AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers
400 Porter Street, Taylor, TX 76574
June 13, 2017 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the 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 individually as part of the Regular agenda.)

1. Review and approve minutes from the meeting on May 9, 2017.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

1. PZ-20171046 – **Conduct Public Hearing** on a request to rezone 0.247 acre portion of Robertson & Bland Addition, Block B, Lot 4, 9, 3(pt), 5(pt), 8(pt), 10(pt) from the Single Family Residential District (R-1) to Duplex Single Family Residential District (D), generally located at the approximate southern half of 1709 Lake Drive. (Ordinance 2017-12)

2. PZ-20171046 – **Make recommendation** on a request to rezone 0.247 acre portion of Robertson & Bland Addition, Block B, Lot 4, 9, 3(pt), 5(pt), 8(pt), 10(pt) from the Single Family Residential District (R-1) to Duplex Single Family Residential District (D), generally located at the approximate southern half of 1709 Lake Drive. (Ordinance 2017-12)

3. PZ-20171045 – **Conduct Public Hearing** on a request to an approximate 7.35 acres from the Single Family Residential District (R-1) and High Density Multifamily District (MF-2) to a Commercial Planned Development District (C-PD), generally located at 410 West 7th Street. (Ordinance 2017-13)

4. PZ-20171045 – **Make recommendation** on a request to rezone an approximate 7.35 acres from the Single Family Residential District (R-1) and High Density Multifamily District (MF-2) to a Commercial Planned Development District (C-PD), generally located at 410 West 7th Street. (Ordinance 2017-13)

5. Consider an update regarding Council actions related to Planning and Zoning items.

ADJOURN

Next Meeting Date: July 13, 2017

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 meeting was posted in the Taylor City Hall Lobby before 6:00 pm on **June 9, 2017** and remained posted for at least 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts Date: 6.9.17

Carrie Orts Administrative Assistant to Development Services

MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
May 9, 2017 6:00 p.m.
City Council Chamber

PRESENT	ABSENT	OTHERS PRESENT
Don McAlister	Michael Aplin	Ashley Lumpkin, Director Development Services
Annette Maruska		Carrie Orts, Admin to Development Services
Rick Selin		Michael Elabarger, Senior Planner
Dwayne Ariola		
Faith Gardner		
Leland Stevens		
Donna Frazier		

CALL TO ORDER AND DECLARE A QUORUM
The meeting was called to order and a quorum declared at 6:00 p.m.

CITIZEN COMMUNICATION
None

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 individually as part of the Regular agenda.)

Review and approve minutes from the April 11, 2017.
Motion made by Mrs. Maruska to approve minutes as written from the April 11, 2017 meeting. Second by Mrs. Frazier. All voted Aye.7-0.

PZ-20171044 – Conduct Public Hearing on a request to rezone 6.526 acres in the William J. Baker Survey, Abstract No. 65 from the High Density Multifamily (MF-2) and Local Business (B-1) Districts to the MF-2 High Density Multifamily District (MF-2), generally located at the Southwest corner of Mallard Lane and Davis Street. (Ordinance 2017-11)
Hearing opened. Mr. Elabarger made presentation on the request, including the recommendation of approval based on the stated analysis. Mr. Richard Lane along with the owner, Abel Mondragon were present to answer questions. There was discussion between Staff, Board members and the Applicant. Resident Joe Navier spoke in favor of the request.
Hearing closed.

PZ-20171044 – Make recommendation on a request to rezone 6.526 acres in the William J. Baker Survey, Abstract No. 65 from the High Density Multifamily (MF-2) and Local Business (B-1) Districts to the MF-2 High Density Multifamily District (MF-2), generally located at the Southwest corner of Mallard Lane and Davis Street. (Ordinance 2017-11)
Mr. Stevens made motion to recommend approval to City Council of rezone request. Second by Mrs. Maruska. All voted aye. Motion passed.

Consider an update regarding Council actions related to Planning and Zoning items.
Mrs. Lumpkin gave update regarding Council actions related to Planning and Zoning.

Adjourn
The meeting was adjourned at 6:18 p.m.

Carrie Orts
Administrative Assistant Development Services

Don McAlister
Planning & Zoning Commission Chairman

PZ-20171046
1709 Lake Drive (southern portion)
Rezoning from R-1 to D

Applicant Information:

Applicant	Darrell Hall (Applicant) and Michael McCoy (Owner).
Applicant Request:	Rezone the property from the R-1 District to the D District

Subject Property:

Location:	1709 Lake Drive (southern portion, 0.247 acre)
Legal Description:	ROBERTSON & BLAND ADDITION, BLOCK B, LOT 4, 9, 3(PT), 5(PT), 8(PT), 10(PT)
Existing Zoning:	R-1 – Single Family Residential District
Utilities:	Service area of City Water and Wastewater; ONCOR Electric
Existing Use of Property:	Developed with a residential building on the northern portion fronting Lake Drive.

Adjacent Zoning and Land Use Pattern:

Direction	Current Zoning	Existing Land Use
North	R-1 – Single Family Residential District	Single-family detached
South	R-1 – Single Family Residential District	Single-family detached
East	R-1 – Single Family Residential District	Single-family detached
West	R-1 – Single Family Residential District	Single-family detached

Application Summary

The proposal is to rezone a 0.247 acre portion (approximately the southern half) of a tract of land*[1] from the R-1 Single Family Residential District to the D, Duplex Single Family Residential District. The D District is described as "provide(ing) areas of town with low density single family attached development, while maintaining the character and protecting the health, safety, and general welfare of the community". Permitted primarily residential uses include 'Single family dwelling (Detached)' and 'Two family dwelling (Duplex)'. The D District only differs from the R-1 District - which is the most prevalent zoning district in the City by both land mass and number of properties – by the allowance of the Two Family (Duplex) use.

[1] - The property is currently not considered a Legal Lot, as it has been created through deeds into the current configuration; see Legal Description. The property must be subdivided into two (2) lots that meet their respective zoning district minimum requirements in order to allow for development to occur.

Chapter 11 of the Zoning Ordinance provides definitions for specific uses and terms used in the Ordinance. There are two defined terms that speak to or capture the "Duplex" use, and each provides a slightly different expression of the same use.

1. **Two Family Residential** – *the use of a lot for two (2) dwelling units within a single structure*. (see also single family dwelling, attached (duplex)).

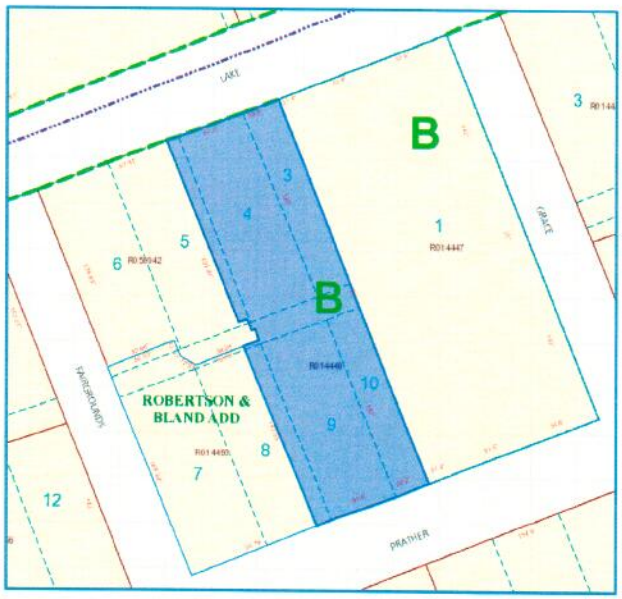
2. **Single-family Dwelling, Attached** – *a dwelling which is joined to another dwelling at one (1) or more sides by party (ie, shared) wall, which is designed for occupancy by one (1) family on either side of the shared wall, and where the entire structure is located on a separate lot delineated by front side and rear lot lines*. (see also two-family residential).

