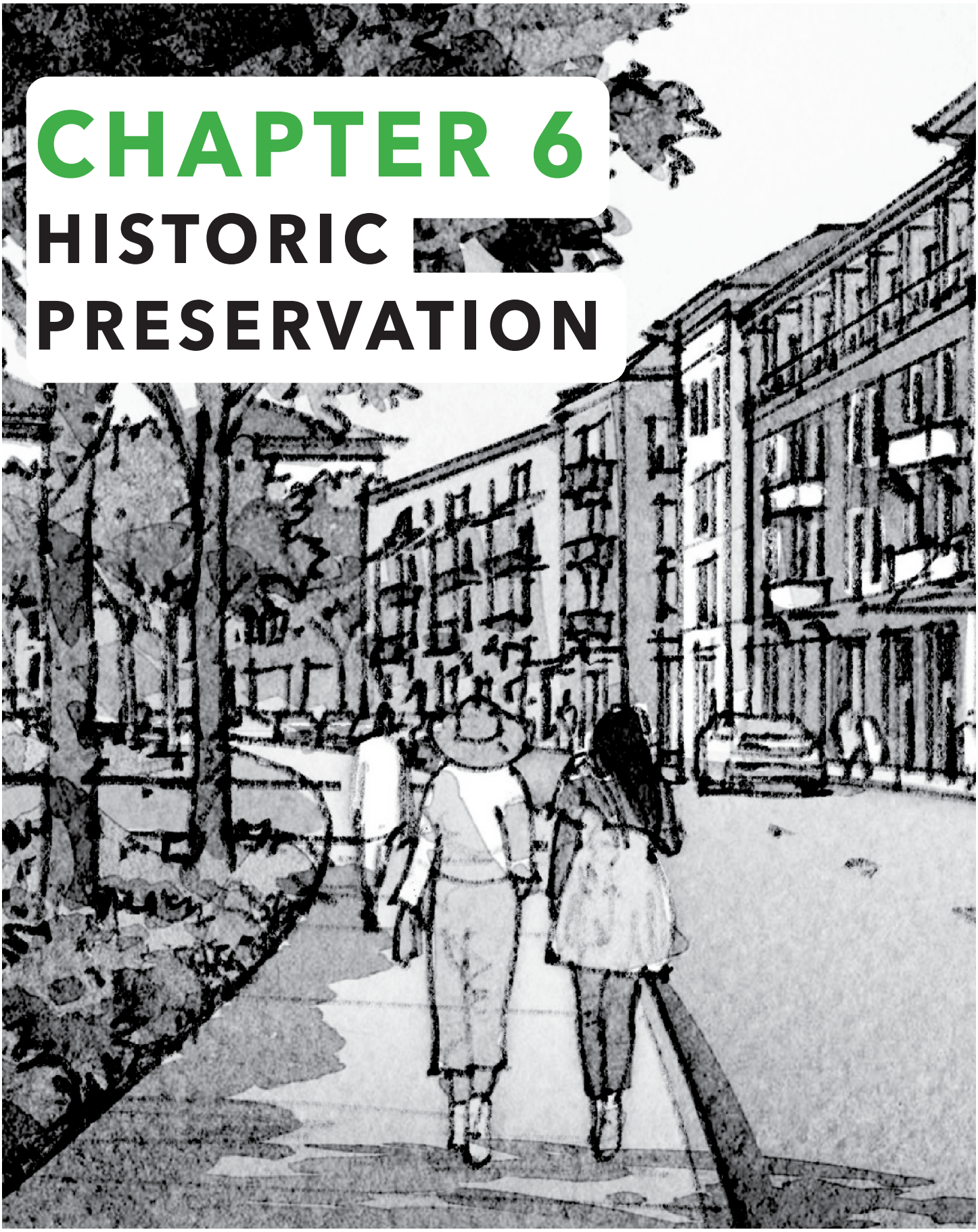
5.11.1.6 The Sign Administrator shall notify the owner or person entitled to possession of the sign or property of the total actual expenses incurred for the alteration or removal of the sign. If that person fails within 30 days after the date of notification to pay the entire expenses of the repair, alteration, removal or storage costs, then the expenses may be recorded as a lien against the property. These expenses shall include:

(A) The actual cost of repair or removal of the sign plus storage costs and administrative costs;

(B) An amount representing penalty and interest at the prevailing judgement rate for the cost of collection; and

(C) Reasonable attorney's fees.

5.11.1.7 If expenses are incurred for the alteration or removal of a sign pursuant to this subsection, no permit shall be renewed or issued for the property upon which any such sign exists or existed unless and until such expenses authorized by this subsection are paid in full.



CHAPTER 6
HISTORIC PRESERVATION

6.1 HISTORIC PRESERVATION

6.1.1 PURPOSE

The City Council of Taylor, Texas, hereby declares that as a matter of public policy the protection, enhancement, and perpetuation of landmarks and districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational, and general welfare of the public. This ordinance is intended to:

(1) Protect and enhance the landmarks and districts which represent distinctive elements of Taylor's historic, architectural, and cultural heritage;

(2) Foster civic pride in the accomplishments of the past;

(3) Protect and enhance Taylor's attractiveness to visitors and the support and stimulus to the economy thereby provided;

(4) Insure the harmonious, orderly, and efficient growth and development of the City that is sensitive to its historic resources;

(5) Promote economic prosperity and welfare of the community by encouraging the most appropriate use of historic properties within the City;

(6) Encourage stabilization, restoration, and improvements of such properties and their values by offering incentives for rehabilitation.

6.1.2 HISTORIC PRESERVATION OFFICER

The City Manager or their designee shall appoint a qualified City official or staff person to serve as Historic Preservation Officer (HPO). The City may utilize in-house staff or contract using those individuals whose expertise are required to deliberate on specific, related matters. In addition, the planning department will be responsible for coordinating the City's preservation activities with those of state and federal agencies and with local state, and national preservation organizations.

Responsibilities. The HPO shall be empowered to:

(1) Administer this LDC and advise the HPC on matters submitted to it.

(2) Maintain and hold open for public inspection all documents and records pertaining to the provisions of this LDC.

(3) Receive and review all applications pursuant to this LDC to ensure their completeness.

(4) Review and take action on all certificates of appropriateness applications subject to administrative review pursuant to this LDC.

(5) Review and forward with any recommendations all applications for certificates of appropriateness subject to review by the HPC pursuant to this LDC.

(6) Ensure proper posting and noticing of all Commission meetings, schedule applications for Commission review, provide information packets to its members prior to the meetings, record meeting minutes, and facilitate all Commission meetings.

(7) Review and help coordinate the City's preservation and urban design activities with those of local, state, and federal agencies and with local, state, and national preservation organizations in the private sector.

6.1.3 CRITERIA FOR DESIGNATION OF HISTORIC PROPERTIES OR DISTRICTS

The HPC shall use criteria for evaluation of significance of an historic landmark or historic district as established by the National Park Service for use in the administration of the National Register of Historic Places. The HPC shall refer to the National Register Bulletin No. 15, How to Apply the National Register Criteria for Evaluation, published by the National Park Service, for further guidance in the application of these criteria.

6.1.3.1 The following criteria shall be considered in determining whether historic overlay zoning should be applied to an individual property or historic district:

(1) Association with events that have made a significant contribution to the broad patterns of our history.

(2) Association with the lives of persons significant in our past.

(3) Embodiment of the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

(4) Archaeological value, in the sense that the property has yielded, or may be likely to yield, information important in prehistory or history.

6.1.3.2 Where the designation is made based on the general character of the proposed historic district, these findings may include, but shall not necessarily be limited to:

(1) Scale of buildings and structures typical of the area.

(2) Architectural style typical of the area.

(3) Architectural period typical of the area.

(4) Building materials typical of the area.

(5) Colors used in buildings typical of the area.

(6) Signage and street furniture typical of the area.

(7) Landscapes typical of the area.

(8) Typical relationships of buildings to the landscapes in the area.

(9) Typical relationships of buildings in the area to the street.

(10) Setbacks and other physical patterns of buildings in the area.

(11) Typical patterns of rooflines of buildings in the area.

(12) Typical patterns of porch and entrance treatments of buildings in the area.

Where the designation is made based on the character of a limited number of specific buildings

in the proposed historic district, the findings may include, but shall not necessarily be limited to:

(1) Architectural style of the buildings.

(2) Architectural period of the buildings.

(3) Textures of materials used in the buildings.

(4) Colors of the materials used in the buildings.

(5) Rooflines of the buildings.

(6) Porch and entrance treatments of the buildings.

(7) Height and mass of the buildings.

(8) Relative proportions of the buildings (width to height, width to depth).

6.1.3.3 Already listed properties. Properties that, as of the date of the adoption of this LDC, are listed as a Recorded Texas Historic Landmark (RTHL) or State Archaeological Landmark (SAL), or that are listed individually or within an historic district on the National Register of Historic Places (NR) shall be considered eligible for designation as historic landmarks pursuant to this LDC. The HPO shall compile a list of such properties and shall initiate an application for historic overlay zoning for each property so identified, pursuant to this LDC. The HPC may establish a process by which it identifies additional properties that are so recognized on the National Register or by the State, either on an annual basis or as such properties are listed and that information becomes known to the HPC and may direct the HPO to initiate applications for historic overlay zoning for those properties, pursuant to this LDC.

6.1.4 DESIGNATION PROCESS FOR LOCAL HISTORIC LANDMARKS AND DISTRICTS

6.1.4.1 These provisions pertaining to the designation of historic properties constitute a part of the comprehensive zoning plan of the City. Owners of proposed historic properties shall be notified prior to the HPC hearing on the recommended designation. At the HPC's public hearing, owners, interested parties, and technical experts may present testimony or documentary evidence, which will become part of a record regarding the historic, architectural, or cultural importance of the proposed historic property. The City may designate a historic landmark without the property owner's approval.

6.1.4.2 The procedure for designating a historic landmark or to establish or amend a historic district may be initiated by the City, or by the individual property owner(s), or by at least twenty percent (20%) of the residents of the potential district. An application for designation shall be made on forms as prescribed by the City and shall be filed with the HPO along with any fees in accordance with the municipal fee schedule. Buildings, structures, sites or areas located within the City which substantially comply with the criteria found in this LDC may be recommended by the HPC to the City Council as historic landmarks or historic districts.

The application shall contain:

(1) For a proposed historic landmark, the name, address, telephone number of applicant, and physical address of the property.

(2) For a proposed historic district, the name, address, telephone number of applicant, and no

more than ten percent (10%) negative responses from owners of properties in the proposed district; where a poll has been taken, each property is counted separately, and no response is considered an affirmative response.

(3) Site plan of the proposed landmark property, or map indicating the geographic boundaries of the proposed district, showing all affected buildings and/or structures.

(4) Detailed historic description and background on the proposed landmark or proposed district.

(5) Current photographs of the overall property or area, along with any historical photographs, if available.

(6) Any other information which the HPO or Commission may deem necessary.

6.1.4.3 Upon receipt of a completed designation application, the HPO shall schedule a hearing at the next available regularly scheduled Commission meeting. Notice of the application shall be mailed to the property owner(s) and advertised in the official newspaper and/or posted on the property as provided for a Place Type zoning change.

6.1.4.4 A proposed historic landmark or district for which an application for designation has been received shall be protected by and subject to all the provisions of this LDC governing demolition, minimum maintenance standards, and penalties until a final decision by the City Council becomes effective, but not to exceed one hundred and eighty (180) days.

6.1.4.5 At the hearing, the applicant shall have an opportunity to present testimony and evidence to demonstrate the historical significance or insignificance of the subject property or district. Other interested parties and technical experts may also present testimony or documentary evidence, which will become part of a record. The burden of proof shall be upon the applicant. The HPC may take action to approve, postpone requesting additional information, or deny the application. The HPO shall forward any final recommendation to the Planning & Zoning Commission within thirty (30) days of the hearing. Denials may be appealed directly to City Council.

6.1.4.6 The P&Z shall give notice and conduct its hearing upon receipt of the recommendation from the HPC. Notice for such hearing shall be in the same manner and the hearing held according to the same procedures as specifically provided in the general zoning ordinance of the City. The P&Z shall review the application to ensure that the recommended designation will not pose a conflict with the underlying Place Type zoning and shall forward its recommendation to the City Council within thirty (30) days after taking action on the application.

6.1.4.7 Upon receipt of the joint recommendation on the application from the Historic Preservation Commission and the Planning & Zoning Commission, the City Council shall schedule a hearing on the application within thirty (30) days. Notice for such hearing shall be in the same manner and the hearing held according to the same procedures as specifically provided in the general zoning ordinance of the City. Significance shall be considered only on the record made before the Historic Preservation Commission and the Planning & Zoning Commission.

6.1.4.8 Upon designation of a historic landmark or historic district by the City Council, the designation shall be recorded by legal description on the City's official Place Type zoning maps, in the records of real property of Williamson County, and with the tax appraisal office.

6.1.4.9 The applicant or any persons adversely affected by any determination of the HPC may appeal the decision to City Council. Appeal requests shall be on forms as prescribed by the City and shall be

filed with the HPO within seven (7) days of the HPC's decision and scheduled for the next available regularly scheduled City Council meeting. Notice for such hearing shall be in the same manner and the hearing held according to the same procedures as specifically provided in this LDC.

6.1.4.10 Appeals to the City Council shall be considered only on the record made before the HPC and may only allege that the Historic Preservation Commission's decision was arbitrary, capricious, or illegal.

6.1.5 ORDINARY MAINTENANCE

Nothing in this LDC shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature of an historic landmark or a property within an historic district which does not involve a change in design, material, or outward appearance that require the issuance of a building permit.

In-kind repair/replacement and repainting is included in this definition of ordinary maintenance unless painting involves an exterior masonry surface that was not previously painted. The HPO shall determine what is "ordinary maintenance."

6.1.6 MINIMUM MAINTENANCE STANDARDS

No owner or person with an interest in real property designated as an historic landmark or a property located within an historic district shall permit the property to fall into a serious state of disrepair so as to result in the significant deterioration of any exterior architectural feature which would, in the judgment of the HPC, create a detrimental effect upon the historic character of the landmark or district.

6.1.6.1 Examples of serious disrepair or significant deterioration include:

(1) Deterioration of exterior walls, foundations, or other vertical support that causes leaning, sagging, splitting, listing, or buckling.

(2) Deterioration of external chimneys that causes leaning, sagging, splitting, listing, or buckling.

(3) Deterioration or crumbling of exterior plaster finishes, surfaces or mortars.

(4) Ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors.

(5) Defective protection or lack of weather protection for exterior wall and roof coverings, including lack of paint, or weathering due to lack of paint or other protective covering.

(6) Rotting, holes, and other forms of material decay.

(7) Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings, and architectural details that causes de-lamination, instability, loss of shape and form, or crumbling.

(8) Deterioration that has a detrimental effect upon the special character of the district as a whole or the unique attributes and character of the contributing structure.

(9) Deterioration of any exterior feature so as to create or permit the creation of any hazardous or unsafe conditions to life, health, or other property.

6.1.7 PROCEDURE TO MITIGATE DEMOLITION BY NEGLECT

Demolition by Neglect refers to the gradual deterioration of a property when routine or minimum maintenance is not performed. The HPO and the Development Services Department staff shall work together to reduce Demolition by Neglect involving landmarks or properties located within districts within the City. A Demolition by Neglect citation as determined by the HPC may be issued against the owner of the property for failure to comply with the minimum maintenance standards by permitting the subject property to exhibit serious disrepair or significant deterioration as outlined.

6.1.7.1 Due to the time-consuming nature of pursuing enforcement under this Section, no more than one property will be under consideration during each of the following quarters (January-March, April-June, July-September, and October-December).

6.1.7.2 While the HPO will act as the point of contact, the Development Services Department staff shall, when needed, assist with inspections. If there is a dispute between the HPO and Development Services Department staff, the City Manager may be consulted as a mitigating party.

6.1.7.3 Furthermore, while the HPO will act as the point of contact, the Planning Department staff shall, when needed, assist with inspections. If there is a dispute between the HPO and Planning Department staff, the City Manager shall make the final determination.

6.1.7.4 The procedure for citing a property owner for Demolition by Neglect shall be as follows:

(1) Initial identification is made by visual inspection of the area by the HPO or a Commission member or by referral from someone in the area. All referrals shall be made in writing and shall be submitted to the HPO.

(2) Once the initial identification is made, followed by preliminary determination by the HPO, the property owner shall be notified by U.S. mail of the defects of the building and informed of any incentive programs that may be available for repair. The owner shall be given thirty (30) days in which to respond to the preliminary determination by submitting a stabilization proposal to the HPO. The stabilization proposal will be presented to the HPC at the next available meeting. If the HPC approves the proposal, a certificate of appropriateness (if necessary) may be issued administratively by the HPO. The approval will detail the specific work that is necessary to correct the Demolition by Neglect conditions, as well as specify a time period to begin and to complete the work. The HPO shall update the HPC on the status of the property every thirty (30) days, once work begins on the property.

(3) If the property owner receives the letter regarding the preliminary determination, but fails to respond, a second notice shall be sent in the same manner as described above.

(4) If the property owner fails to receive and/or respond to the letter regarding the preliminary determination after two (2) attempts, the matter returns to the HPC for a citation hearing. The HPO shall send a third notice via certified mail informing the owner of the hearing, the property shall be posted with a notice of the violation in accordance with the provisions of this LDC, and a public hearing on the citation shall be scheduled.

(5) At the public hearing, the owner will be invited to address the HPC's concerns and to show cause why a citation should not be issued. The HPC may take action to approve any proposed work, defer the matter to give the owner more time either to correct the deficiencies or make a proposal for stabilization, or issue a citation to the owner of the property for failure to correct

the Demolition by Neglect conditions.

(6) If the owner is cited for the condition of Demolition by Neglect of the property, they shall be given fourteen (14) days to submit a stabilization proposal to the HPO, and at the discretion of the HPC, up to one (1) year to correct the defects. The HPO shall update the HPC on the status of the property every thirty (30) days once work begins on the property.

(7) If the owner does not respond with a stabilization proposal, the matter shall be turned over to the City Attorney's office for recommendation to the City Council for legal action.

6.1.7.5 The City may create programs, or enter into partnerships with local non-profit organizations, to assist low-income and/or elderly homeowners with maintenance.

6.1.8 CERTIFICATES OF APPROPRIATENESS FOR ALTERATIONS OR NEW CONSTRUCTION AFFECTING LANDMARKS OR HISTORIC DISTRICTS

No person shall carry out any construction, reconstruction, alteration, restoration, rehabilitation, or relocation of any Landmark or any property within a District, nor shall any person make any material change in the light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements visible from a public right-of-way which affect the appearance and cohesiveness of any Landmark or any property within a District without a Certificate of Appropriateness application. The application must be reviewed and approved by the HPO or the HPC prior to the issuance of any building permit involving any Landmark or property located within a District. The application shall be required in addition to, and not in lieu of, any required building permit.

6.1.9 REVIEW CRITERIA FOR CERTIFICATES OF APPROPRIATENESS FOR ALTERATIONS OR NEW CONSTRUCTION AFFECTING LANDMARKS OR HISTORIC DISTRICTS

In considering an application for a Certificate of Appropriateness, the HPO and the HPC shall review it for compliance with the Secretary of the Interior's Standards for Rehabilitation and any applicable adopted Design Guidelines previously ratified by the City Council.

All review criteria shall be made available to the applicant, property owners of Landmarks and properties located within Districts. The HPC shall promulgate and make recommendations to update the adopted Design Guidelines as necessary, provided that the changes do not pose a conflict with underlying land-use zoning and the changes do not take effect until ratified by the City Council.

6.1.9.1 Applicability. A certificate of appropriateness shall be required in the following circumstances before the commencement of development within or work upon any property with historic overlay zoning:

(1) Whenever such work or development requires a building permit or certificate of zoning compliance issued by the City;

(2) Whenever such work includes the erection, moving, demolition, reconstruction, restoration, or alteration of the exterior of a property with historic overlay zoning, except when such work satisfies all the requirements of ordinary maintenance and repair as defined in Chapter 7, Definitions, of this LDC

6.1.9.2 Certificate of appropriateness required. No building permit shall be issued by the building official for any property with historic overlay zoning until the application for such permit has been reviewed

and a certificate of appropriateness has been approved by the HPO or the HPC.

6.1.9.3 Procedures. The procedure for obtaining a Certificate of Appropriateness may be initiated by the City for all Landmarks or proposed work within a District, or by the individual property owner(s) of the subject Landmark or for a property located within a District. The application must be submitted for review and approved by the HPO or the HPC prior to the commencement of any work. An application for Certificate of Appropriateness shall be made on forms as prescribed by the City and shall be filed with the HPO along with fees in accordance with the municipal fee schedule.

6.1.10 ADMINISTRATIVE DESIGN REVIEW AFFECTING LANDMARKS AND PROPERTIES LOCATED IN DISTRICTS:

6.1.10.1 Upon receipt of a completed Certificate of Appropriateness application as determined by the HPO, the HPO shall review the application for a preliminary determination of compliance with the Secretary of the Interior's Standards for Rehabilitation and the adopted Design Guidelines. The applicant is encouraged to schedule a meeting with the HPO prior to the submittal of an application to discuss the proposed work and get initial design direction. The HPO reserves the right to forward any Certificate of Appropriateness application to the HPC for review and approval when direction on design policy is needed or if unable to determine compliance with the Secretary of the Interior's Standards for Rehabilitation or the Design Guidelines. Proposed work to all Landmarks, all proposed work within a District, and for all City preservation-related incentive programs or federal projects must be reviewed by the HPC.

6.1.10.2 An application shall be eligible for administrative review by the HPO for the following:

(1) The placement and screening, if necessary, of roof-mounted equipment and other mechanical equipment of various types;

(2) The placement and design of screening treatments for trash and recycling receptacles;

(3) Fences to be installed in the rear and/or side yard, unless an historic precedence exists for fences in the front yards;

(4) Replacing roofing materials or color on a flat roof that will not be visible from the ground or from immediately adjacent taller buildings;

(5) Gutters and downspouts;

(6) Installation or removal of landscaping, including trees;

(7) Accessibility ramps;

(8) Changes to awning material, shape, and size;

(9) Landscape elements, including but not limited to walks, paving, benches, outdoor furniture, planters, pools, trellises, arbors and gazebos;

(10) Installation of any elements required by other codes such as emergency lighting;

(11) Modifications that are considered non-permanent such as, but not limited to, window films and temporary features to weatherize or stabilize a historic resource;

(12) Minor modifications to an existing certificate of appropriateness that still meets the intent of

the original approval;

(13) Renewal of an expired certificate of appropriateness.

6.1.10.3 If an application for administrative review is approved or approved with conditions, the HPO shall issue a certificate of appropriateness. However, the HPO may forward the application to the HPC for their consideration for the following reasons:

(1) The application does not meet the approval criteria;

(2) If the HPO does not act on the application within ten (10) business days of receipt of the complete application;

(3) The HPO disapproves the application; or

(4) The applicant wishes to appeal the administrative decision or associated conditions of the certificate of appropriateness application.

An appeal to an administrative decision shall be filed with the HPC within ten (10) business days of said decision.

6.1.10.4 In the event an application is to be considered by the HPC, the HPO shall inform the applicant of the meeting date at which the application shall be considered. The applicant shall have the right to be heard and may be accompanied or represented by counsel and/or one or more construction or design professionals at the meeting.

6.1.10.5 The HPO shall review the application and make a recommendation to the HPC during the meeting at which the application shall be considered.

(1) After hearing the applicant and any other interested parties, and considering the recommendation from the HPO, the HPC shall take one of the following actions:

(a) Approve the proposed work or development and issue a certificate of appropriateness.

(b) Approve the proposed work or development with conditions and issue a conditional certificate of appropriateness.

(c) Disapprove the certificate of appropriateness.

(2) In the case of the disapproval of a certificate of appropriateness by the HPC, the HPC shall state in writing the reasons for such disapproval and may include suggestions in regard to actions the applicant might take to secure the approval of the HPC concerning future issuance of a certificate of appropriateness.

6.1.10.6 Certificate of Appropriateness.

(1) It shall be the responsibility of the HPO to issue the actual certificate of appropriateness following administrative approval or approval by the HPC with any designated conditions, and to maintain a copy of the certificate of appropriateness, together with the proposed plans. These shall be public documents for all purposes.

(2) Work performed pursuant to the issuance of a certificate of appropriateness shall conform to the requirements of such certificate. It shall be the duty of the building official to inspect from time to time any work performed pursuant to a certificate of appropriateness to assure such

compliance. In the event that such work is not in compliance, the building official shall issue a stop work order and/or citation as prescribed by ordinance. The HPC may request that the building official inspect the work and issue a stop work order.

6.1.10.7 Criteria. The HPO or the HPC shall determine whether to grant a certificate of appropriateness based on the following criteria:

(1) The effect of the proposed change upon the general historic, cultural and architectural nature of the historic property or historic district;

(2) The appropriateness of exterior architectural features, including parking and loading spaces, which can be seen from a public street, alley, or walkway; and

(3) The general design, arrangement, texture, material and color of the building or structure and the relation of such factors to similar features of buildings or structures in the historic district, contrast or other relation of such factors to other buildings or structures built at or during the same period, as well as the uniqueness of such features, considering the remaining examples of architectural, historical and cultural values.

6.1.10.8 Guidelines. In all of its determinations of architectural appropriateness and historical integrity in the design and construction of historic properties or signs, the HPO or the HPC shall use the most recent edition of the book entitled, *The Secretary of the Interior's Standards for the Treatment of Historic Properties: With Guidelines for Preserving, Rehabilitation, Restoring and Reconstructing Historic Buildings*, or any future publication which replaces this book, and the following criteria as guidelines:

(1) Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration, or to use a property for its originally intended purpose.

(2) The distinguishing original qualities or character of a historic property and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(3) All historic properties shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged.

(4) Changes that may have taken place in the course of time are evidence of the history and development of an historic property and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(5) Distinctive stylistic features or examples of skilled craftsmanship that characterize a historic property shall be treated with sensitivity.

(6) Architectural features that are found to be appropriate are to be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other properties.

(7) Surface cleaning shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken

without approval from the Historic Preservation Commission.

