AGENDA

CITY OF TAYLOR, TEXAS
CITY COUNCIL MEETING
CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET
MAY 23, 2024, 6:00 PM

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

- National Tennis Month proclamation

CITIZENS COMMUNICATION

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

BOARDS & COMMISSION PRESENTATION

1. Receive Main Street Advisory Board update. *Jan Harris*

CONSENT AGENDA

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

2. Approve minutes from the May 9, 2024 regular Council Meeting. *Dianna McLean*
3. Approve minutes from the May 14, 2024 Special Called City Council Meeting. *Dianna McLean*
4. Consider Ordinance 2024-25 changing the Place Type zoning designation at 1020 Hackberry Street. *Tom Yantis*
5. Consider adopting Ordinance 2024-18, PZ 2024 -2045 regarding requests to change place type zoning at 5 different locations. *Tom Yantis*
6. Consider Ordinance 2024-24, PZ_2023-1884/1885 for an Employment Center Plan for property generally located at 4804 W 2nd Street and 13101 Highway 79. *Tom Yantis*

PUBLIC HEARINGS / ORDINANCES

7. Introduce Ordinance 2024-27 repealing Ordinance 2023-40 regarding Council Compensation.

Jeffery Jenkins

8. Hold a Public Hearing and introduce Ordinance 2024-28, PZ 2024 2085 regarding requests to change place type zoning at 4 different lots. *Tom Yantis*

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

9. Consider Resolution R24-14 enacting Charter Amendments. *Jeffery Jenkins*
10. Consider Resolution R24-16, Authorization to apply for a Grant for the COPS (Community Oriented Policing Services) Hiring Program. *Henry Fluck*
11. Presentation by the Williamson Central Appraisal District. *Jeff Wood*
12. Discussion and possible action on Doris Roznovak Aquatic Center Construction Options. *Tyler Bybee, Jeffery Jenkins*

ADJOURN

The Council may vote and/or act upon each of the items listed in this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act including: Section 551.071 (Consult with attorney); Section 551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development).

I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 p.m. on May 20, 2024 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

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

Posted by: Dianna McLean Date: May 20, 2024

Proclamation

NATIONAL TENNIS MONTH

WHEREAS, On May 21, 1881, the United States Tennis Association (USTA), originally known as the United States National Lawn Tennis Association, was founded in New York City, New York, to create rules and standards for the emerging game of lawn tennis; and

WHEREAS, USTA proudly partners with local tennis programs like the Taylor Area Tennis Association to showcase the important health, social, and educational benefits of tennis and make the sport available to everyone, regardless of age, environment, condition, or ability; and

WHEREAS, The Taylor Area Tennis Association (TATA) is an organization established in 2011 to promote the game of tennis in Taylor and surrounding cities; and

WHEREAS, The Taylor Area Tennis Association promotes tennis through play days, tournaments, scholarships and more; and

WHEREAS, According to the latest Physical Activity Council's participation report, more than 23.8 million people took to the tennis courts in 2023. That number represents a 25% increase since the start of 2020, with 6.2M more players picking up a racquet; and

WHEREAS, In addition, according to multiple sources and studies, tennis has been shown to have a significant positive impact on the health of participants. Tennis players on average add 9.7 years to their lives; and

WHEREAS, In partnership with the City of Taylor, TATA is committed to making Murphy Park Tennis the equal of any tennis facility in our area.

NOW, THEREFORE, it is proclaimed that the City of Taylor, Texas, recognizes the month of May 2024 as National Tennis Month.

Signed this 23rd day of May 2024.

_____

Dwayne Ariola, Mayor
City of Taylor

City Council Meeting
May 23, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life Economic Vitality

Agenda Item Number: 1.

Agenda Title: **Receive Main Street Advisory Board update**

Council Action to be Taken: Receive the Main Street Advisory Board's presentation as information.

Department Submitted: Development Services - Main Street

Staff Contact: Jan Harris, Main Street Mgr

1. PURPOSE / DESCRIPTION

The purpose of this presentation is to provide a brief overview of the activities and goals of the Main Street Advisory Board and Staff.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

This is an annual presentation by Chairperson Doug Moss to the City Council.

3. PROS and CONS

PROS	CONS
• To inform the members of the Council about the Main Street Program in Taylor.	• There are no known cons.

4. RECOMMENDATION

To receive this presentation as information.

5. FUNDING SOURCE

Main Street is a program of the City and is funded through the General Fund and the TIF #1 Fund.

6. TIMELINE

7. OTHER OPTIONS

8. ATTACHMENTS

1. Main Street Presentation - May 2024 - corrected

Taylor Main Street Program

Building a stronger and more vibrant downtown core through place-based economic development.

MAIN STREET AMERICA™

TEXAS HISTORICAL COMMISSION
REAL PLACES TELLING REAL STORIES

Main Street is Economic Development through Historic Preservation

Taylor Texas
CITY OF TAYLOR TX

Who are we?

A Council-appointed advisory board of 7 members:

- Doug Moss – downtown property owner and developer
- Ruth Rivera – downtown property owner
- Jennifer Lopez – downtown business owner
- John McRae – downtown resident
- Jeff Snyder – downtown property and business owner
- Curie Humphreys – former downtown business owner – works in downtown
- Alyse Mervosh – downtown business owner

Led by two professional staff members:

- Main Street Manager - Jan Harris, CMSM, MA, MHP with 29 years' direct experience
- Special Events Coordinator – Ruby Fisher – with a strong background in event development and design

OUR MISSION STATEMENT:

The Taylor Main Street Program strives to fill all downtown buildings with businesses and residents by prioritizing historic preservation, cultural experiences, community partnerships, and cultivated growth.

OUR VISION STATEMENT:

Taylor, where experiences are on every block; where you are greeted with a Texas smile; and where growth is cultivated to create a vibrant historic downtown that has something for everyone. To be that place!

The Taylor Main Street Advisory Board meets on the 3rd Wednesday of each month in the large Conference Room in City Hall.

The public is encouraged to attend.

The Main Street Four Point Approach & how it is applied in Taylor:

Economic Vitality

Economic Vitality means working to support the existing business mix while actively trying to recruit new businesses to support the downtown brand.

Since May 2023:

- Net gain of 5 businesses downtown
- 2 existing businesses expanded product lines
- 4 businesses relocated to larger footprints within the district – no businesses have relocated outside of the district

4 DT Properties Sold



102 Talbot St (1904):
Taylor Feed & Seed and BoxDrop Taylor Mattress



415 & 417 N. Main St (1923):
The Nail Shack
Building under renovation for a new business with a 3rd space under consideration



110 W. 1st St (1905):
Nelson-Davis Wholesale Grocer building



308 N Main St. (1914)
Howard Theater – under renovation

Taylor Texas
CITY OF TAYLOR TX

Design

Design means improving the visual appeal of downtown by sensitively renovating downtown properties and improving the curb appeal of the district

FAÇADE IMPROVEMENT GRANTS – 50/50 reimbursement grant with a max reimbursement of $25,000
Since May 2023, 3 projects have been completed. **Private Investment = $119,143 Grant Reimbursement = $46,395**







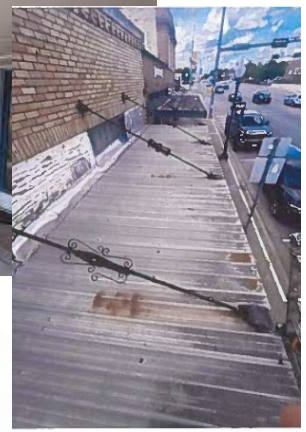
321-323 N Main St. – repaired/reglazed 35 windows; repointed brick; and repaired the roof





206 N Main St. – replaced rotten canopy









415-417 N Main St. – replaced rotten canopy, replaced and reglazed transom windows.

SIGNAGE GRANTS: 50/50 matching reimbursement grant with a max reimbursement of $1,500.
Since May 2023, 4 sign projects have been completed. **Private Investment = $7,127.00**
Grant Reimbursement = 3,563.50.

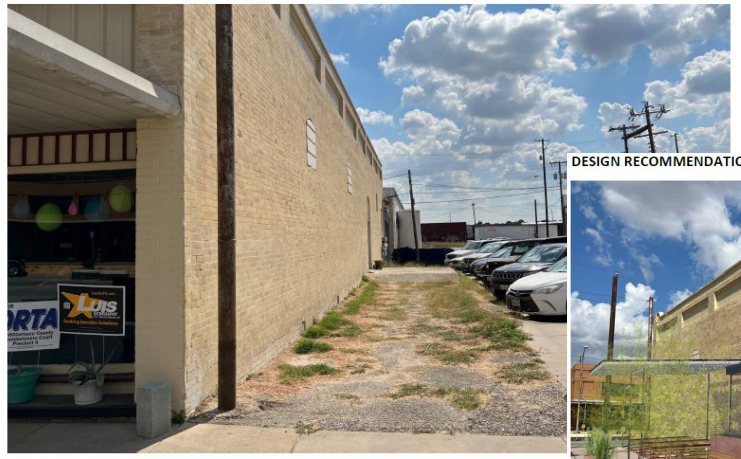






As a Texas Main Street City, we receive access to the THC Design Team who provide quality renderings and preservation-based content for building rehabilitations.

119 2nd Street| Taylor, Texas



DESIGN RECOMMENDATIONS





DESIGN RECOMMENDATIONS



Promotion

Promotion is telling the story of your community; it is celebrating you your community is and what makes it special. Promotion is developing and producing special events.

Some promotions are designed to ring downtown cash registers:







Others are designed to celebrate who and what we are:



Still others are designed to bring in visitors and residents alike to make memories and have fun:

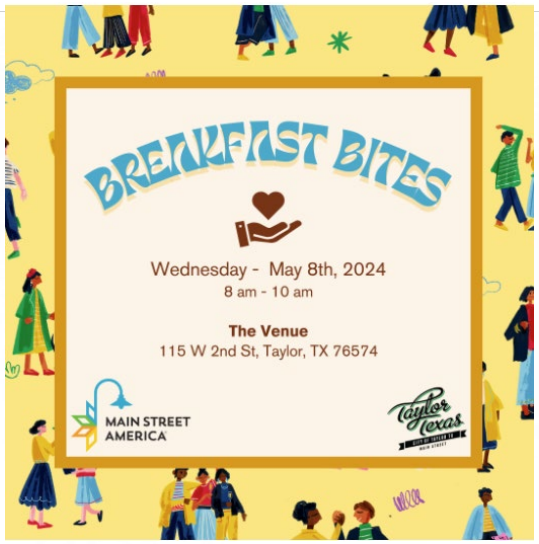






Organization

Organization means bringing together your partners to achieve the goals of Main Street. Stakeholders include the Main Street board, City staff, the City Council, residents, downtown property and business owners, the schools, and more.



Breakfast Bites is a monthly Main Street event designed to bring downtown business and property owners together to learn ways to improve their businesses and increase success.



A new project which will rely heavily on our Main Street Stakeholders and Partners is the **update of the Downtown Master Plan.**
Lionheart Places will lead us through the process of setting down a roadmap for the future growth and success of downtown Taylor.

Taylor Texas
CITY OF TAYLOR TX

Taylor Main Street's 3 Big, Hairy, Audacious Goals for the Upcoming Year:

1. Increase pedestrian traffic in downtown through additional street trees and promoting the re-installation of building's canopies.

2. Increase the number of shoppers to our downtown stores and restaurants.

3. Continue to work to renovate and fill unused and underused downtown buildings.

Thank you for your attention.

Questions?

City Council Meeting
May 23, 2024
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 2.

Agenda Title: **Approve minutes from the May 9, 2024 regular Council Meeting**

Council Action to be Taken: Approve as submitted or amend with changes noted.

Department Submitted: City Clerk

Staff Contact: Dianna McLean, City Clerk

1. PURPOSE / DESCRIPTION

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

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

NA

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. May 9, 2024, with item 15, revised plan presented at meeting
2. M. Drummond 5-9-2024, item #14, Talbot Commons

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
May 9, 2024 at 6:00 p.m.

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

Mayor Pro-Tem Gerald Anderson	Brian LaBorde, City Manager
Council Member Robert Garcia	Jeff Jenkins, Deputy City Manager
Council Member Mitch Drummond	Tom Yantis, Assistant City Manager
Council Member Dwayne Ariola	Mark Schroeder, City Attorney
Mayor Brandt Rydell	Dianna McLean, City Clerk

A MOMENT OF SILENCE
Invocation given by Queen Lola.

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

- **Naomi Pasemann Elementary's 25th Anniversary and Opening of the Time Capsule.**
  Councilmember Garcia read the proclamation.

- **Motorcycle Safety and Awareness Month.**
  Councilmember Garcia read the proclamation and presented it to Trent Pope.

- **National Police Week proclamation**
  Mayor Pro-Tem Anderson read the proclamation and presented it to Police Chief Henry Fluck.

- **National Public Works Week proclamation**
  Councilmember Ariola read the proclamation and presented it to Public Works Director Jim Gray.

- **National Historic Preservation Month**
  Councilmember Drummond read the proclamation and presented it to Shiloh Brown and Lea Bowman.

- **Pride Month in Taylor proclamation**
  Mayor Rydell read the proclamation and presented it to Denise Rodgers.

CITIZENS COMMUNICATION

Pam Harper – concerned about rezoning on Lake Drive.
Michael Prillaman – concerned about proposition implementation.
Trisha Lewis – thanked Council for their support of Taylor Pride.
Ken Flippin – thanked the Council for being true public servants.
Jesse Cao – thanked the Council for dedication to Taylor.

BOARDS & COMMISSION PRESENTATION

1. **Update from Temple College at Taylor Foundation.**

   James Bartosh from Temple College provided a verbal update on the University of Texas opening a location in Taylor.

CONSENT AGENDA

2. **Approve minutes from the April 25, 2024 regular Council Meeting.**
3. **Concur with Monthly Financial Report for March 2024.**
4. **Consider Change Order for 2022 Street Maintenance Project regarding 2nd and 4th Street Pavement Conditions.**
5. **Consider the List of Projects to apply for WILCO Community Development Block Grant (CDBG) funding.**
6. **Consider Resolution R24-15 authorizing the submission of a Texas HOME Investment Partnership Program application to the Texas Department of Housing and Community Affairs for participation in the HOME Program.**
7. **Consider Ordinance 2024-19 Amending the FY 2024 Budget.**
8. **Consider ordinance 2024-22, Special Use Permit PZ-2024-2066 to allow lodging without a full-time, on-site operator at 1513 McLain Street.**
9. **Consider Ordinance 2024-23, PZ-2023-1753 for an Infill Neighborhood Plan for land generally located at the southeastern corner of Booth Street and E. Rio Grande Street, commonly known as Avery Apartments.**
10. **Consider Ordinance 2024-26 establishing Investment Zone No. 10.**
11. **Consider approving Task Order 2 of the Master Services Agreement - City Wide Facilities Master Plan.**
12. **Consider contracts for Survey, Geotech, and SUE for 2024 bond projects.**

Councilmember Ariola requested to pull item #4 for separate consideration.
Mayor Rydell requested to pull item #5 for separate consideration.

Motion was made by Councilmember Garcia to approve consent agenda items 2,3,6,7,8,9,10,11, & 12 as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

4. **Consider Change Order for 2022 Street Maintenance Project regarding 2nd and 4th Street Pavement Conditions.**
   Councilmember Ariola asked for clarification on the findings and direction the city is going on 2nd and 4th Streets. City Engineer, Jacob Walker, explained there were unknown site conditions on the streets that have paused the project.

   Motion was made by Councilmember Ariola to approve consent agenda item 4 as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

5. **Consider the List of Projects to apply for WILCO Community Development Block Grant (CDBG) funding.**
   Jeff Jenkins, Deputy City Manager – the City had to switch its primary project from sewer to water on the project list. Asked Council to approve the project list reflecting the switch.

Motion was made by Councilmember Drummond to approve item #5. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

PUBLIC HEARING/ORDINANCES

13. **Introduce Ordinance 2024-25 changing the Place Type zoning designation at 1020 Hackberry Street.**
Tom Yantis, Assistant City Manager – At the April 11th meeting the City Council directed staff to modify the Place Type zoning designation for 1020 Hackberry Street from the applicant's request of P4 - Mix to P3 - Neighborhood. The City Attorney recommended making this change through a separate ordinance instead of including it in the originally introduced ordinance. On April 25, 2024, the new ordinance was presented to City Council for approval, however it had never been introduced. This item will introduce the ordinance as is required by the City.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2024-25

AN ORDINANCE CHANGING THE PLACE TYPE ZONING FOR THE FOLLOWING PROPERTY, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL: R017654 (GENERALLY LOCATED AT 1020 HACKBERRY STREET) FROM CS (CIVIC SPACE) TO P3 (NEIGHBORHOOD); AMENDING THE OFFICIAL PLACE TYPE ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE PLACE TYPE ZONING CHANGES ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

First reading. No action was taken.

14. **Consider Ordinance 2024-18, PZ 2024 -2045 regarding requests to change place type zoning at 5 different locations.**
Councilmember Drummond filed a Conflict of Interest with the City Clerk to recuse himself and left the dais at 7:19pm.
Tom Yantis, Assistant City Manager – staff presented an individual report for each change request. These requests came before Council at the April 23rd meeting. The change made since then was the property at NW corner of North Drive and the Loop, P&Z recommended denial of the request and Council wanted to approve the request. This ordinance reflects approval of the request at that property.

Motion was made by Mayor Pro-Tem Anderson to approve ordinance 2024-18 as presented. Motion was seconded by Councilmember Garcia. Motion carried 4 to 0.

Councilmember Drummond returned to the dais at 7:22pm.

15. **Consider Ordinance 2024-24, PZ_2023-1884/1885 for an Employment Center Plan for property generally located at 4804 W 2nd Street and 13101 Highway 79.**
Tom Yantis, Assistant City Manager – the employment center plan was presented to Council at the April 23rd meeting. A neighbor to the property has concerns about the project and its effect on their property. Council directed the property owner and the neighbors to meet and come back with a compromise. Mr. Yantis gave Council a revised plan (attached).

Motion was made by Councilmember Ariola to approve ordinance 2024-24 as presented. Motion was seconded by Councilmember Mayor Pro-Tem Anderson. Motion carried unanimously.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

Technical difficulties with item 16 presentation. While staff worked out the difficulties, Council went into Executive Session.

Mayor Rydell read the Executive Session item and adjourned into closed session at 7:40pm.

EXECUTIVE SESSION

17. The Council may vote and/or act upon each of the items listed in this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, or as listed below, whenever it is considered necessary and legally justified under the Open Meetings Act including: Section 551.071 (Consult with attorney); Section 551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development).
    a. Project Rosetta

18. **Reconvene into open session and take any action.**
    Mayor Rydell reconvened into open session at .

    Motion was made by Councilmember Garcia to authorize the Mayor to execute a development agreement between the City of Taylor and CAP NOTE LLC. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

16. **Presentation with direction to staff regarding update on Justice Center project.**
    Randall Scott, Architect, provided a 3-D video of the preliminary layout of the new Justice Center.

    Motion was made by Councilmember Drummond to receive the presentation as presented. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

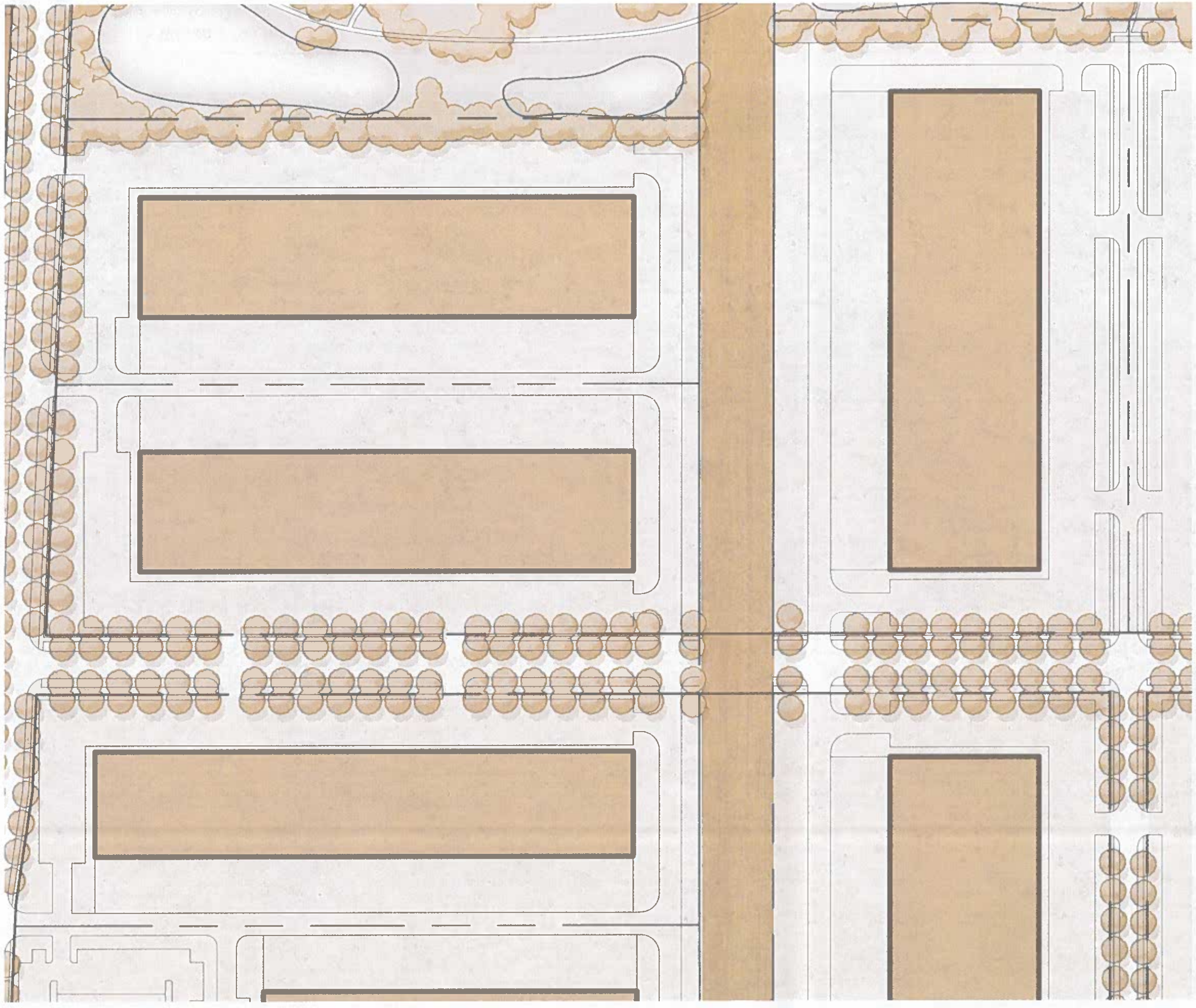
ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 8:31p.m.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk



An Employment Center Plan For

Taylor 100

Taylor, Texas

A BACKGROUND

Regional Context Map A.1
Site in Context A.2
Comprehensive Plan Excerpts A.3
Existing Conditions Map A.4

B NEIGHBORHOOD PLAN

Master Plan in Context B.1
Master Plan B.2
Regulating Plan B.3
Design-Specific Standards B.4-5
Employment Center Standards B.6-7
Thoroughfare Plan B.8
Thoroughfare Types B.9-10
Civic Space Plan B.11

X APPENDIX

Fire Apparatus Access Diagram X.1
Addressing Plan X.2
Master Plan with Program X.3
Program Acreage X.4

For

The City of Taylor, Texas

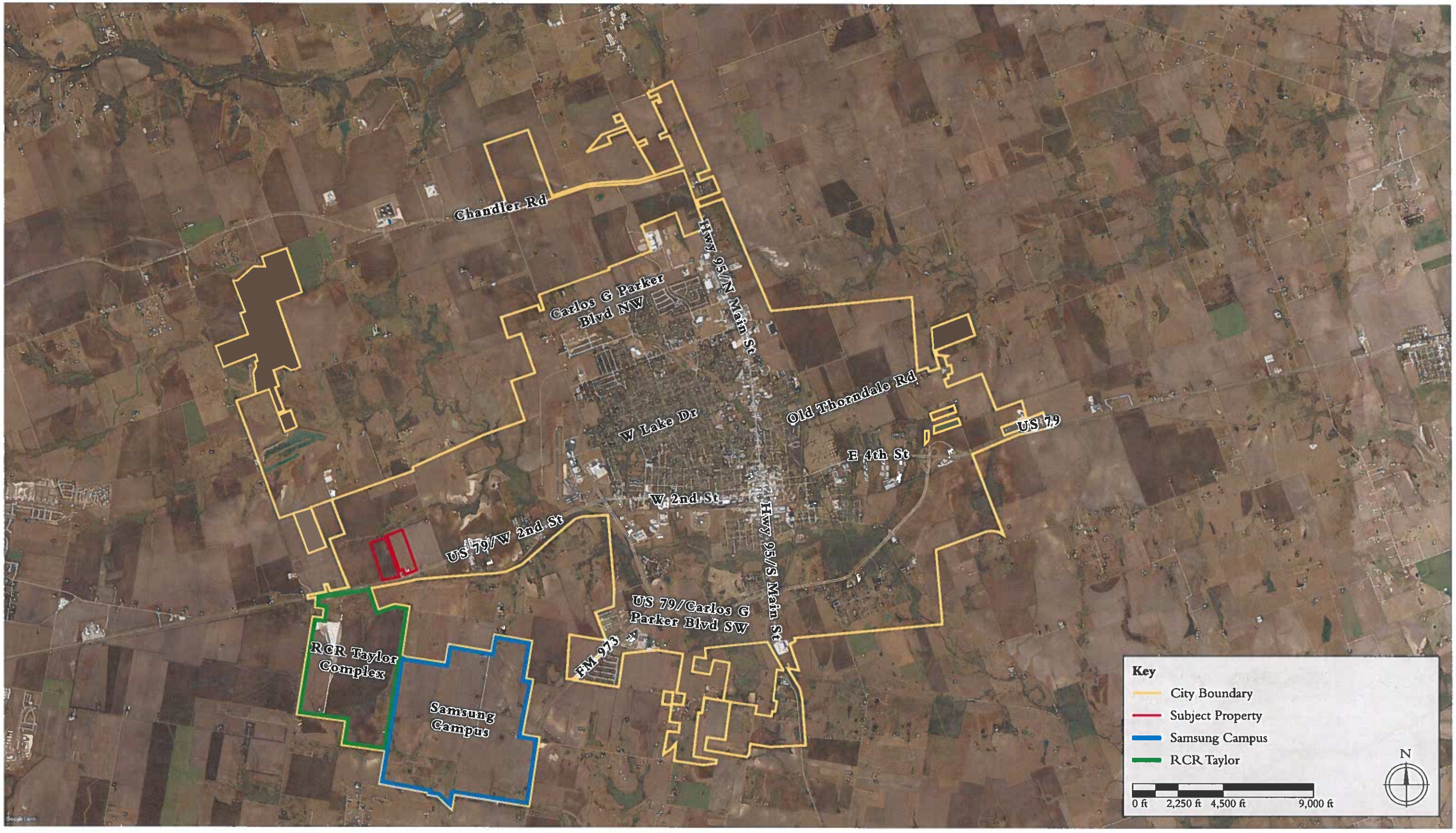
and

Taylor Industrial Land Partners LLC

by

Michael Watkins Architect, LLC

May 8, 2024



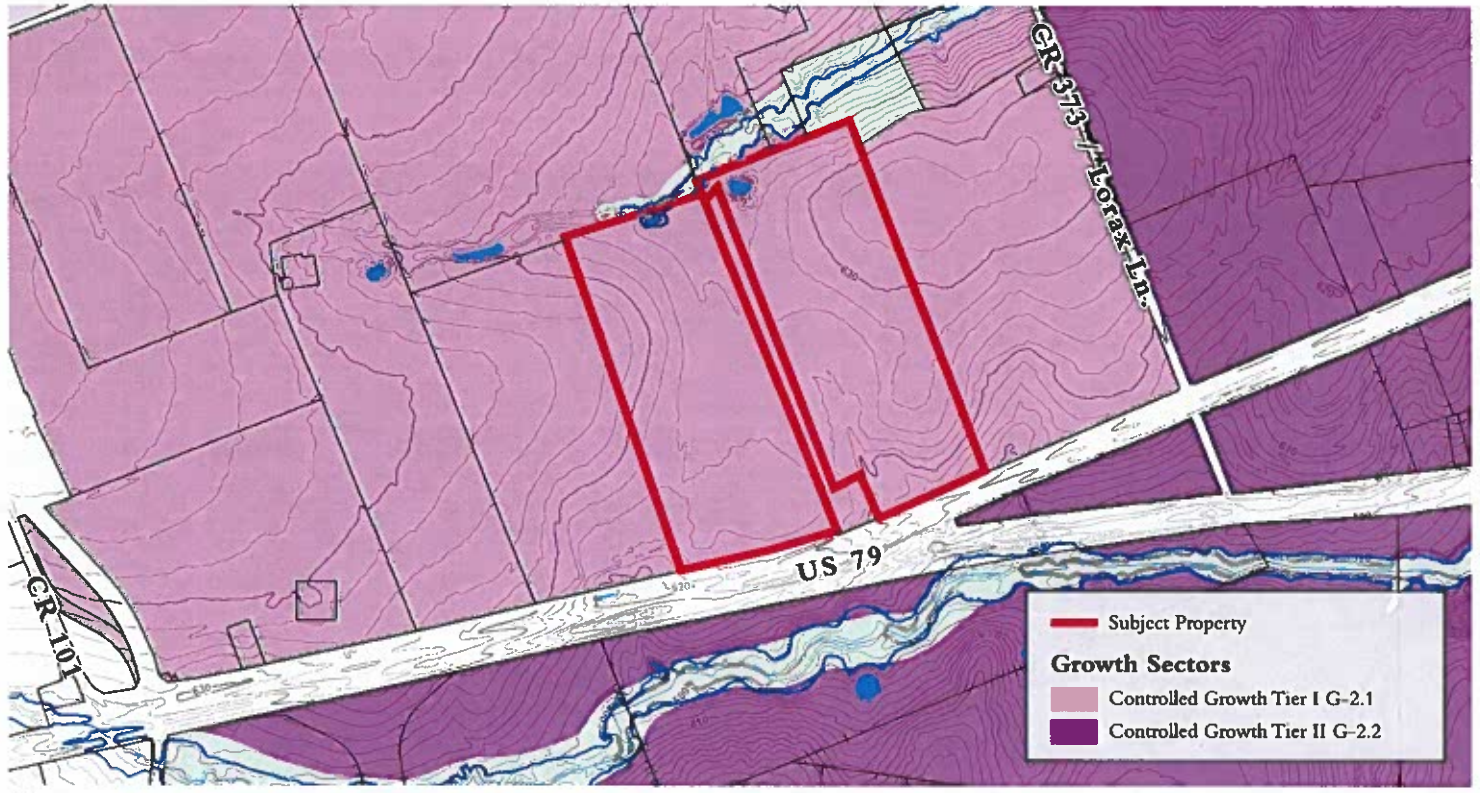
MICHAEL WATKINS ARCHITECT, LLC © 2021
The design is subject to change. Not for construction.