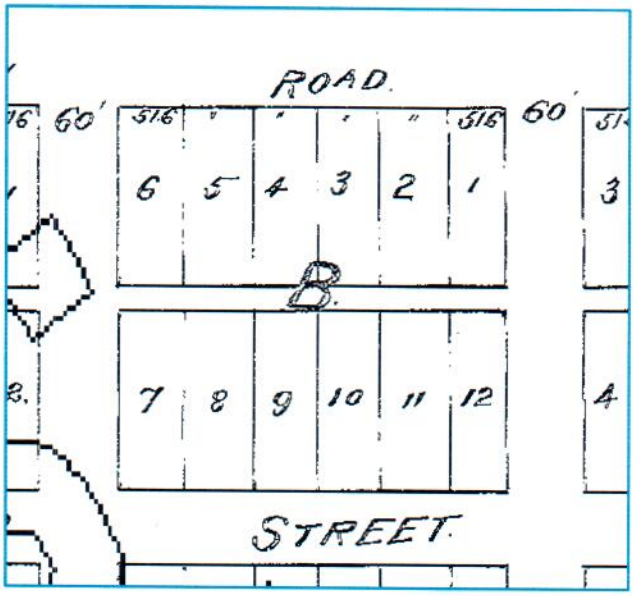
The City's Future Land Use map, part of the Comprehensive Plan, recognizes this property, and a wide swath of the City in all directions from it, as being appropriate for "Single family residential". There is no category that specifically speaks to Duplex or Two-family dwellings.

Analysis

The property is currently developed with a residence on the northern portion of the property.

The original subdivision of land of this property, the Robertson and Blands Addition from 1891 laid a very uniform set of lots across 12 blocks (A through L). Williamson Central Appraisal District mapping information shows those original lot lines (dashed blue) and the current property lines that have been created through deeds over time. The property immediately (adjacent) to the east went through resubdivision (replatting) in 2010 to combine parts or all of Lots 1, 2, 3, 10, 11, and 12 into the lot presently shown. This combination of properties through deeds, and not the subdivision process, produces properties that are not viewed as "legal lots" per the City's Subdivision Ordinance. Per Section 2.3 of that Ordinance, lots must be legally platted in order to receive development permits.





Staff Recommendation

Staff recommends denial of the rezoning request, based on the following findings:

1. The property is currently zoned R-1, which is consistent with surrounding zoning, consistent with the Future Land Use Map, and consistent with the level and type of development (single-family detached dwelling units) occurring in all directions in this vicinity of the City (with few exceptions).

2. The southern half of the property could be subdivided off and developed under the R-1 district regulations; there is no hardship experienced by the current zoning.

3. The D District would effectively double the allowed density on the subject property (the lot that would be created in concert with the area of the rezoning request), in comparison with the surrounding properties, all of which (to staff's knowledge) are one (1) dwelling unit per property, with the exception of 1400 Fairgrounds Street.

4. All surrounding zoning is R-1, which would make a survey-specific application of the D District an apparent case of spot-zoning, though the Comprehensive Plan Future Land Use plan depicts the area for single-family uses, of which the D District does produce.

Attachments:

1. Proposed Ordinance 2017-12
2. Ordinance Exhibit A – Legal Description (Field Notes and Sketch)
3. Aerial Photo

ORDINANCE NO. 2017-12

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS 0.247 ACRE PORTION OF ROBERTSON & BLAND ADDITION, BLOCK B, LOT 4, 9, 3(PT), 5(PT), 8(PT), 10(PT), LOCATED AT THE APPROXIMATE SOUTHERN HALF OF 1709 LAKE DRIVE IN TAYLOR, WILLIAMSON COUNTY, TEXAS, AND LEGALLY DESCRIBED IN THIS ORDINANCE FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) TO DUPLEX SINGLE FAMILY RESIDENTIAL DISTRICT (D); 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 June 22, 2017, to consider the request made by Darrell Hall and Michael McCoy, as Applicant and Owner of the property, respectively, which 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 Single Family Residential R-1 to Duplex Single Family Residential D; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on June 13, 2017, to consider the zoning request, and recommended 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 Property is changed from Single Family Residential R-1 to Duplex Single Family Residential D.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Single Family Residential R-1 to Duplex Single Family Residential D.

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 2017-12 was introduced before the Taylor City Council on the 22nd day of June, 2017.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2017.

_____
Brandt Rydell
Mayor

ATTEST:

_____
Susan Brock, City Clerk

APPROVED AS TO FORM:

_____
Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan Brock, 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. 2017-12, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2017, 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 _____, 2017.

_____
Susan Brock
City Clerk

DRAFT

EXHIBIT A

[Legal Description – Survey/Field Notes]

DRAFT

STATE OF TEXAS
COUNTY OF WILLIAMSON

May 18, 2017

0.247 ACRES

These notes describe that certain tract of land, situated in the **W. R. WILLIAMS SURVEY, ABSTRACT NO. 665**, located in Williamson County, Texas; subject tract being a "0.247 acre tract" out of a "0.532 acre tract" comprised of lot 4, lot 9, and parts of lots 3, 5, 8, and 10, and portion of a 20' wide alley adjacent to said lots, block B, of the Robertson and Blands addition to the City of Taylor, conveyed in a General Warranty Deed from J.V. Dempsey and spouse, Patrice R. Dempsey to M.D. McCoy and spouse, Shirley McCoy dated 5-3-1994 and recorded in Volume 2520, Page 752, Official Records of Williamson County (ORWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on March 30, 2017; subject tract being more fully described as follows:

BEGINNING at a found ½" Iron Rod in the North line of Prather Street, being the Southeast corner of subject tract, same being the Southwest corner of called lots 1, 2, 11, 12, and part of lots 3, and 10, conveyed in a Warranty Deed with Vendors Lien from William S. Cabaniss and wife Wanda Joan Cabaniss to Regan J. Rychetsky and wife Penny V. Rychetsky dated 4-19-1996 recorded in Document No. 1996019898, Official Records of Williamson County (ORWC); From which a found ½" Iron Rod at the Southeast corner of block B, bears North 68° 29' 40" East, a distance of 134.71 feet;

THENCE South 68° 34' 43" West with the North line of Prather Street, passing the Southwest corner of lot 10, at an approximate distance of 20.20 feet, and also passing the Southwest corner of lot 9, at an approximate distance of 71.80 feet, and continuing for a total distance of **74.95 feet** to a found 1/2" Iron Rod for the Southwest corner of subject tract, same being the Southeast corner of said "0.33 Acre Tract", conveyed in a Warranty Deed from Philip Trietsch to Nicole M. Duncan and Frank E. Vanderpool dated 1-11-2016 and recorded in Document No. 2016002769, OPRWC; From which a 1/2" Iron Rod in the Southwest corner of said "0.33 Acre Tract" bears South 68° 27' 03" West, a distance of 98.79' feet;