(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

(9) Contemporary design for alterations and additions shall not be discouraged when such alterations and additions do not destroy significant historic, architectural, or cultural material and when such design is compatible with the size, scale, color, material, a character of the property, neighborhood, or environment. Wherever possible, new additions or alterations shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

6.1.10.9 Supplemental guidelines. The HPO or the HPC may develop, and the City Council may approve, such supplemental guidelines as it may find necessary to implement the regulations of historic overlay zoning or the findings applicable to the designation of a particular historic property. Such guidelines may include, but are not limited to the following:

(1) Charts or samples of acceptable materials for siding, foundations, roofs, or other parts of buildings;

(2) Illustrations of appropriate architectural details;

(3) Specifications of appropriate relationships to streets, sidewalks, other structures, and buildings;

(4) Illustrations of appropriate porch treatments or entrances; or

(5) Illustrations of appropriate signage or street furniture.

6.1.10.10 Certificate of appropriateness for demolition.

(1) Certificate required. No historic property shall be demolished or removed unless such demolition shall be approved by the HPC and a certificate of appropriateness for such demolition shall be granted.

(2) Procedure for the issuance of a certificate of appropriateness for demolition shall be the same as for the issuance of other certificates of appropriateness with the following modification.

(3) After the hearing, the HPC may approve the certificate of appropriateness, thereby authorizing the demolition, or the HPC may disapprove the certificate of appropriateness and postpone the demolition or removal for a period of one hundred and twenty (120) days. The purpose of such a postponement would be to allow the HPC and any interested parties to explore alternatives to demolition.

(4) The HPC may extend the postponement period for an additional sixty (60) days to enable the completion of ongoing negotiations.

(5) Notwithstanding any provision of this LDC, the City Council reserves the right to prohibit the demolition of a landmark structure with six (6) affirmative votes.

(6) Supplemental demolition criteria. In determining whether to issue a certificate of appropriateness for demolition, the HPC, and, on appeal, the City Council, shall consider the following criteria, in addition to the criteria specified in this section:

(a) The uniqueness of the property as a representative type or style of architecture, historic association, or other element of the original designation criteria applicable to such structure or tract.

(b) The condition of the property from the standpoint of structural integrity and the extent of work necessary to stabilize the property.

(7) The economically viable alternatives available to the demolition applicant, including:

(a) Donation of a part of the value of the subject structure or site to a public or nonprofit agency, including the conveyance of development rights and facade easement.

(b) The possibility of sale of the property, or any part thereof, to a prospective purchaser capable of preserving such property.

(c) The potential of the property for renovation and its potential for continuing use.

(d) The potential of the property for rezoning in an effort to render such property more compatible with the physical potential of the property. The ability of the property to produce a reasonable economic return on investment for its owner; provided, however, that this factor shall not have exclusive control and effect but shall be considered along with all other criteria contained in this section.

6.1.10.11 Certificate of appropriateness for relocation:

(1) Certificate Required. No historic resource shall be relocated unless such relocation shall be approved by the HPC and a certificate of appropriateness for such relocation shall be granted. For the purposes of this subsection concerning relocation, the term "historic resource" shall be used to describe an individual building, structure, or object designated according to the procedures in this LDC.

(2) Procedure. The procedure for issuance of a certificate of appropriateness for relocation shall be the same as for the issuance of other certificates of appropriateness with the following additions.

(a) If the historic resource is a Recorded Texas Historical Landmark or listed on the National Register of Historic Places, the applicant shall be required to notify the appropriate party at the Texas Historical Commission and receive a response in writing, prior to submitting an application for the relocation to the Historic Preservation Commission.

(b) Documentation shall be provided to the HPC at the time of application for a certificate of appropriateness that provides the following information:

i. Overview of the proposed relocation of the historic resource, including:

» Reasons for relocating the historic resource; and

» Reasons for selection of destination site.

(c) Photographs, which document all aspects of the historic resource. Requirements for photographs shall be provided by the HPC. At a minimum, photographs provided by the applicant s hall include but are not limited to:

i. Each elevation of the building;

ii. Street view;

iii. All prominent architectural features; and

iv. Any additional accessory buildings that also have historic overlay zoning, showing how they relate to the primary structure.

v. Requirements for photographs shall be maintained and provided by the HPC.

(d) Site plan of historic resource in current location.

(e) Site plan of historic resource in new location.

(f) Public notices of the proposed relocation shall be required as follows:

i. Signed notice shall be posted within five (5) business days of receipt of an application for a certificate of appropriateness for relocation, the City shall post a sign showing notice of the application on the originating location and on the proposed destination location, for the purpose of notifying the public of the proposed relocation.

ii. Mailed notice shall be sent ten (10) business days prior to the HPC meeting when the application will be heard, written, notices shall be mailed to each owner, as indicated by the most recently approved City tax roll, of real property within three hundred (300) feet of the existing property with the resource proposed for relocation and three hundred (300) feet of the proposed new location. Notice may be served by its deposit in the Postal Service in the City, properly addressed with postage paid.

iii. Mailed notices shall contain at least the following specific information:

- The general location of land that is the subject of the application and/or a location map;
- The legal description or street address;
- The substance of the application;
- The time, date, and location of the HPC meeting;
- A phone number to contact the City; and
- A statement that interested parties may appear at the hearing.

(3) When a historic resource is relocated to a new site, the historic resource shall retain the historic overlay and therefore continue to be subject to the requirements of a certificate of appropriateness.

(4) Supplemental relocation criteria. In determining whether to issue a certificate of appropriateness for relocation, the HPC, and, if necessary, on appeal, the City Council, shall consider the following criteria, in addition to the criteria specified in this subsection:

(a) The historic resource is imminently threatened by demolition or removal of historic overlay zoning.

(b) Reasonable alternatives have been examined to mitigate the threat to the historic resource, in lieu of relocation. Alternatives may include, but are not limited to:

i. Modification of the proposed project affecting the historic resource to avoid its impact on the location of the historic resource.

ii. Incorporation of the historic resource, in its entirety, into the proposed project that would affect the location of the historic resource.

(5) When relocated, the historic resource shall remain in the City of Taylor.

(6) The structural condition of the historic resource has been examined so that it has been determined that the historic resource may be moved and that damage to the historic resource which would result from the move can be minimized. Stabilization of the historic resource prior to and/or during the move may be required.

(7) A new location for the historic resource has been determined that would be compatible with the architectural aspects of the historic resource, to the extent possible. Consideration shall include the review of all of the following:

(a) Size of the resource and destination lot;

(b) Massing;

(c) Architectural style;

(d) Review of all adopted design guidelines by the HPC in determining compatibility; and

(e) Other historic resources, which are not the primary resource on the site, but are historically associated with the primary resource, also should be relocated, if possible, and may be considered for relocation with the primary resource on the same certificate of appropriateness.

(8) Any historic resource relocated pursuant to this section shall be required to conform to any siting conditions at the new location. These siting conditions shall include, but are not limited to, setback requirements, structural alteration requirements such as enclosed parking requirements, and architectural requirements such as exterior finishes and orientation.

(9) The applicant agrees to the following additional conditions of the certificate of appropriateness:

(a) The historic resource shall be secured from vandalism and other damage for the time that it remains vacant as a result of the relocation process.

(b) The applicant shall be required to display a plaque, provided and paid for by the City, which documents the historic resource's original location, date of relocation, and reason for relocation.

(c) The historic overlay shall convey with the historic resource to its new location.

(10) The historic overlay shall be removed from the originating property, unless one of the following applies:

(a) The property is located within an historic district; or

(b) Only an accessory structure has been moved and the primary structure on the site remains; or

(c) The site itself is historically significant.

(11) The City may apply the historic overlay to the destination lot(s), by following the procedures for applying historic overlay of this LDC. If the historic resource is being moved into an already designated historic district, the historic overlay shall remain and apply.

(12) The applicant shall provide photographs to the HPO of the relocated historic resource once relocation is complete.

(13) Information regarding the relocation shall be filed in the appropriate City and county records.

(14) If a certificate of appropriateness for relocation has been approved by the HPC, the following fees shall be waived:

(a) Building moving and permits fees

(b) Notice requirement fees.

(15) Appeals of certificate of appropriateness decisions made by the HPC shall be made within fifteen (15) days to the City Council.

6.1.11 ECONOMIC HARDSHIP INVOLVING CERTIFICATES OF APPROPRIATENESS FOR DEMOLITION AFFECTING LANDMARKS AND HISTORIC DISTRICTS

6.1.11.1 No certificate of appropriateness for demolition involving a claim of economic hardship may be approved, nor shall a demolition permit be issued by the City unless the owner proves compliance with the following standards for economic hardship:

(1) The property is incapable of earning a reasonable return in its current or rehabilitated state, regardless of whether that return represents the most profitable return possible; and

(2) The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and

(3) Earnest and reasonable efforts to find a purchaser interested in acquiring the property and preserving it have failed; and

(4) The property cannot be moved or relocated to another site similar or within the District.

6.1.11.2 The City shall adopt by resolution separate criteria for review in considering claims of economic hardship for investment for income-producing and non-income-producing properties, as recommended by the HPC. Non-income-producing properties shall consist of owner-occupied single-detached dwellings and non-income-producing institutional properties. All standards for review shall be made available to the owner prior to the hearing. The information to be considered by the City may include, but not be limited to, the following:

(1) Purchase date price and financing arrangements

(2) Current market value

(3) Form of ownership

(4) Type of occupancy

(5) Cost estimates of demolition and post-demolition plans for development

(6) Maintenance and operating costs

(7) An inspection report by licensed architect or structural engineer that has experience working with historic properties

(8) Costs and engineering feasibility for rehabilitation

(9) Property tax information

(10) Rental rates and gross income from the property

(11) Other additional information as deemed appropriate

6.1.11.3 Claims of economic hardship by the owner shall not be based on conditions resulting from:

(1) Evidence of demolition by neglect or other willful and negligent acts by the owner

(2) Purchasing the property for substantially more than market value at the time of purchase

(3) Failure to perform normal maintenance and repairs

(4) Failure to diligently solicit and retain tenants

(5) Failure to provide normal tenant improvements

6.1.11.4 Throughout the process, the applicant shall consult in good faith with the HPO, local preservation groups, and interested parties in a diligent effort to seek an alternative that will result in preservation of the property. Such efforts must be demonstrated to the HPC at the hearing.

6.1.12 ENFORCEMENT

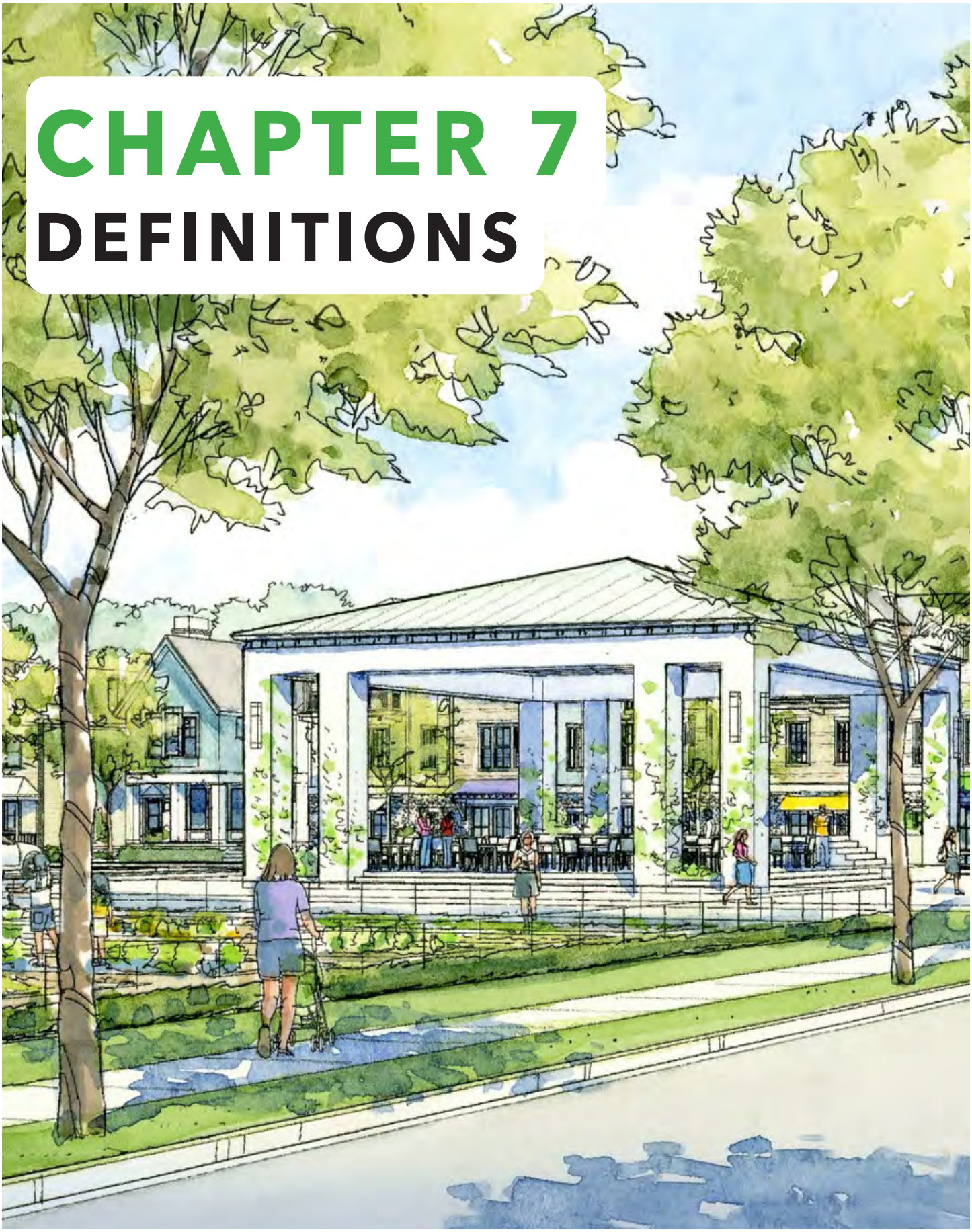
All work performed pursuant to a certificate of appropriateness issued under this LDC shall conform to any requirements included therein. It shall be the duty of the building inspector to inspect periodically any such work to assure compliance. In the event that work is not being performed in accordance with the certificate of appropriateness, or upon notification of such fact by the HPC and verification by the HPO, the building inspector shall issue a stop work order and all work shall immediately cease. The property owner shall then be required to apply for a hearing before the HPC to explain the non-compliance. No further work shall be undertaken on the project as long as a stop work order is in effect until a decision is rendered by the HPC on the application.

6.1.13 PENALTIES

It shall be unlawful to construct, reconstruct, significantly alter, restore, or demolish any building or structure designated with historic overlay zoning in violation of the provisions of this LDC. The City, in addition to other remedies, may institute any appropriate action or proceeding to prevent such unlawful construction, reconstruction, significant alteration, or demolition to restrain, correct, or abate such violation or to prevent any illegal act, business, or maintenance in and about such premises, including acquisition of the property. Any person, firm, or corporation violating any

provision of this LDC shall be guilty of a Class C misdemeanor, punishable by a fine of not less than two hundred and fifty dollars ($250.00) or more than two thousand dollars ($2,000.00).

Each day the violation continues shall be considered a separate offense. Such remedy under this section is in addition to any abatement restitution.



CHAPTER 7
DEFINITIONS

For the purposes of this LDC, certain terms and words are hereby defined; terms not defined herein shall be constructed in accordance with customary usage in municipal planning and engineering practices.

ACCESSORY BUILDING shall mean an outbuilding that is smaller than the main structure and is situated behind the main structure on the lot.

ACCESSORY DWELLING shall mean a secondary unit located toward the rear of the same lot as a principal building used as an additional dwelling unit.

ADDITION shall mean any construction that increases the size of a structure in terms of site coverage, height, or gross floor area.

ADDRESS SIGN shall mean a sign, generally applied to a building wall, that displays a building's address.

ADMINISTRATIVE APPROVAL shall mean the process by which the City Manager reviews submitted administrative plats, public frontage, site, and/or building plans and provides approval based on compliance with this LDC.

ADMINISTRATIVE PROCEDURE shall mean the procedure to be followed for the approval of the subdivision or re-subdivision of an existing lot(s) when such subdivision meets certain limited conditions set by the City.

ADMINISTRATIVE REVIEW shall mean the process by which the City reviews submitted Neighborhood Plans, Public Frontage, site, and/or Building Plans to determine compliance with this LDC.

ADMINISTRATOR shall mean the City Manager and/or designated City Staff.

ALLEY shall mean a vehicular drive located to the rear of lots providing access to service areas, parking, rear building access and may contain utility easements.

ALLEY SIGN shall mean a sign used to identify the alley entrance to a building or business.

ALTERATION shall mean any change, demolition, or modification to a structure or site designated as a historic landmark or located in a local historic area including, but not limited to, the following:

(1) Exterior changes to or modifications of any buildings or structures, architectural details or visual characteristics.

(2) Construction of new structures.

(3) Disturbance of archaeological sites or areas; or

(4) Disturbance, placement, or removal of exterior objects that affect the exterior qualities of the property.

AMENDING PLAT shall mean plat as defined in 212.016 of the Texas Local Government Code and the procedure for such plats shall be the same as the procedure as defined herein.

APARTMENT BUILDING shall mean a building or series of buildings containing greater than five (5) dwelling units in a building with exterior dwelling unit entrances, primarily rented or leased for terms longer than thirty (30) days.

APEX shall mean the highest point of a sign as measured from the point on the ground where its structure is located, or, if no sign structure is present, from the point on the ground directly below the sign itself.

APPEAL shall mean a means for obtaining a review of a decision, determination, order, or failure to act.

APPLICANT shall mean a person or entity who submits to the City an application for an approval required by this LDC. To be qualified as an applicant under this LDC, the person or entity must have sufficient legal authority or proprietary interests in the land to commence and maintain proceedings under this LDC. The term shall be restricted to include only the property owner(s), or a duly authorized agent and representative of the property owner.

APPLICATION shall mean a written request to the City for an approval required by this LDC that contains all information required by this LDC and that has been deemed administratively complete by the City.

APPURTENANT features shall mean the features that define the design of a building or property including but not limited to porches, railings, columns, shutters, steps, fences, attic vents, sidewalks, driveways, garages, carports, outbuildings, gazebos, and arbors.

ARCADE shall mean colonnade supported upper stories of a building projecting over the sidewalk, where the facade of the first story remains at or behind the frontage line.

ARCHAEOLOGICAL resource shall mean a site with archaeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

ARCHITECTURAL ELEMENT shall mean the unique details and component parts that combined form the architectural style of a structure, building, or object.

ARCHITECTURAL FEATURES shall mean ornamentation or decorative features attached to or protruding from or otherwise accentuating an exterior wall.

AWNING shall mean a cloth, plastic, or other nonstructural covering that either is permanently attached to a building or can be raised or retracted to a position against the building when not in use. This term does not include canopies.

AWNING SIGN shall mean lettering applied directly on the valance or other vertical portion of an awning.

BAND SIGN shall mean a sign that is attached flat on the exterior front, rear, or side wall of any building or other structure.

BANNER shall mean a temporary sign, either attached or freestanding, with or without characters, letters, illustrations, or ornamentations, applied to cloth, paper, flexible plastic or fabric of any kind, attached to the exterior of the structure or freestanding on the site with temporary fastening devices such as rope, string, wire, twine, or similar materials, which is in addition to the permitted permanent signs, announcing a special event for a business, i.e., business openings, grand openings, sales, or promotion events.

BICYCLE CORRAL shall mean a group of either short-term or long-term bicycle parking spaces that are located in the vehicular parking area adjacent to the curb. The corral is generally surrounded by a painted white box on the street with flexible vertical delineators and a wheel stop where vehicles are likely to back into the adjacent parking spot.

BICYCLE RACK, LONG-TERM shall mean a bicycle parking fixture that provides at least two bicycle spaces and includes at least a four-foot-wide by six-foot-long dimension, is intended for parking more than three hours, and is fully protected from the elements.

BICYCLE RACK, SHORT-TERM shall mean a bicycle parking fixture that provides at least two bicycle spaces, includes at least a four-foot-wide by six-foot-long dimension, and is intended for parking less than three hours.

BLADE SIGN shall mean a sign mounted on the building facade, projecting at a 90-degree angle.

BLOCK shall mean an aggregate land area circumscribed by streets or thoroughfares.

BLOCK FACE shall mean the aggregate of all the principal frontage lines or alternatively the building facades on one side of a block.

BUILDABLE WIDTH shall mean the width of the building site left to be built upon after the required IBC setbacks are provided.

BUILDING shall mean a structure having a roof supported by columns or walls for the shelter, support, or enclosure of persons, animals, real property, and business activity.

BUILDING BLOCK shall mean the 330' X 330' block size that is defined in Taylor's DNA. It is the foundation of the walkable environment.

BUILDING LINE shall mean the rear line of a required front build-to-line that is generally parallel to the street line forming the front line.

BUILDING OFFICIAL shall mean the inspector or administrative official charged with responsibility for issuing permits and enforcing the Building Code and this LDC where indicated.

BUILDING TYPES shall mean a range of structures with different standards to create a variety of options for human settlements.

BUILD-TO-LINE shall mean the line parallel to the street along which the primary mass of the front facade should be set. It is measured as a perpendicular distance from the street line to the nearest point of the building facade.

BUSINESS shall mean a place where a person practices their regular occupation, profession, or trade.

BY RIGHT shall mean characterizing a proposal or component of a proposal for a Neighborhood Plan or Site Plan that complies with this LDC and is permitted and processed administratively without public hearing.

CALENDAR YEAR shall mean between January 1 to December 31 of each year.

CANOPY shall mean any non-rigid material such as fabric or flexible plastic, that is supported by or stretched over a frame, that is attached to an exterior wall, and that may include a type that can be retracted, folder, or collapsed against the face of a supporting building.

CERTIFICATE OF APPROPRIATENESS shall mean the certificate issued by the City indicating approval of plans for alteration, construction, or removal affecting a designated landmark or property within historic overlay zoning.

CERTIFICATE OF OCCUPANCY shall mean an official certificate issued by the City through the Building Official that indicates conformance with the zoning standards and building codes and authorizes legal use of the premises that it is issued.

CERTIFIED LOCAL GOVERNMENT shall mean a local government certified or approved by the State Historic Preservation Office (SHPO), which has an appointed commission to oversee the survey and inventory of historic structures, to review areas for historically significant structures, and to develop and maintain the community planning and education process. This federal government program, authorized by the National Historic Preservation Act, 16 U.S.C. 470 et seq., provides for the participation of local governments in a federal/state/local partnership.

CHANNEL LETTERS shall have its own internal lighting element, individually attached to the wall or onto a

separate background panel. The letter shall be translucent, or solid to create a backlit halo effect.

CITY OR THE CITY shall mean the City of Taylor and its authority of its city limits and extraterritorial jurisdiction (ETJ).

CITY CLERK shall mean the City Clerk of the City of Taylor or the authorized representative of the clerk.

CITY COUNCIL shall mean the governing body of the City of Taylor, Texas.

CITY ENGINEER shall mean a Licensed Engineer with the state of Texas or their representative with the City.

CITY MANAGER shall mean the chief administrative officer of the City of Taylor and their designated representative.

CITY OF TAYLOR ENGINEERING MANUAL shall mean the engineering manual adopted February 9, 2010, by Ordinance 2009-37, and any engineer manual adopted by the City of Taylor, Texas, by ordinance after March 24, 2011, superseding or repealing Ordinance 2009-37. Also referred to as the Engineering Manual.

CIVIC shall mean a designation for public sites dedicated for civic buildings and civic space.

CIVIC BUILDING shall mean a building operated by not-for-profit organizations dedicated to art, culture, education, recreation, government, transit, and municipal parking, or as approved by the Planning & Zoning Commission and City Council.

CIVIC SPACE shall mean an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships between their intended use, their size, their landscaping, and the buildings that front them.

CLEARANCE shall mean the height above the walkway, or another surface if specified, of the bottom edge of an element.

CLUSTERED LAND DEVELOPMENT OR CLD shall mean a Development Pattern structured by a pedestrian shed oriented toward a common destination such as a general store, meeting hall, schoolhouse, or church clustered together in order to preserve open space. CLD takes the form of a small settlement standing free in the countryside.

COLLECTOR STREET shall mean a street that continues through several residential districts and is intended as a connecting street between residential districts and arterial streets or thoroughfares or business districts. Such secondary or collector streets will also be indicated in the Thoroughfare Plan when adopted which will be placed on file with the City Engineer.

COMMERCIAL shall mean the term collectively defining workplace, office, retail, and lodging uses.

COMMERCIAL SIGN shall mean a sign that directs attention to a business, commodity, service, entertainment, or attraction sold, offered, or existing.

COMMISSION shall mean the Planning & Zoning Commission of the City of Taylor, Texas.

COMMON DESTINATION shall mean an area of focused community activity, usually defining the approximate center of a pedestrian shed. It may include, without limitation to, one or more of the following: a Civic Space, a Civic Building, a commercial center, or a transit station, and may act as the social center of a neighborhood.

COMPREHENSIVE PLAN shall mean a document adopted by the City that consists of graphic and textual policies that govern the future development of the City and that consists of various components governing

specific geographic areas and functions and services of the City.

CONSERVATION EASEMENT shall mean a voluntary legal agreement between a landowner and a land trust or government agency that permanently limits uses of the land in order to protect its conservation values.

CONSTRUCTION shall mean the act of adding an addition to an existing building, structure or object, or the erection of a new principal or accessory building, structure, or object on any lot, parcel, or site.

CONSTRUCTION PLANS shall mean the scaled and dimensioned drawings intended to identify exactly how a proposed project will be constructed. Construction plans include, but are not limited to, the following information: cover sheet, plat, site plan, landscape plan, sign plan, drainage plans and calculations, building plans, plans for both public and private utilities, construction details, etc.

CONTRIBUTING shall mean a building, structure, site, or object within a designated historic district which:

(1) embodies the significant physical features and characteristics of the district, or adds to the historical association, historical architectural qualities, or archaeological values identified for the district; and

(2) was present during the period of significance relating to the documented significance of the district; and

(3) possesses historic integrity or is capable of yielding important information about the period.

COURTYARD shall mean the placement of a building within the boundaries of its lot to create a private courtyard, while internally defining one or more private patios. Courtyard is a building type.

CURB shall mean the edge of the vehicular pavement that may be raised or flush to a swale. It usually incorporates the drainage system.