REGIONAL CONTEXT MAP

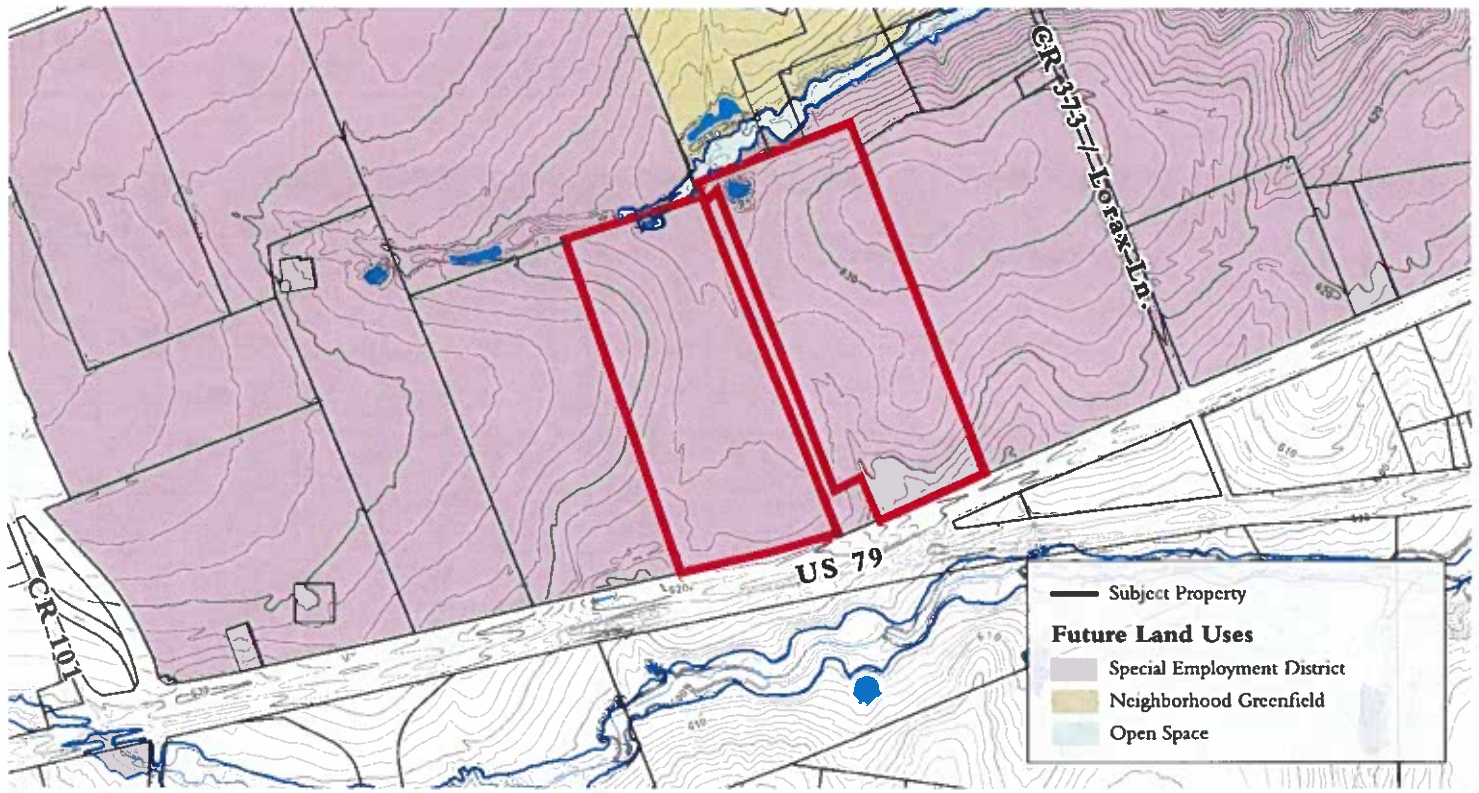
Taylor 100
May 8, 2024

A.1

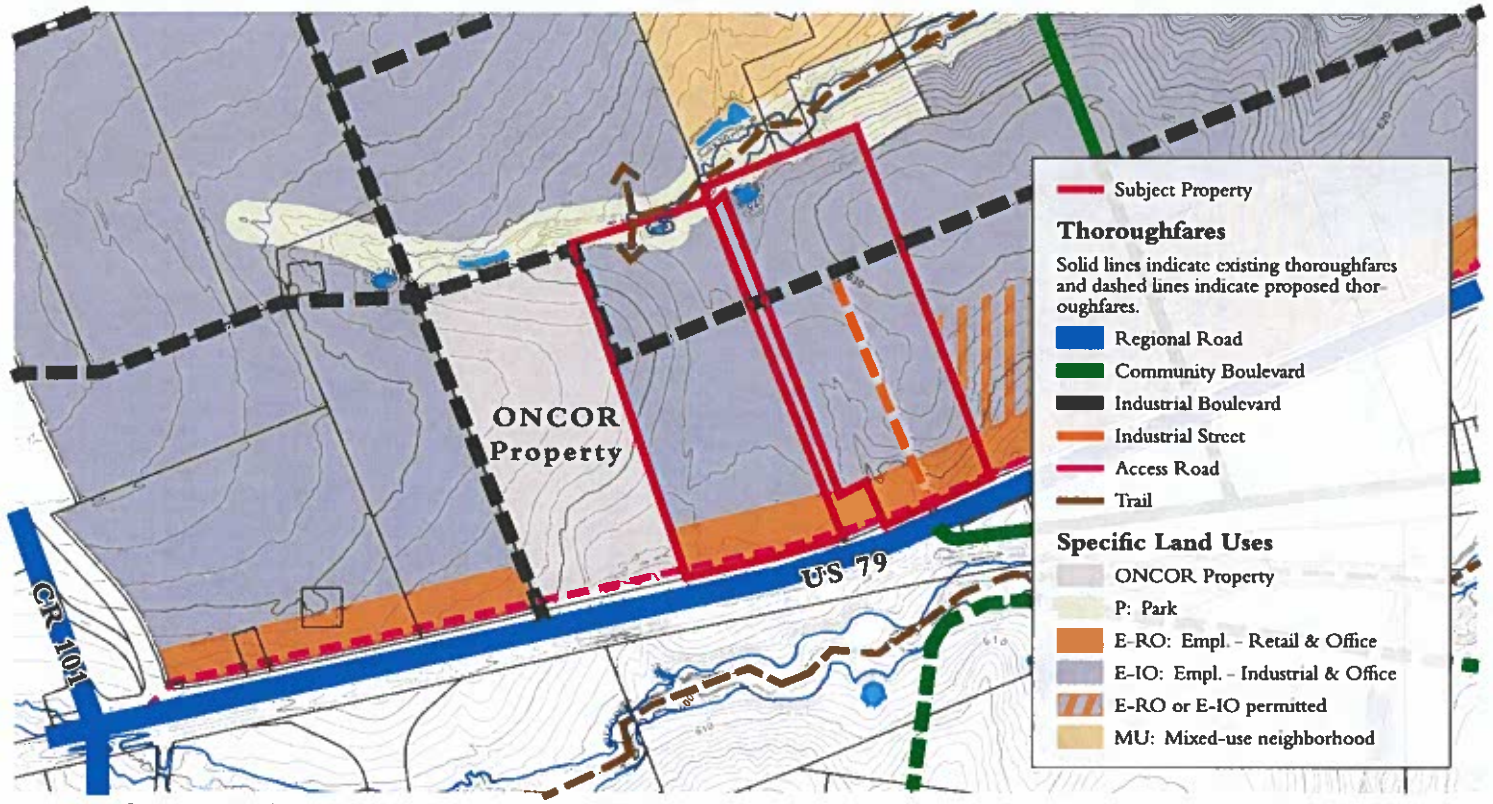

Proposed
Cell Tower
Oncor
Property
CR 373 / Lorax Ln.
US 79
Hermann Sons Rd.
US 79
Key
Subject Property
N
0 ft
300 ft
600 ft.
1200 ft.



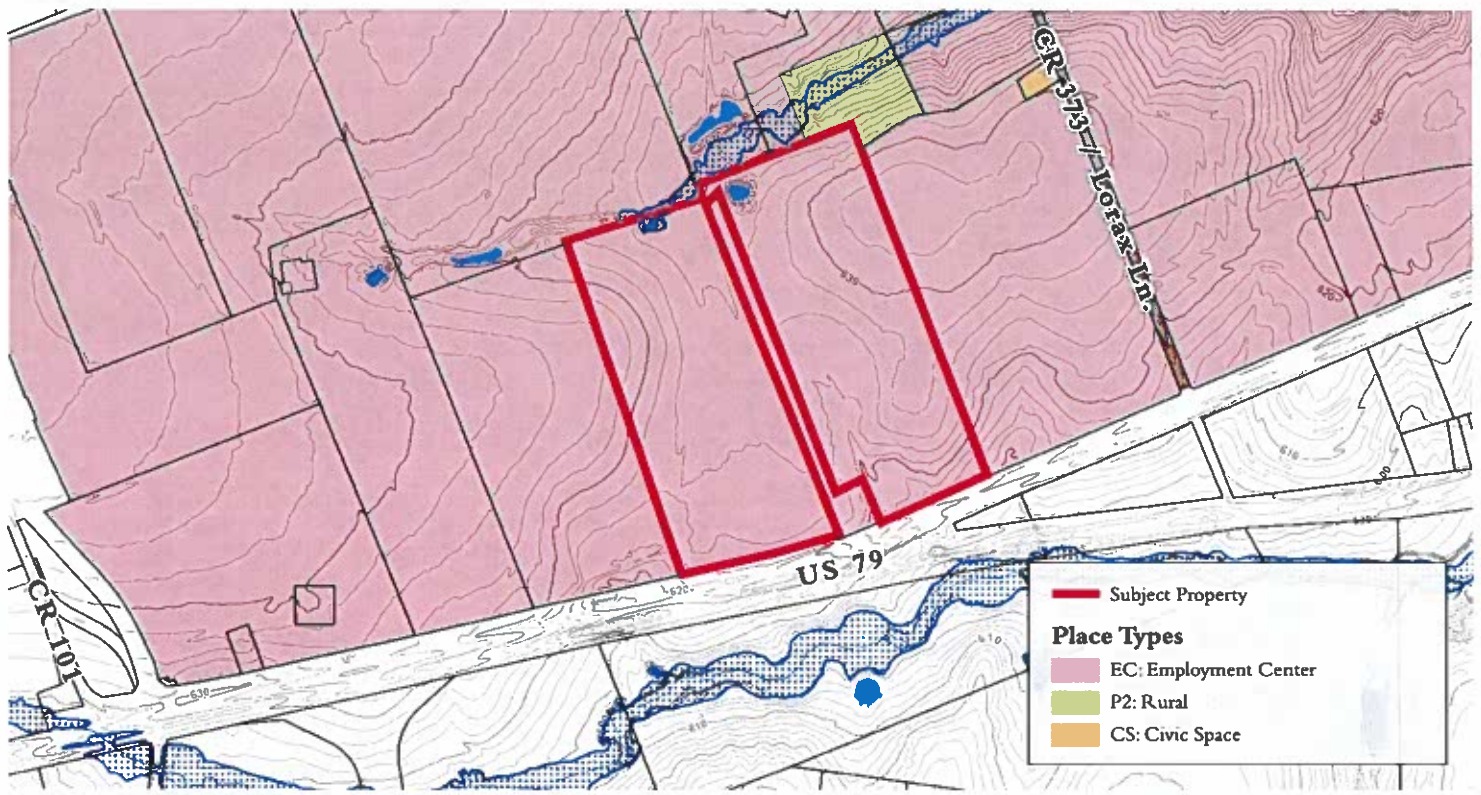
Growth Sector Plan: per SAP SED-North



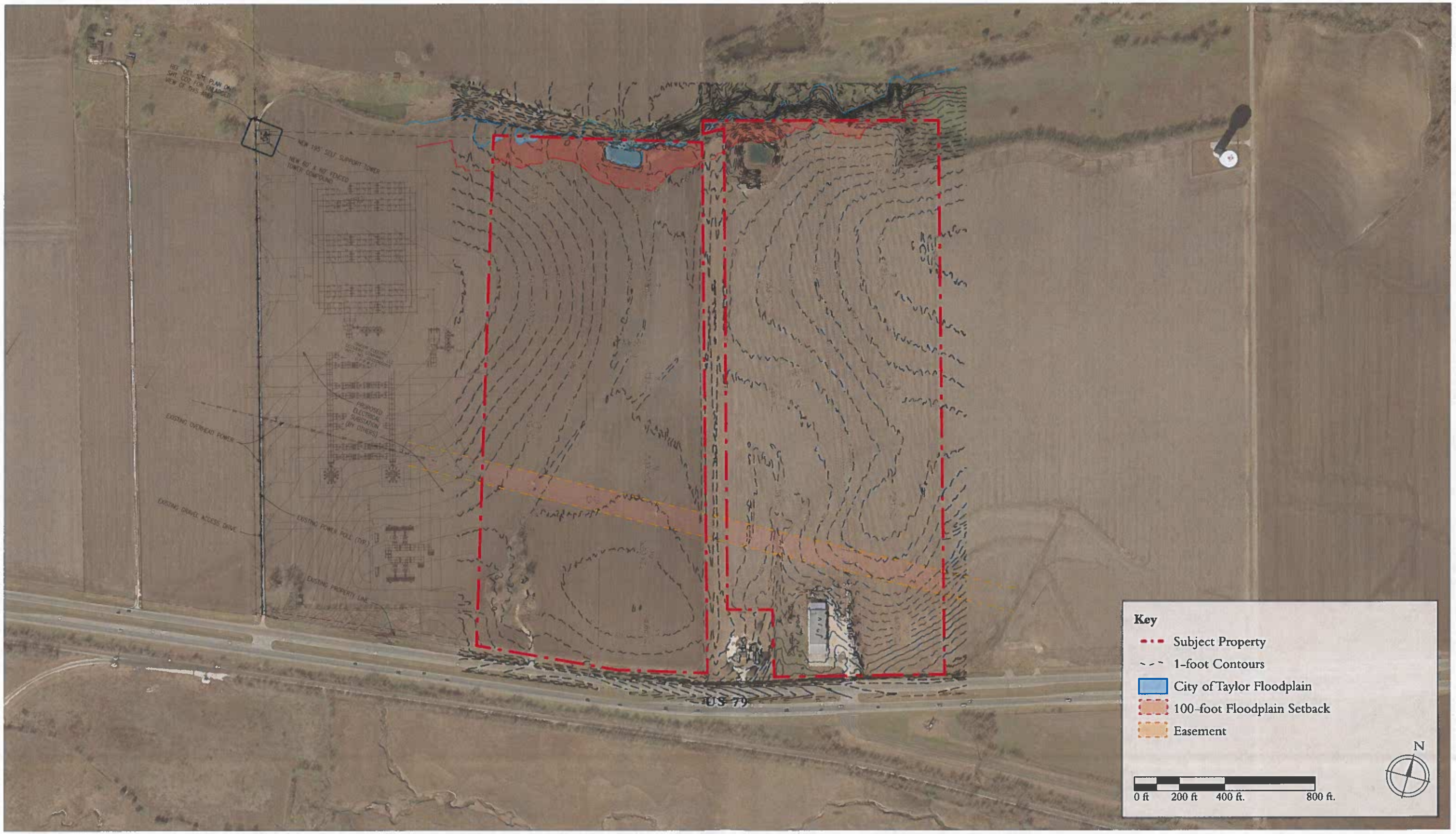
Future Land Use Plan: per SAP SED-North



Specific Land Use and Thoroughfare Plan: per SAP SED-North



Place Type Map: per Land Development Code



MICHAEL WATKINS ARCHITECT, LLC © 2021
The design is subject to change. Not for construction.

EXISTING CONDITIONS MAP

Taylor 100
May 8, 2024

A.4

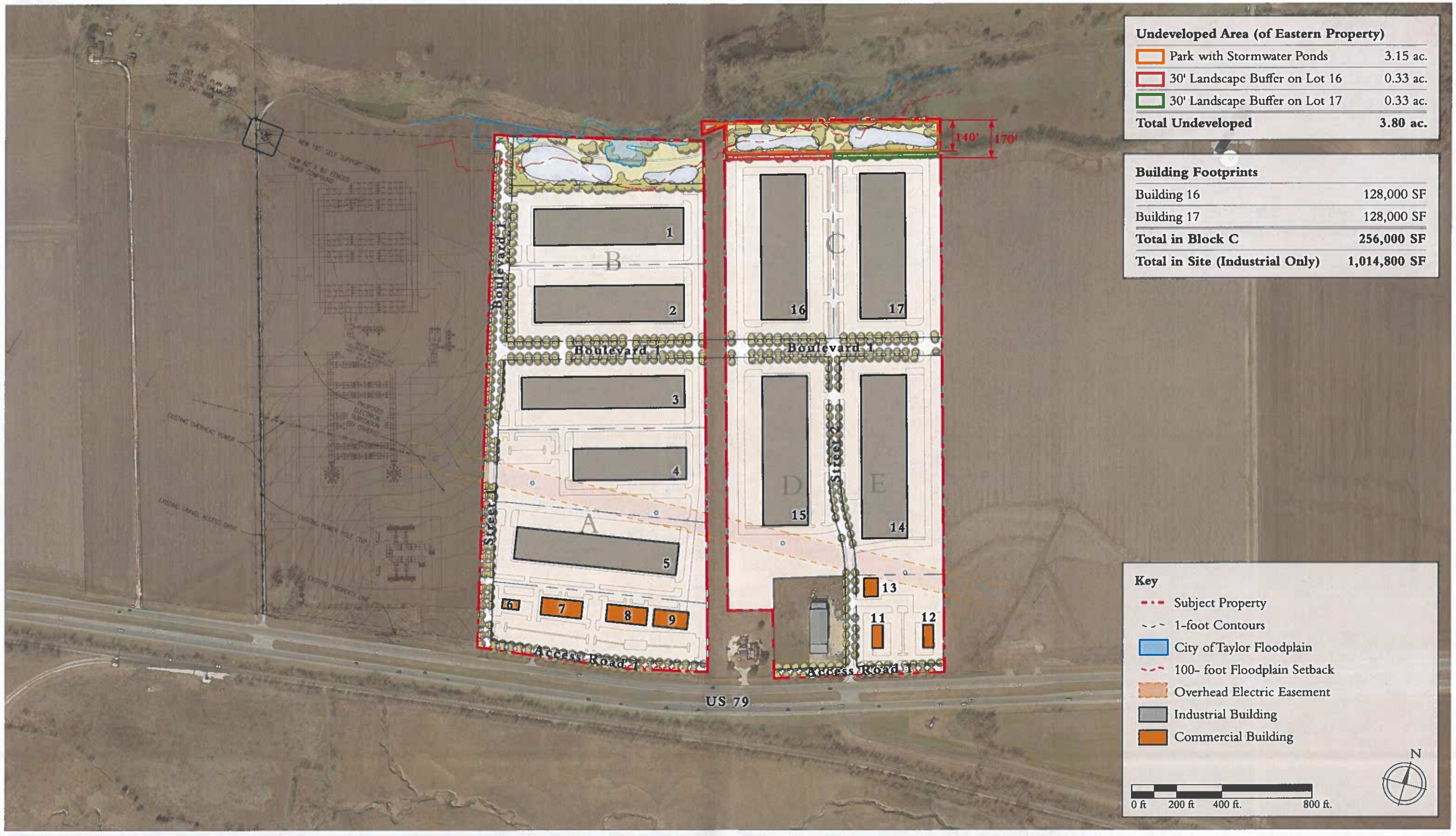


MICHAEL WATKINS ARCHITECT, LLC © 2023
The design is subject to change. Not for construction.

MASTER PLAN IN CONTEXT

Taylor 100
May 8, 2024

B.1


Undeveloped Area (of Eastern Property)
Park with Stormwater Ponds 3.15 ac.
30' Landscape Buffer on Lot 16 0.33 ac.
30' Landscape Buffer on Lot 17 0.33 ac.
Total Undeveloped 3.80 ac.
Building Footprints
Building 16 128,000 SF
Building 17 128,000 SF
Total in Block C 256,000 SF
Total in Site (Industrial Only) 1,014,800 SF
140'
170'
Boulevard 1
Boulevard 1
Street 1
Street 2
Access Road 1
Access Road 2
US 79
A
B
C
D
E
1
2
3
4
5
6
7
8
9
11
12
13
14
15
16
17
Key
Subject Property
1-foot Contours
City of Taylor Floodplain
100- foot Floodplain Setback
Overhead Electric Easement
Industrial Building
Commercial Building
N
0 ft
200 ft
400 ft.
800 ft.



General Standards

1. A Variance is recommended to allow a lower ratio of Civic Space than is permitted for an Employment Center (see page B.6).

Key

- EC-C: Employment Center Commercial
- EC-I: Employment Center Industrial
- CS: Civic Space
- Primary Frontage
- Secondary Frontage
- ### Block Dimensions



Design-Specific Standards

The following standards apply to specific locations noted on the accompanying plan:

1. A Warrant is recommended for larger Block size for Blocks A, B, C, D, and E in order to accommodate the applicant's proposed industrial and commercial buildings and their associated parking.
2. A Variance is requested to permit an intersection with non-right angles at the connection of Street 1 and Access Road 1 given the shape of the subject property.
3. A Warrant is recommended to allow for a greater Build-to-Line and more parking in the First Layer for Building 4 than otherwise is permitted due to location of the overhead electric easement.
4. The precise location and design of the connections of Streets 1 and 2 with US 79 is subject to approval by TxDOT.
5. These intersections shall be stop controlled.
6. These Thoroughfares are intended to connect to the adjoining properties at the locations shown, with the exact location of that connection to be coordinated with the owners of the adjoining properties.
7. Boulevard 1 may be modified to continue west into the adjoining property at the location shown, pending coordination with the owner of the adjoining property. In this case, the portion of Boulevard 1 north of this location may be converted to the IS-50-24 Thoroughfare Type.
8. These connections to US 79 shall be used only for fire apparatus access.

Key

- EC-C: Employment Center Commercial
- EC-I: Employment Center Industrial
- CS: Civic Space
- Primary Frontage
- Secondary Frontage
- Block Dimensions



Design-Specific Standards

9. Lots 1, 16, and 17 shall have a 30-foot landscape buffer where they border the Civic Space. Existing trees within this buffer shall be preserved where reasonably possible. Within this buffer on lots 16 and 17, a 6-foot commercial grade chain link fence with a top rail shall be installed. This fence shall include a privacy screen that shall run from the northeast corner of building 17 to the eastern property line.
10. A safe, direct, and demarcated means of pedestrian and bicycle access shall be provided from Boulevard 1 to the Trail shown in the Civic Space at the location shown.
11. A safe, direct, and demarcated means of pedestrian and bicycle access shall be provided continuously connecting the Primary Entrances of buildings 6-9 to the sidewalk of Street 1 and the Primary Entrances of buildings 11-13 to Street 2. The access to building 13 need not be continuous with that of buildings 11 and 12.

Key

- EC-C: Employment Center Commercial
- EC-I: Employment Center Industrial
- CS: Civic Space
- Primary Frontage
- Secondary Frontage
- Block Dimensions
- Fence with privacy screen

EC-C: Employment Center - Commercial

Blocks	
Block Length (maximum)	1,400 ft.
Block Perimeter (maximum)	5,600 ft.
Public Frontage (Right of Way)	
Sidewalk Zone Width	see *Thoroughfares* (B.8-9).
Landscape Zone	
Vehicular Parking Zone Width	
Vehicular Travel Zone Width	
Street Types	
Rural Street	not permitted
Residential Alley	not permitted
Commercial Alley	permitted
Yield Street	not permitted
Neighborhood Street	permitted
Neighborhood Avenue	permitted
Side Street	permitted
2-Lane Community Boulevard	permitted
4-Lane Community Boulevard	permitted
Path	permitted
Trail	permitted
Parking Location	
First Layer	permitted
Second Layer	permitted
Third Layer	permitted
On-Street	permitted
RV Storage	not permitted
Private Frontage Types	
Common Yard	not permitted
Porch with Optional Fence	not permitted
Terrace	not permitted
Forecourt	not permitted
Stoop	not permitted
Storefront and Awning	permitted
Gallery	permitted
Arcade	not permitted

Lots	
Width (minimum)	none
Area (minimum	none
Lot coverage (maximum)	none
Build-to-Line (range)	none
Facade Buildout (minimum)	none
Stories (maximum)	5 stories
Building Types	
Detached Dwelling	not permitted
Attached Dwelling	not permitted
Cottage Court	not permitted
Duplex	not permitted
Triplex	not permitted
Quadraplex	not permitted
Small Apartment	not permitted
Large Apartment	not permitted
Manufactured Home/Park	not permitted
Accessory Dwelling Unit	not permitted
Recreational Vehicle Park	not permitted
Residential Accessory	not permitted
Small Commercial	permitted
Live/Work	permitted
Mixed-Use Commercial	permitted
Large Commercial	permitted
Highway Commercial	permitted
Industrial	not permitted
Carts, Kiosks, Food Trailers	permitted
Temporary Commercial	permitted
Commercial Accessory	permitted
Civic Buildings	permitted
Building Disposition	
Edgeyard	permitted
Sideyard	permitted
Courtyard	permitted
Rearyard	permitted

The following standards apply to all Lots within an Employment Center - Commercial (EC-C) Place Type:

1. **Intent.** The intent of the Employment Center - Commercial is to provide a place for highway-oriented Commercial uses with sufficient connectivity to surrounding walkable neighborhoods, Civic Spaces, and employment centers that pedestrian and bicycle connections between the two are feasible.
2. **Uses Permitted.** The following land uses are permitted:
   - Retail
   - Office
   - Lodging
   - Automobile/truck fueling, servicing, and washing facilities
   - Similar Uses: for a proposed use not listed herein, a warrant or variance may be issued.
3. **Access.** A safe, direct, and demarcated means of pedestrian and bicycle access shall be provided from the Primary Frontage Line to the Primary Entrance of each building.
4. **Signage.** Exceptions to the Sign Standards of the LDC may be granted by Warrant in order to provide visibility for businesses from US 79.

EC-I: Employment Center - Industrial

Blocks	
Block Length (maximum)	1,400 ft.
Block Perimeter (maximum)	5,600 ft.
Public Frontage (Right of Way)	
Sidewalk Zone Width	see *Thoroughfares* (B.8-9).
Landscape Zone	
Vehicular Parking Zone Width	
Vehicular Travel Zone Width	
Street Types	
Rural Street	not permitted
Residential Alley	not permitted
Commercial Alley	permitted
Yield Street	not permitted
Neighborhood Street	permitted
Neighborhood Avenue	permitted
Side Street	permitted
2-Lane Community Boulevard	permitted
4-Lane Community Boulevard	permitted
Path	permitted
Trail	permitted
Parking Location	
First Layer	permitted[4]
Second Layer	permitted
Third Layer	permitted
On-Street	permitted
RV Storage	not permitted
Private Frontage Types	
Common Yard	not permitted
Porch with Optional Fence	not permitted
Terrace	not permitted
Forecourt	not permitted
Stoop	not permitted
Storefront and Awning	permitted
Gallery	permitted
Arcade	not permitted

Lots	
Width (minimum)	none
Area (minimum	none
Lot coverage (maximum)	none
Build-to-Line (range)	10ft. - 130 ft.
Facade Buildout (minimum)	40%
Stories (maximum)	5 stories
Building Types	
Detached Dwelling	not permitted
Attached Dwelling	not permitted
Cottage Court	not permitted
Duplex	not permitted
Triplex	not permitted
Quadraplex	not permitted
Small Apartment	not permitted
Large Apartment	not permitted
Manufactured Home/Park	not permitted
Accessory Dwelling Unit	not permitted
Recreational Vehicle Park	not permitted
Residential Accessory	not permitted
Small Commercial	permitted
Live/Work	permitted
Mixed-Use Commercial	permitted
Large Commercial	permitted
Highway Commercial	permitted
Industrial	permitted
Carts, Kiosks, Food Trailers	permitted
Temporary Commercial	permitted
Commercial Accessory	permitted
Civic Buildings	permitted
Building Disposition	
Edgeyard	permitted
Sideyard	permitted
Courtyard	permitted
Rearyard	permitted

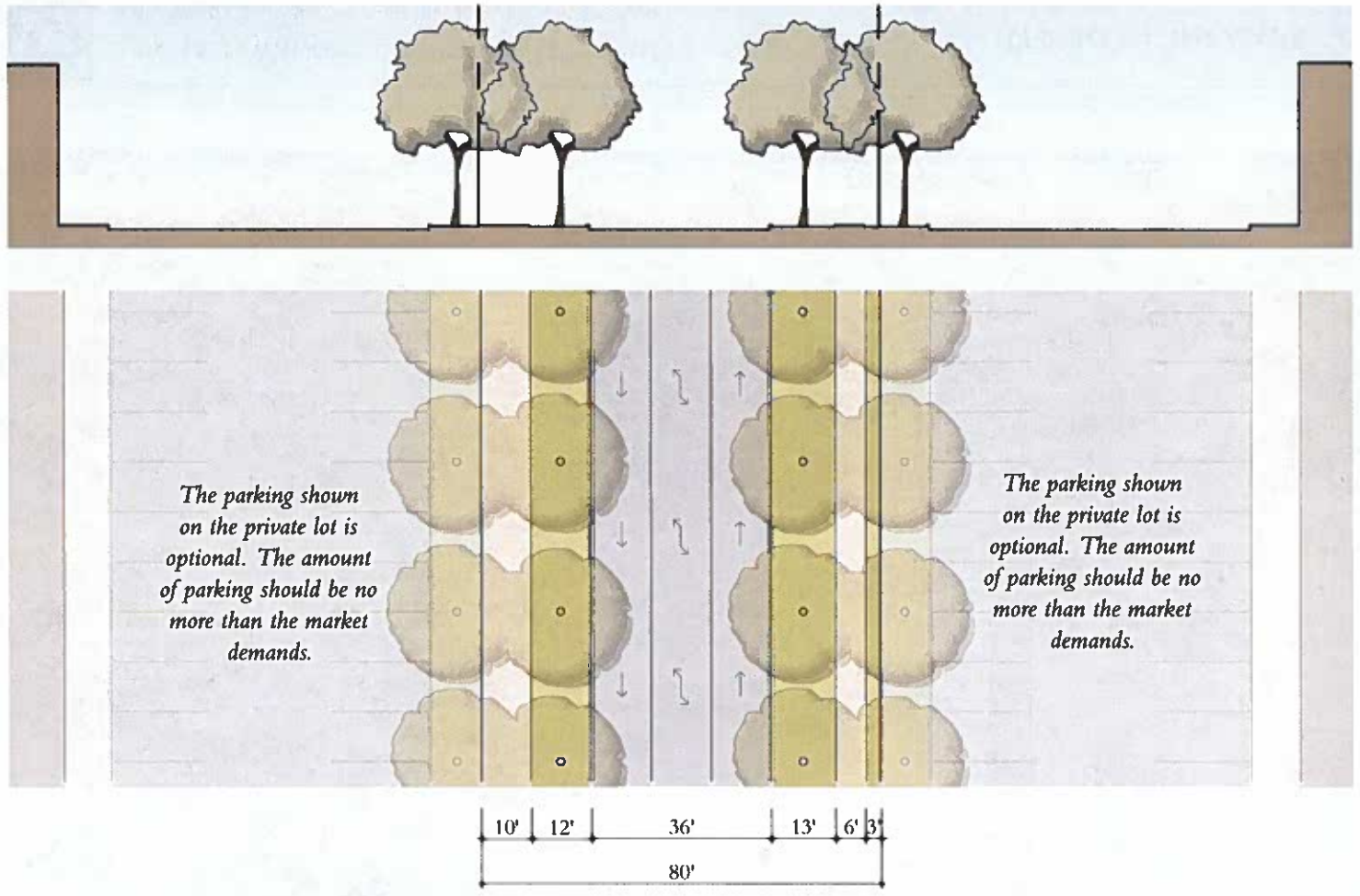
The following standards apply to all Lots within an Employment Center - Industrial (EC-I) Place Type:

1. **Intent.** The intent of the Employment Center - Industrial is to provide a place for large-footprint industrial uses (and associated loading areas and truck access) with sufficient connectivity to surrounding walkable neighborhoods, Civic Spaces, and commercial centers that pedestrian and bicycle connections between the two are feasible.
2. **Uses Permitted.** The following land uses are permitted:
   - Retail
   - Office
   - Industrial
   - Automobile/truck fueling, servicing, and washing facilities
   - Similar Uses: for a proposed use not listed herein, a warrant or variance may be issued.
3. **Access.** A safe, direct, and demarcated means of pedestrian and bicycle access shall be provided from the Primary Frontage Line to the Primary Entrance of each building.
4. **Parking.** Parking in the first layer shall not exceed the width of one drive aisle that is double-loaded with head-in parking.
5. **Truck Loading Docks.** Truck loading docks shall be permitted only in the Third Layer.



Front Thoroughfare Types

Name	*Type*	*ROW*	*Pavement*
Boulevard	IB	80	36
Street	IS	50	24
Road	AR	34	20
Trail in Civic Spaces			



IB-80-36

Industrial Boulevard
80 ft. ROW
36 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
12 ft. Tree Lawn/13 ft. Tree Lawn/3 ft. Landscape Lawn
Allee, 25-30 ft. o.c.
10 ft. Sidewalk/6 ft. Sidewalk
Provided

Trees may need to be maintained to permit a higher vertical clearance to accomodate truck traffic.