THENCE North 21° 44' 24" West with the East line of said "0.33 Acres ", a distance of **142.80 feet** to a found ½" iron rod bearing N68° 15' 36"E, 0.1' feet , being the Northeast corner of said "0.33 Acre Vanderpool Tract", and being the Northwest corner of subject tract;

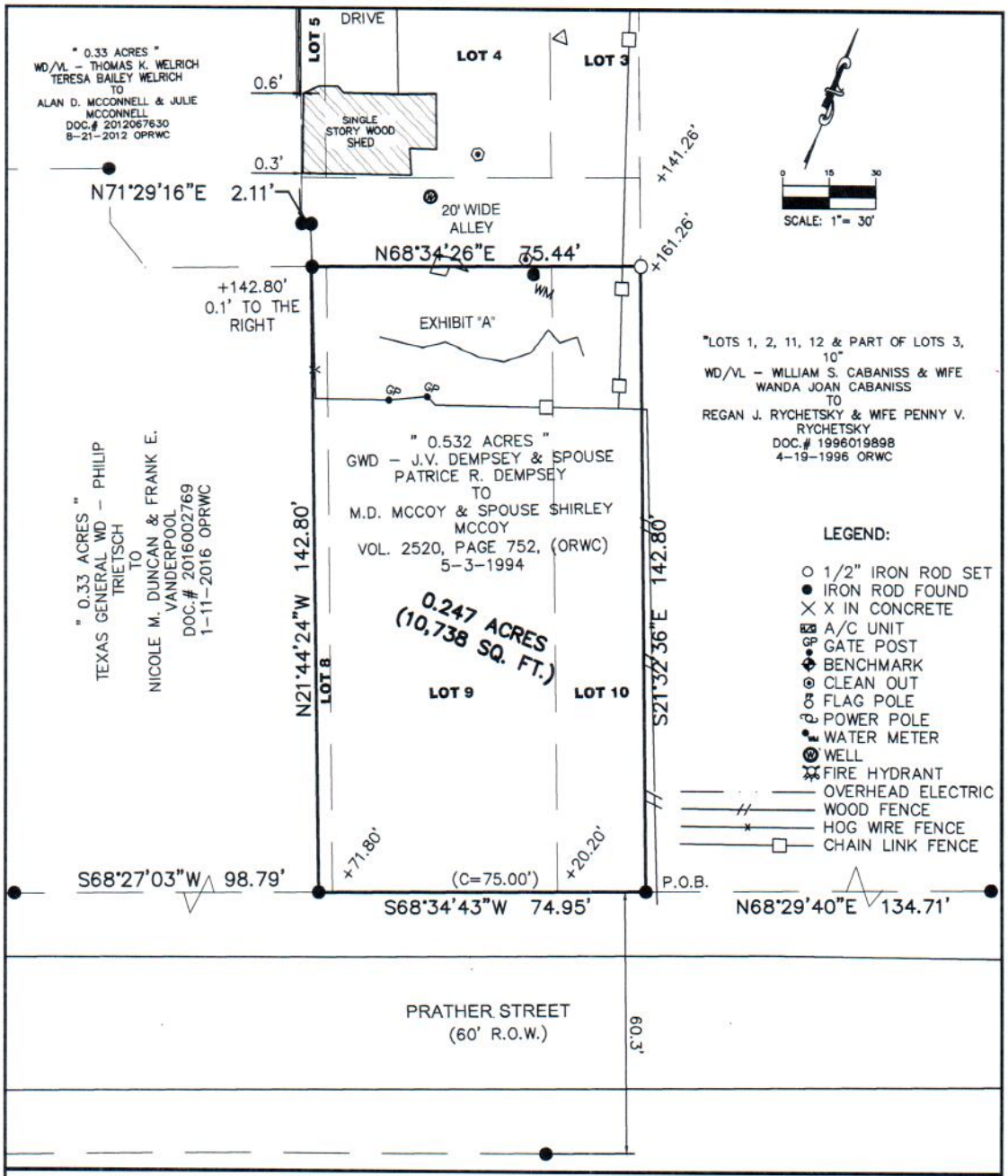
THENCE North 68° 34' 26" East along the South line of a 20' platted alley, a distance of **75.44 feet** to a set ½" Iron Rod (capped BRYAN TECHNICAL SERVICES), in West line of said "Cabaniss tract", being the Northeast corner of subject tract;

THENCE South 21° 32' 36" East with the West line of said "Cabaniss tract", a distance of **142.80 feet** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated an area of **0.247 Acres.**

Surveyor's Note: Bearings and coordinates shown hereon based on Texas State Plane Coordinate System, Central Zone 4203, NAD 83/93 datum and are grid values.

Bruce Lane Bryan Registered Professional Land Surveyor No. 4249
TBPLS FIRM No. 10128500
911 N. Main, Taylor TX 76574

17-233 0.247 acres



THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED AT 1709 LAKE DRIVE, TAYLOR, IN WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS: 0.247 ACRES OUT OF A 0.532 ACRES COMPRISED OF LOT 4, LOT 9, AND PARTS OF LOTS 3, 5, 8, AND 10, AND PORTION OF A 20' ALLEY ADJACENT TO SAID LOTS, BLOCK B, OF THE ROBERTSON AND BLANDS ADDITION TO THE CITY OF TAYLOR, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 56, PAGE 348, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

PLANNING & ZONING
COMMISSION
EXHIBIT "A"
CURRENT ZONING: R-1 SINGLE FAMILY
PROPOSED ZONING: D DUPLEX RESIDENTIAL

RE: 1709 LAKE DRIVE, PROJ. NO. 17-233

SURVEYORS CERTIFICATE

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATE: MAY 18, 2017

NOTE: BEARINGS SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83, 93 ADJUSTMENT.

BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090
FAX: (512) 352-9091
FIRM No. 10128500
surveying@austin.rr.com
bryantechnicalservices.com

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PZ-2017-1046
Approx. 0.247 acres of the southern half of 1709 Lake Drive

PZ-20171045
410 West 7th Street
East Wilco 95, LLC
Rezoning from R-1 & MF-2 to C-PD

Applicant Information:

Applicant	Cliff Olle / East Wilco 95, LLC (Owner).
Applicant Request:	Rezone the property from the R-1 and MF-2 Districts to the Commercial Planned Development (C-PD) District with the base zoning of General Commercial (B-2)

Subject Property:

Location:	410 West 7th Street (bordering with 9th, Davis, and Fowzer Streets
Legal Description:	Dickson 1, BLOCK 4 n/pt, ACRES 0.934, & AW0661 Winsett, J. Survey; Winsett, J. Survey, acres 5.698, Tract AKA High School, Block 2-3; Winsett, J. Survey, Acres 0.242; Winsett, J. Survey, Acres 0.048, Tract AKA High School, Block 1, Lot 1; Winsett, J. Survey, Acres 0.08; Winsett, J. Survey, Acres 0.24; Winsett, J. Survey, Acres 0.092
Existing Zoning:	R-1, Single Family Residential and MF-2, High Density Multifamily
Utilities:	Service area of City Water and Wastewater; ONCOR Electric
Existing Use of Property:	The site is the former 7th Street Campus and currently houses a senior center, several community organizations groups, and a professional office. In addition, the site contains a large gymnasium building, an annex building, and an older welding shop that are currently not is regular use.