DANGEROUS STRUCTURE shall mean a structure that poses an imminent threat to public health or safety.

DEMOLITION shall mean an act or process which: (1) destroys a lot, parcel or site or building, structure or object in its entirety, (2) destroys a part of a lot, parcel or site or building, structure or object and permanently impairs its structural, historic or architectural integrity, (3) removes the building, structure or object or any part thereof from the original lot, parcel or site without the requisite moving permit, or (4) removes architectural elements and features from the exterior of a building, structure or object.

DEMOLITION BY NEGLECT shall mean improper maintenance, neglect in the maintenance of, or lack of maintenance of any structure or property with historic overlay zoning, which results in deterioration of the structure and threatens the preservation of the structure.

DESIGNATION shall mean the process by which the City Council may designate certain buildings, land, areas, and districts in the City with historic overlay zoning and define, amend, and delineate the boundaries thereof.

DESIGN GUIDELINES shall mean the "Design Guidelines for Historic Taylor, Texas" as adopted by the City Council and as may be amended from time to time. These are guidelines of appropriateness or compatibility of building design within a community or historic district. Design guidelines contain drawings accommodating “do’s and don’t’s” for the property owner. The historic preservation commission has the authority to administer design guidelines.

DESIGN REVIEW shall refer to the decision-making process conducted by the historic preservation board or an appointed historic preservation officer that is guided by established terms.

DEVELOPMENT shall mean any construction activity or alteration of the landscape, its terrain contour, or vegetation, including the erection or alteration of structures or land use.

DEVELOPMENT PATTERN shall mean options for land configuration for a Neighborhood Plan. The three types addressed in this LDC are Cluster Land Development (CLD), Traditional Neighborhood Development (TND), and Village Cluster Development (VCD).

DEVELOPMENT REVIEW COMMITTEE (DRC) shall mean staff members from each department overseeing development, infrastructure, and public safety that administer the provisions of this LDC.

DEVELOPMENT SIGN shall mean a sign announcing a proposed subdivision or a proposed building project.

DISPOSITION shall mean the placement of a building on its lot.

DISTRIBUTION MAINS shall mean off-site utilities serving a subdivision and other areas that are not laterals or service lines.

DRAINAGE shall mean any activity that intentionally alters the hydrological regime of any locality by facilitating the removal of surface or groundwater. It may include the construction, deepening, extending, opening, installation, or laying of any canal, drain, or pipe, either on the land or in such a manner as to encourage drainage of adjoining land.

DRAINAGE FACILITIES shall mean all facilities constructed within a subdivision related to stormwater drainage, including but not limited to swales, lawn areas, fences, structures, drainage facilities, drainage pipes, pumps, and detention and retention ponds.

DRIVEWAY shall mean a vehicular lane within a lot, often leading to a garage.

DUPLEX shall mean a building with two (2) units within one (1) structure on a lot. The configuration can be side by side, stacked, front to back, etc.

DWELLING shall mean any building or portion thereof, that is designed or used as living quarters for one or more families.

ECONOMIC HARDSHIP shall mean the inability of an owner to obtain a reasonable return or a reasonable beneficial use from a property with historic overlay zoning as required by the United States Supreme Court in Penn Central Transportation Company v. New York City, 438 U.S. 104 (1978) and subsequent decisions. A reasonable economic return does not have to be the most profitable return possible or allow the highest and best use of the property.

EDGEYARD BUILDING shall mean a building that occupies the center of its lot with setbacks on all sides. Edgeyard is a Building Disposition.

ELEVATION shall mean the exterior wall of a building that is set along a frontage line.

ENCROACHMENT shall mean any structural 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.

ENFORCEMENT OFFICER shall mean a public official or employee responsible for ensuring compliance with local zoning regulations and ordinances.

EXTRATERRITORIAL JURISDICTION (ETJ) shall mean the area adjacent to the city limits of the City as created and authorized under Chapter 42 of the Texas Local Government Code. The City is authorized to control, among other things, subdivision as prescribed or defined by law.

EXTERIOR ARCHITECTURAL FEATURE shall mean but not be limited to architectural style and general arrangement of such portion of the exterior of a structure as is designed to be open to the view from a public way.

FACADE shall mean the portion of any exterior elevation on the building extending from the grade to parquet, wall, or eaves, and the entire width of the building elevation which are adjacent to the front on any right-of-way. Where separate faces are oriented in the same direction, or in directions within 45 degrees of one another, they are to be considered as part of a single facade.

FAUX NEON SIGNAGE shall mean signage created by using light emitting diodes (LEDs) which are strung closely together so that the light they emit overlaps and creates a steady source of light encased in plastic tubes.

FEATHER BANNER shall mean a vertical portable sign, made of lightweight material that is prone to move in the wind, and that contains a harpoon-style pole or staff driven into the ground for support or is supported by means of an individual stand. This definition includes such signs of any shape including flutter, bow, teardrop, rectangular, shark, feather, and U-shaped. For purposes of this Chapter, a feather banner is an advertising device and sign.

FENCE shall mean a barrier or enclosure made of stone, brick, pierced brick or block, wood, or other permanent material of equal character, density, and acceptable design, including but not limited to masonry walls, chain link fences, barbed wire fences, picket fences, and privacy fences.

FILED shall mean the date when a submission has been deemed an administratively complete application. A plan or permit application shall be reviewed for completeness and be deemed administratively complete to be considered filed.

FINAL PLAT shall mean a plat as defined in 212.014 or 212.015 of the Local Government Code and the procedure for such plats shall be the same as standard procedure as defined herein.

FLAG/PENNANT shall mean a piece of fabric of distinctive design that is used as a symbol (as of a nation), identification, signaling device, or as decoration.

FLOODPLAIN shall mean an area of land subject to inundation by a 100-year frequency flood as determined using standard engineering practices and generally as shown on the FIRM (Flood Insurance Rate Map) of the City of Taylor.

FREESTANDING COMMERCIAL SIGN shall mean a sign supported by one or more columns, poles, or bars extended from the ground or from an object on the ground, or that is erected on the ground; the term includes all signs which are not substantially supported by a building or part thereof, or which are substantially supported by a building or part thereof, when the sole significant purpose of the building or part thereof, is to support or constitute the sign.

FRONTAGE shall mean the area between a building facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into private frontage and public frontage.

FRONT PROPERTY LINE shall mean a lot line bordering a public frontage. Facades facing front property lines define the public realm and are therefore more regulated than the elevations facing other lot lines.

GALLERY shall mean an attached cantilevered shed or a lightweight colonnade extending from a building facade to overlapping the sidewalk.

GOVERNMENT shall mean a federal, state or local government entity and includes the City of Taylor and

Williamson County.

GOVERNMENT SIGN shall mean a sign that is constructed, placed, or maintained by the federal, state, or local government or a sign that is required to be constructed, placed, or maintained by the federal, state, or local government either directly or to enforce a property owner's rights. Local government includes any political subdivision including the county, the City, the school district, or an emergency services district.

GRADE shall mean ground level.

GREEN shall mean a Civic Space Place Type (CS) for unstructured recreation, spatially defined by landscaping rather than building frontages.

HALO LIT SIGN shall mean aluminum faces and sides (returns) mounted onto standoffs away from the wall which project either LED's or neon Illumination to the wall surface, giving the sign a halo effect.

HANGING SIGN shall mean a sign attached to underneath the canopy or awning.

HISTORIC DESIGNATIONS shall mean an official recognition of the significance of a building, property, or district. Designation can occur on three different levels:

(1) Federal - The National Register of Historic Places (for both individual buildings and entire districts);

(2) State - Recorded Texas Historic landmarks (only for individual buildings) and State Archaeological Landmarks; or

(3) Local - designated under a municipal historic ordinance either individually as a landmark or as a locally designated district.

HISTORIC DISTRICT shall mean an area of the City containing a grouping of historic properties that are designated with historic overlay zoning and that may contain properties that are both contributing and non-contributing, but that is united historically or aesthetically. For the purpose of this section, the entirety of an historic district shall have historic overlay zoning.

HISTORIC LANDMARK shall mean any building, structure, object, site, or portion thereof with historic overlay zoning.

HISTORIC PRESERVATION shall mean the protection, reconstruction, rehabilitation, repair, and restoration of places and structures of historic, architectural, or archaeological significance.

HISTORIC PRESERVATION COMMISSION (HPC) shall mean the five-member Board established under this LDC and appointed by City Council.

HISTORIC PRESERVATION OFFICER (HPO) shall mean the planning director or their designee who shall serve as the historic preservation officer for the City and who shall oversee the historic preservation program for the City.

HISTORIC REHABILITATION shall mean the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

HISTORIC RESOURCE shall mean any building, structure, object, or site that is 50 years old or older or any resource that has been identified as a high or medium priority because of its unique history or architectural characteristics.

HISTORIC RESOURCES SURVEY shall means a systematic, detailed examination of an area designed to gather information about historic properties sufficient to evaluate them against predetermined criteria of significance.

HOME OWNER'S ASSOCIATION (HOA) shall mean an organization authorized by the Texas Property Code Section 202 that is established in part to provide for the maintenance of required drainage improvements.

HOUSE shall mean a single dwelling unit edgeyard building on a lot.

IBC/ICC (INTERNATIONAL BUILDING CODE/INTERNATIONAL CODE COUNCIL) shall mean the Code or Codes adopted by the City of Taylor to ensure public health and safety of buildings, including all related Codes.

IMPROVEMENT shall mean any building, structure, or object constituting a physical betterment of real property, or any part of such betterment, including but not limited to streets, alleys, curbs, lighting fixtures, signs and the like.

INFLATABLE SIGN shall mean an inflatable device, with or without a message, figure, or design attached to its surface designed to attract attention.

INFILL/INFILL DEVELOPMENT shall mean new development on land that had been previously developed, including most greyfield and brownfield sites, or remainder lands surrounded by developed lands and cleared land within urbanized areas.

INITIATED DESIGNATION shall mean the historic designation procedure is considered to be initiated immediately when the City Council, the Planning & Zoning Commission, or the Historic Preservation Commission votes to initiate it or, in the case of initiation by the property owner(s), when the designation report is filed with the planning director.

INTEGRITY shall mean the authenticity of a property's historic identity, evidenced by survival of physical characteristics that existed during the property's historic or prehistoric period.

INVENTORY shall mean a list of historic properties that have been identified and evaluated as meeting specified criteria of significance.

LANDSCAPE shall mean any improvement or vegetation including but not limited to shrubbery, trees, plantings, outbuildings, walls, courtyards, fences, swimming pools, planters, gates, street furniture, exterior lighting, and site improvements, including but not limited to subsurface alterations, site regarding, fill deposition, and paving.

LAYER shall mean a range of depth of a lot within those certain elements are permitted.

(1) First Layer shall mean the area of a lot from the frontage line to the facade of the principal building.

(2) Second Layer shall mean the area of a lot set behind the first layer to a depth of 20 feet in all Place Types

(3) Third Layer shall mean the area of a lot set behind the second layer and extending to the rear lot line.

LIGHTING shall mean any source of light that does not include natural light emitted from celestial objects or fire. The term includes any type of lighting, fixed or movable, designed or used for outdoor illumination

of buildings or homes, including lighting for billboards, streetlights, canopies, gasoline station islands, searchlights used for advertising purposes, externally or internally illuminated on- or off-premises advertising signs, and area-type lighting. The term includes luminous elements or lighting attached to structures, poles, the earth, or any other location.

LIGHT TRESPASS shall mean light emitted from fixtures designed or installed in a manner that unreasonably causes light to fall on a property other than the one where the light is installed, in a motor vehicle drivers' eyes, or upwards toward the sky.

LOCAL HISTORIC DISTRICT shall mean a geographically and locally defined area that possesses a significant concentration, linkage, or continuity of buildings, objects, sites, structures, or landscapes united by past events, periods, or styles of architecture, and that, by reason of such factors, constitute a distinct section of the City. Historic sites within a local district need not be contiguous for an area to constitute a district. All sites, buildings, and structures within a local historic district, whether individually contributing or not are subject to the regulations of the district.

LOCAL HISTORIC LANDMARK shall mean any site, building, structure, or landscape of historic significance that receives designation by the City pursuant to this LDC.

LOT shall mean a divided tract or parcel of land having frontage on a public right-of-way or on an approved civic space or open space having direct thoroughfare access and that is or may be offered for sale, conveyance, transfer or improvement that is designated as a distinct and separate tract, and that is identified by a tract, or lot number or symbol in a duly approved plat that has been properly filed of record.

(1) Lot, Corner shall mean a building lot situated at the intersection of two streets, the interior angle of such intersection not to exceed one hundred thirty-five (135) degrees.

(2) Lot, Double Frontage shall mean a building lot not a corner lot, both the front and rear lot lines which adjoin street lines. On a double frontage lot, both street lines shall be deemed front lot lines unless contrary to any restrictive covenant applicable to said property.

(3) Lot, Interior shall mean a building lot other than a corner lot.

(4) Lot, Reverse Corner shall mean a corner lot, the rear lot line of which abuts the side lot line of the lot to its rear.

LOT AREA OR LOT SIZE shall mean the amount of horizontal land area within lot lines. No building permit or development approval shall be issued for a lot that does not meet the minimum lot size requirements of this LDC.

LOT AREA PER DWELLING UNIT shall mean the lot area required for each dwelling unit located on a building lot.

LOT COVERAGE shall mean the percentage of the area of a lot covered by building, parking, or other impervious footprints.

LOT LINE shall mean the boundary that legally and geometrically demarcates a lot.

(1) Lot Line, Front shall mean the boundary of a building lot which is the line of an existing or dedicated street. Upon corner lots, either street line may be selected as the front lot line provided a front and rear IBC setback are provided adjacent and opposite, respectively to the front line, and provided further that same front line does not violate any restrictive covenant applicable to said property.

(2) Lot Line, Rear shall mean the boundary of a building lot which is most distant from and is, or is most nearly, parallel to the front lot line.

(3) Lot Line, Side shall mean any boundary of a building lot which is not a front lot line or a rear lot line.

LOT OF RECORD shall mean a lot that is part of a plat that has been recorded in the office of the County Clerk of Williamson County.

LOW-INCOME HOMEOWNER shall mean any homeowner that meets the U.S. Department of Housing and Urban Development (HUD) qualifications for low income.

LOT WIDTH shall mean the length of the principal frontage line of a lot.

LOW PROFILE SIGN shall mean a sign with a permanent foundation that is not attached to a building, but is a stand-alone sign which does not exceed 60 square feet in area and four feet in height.

LUMEN shall mean the unit of measurement used to quantify the amount of light produced by a bulb or emitted from a fixture (as distinct from "watt," a measure of power consumption). The initial lumen rating associated with a given lamp is generally indicated on its packaging or may be obtained from the manufacturer. (Abbreviated lm)

LUMENS PER ACRE shall mean the total number of lumens produced by all lamps utilized in outdoor lighting on a property divided by the number of acres, or part of an acre, with outdoor illumination on the property.

LUMINOUS ELEMENTS (OF A LIGHT FIXTURE) shall mean the lamp (light bulb), any diffusing elements, and surfaces intended to reflect or refract light emitted from the lamp individually or collectively comprise the luminous elements of a light fixture (luminaire).

MAILBOX type structure shall mean a small frame structure that resembles a mailbox support to which a swinging sign is attached and is located on the applicant's property.

MAIN CIVIC SPACE shall mean the primary outdoor gathering place for a community. The main civic space is often, but not always, associated with an important civic building.

MAINTENANCE AGREEMENT shall mean an agreement between the City of Taylor, Texas and a Developer that will insure that installed appurtenances will be maintained in accordance with best management practices.

MANUFACTURED HOME shall mean a structure, transportable in one (1) or more sections, which is built on a permanent chassis and designed for use with a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

MASTER SIGN PLAN shall mean a comprehensive document containing specific ttandards for an entire project or property's signs.

MARQUEE shall mean a structural feature of a building that provides shelter and sign space.

MESSAGE BOARD shall mean a sign with changeable text. Non-electronic Message Boards typically consist of letters attached to a surface within a transparent display case. Electronic Message Boards typically have a fixed or changing message composed of a series of lights.

MINOR ALTERATIONS shall mean the installation or alteration to awnings, fences, gutters, downspouts, and incandescent lighting fixtures; restoration of original architectural features that constitute a change from the existing condition; alterations to signs; and additions and changes not visible from any street to the rear of

the main structure or to an accessory structure.

MINOR PLAT shall mean a plat as defined in 212.014 or 212.015 of the Local Government Code and the procedure for such plats shall be the same as standard procedure as defined herein.

MOBILE FOOD VENDORS shall mean any Business that operates or sells food for human consumption, hot or cold, from a Mobile Food Vending Unit.

MOBILE HOME shall mean a factory-assembled structure approved by the municipality with the necessary service connections made so as to be movable on site and designed to be used as a permanent dwelling.

MODULAR HOME shall mean a structure or building module as defined under the jurisdiction and control of the Texas Department of Labor and Standards, that is transportable in one or more sections on a temporary chassis or other conveyance device, and that is designed to be installed and used by a consumer as a fixed residence on a permanent foundation system. The term includes the plumbing, heating, air conditioning and electrical systems contained in the structure. The term does not include mobile homes or HUD-Code manufactured homes as defined in the Texas Manufactured Housing Standards Act (Article 5221f, V.A.C.S.). Modular homes must meet all applicable local codes and zoning regulations that pertain to construction of traditional site constructed ("stick built") homes.

MONUMENT SIGN shall mean a ground Sign generally having a low profile with little or no open space between the ground and the sign and having a structure constructed of masonry, wood, or materials similar in appearance.

MURAL shall mean artwork applied to the wall of a building that covers all or substantially all of the wall and depicts a scene or event of natural, social, cultural, or historic significance. Excludes any commercial message.

NAMEPLATE shall mean a sign consisting of either a panel or individual letters applied to a building, listing the names of businesses or building tenants.

NATIONAL HISTORIC LANDMARK shall mean a district, site, building, structure, and/or object that has been formally designated as a National Historic Landmark by the U.S. Secretary of the Interior and possesses exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering, and culture and that possesses a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. National Historic Landmarks are automatically listed in the National Register.

NATIONAL REGISTER OF HISTORIC PLACES shall mean a federal list of cultural resources worthy of preservation, authorized under the National Historic Preservation Act of 1966 as part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect the nation's historic and archaeological resources. The National Register Program is administered by the local historic preservation commission, by the state historic preservation office, and by the National Park Service under the Department of the Interior. Significant federal benefits may accrue to owners of properties listed or determined eligible for listing in the National Register.

NEIGHBORHOOD PLAN shall mean a neighborhood design plan created through a series of maps defining the physical form, Place Type allocation, block types, and extent of a settlement as required the LDC. The three Development Patterns addressed in this LDC are CLD, TND, and VCD and allow for the creation of a variety of Neighborhood Plan patterns.

NEIGHBORHOOD STREET shall mean a street that continues through several residential districts and is intended as a connecting street between residential districts and arterial streets or thoroughfares or business

districts. Such secondary or neighborhood streets are indicated in the Transportation Master Plan and will also be indicated in the Thoroughfare Plan when adopted, which will be placed on file with the City Engineer.

NEON signage shall mean electric signs illuminated by small gas-charged glass tubes containing neon or some other form of rarified gas.

NONCONFORMING SIGN shall mean a sign lawfully in existence on the date the provisions of this LDC are adopted that does not conform to the provisions of this LDC, but was in compliance with the applicable standards at the time they were constructed, erected, affixed, or maintained.

NONCONTRIBUTING shall mean a building, site, structure, or object that is located within a designated historic district, but does not add to the historic associations, historic architectural qualities, or archaeological values for which the district is significant because:

(1) It was not present during the period of significance;

(2) It does not relate to the documented significance of the property; and/or

(3) To alterations, disturbances, additions, or other changes, it no longer possesses historic integrity and/or is capable of yielding important information about the period.

NON-COMMERCIAL SIGN shall mean a work of art or message which is political, religious, or pertaining to a point of view, expression, opinion, or idea that contains no reference to the endorsement, advertising of, or promotion of patronage, of a business, commodity, service, entertainment, or attraction that is sold, offered or existing.

NON-CONTRIBUTING STRUCTURE shall mean a structure within a designated local Historic District that is not considered to be of historical significance or which does not possess significant physical features, historical associations, or historical architectural qualities.

NONRESIDENTIAL shall mean a property used for purposes other than to residential.

OBJECT shall mean a physical item associated with a specific setting or environment that is movable by nature or design, such as statuary in a designed landscape. The term "object" is used to distinguish it from buildings or structures as objects are constructions that are primarily artistic in nature or are relatively small in scale or simply constructed.

OFF-PREMISES COMMERCIAL SIGN shall mean a sign which directs attention to a business, commodity, service, entertainment, or attraction sold, offered, or existing elsewhere than upon the premises where such sign is displayed. This definition includes but is not limited to freestanding and billboard signs.

ON-PREMISE COMMERCIAL SIGN shall mean a sign which directs attention to a business, commodity, service, entertainment, or attraction sold, offered, or existing upon the premises where such sign is displayed. This definition does not include non-commercial signs.

OFF-SITE IMPROVEMENTS shall mean improvements made to a parcel of property in accordance with local policies that are not contained within the boundaries of the property.

ON-SITE IMPROVEMENTS shall mean improvements made to benefit a parcel or parcels of property in accordance with local policies that are within the boundaries of property being improved.

OPEN SPACE shall mean land intended to remain undeveloped; it may be for civic space, left natural, or integrate trials or other activities.

ORDER OF DEMOLITION shall mean a directive issued by the local historic preservation commission indicating approval of plans for demolition of a designated landmark or property within a designated district.

ORDINARY MAINTENANCE shall mean activities relating to a property that would be considered ordinary or common for maintaining the property, such as a) repair using the same material and design as the original and does not require structural modifications; b) repainting; c) reroofing, using the same type; or d) repair of sidewalks and driveways.

OSSF shall mean on-site sewage facility, commonly referred to as septic systems, whether of a traditional or "engineered" design.

OUTDOOR DISPLAY CASE shall mean a sign consisting of a lockable metal or wood framed cabinet with a transparent window or windows, mounted onto a building wall or freestanding support. It allows the contents, such as menus or maps, to be maintained and kept current.

OVERLAY DISTRICT shall mean zoning applied over one or more other districts, creating a second, mapped zone that is superimposed over the conventional zoning districts. Overlay district typically provide for a higher level of regulations in certain areas such as transit station areas, downtown areas, and historic districts, but may also be used to permit exceptions or less restrictive standards (fewer parking spaces in a downtown or transit station area, or more density in an economic development area).

OWNER shall mean the individual, corporation, partnership, or other legal entity in whom is vested the ownership, dominion, or title of property and who is responsible for payment of ad valorem taxes on that property; including a Lessor or Lessee if responsible for payment of ad valorem taxes.

PARCEL shall mean a contiguous tract of land owned by or controlled by the same person or entity.

PARK shall mean a civic space type that is a natural preserve available for unstructured recreation.

PARK AND RECREATION, PUBLIC shall mean an open recreation facility or park owned and operated by a public agency, such as the park department or school board and available to the general public.

PARK OR PLAYGROUND (PRIVATE) - Shall mean a structure or space on private land designated for recreation and play.

PARK OR PLAYGROUND (PUBLIC) - See "Public Recreation".

PATH OR PATHWAY shall mean a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

PEDESTRIAN shall mean any person afoot. A person who uses an electric personal assistive mobility device or a manual or motorized wheelchair is considered a pedestrian unless the manual wheelchair qualifies as a bicycle. For the purposes of this paragraph, "motorized wheelchair" means a self-propelled wheelchair that is used by a person for mobility.

PEDESTRIAN SHED shall mean the area covered by a 5-minute walk from the center of a neighborhood (about 0.25 miles or 1,320 feet). The acreage of the pedestrian shed is determined by the development pattern.

PERMANENT SIGN shall mean a sign constructed of durable materials which is affixed or attached to real property by poles, stakes, or other members which are placed into the ground, or upon some other type of permanent foundation and are intended for long-term use. A permanent sign excludes a sign attached to a building or other permanent structural members with rope, string, wire, twine, or similar material.

PID shall mean a Public Improvement District as authorized by section 372 of the Texas Local Government Code.

PLACE TYPES OR PLACE TYPE ZONES shall mean geographic boundaries that use standards to establish the Building Types density, height, and other elements of the intended habitat. Each Place Type has associated standards relating to the private and public frontages.

PLACE TYPE ZONING MAP shall mean the official map or maps that are part of this LDC and delineate the boundaries of individual districts.

PLANNING & ZONING COMMISSION shall mean a board, appointed by the City Council, authorized to recommend changes in the zoning and other planning functions as delegated by the City Council. Also referred to as the "Commission."

PLAT shall mean a of a division of land creating building lots or tracts, showing all essential dimensions, and other information necessary to comply with the standards of the City of Taylor, approved by the City of Taylor, and recorded in the plat records of Williamson County. It shall include plan, plat or replat, both singular and plural.

PLAZA shall mean a civic space type designed for civic purposes and commercial activities in the more urban Place Types, generally paved and spatially defined by building frontages.

POLE SIGN shall mean a sign permanently affixed to the ground by poles that are enclosed by natural stone, stucco, brick, or wood and not mounted to a part of a Building.

POLITICAL SIGN shall mean any sign which promotes a candidate for any public office or which advocates a position on any social issue as its primary purpose. Political signs shall be considered in the category of non-commercial signs except where there are regulations pertaining to their removal after an election.

PORTABLE SIGN shall mean a sign which is not affixed or attached to real property by poles, stakes, or other members which are placed into the ground, or upon some other type of permanent foundation; trailer signs, any sign with wheels or skids, and any sign which is constructed so as to sit upon the surface of the ground, without subsurface attachment or extension.

PRE-CONSTRUCTION shall mean a formal meeting with the City Engineer before a Subdivision Improvement Plan or Subdivision Improvement Plan Agreement may be approved.

PRE-DEVELOPMENT MEETING shall mean a meeting with City Staff required before a formal application submission for any plat, replat, or plat vacation may be submitted to the City.

PREMISES shall mean land together with any buildings or structures situated thereon.

PRESERVATION shall mean the stabilization of a historic building, its materials and features in their present condition to prevent future deterioration. Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

PRESERVATIONIST shall mean someone with experience, education or training in the field of preservation.

PRIMARY FRONTAGE shall mean the private frontage designed to bear the address and principal entrance(s) of a building.