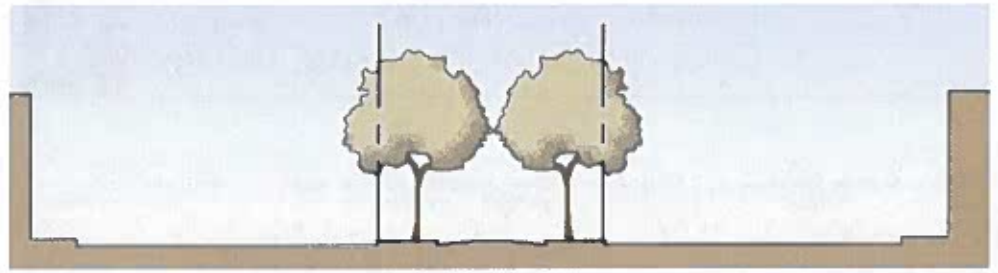
Thoroughfare Type
- IB Industrial Boulevard
- IS Industrial Street

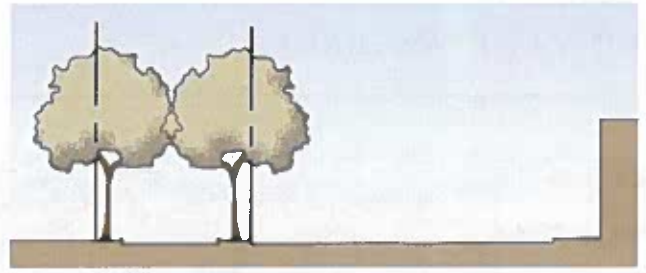
Right-of-Way Width

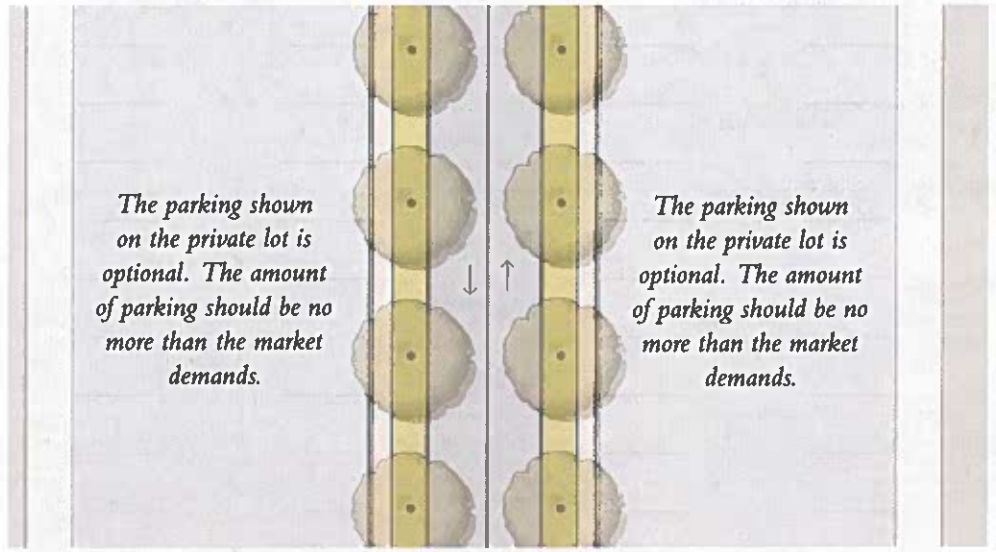
Pavement Width

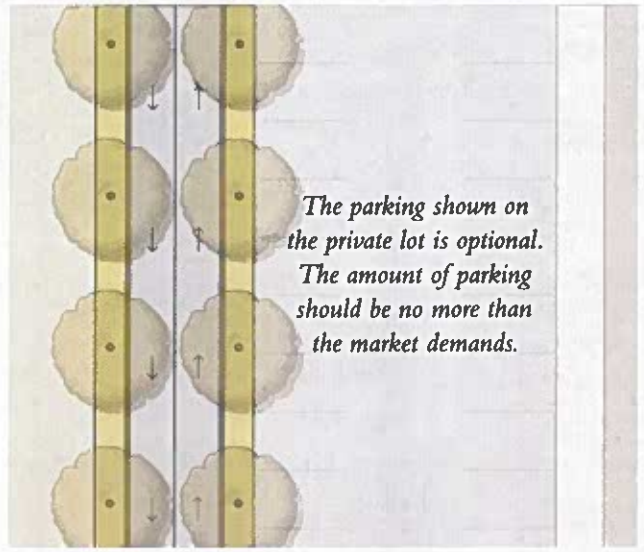
XX-##-##

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









IS-50-24

Industrial Street
50 ft. ROW
24 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
8 ft. Tree Lawn
Allee, 25-30 ft. o.c.
5 ft. Sidewalk
Provided
Trees may need to be maintained to permit a higher vertical clearance to accommodate truck traffic.

AR-34-20

Access Road
34 ft. ROW
20 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
7 ft. Tree Lawn
Allee, 25-30 ft. o.c.
None
Provided
Trees may need to be maintained to permit a higher vertical clearance to accommodate truck traffic.

Thoroughfare Type
IS Industrial Street
AR Access Road

Right-of-Way Width

Pavement Width

XX-##-##

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



Civic Space Types

Park

Total Civic Space: 7 acres

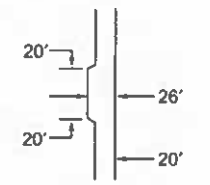
Total Site Area: 103.5 acres

Civic Space Ratio: 6.8%



Fire Apparatus Access Notes

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



MINIMUM CLEARANCE AROUND A FIRE HYDRANT

Key

- 26-foot Min. Fire Apparatus Access Road
- 20-foot Min. Fire Apparatus Access Road
- Buildings over 30 feet
- Buildings under 30 feet



Thoroughfare Names and Addressing Key

1. _____ Boulevard
2. _____ Street
3. _____ Street
4. _____ Road

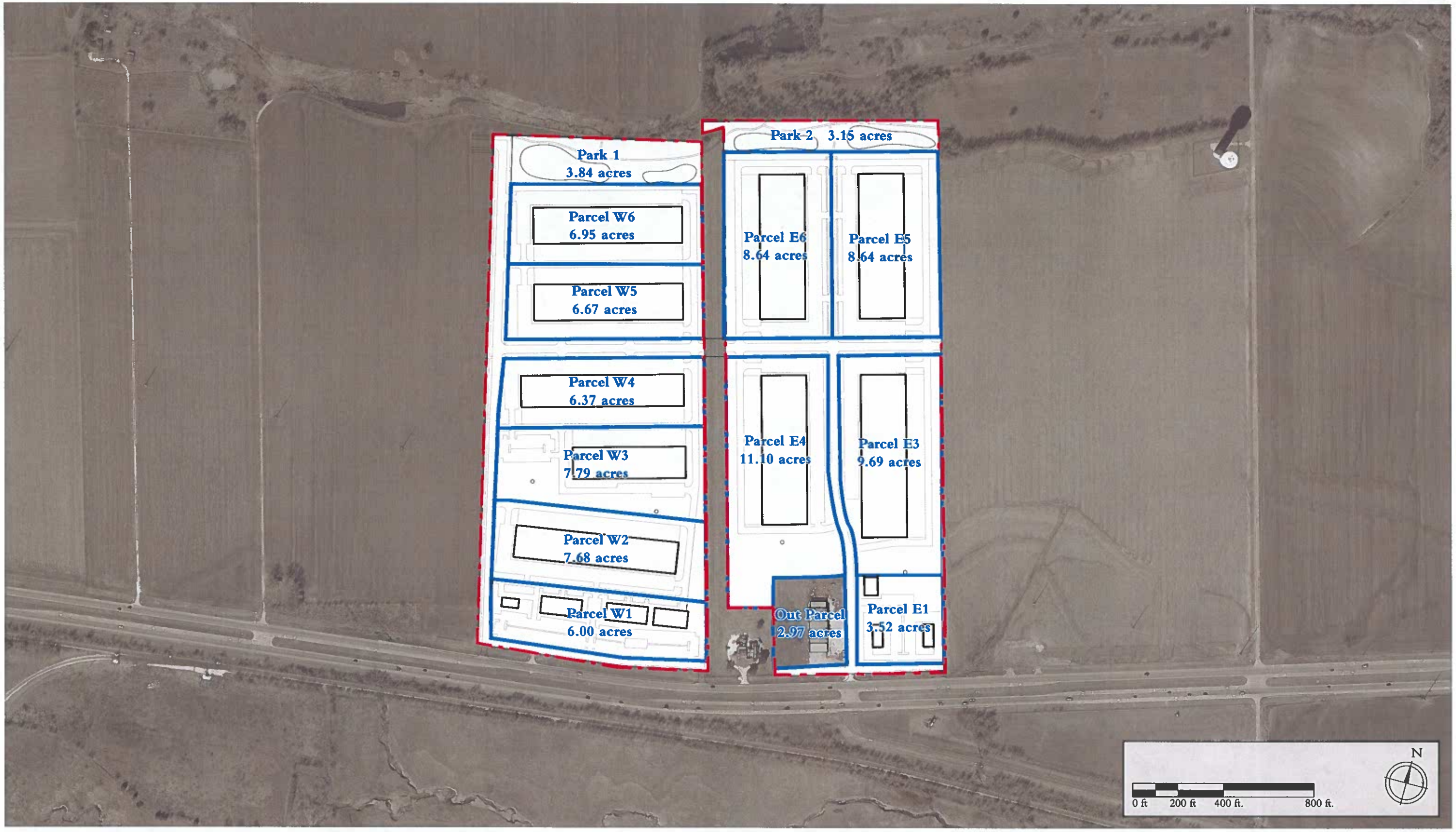
Note: This addressing plan is conceptual and is subject to refinements in future phases.



Michael Watkins Architect, LLC © 2023
The design is subject to change. Not for construction.

MASTER PLAN WITH PROGRAM

Taylor 100
May 8, 2024


Park 1
3.84 acres
Park 2 3.15 acres
Parcel W6
6.95 acres
Parcel W5
6.67 acres
Parcel W4
6.37 acres
Parcel W3
7.79 acres
Parcel W2
7.68 acres
Parcel W1
6.00 acres
Parcel E6
8.64 acres
Parcel E5
8.64 acres
Parcel E4
11.10 acres
Parcel E3
9.69 acres
Out Parcel
2.97 acres
Parcel E1
3.52 acres
N
0 ft
200 ft
400 ft.
800 ft.

AFFIDAVIT
(City Council) LGC Sec 171.002

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, MITCHELL DRUMMOND (Name) as a member of the City of Taylor City Council make this affidavit and hereby on oath state the following:

I, and/or a person or persons related to me, have a substantial interest in a business entity that would be peculiarly affected by a vote or decision of the Council as those terms are defined in Chapter 171, Local Government Code.

The business entity is: TALBOT COMMONS (Name)

Date of Meeting: MAY 9 24 Agenda Item Number: 14

I ("I" or name of relative & relationship) (have/has) a substantial interest for the following reasons (check all which are applicable):

- X Ownership of 10% or more of the voting or shares of the business entity.
- X Ownership of $15,000 or more of the fair market value of the business entity.
- _____ Funds received from the business entity exceed 10% of ____(my, her, his) income for the previous year.
- X Real property is involved and I (I, he, she) have an equitable or legal ownership with a fair market value of at least $2,500.00.
- _____ A relative of mine has a substantial interest in the business entity or property that would be affected by a decision of the public body of which I am a member.
- _____ Other: _____

Upon filing of this affidavit with the City Clerk, I affirm that I will abstain from voting on any decision involving this business entity and from any further participation on this matter whatsoever.

Signed this 9TH day of MAY, 2024

Signature of Official
TAYLOR CITY COUNCIL
Title

BEFORE ME, the undersigned authority, this day personally appeared Mitch Drummond and on oath stated that the facts herein-above stated are true to the best of his (his/her) knowledge or belief.

Sworn to and subscribed before me on this 9 day of May, 2024.

DIANNA MCLEAN
Notary Public, State of Texas
Comm. Expires 12-01-2025
Notary ID 4860449

Notary Public, State of Texas
Printed Name: Dianna McLean
My Commission Expires: 12-1-25

City Council Meeting
May 23, 2024
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 3.

Agenda Title: **Approve minutes from the May 14, 2024 Special Called City Council Meeting.**

Council Action to be Taken: Approve minutes.

Department Submitted: City Clerk

Staff Contact: Dianna McLean, City Clerk

1. PURPOSE / DESCRIPTION

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

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

NA

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

NA

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. May 14, 2024 Canvassing
2. City of Taylor - Summary Results from the County

City of Taylor
Special Called City Council Meeting Minutes
Taylor Public Library, 801 Vance Street
May 14, 2024 at 5:00 p.m.

Mayor Rydell declared a quorum and called the meeting to order at 5:00 p.m. with the following present:

Mayor Brandt Rydell	Brian LaBorde, City Manager
Council Member Robert Garcia	Jeff Jenkins, Deputy City Manager
Council Member Mitch Drummond	Mark Schroeder, City Attorney
Council Member Dwayne Ariola	Dianna McLean, City Clerk

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

1. **Canvass the results of the May 4, 2024 general and special election.**
   Dianna McLean, City Clerk – read the results of the May 4th general and special election.

2. **Administer Oath of Office to Council Member District 2 and District 3.**
   Judge Lucas Wilson, Municipal Court Judge, swore-in Kelly Cmerek as Council Member District 3 and Shelli Cobb as Council Member District 2.

3. **Elect a Mayor.**
   Mark Schroeder, City Attorney – asked for nominations for Mayor.
   Kelly Cmerek nominated Dwayne Ariola.

   Mark Schroeder called for a roll call vote.
   Councilmember Cobb voted Yes
   Councilmember Ariola voted Yes
   Councilmember Cmerek voted Yes
   Councilmember Garcia voted No
   Motion carried 3 to 1 appointing Dwayne Ariola as Mayor.

4. **Elect a Mayor Pro-Tem.**
   Mark Schroeder deferred this item to the new Mayor.
   Mayor Ariola asked for nominations for Mayor Pro-Tem.
   Councilmember Cobb nominated Kelly Cmerek.

   Mayor Ariola called for a roll call vote.
   Councilmember Cobb voted Yes
   Councilmember Ariola voted Yes
   Councilmember Cmerek voted Yes
   Councilmember Garcia voted Yes
   Motion carried unanimously appointing Kelly Cmerek as Mayor Pro-Tem.

CITIZENS COMMUNICATION

(As required by Tex. Gov't Code § 551.007(b) the council shall allow each member of the public who desires to address the council regarding an item on the agenda to address the council regarding the item at the meeting

before or during the body's consideration of the item. Public comments are limited to three (3) minutes. Please submit a completed Citizen Communication Form to the City Secretary prior to the start of the meeting.)

ADJOURN

With no further business Mayor Ariola declared the meeting adjourned at 5:15p.m.

_____
Dwayne Ariola, Mayor

_____
Dianna McLean, City Clerk

City of Taylor, Council Member, District 2

Vote For 1

	TOTAL	VOTE %	Early Voting Mail	Early Voting In Person	Election Day In Person
Mitch Drummond	158	28.52%	0	87	71
Sandra Wolff	3	0.54%	0	2	1
Terry Burris	33	5.96%	1	22	10
Shelli Cobb	360	64.98%	9	290	61
Total Votes Cast	554	100.00%	10	401	143
Overvotes	0		0	0	0
Undervotes	2		0	2	0
Contest Totals	556		10	403	143

City of Taylor, Council Member, District 3

Vote For 1

	TOTAL	VOTE %	Early Voting Mail	Early Voting In Person	Election Day In Person
Nathan Walker	51	9.19%	5	32	14
Kelly Cmerek	504	90.81%	13	396	95
Total Votes Cast	555	100.00%	18	428	109
Overvotes	0		0	0	0
Undervotes	39		0	22	17
Contest Totals	594		18	450	126

City of Taylor, Proposition A

Vote For 1

	TOTAL	VOTE %	Early Voting Mail	Early Voting In Person	Election Day In Person
For	1,466	78.86%	43	1,101	322
Against	393	21.14%	13	252	128
Total Votes Cast	1,859	100.00%	56	1,353	450
Overvotes	0		0	0	0
Undervotes	33		0	19	14
Contest Totals	1,892		56	1,372	464

City of Taylor, Proposition B

Vote For 1

	TOTAL	VOTE %	Early Voting Mail	Early Voting In Person	Election Day In Person
For	1,632	87.74%	50	1,207	375
Against	228	12.26%	6	147	75
Total Votes Cast	1,860	100.00%	56	1,354	450
Overvotes	0		0	0	0
Undervotes	32		0	18	14
Contest Totals	1,892		56	1,372	464

City of Taylor, Proposition C

Vote For 1

	TOTAL	VOTE %	Early Voting Mail	Early Voting In Person	Election Day In Person
For	1,306	70.75%	30	999	277
Against	540	29.25%	21	345	174
Total Votes Cast	1,846	100.00%	51	1,344	451
Overvotes	0		0	0	0
Undervotes	46		5	28	13
Contest Totals	1,892		56	1,372	464

City of Taylor, Proposition D

Vote For 1

	TOTAL	VOTE %	Early Voting Mail	Early Voting In Person	Election Day In Person
For	1,652	88.15%	53	1,217	382
Against	222	11.85%	3	143	76
Total Votes Cast	1,874	100.00%	56	1,360	458
Overvotes	0		0	0	0
Undervotes	18		0	12	6
Contest Totals	1,892		56	1,372	464

City of Taylor, Proposition E

Vote For 1

	TOTAL	VOTE %	Early Voting Mail	Early Voting In Person	Election Day In Person
For	1,419	76.17%	36	1,065	318
Against	444	23.83%	19	291	134
Total Votes Cast	1,863	100.00%	55	1,356	452
Overvotes	0		0	0	0
Undervotes	29		1	16	12
Contest Totals	1,892		56	1,372	464

City of Taylor, Proposition F

Vote For 1

	TOTAL	VOTE %	Early Voting Mail	Early Voting In Person	Election Day In Person
For	1,650	89.63%	46	1,225	379
Against	191	10.37%	10	115	66
Total Votes Cast	1,841	100.00%	56	1,340	445
Overvotes	0		0	0	0
Undervotes	51		0	32	19
Contest Totals	1,892		56	1,372	464

City Council Meeting
May 23, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life

Agenda Item Number: 4.

Agenda Title: **Consider Ordinance 2024-25 changing the Place Type zoning designation at 1020 Hackberry Street.**

Council Action to be Taken: Introduce ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE / DESCRIPTION

To introduce the ordinance.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

At the April 11, 2024 meeting the City Council directed staff to modify the Place Type zoning designation for 1020 Hackberry Street from the applicant's request of P4 - Mix to P3 - Neighborhood. The City Attorney recommended taking making this change through a separate ordinance instead of including it in the originally introduced ordinance. On April 25, 2024, the new ordinance was presented to City Council for approval, however it had never been introduced. So, this item will introduce the ordinance as is required by the City Charter and on May 23, 2024 the ordinance will be presented for final approval.

3. PROS and CONS

PROS	CONS
• Corrects a procedural error in the sequence of approving this ordinance	• N/A

4. RECOMMENDATION

Introduce Ordinance 2024-25

5. FUNDING SOURCE

N/A

6. TIMELINE

Ordinance introduction - May 9, 2024
Ordinance considered for approval - May 23, 2024

7. OTHER OPTIONS

8. ATTACHMENTS

1. PZ-2024-2025 Ordinance 2024-25 April 25 (3) (2)
2. _08dA_PZ-2024-2025-1020 Hackberry St place type change request 2024 2025
3. -08dB_PZ-2024-2025 - 1020 Hackberry St - Proposed Zoning Alternative

ORDINANCE NO. 2024-25

AN ORDINANCE CHANGING THE PLACE TYPE ZONING FOR THE FOLLOWING PROPERTY, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL: R017654 (GENERALLY LOCATED AT 1020 HACKBERRY STREET) FROM CS (CIVIC SPACE) TO P3 (NEIGHBORHOOD); AMENDING THE OFFICIAL PLACE TYPE ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE PLACE TYPE ZONING CHANGES ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on March 28, 2024, to consider the requests made by the applicants, whose properties are described in Exhibit "A" the Place Type Change Forms attached hereto and incorporated by reference herein for all purposes ("Properties"), to change the place type zoning as described above and as shown in Exhibit "B" on the Place Type Zoning Map; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on March 12, 2024, to consider the place type zoning requests, and recommended approval of the place type zoning changes to the City Council; and

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

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 place type zoning changes of the Property is changed from: Place Type Zoning District CS (Civic Space) to P3 (Neighborhood) at 1020 Hackberry Street.

SECTION 3. The official place type zoning map of the City of Taylor, Texas, is changed to show the Properties place type zoning as described in Section 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 2024-25 was introduced before the Taylor City Council on the 28th day of March 2024.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2024.

_____
Dwayne Ariola, 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. 2024-25, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2024, 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 _____ 2024.

_____
Dianna McLean
City Clerk

EXHIBIT A

(Place Type Change Request Forms)

EXHIBIT B

(Proposed Place Type Maps)

Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): 10th St. United Methodist Church

Address for the proposed zoning change: 1020 Hackberry St.

Phone: 512/365-7396 E-mail: ekomandosky@austin.rr.com

Proposed Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 - Nature
P2 - Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 - Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request: To facilitate development of an infill lot in a neighborhood of existing intermixed housing forms

If you have any questions or need help completing this form, please call 512-365-3863

☐ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: 10th St. United Meth. Ch. Signature: Edmund S. Komandosky President of Congregation Date: Feb. 5, 2024

Owner Name 2: _____ Signature: _____ Date: _____

- **Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov**

City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	1020 Hackberry Street
Legal Description:	Murphy Addition, Block 2, Lot 10, 9 (N/PT) Acres 0.2324 (R017654)
Date Submitted:	2/5/2024
Current Place Type:	CS – Civic Space
Requested Place Type:	P4 – Mix
Future Land Use:	Neighborhood Infill
Requestor:	Ed Komandosky on behalf of United Methodist Church
Staff Analysis:	The requestor states that this request is to facilitate development of an infill lot in a neighborhood of existing intermixed housing forms. This is currently a vacant lot but within the grounds of the United Methodist Church. It is located at the intersection of Hackberry St and W 11th St. The immediate neighboring properties to the east, west and north are residential properties within place type P3. Within the wider neighborhood there is a mix of P3, P4 and CS. In this context, the proposed P4 – Mix is considered to be acceptable. In addition, the City Council in November 2023 and January 2024, have approved two place type requests from P3 to P4 at 902 Hackberry St and 819 Hackberry St, respectively.
Staff Recommendation:	Approve P4 - Mix place type zoning at 1020 Hackberry Street
P&Z Recommendation:	Approve P4 - Mix place type zoning at 1020 Hackberry Street

Attachments

1. Location Map
2. Current Place Type Map
3. Proposed Place Type Map
4. Notification Map
5. Place Type Request Form

City Council Meeting
May 23, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life Economic Vitality

Agenda Item Number: 5.

Agenda Title: **Consider adopting Ordinance 2024-18, PZ 2024 -2045 regarding requests to change place type zoning at 5 different locations.**

Council Action to be Taken: Consider adopting Ordinance 2024-18

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE / DESCRIPTION

Consider requests from individual property owners to change the designated place type zoning districts for their properties in the Land Development Code.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

This is the fifth tranche of place type change requests which were received after the second City wide consultation on the new Land Development Code. The Land Development Code was adopted in November 2023.

There is an individual report for each change request.

Further tranches of place type change requests will be brought to the Planning and Zoning Commission and the City Council as new change requests are received. During the six months following the adoption of the Land Development Code, these change requests will be processed free of charge to property owners.

3. PROS and CONS

PROS	CONS
• Consistent with the 5 big ideas in the Comprehensive Plan	• It will take time for the community

• Implementation of the community's vision to return to a historic pattern of walkable, mixed use neighborhoods • Bringing more properties into conformity with the zoning regulations	and staff to acclimate to the new code.

4. RECOMMENDATION

At their April 9, 2024, meeting, the Planning and Zoning Commission made a recommendation on each of the individual place type zoning change requests. The Commission's recommendations are recorded on each individual change request.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – April 9, 2024

City Council public hearing and ordinance introduction – April 25, 2024

City Council second public hearing and ordinance introduction – May 9, 2024
City Council consider ordinance approval - May 23, 2024

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. PZ-2024-20455 Ordinance 2024-18 (2)
2. Ordinance 2024-18 Exhibit A
3. Ordinance 2024-18 Exhibit B
4. _05a_PZ-2024-2045_45 CR 408_ Staff Report
5. _05a1_PZ-2024-2045 - 45 CR 408 - Location Map
6. _05a2_PZ-2024-2045 - 45 CR 408 - Current Zoning
7. _05a3_PZ-2024-2045 - 45 CR 408 - Proposed Zoning
8. _05a4_PZ-2024-2045 - 45 CR 408 - Notification Map
9. _05a5_PZ-2024-2045 - 45 CR 408 - Place Type Change Request Form
10. _05b_PZ-2024-2045_114 W 6th_ Staff Report
11. _05b1_PZ-2024-2045 - 114 6th W - Location Map
12. _05b2_PZ-2024-2045 - 114 6th W - Current Zoning
13. _05b3_PZ-2024-2045 - 114 6th W - Proposed Zoning

14. _05b4_PZ-2024-2045 - 114 6th W - Notification Map
15. _05b5_PZ-2024-2045 - 114 W 6th Place Type Change Request Form
16. _05c_PZ-2024-2045_400 Carlos G Parker Blvd SE_ Staff Report
17. _05c1_PZ-2024-2045 - 400 Carlos G Parker - Location Map
18. _05c2_PZ-2024-2045 - 400 Carlos G Parker - Current Zoning
19. _05c3_PZ-2024-2045 - 400 Carlos G Parker - Proposed Zoning
20. _05c4_ PZ 2024 - 2045_ 400 Carlos G Parker Notification Map
21. _05c5__PZ-2024-2045- place type change request 400 SE Carlos G Parker
22. _05d_PZ-2024-2045_South Loop_ Staff Report
23. _05d1_PZ-2024-2045 - South Loop - Location Map
24. _05d2_PZ-2024-2045 - South Loop - Current Zoning
25. _05d3_PZ-2024-2045 - South Loop - Proposed Zoning
26. _05d4_PZ-2024-2045 - South Loop - Notification Map
27. _05d5_PZ-2024-2045 place type change request South Loop
28. _05e_PZ-2024-2045_CGP & North Drive Staff Report
29. _05e1_Ord 2020-13 Amend Comp Plan FLUM, intersection of North Drive & Carlos Parker
30. _05e2_Ord 2020-14 Zoning change, Intersection of North Drive & Carlos Parker T66 (aka Spring Creek)
31. _05e3_PZ-2024-2045 - CGP & North Dr Location Map
32. _05e4_PZ-2024-2045 - CGP & North Dr - Current Zoning
33. _05e5_PZ-2024-2045 - CR 367 - Proposed Zoning
34. _05e6_PZ-2024-2045 - CR367 - Notification Map
35. _05e7_PZ-2024-2045_CGP & North Dr Place Type Change Request Form
36. _05f_PZ-2024-2045_W. Oak_ Staff Report
37. _05f1_PZ-2023-2045 - Oak St - Location Map
38. _05f2_PZ-2023-2045 - Oak St - Current Zoning
39. _05f3_PZ-2023-2045 - Oak St - Proposed Zoning
40. _05f4_PZ-2023-2045 - Oak St - Notification Map
41. _05f4_PZ-2024-2045-Place Type Zoning Chage Request form - 308 Sturgis LL
42. _05g_PZ-2024-2045_1104 E MLK Jr Blvd_ Staff Report
43. _05g1_PZ-2023-2045 - 1104 E MLK - Location Map
44. _05g2_PZ-2024-2045 - 1104 E MLK - Current Zoning
45. _05g3_PZ-2024-2045 - 1104 E MLK - Proposed Zoning
46. _05g4_PZ-2023-2045 - 1104 E MLK - Future Land Use
47. _05g5_PZ-2024-2045 - 1104 E MLK - Floodplains
48. _05g6_PZ-2023-2045 - 1104 E MLK - Notification Map
49. _05g7_PZ-2024-2045-Place type zoning request_1104 E MLK_
50. _05z_place type presentation PZ 2024 2045

ORDINANCE NO. 2024-18

AN ORDINANCE CHANGING THE PLACE TYPE ZONING FOR THE FOLLOWING PROPERTIES, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS: R457151 (GENERALLY LOCATED AT 45 COUNTY ROAD 408) FROM P2 (RURAL) TO P2C (RURAL COMMERCIAL), R015017 (GENERALLY LOCATED AT 114 W 6TH STREET) FROM CS (CIVIC SPACE) TO P5 (URBAN CENTER), R308656 (GENERALLY LOCATED AT 400 CARLOS G. PARKER BLVD. SE. FROM P3 (NEIGHBORHOOD) TO P4 (MIX), R019024 (GENERALLY LOCATED AT SOUTH LOOP) FROM P2.5 (LARGE LOT) TO P4 (MIX) AND R613339 (GENERALLY LOCATED AT THE NORTHWESTERN CORNER OF THE INTERSECTION OF NORTH DRIVE AND NW CARLOS G. PARKER BLVD. FROM P4 (MIX) TO EC(EMPLOYMENT CENTER WITH CONDITIONS), AMENDING THE OFFICIAL PLACE TYPE ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE PLACE TYPE ZONING CHANGES ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on April 25, 2024, to consider the requests made by the applicants, whose properties are described in **Exhibit "A"** the Place Type Change Forms attached hereto and incorporated by reference herein for all purposes ("Properties"), to change the place type zoning as described above and as shown in **Exhibit "B"** on the Place Type Zoning Map; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on April 9, 2024, to consider the place type zoning requests, and recommended approval of the place type zoning changes to the City Council; and

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

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 place type zoning of the Properties are changed from:

Place Type Zoning District P2 (Rural) to P2C (Rural Commercial) at 45 County Road 408 (R457151)

Place Type Zoning District CS (Civic Space) to P5 (Urban Center) at 114 W 6th Street (R015017)

Place Type Zoning District P3 (Neighborhood) to P4 (Mix) at 400 Carlos G. Parker Blvd. SE (R308656)

Place Type Zoning District P2.5 (Large Lot) to P4 (Mix) at South Loop (R019024)

Place Type Zoning District P4 (Mix) to EC (Employment Center with conditions) at the northwestern corner of the intersection of North Drive and NW Carlos G Parker Blvd. (R613339).

SECTION 3. The official place type zoning map of the City of Taylor, Texas, is changed to show the place type zoning changes as described in Section 2 and as shown in **Exhibit "B"**.

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. The conditions associated with the Employment Center zoning for the property at the northwestern corner of the intersection of North Drive and NW Carlos G Parker Blvd. (R613339) are as follows:

Prior to any development on this site an Employment Center Plan must first be approved and shall address the following items in addition to all other requirements for an Employment Center Plan:

(i) provision of appropriate connectivity to the Spring Creek residential neighborhood,

(ii) a limitation of the allowed uses within the Employment Center Plan to those that are compatible with the adjacent residential lots,

(iii) the layout of the proposed buildings and accessory structures/apparatus and positioning of gas pumps, if any are proposed, are done in a way that mitigates any negative impacts to the adjacent residential lots such as light, noise, smell, fumes, etc.

SECTION 6. 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 7. In accordance with Article VIII of the City Charter, Ordinance 2024-18 was introduced before the Taylor City Council on the 25th day of April 2024.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2024.

_____
Dwayne Ariola, 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. 2024-18, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2024, 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 _____ 2024.

_____
Dianna McLean
City Clerk

EXHIBIT A

(Place Type Change Request Forms)

EXHIBIT B

(Proposed Place Type Maps)

Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s):CNB Financial Corporation, Inc (Holding Company of City National Bank of Taylor)_

Address for the proposed zoning change: _45 County Road 408

Phone: 512-671-2208_____ **E-mail: james.marek@cnbt.bank**_____

Current Place Type Zoning (Circle One)	**Requested Place Type Zoning (Circle One)**
P1 - Nature	P1 – Nature
(P2) Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	(P2C) Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

_Construction of drive up ATM. (No City Services Required.)_____

_____

If you have any questions or need help completing this form, please call 512-365-3863

□ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Edward C. Griffith, Jr., President Signature: _____ Date: 2-21-24
Owner Name 2: James A. Marek, Vice President_____ Signature: _____ Date: 2/21/24

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Talbot Commons, LLC

Address for the proposed zoning change: 114 West 6th Street

Phone: 917-576-7044 **E-mail:** dmoss@publicsketch.com

Current Place Type Zoning (Circle One)	**Requested Place Type Zoning (Circle One)**
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

The property is no longer a church or civic space.

If you have any questions or need help completing this form, please call 512-365-3863

□ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Douglas Moss Signature: Douglas Moss Date: April 30, 2024
Owner Name 2: _____ Signature: _____ Date: _____

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): @ Stargate Ventures LLC

Address for the proposed zoning change: 400 SE Carlos G Parker Blvd, Taylor TX 76574

Phone: 669-268-4819 **E-mail:** mahesh22k@gmail.com

Current Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
(P2.5 – Large Lot)	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	(P4 – Mix)
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

want to build homes & shopping strip mall

If you have any questions or need help completing this form, please call 512-365-3863

☐ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Gangadhar Kandru Signature: [signature] Date: 08/03/2024
Owner Name 2: _____ Signature: _____ Date: _____

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Venture Capstar LLC

Address for the proposed zoning change: South Loop, Taylor TX 76574

Phone: 669 268 4819 **E-mail:** Maheshzzk@gmail.com

Current Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

want to build modern tiny homes & shopping strip mall

If you have any questions or need help completing this form, please call 512-365-3863

☐ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Gangadhar Kandru Signature: [signature] Date: 08/03/2024
Owner Name 2: _____ Signature: _____ Date: _____

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): DELPHINE SLIVENSKY ESTATE

Address for the proposed zoning change: R613339 - NW CORNER OF CARLOS PARKER BLVD & NORTH DRIVE

Phone: 512-632-3119 **E-mail:** JSLIVE@SBCGLOBAL.NET

Current Place Type Zoning (Circle One)	**Requested Place Type Zoning (Circle One)**
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
(P4 – Mix)	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	(EC – Employment Center)
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

TO REINSTATE PREVIOUS OPTIONS (C-STORE, GAS STATION, AND OTHER RETAIL) AS WHEN INITIALLY PLATTED AS PART OF SPRING CREEK DEVELOPMENT.