Adjacent Zoning and Land Use Pattern:

Direction	Current Zoning	Existing Land Use
North	R-1 – Single Family Residential District	Single-family detached
South	MF-2 – High Density Multifamily District	Church properties
East	MF-2 – High Density Multifamily District	Single-family detached and Public Library;
West	R-1 – Single Family Residential District	Single-family detached; church properties

Application Summary

The proposal is to rezone an approximate 7.35 acre tract to Commercial – Planned Development with the underlying base district of General Business District (B-2). The B-2 District provides for 'adequate high-density commercial development within the City, while maintaining consistency and continuity within the community'. The Commercial Planned Development District is 'intended to allow and encourage greater design flexibility and variety in commercial and planned developments'. Essentially, the CPD modifies the standards of the underlying base district to provide for development flexibility that is not otherwise recognized in the adopted ordinances. In particular, the proposed mix of uses on the property that allows for the adaptive reuse of the property makes the redevelopment unique.

The City's Future Land Use map, part of the Comprehensive Plan, recognizes this property as being appropriate for "Semi-Public/Institutional" uses, which dates to when this was owned and operated by the Taylor ISD. With the sale of the property, a Planned Development is now necessary to allow for an expansion of uses despite the former designation.

The original subdivision of land of this property, the Robertson and Blands Addition from 1891 laid a very uniform set of lots across 12 blocks (A through L). Williamson Central Appraisal District mapping information shows those original lot lines (dashed blue) and the current property lines that have been created through deeds over time. The property immediately (adjacent) to the east went through resubdivision (replatting) in 2010 to combine parts or all of Lots 1, 2, 3, 10, 11, and 12 into the lot presently shown. This combination of properties through deeds, and not the subdivision process, produces properties that are not viewed as "legal lots" per state law and the City's Subdivision Ordinance. Per Section 2.3 of that Ordinance, lots must be legally platted in order to receive development permits. A plat of the tract is currently pending recordation with Williamson County.

Analysis

The property is currently developed with approximately 48,000 square feet of building area on an approximately 5.6 acres of land. Adaptive reuse of the property will help bring a historically significant site back to life, thus revitalizing the surrounding neighborhood, adding mixed-use opportunities, and creating additional residential living space.

The reuse of the site must also be evaluated on the impacts to the neighborhood, especially in regards to life safety and congestion. While the uses proposed with the Commercial Planned Development are appropriate for the reuse of the site, the standard parking requirements for a development have not been fully captured within the parking scenario the applicant has proposed. As proposed, there is a good possibility the proposed parking plan leaves the site under-parked, even by their own calculations (potentially 120 on site, which utilizes both sides of the portion of Hackberry Street that has been abandoned. Competition for quality parking spaces (condition and location) will likely conflict with the Public Library, Pecan Manor Bed and Breakfast, and adjacent residential sites.

While the Planned Development states the applicant may reassess the parking when the site continually uses over 300 spaces, this number is over twice the amount of improved parking provided on site. The City needs to also have the ability to reassess parking in conjunction with the development. The majority of the proposed overflow parking areas

will be maintained as grass; however, the parking scenario does not provide a trigger when the future development at the intersection of Davis and 7th Streets occur. When this development occurs, it could result in the loss of 103 over-flow spaces that are not then recaptured on site.

At a minimum, parking should be built and dedicated for the apartments off-street/on the site and adjacent to the building with the development. The proposal now is to execute a license agreement with the City of on-street parking along 9th Street, but that would also permit a variance from the standard requirements of a minimum of 12 covered parking spaces (one for every multi-family unit). Public Works measured the pavement width of 9th Street at 32-feet from curb to curb. Parking on both sides of the street reduces the travel lane to 12 feet, much smaller than adequate for a fire lane.

Staff received no analysis about traffic congestion or safety. There are very few striped or designated parking spaces near this project. Further, parking at intersections can result in unsafe conditions for vehicular and pedestrian movement. While larger events will likely result in parking along streets, regardless of off-street parking, it would be a deviation to approve the site that is relying, in part, on the adjacent streets to meet the minimum parking needed.

Parking should be provided in phases with the redevelopment of each building, to avoid building too much parking at once and to minimize developer costs. But, there is ample acreage on the property for more improved parking than currently provided on site or proposed. Shared parking agreements should also be secured with the adjacent non-residential uses to further refine the parking scenario in the area as a whole.

The developers parking study should also consider building capacities based of Building Codes, Health Code, Fire Code, as well as seating and standing room for events. These items are generally not referenced in the study.

The overall project will be an asset for the community, but the parking proposal needs more refinement to ensure the surrounding area will not be adversely affected by overflow parking and traffic congestion from the adaptive reuse project.

Staff Recommendation

Staff recommends approval of the rezoning request, based on the following findings with one condition:

1. The Comprehensive Plan Future Land Use map designation recognized this property as being a public location for community use. In many ways, the mix of development, and the addition of an event center, will allow many, many people of the community the opportunity to visit and enjoy the property again. Further expanding the uses to house residential, retail, and office space will allow for additional opportunities to revitalize the campus.

2. A residential component is part of the mix of uses, which lends itself to the residential nature of the surrounding area.

3. Surrounding development on part of the west, and all of the south and east, is non-residential, consisting of the City's library, and three separate churches.

4. The property is bounded by existing public roadways on the majority of its exterior, with only the boundary with the library, and the portion where Hackberry Street used to be as the only point where the property abuts residential uses.

Condition of approval:

1. Staff recommends the applicant propose development triggers and expand on the proposed parking proposal per the Institute of Transportation Engineer (ITE) Parking Generation Manual.

Attachments:

1. Proposed Ordinance 2017-13
2. Ordinance Exhibit A – Legal Description (Field Notes and Sketch)
3. Ordinance Exhibit B – Proposed PD and Parking Study
4. Aerial Photo

ORDINANCE NO. 2017-13

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS DICKSON 1, BLOCK 4 N/PT, ACRES 0.934, & AW0661 WINSETT, J. SURVEY; WINSETT, J. SURVEY, ACRES 5.698, TRACT AKA HIGH SCHOOL, BLOCK 2-3; WINSETT, J. SURVEY, ACRES 0.242; WINSETT, J. SURVEY, ACRES 0.048, TRACT AKA HIGH SCHOOL, BLOCK 1, LOT 1; WINSETT, J. SURVEY, ACRES 0.08; WINSETT, J. SURVEY, ACRES 0.24; WINSETT, J. SURVEY, ACRES 0.092, LOCATED AT 410 WEST 7TH STREET IN TAYLOR, WILLIAMSON COUNTY, TEXAS, AND LEGALLY DESCRIBED IN THIS ORDINANCE FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) AND HIGH DENSITY MULTIFAMILY DISTRICT (MF-2) TO A COMMERCIAL PLANNED DEVELOPMENT DISTRICT (C-PD) WITH A BASE DISTRICT OF GENERAL BUSINESS (B-2); 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 June 22, 2017, to consider the request made by Cliff Olle/East Wilco 95, LLC, as Owner of the property, which 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 Single Family Residential District (R-1) and High Density Multifamily District (MF-2) to a Commercial Planned Development District (C-PD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on June 13, 2017, to consider the zoning request, and recommended 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 Property is changed from Single Family Residential District (R-1) and High Density Multifamily District (MF-2) to a Commercial Planned Development District (C-PD) with the base zoning of General Business (B-2).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Single Family Residential District (R-1) and High Density Multifamily District (MF-2) to a Commercial Planned Development District (C-PD) with the base zoning of General Business (B-2).

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2017-13 was introduced before the Taylor City Council on the 22nd day of June, 2017.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2017.