PRIMARY SIGN shall mean the most dominant sign on the building. This may be a single sign or a combination of signs providing that the total square footage of the primary sign or signs does not exceed the total allowable

square footage permitted for the building.

PRINCIPAL BUILDING shall mean the main building on a lot.

PRINCIPAL BUILDING FACADE shall mean the primary street side of the building facing the public realm.

PRINCIPAL ENTRANCE shall mean the main point(s) of access for pedestrians into a building or unit within a building.

PRINCIPAL FRONTAGE shall mean the private frontage designed to bear the address and principal entrance(s) of a building.

PRIVATE FRONTAGE shall mean the privately held first lot layer and the facade of the building.

PRIVATE REALM shall mean privately owned areas in large part developed with buildings and associated improvements. It is more limited in its accessibility to the public.

PROJECT shall have the same definition as "development".

PROJECTING SIGN shall mean a two-sided sign projecting from a building and placed perpendicular to the building's front facade or placed at the building's exterior corner.

PUBLIC ENTITY shall mean a federal, state, or local government entity and includes the City of Taylor, Williamson County, and Taylor Independent School District.

PUBLIC FRONTAGE shall mean the area between the curb of the vehicular lanes and the front property line.

PUBLIC IMPROVEMENTS shall mean any water, wastewater, paving, and drainage facility that will be maintained by the City.

PUBLIC INFRASTRUCTURE shall mean any portion of a street, drainage, water, and wastewater improvement system, including but not limited to any and all appurtenances related to such system, whether on or off-site, which is intended to serve more than one parcel of property, connects to existing public infrastructure, or intended to provide for the public health, safety, and welfare of the community.

PUBLIC REALM shall mean the streets, parks, squares, green spaces, and other interconnected outdoor places that require no key to access them and are available without charge for everyone to use.

PUBLIC RECREATION shall mean publicly owned and operated parks, recreation areas, playgrounds, swimming pools and open spaces that are available for use by the general public without membership or affiliation. This land use shall include special event type uses such as rodeos, concerts, festivals and other special events.

REAL ESTATE, FINANCE, AND CONSTRUCTION SIGN shall mean an attached or freestanding sign erected upon a lot or parcel of land for the purpose of advertising same for sale or lease, or advertising the furnishing of interim or permanent financing for a project, or for the furnishing of labor, materials or the practice of crafts on the job site.

REARYARD BUILDING shall mean a building that occupies the full frontage line, leaving the rear of the lot as the sole yard.

RECONSTRUCTION shall mean the act or process of reassembling, reproducing or replacing by new construction the form, detail and appearance of property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of missing earlier work or by reuse of original

materials.

RECORDED TEXAS HISTORICAL LANDMARK shall mean a state designation for buildings important for their historical associations and which have retained a high degree of their original historic fabric. They must be at least 50 years of age and retain their original exterior appearance. State historical landmarks receive greater legal protection than National Register of Historic Places designations.

RECREATIONAL VEHICLE shall mean a portable home designed as a temporary dwelling for travel and recreational and vacation uses. Such homes shall not exceed eight feet in width and 46 feet in length and shall be classified as a recreational vehicle whether or not its wheels, rollers, skids or other rolling equipment have been removed, and whether or not any addition thereto has been built on the ground; and shall also include pick-up campers, converted buses, self-powered motor homes, tent trailers, tents and analogous temporary portable housing and accessory buildings.

REHABILITATION shall mean the act or process of returning a property to a state of utility through repair or alteration that makes possible an efficient contemporary use while preserving those portions or features of the property that are significant to its historical, architectural, and cultural values.

RELOCATION shall mean any change of the location of a structure in its present location to another location within the city limits.

REMOVAL shall mean permanently moving a structure or feature or tree from its current location.

REPLAT shall mean a plat as defined in Chapter 212.014 or 212.015 of the Local Government Code and the procedure for such plats shall be the same as standard procedure as defined herein.

RESIDENTIAL shall mean a structure designated and built for someone to live in.

RESPONSIBLE PARTY shall mean the owner/operator of the business being identified on the sign; the owner of the property where the sign or sign structure is located; the owner of the sign or sign structure; the person who installs a sign or sign structure, contracts with or directs a person to accomplish the installation; and/or the person who retrieves a sign from the impound.

RESTORATION shall mean the act or process of accurately recovering the form and details of a building, structure or object or lot, parcel or site and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacements of missing earlier work.

RE-SUBDIVISION shall mean the division of an existing subdivision, together with any change of lot size therein, or with relocation of any street lines.

RIGHT OF WAY shall mean the land located between the property line and the edge of the pavement of a public street or a utility easement in which a governmental entity has an interest.

ROOF SIGN shall mean an outdoor advertising display sign erected, constructed, or maintained on the roof of a building or which is wholly dependent upon a building for support, and which projects above the point of a building with a flat roof, six feet above the eave line of a building with a shed, gambrel, gable or hip roof, or the deck line of a building with a mansard roof.

SCREENED shall mean shielded, concealed, and effectively hidden from view by a person standing at ground level on an abutting site, or outside the area or feature so screened by a fence, wall, hedge, berm, or similar architectural or landscape feature.

SECONDARY FRONTAGE shall mean on corner lots, the private frontage that is not the principal frontage.

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES shall mean a federal document providing standards and guidelines for the appropriate rehabilitation, preservation, restoration, and reconstruction of historic buildings.

SETBACK shall mean the area of a lot measured from the lot line to a building facade or elevation that is maintained clear of permanent structures, with the exception of encroachments listed in this LDC. The Build-to-Line replaces the front setback in the zoning and subdivision standards. See Build-to-Line.

SHALL OR MAY shall mean the word "shall" shall be deemed mandatory, the word "may" shall be deemed permissive.

SHED AWNING shall mean an awning with two short sides in addition to the main canopy.

SHINGLE SIGN shall mean a small blade sign usually mounted on the ground floor level, displaying a building's professional tenant directory.

SIDEWALK shall mean a type of walkway paved with concrete or pavers.

SIDEWALK SIGN shall mean a movable freestanding sign that is typically double-sided, placed at the entrance to a business to attract pedestrians. (Var: sandwich board, A-frame sign.)

SIDEYARD shall mean the placement of a building within the boundaries of its lot to create a private sideyard, with a setback to one side. Sideyard is a Building Type.

SIGHT TRIANGLE shall mean a triangular shaped area required on corner lots at the intersection of two streets including alleys that impact multi-modal traffic safety.

SIGN shall mean a structure, sign, display, light device, figure, painting, drawing, message, plaque, poster, billboard, or other object that is designed, intended, or used that includes text or images designed to communicate. Signs located completely within an enclosed building and not exposed to view from outside the building or structure shall not be considered a sign. Each display surface of a sign or sign face shall be a sign.

SIGN ADMINISTRATOR shall mean the officer appointed by the City Council with the authority to enforce this LDC. The Sign Administrator or designee shall review sign standards and applications. In the absence of designation by the City Council, the City Administrator shall serve as the sign manager. The term also includes any person designated to act on behalf of the Sign Administrator.

SIGN BAND shall mean the horizontal signage area on a valance or marquee.

SITE(S) shall mean the location of a significant event, a prehistoric or historic occupation or activity, building or structure, whether standing, ruined, or vanished, where the location itself possesses historical, cultural, architectural, or archaeological value regardless of the value of any existing structure.

SITE PLAN shall mean the engineered or surveyed drawings depicting proposed development of land.

SKETCH DRAWING shall mean a preliminary design of a subdivision and/or development that illustrates the layout of rights-of-way, blocks, lots, easements, civic/open spaces, drainage, and land uses. A sketch drawing is preliminary in nature but provides enough detail to define the physical form of a subdivision and/or development to allow staff to provide relative feedback to an applicant. Review of a sketch drawing is not considered the filing of an original application or plan for development for purposes of Chapter 245 of the Texas Local Government Code.

SOIL CELL shall mean structures designed to be filled between the voids with soil and covered with pavement. Tree roots grow in the soil between the structural supports.

SQUARE shall mean a civic space designed for unstructured recreation and civic purposes, circumscribed by thoroughfares, spatially defined by building frontages, and consisting of paths and/or sidewalks, lawn and trees, formally lining the space.

STANDARD PROCEDURE shall mean the procedure to be followed for the approval of a subdivision when the land proposed to be subdivided.

STANDARDS shall mean the mandatory requirements or rules of this LDC.

STATE ARCHAEOLOGICAL LANDMARK shall mean a designation made by the Texas Historical Commission and, in the case of privately owned property, with the landowner's permission. Although called "archaeological" landmarks, this designation can include buildings as well as archaeological sites. For a building to be designated as a State Archaeological Landmark, it must first be listed on the National Register of Historic Places. Damage to a State Archaeological Landmark is subject to criminal, not civil, penalties.

STATE HISTORIC PRESERVATION OFFICE (SHPO) shall mean the State Office responsible for administering federal historic preservation programs as defined in the National Historic Preservation Act of 1966 as amended and subsequent legislation. The Executive Director of the Texas Historical Commission serves as SHPO for the State of Texas.

STORY shall mean a habitable level within a building, excluding an attic or raised basement.

STREET shall mean a local urban thoroughfare of low speed and low to moderate capacity.

STREET WIDTH shall mean the measurement from back-of-curb to back-of-curb.

STREET LINE shall mean the right-of-way line of a street.

STREET NETWORK PLAN shall mean the system of thoroughfares identifying the physical location of each thoroughfare and its Street Type.

STREET TREES shall mean any tree that is growing in the City right-of-way, whether in improved (between the sidewalk and the curb) or unimproved (no sidewalk and/or curb) right-of-way.

STREET TYPE shall mean a particular type of street and its characteristics, including right-of-way width, number and dimensions of elements, and the intended purpose of the street.

STRUCTURE shall mean anything constructed or erected, the use of that requires location on the ground, or that is attached to something having a location on the ground.

SUBDIVIDER shall mean the person, firm, partnership, association, corporation or other legal entity subdividing a piece of land to be sold or otherwise handled for their own personal gain or use.

SUBDIVISION shall mean the division of any lot, tract or parcel of land into 2 or more parts in order to lay out a subdivision of the tract, including an addition to the City, to lay out a neighborhood, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts.

SUBDIVISION IMPROVEMENT PLAN shall mean any project for the erection, construction, alteration, repair or improvement of any public structure, building, road, or other public improvement of any kind.

SWALE shall mean a low or slightly depressed area for drainage, usually vegetated.

TERMINATED VISTA shall mean a location at the axial conclusion of a Thoroughfare or Pedestrian way. A building located at a Terminated Vista, designated on a Neighborhood Plan, is required or recommended to be designed in response to the axis.

TEXAS DEPARTMENT OF TRANSPORTATION AND/OR TXDOT shall mean the state agency authorized by the State Legislature, or its successor agency, to regulate matters related to highway and road construction. (Note: When any TxDOT standard, "Item" regulation, definition, or other matter is referenced, utilized, or adopted herein, the City also specifically adopts by this note of reference, and shall automatically apply without further amendment to this LDC, the applicable successor TxDOT standard(s), "Item(s)", regulation(s), definition(s) or other matter(s), as amended by state law over time).

THOROUGHFARE shall mean a way for use by vehicular and pedestrian traffic and to provide access to lots and open spaces, consisting of vehicular lanes and the public frontage.

UPLIGHTING shall mean lighting that is directed in such a manner as to project light rays above the horizontal plane running through the lowest point on the fixture where light is emitted.

USE shall mean the purpose or activity for which the land, or building thereon, is designed, arranged, or intended, or for which it is occupied or maintained, and shall include any manner of such activity with respect to the standards of this LDC.

UTILITY, MAJOR shall mean public or quasi-public utility facilities less widely distributed than essential or limited utility facilities and of such a nature as to have an high degree of impact on adjoining properties. Typical uses include electrical generating plants, regional water and wastewater treatment plants, waste transfer stations, and sanitary landfills.

UTILITY, MINOR shall mean public or quasi-public utility facilities of such a nature as to have an intermediate impact on adjoining properties. Typical uses include electrical and natural gas substations, communication equipment exchanges, construction/demolition landfills, reservoirs and water tanks, and radio, television, and microwave transmission towers.

UTILITY, PRIVATE shall mean regulated enterprise, with or without a franchise, for providing needed service including but not limited to electric, natural gas, cable TV, and other communication systems, but not including cellular towers, that are not owned and operated by the city, county, state, federal government, or special utility district.

VALANCE shall mean the portion of an awning that hangs perpendicular to the sidewalk.

VILLAGE CENTER DEVELOPMENT OR VCD shall mean a development pattern structured by a pedestrian shed oriented toward a common destination such as a general store, meeting hall, schoolhouse, or church with dense P4 and P5 Place Types surrounded by Open Space. Vehicles are kept on the periphery and rear of the development.

WALKABILITY shall mean a measure of how easy it is to travel a place by walking. Walkable places are safe, comfortable, interesting, and have useful destinations.

WALKWAY shall mean the section of the public frontage dedicated exclusively to pedestrian activity.

WARRANT shall mean a ruling that would permit a practice that is not consistent with a specific provision of this LDC, but that is justified by its intent. Warrants are granted administratively by the Development Review Committee.

WINDOW SIGN shall mean a sign affixed to the interior or exterior of a window or placed within three (3) feet of a window for the purpose of being visible from the exterior of the window. Merchandise displays shall not be considered window signs.

YARD SIGN shall mean a permanent freestanding sign in the private frontage, including a supporting post or posts.

N

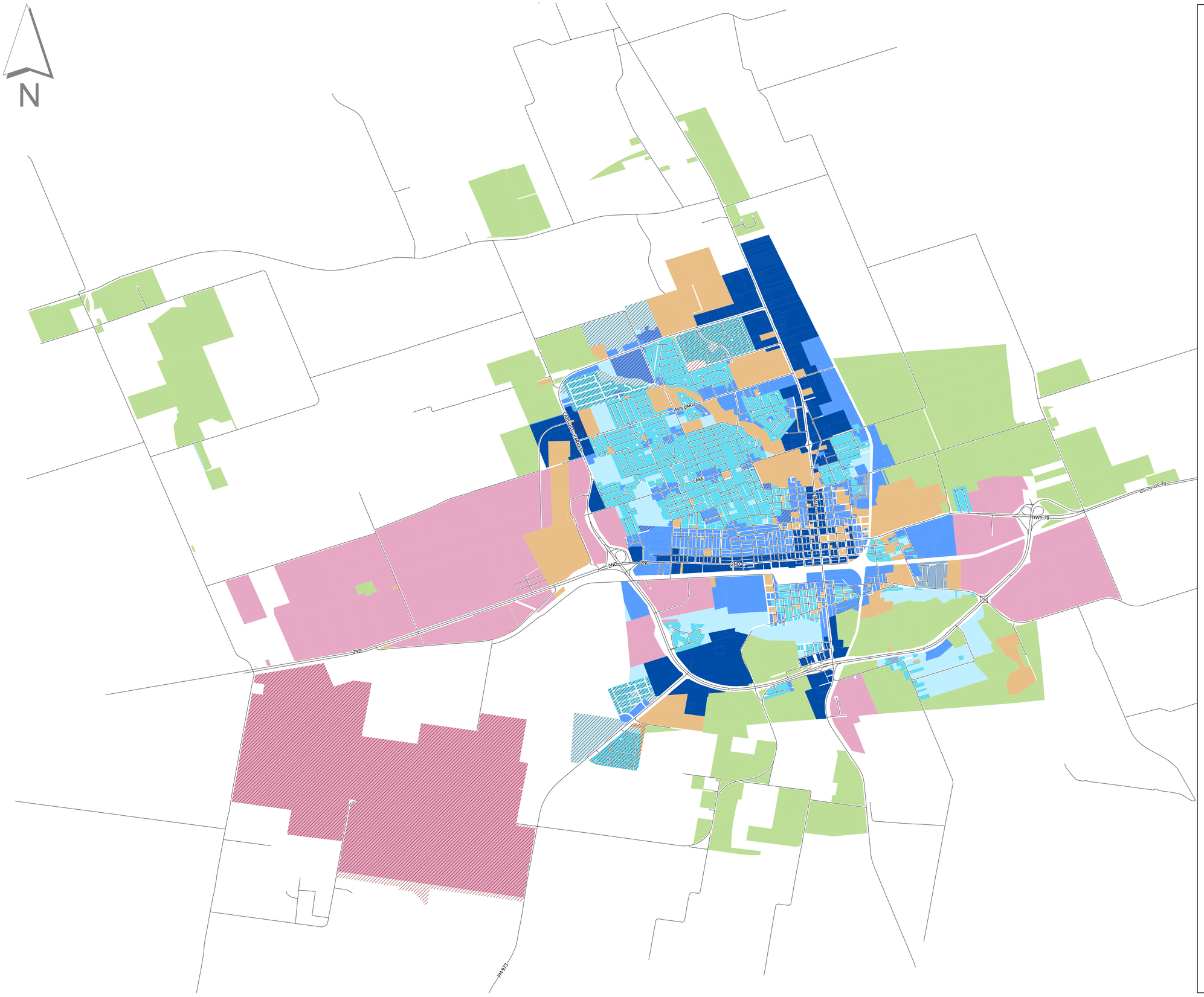
simplecitydesign

Place Type Zoning

Place Type

- P1
- P2
- P2.5
- P2C
- P3
- P3M
- P4
- P5
- CS
- EC

Planned Development (PD) Overlay



Land Development Code Adoption

Planning and Zoning Commission

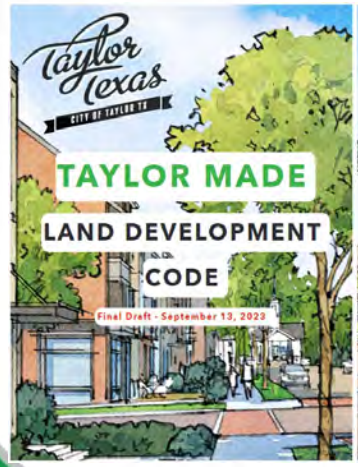
October 10, 2023

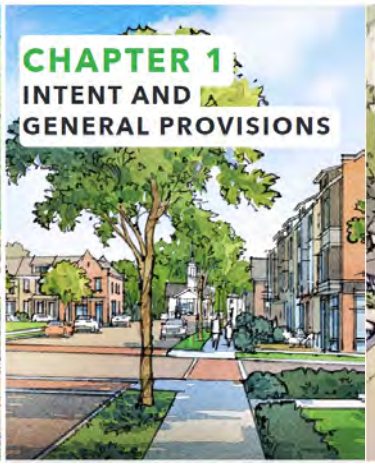
Overview of Process to Date

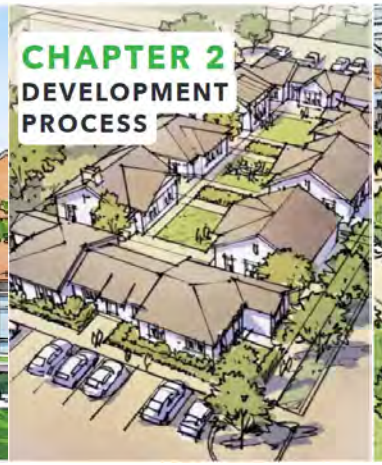
- Contract awarded to Simplecity Design – January 13, 2022
- First public meeting (DNA Roundup) – April 19, 2022
- Second public meeting (Design Rodeo) – May 3, 2022
- Bike ride and festival booth at Blackland Prairie Days – May 7, 2022
- City Council update – June 9, 2022
- Third public meeting (Code Rodeo) – July 13, 2022
- Workshop with City Council and P&Z – August 18, 2022
- Draft Zoning Ordinance Open House – November 2, 2022
- Contract awarded to HDR to update Engineering Manual – December 8. 2022
- Drafts of LDC and Engineering Manual produced – Spring/Summer 2023
- LDC adoption workshop with P&Z – September 12, 2023

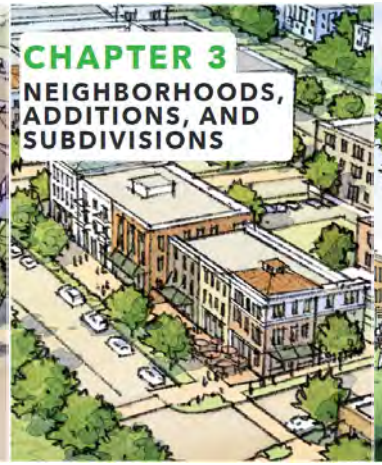
What's Being Adopted

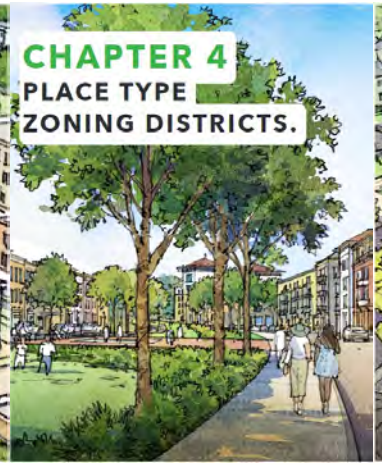
- New Zoning regulations and City-wide rezoning
- New Subdivision regulations
- New Sign regulations

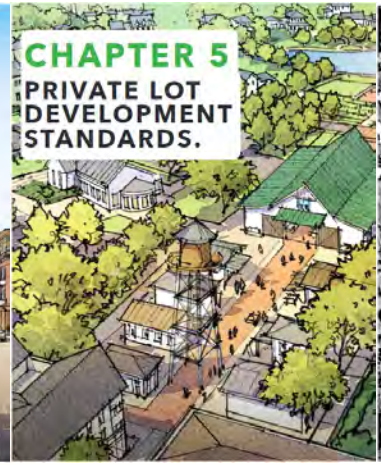


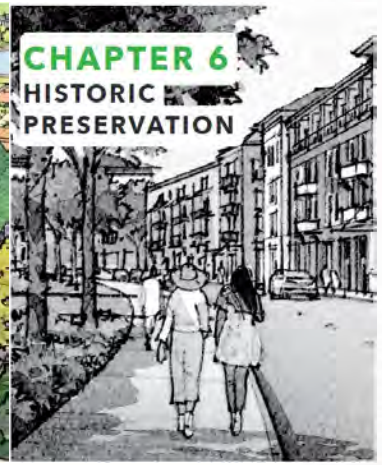








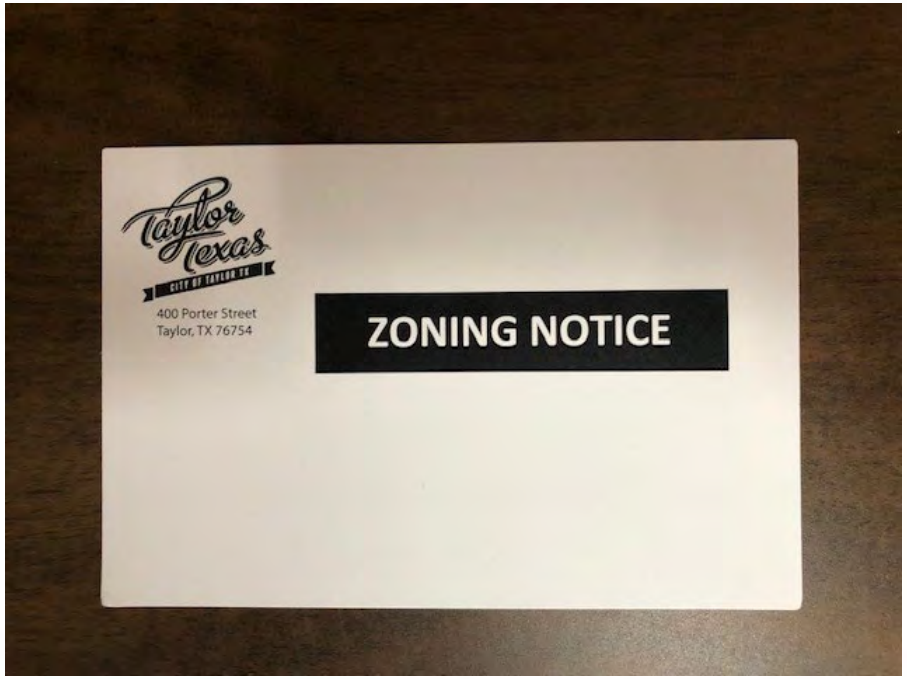


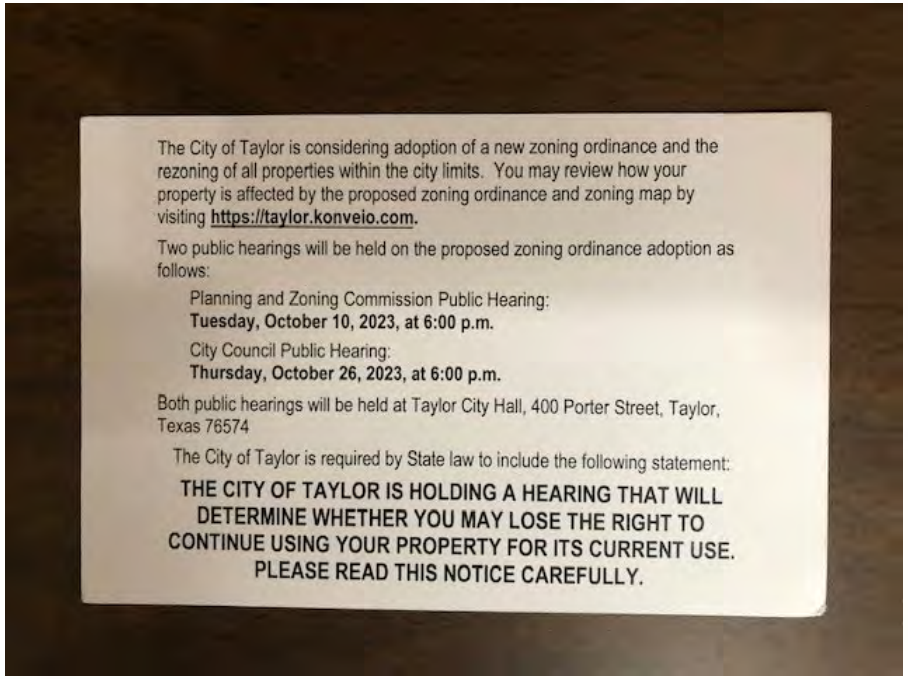


Taylor Texas
CITY OF TAYLOR TX

Why Did we Send a Postcard to Everyone?