If you have any questions or need help completing this form, please call 512-365-3863

[X] The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

DELPHINE SLIVENSKY ESTATE
Owner Name 1: JOHN SLIVENSKY - EXE Signature: [signature] Date: 2-29-24
Owner Name 2: _____ Signature: _____ Date: _____

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov



PZ-2024-2045

45 CR 408
Place Type Change
Proposed Zoning Map
Approximately 2.1 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

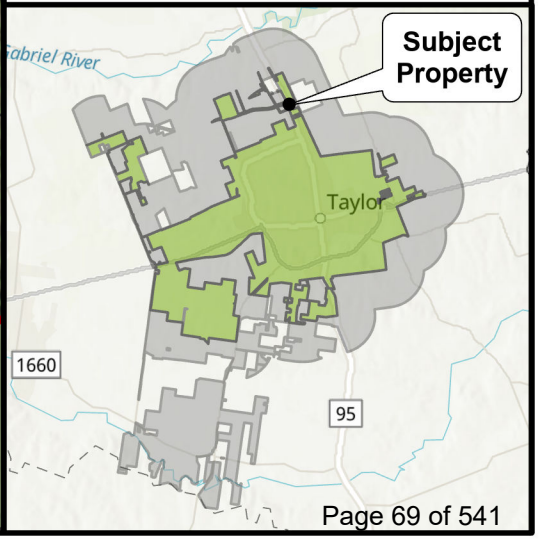
Overlay Zoning

- P1: Nature

Place Type Zoning

- P2: Rural
- P2C: Rural Commercial

N 0 200 400
Feet





PZ-2024-2045

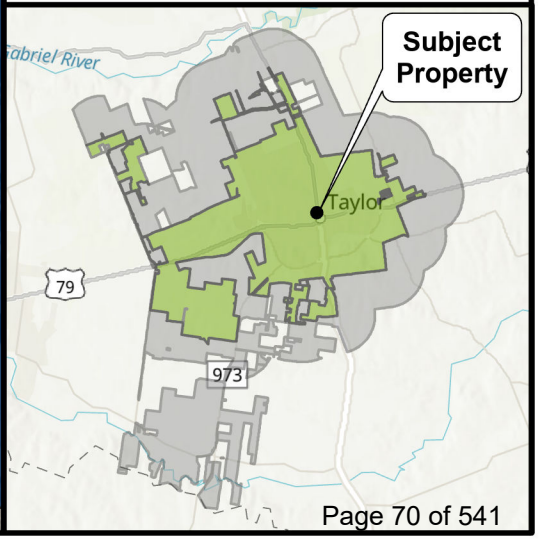
114 6th St W
Place Type Change
Proposed Zoning Map
Approximately 0.52 acres

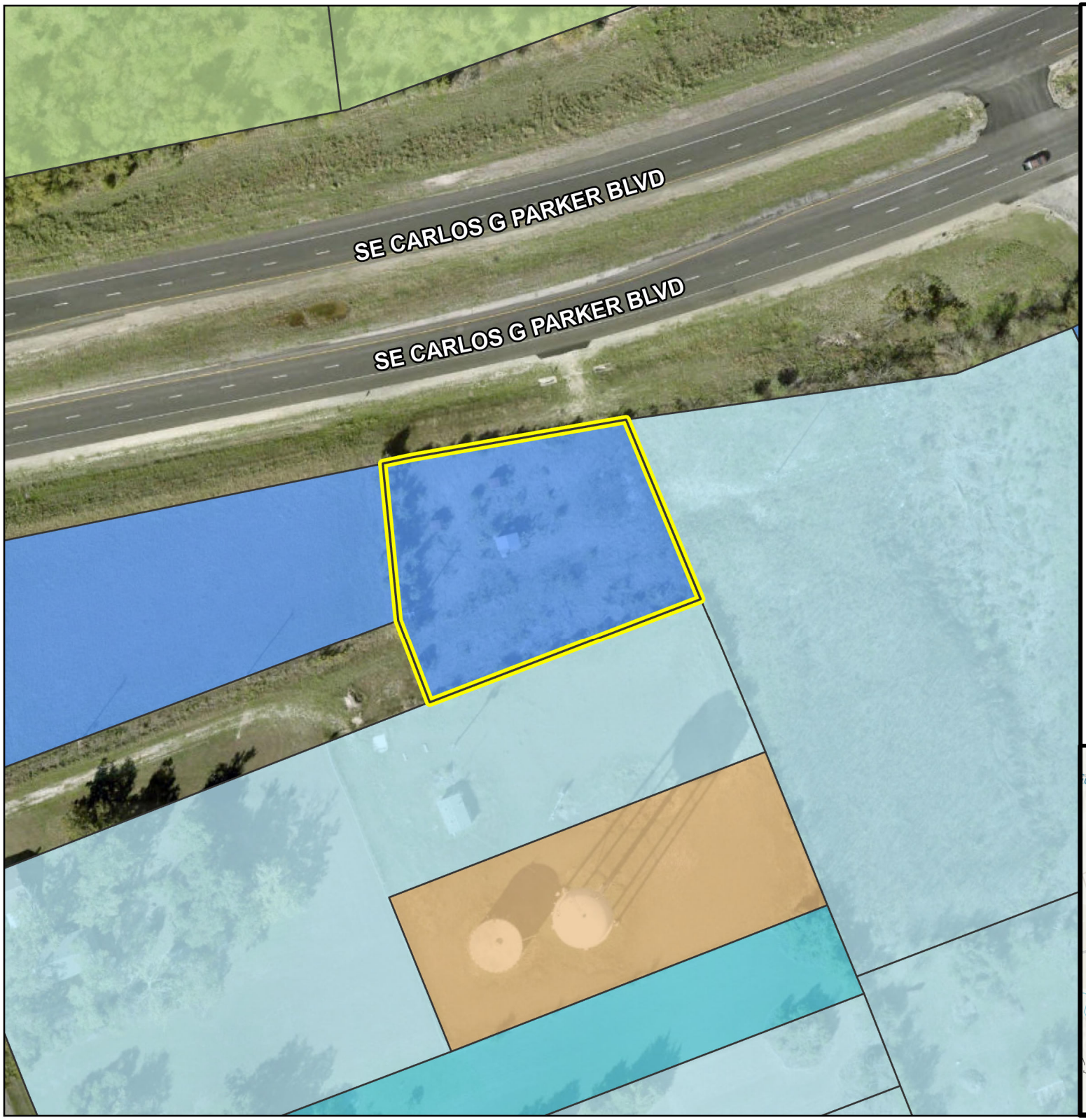
- City Limits
- Subject Property
- Parcels

Place Type Zoning

- P4: Mix
- P5: Urban Center
- CS: Civic Space

N 0 100 200
Feet





PZ-2024-2045

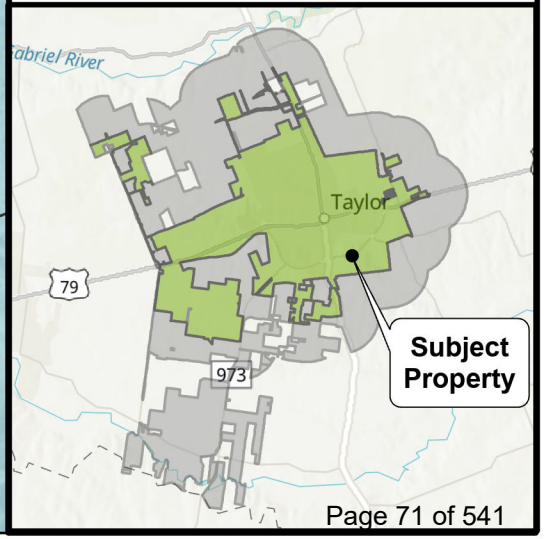
400 Carlos G Parker Blvd.
Place Type Change
Proposed Zoning Map
Approximately 0.8 acres

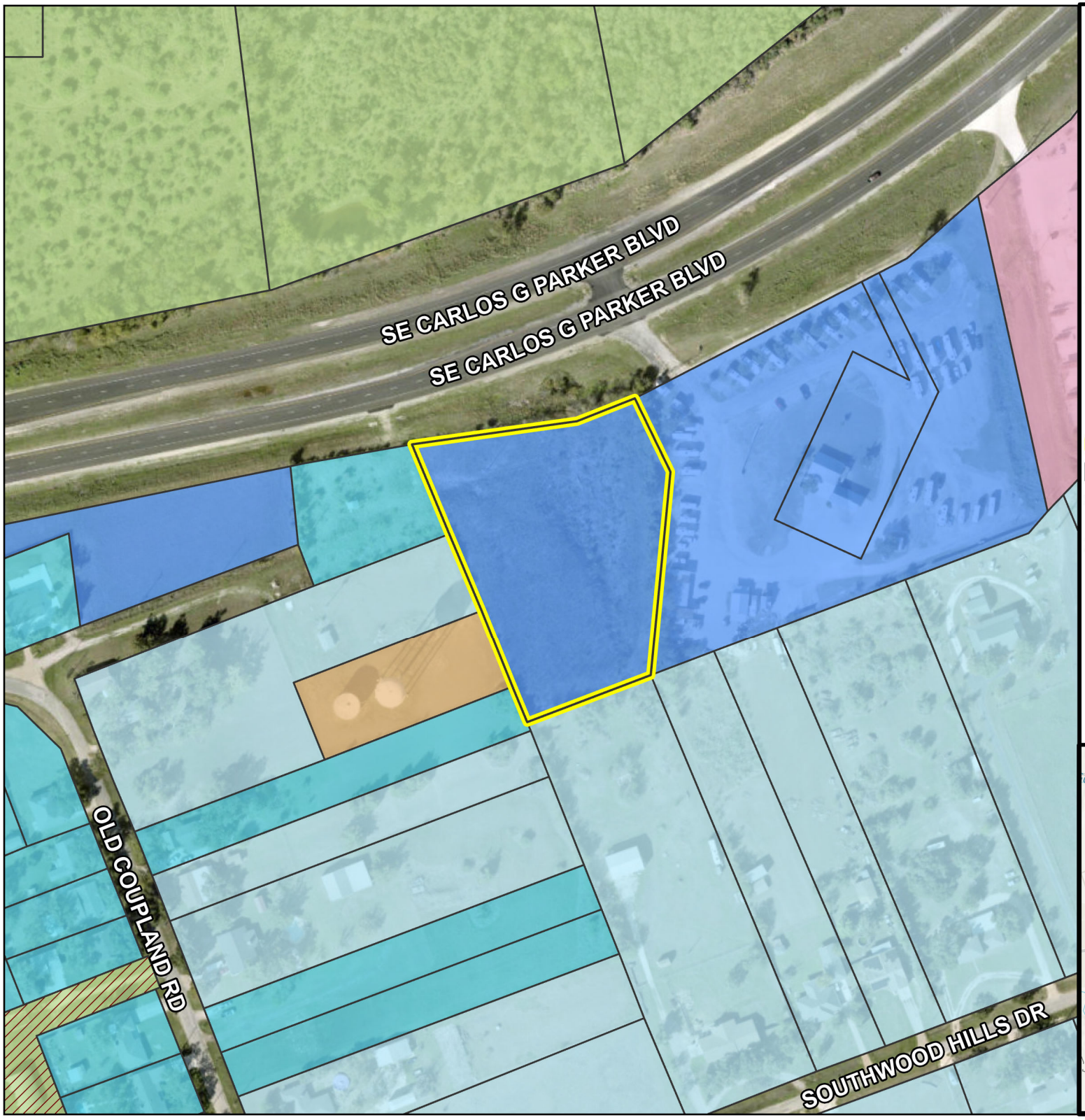
- Subject Property
- Parcels

Place Type Zoning

- P2: Rural
- R2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- CS: Civic Space

N 0 100 200
Feet





PZ-2024-2045

Located next to 400 SE Carlos G Parker Blvd.
Place Type Change
Proposed Zoning Map
Approximately 3.0 acres

- Subject Property
- Parcels

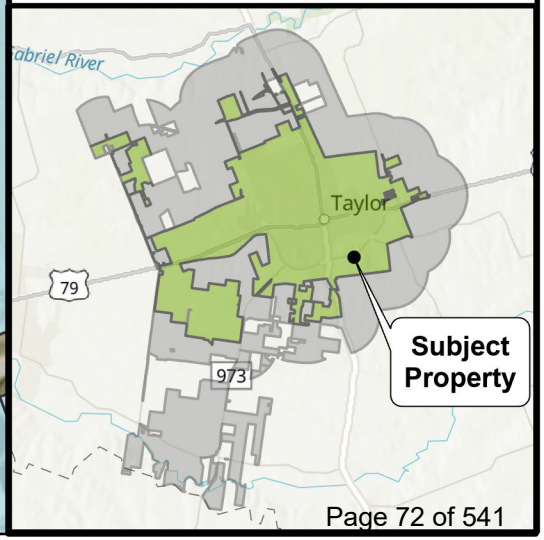
Overlay Zoning

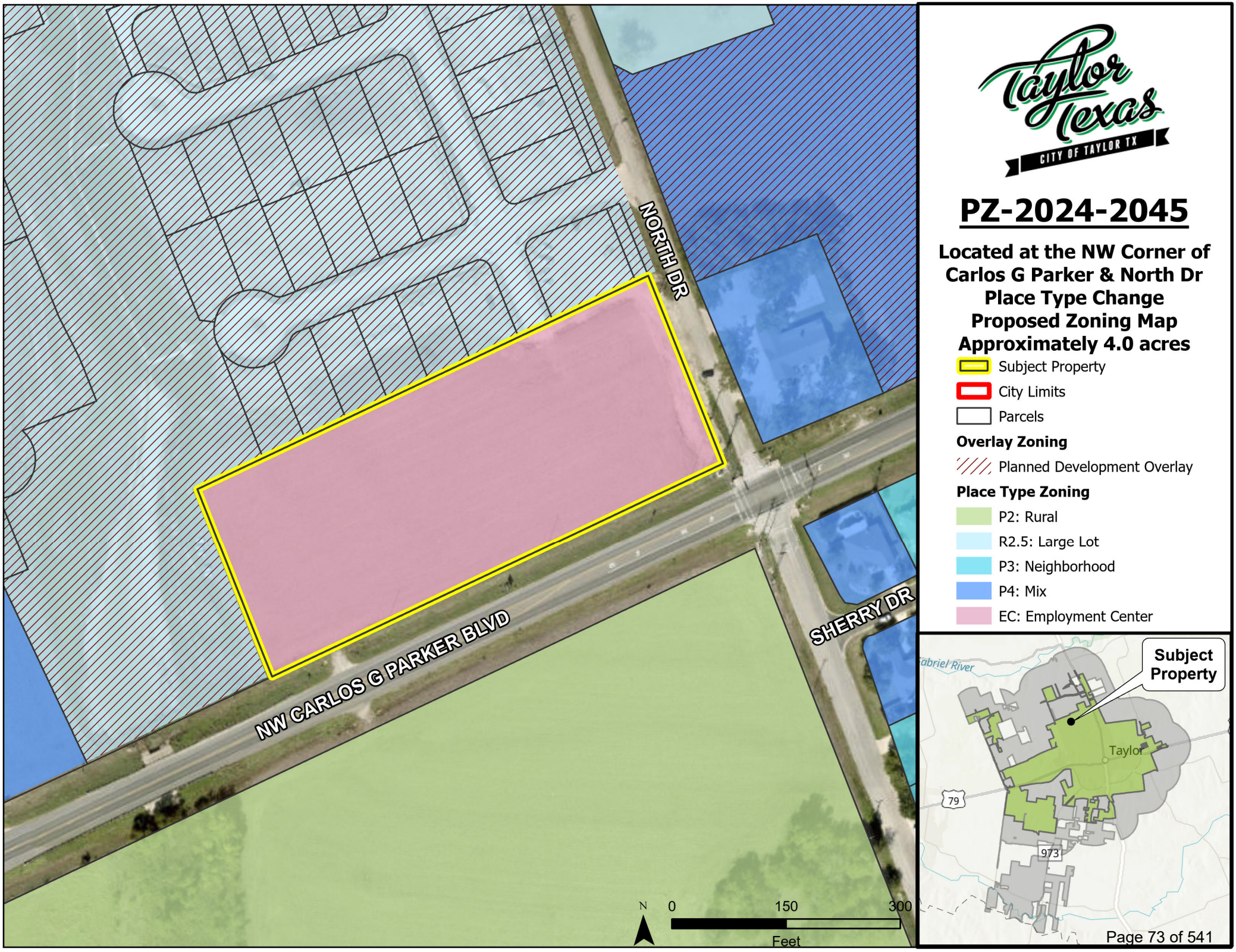
- Planned Development Overlay

Place Type Zoning

- P2: Rural
- R2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- EC: Employment Center
- CS: Civic Space

N 0 200 400
Feet





PZ-2024-2045

Located at the NW Corner of Carlos G Parker & North Dr
Place Type Change
Proposed Zoning Map
Approximately 4.0 acres

- Subject Property
- City Limits
- Parcels

Overlay Zoning

- Planned Development Overlay

Place Type Zoning

- P2: Rural
- R2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- EC: Employment Center

City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	45 County Road 408
Legal Description:	Longhorn Acres, Lot 1, Acres 2.12 (R457151)
Date Submitted:	2.21.2024
Current Place Type:	P2 - Rural
Requested Place Type:	P2C – Rural Commercial
Future Land Use:	Area of Minimal Change
Requestor:	Edward Griffith & James Marek
Staff Analysis:	The requestor states that this request is to facilitate a drive-up ATM (City National Bank of Taylor). The subject property meets the one-acre minimum area requirement for the P2C Place Type. The subject property is located at the corner of North Main Street and County Road 408. Nearby P2C exists approximately 635 feet from the subject property. In addition, the City Council has approved similar Place Type requests from P2 to P2C at 4901 FM 619 and 13592 Chandler Road.
Staff Recommendation:	Approve P2C – Rural Commercial Place Type at 45 County Road 408.
P&Z Recommendation:	Approve P2C – Rural Commercial Place Type at 45 County Road 408.

Attachments

1. Location Map
2. Current Place Type Map
3. Proposed Place Type Map
4. Notification Map
5. Place Type Request Form

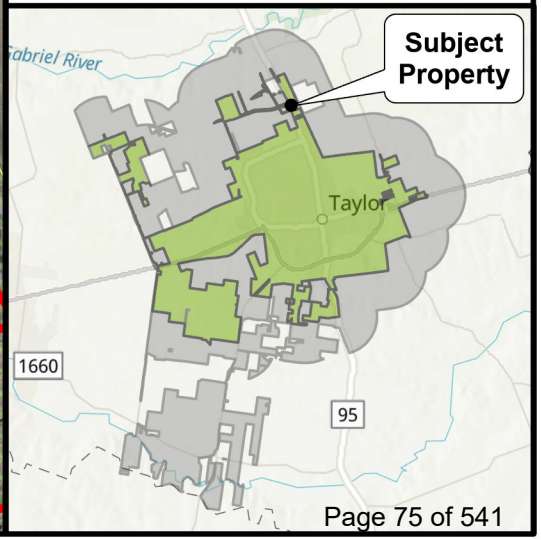


PZ-2024-2045

45 CR 408
Place Type Change
Location Map
Approximately 2.1 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 410 820
Feet





PZ-2024-2045

45 CR 408
Place Type Change
Current Zoning Map
Approximately 2.1 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

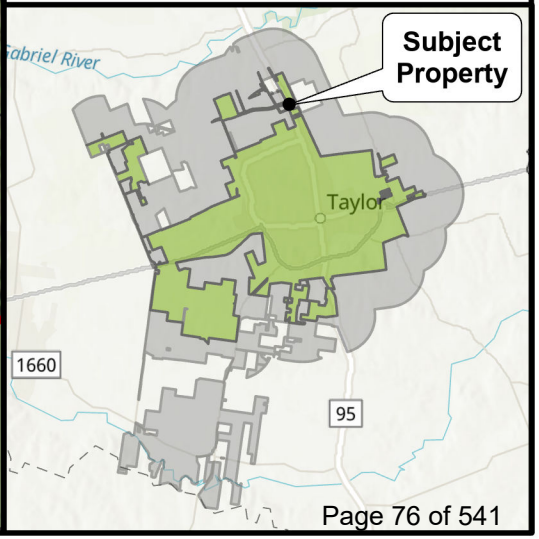
Overlay Zoning

- P1: Nature

Place Type Zoning

- P2: Rural
- P2C: Rural Commercial

N 0 200 400
Feet





PZ-2024-2045

45 CR 408
Place Type Change
Proposed Zoning Map
Approximately 2.1 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

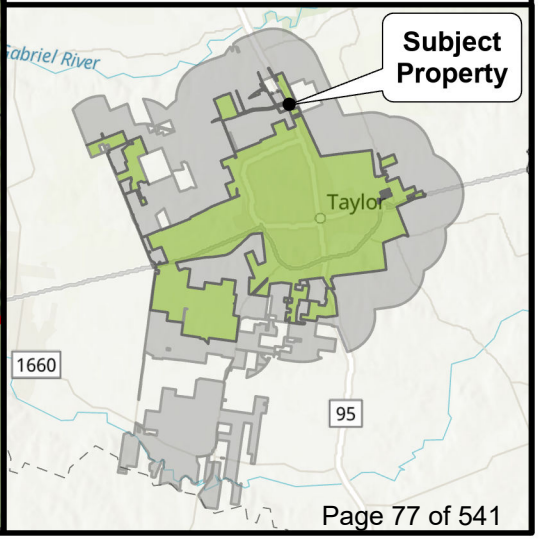
Overlay Zoning

- P1: Nature

Place Type Zoning

- P2: Rural
- P2C: Rural Commercial

N 0 200 400
Feet



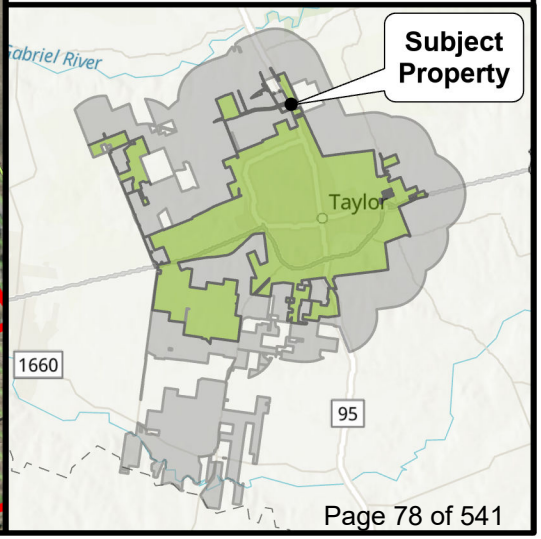


PZ-2024-2045

45 CR 408
Place Type Change
Notification Map
Approximately 2.1 acres

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

N 0 410 820
Feet



Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s):CNB Financial Corporation, Inc (Holding Company of City National Bank of Taylor)_

Address for the proposed zoning change: _45 County Road 408

Phone: 512-671-2208_____ **E-mail: james.marek@cnbt.bank**_____

Current Place Type Zoning (Circle One)	**Requested Place Type Zoning (Circle One)**
P1 - Nature	P1 – Nature
(P2 - Rural) P2 – Rural	P2 - Rural
P2C – Rural Commercial	(P2C - Rural Commercial)
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

_Construction of drive up ATM. (No City Services Required.)_____

_____

If you have any questions or need help completing this form, please call 512-365-3863

□ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Edward C. Griffith, Jr., President Signature: _____ Date: 2-21-24
Owner Name 2: James A. Marek, Vice President_____ Signature: _____ Date: 2/21/24

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

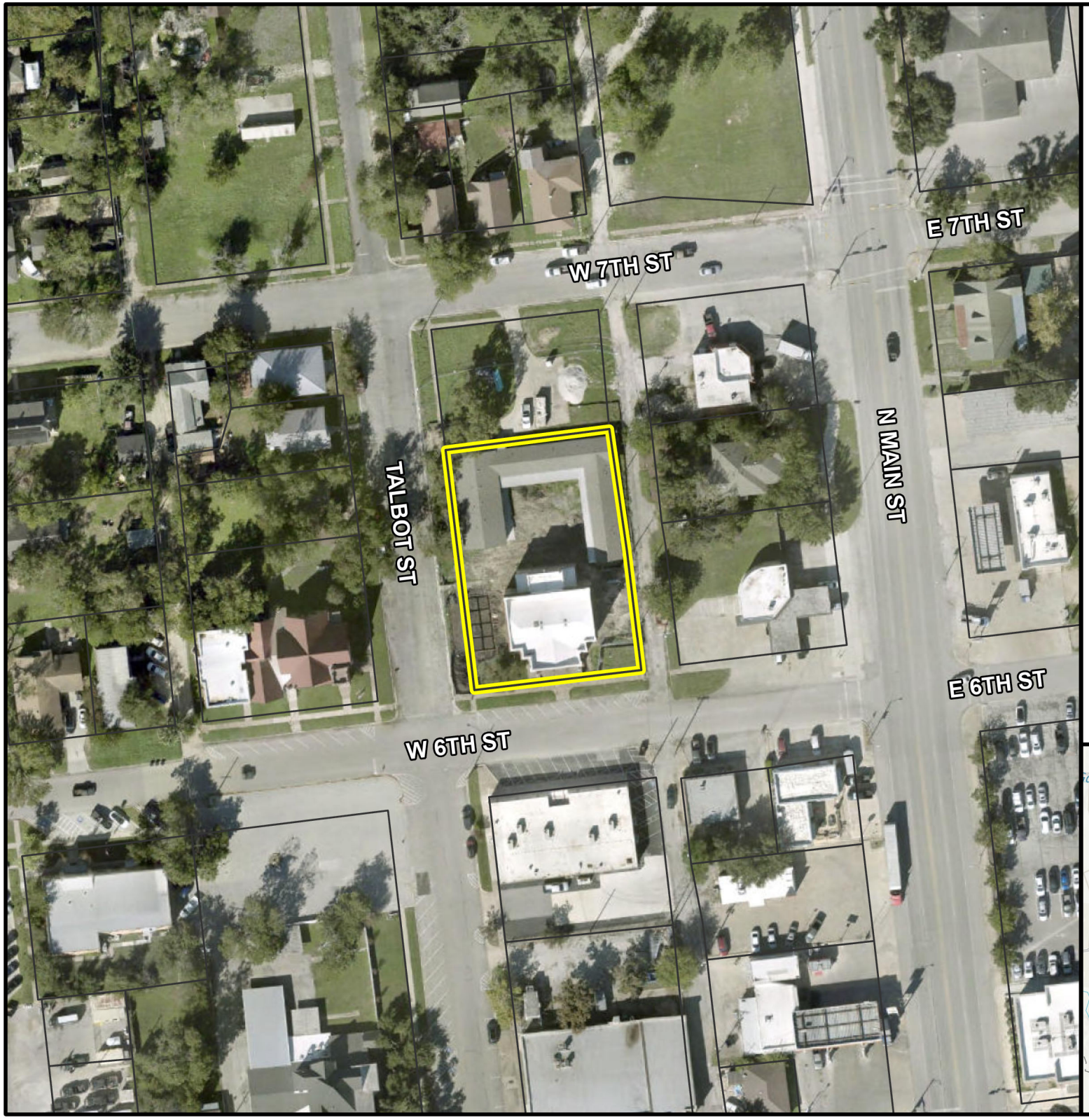
City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	5
Address/Location:	114 W. 6th Street
Legal Description:	Approximately 0.5165 acres of land described as the Map of the Town of Taylor, Lot 5 through 6, Block 33 (R015017)
Date Submitted:	3/4/2024
Current Place Type:	CS – Civic Space
Requested Place Type:	P5 – Urban Center
Future Land Use:	Market Center: Community
Requestor:	Doug Moss
Staff Analysis:	The requestor has ongoing construction at the subject property for the mixed-use development referred to as Talbot Commons. The location was previously a Church (First Presbyterian) and thus took the Place Type as Civic Space. When the City surveyed properties to identify the proper Place Type one of the determining factors was the use of the Williamson County Appraisal District (WCAD) "land use" category. At the time of collection, the subject property was designated as a Church and thus CS was allocated incorrectly to the property as the change of use in the WCAD system at the time did not accurately reflect the new commercial endeavor. In 2022 and 2023, permits were issued for the remodeling of the former church administrative buildings to be re-used as a small hotel and a food and beverage kiosk.
Staff Recommendation:	Approve P5 – Urban Center Place Type at 114 W. 6th Street.
P&Z Recommendation:	Approve P5 – Urban Center Place Type at 114 W. 6th Street.

Attachments

1. Location Map
2. Current Place Type Map
3. Proposed Place Type Map
4. Notification Map
5. Place Type Request Form

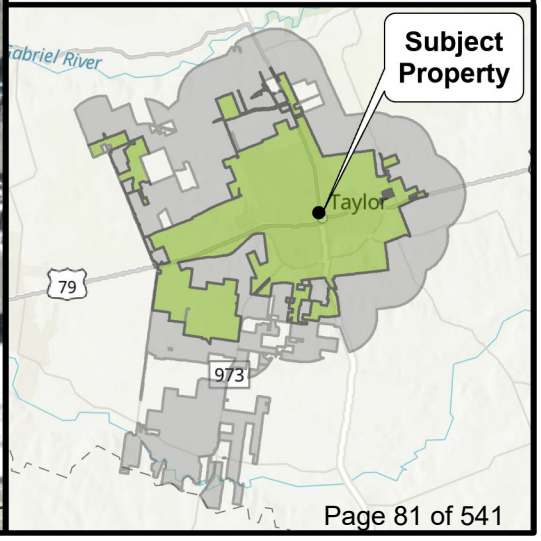


PZ-2024-2045

114 6th St W
Place Type Change
Location Map
Approximately 0.52 acres

City Limits
Subject Property
Parcels

N 0 100 200
Feet





PZ-2024-2045

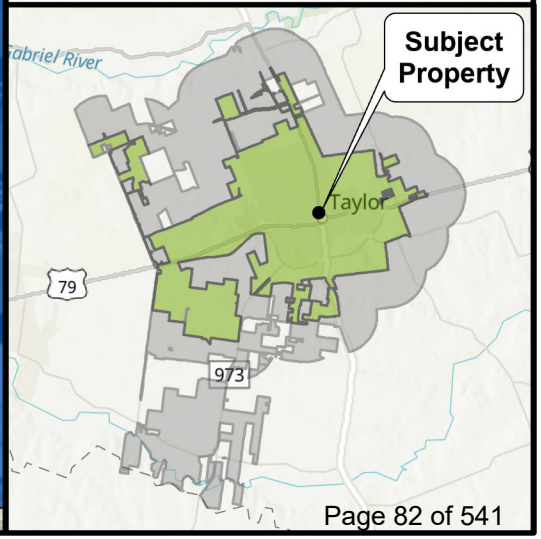
114 6th St W
Place Type Change
Current Zoning Map
Approximately 0.52 acres

- City Limits
- Subject Property
- Parcels

Place Type Zoning

- P4: Mix
- P5: Urban Center
- CS: Civic Space

N 0 100 200
Feet





PZ-2024-2045

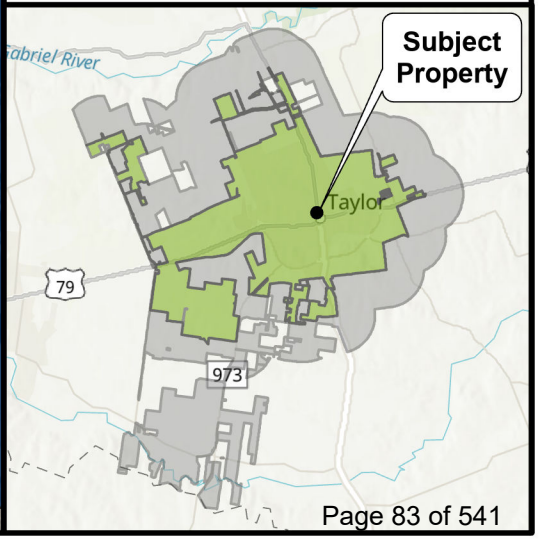
114 6th St W
Place Type Change
Proposed Zoning Map
Approximately 0.52 acres