_____
Brandt Rydell,
Mayor

ATTEST:

_____
Susan Brock, City Clerk

APPROVED AS TO FORM:

_____
Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan Brock, 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. 2017-13, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2017, 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 _____, 2017.

DRAFT

Susan Brock
City Clerk

EXHIBIT A

[Legal Description – Survey/Field Notes]

DRAFT

EAST

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WILCO

PLANNED DEVELOPMENT PLAN

7th Street Campus

June 2017

Exhibit A

EAST 95 WILCO

Introduction

East Wilco 95, LLC purchased the 7th Street Campus from the Taylor ISD in late 2016 with the intent of historical preservation and mixed use redevelopment.

East Wilco 95 has prepared this document to summarize a redevelopment plan for the 7th Street Campus with regard to the city's design and development ordinances.

Property

The property is bounded by 9th Street to the north, 7th Street to the south, Davis Street to the west, and Fowzer and Vance Streets to the east. It consists of approximately 7.335 acres described in ordinance _____.

Purpose

This document serves to augment and modify the standards for development outlined in the city's zoning, subdivision, and other development-related ordinances. This allows for implementation of the vision for the property while ensuring a cohesive, quality development not otherwise anticipated by the underlying base zoning district.

Applicability and Base Zoning

In accordance with Zoning Ordinance Section 2.17.2/2.18.2 "Applicability", all regulations of the underlying base district of B-2 that are not in conflict with the regulations of Commercial Planned Development district shall apply.

Except for those requirements specifically deviated by this Development Plan, all development standards established in the most current version of the City of Taylor's code of ordinances at time of development shall be applicable. This includes amendments or ordinances adopted after the date of this Planned Development. In the case that this Development Plan does not address a specific item, the City of Taylor's code of ordinances shall apply. In the event of a conflict between the regulations of this PD and the regulations of the base zoning district, the PD shall control.

EAST 95 WILCO

Site Layout Plan

A Site Layout Plan has been attached to this Development Plan as **Exhibit B**. The SLP illustrates the land use and design intent for the property. The SLP is intended to illustrate the general vision and design concepts and is not intended to serve as a final document.

The proposed building and parking configurations are subject to refinement at time of Site Development Plan review. The SLP shows buildings, parking, and outdoor areas that may be done in phases, provided that the minimum requirements of the PD district are met. (Parking is addressed fully in the Parking Study.)

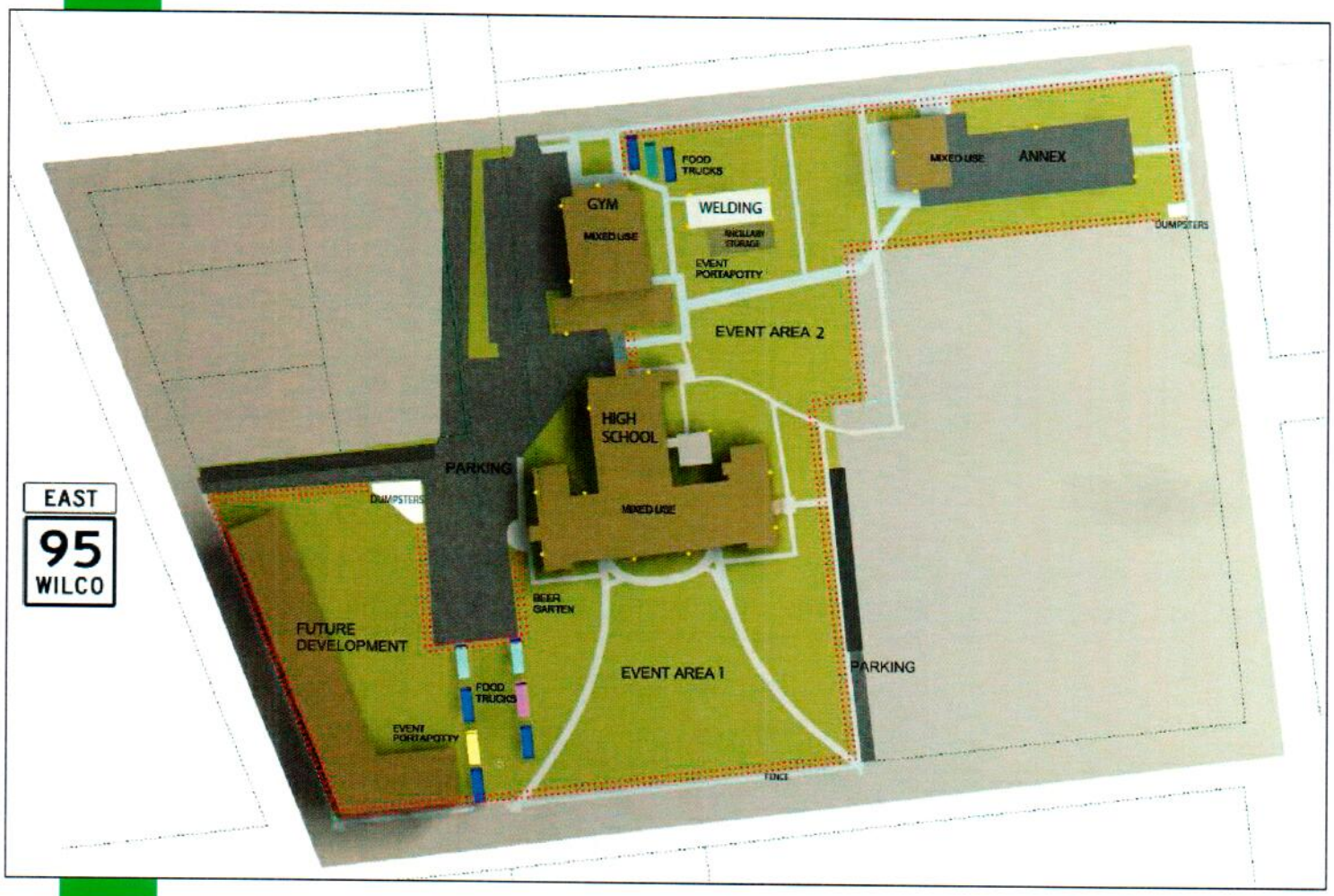

Exhibit B – Site Layout Plan

EAST 95 WILCO

Land Use

1. **Primary Use**

   Commercial and Multi-Family, as allowed by zoning.

2. **Other Permitted Uses**

   See attached **Exhibit C**, Zoning Allowed Uses.

3. **Prohibited Uses**

   See attached **Exhibit C**, Zoning Allowed Uses.

4. **Permitted Accessory Uses**

   Per city code.

Design Standards

1. **Density/Units/Square Footage**

   Per design standards for the Zoning Allowed Uses.

2. **Setbacks**

   In accordance with base zoning for B-2, except for committed zero setback of any new construction at 7th & Davis.

3. **Building Height**

   Existing buildings remain as-is and 45 feet for new construction.

4. **Exterior Lighting**

   Exterior Lighting on the Property (Exhibit D, Lighting Map) will be maintained to illuminate the site. Any new lighting construction will adhere to section 5.4.5.