- State law requires mailed notice when the City adopts new zoning regulations





Taylor Texas
CITY OF TAYLOR TX

Why does it say what it says?

- New law – Senate Bill 929 passed by Texas legislature in 2023 requires the City to include this statement when it is proposing to adopt new zoning regulations

Sec. 211.006. PROCEDURES GOVERNING ADOPTION OF ZONING REGULATIONS AND DISTRICT BOUNDARIES. (a) The governing body of a municipality wishing to exercise the authority relating to zoning regulations and zoning district boundaries shall establish procedures for adopting and enforcing the regulations and boundaries. A regulation or boundary is not effective until after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard. Before the 15th day before the date of the hearing, notice of the time and place of the hearing must be published in an official newspaper or a newspaper of general circulation in the municipality.

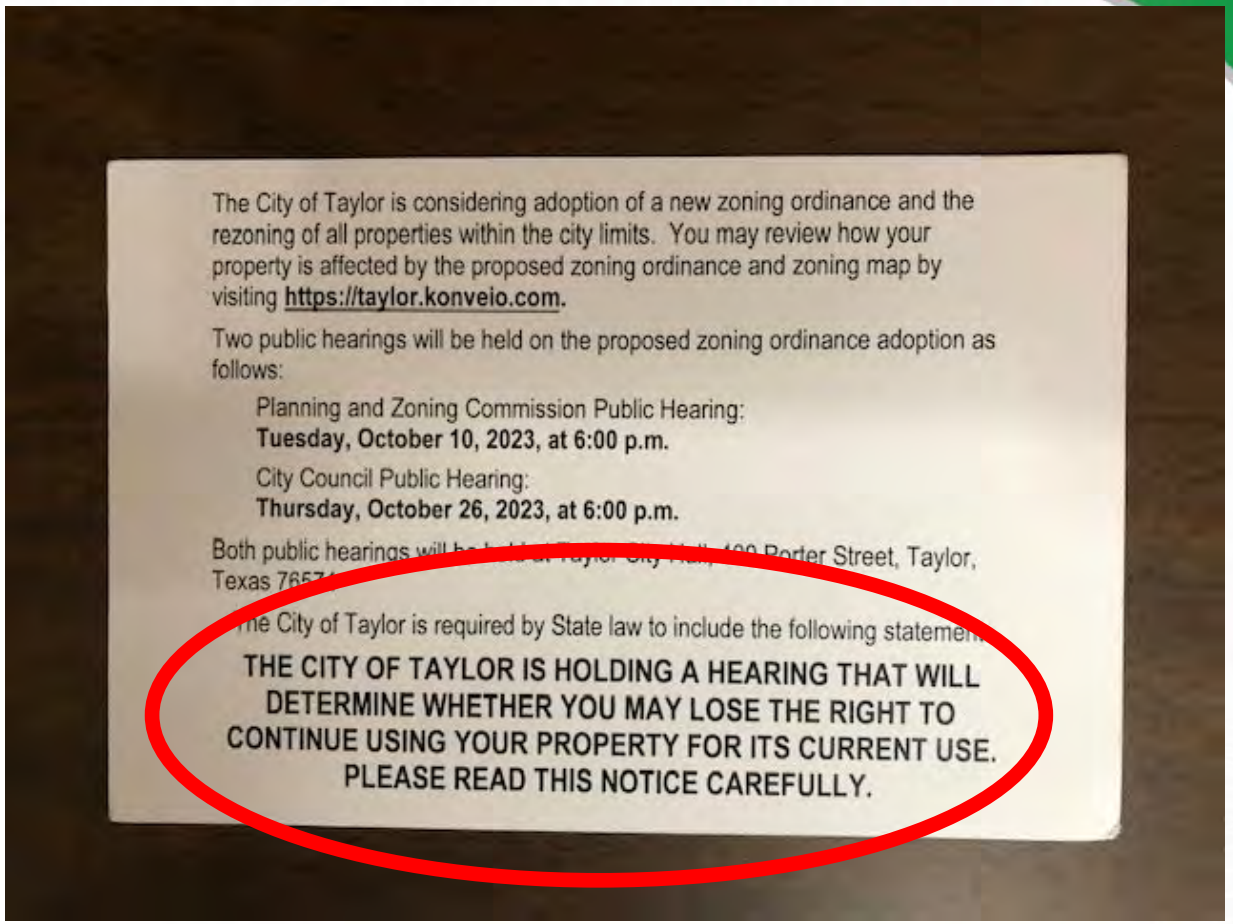
(a-1) In addition to any notice required by this section or Section 211.007, the governing body of a municipality or a zoning commission, as applicable, shall provide written notice of each public hearing regarding any proposed adoption of or change to a zoning regulation or boundary under which a current conforming use of a property is a nonconforming use if the regulation or boundary is adopted or changed. The notice must:

(1) be mailed by United States mail to each owner of real or business personal property where the proposed nonconforming use is located as indicated by the most recently approved municipal tax roll and each occupant of the property not later than the 10th day before the hearing date;

(2) contain the time and place of the hearing; and

(3) include the following text in bold 14-point type or larger:

"THE [MUNICIPALITY NAME] IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY."



Will property owners lose the right to use their property for its current permitted use?

- No!
- Some properties will become “legal nonconforming uses”
- Most properties will become “legal conforming uses”

1.10 EFFECT ON EXISTING CONDITIONS (NONCONFORMITIES).

1.10.1 INTENT.

Within the city limits and extraterritorial jurisdiction, exist lots, sites, structures, signs, uses of land, and characteristics of use that were lawful before this LDC was enacted, amended or otherwise made applicable to such lots, sites, structures, signs or uses, but that do not now conform to the standards of this LDC. It is the intent of this LDC to permit such nonconforming lots, sites, structures, signs or uses to continue, if the conditions within this section and other applicable sections are met.

1.10.2 DETERMINATION OF NONCONFORMING STATUS.

Determination of nonconforming status shall be made by the Director of Development Services or their designee or successor, subject to appeal to the ZBA.

1.10.3 LEGAL NONCONFORMING STATUS.

Any lots, sites, structures, signs, or uses of land which do not conform with the regulations of this LDC shall be deemed legal nonconforming when:

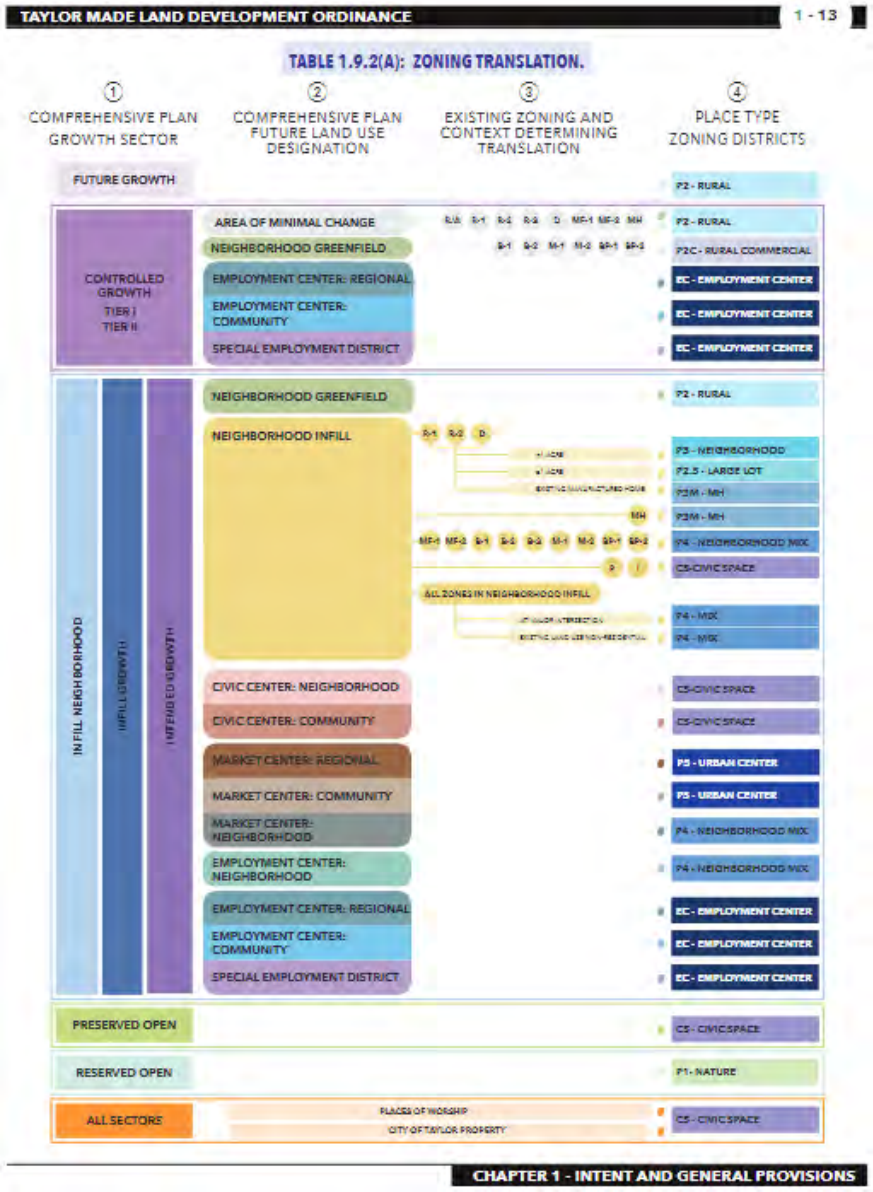
(1) Such lots, sites, structures, signs, or uses of land were in existence and lawfully operating as of the effective date of this LDC, and have since been in regular and continuous use; or

(2) Such lots, sites, structures, signs, or uses of land were in existence and lawfully operating as of the effective date of any amendment to this LDC, but by such amendment are no longer in conformance with this LDC, and have since been in regular and continuous use; or

(3) Such lots, sites, structures, signs, or uses of land were in existence and lawfully operating on the date that annexation proceedings were instituted and have since been in regular and continuous use.

Taylor Texas
CITY OF TAYLOR TX

How can I see what my property's zoning will be?



TAYLOR MADE LAND DEVELOPMENT ORDINANCE 1 - 13

TABLE 1.9.2(A): ZONING TRANSLATION.

① COMPREHENSIVE PLAN GROWTH SECTOR	② COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION	③ EXISTING ZONING AND CONTEXT DETERMINING TRANSLATION	④ PLACE TYPE ZONING DISTRICTS
FUTURE GROWTH			P2 - RURAL
CONTROLLED GROWTH TIER I TIER II	AREA OF MINIMAL CHANGE	R-1A R-1 R-2 R-3 D MF-1 MF-2 MH	P2 - RURAL
	NEIGHBORHOOD GREENFIELD	R-1 R-2 M-1 M-2 BP-1 BP-2	P2C - RURAL COMMERCIAL
	EMPLOYMENT CENTER: REGIONAL		EC - EMPLOYMENT CENTER
	EMPLOYMENT CENTER: COMMUNITY		EC - EMPLOYMENT CENTER
	SPECIAL EMPLOYMENT DISTRICT		EC - EMPLOYMENT CENTER
INFILL NEIGHBORHOOD / INFILL GROWTH / INFILL GROWTH	NEIGHBORHOOD GREENFIELD		P2 - RURAL
	NEIGHBORHOOD INFILL	R-1 R-2 D	P3 - NEIGHBORHOOD
		1 ACRE	P2.5 - LARGE LOT
		EXISTING MANUFACTURED HOME	P3M - MH
		MH	P3M - MH
		MF-1 MF-2 R-1 R-2 R-3 M-1 M-2 BP-1 BP-2	P4 - NEIGHBORHOOD MIX
		P I	CS-CIVIC SPACE
		ALL ZONES IN NEIGHBORHOOD INFILL	P4 - MIX
		EXISTING USE LESS NON-RESIDENTIAL	P4 - MIX
	CIVIC CENTER: NEIGHBORHOOD		CS-CIVIC SPACE
	CIVIC CENTER: COMMUNITY		CS-CIVIC SPACE
	MARKET CENTER: REGIONAL		P5 - URBAN CENTER
	MARKET CENTER: COMMUNITY		P5 - URBAN CENTER
	MARKET CENTER: NEIGHBORHOOD		P4 - NEIGHBORHOOD MIX
	EMPLOYMENT CENTER: NEIGHBORHOOD		P4 - NEIGHBORHOOD MIX
	EMPLOYMENT CENTER: REGIONAL		EC - EMPLOYMENT CENTER
	EMPLOYMENT CENTER: COMMUNITY		EC - EMPLOYMENT CENTER
	SPECIAL EMPLOYMENT DISTRICT		EC - EMPLOYMENT CENTER
PRESERVED OPEN			CS - CIVIC SPACE
RESERVED OPEN			P1 - NATURE
ALL SECTORS	PLACES OF WORSHIP CITY OF TAYLOR PROPERTY		CS - CIVIC SPACE

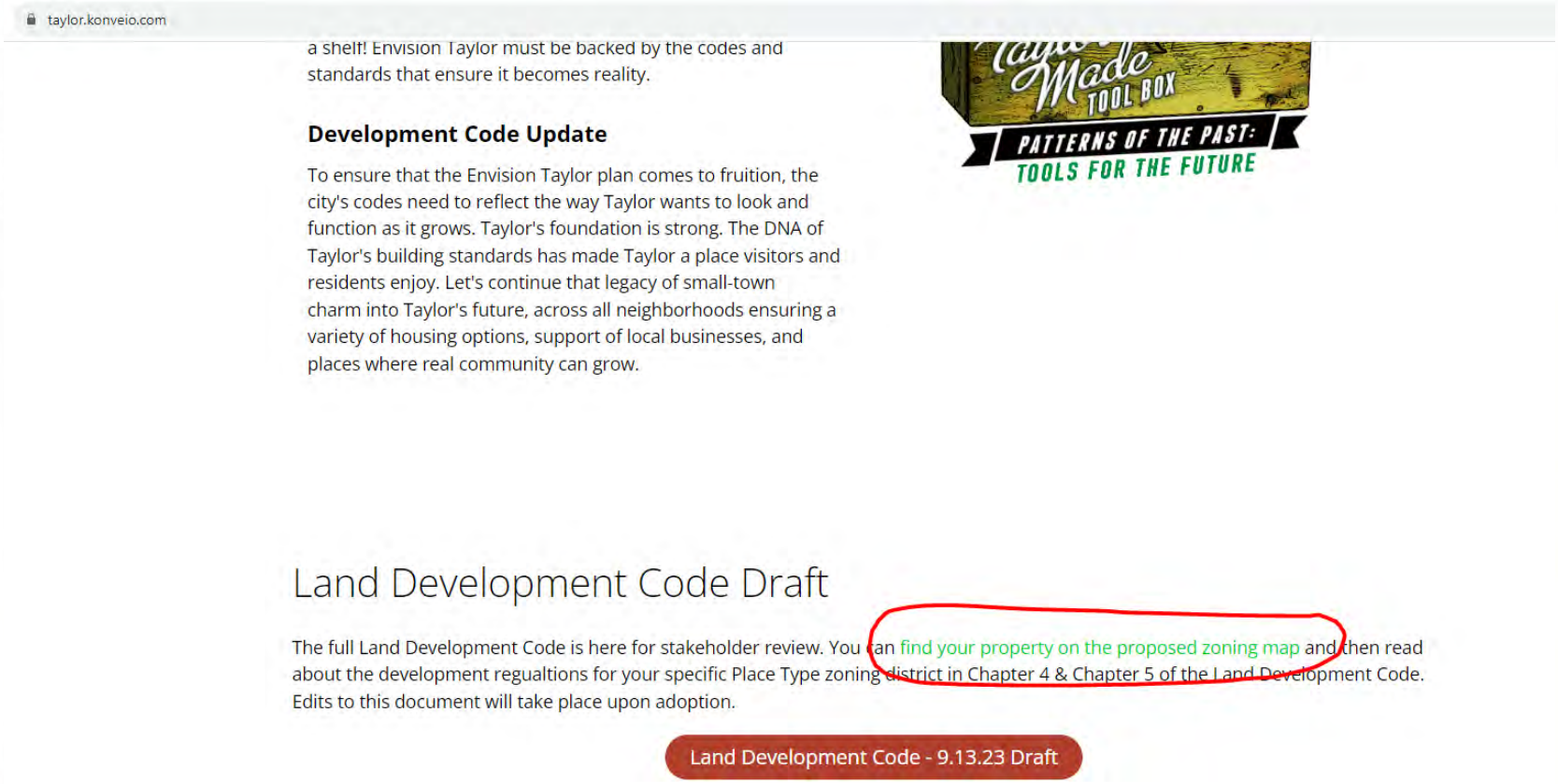
CHAPTER 1 - INTENT AND GENERAL PROVISIONS



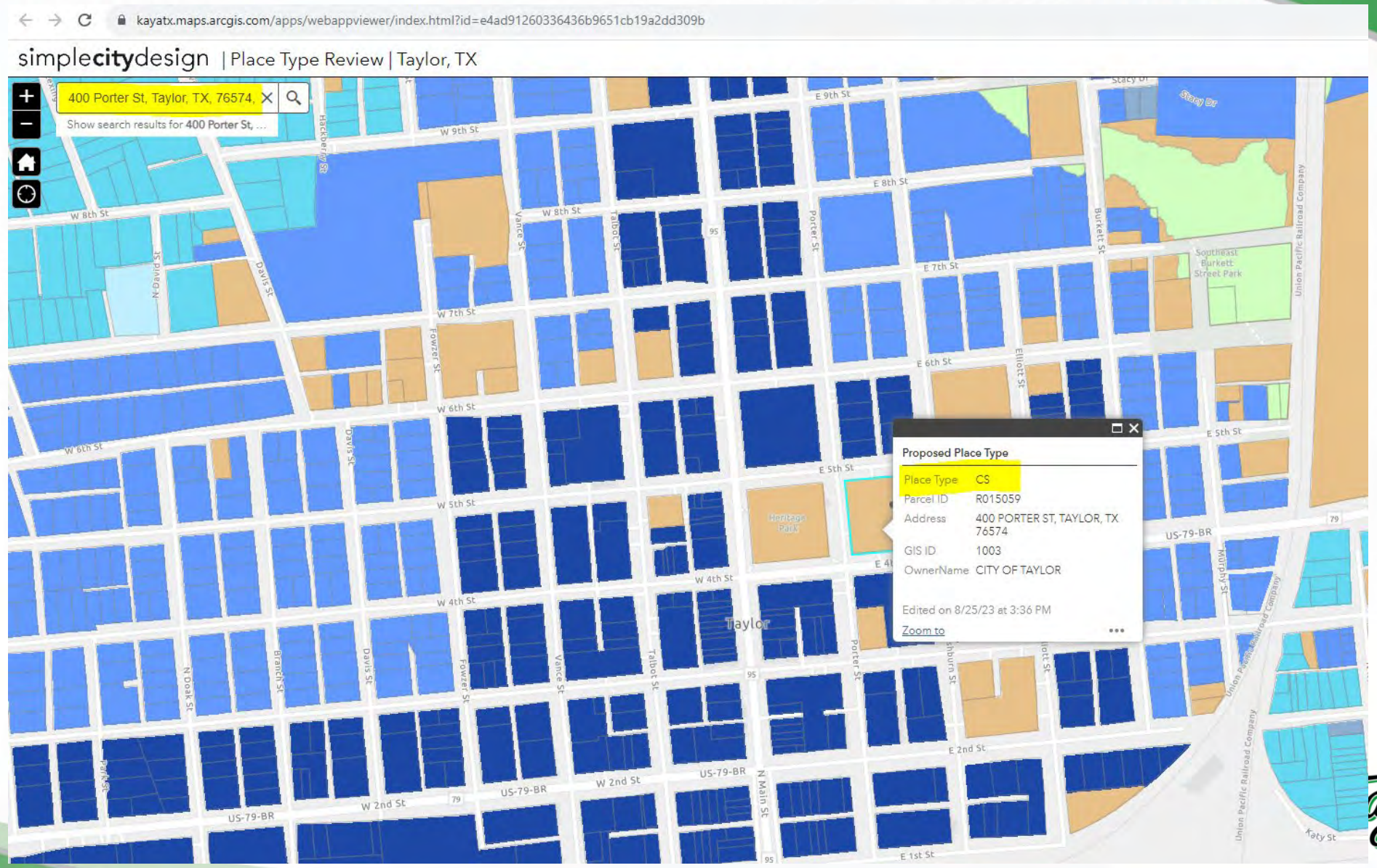
Taylor Texas
CITY OF TAYLOR TX

How can I see what my property's zoning will be?

- https://taylor.konveio.com/



How can I see what my property's zoning will be?



How can I see what my property's zoning will be?



4.2.3.1 P1: NATURE

The P1 Nature Place Type are lands in a natural state or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. P1 is intended to preserve areas that contain sensitive habitats, active or passive open spaces, parks and limited agriculture uses. Nature includes floodplains, creeks tributaries and other waterways.



4.2.3.2 P2: RURAL

The P2 Rural Place Type regulates mainly large, sparsely settled land used for agricultural purposes and food production. This Place Type helps preserve Taylor's natural beauty and agricultural history. Rural living and sparsely settled lands are to be located in a manner that does not cause a nuisance to more intensely inhabited areas. The Rural Place Type is a holding zone for newly annexed areas and new neighborhoods that have not yet had Place Type allocation.



4.2.3.3 P2C: RURAL COMMERCIAL

The P2C Rural Commercial Place Type is applied to properties that include a standalone building on an individual lot. They have large setbacks and are typically surrounded by parking lots with rear service lanes. It may contain outdoor displays, lay-down yards or similar rural characteristics. Sites are generally located along rural roads.



4.2.3.4 P2.5: LARGE LOT

The P2.5 Large Lot Place Type includes properties that are one (1) acre or greater. Generally, the lots contain one (1) or more structures with large setbacks from the street. Properties may be entirely fenced but can be seen from the street edge. Generally, the properties are residential in nature.



4.2.3.5 P3: NEIGHBORHOOD

The P3 Neighborhood Place Type generally includes low-density residential areas. P3 is adjacent to higher density Place Types that have some mixed-use buildings. Setbacks vary from relatively deep to shallow. The roads and blocks may be irregular to accommodate natural conditions.



4.2.3.6 P3M: MANUFACTURED HOUSING

The P3M Manufactured Housing Place Type consists of lots that currently have a manufactured building as the primary structure. Generally, P3M includes low-density residential areas. P3M is adjacent to higher density Place Types that have some mixed-use buildings. Planting is naturalistic, and setbacks vary from relatively deep to shallow. The roads and blocks may be irregular to accommodate natural conditions.



4.2.3.7 P4: MIX

The P4 Mix Place Type functions as a smooth transition from commercial-oriented P5 Urban Center Place Type outward to the established residential P3 Neighborhood Place Type. P4 Mix regulates a variety of building types ranging from smaller commercial buildings to intermixed house-form commercial and attached and detached residential. It provides flexibility for this area to easily transition between low-intensity commercial and residential building types, allowing for the neighboring P5 Urban Center zoning to expand and contract over time, increasing Taylor's economic resiliency.



4.2.3.8 P5: URBAN CENTER

The P5 Urban Center Place Type regulates a higher intensity mixture of building types that accommodate commercial, retail, offices, hotels, and residential. Buildings are set close to the sidewalk with high pedestrian and vehicle traffic. P5 promotes a continuous line of buildings and wide sidewalks critical to defining the public frontage.



4.2.3.9 EC: EMPLOYMENT CENTER

The EC Employment Center Place Type function, disposition, or configuration cannot, or should not conform to one or more of the Place Types. EC shall be used for job creation centers and building forms that do not fit within the character of the other Place Types. At time of application for an Employment Center Plan, development standards will be determined to fit the needs of the proposed use.



4.2.3.10 CS: CIVIC SPACE TABLE

Civic Spaces and/or Civic Buildings serve as community features appropriate to their Place Types. Civic Spaces provide relief from the urban environment inside each neighborhood. See Civic Space Types below:

What if a property owner wants a different Place Type?

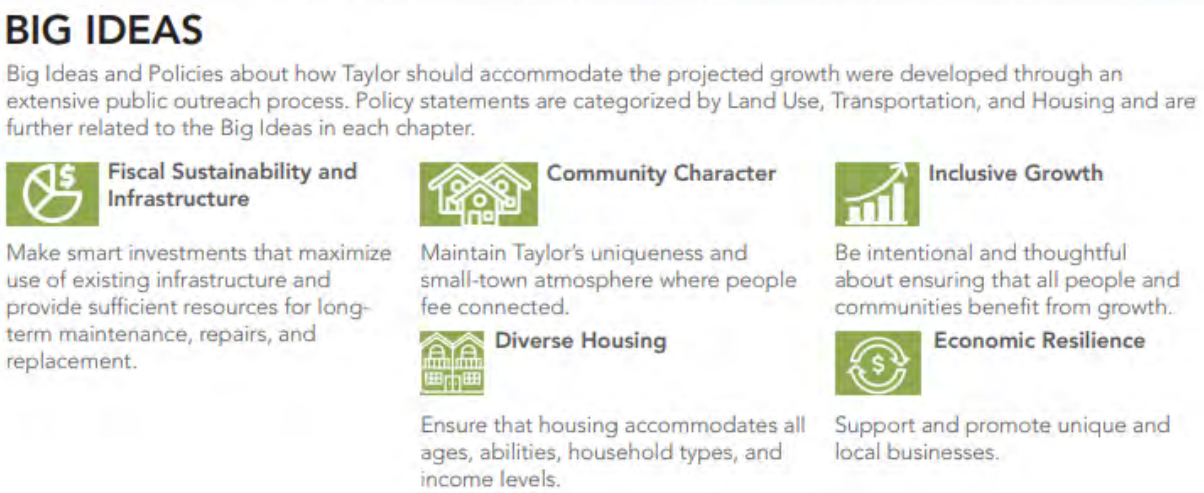
- Some have already requested new Place Types and those requests will be considered tonight.
- For six months after adoption, all property owners will have the ability to request a Place Type change, without paying any application fees.
- Whether a requested change is granted will be dependent upon whether the change is consistent with the Envision Taylor comprehensive plan.