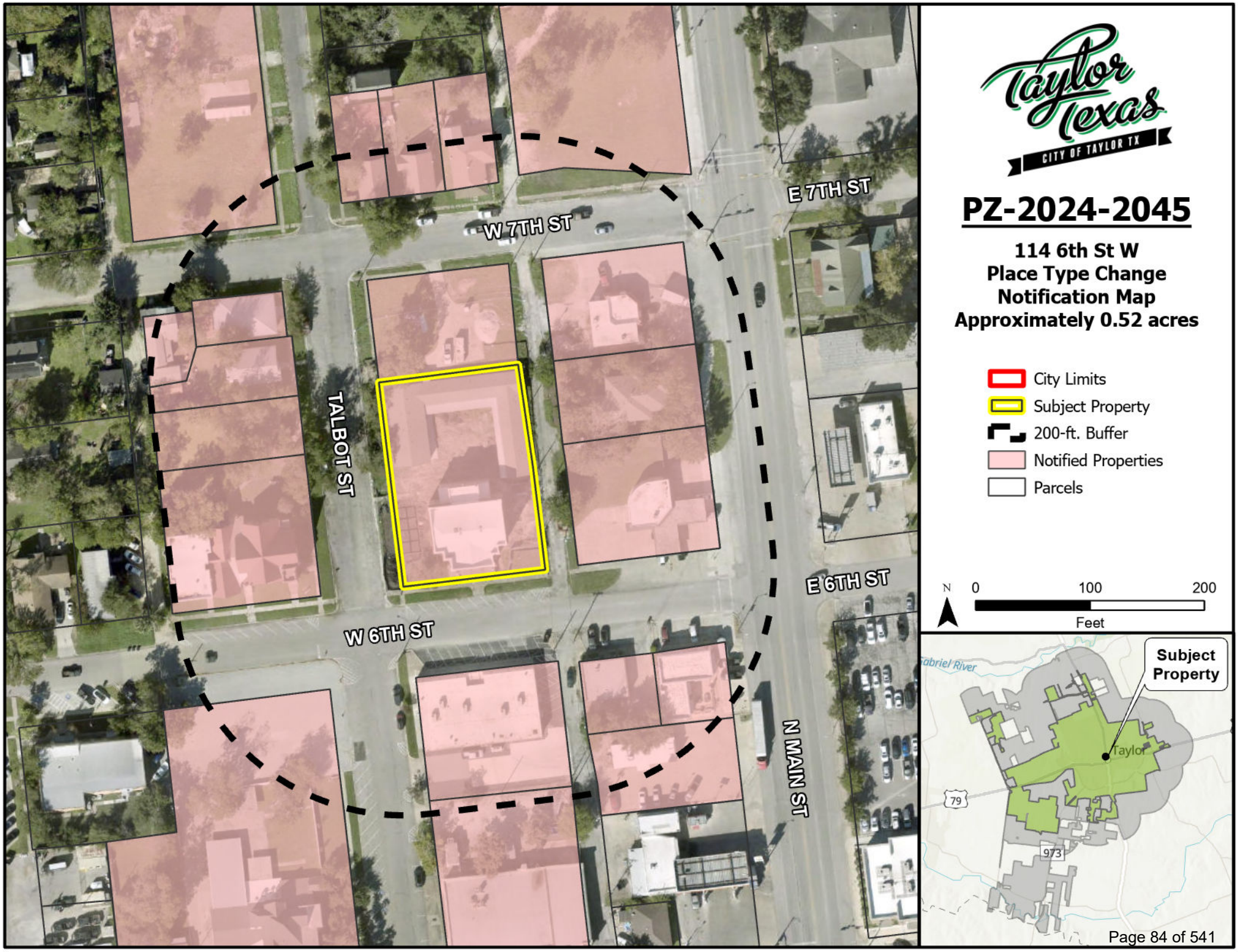
- City Limits
- Subject Property
- Parcels

Place Type Zoning

- P4: Mix
- P5: Urban Center
- CS: Civic Space

N 0 100 200
Feet





Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2045

114 6th St W
Place Type Change
Notification Map
Approximately 0.52 acres

- City Limits
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 100 200
Feet

Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): _____

Address for the proposed zoning change: _____

Phone: _____ **E-mail:**_____

Current Place Type Zoning (Circle One)	**Requested Place Type Zoning (Circle One)**
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

_____
_____

If you have any questions or need help completing this form, please call 512-365-3863

□ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: _____ Signature: _____ Date: _____
Owner Name 2: _____ Signature: _____ Date: _____

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

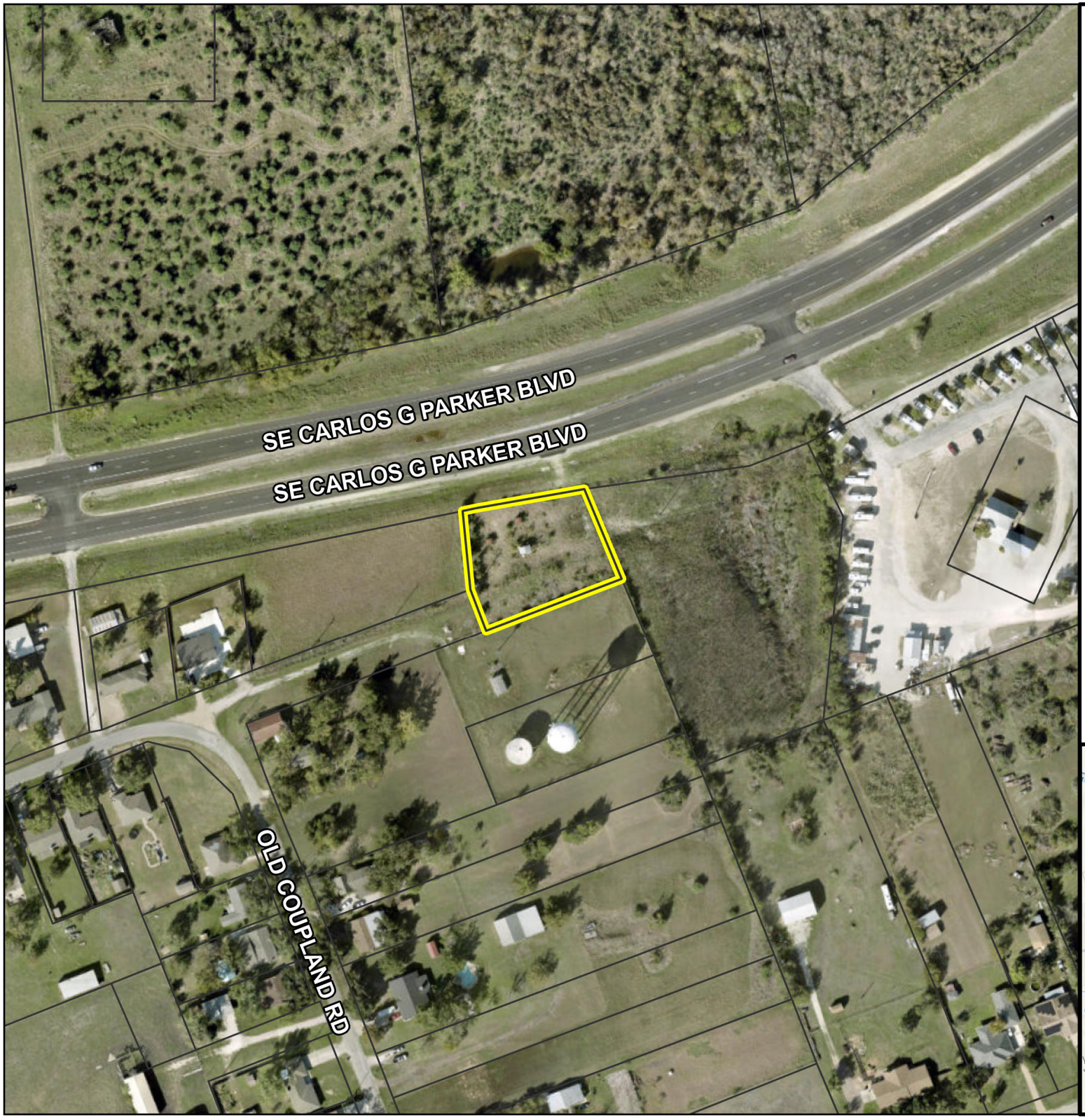
City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	400 Carlos G. Parker Blvd, SE
Legal Description:	Well addition, Lot 1, Acres 0.77 (R308656)
Date Submitted:	3/8/2024
Current Place Type:	P3 - Neighborhood
Requested Place Type:	P4 - Mix
Future Land Use:	Neighborhood Infill
Requestor:	Gangadhar Kandru
Staff Analysis:	The requestor is seeking a place type request for this lot and the adjoining lot (South Loop) to facilitate building modern tiny homes and a shopping mall. There are residential uses to the south of this site in the form of Place 2.5 – Large lot. The existing place types adjoining both lots (400 Carlos G Parker Blvd and South Loop) are P4 - Mix to the east and west. Place type changes were also approved for Employment Center and P4 further to the east near the Southwood Hills Road. A Special Use permit was also recently approved for the expansion and improvement of the Four Winds RV park to the east at 408 Carlos G Parker Blvd SE.
Staff Recommendation:	Approve P4 – Mix place type request for 400 Carlos G. Parker Blvd, SE
P&Z Recommendation:	Approve P4 – Mix place type request for 400 Carlos G. Parker Blvd, SE

Attachments

1. Location Map
2. Current Place Type Map
3. Proposed Place Type Map
4. Notification Map
5. Place Type Request Form



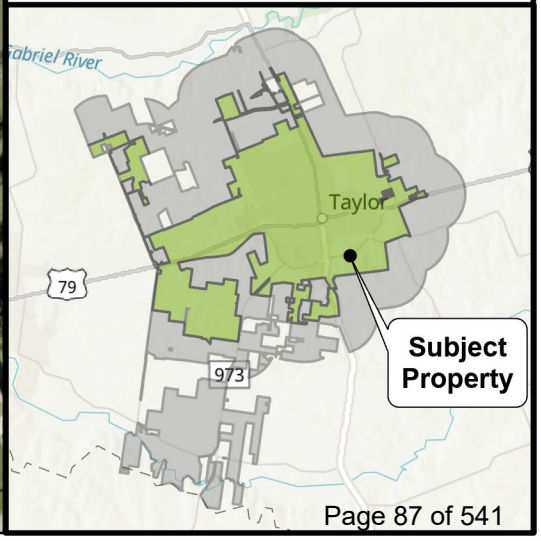
Taylor Texas
CITY OF TAYLOR TX

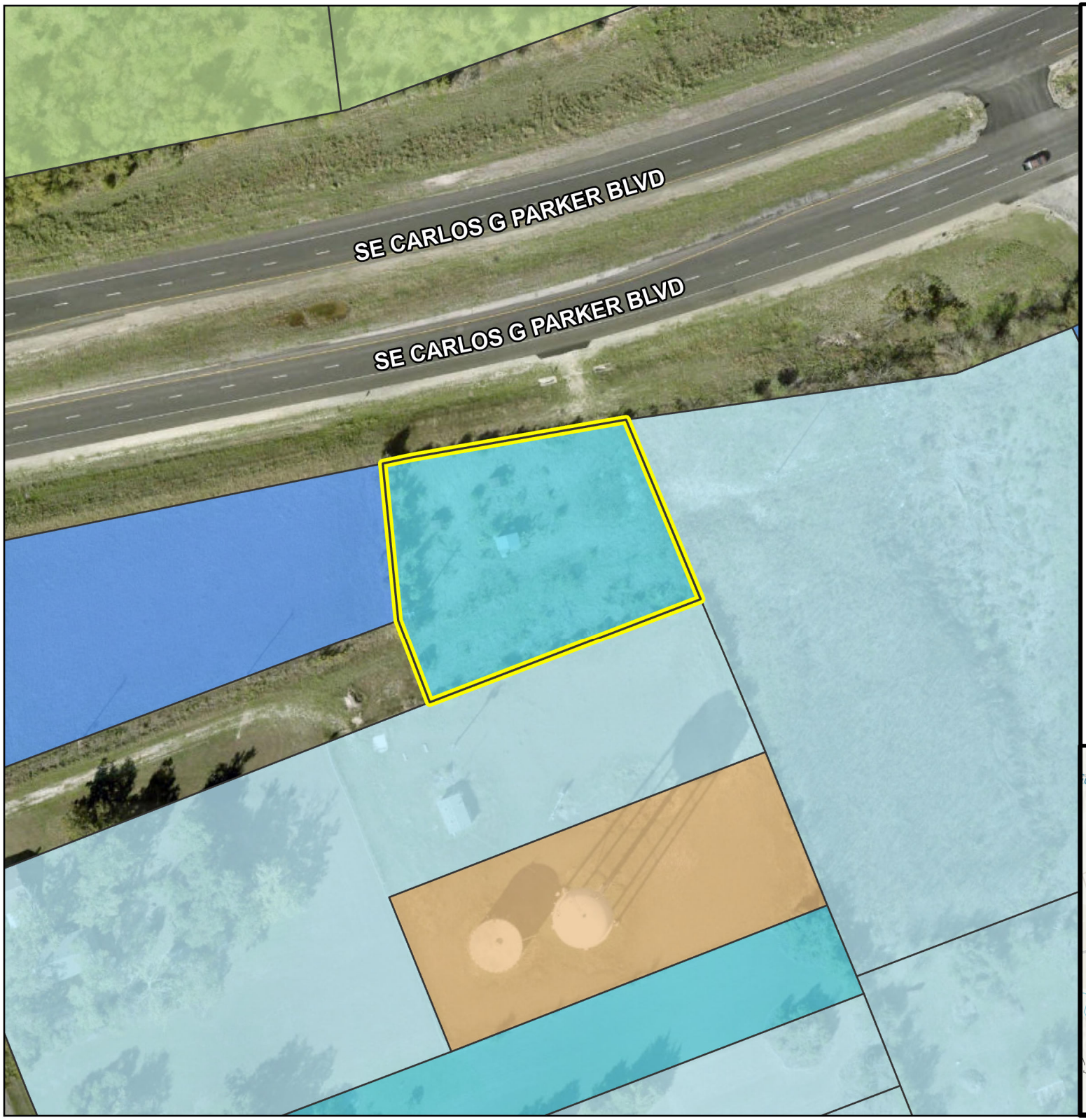
PZ-2024-2045

400 Carlos G Parker Blvd.
Place Type Change
Location Map
Approximately 0.8 acres

Subject Property
Parcels

N 0 200 400
Feet





PZ-2024-2045

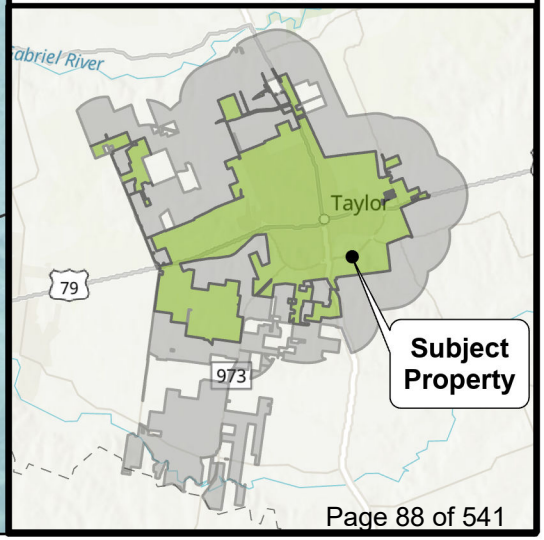
400 Carlos G Parker Blvd.
Place Type Change
Current Zoning Map
Approximately 0.8 acres

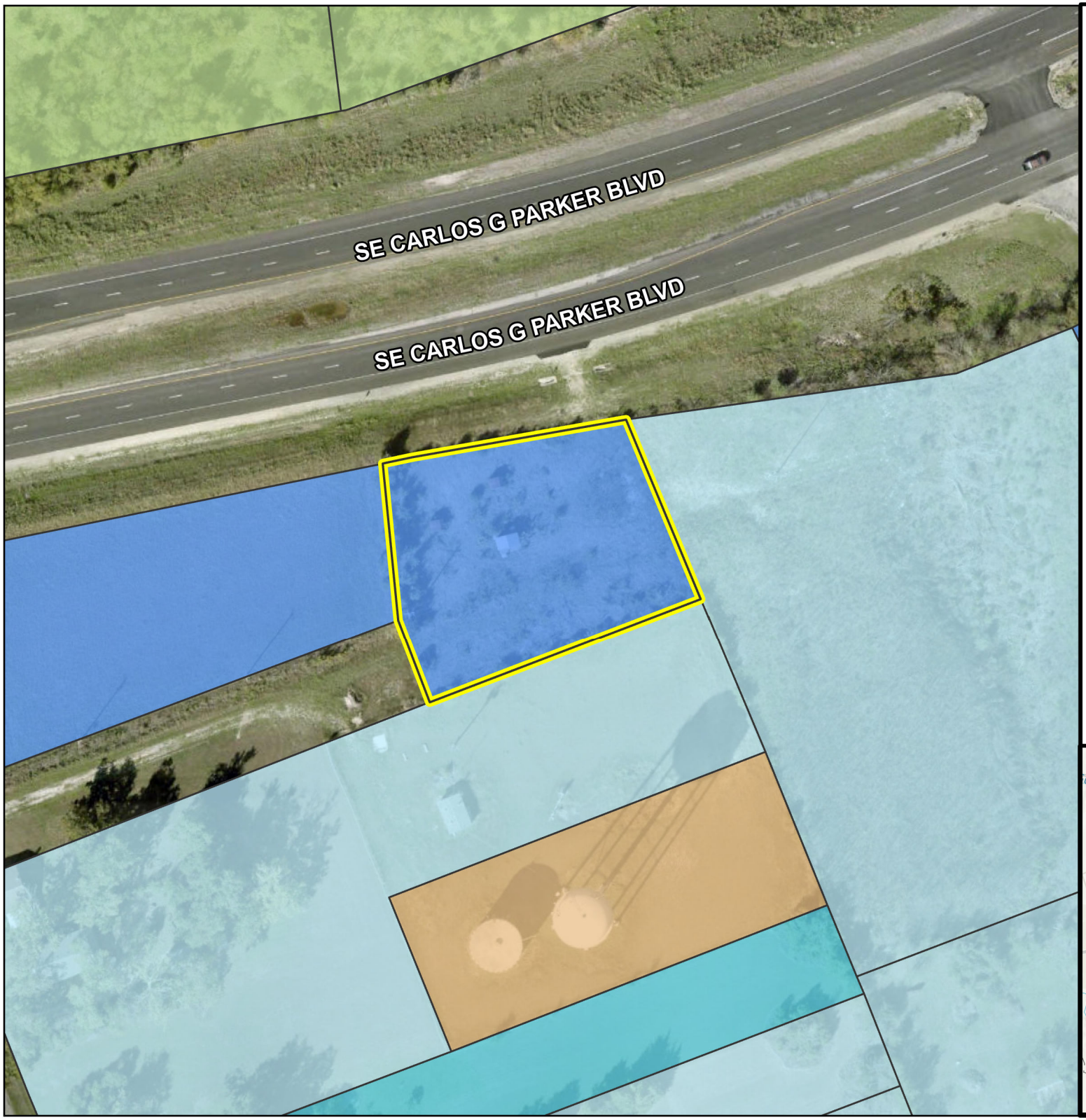
- Subject Property
- Parcels

Place Type Zoning

- P2: Rural
- R2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- CS: Civic Space

N 0 100 200
Feet





PZ-2024-2045

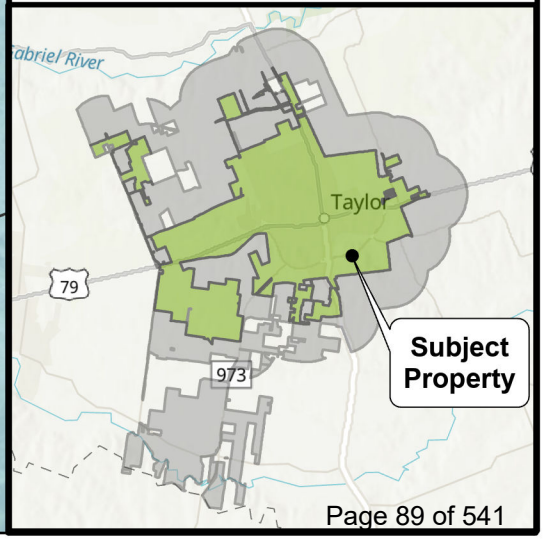
400 Carlos G Parker Blvd.
Place Type Change
Proposed Zoning Map
Approximately 0.8 acres

- Subject Property
- Parcels

Place Type Zoning

- P2: Rural
- R2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- CS: Civic Space

N 0 100 200
Feet



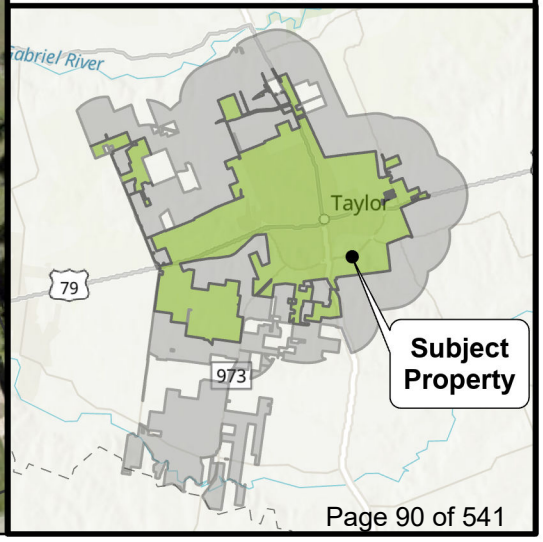


PZ-2024-2045

400 Carlos G Parker Blvd.
Place Type Change
Notification Map
Approximately 0.8 acres

- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 200 400
Feet



Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): @ Stargate Ventures LLC

Address for the proposed zoning change: 400 SE Carlos G Parker Blvd, Taylor TX 76574

Phone: 669-268-4819 **E-mail:** mahesh22k@gmail.com

Current Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

want to build homes & shopping strip mall

If you have any questions or need help completing this form, please call 512-365-3863

☐ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Gurugadhar Kandru Signature: [signature] Date: 08/03/2024
Owner Name 2: _____ Signature: _____ Date: _____

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	South Loop
Legal Description:	Coursey P. survey, Acres 2.916 (R019024)
Date Submitted:	3.8.2024
Current Place Type:	P2.5 - Large Lot
Requested Place Type:	P4 - Mix
Future Land Use:	Neighborhood Infill
Requestor:	Gangadhar Kandru
Staff Analysis:	The requestor is seeking a place type request for this lot and the adjoining lot (400 Carlos G Parker Blvd. SE) to facilitate building modern tiny homes and a shopping mall. There are residential uses to the south of this site in the form of Place Type 2.5 – Large lot. The existing place types adjoining both lots (South Loop and 400 Carlos G Parker Blvd) are P4 to the east and west. Place type changes were also approved for Employment Center and P4 further to the east near the Southwood Hills Road. A Special Use permit was also recently approved for the expansion and improvement of the Four Winds RV park to the east at 408 Carlos G Parker Blvd SE.
Staff Recommendation:	Approve P4 – Mix place type request for South Loop
P&Z Recommendation:	Approve P4 – Mix place type request for South Loop

Attachments

1. Location Map
2. Current Place Type Map
3. Proposed Place Type Map
4. Notification Map
5. Place Type Request Form

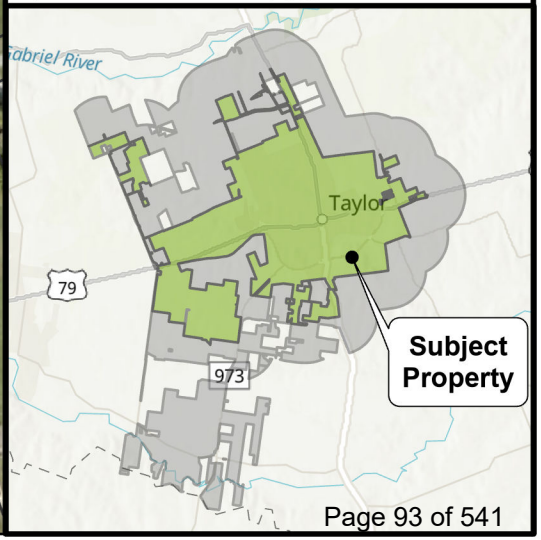


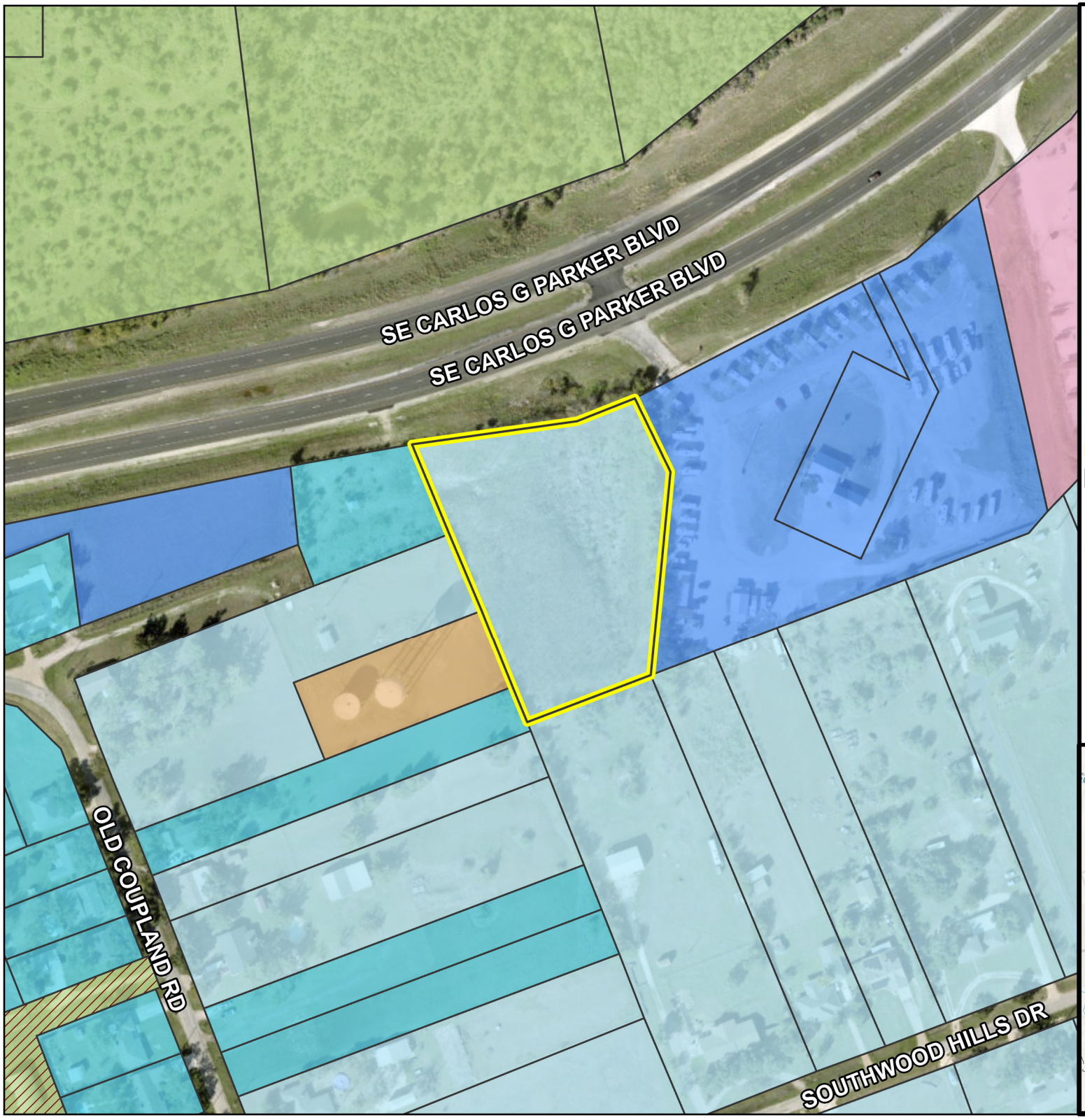
PZ-2024-2045

Located next to 400 SE Carlos G Parker Blvd.
Place Type Change
Location Map
Approximately 3.0 acres

Subject Property
Parcels

N 0 310 620
Feet





PZ-2024-2045

Located next to 400 SE Carlos G Parker Blvd.
Place Type Change
Current Zoning Map
Approximately 3.0 acres

- Subject Property
- Parcels

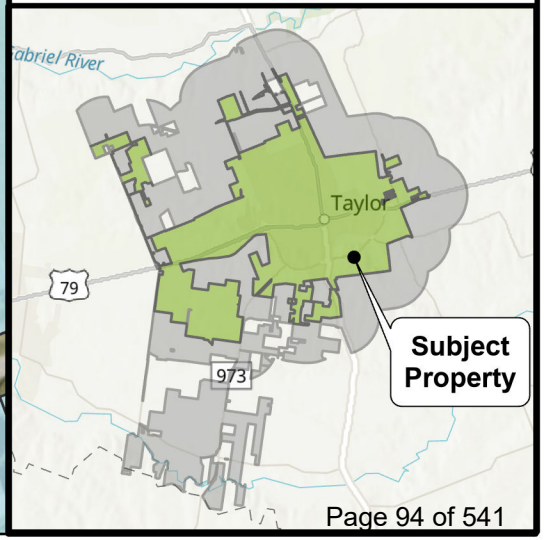
Overlay Zoning

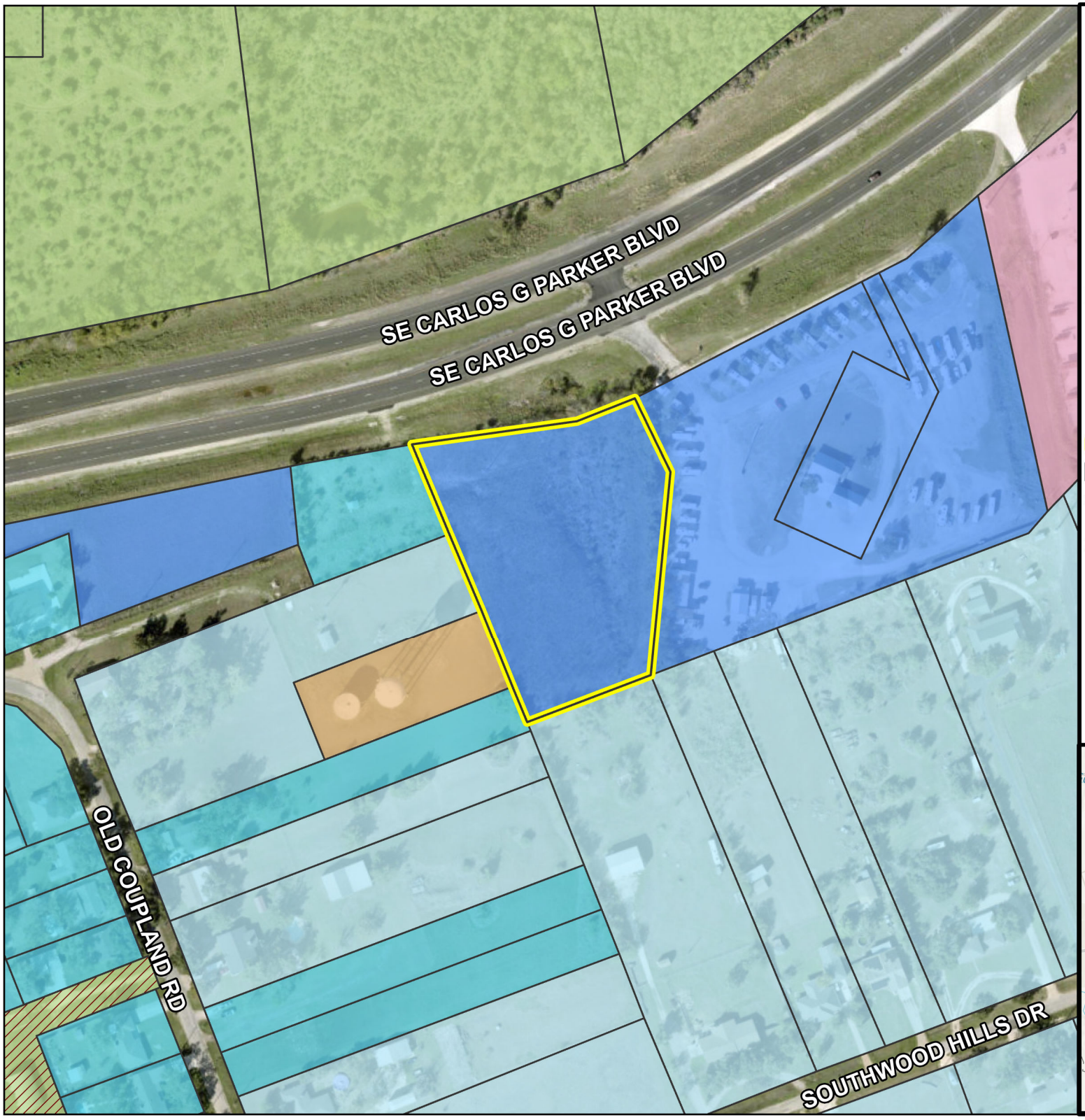
- Planned Development Overlay

Place Type Zoning

- P2: Rural
- R2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- EC: Employment Center
- CS: Civic Space

N 0 200 400
Feet





PZ-2024-2045

Located next to 400 SE Carlos G Parker Blvd.
Place Type Change
Proposed Zoning Map
Approximately 3.0 acres

- Subject Property
- Parcels

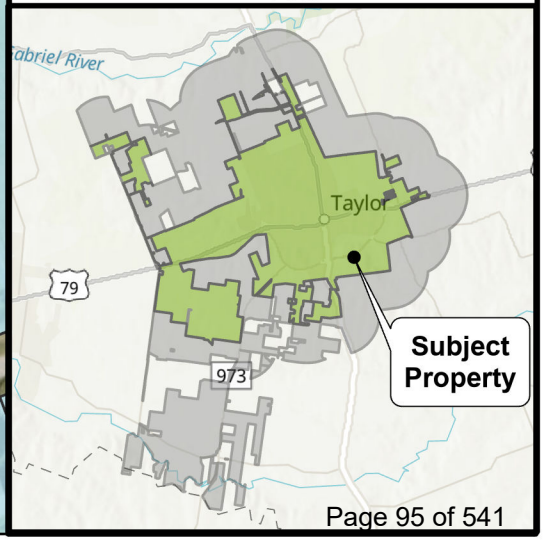
Overlay Zoning

- Planned Development Overlay

Place Type Zoning

- P2: Rural
- R2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- EC: Employment Center
- CS: Civic Space

N 0 200 400
Feet





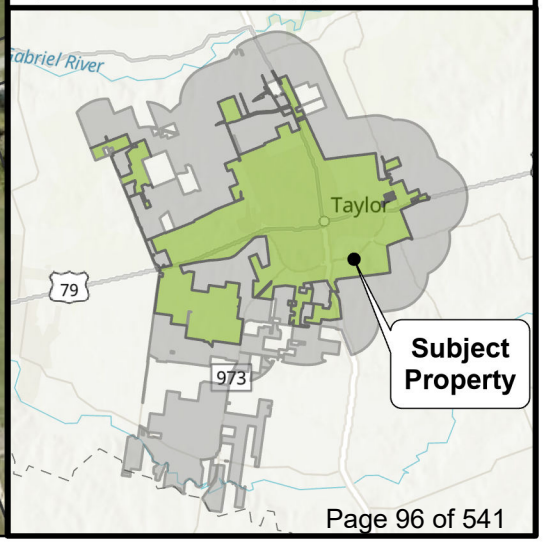
Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2045

Located next to 400 SE Carlos G Parker Blvd.
Place Type Change Notification Map
Approximately 3.0 acres

- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 410 820
Feet



Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Venture Capstar LLC

Address for the proposed zoning change: South Loop, Taylor TX 76574

Phone: 669 268 4819 **E-mail:** Mahesh22k@gmail.com

Current Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

want to build modern tiny homes & shopping strip mall

If you have any questions or need help completing this form, please call 512-365-3863

☐ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Gangadhar Kandru Signature: [signature] Date: 08/03/2024
Owner Name 2: _____ Signature: _____ Date: _____

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	CR 367, Commonly known as north- western corner of North Drive and Carlos G Parker Blvd NW intersection
Legal Description:	Taylor 70 (BLK 1 LT3), Block 1, Lot 3, Acres 3.9885 (R613339)
Date Submitted:	2.29.2024
Current Place Type:	P4 - Mix
Requested Place Type:	EC – Employment Center
Future Land Use:	Neighborhood Infill
Requestor:	John Slivensky
Staff Analysis:	The requestor states that this place type change request is to reinstate the previous options (a convenience store, gas station and other retail) under the prior zoning ordinance when the property was initially platted as part of the Taylor 70 (now Spring Creek) development. The planned development for this subdivision in 2020 (PZ 2020 - 1227) and preliminary plat (PZ 2020-1260) included 289 single family residences and two commercial lots along the Carlos G Parker Blvd NW frontage. This place type change request relates to one of the two commercial lots. The two commercial lots were both zoned as B1 – Local commercial use under the old zoning ordinance. This lot was correctly translated to P4 – Mix place type zoning. The P4 place type zoning permits commercial and mixed use building types and retail uses excluding drive-through services and vehicle services. The requestor is seeking zoning to allow a convenience store with gas station. The convenience store is permitted in P4 as a retail use however the fueling station is not permitted in P4 because it is a vehicle services use. All areas designated as Employment Center require an Employment Center Plan to be approved prior to any development activity on the property. If this place type request is granted the Employment Center Plan for this location, given its proximity and juxtaposition to the residential subdivision to the north, needs to provide: (i) Appropriate connectivity to the Spring Creek residential neighborhood, (ii) that the proposed employment center uses, layout of the proposed buildings and accessory structures/apparatus and

	positioning of the gas pumps do not negatively impact the adjacent residential lots.
Staff Recommendation:	Approve Employment Center place type for WCAD parcel R613339 at the north -western corner of the North Drive and Carlos G Parker Blvd NW intersection with the condition that the Employment Center Plan provides sufficient protection for the adjacent residential lots from the proposed convenience store and gas station and that any other Employment Center uses are limited to those that are compatible with the adjacent neighborhood.
P&Z Recommendation:	Denial of Employment Center place type at the north- western corner of the North Drive and Carlos G Parker Blvd NW intersection

Attachments

1. Location Map
2. Ordinance 2020- 13 for Future Land Use Plan amendment to commercial use at Taylor 70
3. Ordinance 2020 – 14 for Residential Planned development and Local Commercial zoning district at Taylor 70
4. Current Place Type Map
5. Proposed Place Type Map
6. Notification Map
7. Place Type Request Form

ORDINANCE NO. 2020-13

AN ORDINANCE CHANGING THE COMPREHENSIVE PLAN FUTURE LAND USE PLAN MAP DESIGNATION FROM SINGLE-FAMILY TO COMMERCIAL ON PROPERTY DESCRIBED AS APPROXIMATELY 6.83 ACRES, LOCATED AT THE NORTHWEST INTERSECTION OF NORTH DRIVE AND N.W. CARLOS G. PARKER BOULEVARD, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R383650, PART OF AND OUT OF A 27.73 ACRE TRACT WITHIN WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on August 27, 2020, to consider the request made by Brett Corwin, for property which is legally described in Exhibits "A" and "B" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the Comprehensive Plan Future Land Use Plan Map designation from Single-Family to Commercial as shown on the map attached hereto as Exhibit "C"; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on August 11, 2020, to consider the Comprehensive Plan Future Land Use Plan Map Amendment, and recommended the change to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the amendment to the Comprehensive Plan Future Land Use Plan Map designation for the Property.