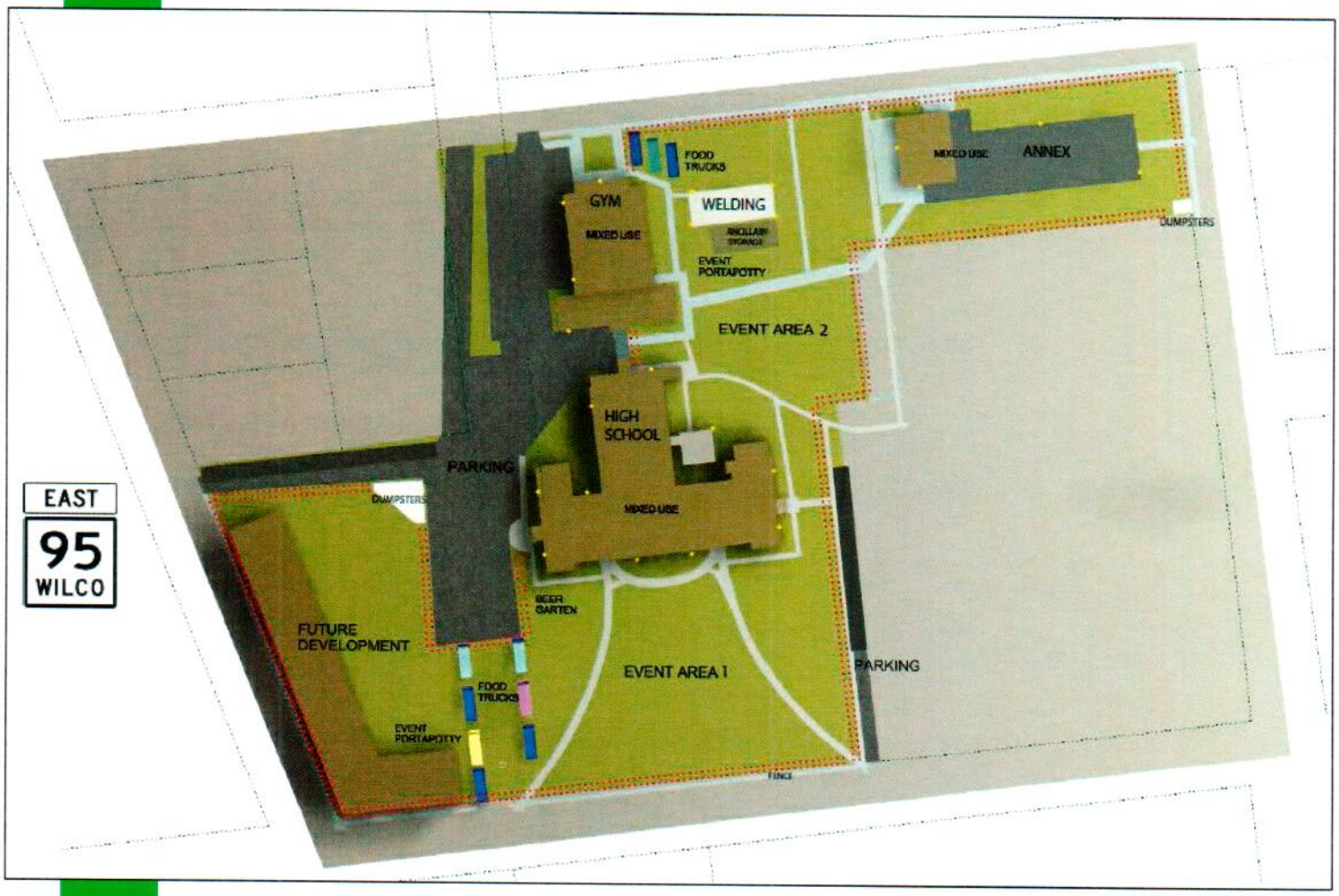

Exhibit D– Lighting Map

EAST 95 WILCO

Parking

Tenant and visitor parking on the Property will conform with Parking Zoning Ordinance, except as otherwise stated in this Development Plan. Any overflow parking areas used will have a parking attendant on site.

See attached Exhibit E, Parking Study.

Vehicular Access and Circulation

See Parking Study and Site Layout Plan.

Tree Preservation

East Wilco 95 will preserve trees on the Property as outlined in Chapter 28 of the City of Taylor's code of ordinances.

Landscape and Buffer Requirements

Landscape and buffer requirements for the Property will conform to Chapter 28 of the City of Taylor's code of ordinances for all new construction.

Signage

East Wilco 95 will address signage on the Property as outlined in the city's code in a Master Sign Plan for the Property.

Stormwater

Drainage control and stormwater management on the Property will conform to City of Taylor's Engineering Manual.

Parkland and Common Amenity Area

Not applicable.

PD District Modifications

Minor changes to the Site Layout Plan can be considered by the City Manager (or designee), per Section 2.17.8/2.18.8 of the city's zoning ordinance. Amendments or withdrawals of the Site Layout Plan will follow the code as outlined in Section 2.17.9/2.18.9.

Sound

East Wilco 95 will allow amplified, outdoor sound at up to 85 decibels during the following operating hours within 300 feet of the property line:

- Monday – Thursday 7 am - 11 pm
- Friday & Saturday 7am- 2 am
- Sunday 1 pm - 11 pm
- Up to 80 decibels at all other times

Exhibit C – Base Zoning & Allowed Uses

Future new construction will conform to zoning allowed uses for B-2 with the addition of:

- Multi-family Residential (MF-2)
- Retail Sales
- Office
- Restaurant/Bar/Tavern

Existing buildings and spaces will adopt B-2 Zoning Allowed Uses with the addition of:

- Multi-family Residential (MF-2)
- Retail Sales
- Office
- Restaurant/Bar/Tavern
- Assembly
- Event Center
- Indoor Display (Museum, Gallery, Aquarium)
- Welding Shop

List of Exhibits

Exhibit A – Development Plan for 7th Street Campus Planned Development
Exhibit B – 7th Street Campus Site Layout Plan
Exhibit C – Zoning Allowed Uses
Exhibit D – 7th Street Campus Lighting Map
Exhibit E – 7th Street Campus Parking Study

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PARKING STUDY

7th Street Campus

June 2017

Exhibit E

EAST 95 WILCO

Introduction

East Wilco 95, LLC purchased the 7th Street Campus from the Taylor ISD in late 2016 with the intent of historical preservation and mixed use redevelopment.

At the request of the City of Taylor's Development Department, East Wilco 95 has prepared the following study to provide parking requirements based on current and future development.

This document was prepared prior to property rezoning, but in anticipation of approval for rezoning from Residential to Planned Development.

Objective

East Wilco 95 desires to redevelop the 7th Street Campus into a unique property with a mix of retail, office, residential and event spaces while meeting parking needs.

Maintaining campus greenspace is very important to East Wilco 95. The intention is to preserve as much of the natural beauty and environmental benefits of the lawn and landscaping as possible.

Campus Property

The 7th Street Campus redevelopment project currently includes several existing buildings, outdoor space and future development plans. Intentions for the campus include:

- The High School – Mixed Use with senior center cafe, office space, and event center
- The Gymnasium – Mixed Use with event center and indoor recreation space
- The Annex – Mixed Use with residential dwellings and commercial space
- The Yard – Outdoor Assembly
- Future Development – Mixed Use with residential, office, and retail space

All future development, tenants, and activities will conform to the permitted uses of the planned development.

Please note: The names of the facilities reflect only the original school use and are not intended to imply facility use.

Because of the size of the campus and the variety of venue spaces, East Wilco 95 anticipates 100% booking of all venue areas to be an extremely rare occasion.

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Study Area

Image A illustrates the on-site study area boundary. The property is bounded by 9th Street to the north, 7th Street to the south, Davis Street to the west, and Fowzer and Vance Streets to the east.