Land Development Code Contents

- Chapter 1 – Intent and General Provisions
- Chapter 2 – Development Process
- Chapter 3 – Neighborhoods, Additions and Subdivisions
- Chapter 4 – Place Type Zoning Districts
- Chapter 5 – Private Lot Development Standards (including signs)
- Chapter 6 – Historic Preservation
- Appendices – Engineering Manual, Development Manual

Chapter 1 Highlights

- Purpose – linked to 5 Big Ideas from Envision Taylor Comprehensive Plan
- Intent – organized at 3 scales: City, Neighborhood, Block/Street/Lot/Building
- Jurisdiction – entire LDC in city limits, only subdivision and sign regulations in ETJ
- Effect on projects in process
- Effect on non-conformities



BIG IDEAS

Big Ideas and Policies about how Taylor should accommodate the projected growth were developed through an extensive public outreach process. Policy statements are categorized by Land Use, Transportation, and Housing and are further related to the Big Ideas in each chapter.

Fiscal Sustainability and Infrastructure

Make smart investments that maximize use of existing infrastructure and provide sufficient resources for long-term maintenance, repairs, and replacement.

Community Character

Maintain Taylor's uniqueness and small-town atmosphere where people fee connected.

Inclusive Growth

Be intentional and thoughtful about ensuring that all people and communities benefit from growth.

Diverse Housing

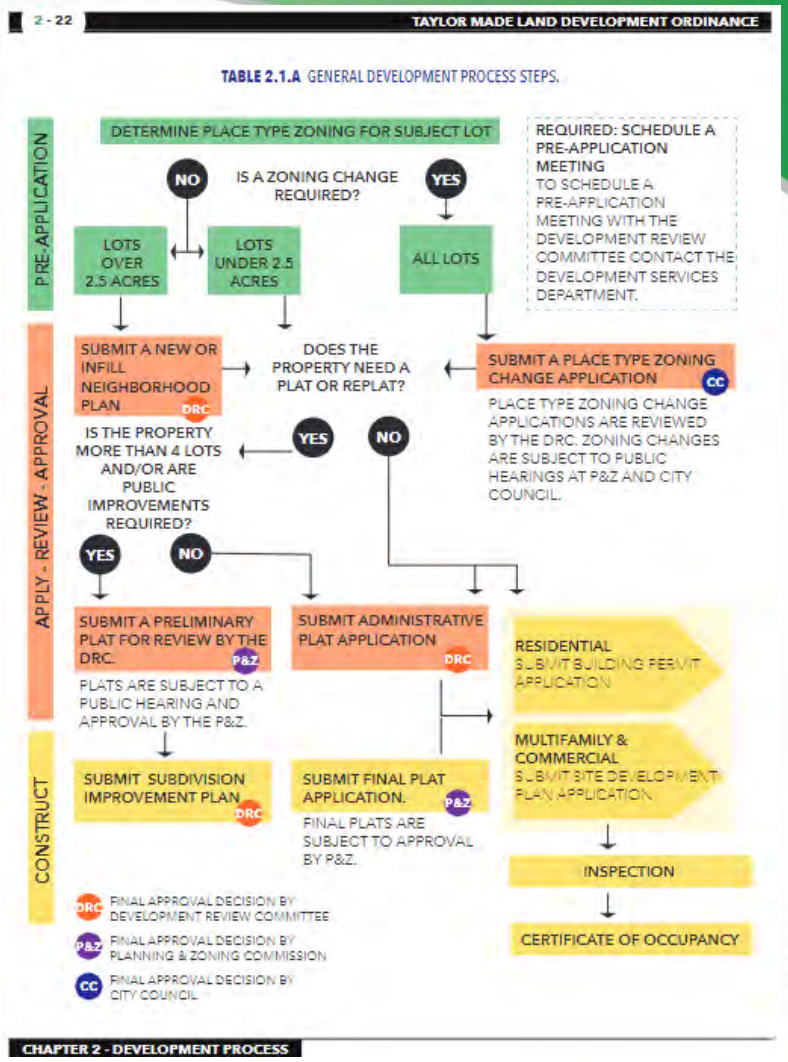
Ensure that housing accommodates all ages, abilities, household types, and income levels.

Economic Resilience

Support and promote unique and local businesses.

Chapter 2 Highlights

- Development Process
  - Properties over 2.5 acres (a standard city block)
    - New Neighborhoods and Employment Center Plans
      - Neighborhood Plan and Place Type allocation (adopted by ordinance)
      - Preliminary Plat
      - Subdivision Improvement Plans
      - Final Plat
      - Site Development and Building Permit
    - Infill Neighborhood Plans (same process as above with possible re-platting required)
  - Properties under 2.5 acres
    - Infill Lot-scale plans
      - Lot splits, “Residential Improvement Area” up to 6 lot amending plats



Chapter 2 Highlights contd.

- Who does what
  - City Council
  - Planning and Zoning Commission
  - Zoning Board of Adjustment
  - Historic Preservation Commission
  - Development Review Committee
  - Administrative officials

2.3 REVIEW AUTHORITY.

2.3.1 OVERVIEW.

The process overview defines the application type and review and approval authority for each application. *Properties in the ETJ recieve final approval by the P&Z

APPLICATION TYPE	REVIEWING PARTY				
	CITY STAFF	ZONING BOARD OF ADJUSTMENTS	PLANNING & ZONING COMMISSION	HISTORIC PRESERVATION COMMISSION	CITY COUNCIL
Annexation	R				[D]
Comprehensive Plan Amendment	R		[R]		[D]
Neighborhood Plan*	R		[R]		[D]
Employment Center Plan*	R		[R]		[D]
Place Type Zoning Map Ammendment	R		[R]		[D]
Special Use Permit	R		[R]		[D]
Place Type Zoning Verification Letter	D				
Place Type Zoning Ordinance Text Amendment	R		[R]		[D]
Place Type Zoning Variance	R	[D]			
Place Type Zoning Special Exception	R	[D]			
Place Type Zoning Warrant	D	A			
Administrative Decision Appeal - Place Type Zoning		[D]			
Preliminary Plat Approval/ Disapproval	R		D		

R = Recommendation - D = Decision Maker - A = Appeal - [ ] = Public Hearing Required

Chapter 3 Highlights

- Neighborhood Design Standards
  - Development Patterns (Traditional Neighborhood Development (TND), Cluster Land Development (CLD), Village Center Development (VCD))
  - Pedestrian shed (1/4 mile walk, ~125 acres) = neighborhood organizing framework



Source: *Public Square* – Congress for the New Urbanism

Chapter 3 Highlights contd.

- Place Type allocation percentages are determined by development pattern
- ETJ vs. in-city neighborhood plans (no Place Type allocation in ETJ)
- Block size is now smaller
- Lots can now front on paths and civic spaces as well as streets

- Employment Center Design Standards
  - Building types may require larger lots and blocks (EC Place Type used for this)
  - Still follow neighborhood planning principles including mixed-use, neighborhood centers and connected streets (P4 & P5 Place Types allocated in these areas)

Chapter 3 Highlights contd.
Example Neighborhood Plan



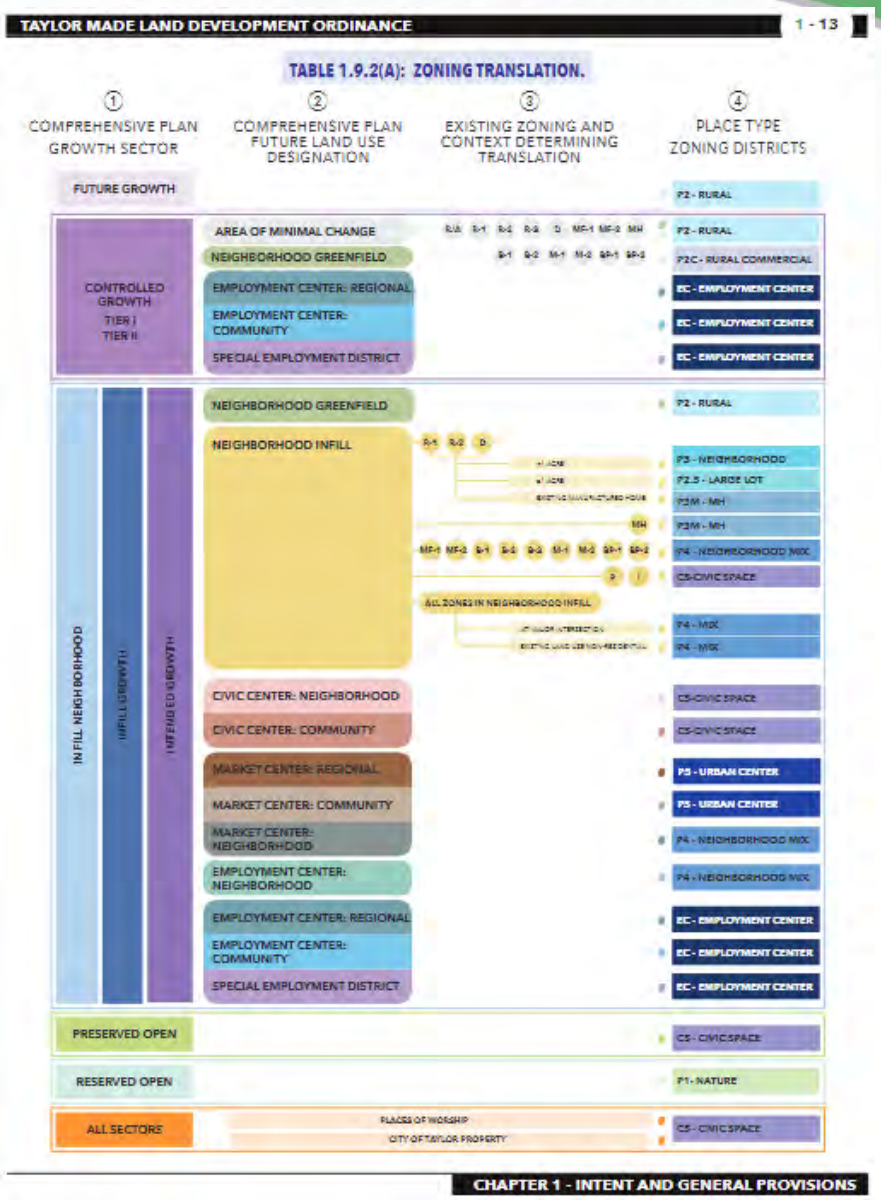
Chapter 4 Highlights

- Place Type zoning vs. conventional zoning
  - Place types regulate intensity of development and building types
  - Conventional zoning regulates the uses that are allowed inside the buildings
- Taylor Place Types
  - P1 – Nature, P2 – Rural, P2C – Rural Commercial, P2.5 – Large Lot, P3 – Neighborhood, P3M – Manufactured Housing, P4 – Mix, P5 – Urban Center, EC – Employment Center, CS – Civic Space



Chapter 4 Highlights contd.

- Zoning translation table
  - Place Types are calibrated to the Envision Taylor Growth Sectors and Land Use categories



Chapter 4 Highlights contd.

- P1 – natural areas that are intended for open space preservation
- P2 – rural land uses including farms and rural homesites, RV parks and manufactured homes are permitted
- P2.5 – large lot residential (greater than 1 acre), manufactured homes are permitted
- P2C – rural commercial uses typically not connected to the urban utility systems
- P3 – typical residential neighborhoods – detached houses, townhouses, duplexes, cottage courts and accessory dwelling units
- P3M – areas within neighborhoods where manufactured homes are permitted
- P4 – a mix of housing and neighborhood commercial
- P5 – a mostly commercial area with upper-story office and housing in mixed-use buildings
- EC – areas for large format employment and industrial uses
- CS – parks, schools, places of worship, and other civic gathering spaces

Chapter 5 Highlights

- Key concepts determined by Place Type:
  1. What type of buildings are allowed to be built on a lot
  2. Where on the lot are buildings and other site improvements allowed
  3. What types of uses are allowed in the buildings

Chapter 5 Highlights contd.

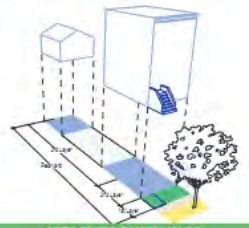
- Building types

5.2.3: RESIDENTAL BUILDING TYPES



DETACHED DWELLING

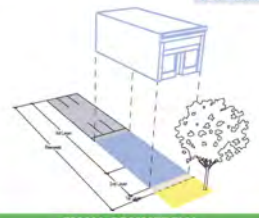
An individual dwelling unit on its own lot. The detached dwelling is the most prevalent dwelling type in Taylor. This building type is typically disposed on the lot with edge yards. On small to medium sized lots, this building type should be set close to the front property line to encourage interaction with pedestrians. This building type has a front door facing the street or path from which it takes primary access. A HUD code manufactured house is a detached dwelling that is only permitted in certain Place Types.



ATTACHED DWELLINGS

An individual dwelling unit on its own lot that shares a common wall with a unit on one or more adjacent lots. This building type is often referred to as a townhouse. This building type is typically disposed on the lot with a side yard or rear yard. This building type should be set close to or at the front property line to encourage interaction with pedestrians. This building type has a front door facing the street or path from which it takes primary access.

5.4: COMMERCIAL BUILDING TYPES



SMALL COMMERCIAL

An individual commercial building on its own lot. Small commercial buildings are the primary building type for small to medium sized businesses in Taylor. They are typically sized to fit on a single commercial lot within a typical City block. The building is typically disposed on the lot with a rear yard to accommodate parking (if off-street parking is provided), outdoor areas and services accessed from a rear alley or service drive.



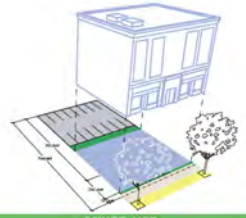
LARGE COMMERCIAL

An individual building that may occupy multiple lots or a significant portion of a block. Large commercial buildings are typically occupied by a single tenant and may be one or more stories in height. The building is typically disposed on the lot with a rear yard to accommodate parking (if off-street parking is provided), outdoor areas and services accessed from a rear alley or service drive.



LIVE/WORK

An individual building on its own lot that includes a commercial use(s) on the ground floor and a dwelling unit(s) on the upper floor(s). They are typically sized to fit on a single commercial lot within a typical City block. The building is typically disposed on the lot with a rear yard to accommodate parking (if off-street parking is provided), outdoor areas and services accessed from a rear alley or service drive.



MIXED-USE

An individual building that may occupy multiple lots or a significant portion of a block. Mixed use buildings are occupied by multiple tenants are typically multi-story and often include dwelling units on upper stories. The building is typically disposed on the lot with a rear yard to accommodate parking (if off-street parking is provided), outdoor areas and services accessed from a rear alley or service drive.

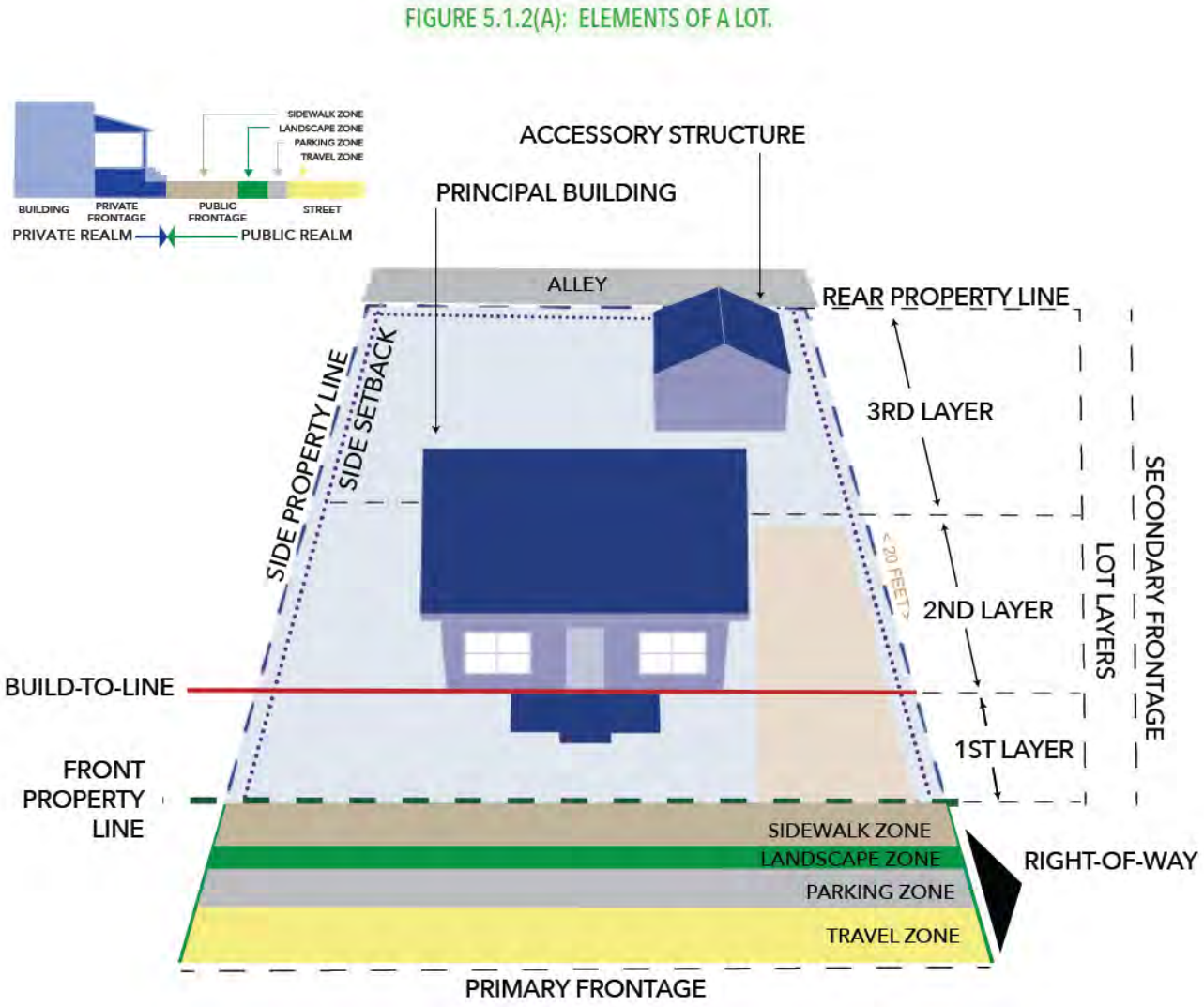
TABLE 5.2(A): BUILDING TYPES PERMITTED BY PLACE TYPE ZONING DISTRICTS.

BUILDING TYPES	PLACE TYPES									
RESIDENTIAL	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
DETACHED DWELLING	NP	P	NP	P	P	NP	P	NP	NP	TBD
ATTACHED DWELLING	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
COTTAGE COURT	NP	P	NP	P	P	P	P	NP	NP	TBD
DUPLEX	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
TRIPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
QUADRAPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
SMALL APARTMENTS	NP	NP	NP	NP	NP	NP	P	P	NP	TBD
LARGE APARTMENTS	NP	NP	NP	NP	NP	NP	NP	P	NP	TBD
MANUFACTURED HOME	NP	P	NP	P	NP	P	NP	NP	NP	TBD
ACCESSORY DWELLING UNIT	NP	P	NP	P	P	P	P	NP	NP	TBD
RECREATIONAL VEHICLE PARK	NP	P	NP	NP	NP	NP	NP	NP	NP	TBD
RESIDENTIAL ACCESSORY	NP	P	NP	P	P	P	P	NP	NP	TBD
COMMERCIAL	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
SMALL COMMERCIAL	NP	NP	P	NP	NP	NP	P	P	P	P
LARGE COMMERCIAL	NP	NP	NP	NP	NP	NP	NP	P	NP	P
LIVE/WORK	NP	NP	NP	NP	NP	NP	P	P	NP	P
MIXED-USE COMMERCIAL	NP	NP	NP	NP	NP	NP	NP	P	NP	P
HIGHWAY COMMERCIAL	NP	NP	P	NP	NP	NP	NP	NP	NP	P
CART, KIOSKS, FOOD TRAILERS	P	NP	P	NP	NP	NP	P	P	P	P
TEMPORARY COMMERCIAL	P	NP	P	NP	NP	NP	P	P	P	P
COMMERCIAL ACCESSORY	NP	NP	P	NP	NP	NP	P	P	NP	P
INDUSTRIAL	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
CIVIC	P	P	P	P	P	P	P	P	P	P

P = PERMITTED NP = NOT PERMITTED TBD="TO BE DECIDED" DURING DEVELOPMENT PROCESS

Chapter 5 Highlights contd.

- Lot structure diagram



Chapter 5 Highlights contd.

- Building function

5.2.2 BUILDING FUNCTION BY BUILDING TYPES.

Building Types are intended to establish the anticipated intensity within each Place Type. This section establishes allowable uses within the Building Types by Place Type. Section 5.9.3 Neighborhood Compatibility will apply to all uses and buildings in the City.

5.2.2.1 RESIDENTIAL BUILDING TYPES.

Within residential buildings the following uses are permitted with the stated limitations.

(1) P2, P2.5, P3, P3M.
- (a) Dwelling
- (b) Home Occupation
- (c) Lodging with a full time, on-site operator. Specific Use Permit without a full time, on-site operator
- (d) Accessory Commercial Use with Specific Use Permit

(2) P4, P5
- (a) Dwelling
- (b) Home Occupation
- (c) Lodging
- (d) Accessory Commercial Use

(3) EC- as determined in Employment Center Plan

5.2.2.2 COMMERCIAL BUILDING TYPES.

Uses within commercial buildings are governed by the adopted building and health and safety codes and must comply with the Performance Standards of this chapter.

Within commercial buildings the following uses are permitted with the stated limitations.

(1) P1
- (a) Temporary retail with Specific Use Permit

(2) P2C
- (a) Retail including drive-through services, vehicle services and outdoor activities
- (b) Office
- (c) Commercial including outdoor storage

(3) P4
- (a) Retail excluding drive-through services and vehicle services. Outdoor retail activities with Specific Use Permit
- (b) Office

(4) P5
- (a) Retail excluding vehicle services. Drive-through services in the third layer with Specific Use Permit
- (b) Office
- (c) Commercial, outdoor storage in the third layer with Specific Use Permit

(5) CS
- (a) Temporary retail
- (b) Retail with Specific Use Permit

(6) EC - as determined in Employment Center Plan including:
- (a) Retail including drive-through services, vehicle services and outdoor activities
- (b) Office
- (c) Commercial including outdoor storage
- (d) Industrial

Chapter 5 Highlights contd.

- Signs

5.10.2 TYPES OF SIGNS PERMITTED WITHIN EACH PLACE TYPE ZONING DISTRICT.

TABLE 5.10.2(A): PERMITTED SIGNS BY PLACE TYPE

SIGN TYPES	PLACE TYPES									
	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
ADDRESS	P	P	P	P	P	P	P	P	P	P
NAMEPLATE	NP	NP	P	NP	NP	NP	NP	P	P	P
OUTDOOR DISPLAY CASE	NP	NP	P	NP	NP	NP	NP	P	P	P
AWNING	NP	NP	P	NP	NP	NP	NP	P	P	P
WINDOW	NP	NP	P	NP	NP	NP	P	P	P	P
BAND	NP	NP	P	NP	NP	NP	NP	P	P	P
BLADE / HANGING	NP	NP	P	NP	NP	NP	P	P	P	P
MARQUEE	NP	NP	NP	NP	NP	NP	NP	P	NP	P
SIDEWALK	NP	NP	NP	NP	NP	NP	P	P	P	P
YARD	NP	NP	NP	NP	NP	NP	NP	P	NP	P
ROOF	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
BANNERS	NP	NP	NP	NP	NP	NP	NP	P	P	P
MONUMENT	NP	NP	P	NP	NP	NP	NP	NP	P	P
POLE	NP	NP	P	NP	NP	NP	NP	NP	NP	P

P = PERMITTED NP = NOT PERMITTED

5.10.7.6 BAND SIGN

DESCRIPTION: A sign that is attached flat on the exterior front, rear, or side wall of any building or other structure.



Chapter 6 Highlights

- Establishes a process and criteria for designating historic landmarks and districts
- Establishes the Historic Preservation Commission
- Establishes the position of Historic Preservation Officer
- Already designated State of National historic properties are eligible to be designated under the local ordinance following the procedures outlined in the ordinance
- Once designated as a local landmark or district, alterations or demolition of designated properties must receive a Certificate of Appropriateness
- This ordinance only creates the process but does not designate any properties. That will require a separate process.