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 designation to Commercial designation.

SECTION 3. All other terms and conditions contained in the official Future Land Use Plan Map, except as amended herein, shall continue and remain in full force and effect.

SECTION 4. 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 5. In accordance with Article VIII of the City Charter, Ordinance 2020-13 was introduced before the Taylor City Council on the 27 day of August, 2020.

PASSED, APPROVED, and ADOPTED on the 10 day of September, 2020.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

Intermandeco, Ltd.

DATE: April 9, 2020

TO: Shelly Shelton, Senior Planner

And Staff of the City of Taylor

FROM: Intermandeco, GP LLC (Developer) – Brett Corwin

RE: FLUM Amendment Request – Slivensky Property

Ms. Shelton,

We are proposing to amend the City's FLUM to allow for a mix of commercial and residential on the 27.73 ac Slivensky Tract located on the NW corner of Carlos G. Parker Blvd and North Dr. The current FLUM calls for a Single-Family use. We believe that the addition of approximately 6.83 acres of commercial use on this tract along Carlos G. Park Blvd is appropriate and in line with the overall goals of the City's Comprehensive Plan. Below are examples of goals/objectives from the Comprehensive Plan and how they relate to our proposed FLUM amendment.

In Chapter 4 – Land Use of the Comprehensive Plan, there are key issues listed that were found to be important to the current citizens of Taylor. Below are a few of the points raised that we feel our FLUM amendment will address.

- Locations for new businesses and industries that will employ current residents and attract new residents to Taylor.
    - The addition of commercial on this tract will open up additional opportunities for new businesses on a main corridor in the City.

- Desire for the City to be more pedestrian friendly.
    - Locating a commercial use directly adjacent to a residential use gives residents a chance to walk/bike to nearby businesses instead of using a vehicle.

The Comprehensive Plan also provides goals for the City with specific objectives and actions. While not a complete list, below are a few of the objectives/actions from the Comprehensive Plan that are in alignment with our FLUM amendment.

- Objective L3: Provide viable retail, office and industrial areas that support opportunities for economic development.
    - Commercial tracts are well suited for this area of the City.

- Action L3.5: Locate large commercial and industrial activities along the more accessible roadways, ones that can handle truck traffic without negatively impacting adjacent residential land uses – the Loop, appropriate portions of Business 79, FM 397, FM 973.
    - As noted in this action item, FM 397 (Carlos G Parker Blvd) can handle the amount of traffic that could be generated from a commercial use. Locating commercial along the frontage of the property will act as a buffer between Carlos D. Parker Blvd. and residential use tucked behind.

Base on the aforementioned reasons, we believe that the requested FLUM amendment is in step with the City's goals. We are very excited about this project and think it will be a great addition to the City of Taylor.

Sincerely,



Brett Corwin

City of Taylor
PZ-2020-1228
Comprehensive Plan/Future Land Use Plan Amendment
Staff Report

Requested Action: Amend the City of Taylor Comprehensive Plan Future Land Use Plan Map (FLUP) for approximately 6.83 acres located at the northwest corner of North Drive and NW Carlos G. Parker Blvd. from Single-Family Residential to Commercial.

Applicants: Brett Corwin/Intermandeco GP LLC

Subject Property: Approximately 6.83 acres, out of 27.73 acres, from the land use designation Single-Family to Commercial located at the northwest intersection of North Drive and NW Carlos G. Parker Blvd., more particularly described by Williamson Central Appraisal District Parcel R383650; part of and out of William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Parcel Information
Current Zoning: Rural Agriculture (R/A)
Current Use: Agricultural Use
Current Future Land Use Plan Designation: Single-Family
Proposed Future Land Use Designation: Commercial

Adjacent Parcel Zoning Information
North: Vacant, Rural Agriculture (R/A); proposed R-1/RPD
South: Vacant, Rural Agriculture (R/A)
East: Single-Family Residential (R-1) and Local Business (B-1)
West: Crossroads Assembly of God Church, Local Business (B-1)

Purpose of the Future Land Use Plan

The adopted Future Land Use Plan is intended to guide development and influence policy to achieve the goals of the community as expressed in the City of Taylor 2004 Comprehensive Plan. It provides the City with a rational basis for current and future zoning decisions; however, the plan is intended to allow changes to accommodate the needs of Taylor as it grows and develops.

Purpose of the Request

The applicant is proposing to amend the Comprehensive Plan FLUP to change the designation of the 6.83 acres from Single-Family Residential to Commercial to allow for future commercial development. The applicant is also seeking a re-zoning of the property to B-1, Local Business, and the re-zoning cannot be granted without the proposed FLUP Amendment. In conjunction with the proposed commercial development along Carlos G. Parker, the applicant is proposing a single-family planned development on the remainder of the 27.73 acres and an additional 42.92 acres.

Staff Analysis

As City Staff we are charged with using the Comprehensive Plan as a guide to make recommendations to the Planning and Zoning Commission on proposed re-zoning requests.

The Comprehensive Plan includes Land Use Goals and Objectives along with associated actions to achieve those objectives. Some of the relevant Comprehensive Plan goals, objectives and actions to consider for this case include:

Land Use Goal: A variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor's current and future population while preserving the historical structures and small town atmosphere of the City.

***Objective L3**: Provide viable retail, office and industrial areas that support opportunities for economic development.*

> ***Action L3.5:** Locate large commercial and industrial activities along the more accessible roadways, ones that can handle truck traffic without negatively impacting adjacent residential land uses—the Loop, appropriate portions of Business 79, FM 397 FM 973.*

In addition to the Land Use Objectives, the Comprehensive Plan includes general Planning Principles and Policy Guides. Some of the relevant statements include:

- *Compatibility with existing uses should be maintained. Well-planned, mixed uses that are compatible are to be encouraged.*
- *Residential and commercial areas may be adjacent if separated by a buffer.*
- *Neighborhoods should be buffered from arterials or major collector streets.*
- *Neighborhood retail and service uses should be located at intersections of arterial or collector streets or at the edge of neighborhood areas unless appropriately placed within a planned development.*
- *Office and professional uses should be compatible with nearby residential areas and other uses through appropriate building height limitations and adequate buffering and landscaping that encourage pedestrian access.*
- *Commercial areas should include a range of development types to serve regional as well as local needs, from large commercial developments to smaller, freestanding commercial sites*
- *Commercial development should be concentrated in nodes at intersections and along major arterials and collectors that are designed and constructed to accommodate heavy traffic.*
- *Landscaping should be included in all commercial development for screening as well as to provide visual continuity and compatibility with adjacent uses while encouraging pedestrian access or use.*

The FLUP Narratives describe the current and proposed land use categories as follows:

Existing FLUP Designation
Single-Family Residential:

- Schools, parks and community facilities should be located close to or within residential neighborhoods.

- Residential and commercial areas may be adjacent if separated by a buffer.
- Neighborhoods should be buffered from arterials or major collector streets.
- Residential developments should include adequate area for parks and recreation facilities, schools and churches, and other public facilities.
- Housing should be available for all income levels.
- There should be a variety of housing types on a variety of lot sizes [to] create complementary neighborhoods.

Proposed FLUP Designation
Commercial:

- Commercial areas should include a range of development types to serve regional as well as local needs, from large commercial developments to smaller, freestanding commercial sites.
- Commercial development should be concentrated in nodes at intersections and along major arterials and collectors that are designed and constructed to accommodate heavy traffic.
- Parcels should be large enough to accommodate commercial use.
- Commercial uses with more intensive operational or traffic service characteristics should be located away from most residential areas.
- Buffers should separate commercial uses from residential areas, especially where the commercial use involves visible storage or display of merchandise or materials.
- Landscaping should be included in all commercial development for screening as well as to provide visual continuity and compatibility with adjacent uses while encouraging pedestrian access or use.

The applicant requests the update to the Future Land Use Plan be granted so affirmative action can be taken on the concurrent request to change the zoning district from R/A to B-1. The Commercial designation would permit the applicant to move forward with the request for the change of zoning designation for the subject property. The proposed amendment will result in a future land use category for the area that is consistent with the zoning and land use categories of the surrounding parcels which will, in turn, enhance the proposed adjacent residential neighborhood by providing nearby amenities and encouraging a mix of uses and walkability.

Staff Recommendation

Staff recommends approval of the requested FLUP Amendment.

The proposed development along Carlos G. Parker Blvd. is appropriate as transportation needs can be met. There is adequate public infrastructure along Carlos G Parker Blvd, as well as CR 367, which will be the primary point of access for the residential portion of the subdivision. This is a development project occurring in an area which is already experiencing development (e.g. The Grove at Bull Creek) and has good access to Carlos G Parker Blvd. Mixed-use development meets a primary tenet of economic development and planning best practices by encouraging a mix of compatible uses in close proximity to existing infrastructure. As a City, it is crucial to steer growth to areas where there are adequate public facilities in order to capitalize upon existing resources. In the future, the re-zoning process will emphasize the importance of similar uses which require the same type of public facilities to manage existing resources and use them as efficiently as possible.

This proposed FLUP Amendment is consistent with the intent of the Comprehensive Plan as the land in the area is located along an arterial roadway which evolves into a major roadway and will act as a buffer between the arterial roadway and the residential portion of the subdivision. In the long term, the Commercial designation will further promote a mixed-use setting and the anticipated future re-zoning will ensure local commercial uses, which are compatible with the existing and proposed residential development.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for FLUP Amendments and making a recommendation to City Council either in favor of or in opposition to each request.

In determining a recommendation on a FLUP Amendment request, the Planning and Zoning Commission should consider the following factors:

- **Is the FLUP Amendment consistent with the Comprehensive Plan?**

The staff analysis indicates that this request for the change is consistent with the Comprehensive Plan. As mentioned previously in the staff analysis, this request promotes economic development, which is an objective in the Comprehensive Plan. Amending the FLUP in order to allow a re-zoning to B-1 would be consistent with –

> ***Action L1.5:*** *Take advantage of the conceptual design phase of the platting process to encourage and require effective and creative development planning taking advantage of good urban design on a human scale.*
> ***Action L3.5:*** *Locate large commercial and industrial activities along the more accessible roadways, ones that can handle truck traffic without negatively impacting adjacent residential land uses—the Loop, appropriate portions of Business 79, FM 397, and FM 973.*

The Future Land Use Plan Amendment would further the goals in the Comprehensive Plan and is in line with best practices and policies mentioned previously in this report.

- **Is the FLUP Amendment compatible with the surrounding area?**

The staff analysis indicates this proposed FLUP Amendment is compatible with the surrounding area. Most of the surrounding area is agricultural land with some single-family development and a couple of commercial tracts. As stated previously, the subject property including the property to the north is in the process of consolidating for future development and to the south, a tract of vacant land is adjacent to The Grove at Bull Creek, which is currently being developed. There is an institutional use to the west and east (across North Drive), which are both zoned for commercial uses.

- **Does the FLUP Amendment promote the public health, safety, or general welfare?**

The purpose of the Comprehensive Plan and the City's development ordinances is to promote the health, safety and general welfare by promoting safe, orderly and economically sustainable development. According to the staff analysis, the purposes of the Planning Principles and Policy Guide of the Comprehensive Plan will be met as the proposed development will comply with all ordinances ensuring that concerns with regard to public health, safety and general welfare are addressed. For example, any

use that is not residential is required to screen when adjacent to residential land uses and zoning districts. There are other regulations in the City's development ordinances such as performance standards to minimize any adverse effects on adjacent properties. A FLUP Amendment and concurrent re-zoning of the subject property for commercial uses would encourage mixed-use development along with other similar land uses toward the area in Taylor which are being prepared to convert from agricultural to commercial and single-family residential uses. Additionally, as mentioned previously, this is peripheral development with sufficient transportation and utility access which will promote sustainable economic development by adding to the City's tax base and possibly employing Taylor residents.

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

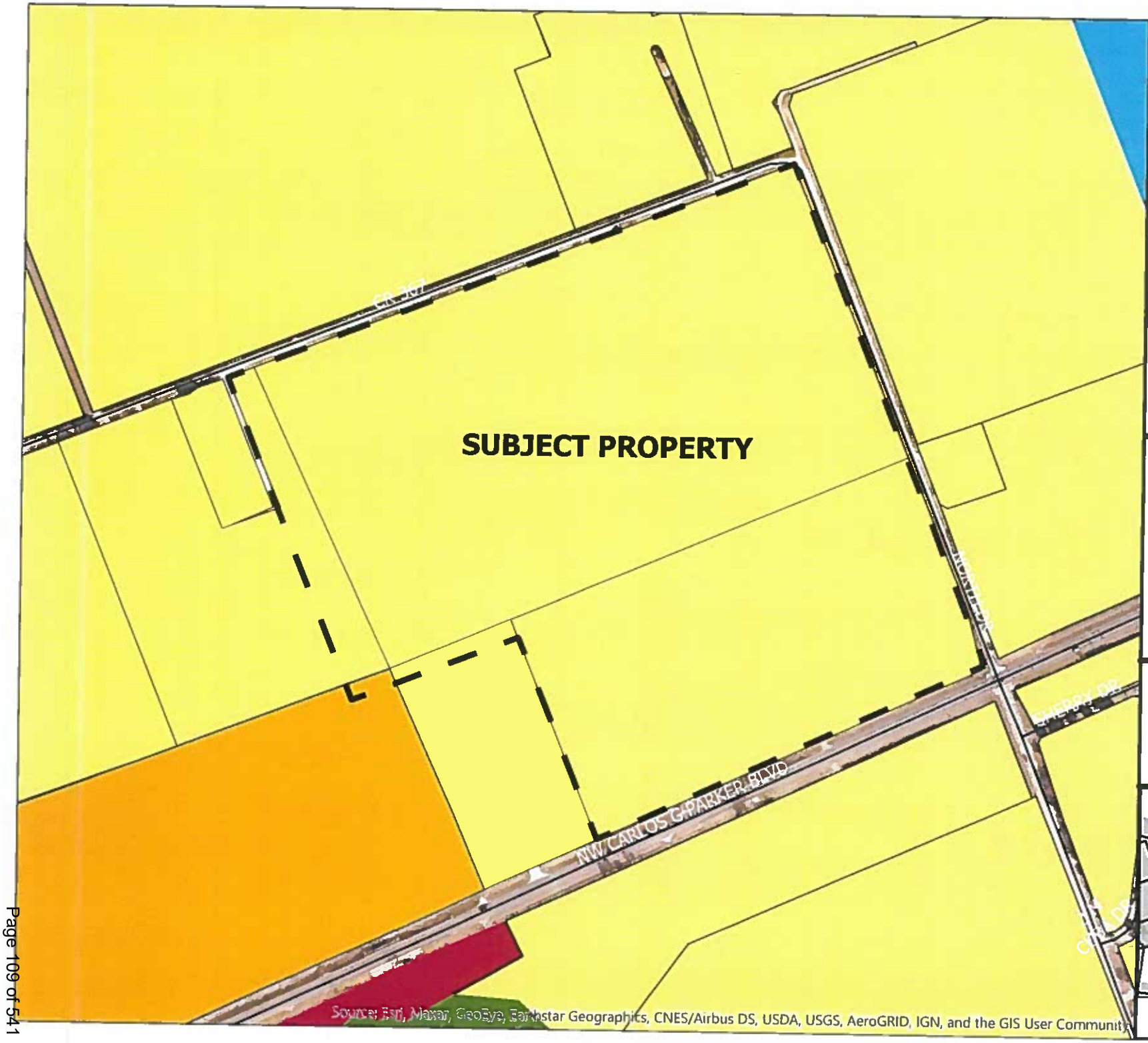
The staff analysis indicates that there is adequate infrastructure for this proposed development. The infrastructure has been available for years and this development may help to prompt other development in the area so the City will be able to reap the rewards of the initial investment. As stated in the Comprehensive Plan, *"We would like to be a community that is prepared for and amenable to new development while recognizing the fundamental importance of its established neighborhoods, corridors, and historic areas."* This development fulfills that vision by locating where the City established a development pattern for the efficient use of land, infrastructure and fiscal resources.

- **Do current conditions indicate that a re-zoning is necessary?**

Taylor has had increased development in the recent past. This land is ripe for development; however, the FLUP does not reflect the recent activity. Changing the designation from Single-Family to Commercial promotes commercial development where there has been interest in new development. Between North Drive and Carlos G. Parker Blvd. a new subdivision being developed and the land to east and north of the subject property are the subject of Pre-Application meetings intermittently. The latter will be developed sometime in the future. This FLUP Amendment would make it possible to re-zone the subject property to B-1 for the planned future development.

Attachments:

1. Applicant Statement
2. Existing Future Land Use Plan Map
3. Current Zoning Map
4. Proposed Future Land Use Plan Map
5. Proposed Ordinance 2020-13



N

PZ-2020-1228

TRIBUTE/T66 EXISTING FUTURE LAND USE PLAN MAP

NORTH DR & CARLOS G PARKER BLVD

Legend

- Streets
- Tribute Property Boundary

2013 Future Land Use Plan

- COMMERCIAL
- SINGLE FAMILY
- MULTI FAMILY
- PARK
- SEMI-PUBLIC/INSTITUTIONAL

DRAWN BY: MH

CHECKED BY: SS



VICINITY MAP



N

PZ-2020-1228

TRIBUTE/T66 EXISTING ZONING MAP

NORTH DR & CARLOS G PARKER BLVD

Legend

- Streets
- Tribute Property Boundary

ZONING

- B-1
- B-2
- MF-2 Multi-Family
- R-1 Single Family
- R/A Rural Agriculture

DRAWN BY: MH

CHECKED BY: SS



VICINITY MAP

Exhibit " A "

(Zoning Exhibit)
William J. Baker Survey No. 2, Abstract No. 65

4WARD Land Surveying
PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.7453 ACRES (119,587 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES TRACT (CALLED FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 816, PAGE 449 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), SAID 2.7453 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the northwest right-of-way line of FM 397 – Carlos G Parker Boulevard (120' right-of-way), being the south corner of said Slivensky remainder tract, and being the east corner of Lot One, Block One, First Assembly of God, a subdivision recorded in Document No. 2011001491 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), and being the south corner and **POINT OF BEGINNING** hereof;

THENCE, with the southwest line of said Slivensky remainder tract and the northeast line of said Lot ONE, **N21°42'03"W,** a distance of **292.39** feet to a calculated point for the west corner hereof, from which a bolt found for the west corner of said Slivensky remainder tract, and being the north corner of said Lot One, and being in the southeast line of a called 43 acres tract (called Second Tract) conveyed to Frank A. Grienert, Jr. in Volume 816, Page 443 (D.R.W.C.T.) bears, N21°56'21"W, a distance of 408.98 feet;

THENCE, leaving the northeast line of said Lot One, over and across said Slivensky remainder tract the following two (2) courses and distances:

1) **N68°09'37"E,** a distance of **419.55** feet to a calculated point for the north corner hereof;
2) **S25°17'42"E,** a distance of **266.52** feet to a calculated point for the east corner hereof, being in the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard;

THENCE, with the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard and the southeast line of said Slivnesky remainder tract, **S64°42'18"W,** a distance of **437.12** feet to he **POINT OF BEGINNING** and containing 2.7453 Acres (119,587 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.0000122491552. See attached sketch (reference drawing: 00975.dwg)

8/24/2020
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

STATE OF TEXAS
REGISTERED
JASON WARD
5811
PROFESSIONAL
LAND SURVEYOR

Exhibit "B"

4WARD Land Surveying
PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 4.0800 ACRES (177,724 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES TRACT (CALLED FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 816, PAGE 449 (D.R.W.C.T.), SAID 4.0800 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with "4Ward-Boundary" cap set for the intersection of the northwest right-of-way line of FM 397 – Carlos G Parker Boulevard (120' right-of-way), and the southwest right-of-way line of North Drive (apparent 40' right-of-way), being in the northeast line of said Slivensky remainder tract, and being the east corner and **POINT OF BEGINNING** hereof;

THENCE, leaving the southwest right-of-way line of said North Drive, with the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, **S64°42'18"W**, a distance of **670.00** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the south corner hereof, from which a 1/2-inch iron rod found being in the southwest line of said Slivensky remainder tract, and being the east corner of Lot One, Block One, First Assembly of God, a subdivision recorded in Document No. 2011001491 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.) bears, S64°42'18"W, a distance of 704.97 feet;

THENCE, leaving the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, over and across said Slivensky remainder tract the following two (2) courses and distances:

1) **N21°41'15"W**, a distance of **265.79** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the west corner hereof;
2) **N64°42'18"E**, a distance of **670.00** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the north corner hereof, being in the northeast line of said Slivensky tract, and being in the southwest right-of-way line of said North Drive, from which a 1/2-inch iron rod found for the intersection of the northeast right-of-way line of said North Drive, being the southeast right-of-way line of County Road 367 (apparent 50' right-of-way), and being the north corner of a called 7 acres tract (called Second Tract) conveyed to Delphine Slivensky in Volume 429, Page 108 (D.R.W.C.T.) bears, N21°15"W, a distance of 1,466.63 feet;

THENCE, with the northeast line of said Slivensky tract, being in the southwest right-of-way line of said North Drive, **S21°41'15"E**, a distance of **265.79** feet to the **POINT OF BEGINNING** and containing 4.0800 Acres (177,724 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.0000122491552. See attached sketch (reference drawing: 00975_4.08ac_title.dwg)

3/19/2020
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

STATE OF TEXAS
REGISTERED
JASON WARD
5811
PROFESSIONAL
LAND SURVEYOR



Taylor Texas

N

PZ-2020-1228

TRIBUTE/T66 LOCATION MAP

6.83 ACRES

NORTH DR & CARLOS G PARKER BLVD

PROPOSED FLUP AMENDMENT TO CHANGE 6.83 ACRES FROM SINGLE-FAMILY TO COMMERCIAL

Legend

- Streets
- T66 Proposed Commercial

2013 Future Land Use Plan

- COMMERCIAL
- SINGLE FAMILY
- MULTI FAMILY
- SEMI-PUBLIC/INSTITUTIONAL

DRAWN BY: MH

CHECKED BY: SS

ORDINANCE NO. 2020- 14

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 70.65 ACRES OF RURAL/AGRICULTURAL ZONING DISTRICT (R/A) TO APPROXIMATELY 6.83 ACRES OF LOCAL COMMERCIAL ZONING DISTRICT (B-1) AND APPROXIMATELY 63.83 ACRES OF SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT WITH A RESIDENTIAL PLANNED DEVELOPMENT OVERLAY (R-1/RPD), LOCATED AT THE NORTHWEST INTERSECTION OF NORTH DRIVE AND NW CARLOS G. PARKER BOULEVARD, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R383650 AND R018683; PART OF AND OUT OF WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, 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 August 27, 2020, to consider the request made by Brett Corwin, for property which is legally described in Exhibits "A", "B" and "C" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the zoning for the Property from approximately 70.65 acres of Rural/Agricultural Zoning District (R/A) to approximately 6.83 acres of Local Commercial Zoning District (B-1) and approximately 63.83 acres of Single-Family Residential Zoning Districts with a Residential Planned Development Overlay (R-1/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on August 11, 2020, 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 zoning district changes for the Property.

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 described in Exhibits "A" and "B", being 6.83 acres, is amended from Rural/Agricultural Zoning District (R/A) to Local Commercial Zoning District (B-1).

SECTION 3. The property described in Exhibit "C", being 63.83 acres, is amended from Rural/Agricultural Zoning District (R/A) to Single-Family Zoning District with a Residential Planned Development Overlay (R-1/RPD).

SECTION 4. The Residential Planned Development attached hereto and incorporated by reference as Exhibit "D" and hereby referred to as the Tribute 66 Residential Planned Development shall be applied to and be required for the 63.83 acres shown in Exhibit "C".

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from approximately 70.65 acres of Rural/Agricultural Zoning District (R/A) to approximately 6.83 acres of Local Commercial Zoning District (B-1) and approximately 63.83 acres of Single-Family Residential Zoning Districts with a Residential Planned Development Overlay (R-1/RPD).

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 2020-14 was introduced before the Taylor City Council on the 27 day of August, 2020.