The 7th Street Campus includes the school, the gymnasium, an annex, and a shop building. The property sits on approximately 7 acres.

The study incorporates current and future tenants and uses.

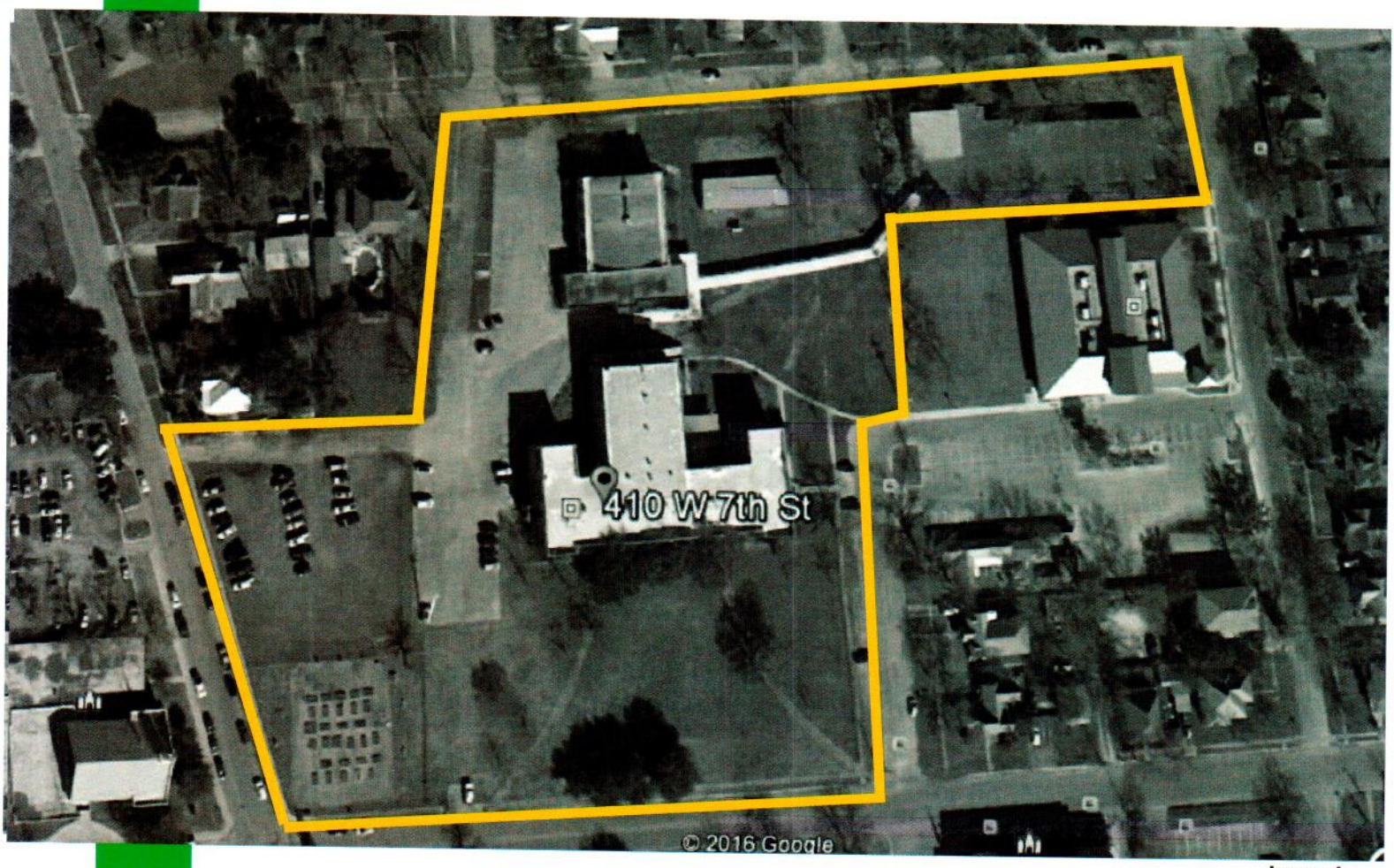

Image A

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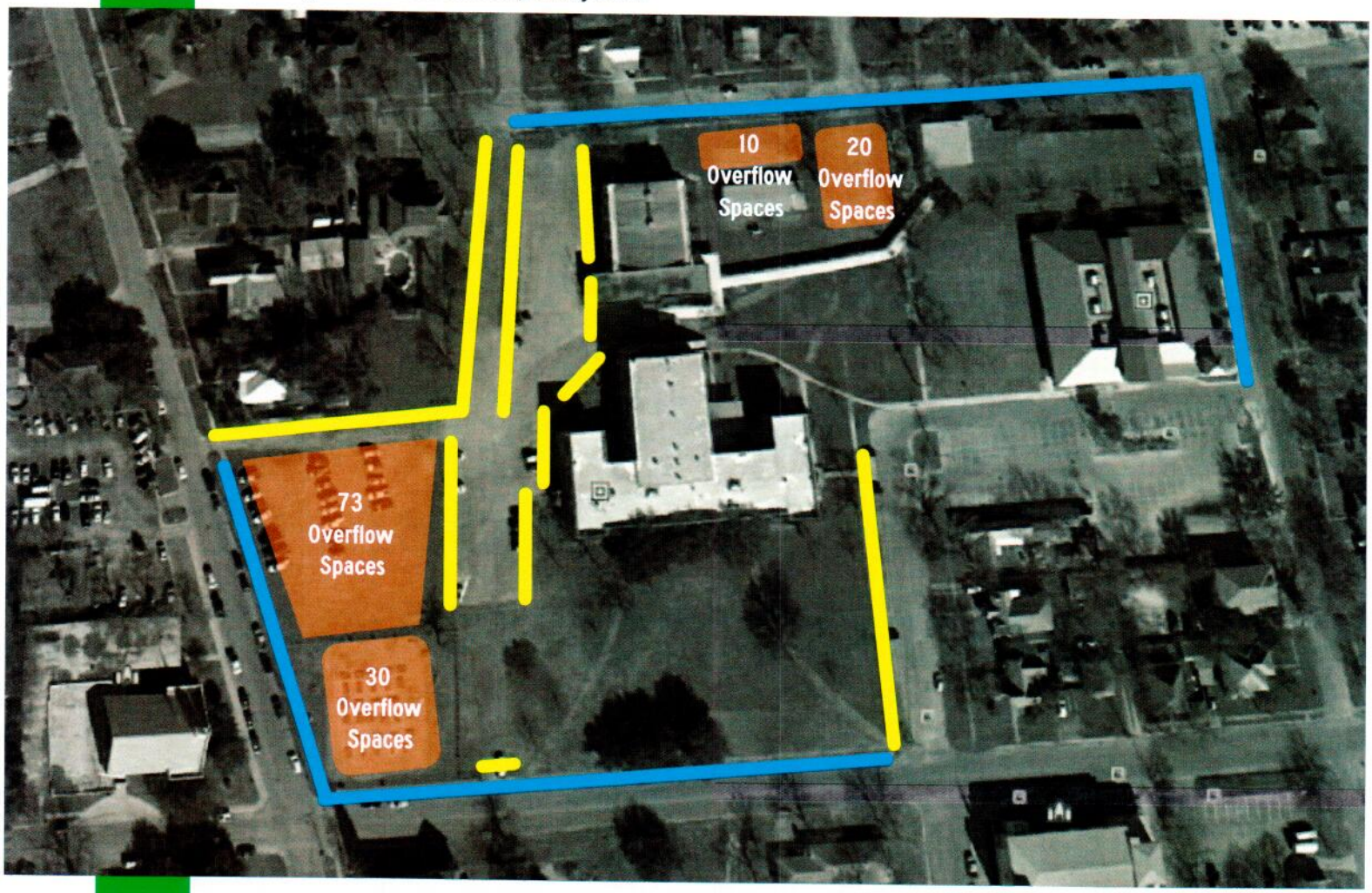
Assessment of Existing Parking

As of June 2017, the 7th Street Campus has 120 on-site parking spaces for use by the owners, employees, and current tenants.