Appendices

- Engineering Manual
  - Updates to reflect new standards for streets, utilities, landscaping, lighting, etc.
  - Published and amended by City Manager with advice from City Engineer and DRC
- Development Manual
  - A repository of all development applications including checklists of materials required for a complete application and instructions on how to submit the application
  - Published and amended by City Manager with advice from Director of Development Services and DRC

Next Steps

- City staff available to meet with property owners to answer questions
- City Council will hold a public hearing and introduce the adoption ordinance on October 26, 2023
- Final adoption is schedule for November 9, 2023

Questions

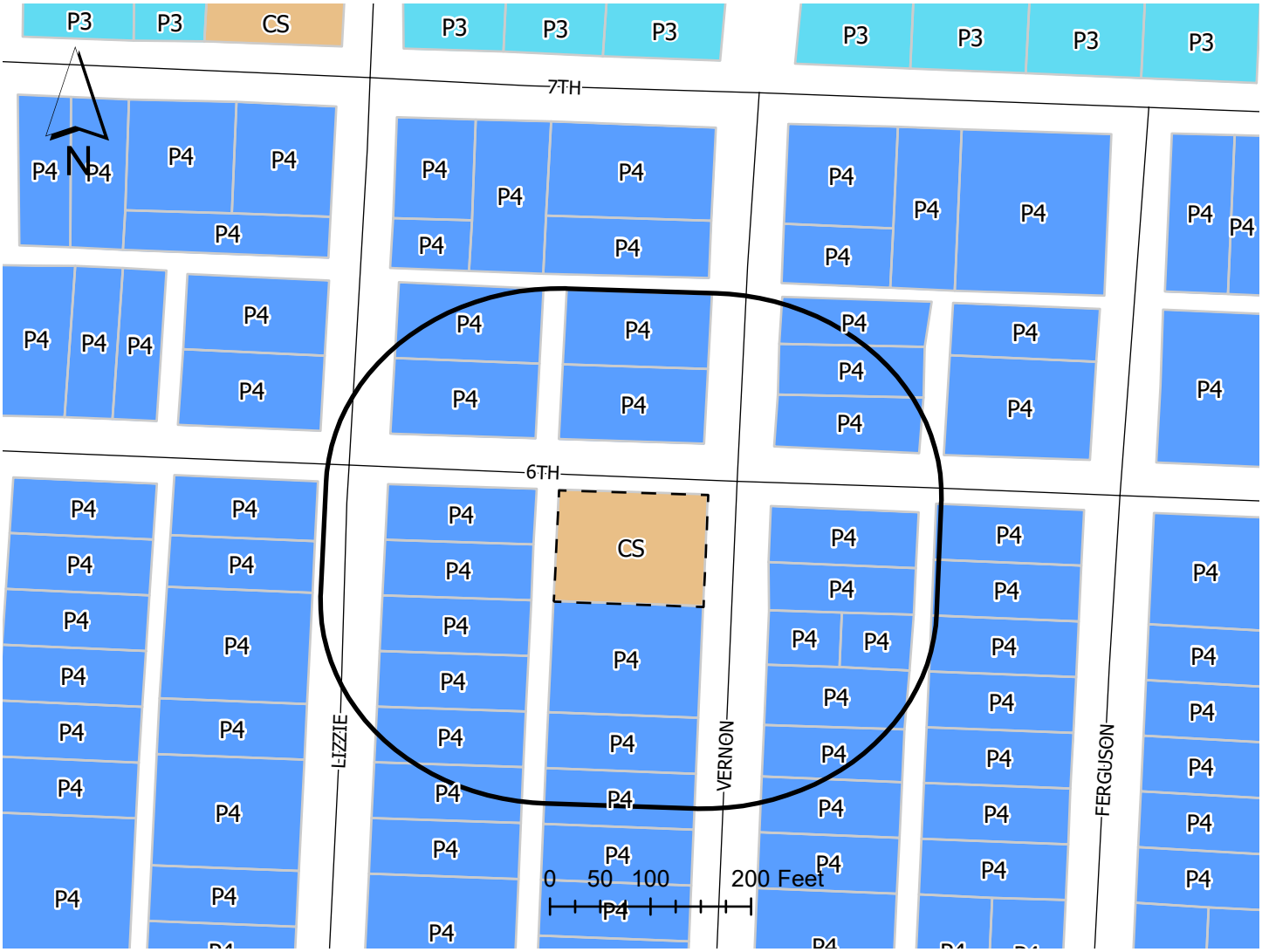
City of Taylor
Place Type Change Request
1
Staff Report

Item Details

Agenda No.	12 & 13
Address/Location:	419 Vernon Street
Legal Description:	Doak Addition, Block 69, Lots 8-9, 0.31 acres (R016765)
Date Request Submitted:	11/2/2022
Proposed Place Type:	CS – Civic Space
Requested Place Type:	P4 – Mix
Future Land Use:	Neighborhood Infill
Requestor:	Wynyard Ellis
Staff Analysis:	The requestor desires the Place Type P4 – Mix and has stated that the property is not operating as a church. The subject property appears to be functioning as residential, and ownership has remained under "Iglesia Pentecostal Sinai" since 2008. If granted the Place Type P4 would be consistent with the surrounding area also deemed P4 and the use as residential or a civic building would be permitted by right. P4 Permits: Detached Dwelling, Attached Dwelling, Cottage Court, Duplex, Triplex, Quadraplex, Small Apartment, Accessory Dwelling Unit, Residential Accessory, Small Commercial, Live/Work, Mixed-Use Commercial, Carts, Kiosks, Food Trailers, Temporary Commercial, Commercial Accessory, and Civic Buildings.
Staff Recommendation:	Approval of Place Type P4 at 419 Vernon Street.
P&Z Recommendation:	

Attachments

1. Location Map



Place Type Change Request

for consideration with the adoption of the Taylor Made Land Development Code

Current Place Type: CS

Requested Place Type: P4

Address: 419 Vernon St

Parcel ID #: R016765

Applicant: Wynyard Ellis

WCAD Acreage: 0.31

Scale: 1:2,000

Growth Sector: Infill Neighborhood Sector

Future Land Use: Neighborhood Infill

Current Zoning: MF-2

Subject Property Boundary

200' Boundary

City of Taylor
Place Type Change Request
2
Staff Report

Item Details

Agenda No.	12 & 13
Address/Location:	701 Carlos G. Parker Boulevard NW
Legal Description:	Fireman's Addition, Part of Lot 1 (R367817)
Date Request Submitted:	9/8/2023
Proposed Place Type:	P5 – Urban Core
Requested Place Type:	Rezone to B-2 to Correspond with P5
Future Land Use:	Market Center: Community
Requestor:	CK Yang (PZ-2023-1861 rezone request to B-2)
Staff Analysis:	The requestor submitted a rezoning request from B-1 to B-2 (PZ-2023-1861). Staff has determined that the request of B-2 is consistent with the translation to P5 – Urban Core and therefore no change is needed to the Proposed Place Type to comply with the requestors desire to operate Office/Warehouse on the subject property.
Staff Recommendation:	Confirm Approval of Place Type P5 at 701 Carlos G. Parker Blvd.
P&Z Recommendation:	

Attachments

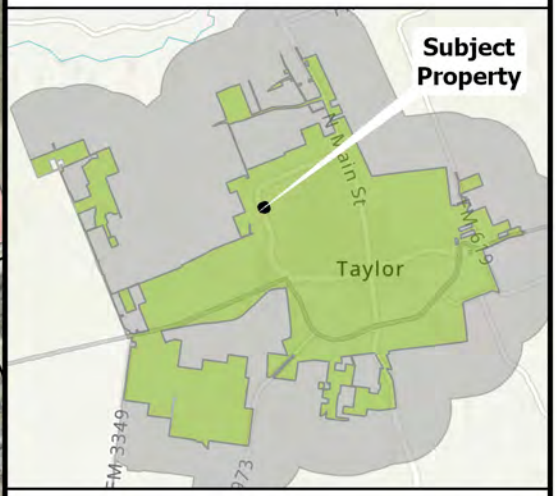
1. Location Map



PZ-2023-1861

701 Carlos G. Parker Blvd. NW
Approximately 3.649 acres
Rezoning
Notification Map

- Subject Property
- 200' Buffer
- Notified Properties
- Parcels
- Streets



0 200 400 600 US Feet

City of Taylor
Place Type Change Request
3
Staff Report

Item Details

Agenda No.	12 & 13
Address/Location:	707 Sloan Street
Legal Description:	0.215-acre tract of land in the W.R. Williams Survey, Abstract No. 65 (R584137)
Date Request Submitted:	11/2/2022
Proposed Place Type:	P4 – Mix
Requested Place Type:	P3 – Neighborhood
Future Land Use:	Neighborhood Infill
Requestor:	William Cantwell
Staff Analysis:	The requestor desires the Place Type P3 – Neighborhood. A justification to their request was not provided. The P3 – Neighborhood Place Type generally includes low-density residential areas. P3 is commonly adjacent to higher density Place Types that have some mixed-use buildings. The subject property appears to function as residential and adjacent properties to the north are also deemed P3. It is likely the subject property was given P4 due to its location nearest the intersection of a Neighborhood Avenue at 7th Street and the overall concept of transitioning the intensity of uses and congregating higher intensity Place Types near major thoroughfare intersections (nodes). If granted the Place Type P3 would be consistent with the surrounding area also deemed P3 to the north of the subject property. P3 Permits: Detached Dwelling, Attached Dwelling, Cottage Court, Duplex, Accessory Dwelling Unit, Residential Accessory, and Civic Buildings.
Staff Recommendation:	Approval of Place Type P3 at 707 Sloan Street.
P&Z Recommendation:	

Attachments

1. Location Map



Place Type Change Request

for consideration with the adoption of the Taylor Made Land Development Code

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Current Place Type: P4

Requested Place Type: P3

Address: 707 Sloan St

Parcel ID #: R584137

Applicant: William Cantwell

WCAD Acreage: 0.21

Scale: 1:2,000

Growth Sector: Infill Neighborhood Sector

Future Land Use: Neighborhood Infill

Current Zoning: R-1

Subject Property Boundary

200' Boundary

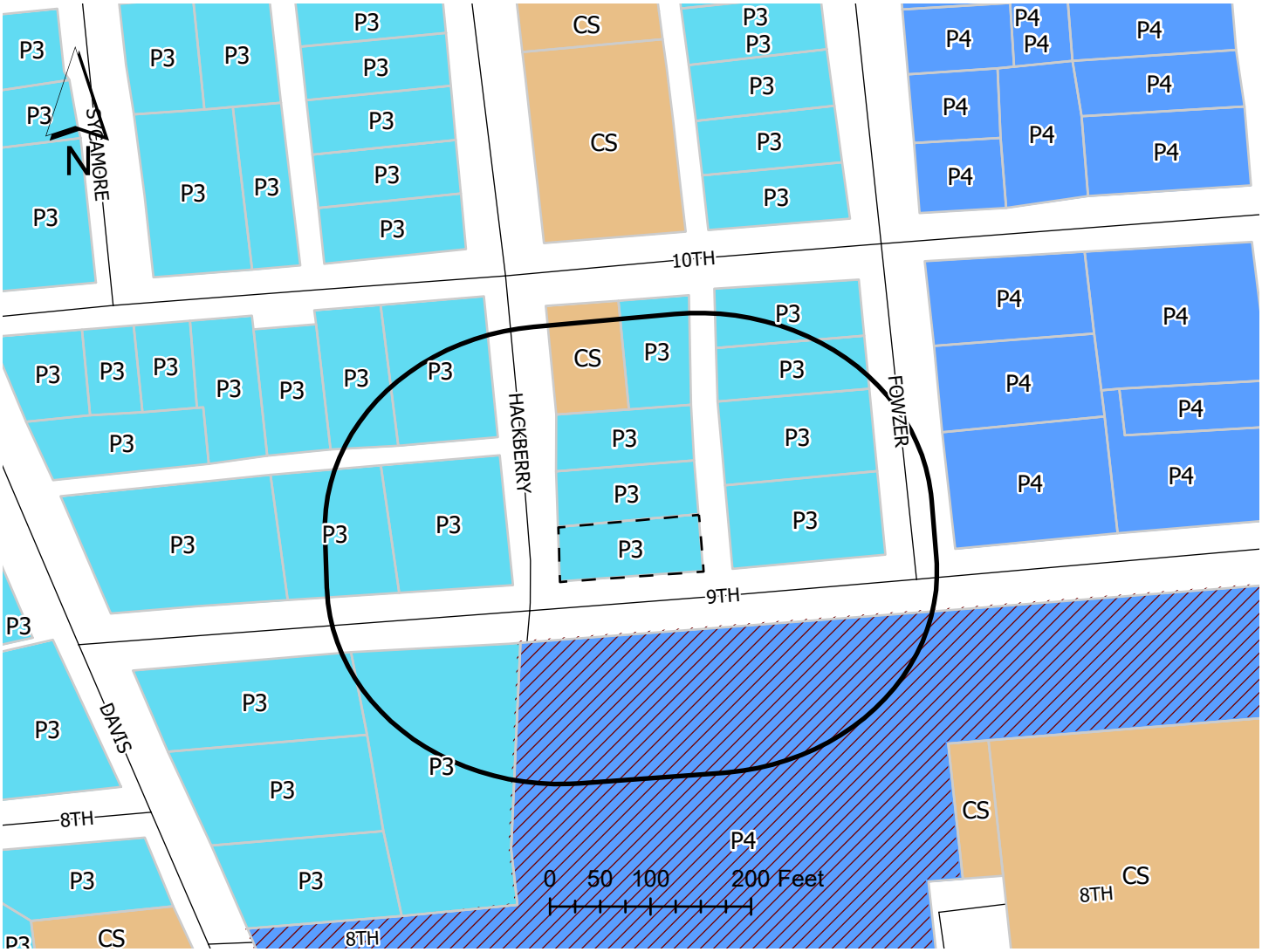
City of Taylor
Place Type Change Request
4
Staff Report

Item Details

Agenda No.	12 & 13
Address/Location:	902 Hackberry Street
Legal Description:	Murphy Addition, Block 6, Lot 1, 0.15 acres, Taylor, Williamson County, Texas (R017644)
Date Request Submitted:	1/4/2023
Proposed Place Type:	P3 – Neighborhood
Requested Place Type:	P4 – Mix
Future Land Use:	Neighborhood Infill
Requestor:	Paul Williams
Staff Analysis:	The requestor desires the P4 Place Type to accommodate small commercial on the subject property due to its proximity "across the street from Old Taylor HS". If granted the existing Residential Building Type under the place type of P4 will activate the site to function as a Dwelling, Home Occupation, Lodging, and Accessory Commercial Use (5.2.2.1). Neighborhood Compatibility Standards (Section 5.9.3) will apply to all uses and buildings proposed at the time of any additional uses. Neighborhoods should be compact, walkable, and connected with a mixture of uses and parks where activities of daily living occur within a close distance. Adjacency to P4 and a corner lot location (intersection of Hackberry and 9th Street) will likely integrate a mix of uses within walking distance from adjacent commercial spaces and residences.
Staff Recommendation:	Approval of Place Type P4 at 902 Hackberry Street.
P&Z Recommendation:	

Attachments

1. Location Map



Place Type Change Request

for consideration with the adoption of the Taylor Made Land Development Code

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Current Place Type: P3

Requested Place Type: P4

Address: 902 Hackberry St

Parcel ID #: R017644

Applicant: Paul Williams

WCAD Acreage:

Scale: 1:2,000

Growth Sector: Infill Neighborhood Sector

Future Land Use: Neighborhood Infill

Current Zoning: R-1

Subject Property Boundary

200' Boundary

City of Taylor
Place Type Change Request
5
Staff Report

Item Details

Agenda No.	12 & 13
Address/Location:	1407 Old Thorndale Road
Legal Description:	Gola Acres, Lot 1, 0.4944 acres (R458725)
Date Request Submitted:	11/9/2022
Proposed Place Type:	P2 – Rural
Requested Place Type:	P3 – Neighborhood
Future Land Use:	Neighborhood Greenfield
Requestor:	Emily Smith
Staff Analysis:	The requestor desires a Place Type that would not permit Recreational Vehicles and Mobile Homes within the neighborhood (beyond their property boundaries). The applicant specifically requests "…no RV (living, parking, parks, or the like) in Taylor city limits whatsoever." The request will not achieve the overarching observation related to restricting mobile homes and recreational vehicles within a neighborhood. Primarily because this request is to be focused on one lot and not a neighborhood. The Planning and Zoning Commission may only act on an individual request and not standards related to the specific place types. Thus, the applicant's request would only apply to their property at 1407 Old Thorndale Road. P2 Permits: Detached Dwellings, Cottage Court, Manufactured Home Park, Accessory Dwelling Unit, Recreational Vehicle Park, Residential Accessory, and Civic Buildings. P3 Permits: Detached Dwelling, Attached Dwelling, Cottage Court, Duplex, Accessory Dwelling Unit, Residential Accessory, and Civic Buildings.
Staff Recommendation:	Approval of Place Type P3 at 1407 Old Thorndale Road.
P&Z Recommendation:	

Attachments

1. Location Map



Place Type Change Request

for consideration with the adoption of the Taylor Made Land Development Code

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Current Place Type: P2

Requested Place Type: P3

Address: 1407 Thorndale Rd

Parcel ID #: R458725

Applicant: Emily Smith

WCAD Acreage: 0.49

Scale: 1:2,000

Growth Sector: Intended Growth Sector

Future Land Use: Neighborhood Greenfield

Current Zoning: R-1

Subject Property Boundary

200' Boundary

City of Taylor
Place Type Change Request
6
Staff Report

Item Details

Agenda No.	12 & 13
Address/Location:	2225 N. Main Street
Legal Description:	Approximately 3.59 acres of land part of and out of the J. Pharrass Survey, Abstract No. 495, Taylor, Williamson County, Texas.
Date Request Submitted:	12/14/2022
Proposed Place Type:	P2 – Rural
Requested Place Type:	P2C – Rural Commercial
Future Land Use:	Area of Minimal Change
Requestor:	Nagesh Pabbisetty, Manager, 2225Taylor LLC
Staff Analysis:	The requestor desires Place Type P2C, "to allow the owner flexibility of allowable uses, promote leveraging the prime location along State Highway 95…". On June 8, 2023, the City Council voted to approve a rezoning request for the subject property from Institutional (I) zoning to Local Business (B-1). An existing church building is present on the property and the applicant desired to have the ability to market the property for sale as commercial. If granted the place type P2C will be consistent with the requirements to be greater than one (1) acre. Staff has determined that the request for P2C is consistent with the approved rezoning request that occurred earlier in the year. <u>P2C Permits:</u> Small Commercial, Highway Commercial, Carts, Kiosks, Food Trailers, Temporary Commercial, Commercial Accessory, and Civic Buildings.
Staff Recommendation:	Approval of P2C at 2225 N. Main Street.
P&Z Recommendation:	

Attachments

1. Location Map



Place Type Change Request

for consideration with the adoption of the Taylor Made Land Development Code

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Current Place Type: P2

Requested Place Type: P2C

Address: 2225 State Hwy 95

Parcel ID #: R345014

Applicant: Nagesh Pabbisetty

WCAD Acreage: 3.59

Scale: 1:4,000

Growth Sector: Future Growth Sector

Future Land Use: Area of Minimal Change

Current Zoning: B-1

Subject Property Boundary

200' Boundary

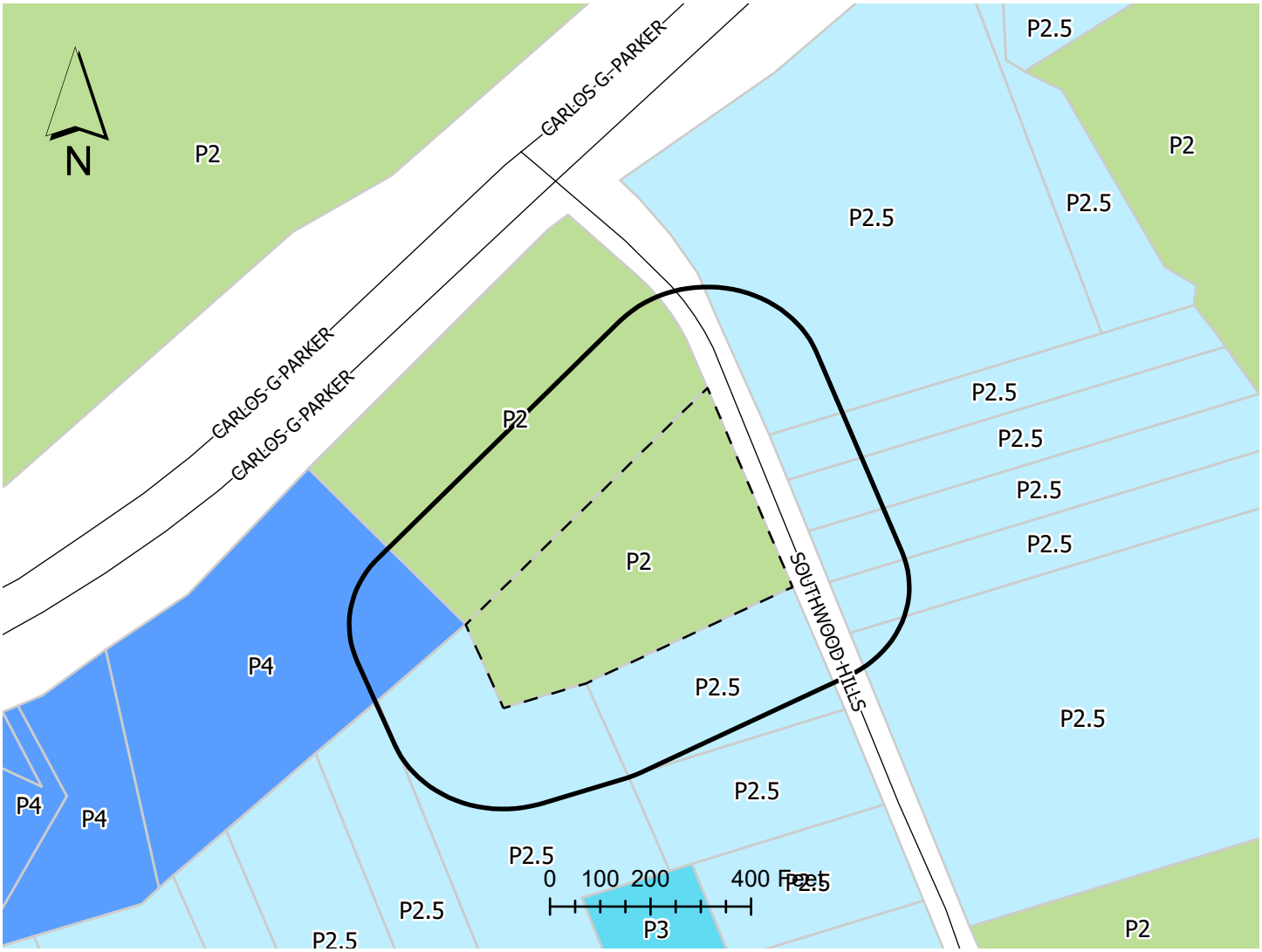
City of Taylor
Place Type Change Request
7
Staff Report

Item Details

Agenda No.	12 & 13
Address/Location:	2309 Southwood Hills Drive
Legal Description:	Southwood Hills Estates, Block 1, Lot 31, 3.89 acres (R018072)
Date Request Submitted:	11/14/2022
Proposed Place Type:	P2 – Rural
Requested Place Type:	P4 – Mix
Future Land Use:	Neighborhood Greenfield
Requestor:	Oasis Christian Church of Taylor Inc.
Staff Analysis:	The requestor desires a Place Type to accommodate commercial for future development on the subject property. Their request will require an amendment to the Future Land Use Map to be considered at a later date should the request for Place Type change from P2 to P4. If granted the place type of P4 will activate the potential for commercial uses on the subject property but will still permit residential uses. P4 Permits: Detached Dwelling, Attached Dwelling, Cottage Court, Duplex, Triplex, Quadraplex, Small Apartment, Accessory Dwelling Unit, Residential Accessory, Small Commercial, Live/Work, Mixed-Use Commercial, Carts, Kiosks, Food Trailers, Temporary Commercial, Commercial Accessory, and Civic Buildings.
Staff Recommendation:	Approval of Place Type P4 at 2309 Southwood Hills Drive.
P&Z Recommendation:	

Attachments

1. Location Map



Place Type Change Request

for consideration with the adoption of the Taylor Made Land Development Code

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Current Place Type: P2

Requested Place Type: P4

Address: 2309 Southwood Hills Dr

Parcel ID #: R018072

Applicant: Oasis Christian Church of Taylor Inc

WCAD Acreage: 3.89

Scale: 1:4,000

Growth Sector: Intended Growth Sector

Future Land Use: Neighborhood Greenfield

Current Zoning: R-1

Subject Property Boundary

200' Boundary

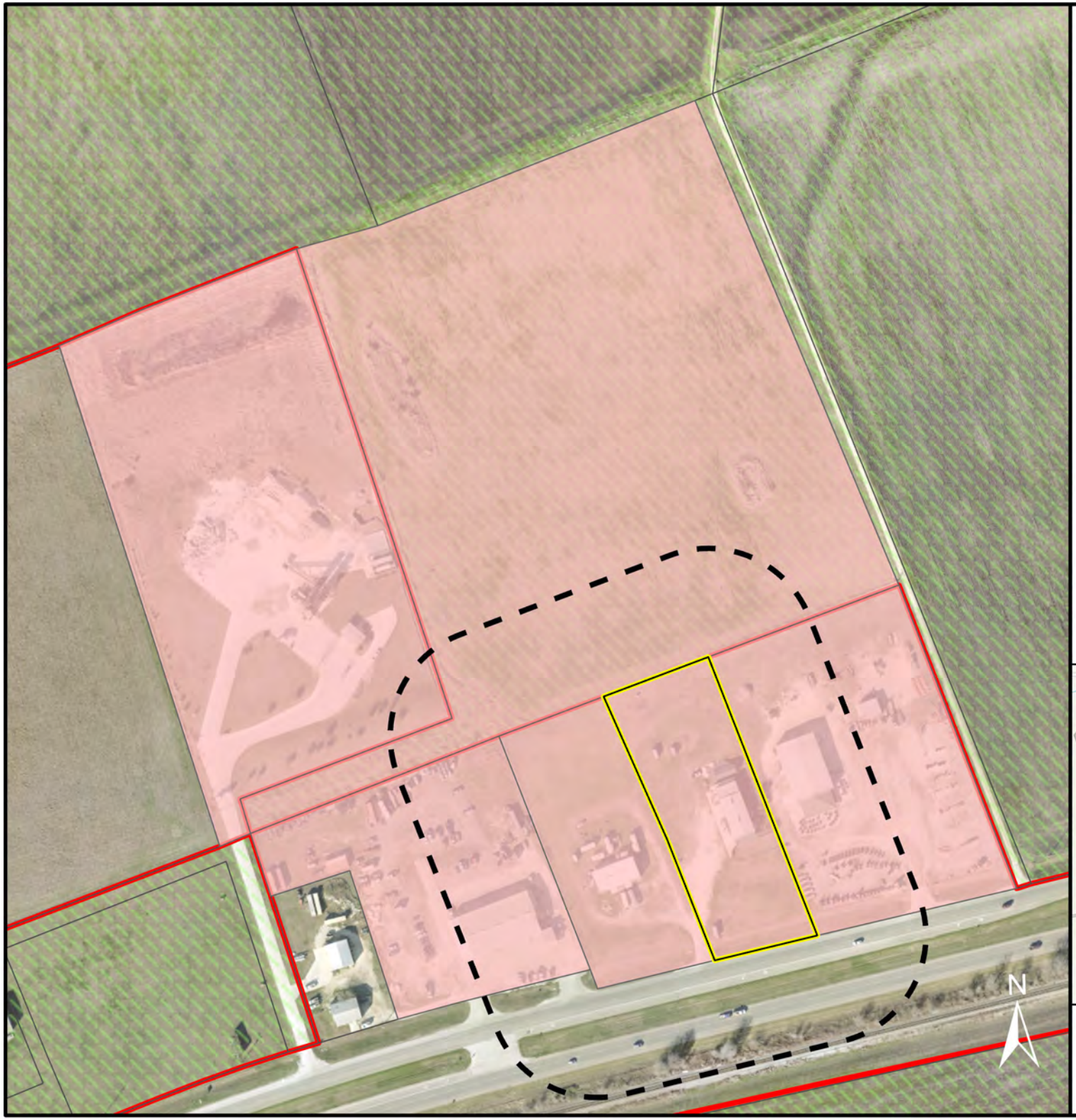
City of Taylor
Place Type Change Request
8
Staff Report