PASSED, APPROVED, and ADOPTED on the 10 day of September, 2020.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

Exhibit " A "

(Zoning Exhibit)
William J. Baker Survey No. 2, Abstract No. 65

4WARD Land Surveying
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Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.7453 ACRES (119,587 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES TRACT (CALLED FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 816, PAGE 449 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), SAID 2.7453 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the northwest right-of-way line of FM 397 – Carlos G Parker Boulevard (120' right-of-way), being the south corner of said Slivensky remainder tract, and being the east corner of Lot One, Block One, First Assembly of God, a subdivision recorded in Document No. 2011001491 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), and being the south corner and **POINT OF BEGINNING** hereof;

THENCE, with the southwest line of said Slivensky remainder tract and the northeast line of said Lot ONE, **N21°42'03"W,** a distance of **292.39** feet to a calculated point for the west corner hereof, from which a bolt found for the west corner of said Slivensky remainder tract, and being the north corner of said Lot One, and being in the southeast line of a called 43 acres tract (called Second Tract) conveyed to Frank A. Grienert, Jr. in Volume 816, Page 443 (D.R.W.C.T.) bears, N21°56'21"W, a distance of 408.98 feet;

THENCE, leaving the northeast line of said Lot One, over and across said Slivensky remainder tract the following two (2) courses and distances:

1) **N68°09'37"E,** a distance of **419.55** feet to a calculated point for the north corner hereof;
2) **S25°17'42"E,** a distance of **266.52** feet to a calculated point for the east corner hereof, being in the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard;

THENCE, with the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard and the southeast line of said Slivnesky remainder tract, **S64°42'18"W,** a distance of **437.12** feet to he **POINT OF BEGINNING** and containing 2.7453 Acres (119,587 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.0000122491552. See attached sketch (reference drawing: 00975.dwg)

8/24/2020
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

STATE OF TEXAS
REGISTERED
JASON WARD
5811
PROFESSIONAL
LAND SURVEYOR

Exhibit "B"

4WARD Land Surveying
PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 4.0800 ACRES (177,724 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES TRACT (CALLED FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 816, PAGE 449 (D.R.W.C.T.), SAID 4.0800 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with "4Ward-Boundary" cap set for the intersection of the northwest right-of-way line of FM 397 – Carlos G Parker Boulevard (120' right-of-way), and the southwest right-of-way line of North Drive (apparent 40' right-of-way), being in the northeast line of said Slivensky remainder tract, and being the east corner and **POINT OF BEGINNING** hereof;

THENCE, leaving the southwest right-of-way line of said North Drive, with the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, **S64°42'18"W,** a distance of **670.00** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the south corner hereof, from which a 1/2-inch iron rod found being in the southwest line of said Slivensky remainder tract, and being the east corner of Lot One, Block One, First Assembly of God, a subdivision recorded in Document No. 2011001491 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.) bears, S64°42'18"W, a distance of 704.97 feet;

THENCE, leaving the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, over and across said Slivensky remainder tract the following two (2) courses and distances:

1) **N21°41'15"W,** a distance of **265.79** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the west corner hereof;
2) **N64°42'18"E,** a distance of **670.00** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the north corner hereof, being in the northeast line of said Slivensky tract, and being in the southwest right-of-way line of said North Drive, from which a 1/2-inch iron rod found for the intersection of the northeast right-of-way line of said North Drive, being the southeast right-of-way line of County Road 367 (apparent 50' right-of-way), and being the north corner of a called 7 acres tract (called Second Tract) conveyed to Delphine Slivensky in Volume 429, Page 108 (D.R.W.C.T.) bears, N21°15"W, a distance of 1,466.63 feet;

THENCE, with the northeast line of said Slivensky tract, being in the southwest right-of-way line of said North Drive, **S21°41'15"E,** a distance of **265.79** feet to the **POINT OF BEGINNING** and containing 4.0800 Acres (177,724 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.0000122491552. See attached sketch (reference drawing: 00975_4.08ac_title.dwg)

3/19/2020

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

STATE OF TEXAS
REGISTERED
JASON WARD
5811
PROFESSIONAL
LAND SURVEYOR

Exhibit "C"

(Zoning Exhibit)
William J. Baker Survey No. 2, Abstract No. 65

4WARD Land Surveying
PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 63.8277 ACRES (2,780,337 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 43 ACRE TRACT (CALLED SECOND TRACT), CONVEYED TO FRANK A GREINERT, JR, RECORDED IN VOLUME 816, PAGE 443 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING ALL OF A CALLED 7 ACRE TRACT (CALLED SECOND TRACT), CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 429, PAGE 108 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES TRACT (CALLED FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 816, PAGE 449 (D.R.W.C.T.), SAID 63.8277 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the southeast right-of-way line of County Road 367 (apparent 50' right-of-way), being the north corner of a called 1.167 acres tract conveyed to Trevor David Sladek in Document No. 2010073584 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), and being the north end of an apparent gap between deed lines of the northeast line of said Sladek tract, the northeast line of a called 6.98 acres conveyed to Caroline S. Lefler in Document No. 2011073622 (O.P.R.W.C.T.) and the southwest line of said Greinert tract, and being the west corner of said Greinert tract, and being the west corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found for the most westerly northeast corner of said Sladek tract, and being the north corner of a called 0.918 acre tract conveyed to Laura Willis in Document No. 2014102466 (O.P.R.W.C.T.) bears, S67°05'13"W, a distance of 17.28 feet;

THENCE, leaving the northeast line of said Sladek tract, in part with the northwest line of said Greinert tract, in part with the northwest line of said Slivensky 7 acres tract, **N68°22'47"E,** a distance of **1,946.18** feet to a /2-inch iron rod found for the intersection of the southeast right-of-way line of said County Road 367 and the southwest right-of-way line of North Drive (apparent 40' right-of-way), being the north corner of said Slivinsky 7 acres tract;

THENCE, leaving the southeast right-of-way line of said County Road 367, with the southwest right-of-way line of said North Drive, and with the northeast line of said Slivensky 7 acres tract, and with the northeast line of said Slivensly remainder tract, **S21°41'15"E,** a distance of **1,466.62** feet to a calculated point for the east corner hereof, from which a 1/2-inch iron rod with "4Ward-Boundary" cap set for the intersection of the northwest right-of-way line of FM 397 – Carlos G Parker Boulevard (120' right-of-way), and the southwest right-of-way line of said North Drive, being in the northeast line of said Slivensky remainder tract bears, S21°41'15"E, a distance of 265.79 feet;

THENCE, leaving he southeast right-of-way line of said North Drive, over and across said Slivensky remainder tract the following two (2) courses and distances:

1) **S64°42'18"W,** a distance of **670.00** feet to a calculated point for an angle point hereof,

2) **S21°41'15"E**, a distance of **265.79** feet to a calculated point for an angle point hereof, being in the southeast line of said Slivensky remainder tract, and being in the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard;

THENCE, with the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard and the southeast line of said Slivnesky remainder tract, **S64°42'18"W**, a distance of **267.85** feet to a calculated point for an angle point hereof, from which a 1/2-inch iron rod found for the south corner of said Slivensky remainder tract, being in the southwest line of said Slivensky remainder tract, and being the east corner of Lot One, Block One, First Assembly of God, a subdivision recorded in Document No. 2011001491 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.) bears, S64°42'18"W, a distance of 437.12 feet;

THENCE, leaving the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, over and across said Slivnesky remainder tract the following two (2) courses and distances:

1) **N25°17'42"W**, a distance of **266.52** feet to a calculated point for an angle point hereof,
2) **S68°09'37"W**, a distance of **419.55** feet to a calculated point for an angle point hereof, being in the southwest line of said Slivnesky remainder tract, and being in the northeast line of said Lot One;

THENCE, with the southwest line of said Slivnesky remainder tract, and the northeast line of said Lot One, **N21°56'21"W**, a distance of **408.98** feet to a bolt found for the most southerly west corner hereof, being the west corner of said Slivensky remainder tract, and being the north corner of said Lot One, and being in the southeast line of said Greinert tract;

THENCE, leaving the southwest line of said Slivensky tract, with the common line of said Greinert tract and said Lot One, **S68°26'52"W**, a distance of **567.33** feet to a 60D nail found for the south corner hereof, being the south corner of said Greinert tract, and being the west corner of said Lot One, and being the north corner of a called 50.29 acres tract conveyed to D&L Land Developments, LLC in Document No. 2019009739 (O.P.R.W.C.T.), and being the south end of said gap between deed lines, from which a calculated point (from which an iron rod with "RPLS 5784" cap found bears, S26°37'48"E, a distance of 0.31 feet) for the east corner of said Lefler tract bears, S68°25'53"W, a distance of 6.59 feet;

THENCE, with the southwest line of said Greinert tract and the northeast line of said gap between deed lines, **N21°55'49"W**, a distance of **1,118.52** feet to the **POINT OF BEGINNING** and containing 63.8277 Acres (2,780,337 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.0000122491552. See attached sketch (reference drawing: 00975.dwg)

8/24/2020

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



T66
Residential Planned Development

PROPERTY

The subject property is located on the north side of FM 397 (Carlos G Parker Blvd) and the west side of North Dr consisting of approximately 63.83 acres as described in Exhibit 1.

PURPOSE

The purpose of this planned development zoning ordinance is to develop a project consisting of single-family detached homes with varying lot widths and sizes to incorporate various styles to accommodate a variety of housing types. This planned development incorporates a variety of lot sizes and product types in compliance with the goals of the City's Comprehensive Plan including several of the objectives laid out in Chapter 4 of the Comprehensive Plan.

SITE LAYOUT PLAN

A Site Layout Plan has been attached to this Development Plan as Exhibit 2 to illustrate the land use and design intent for the property. This Site Layout Plan may change due to unforeseen engineering concerns or market conditions but will maintain the intent of the approved Planned Development ordinance. The primary land use for the Project will be single-family detached residential housing. Single-Family lots served by alleys may have lot widths ranging from 30' to 40'. The ability to adjust lot width within that range on these lots will allow for a custom fit for homes and enables a more efficient use of the land. The total LUE's for the single-family portion of the project will be capped at 292 LUE's.

The lot size mix for the Project will be as follows, (i) a maximum of fifty-five percent (55%) of the lots will be between 30' & 40' in width and served by an alley, (ii) a minimum of thirty percent (30%) of the lots will be a minimum of 50' in width, and (iii) a minimum of fifteen percent (15%) of the lots will be a minimum of 60' in width.

The street layout was planned to create a high level of connectivity with multiple pathways in, out, and through the community. The shorter block lengths promote walkability and access to the community park and trails.

A variance is hereby given for Block E & K related to the definition of a block in the City's Subdivision Ordinance. These blocks are directly adjacent to unplatted property and unable to meet the definition of a block, because they are not "bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, airport boundaries, or corporate boundary lines."

DESIGN

A covered front porch area, a minimum of six (6) feet in width and four (4) feet in depth, forward of the home's primary entry door shall have architectural delineators such as a railing with slats, or a solid wall of height less than four (4) feet and greater than three (3) feet.

There will be no minimum square footage (other than that required by the building code) for homes in the Project, however, homes must comply with the following frontage buildout requirements. Director of Planning may administratively approve deviations from the requirements below on a case by case basis.

- Homes on lots equal to 60' in width or greater must have lot frontage buildout of at least 45'.

- Homes on lots equal to 55' in width and less than 60' in width must have lot frontage buildout of at least 45'.

- Homes on lots equal to 50' in width and less than 55' in width must have lot frontage buildout of at least 40'.

- Homes on lots equal to 45' in width and less than 50' in width must have lot frontage buildout of at least 35'.

- Homes on lots equal to 40' in width and less than 45' in width must have lot frontage buildout of at least 30'.

- Homes on lots equal to 35' in width and less than 40' in width must have lot frontage buildout of at least 25'.

- Homes on lots equal to 30' in width and less than 35' in width must have lot frontage buildout of at least 20'.

- Corner lots will be categorized in the same lot width range as the adjacent mid-block lots and will be required to have the same minimum frontage buildout.

For homes with garages accessed from the street, the front façade of the house must sit at least five (5) feet forward of the garage plane. All lots less than 50' wide must access the garage from the rear alley and may not access the garage or have a driveway from the street. Any lot equal to or greater than 50' wide that has access to a rear alley must access the garage from the rear alley and may not access the garage or have a driveway from the street.

Each single-family dwelling unit is required to have at minimum a two (2) car garage. Materials for detached garages must match the primary structure and be in accordance with this section.

ACCESSORY DWELLING UNITS

Accessory dwellings are allowed by right and may be above or attached to garages or standalone buildings. Accessory dwelling units may be up to 30% of the size of the primary structure on the same lot or 600 square feet whichever is greater.

DEVELOPMENT STANDARDS

Development Standards			
	Single-Family Alley Loaded Lots	Single-Family Standard Lots	Single-Family Large Lots
Minimum Lot Width (feet)[1,2]	30 - 40	50	60
Minimum Lot Square Footage	3,300	5,500	6,900
Setbacks			
Front (feet)	15	20	20
Interior Side or Alley Side (feet)	0 & 10 or 5 on either side[3]	5	5
Street Side (feet)	10	10	10
Rear for front entry lots (feet)	N/A	10	10
Rear for Alley Loaded lots (feet)	10	n/a	n/a
Maximum Height (feet)	35	35	35

1

Corner lots in each category are to be at least 5' wider than mid-block lots.

[2] Lot width is to be measured at the front building setback.

[3] Regardless of the side setback used for lots, spacing between the exterior walls of adjacent homes must be at least 10'.

SIDEWALKS

Sidewalks (5-ft in width) shall be constructed on both sides of all public streets, which shall be installed on a lot-by-lot basis by the homebuilders, except for the sidewalks constructed next to or adjacent to public areas, which will be part of the subdivision improvement plans and constructed by the developer.

STREETS & ALLEYS

Alleys are to be private (owned and maintained by the respective Property Owner's Association) and have a 20-foot right-of-way with a 14-foot paved asphalt driving surface bordered with a structured concrete curb. All local street sections and utility assignments will be in accordance with the attached Exhibit 6 of this ordinance. Due to narrower streets, all pavement sections should be designed in accordance with the Capital Area Pavement Engineers Council (CAPEC) Phase 3 Report - Pavement Design Manual, Final, prepared by HVJ Associates dated July 6, 2017 based on the actual subgrade conditions at the site.

LANDSCAPE REQUIREMENTS

All landscaping selections shall be from the City of Taylor's code of ordinances. One (1) street tree to be planted between the sidewalk and back of curb will be required for each Single-Family lot. All maintenance of street trees located in the right-of-way must meet and comply with City of Taylor ordinances. Corner lots that have street side frontage will be required to plant two additional street trees spaced 30'- 40' apart on that street side frontage between the sidewalk and back of curb. Street tree species will be specified by the Property Owner's association at the time of construction. All street trees will include root barrier to a minimum depth of 3-feet adjacent to the curb and sidewalk to help maintain structure of curb and sidewalk. All street trees placed adjacent to a single-family lot will be maintained by the homeowner and enforcement of maintenance will be handled by the Property Owners' Association. All landscaping not fronting or siding a residential lot shall be maintained by the Property Owners' Association. All other landscaping requirements not mentioned here will follow the City of Taylor's ordinances.

Street median and roundabout landscaping and park landscaping will consist of a mix of trees, shrubs, and other native plantings. Examples of the types of landscaping for the median and roundabout are included in Exhibit 4 of this agreement and examples of the types of landscaping for the park are included in Exhibit 5 of this agreement. These areas will be irrigated and maintained by the Property Owners' Association.

PARKLAND AND COMMON AMENITY AREAS

Parkland

The parkland dedication requirements of Subdivision Ordinance Section 2.12 will be met by the dedication of one Park site of approximately 4.21 acres. As depicted in the attached Exhibit 3, the Park Site will be equipped with park equipment along with a hike & bike trail providing connectivity in and though the community.

Common Amenity Areas
The Common Amenity Area requirements will be met by integrating the following amenities on-site:

- A playground suitable for ages 5-12 within the Park site
- Park benches within Park site (3 min. per park, 6-ft min. length, ground anchored)
- Pedestrian access:
  - Park site to include 5-foot wide crushed granite path throughout the site.
  - Park site will be accessible on all sides via the community trail and sidewalk system.

PROPERTY OWNERS' ASSOCIATION
A Property Owners' association shall be created to own and maintain the parks, street trees not fronting or siding a residential lot, drainage easements, detention ponds, and residential sign/monument easements and improvements, enforce the design guidelines, and other Covenants, Conditions and Restrictions to be enacted.

LIST OF EXHIBITS.

Exhibit 1 – RPD Metes & Bounds Description & Exhibit
Exhibit 2 – Site Layout Plan
Exhibit 3 – Park Layout Plan
Exhibit 4 – Median & Roundabout Landscaping Examples
Exhibit 5 – Park Landscaping Examples
Exhibit 6 – Typical Street Section / Typical Utility Assignment

Exhibit 1

(Zoning Exhibit)
William J. Baker Survey No. 2, Abstract No. 65

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Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 63.8277 ACRES (2,780,337 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 43 ACRE TRACT (CALLED SECOND TRACT), CONVEYED TO FRANK A GREINERT, JR, RECORDED IN VOLUME 816, PAGE 443 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING ALL OF A CALLED 7 ACRE TRACT (CALLED SECOND TRACT), CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 429, PAGE 108 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES TRACT (CALLED FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 816, PAGE 449 (D.R.W.C.T.), SAID 63.8277 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the southeast right-of-way line of County Road 367 (apparent 50' right-of-way), being the north corner of a called 1.167 acres tract conveyed to Trevor David Sladek in Document No. 2010073584 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), and being the north end of an apparent gap between deed lines of the northeast line of said Sladek tract, the northeast line of a called 6.98 acres conveyed to Caroline S. Lefler in Document No. 2011073622 (O.P.R.W.C.T.) and the southwest line of said Greinert tract, and being the west corner of said Greinert tract, and being the west corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found for the most westerly northeast corner of said Sladek tract, and being the north corner of a called 0.918 acre tract conveyed to Laura Willis in Document No. 2014102466 (O.P.R.W.C.T.) bears, S67°05'13"W, a distance of 17.28 feet;

THENCE, leaving the northeast line of said Sladek tract, in part with the northwest line of said Greinert tract, in part with the northwest line of said Slivensky 7 acres tract, **N68°22'47"E**, a distance of **1,946.18** feet to a /2-inch iron rod found for the intersection of the southeast right-of-way line of said County Road 367 and the southwest right-of-way line of North Drive (apparent 40' right-of-way), being the north corner of said Slivinsky 7 acres tract;

THENCE, leaving the southeast right-of-way line of said County Road 367, with the southwest right-of-way line of said North Drive, and with the northeast line of said Slivensky 7 acres tract, and with the northeast line of said Slivensly remainder tract, **S21°41'15"E**, a distance of **1,466.62** feet to a calculated point for the east corner hereof, from which a 1/2-inch iron rod with "4Ward-Boundary" cap set for the intersection of the northwest right-of-way line of FM 397 – Carlos G Parker Boulevard (120' right-of-way), and the southwest right-of-way line of said North Drive, being in the northeast line of said Slivensky remainder tract bears, S21°41'15"E, a distance of 265.79 feet;

THENCE, leaving he southeast right-of-way line of said North Drive, over and across said Slivensky remainder tract the following two (2) courses and distances:

1) **S64°42'18"W**, a distance of **670.00** feet to a calculated point for an angle point hereof,

2) **S21°41'15"E**, a distance of **265.79** feet to a calculated point for an angle point hereof, being in the southeast line of said Slivensky remainder tract, and being in the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard;

THENCE, with the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard and the southeast line of said Slivnesky remainder tract, **S64°42'18"W**, a distance of **267.85** feet to a calculated point for an angle point hereof, from which a 1/2-inch iron rod found for the south corner of said Slivensky remainder tract, being in the southwest line of said Slivensky remainder tract, and being the east corner of Lot One, Block One, First Assembly of God, a subdivision recorded in Document No. 2011001491 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.) bears, S64°42'18"W, a distance of 437.12 feet;

THENCE, leaving the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, over and across said Slivnesky remainder tract the following two (2) courses and distances:

1) **N25°17'42"W**, a distance of **266.52** feet to a calculated point for an angle point hereof,
2) **S68°09'37"W**, a distance of **419.55** feet to a calculated point for an angle point hereof, being in the southwest line of said Slivnesky remainder tract, and being in the northeast line of said Lot One;

THENCE, with the southwest line of said Slivnesky remainder tract, and the northeast line of said Lot One, **N21°56'21"W**, a distance of **408.98** feet to a bolt found for the most southerly west corner hereof, being the west corner of said Slivensky remainder tract, and being the north corner of said Lot One, and being in the southeast line of said Greinert tract;

THENCE, leaving the southwest line of said Slivensky tract, with the common line of said Greinert tract and said Lot One, **S68°26'52"W**, a distance of **567.33** feet to a 60D nail found for the south corner hereof, being the south corner of said Greinert tract, and being the west corner of said Lot One, and being the north corner of a called 50.29 acres tract conveyed to D&L Land Developments, LLC in Document No. 2019009739 (O.P.R.W.C.T.), and being the south end of said gap between deed lines, from which a calculated point (from which an iron rod with "RPLS 5784" cap found bears, S26°37'48"E, a distance of 0.31 feet) for the east corner of said Lefler tract bears, S68°25'53"W, a distance of 6.59 feet;

THENCE, with the southwest line of said Greinert tract and the northeast line of said gap between deed lines, **N21°55'49"W**, a distance of **1,118.52** feet to the **POINT OF BEGINNING** and containing 63.8277 Acres (2,780,337 Square Feet) of land, more or less.

NOTE:

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8/24/2020

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



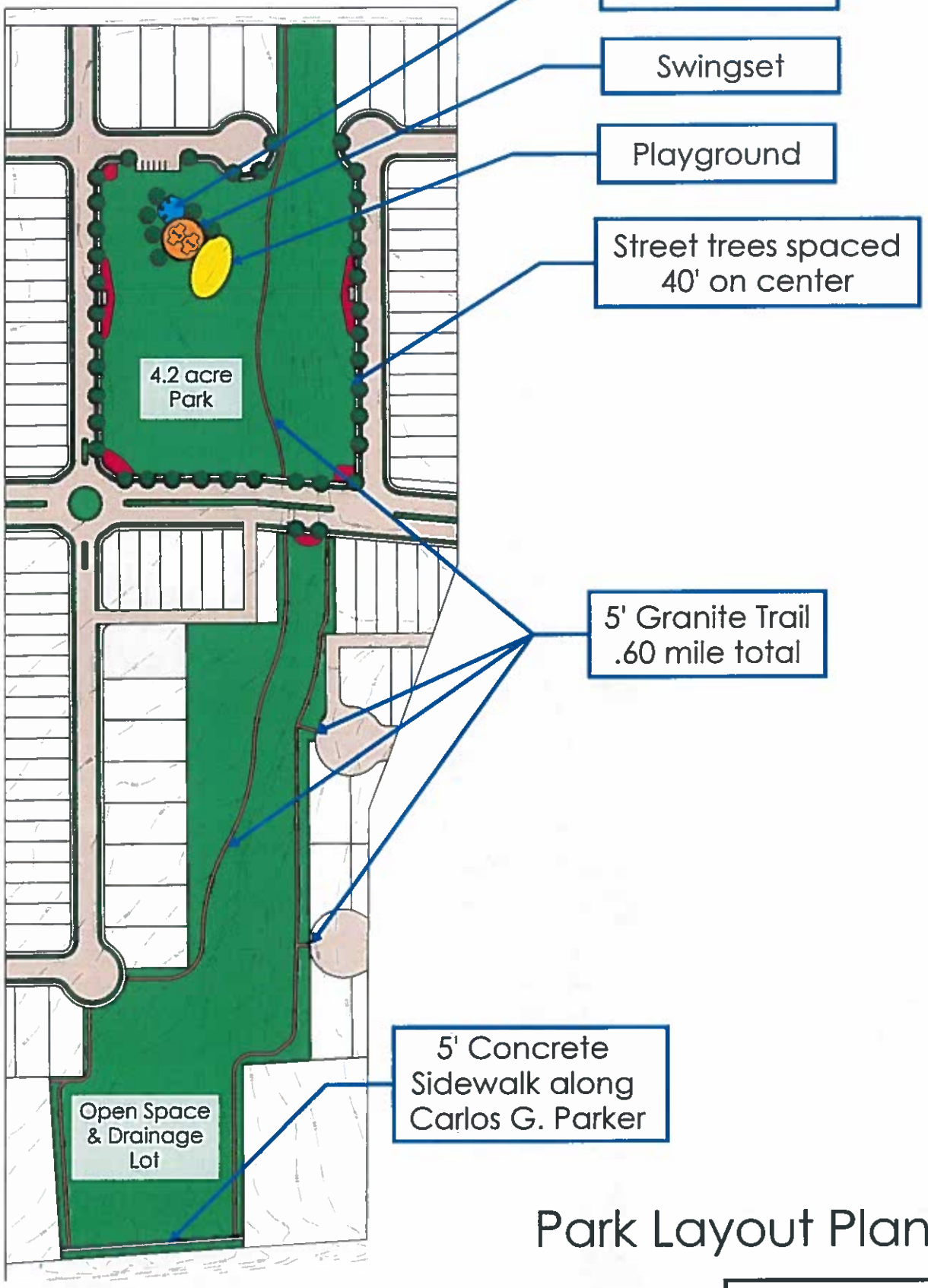
Site Layout Plan

Exhibit 2



* Specific dimensions of Street F improvements and ROW width to be finalized during subdivision improvement plans and final platting.

1" = 200'



Park Layout Plan

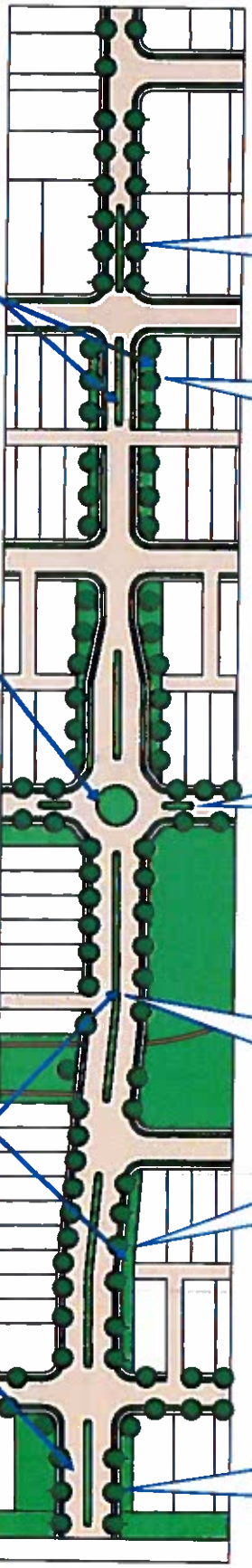
1" = 200'

Exhibit 3

Median & Roundabout Landscape Examples

Exhibit 4

Landscaped Median and Open Space







Landscaped Roundabout and Median





Landscaped Median and Open Space



Landscaped Entry and Median

1" = 200'

Park Landscape Examples

Exhibit 5

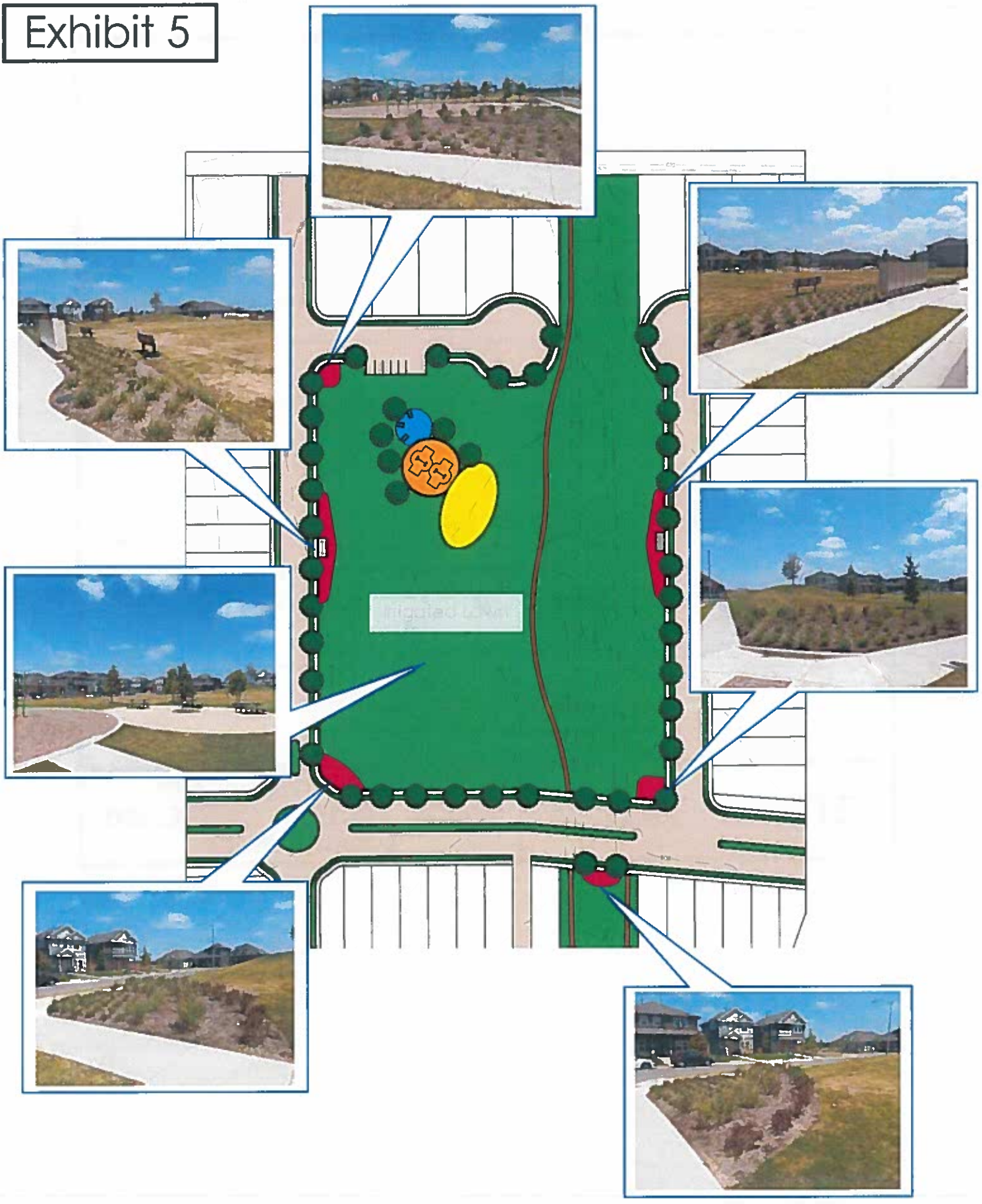
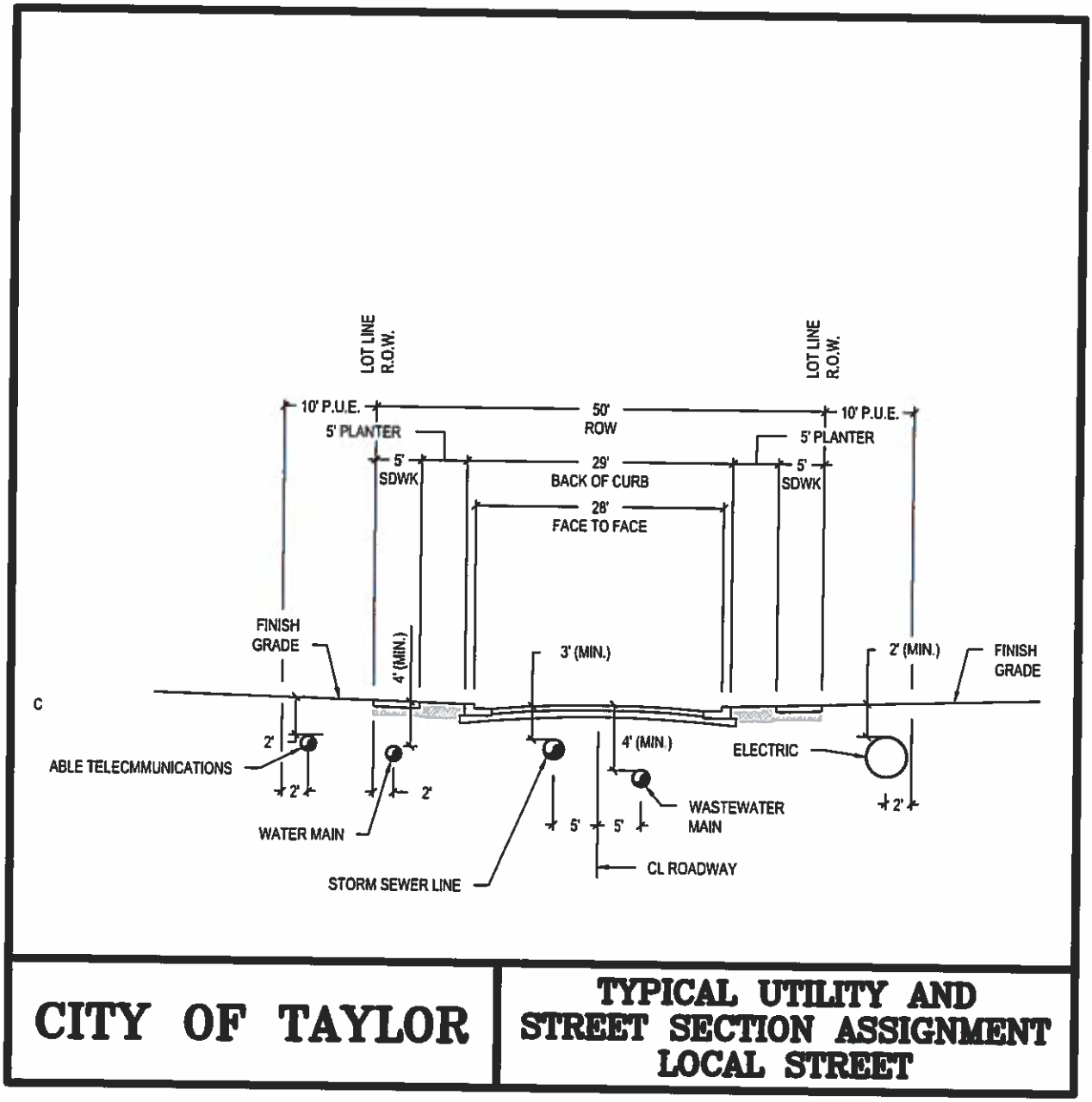
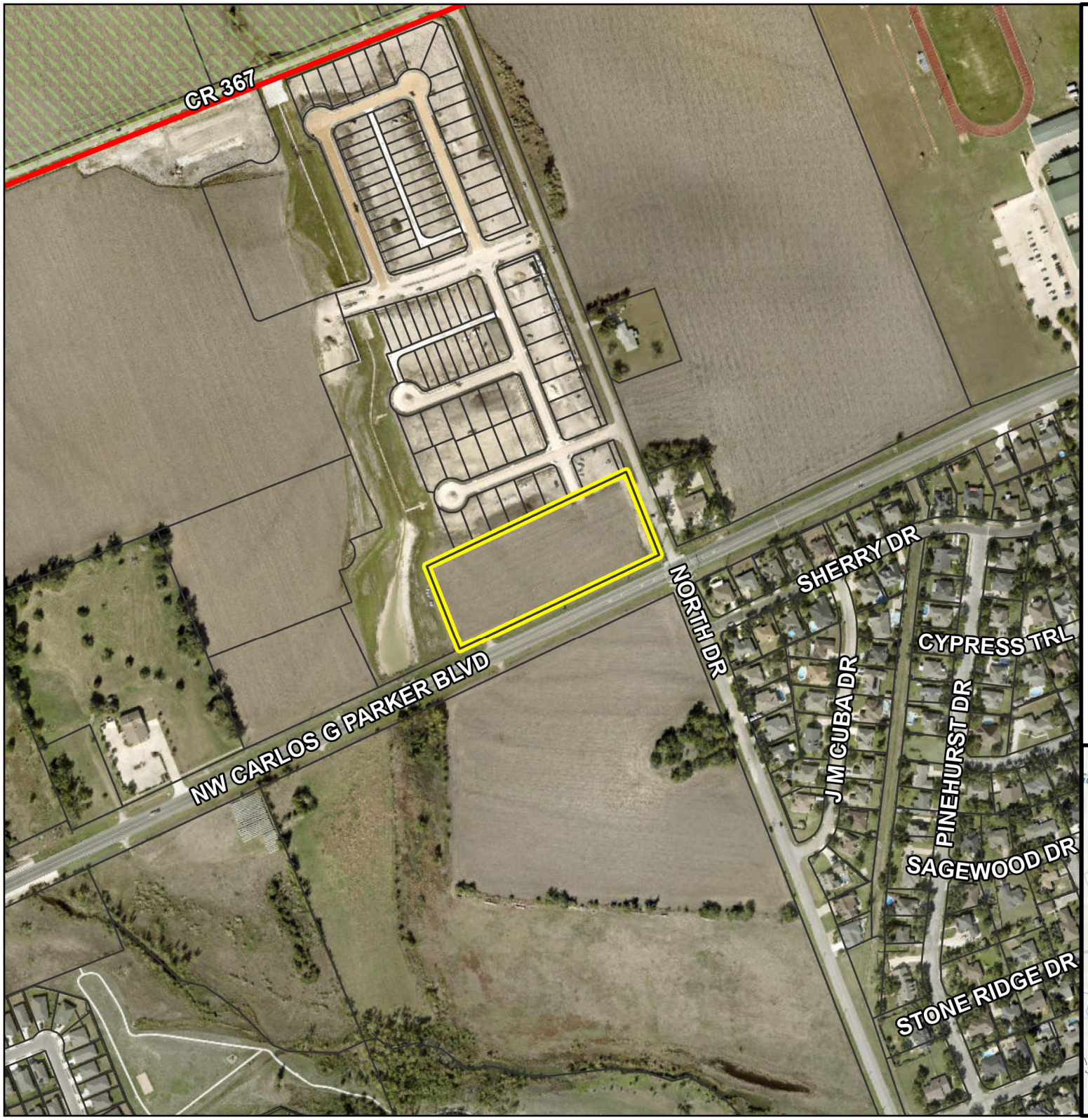