There are an additional 65 spaces available as off-site, street parking. There are 4 overflow lots currently available with 133 spaces.

A total of 318 existing parking spots are currently available.

Image B illustrates current parking areas.



On-Site Parking – 120 | Off-Site Parking – 65 | Currently Available Overflow Parking – 133

Image B

Calculations

East Wilco 95 used the City of Taylor's municipal code to calculate parking space requirements, when defined by the Use Type within the current code.

When no Use Type was defined in the code, East Wilco 95 researched municipal codes of other communities to determine appropriate calculations.

Table 1 represents figures for the rare scenario of maximum capacity of the total campus.

Calculations were based on square footage of the buildings on the property and outdoor space, or as specified by code.

PARKING MAXIMUM CAPACITY TOTAL			
FACILITY	CODE DETERMINATION	PARKING SPACE REQUIREMENT	
Annex – Residential Apartments 12 1-bedroom efficiencies **Annex – Commercial Restaurant** 2,100 sq ft	1.75 spaces x 12 1 space per 100 sq ft	21 21	42
Gymnasium – Court Event Center 6,300 sq ft **Gymnasium – Off Court Commercial** 3,000 sq ft	1 space per 200 sq ft 1 space per 300 sq ft	32 10	42
High School – Auditorium Event Center 6,500 sq ft **High School – Office Space** 16,500 sq ft **High School – Senior Center/Cafe** 100 seats	1 space per 200 sq ft 1 space per 300 sq ft 1 space per 4 seats	33 55 25	113
Outdoor Space 63,000 sq ft	1 space per 750 sq ft		84
Future Development **25 2-bedroom Apartments** 25,000 sq ft	2.25 space x 25		56
Future Development **Retail Space** 10,000 sq ft	1 space per 300 sq ft		33
CURRENT MAXIMUM CAPACITY TOTAL			**281**
WITH FUTURE DEVELOPMENT MAXIMUM CAPACITY TOTAL			**370**

Table 1

Blue text indicates Facility Use Type not defined in the current city code.

EAST 95 WILCO

On-Site Shared Parking

In the ideal situation, a developer would provide enough parking spaces required to meet maximum capacity. Realistically, this would increase paving costs, reduce green space, complicate drainage and increase surface temperatures.

In reviewing the projected parking usage, East Wilco 95 suggests that shared parking between on-site facilities would sufficiently accommodate all parking during peak hours.

Benefits for on-site shared parking include:

- Reduction in new construction
- Maximization of parking use
- Decrease in paved surfaces (thereby decreasing storm water runoff and heat banks)
- Preservation of greenspace and natural beauty

On-site shared parking will be addressed in each East Wilco 95 tenant's lease.

SHARED PARKING CALCULATIONS

To calculate shared parking, each facility Use Type is listed and divided by Peak Use Hours.

As previously mentioned, East Wilco 95 anticipates booking of all venue areas at once to be an extremely rare occasion.

FUTURE DEVELOPMENT

Building permits/site modifications for new construction and consistent use of more than 300 spaces will require a review of parking needs, per city request.

Additional parking spaces will conform to the permitted uses of the planned development.

SHARED SPACE						
FACILITY USE TYPE & MAX SPACES	WEEKDAYS			WEEKENDS		
	2 AM – 7 AM	7 AM – 6 PM	6 PM – 2 AM	2 AM – 7 AM	7 AM – 6 PM	6 PM – 2 AM
Residential ANNEX 21	100%	60%	100%	100%	75%	90%
	21	13	21	21	16	19
Commercial ANNEX 21	10%	70%	100%	20%	70%	100%
	2	15	21	4	15	21
Commercial (Senior Center/Café) HIGH SCHOOL 25	10%	100%	80%	20%	100%	80%
	3	25	20	5	25	20
Office HIGH SCHOOL 55	5%	100%	5%	0%	10%	0%
	3	55	3	0	6	0
Event Center HIGH SCHOOL 33	0%	40%	60%	0%	75%	75%
	0	13	20	0	25	25
Event Center GYMNASIUM 42	0%	50%	50%	0%	75%	75%
	0	21	21	0	32	32
Outdoor Space 84	0%	25%	25%	0%	75%	75%
	0	21	21	0	63	63
Current TOTAL SPACES	**29**	**163**	**127**	**30**	**182**	**180**
Residential FUTURE 56	100%	60%	100%	100%	75%	90%
	56	34	56	56	42	50
Commercial FUTURE 33	10%	100%	80%	20%	100%	80%
	3	33	26	7	33	26
With Future TOTAL SPACES	**88**	**230**	**209**	**93**	**257**	**256**

Table 3

EAST 95 WILCO

Event Parking

As East Wilco 95 begins booking events, clients will receive information concerning designated event parking with their signed contract. This document may include on-site parking directives and restrictions, as well as off-site parking information.

Overflow parking areas may be used for special events. East Wilco 95 may also execute parking agreements with neighboring businesses and will implement transportation plans if additional off-site parking is needed.

Signage

On-site parking signs will conform with the City of Taylor's municipal code. Permanent parking signs will be proposed in the future Master Sign Plan for the property. Temporary directional signage for events may be used in accordance with the city code.

Reassessment

East Wilco 95 will reassess parking needs at the point where event and tenant parking consistently exceeds 300 spaces. East Wilco 95 will execute a license agreement for street parking at the Annex to address those parking needs should the city deem it necessary.

Summary

East Wilco 95 determined the following:

Spaces Currently Available

318 spaces

- 120 on-site parking
- 65 off-site/street parking
- 133 overflow parking

Total Maximum Capacity for all Facilities and Uses

370 spaces – with future development

281 spaces – for current demands

Shared Space Parking Requirements

257 spaces – with future development

182 spaces – for current demands

Current on-site and off-site parking spaces available are adequate for projected demands.

Source Data

East Wilco 95 used the following as part of the research needed for this study:

City of Taylor, Texas Municipal Code
City of Hutto, Texas Municipal Code
City of Pflugerville, Texas Municipal Code
City of Georgetown, Texas Municipal Code
City of Denton, Texas Municipal Code
City of Bastrop, Texas Municipal Code
City of St. Paul, Minnesota Municipal Code
City of Austin, Municipal Code
City of Waupaca, Wisconsin Downtown Parking Study
Metropolitan Area Planning Council Parking Tool Kit
University of Idaho, Parking Lot Theory and Design Concepts
City of Taylor, Texas Downtown Master Plan

Subject Tract
approx. 7.2 ac.
W 8TH ST
HACKBERRY ST
FOWZER ST
W 9TH ST
VANCE ST
W 8TH ST
W 7TH ST
W 6TH ST
W 5TH ST
DAVIS ST
N DOAK ST
BRANCH ST