Item Details

Agenda No.	12 & 13
Address/Location:	3609 E. 4th Street
Legal Description:	2.382 out of 4.618 acres of land part of and out of the Hardy Pace Survey, Abstract No. 493
Date Request Submitted:	9/8/2023
Proposed Place Type:	P2 – Rural
Requested Place Type:	P2C – Rural Commercial
Future Land Use:	Area of Minimal Change
Requestor:	Cole Korte (Applicant), Olin & Amy Chapman (Property Owner)
Staff Analysis:	The requestor submitted a rezoning request from B-2 to M-1 (PZ-2023-1862). Staff determined that the request of M-1 would be consistent with the translation to P2C – Rural Commercial. The requested Place Type would comply with the requestors desire to operate a Manufactured Home Sales business on the subject property.
Staff Recommendation:	Approval of Place Type P2C generally located at 3609 E. 4th Street (2.382 acres out of 4.618 acres – Lot 2 of the Norman Johnson Minor Plat – pending).
P&Z Recommendation:	

Attachments

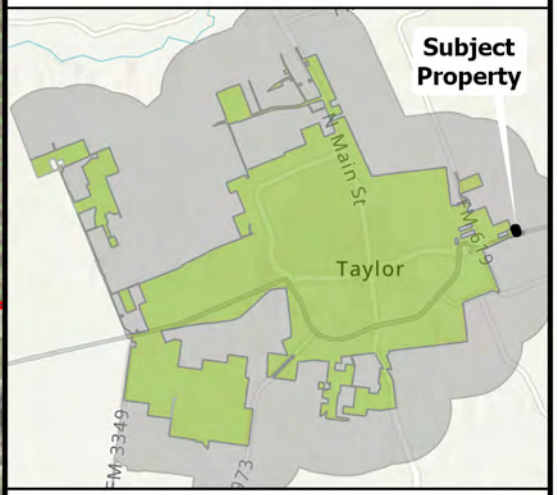
1. Location Map



PZ-2023-1862

Generally located at 3609 E. 4th St.
Approximately 2.382 acres
Rezoning
Notification Map

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



N

0 100 200 300
US Feet

City of Taylor
Place Type Change Request
9
Staff Report

Item Details

Agenda No.	12 & 13
Address/Location:	10093 Chandler Road
Legal Description:	Approximately 25.286 acres of land in the Prospect Farms Final Plat Block 1, Lot 1 (R631962)
Date Request Submitted:	11/17/2022
Proposed Place Type:	P2 – Rural
Requested Place Type:	P2C – Rural Commercial
Future Land Use:	Area of Minimal Change
Requestor:	Jason Seaton
Staff Analysis:	The requestor desires a Place Type that will accommodate commercial development on the subject property. The subject property was platted in 2022 and it is currently zoned B-2 General Business District, which would permit a variety of commercial uses. If granted the Place Type P2C will be consistent with the requirements to be greater than one (1) acre and upon development would require a new neighborhood plan to ensure all additional elements of the Land Development Code are to be adhered to. P2C Permits: Small Commercial, Highway Commercial, Carts, Kiosks, Food Trailers, Temporary Commercial, Commercial Accessory, and Civic Buildings.
Staff Recommendation:	Approval of Place Type P2C at 10093 Chandler Road.
P&Z Recommendation:	

Attachments

1. Location Map



Place Type Change Request

for consideration with the adoption of the Taylor Made Land Development Code

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Current Place Type: P2

Requested Place Type: P2C

Address: 10093 Chandler Rd

Parcel ID #: R631962

Applicant: Jason Seaton

WCAD Acreage: 25.29

Scale: 1:6,000

Growth Sector: Future Growth Sector

Future Land Use: Area of Minimal Change

Current Zoning: B-2

Subject Property Boundary

200' Boundary

City of Taylor
Place Type Change Request
10
Staff Report

Item Details

Agenda No.	12 & 13
Address/Location:	105 W. Pecan Street
Legal Description:	Map of the Town of Taylor, Block 100, Lot 7 (eastern part), 0.05 acres (R015654)
Date Request Submitted:	11/22/2022
Proposed Place Type:	P4 – Mix
Requested Place Type:	P5 – Urban Center
Future Land Use:	Market Center: Neighborhood
Requestor:	Chuck Farr
Staff Analysis:	The requestor desires the Place Type P5 – Urban Center. A justification to their request was not provided. The P5 – Urban Center Place Type is intended to function as a higher intensity mixture of building types that accommodate commercial, retail, offices, hotels, and residential. The subject location is not located within a part of town deemed for urban developments. P5 would be inconsistent with the Future Land Use designation of Market Center: Neighborhood. Neighborhood Centers typically have 10 to 15 smaller retailers such as a bank, café, dry cleaner, or florist. These uses can be accommodated within the P4 – Mix Place Type and the scale of development would be more appropriate to be considered harmonious with the adjacent areas, which are also P4, Civic Space, P3 and P3M. P4 Permits: Detached Dwelling, Attached Dwelling, Cottage Court, Duplex, Triplex, Quadraplex, Small Apartment, Accessory Dwelling Unit, Residential Accessory, Small Commercial, Live/Work, Mixed-Use Commercial, Carts, Kiosks, Food Trailers, Temporary Commercial, Commercial Accessory, and Civic Buildings.
Staff Recommendation:	Denial of the request. Property at 105 W. Pecan St. to remain P4.
P&Z Recommendation:	

Attachments

1. Location Map



Place Type Change Request

for consideration with the adoption of the Taylor Made Land Development Code

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Current Place Type: P4

Requested Place Type: P5

Address: 105 W Pecan St

Parcel ID #: R015654

Applicant: Chuck Farr

WCAD Acreage: 0.05

Scale: 1:2,000

Growth Sector: Infill Growth Sector

Future Land Use: Market: Neighborhood

Current Zoning: B-3

Subject Property Boundary

200' Boundary

City of Taylor
Place Type Change Request
11
Staff Report

Item Details

Agenda No.	12 & 13
Address/Location:	901 Kimbro Street
Legal Description:	0.99-acre tract of land in the William R. Williams Survey, Abstract No. 65
Date Request Submitted:	11/2/2022
Proposed Place Type:	P3 – Neighborhood
Requested Place Type:	P4 – Mix
Future Land Use:	Neighborhood Infill
Requestor:	Jake and Fran Johnson
Staff Analysis:	The requestor desires the Place Type P4 – Mix. A justification to their request was not provided. The P4 – Mix Place Type functions as a smooth transition from commercial oriented P5 Urban Center Place Type outward to the established residential P3 Neighborhood Place Type. P4 Mix regulates a variety of building types ranging from smaller commercial buildings to intermixed house-form commercial and attached and detached residential. The subject property is located mid-block in an established neighborhood and surrounded by other P3 and P2.5 Place Types. The subject property is not located along or near an intersection of a major thoroughfare and therefore the request is inconsistent to the area. The additional permitted uses within the P4 Place Type would likely create an unharmonious addition to the neighborhood.
Staff Recommendation:	Denial of the request. Property at 901 Kimbro Street to remain P3.
P&Z Recommendation:	

Attachments

1. Location Map



Place Type Change Request

for consideration with the adoption of the Taylor Made Land Development Code

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Current Place Type: P3

Requested Place Type: P4

Address: 901 Kimbro St

Parcel ID #: R017401

Applicant: Jake and Fran Johnson

WCAD Acreage: 0.99

Scale: 1:2,000

Growth Sector: Infill Neighborhood Sector

Future Land Use: Neighborhood Infill

Current Zoning: R-1

Subject Property Boundary

200' Boundary

City of Taylor
Place Type Change Request
12
Staff Report

Item Details

Agenda No.	12 & 13
Address/Location:	1415 Howard Street
Legal Description:	Approximately 0.284 acres of land in the Fisher-Speegle Plat, Block Two, Lot 17-19 (norther part), Taylor, Williamson County, Texas (R017095)
Date Submitted:	12/4/2022
Proposed Place Type:	P4 – Mix
Requested Place Type:	P3 – Neighborhood
Future Land Use:	Neighborhood Infill
Requestor:	DeeDee Yelverton
Staff Analysis:	Statement made by the requestor, “your plan says "new mixed-use centers should complement the existing Downtown" - this is way off track from downtown. The infill should be around downtown. Please do not change the zoning from single family residential homes on Howard, or up and down West Lake Dr. - this would remove part of an important part of Taylor's charm and uniqueness that makes Taylor, Taylor.” This case highlights one of the new changes within the Land Development Code to provide the ability to create high density mixed-use at key intersections to enable neighborhood services withing walking distance to residences. This philosophy does not currently exist in these locations. These neighborhood services would complement downtown but would not be considered competitive with downtown. The request is not specific to the subject property at 1415 Howard Street but rather is a blanket statement for, “the homes between Howard and Victoria and Lake and Speegle North and South”. This request cannot be considered for any property other than 1415 Howard Street as the requestor only has the authority to determine zoning for their private property. The Planning and Zoning Commission may only act on an individual request and not standards related to the specific place types.
Staff Recommendation:	Denial of the request. Property at 1415 Howard Street to remain P4.
P&Z Recommendation:	

Attachments

1. Location Map



Place Type Change Request

for consideration with the adoption of the Taylor Made Land Development Code

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Current Place Type: P4

Requested Place Type: P3

Address: 1415 Howard St

Parcel ID #: R017095

Applicant: DeeDee Yelverton

WCAD Acreage: 0.28

Scale: 1:2,000

Growth Sector: Infill Neighborhood Sector

Future Land Use: Neighborhood Infill

Current Zoning: R-1

Subject Property Boundary

200' Boundary

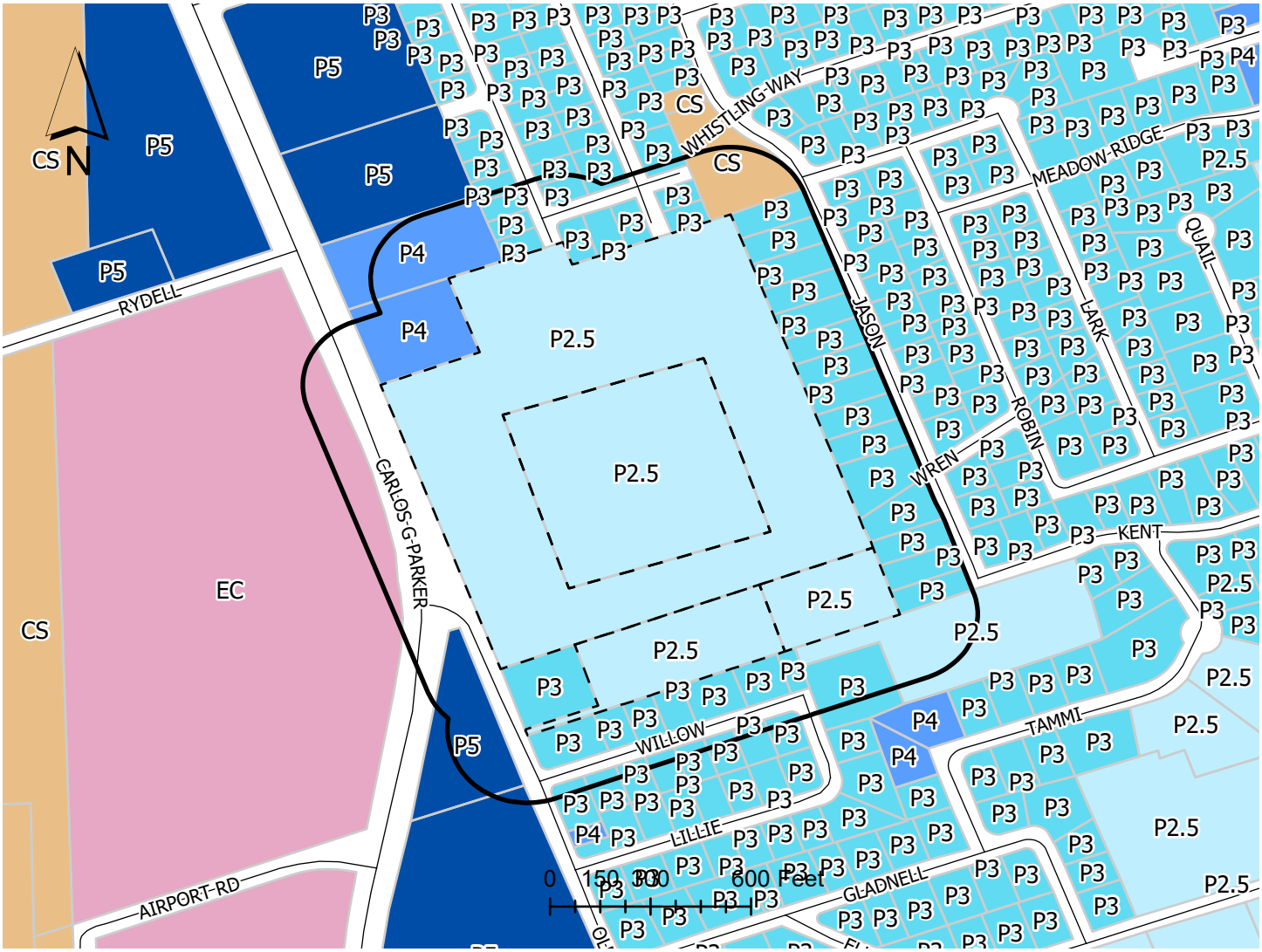
City of Taylor
Place Type Change Request
13
Staff Report

Item Details

Agenda No.	12 & 13
Address/Location:	Generally located at 819 Carlos G Parker NW (R018815, R018631, R018661, R018689)
Legal Description:	Approximately 28.33 acres of land part of and out of the William J. Baker Survey, Abstract No. 65.
Date Request Submitted:	1/6/2023
Proposed Place Type:	P2.5 – Large Lot
Requested Place Type:	P3 – Neighborhood
Future Land Use:	Neighborhood Infill
Requestor:	MonDel Homes, DY7, LLC (Jessica)
Staff Analysis:	The requestor desires a Place Type to accommodate, "a neighborhood of duplexes". The size of the property is greater than 2.5 acres in total and would therefore require a New Neighborhood Plan (2.2.6) at the time of development. The New Neighborhood Plan would layout streets, blocks, lots, and allocate various Place Type zoning districts within the new neighborhood. Currently staff does not have the required Plan to proceed with the request. Upon submission of the requestor's New Neighborhood Plan staff will provide further analysis and overall request of a Place Type change request.
Staff Recommendation:	Denial of the request. Property (R018815, R018631, R018661, R018689) to remain P2.5.
P&Z Recommendation:	

Attachments

1. Location Map



Place Type Change Request

for consideration with the adoption of the Taylor Made Land Development Code

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Current Place Type: P2.5

Requested Place Type: P3

Address: Old Georgetown Road

Parcel ID #: R018815, R018631, R018661, R018689

Applicant: MonDel Homes (DY&, LLC)

WCAD Acreage: 28.33

Scale: 1:6,000

Growth Sector: Infill Neighborhood Sector

Future Land Use: Neighborhood Infill

Current Zoning: R-1

Subject Property Boundary

200' Boundary

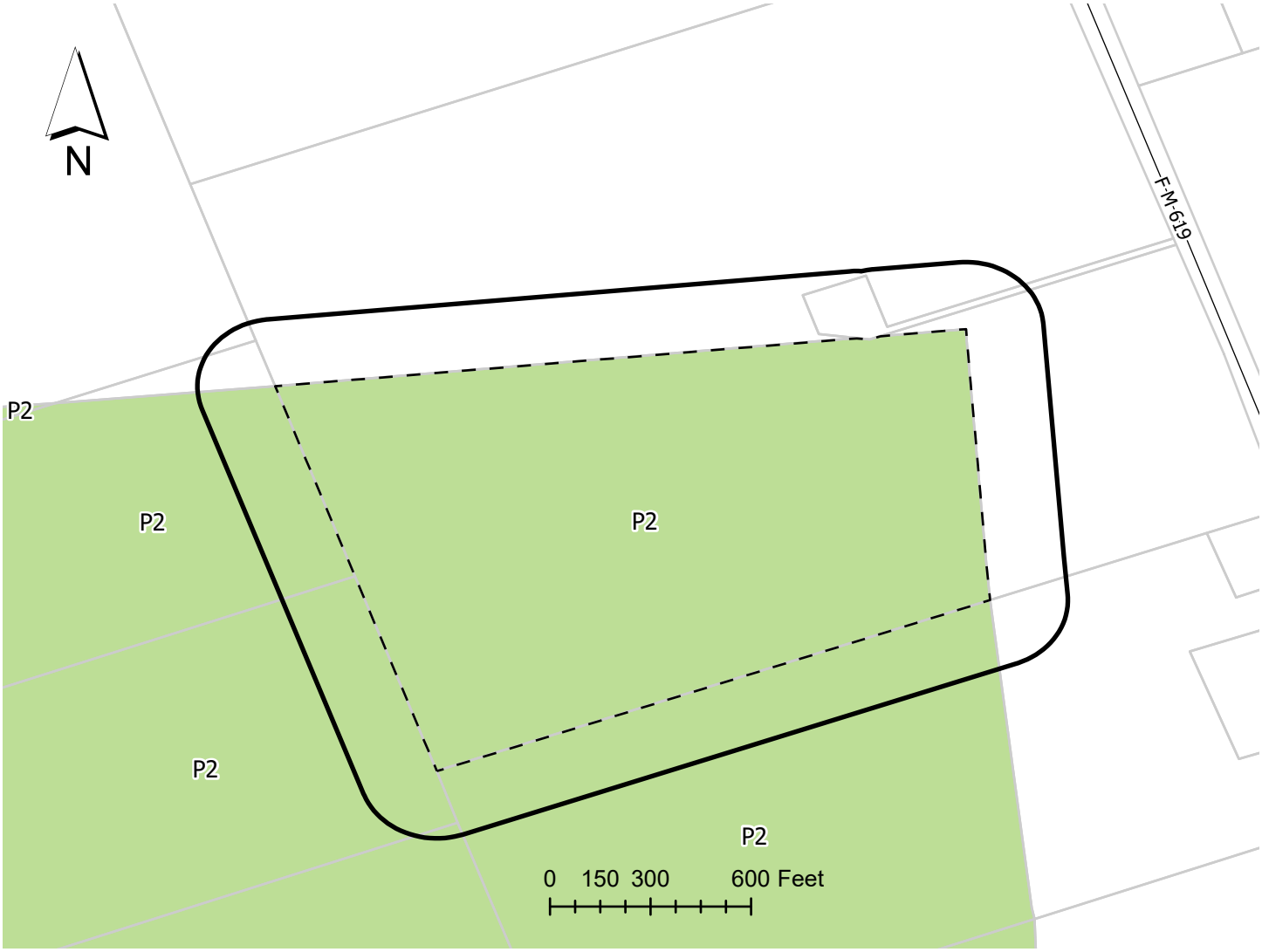
City of Taylor
Place Type Change Request
14
Staff Report

Item Details

Agenda No.	12 & 13
Address/Location:	Generally located along FM 619 (R019583)
Legal Description:	Approximately 41.6 acres of land part of and out of the Pharrass J. Survey, Abstract No. 1495.
Date Request Submitted:	11/2/2022
Proposed Place Type:	P2 - Rural
Requested Place Type:	P4 – Mix
Future Land Use:	Area of Minimal Change
Requestor:	Thomas A. Gola
Staff Analysis:	The requestor desires the Place Type P4 – Mix. A justification to their request was not provided. The P4 – Mix Place Type is intended to function as a transition from P5 Urban Center Place Type to P3 Neighborhood Place Type. The surrounding area consists of large-lot residential and rural farmlands which have translated to P2 and as such the request of P4 would be considered incompatible to the immediate area and surrounding residences. The additional permitted uses within the P4 Place Type would likely create an unharmonious addition. Additionally, the subject property requires attention to the Future Land Use designation. The classification of Area of Minimal Change does not warrant the intensity of development allowable within P4 and therefore would be required to be revised as the first step in the development process.
Staff Recommendation:	Denial of the request. Property (R019583) to remain P2.
P&Z Recommendation:	

Attachments

1. Location Map



Place Type Change Request

for consideration with the adoption of the Taylor Made Land Development Code

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Current Place Type: P2

Requested Place Type: P4

Address: 4250 FM 619

Parcel ID #: R019583

Applicant: Thomas A Gola

WCAD Acreage: 41.60

Scale: 1:6,000

Growth Sector: Future Growth Sector

Future Land Use: Area of Minimal Change

Current Zoning: R/A

Subject Property Boundary

200' Boundary

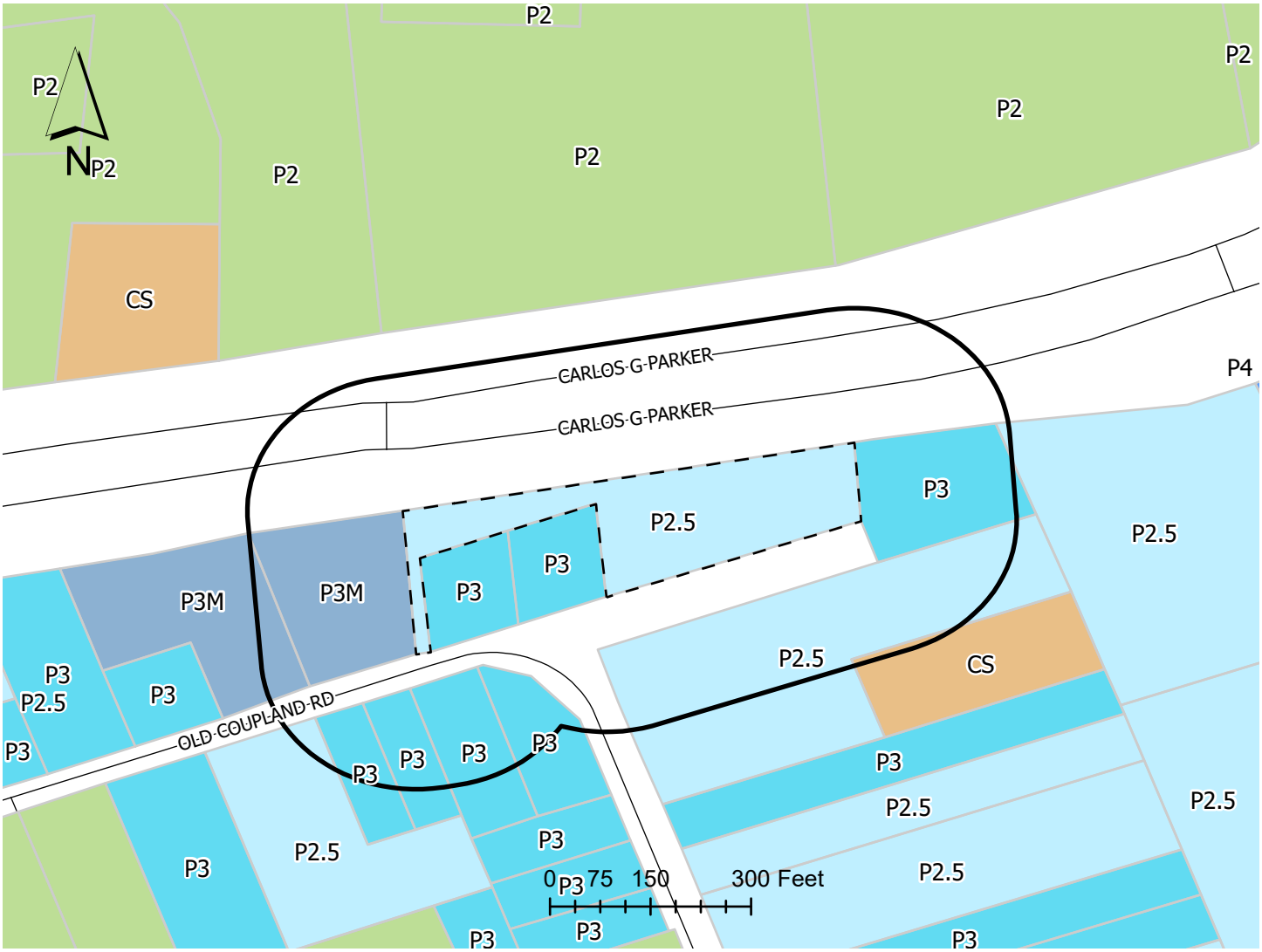
City of Taylor
Place Type Change Request
15
Staff Report

Item Details

Agenda No.	12 & 13
Address/Location:	Generally located along Old Coupland Road (R463899)
Legal Description:	Approximately 1.476 acres of land part of and out of the P. Coursey Survey, Abstract No. 131.
Date Request Submitted:	11/22/2022
Proposed Place Type:	P2.5 – Large Lot
Requested Place Type:	P4 – Mix
Future Land Use:	Neighborhood Infill
Requestor:	Asmita Momin
Staff Analysis:	The requestor desires the Place Type P4 – Mix. A justification to their request was not provided. The P4 – Mix Place Type is intended to function as a transition from P5 Urban Center Place Type to P3 Neighborhood Place Type. The surrounding area consists of P2.5, P3, P3M, and P2 and as such the addition to P4 may create a nuisance to the immediate area and surrounding residences. Neighborhood Compatibility Standards (Section 5.9.3) will apply to all uses and buildings proposed at the time of development. Staff requires further detailed information to analyze the request for compatibility (Building Disposition, Building Setbacks, Parking Access and Location, Building Height, and Mass, Architectural and Character).
Staff Recommendation:	Denial of the request. Property (R463899) to remain P2.5.
P&Z Recommendation:	

Attachments

1. Location Map



Place Type Change Request

for consideration with the adoption of the Taylor Made Land Development Code

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Current Place Type: P2.5

Requested Place Type: P4

Address: 15824 Pearson Brothers Dr

Parcel ID #: R463899

Applicant: Asmita Momin

WCAD Acreage: 1.47

Scale: 1:3,000

Growth Sector: Infill Neighborhood Sector

Future Land Use: Neighborhood Infill

Current Zoning: R-1

Subject Property Boundary

200' Boundary