Exhibit 6



CITY OF TAYLOR	TYPICAL UTILITY AND STREET SECTION ASSIGNMENT LOCAL STREET



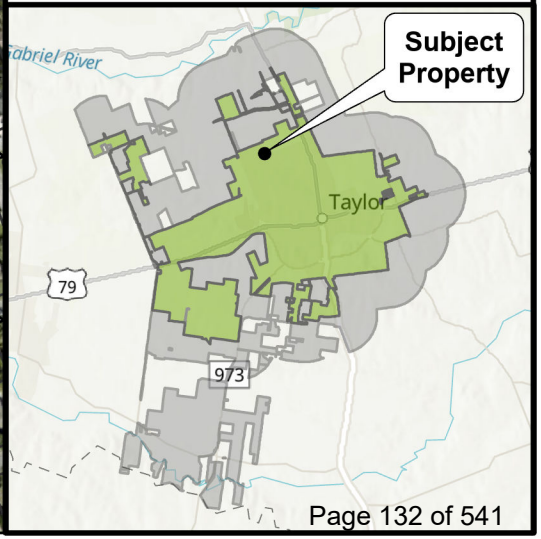
Taylor Texas
CITY OF TAYLOR TX

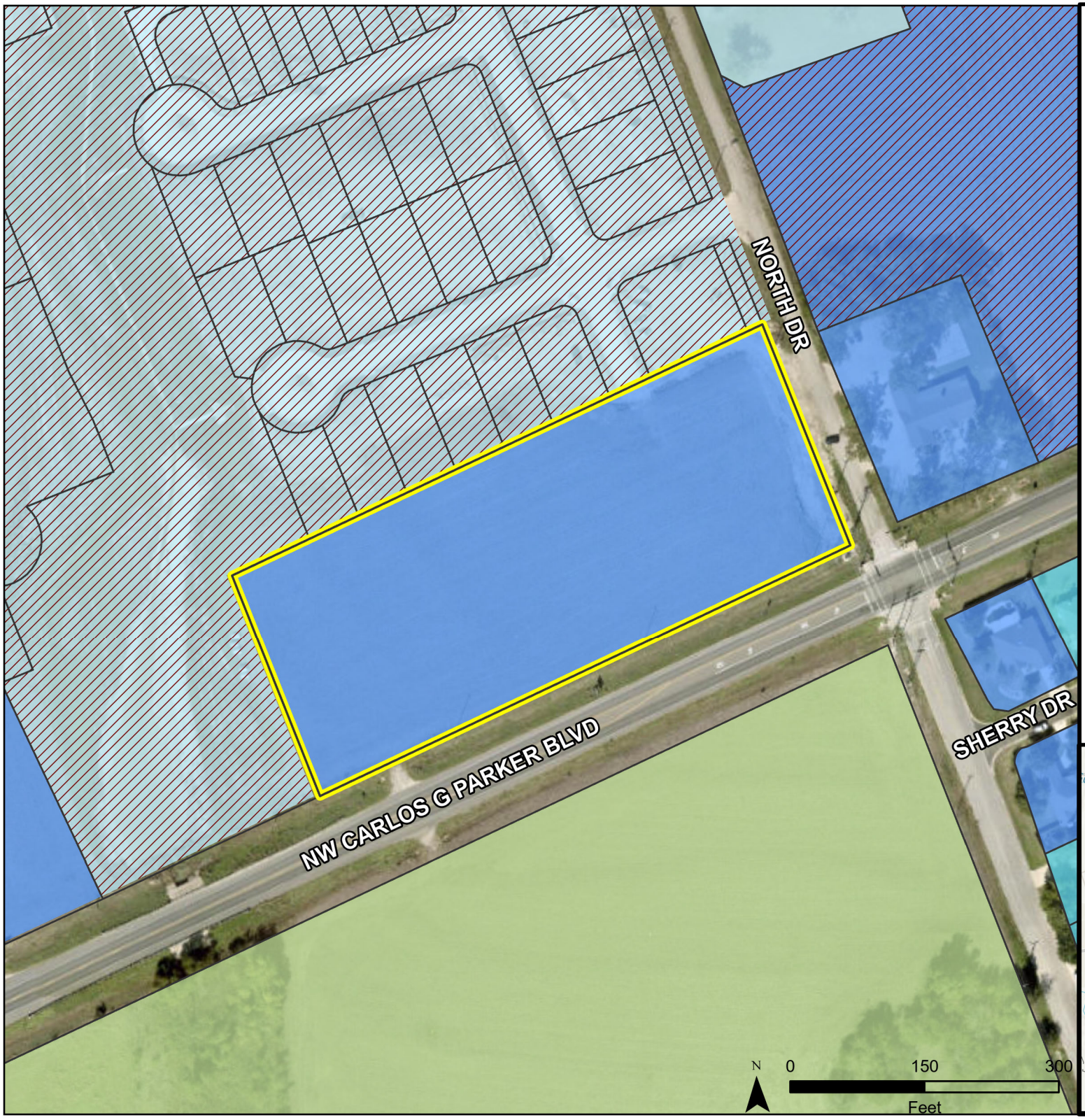
PZ-2024-2045

Located at the NW Corner of Carlos G Parker & North Dr
Place Type Change
Location Map
Approximately 4.0 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 410 820
Feet





PZ-2024-2045

Located at the NW Corner of Carlos G Parker & North Dr
Place Type Change
Current Zoning Map
Approximately 4.0 acres

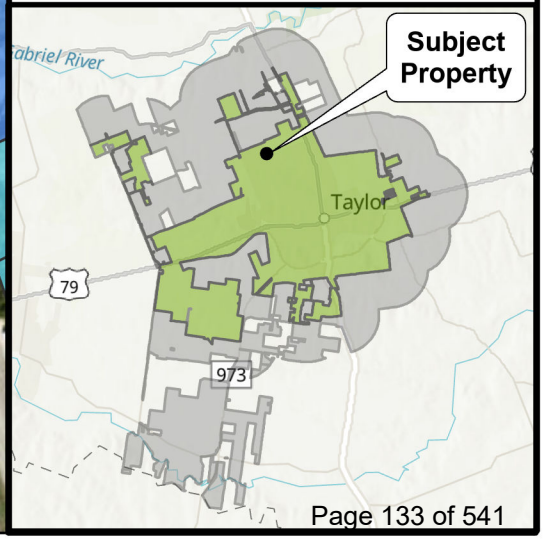
- Subject Property
- City Limits
- Parcels

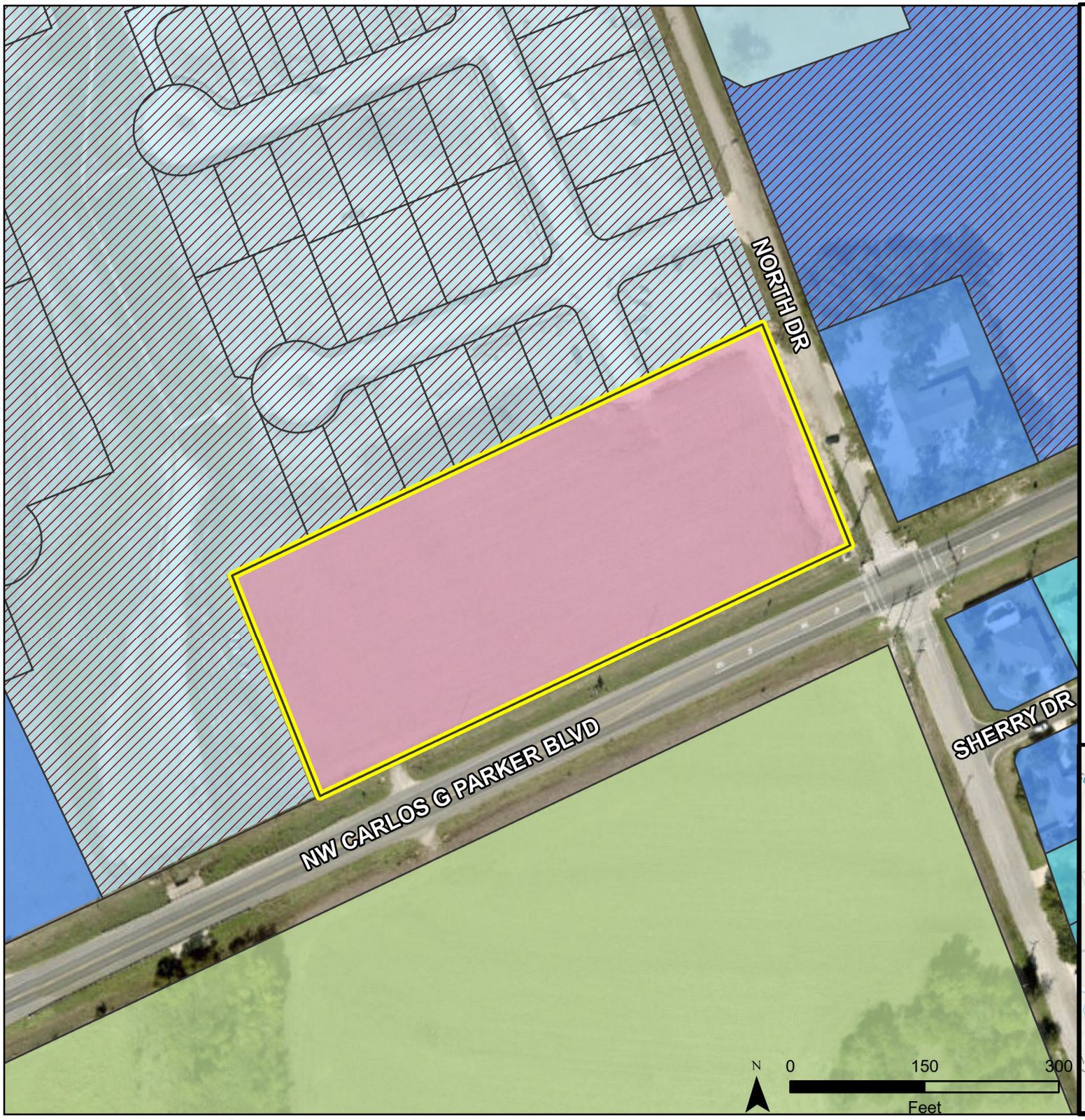
Overlay Zoning

- Planned Development Overlay

Place Type Zoning

- P2: Rural
- R2.5: Large Lot
- P3: Neighborhood
- P4: Mix





PZ-2024-2045

Located at the NW Corner of Carlos G Parker & North Dr
Place Type Change
Proposed Zoning Map
Approximately 4.0 acres

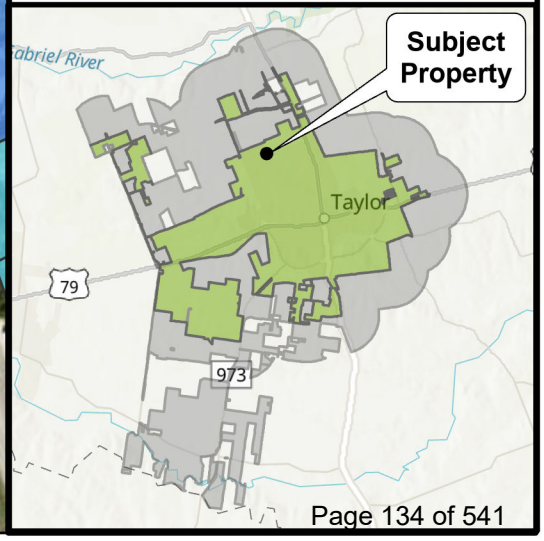
- Subject Property
- City Limits
- Parcels

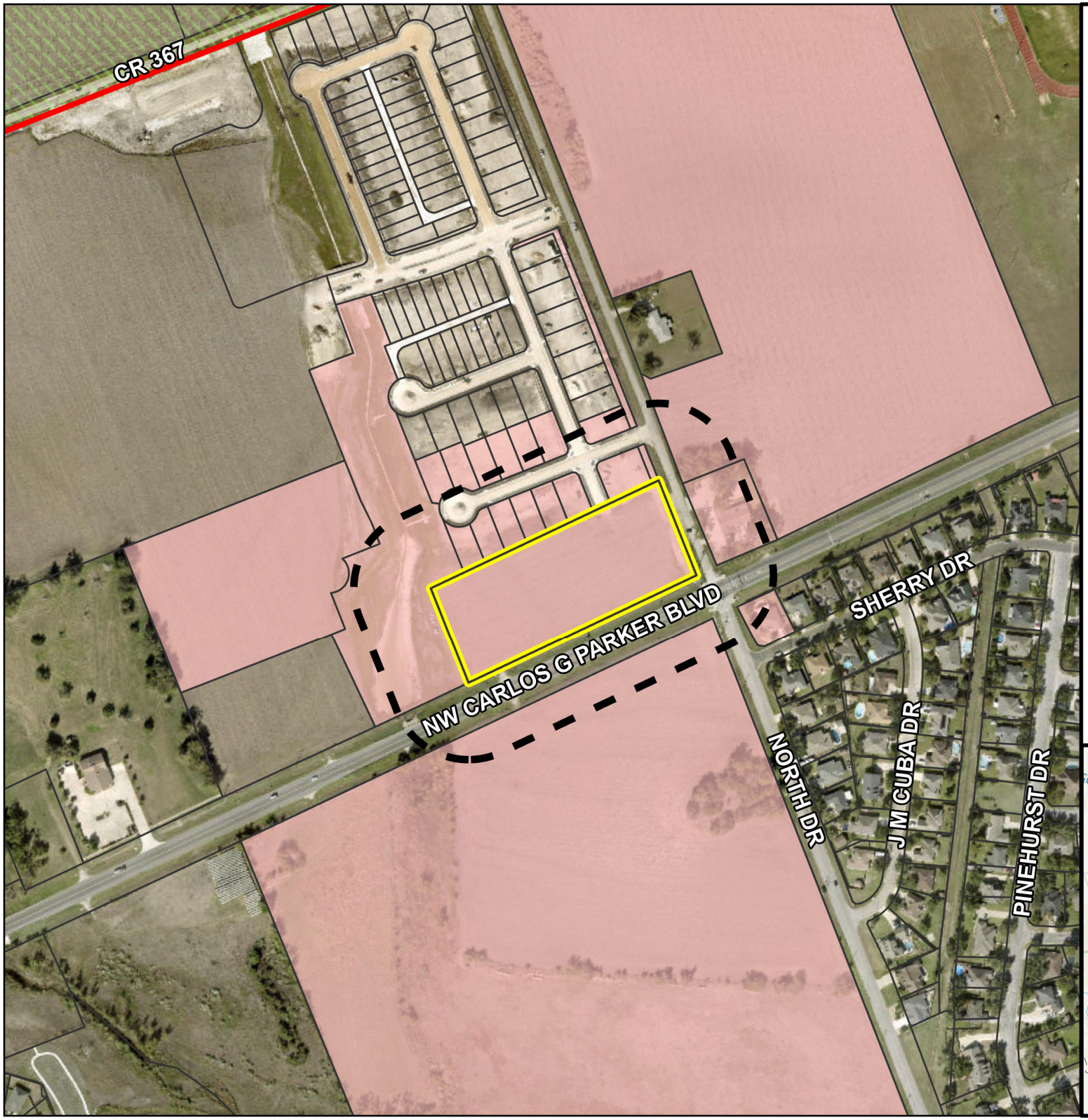
Overlay Zoning

- Planned Development Overlay

Place Type Zoning

- P2: Rural
- R2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- EC: Employment Center





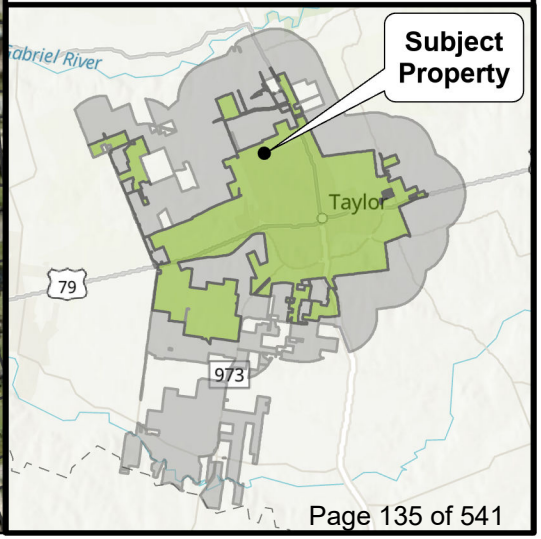
Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2045

Located at the NW Corner of Carlos G Parker & North Dr
Place Type Change
Notification Map
Approximately 4.0 acres

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

N 0 410 820
Feet



Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): DELPHINE SLIVENSKY ESTATE

Address for the proposed zoning change: R613339 - NW CORNER OF CARLOS PARKER BLVD & NORTH DRIVE

Phone: 512-632-3119 **E-mail:** JSLIVE@SBCGLOBAL.NET

Current Place Type Zoning (Circle One)	**Requested Place Type Zoning (Circle One)**
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
(P4 – Mix)	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	(EC – Employment Center)
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

TO REINSTATE PREVIOUS OPTIONS (C-STORE, GAS STATION, AND OTHER RETAIL) AS WHEN INATIALLY PLATTED AS PART OF SPRING CREEK DEVELOPMENT.

If you have any questions or need help completing this form, please call 512-365-3863

X The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

DELPHINE SLIVENSKY ESTATE
Owner Name 1: JOHN SLIVENSKY - EXE Signature: [signature] Date: 2-29-24
Owner Name 2: _____ Signature: _____ Date: _____

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	Intersection of W. Oak Street and Sturgis Street
Legal Description:	Taylor City of, Block 98 – Lot 3-12, 2 (N/PT), Acres 1.3399 (R015638)
Date Submitted:	2.16.2024
Current Place Type:	P4 – Mix
Requested Place Type:	P5 – Urban Center
Future Land Use:	Market: Neighborhood
Requestor:	Ryder Jeanes
Staff Analysis:	The requestor states that this 1.33 acre lot sits directly on Main Street and is the first point of connection south of the train tracks to connect downtown north to downtown south. They hope to have similar building scale on this lot as downtown to build a future office building and other 4-5 story mixed use structures. This higher density on the corner will help connect this lot's location to downtown Taylor in an appropriate manner. 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 Future Land Use designation associated with P5 is Market Center: Community or Market Center: Regional. The Future Land Use designation with this lot is Market Center: Neighborhood. This designation would typically have smaller scale buildings and neighborhood-serving 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 building types permitted in P4 would be more appropriate for the adjacent neighborhood. The requested P5 place type would be inconsistent with the Future Land Use designation of Market Center: Neighborhood. A similar request for P5 place type was denied at 105 W. Pecan in October 2023.
Staff Recommendation:	Denial of P5 – Urban Center place type at WCAD parcel R015638 at the intersection of W. Oak Street and Sturgis Street.
P&Z Recommendation:	Denial of P5 – Urban Center place type at WCAD parcel R015638 at the intersection of W. Oak Street and Sturgis Street.

Attachments

1. Location Map
2. Current Place Type Map
3. Proposed Place Type Map
4. Notification Map
5. Place Type Request Form

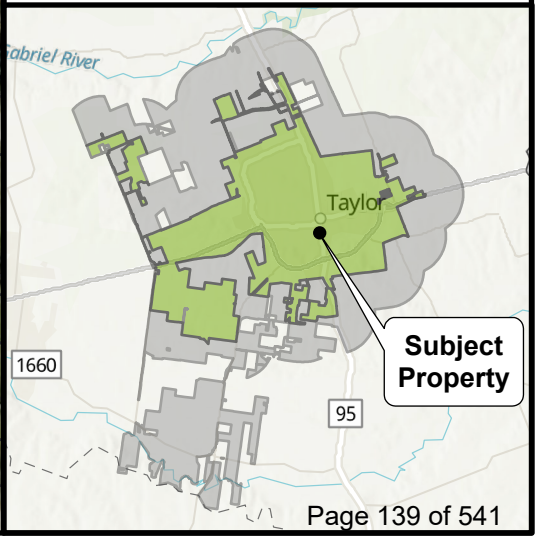


PZ-2024-2045

Generally Located S of Oak St. and E of Main St. (R015638)
Place Type Change
Location Map
Approximately 1.4 acres

City Limits
Subject Property
Parcels

N 0 200 400
Feet





PZ-2024-2045

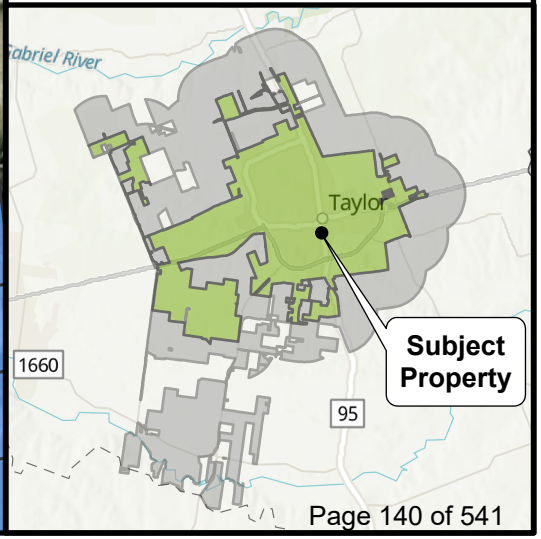
Generally Located S of Oak St. and E of Main St. (R015638)
Place Type Change
Current Zoning Map
Approximately 1.4 acres

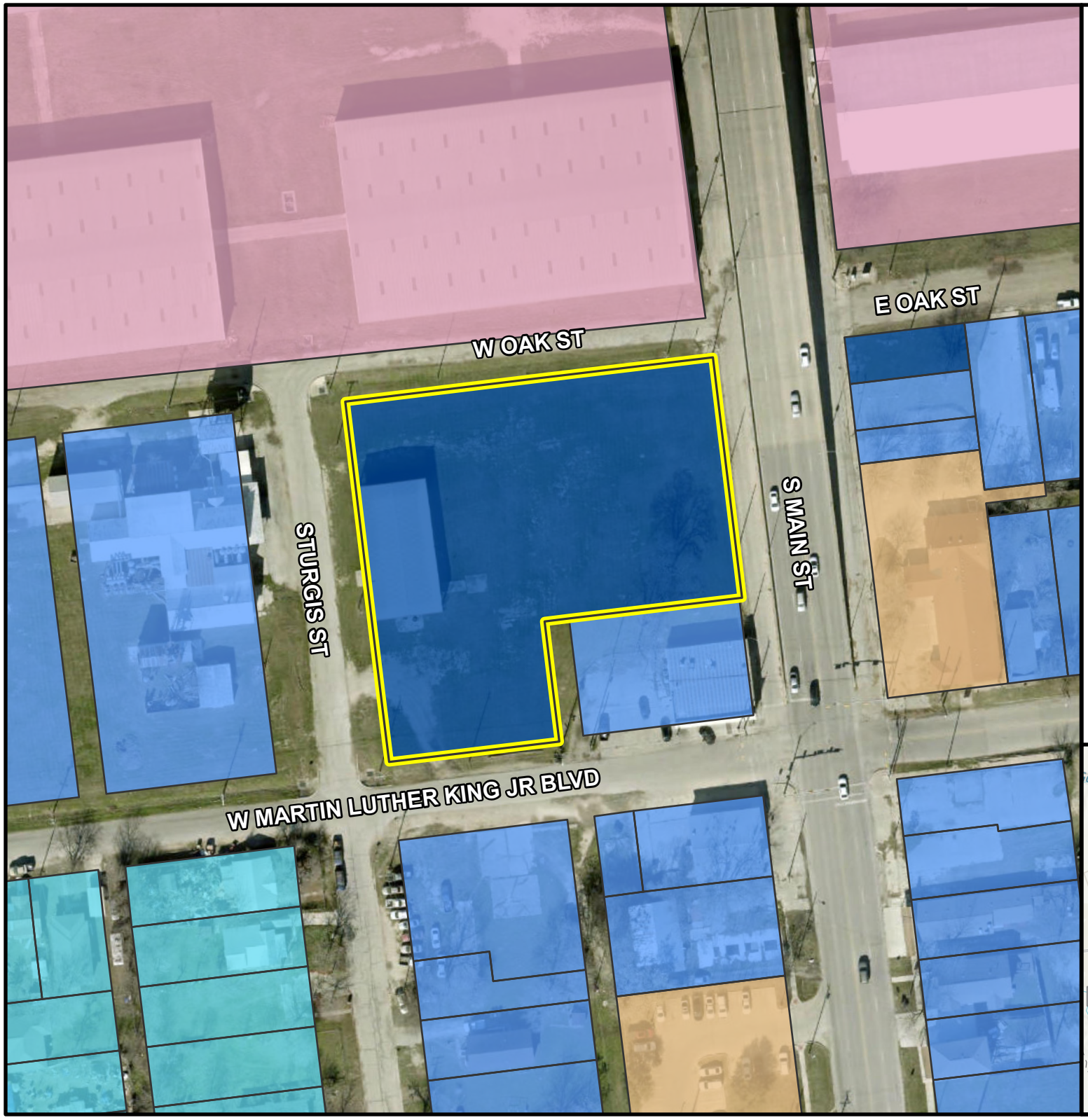
- City Limits
- Subject Property
- Parcels

Place Type Zoning

- P3: Neighborhood
- P4: Mix
- P5: Urban Center
- EC: Employment Center
- CS: Civic Space

N 0 100 200 Feet





PZ-2024-2045

Generally Located S of Oak St. and E of Main St. (R015638)
Place Type Change
Proposed Zoning Map
Approximately 1.4 acres

City Limits
Subject Property
Parcels

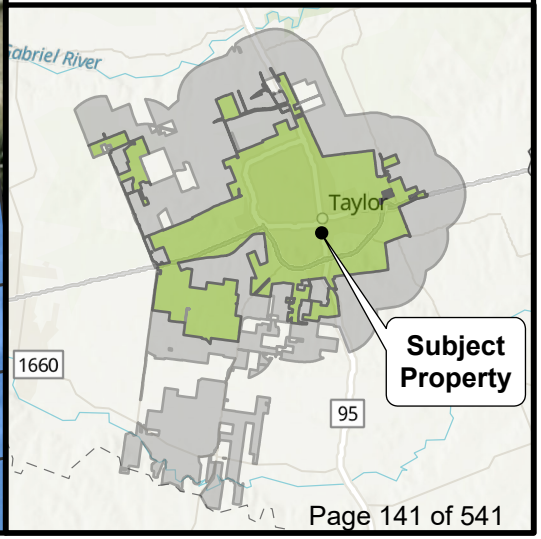
Place Type Zoning

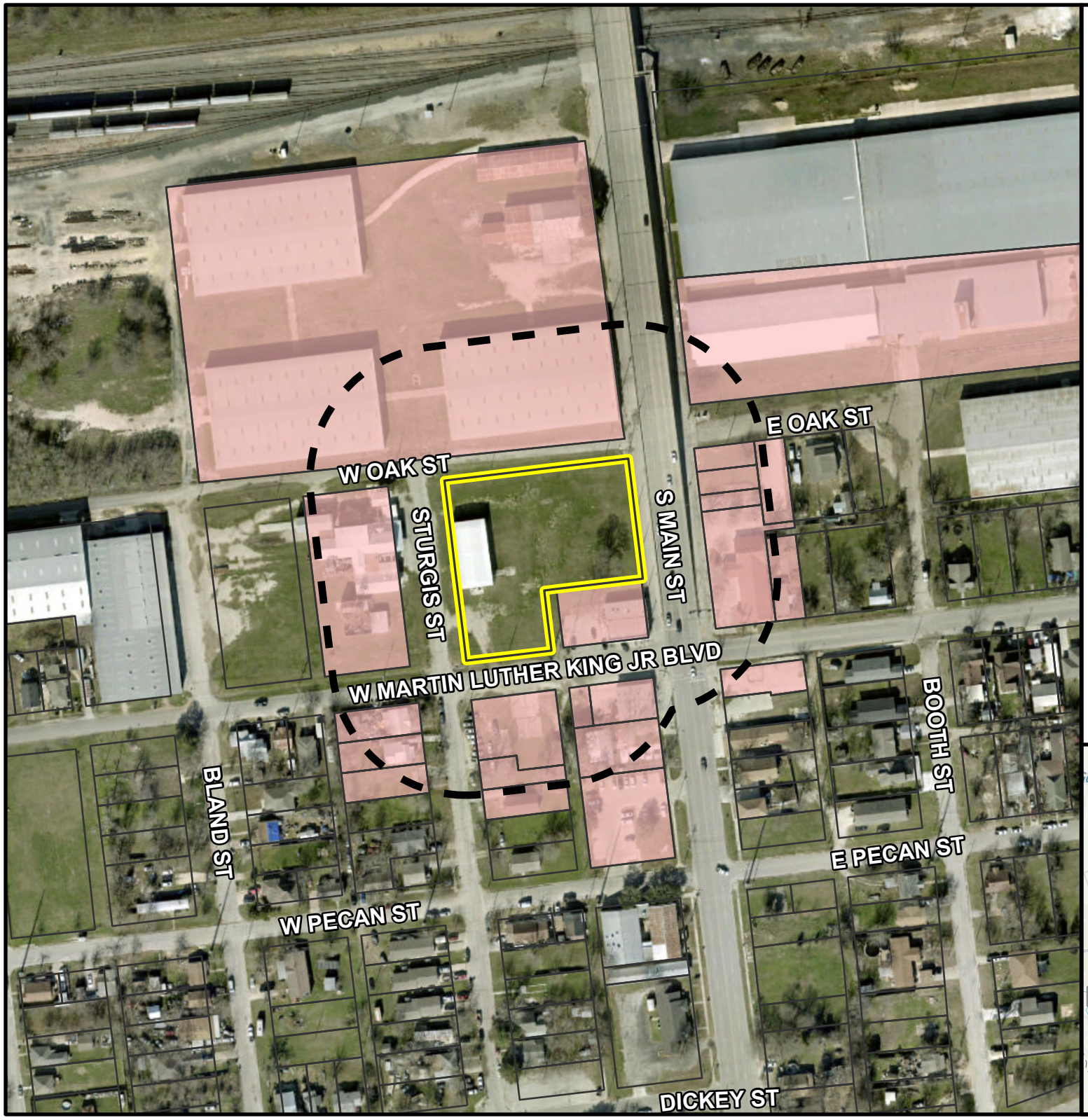
P3: Neighborhood
P4: Mix
P5: Urban Center
EC: Employment Center
CS: Civic Space

N

0 100 200

Feet



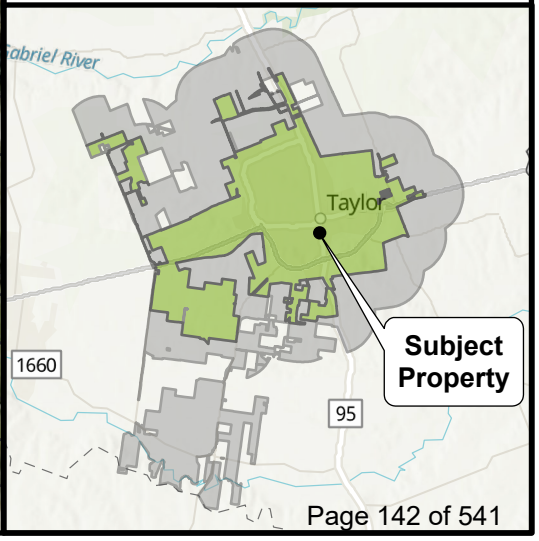


PZ-2024-2045

Generally Located S of Oak St. and E of Main St. (R015638)
Place Type Change Notification Map
Approximately 1.4 acres

- City Limits
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 200 400
Feet



Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): 308 Sturgis LLC

Address for the proposed zoning change: No Address, Parcel ID Number: R015638

Phone: (512) 623-9545 **E-mail:** rjeanes@cldrealty.com

Current Place Type Zoning (Circle One)	**Requested Place Type Zoning (Circle One)**
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

This 1.33 acre lot sits directly on Main Street and is the first point of connection south of the train tracks to connect downtown north to downtown south. We hope to have similar building scale on this lot as downtown to build a future office building and other 4-5 story mixed use structures. This higher density on the corner will help connect this lot's location to downtown Taylor in an appropriate manner.

If you have any questions or need help completing this form, please call 512-365-3863

☒ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: 308 Sturgis LLC Signature: _____ Date: 2/16/2024
Owner Name 2: _____ Signature: _____ Date: _____

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

City of Taylor
Place Type Change Request
Staff Report

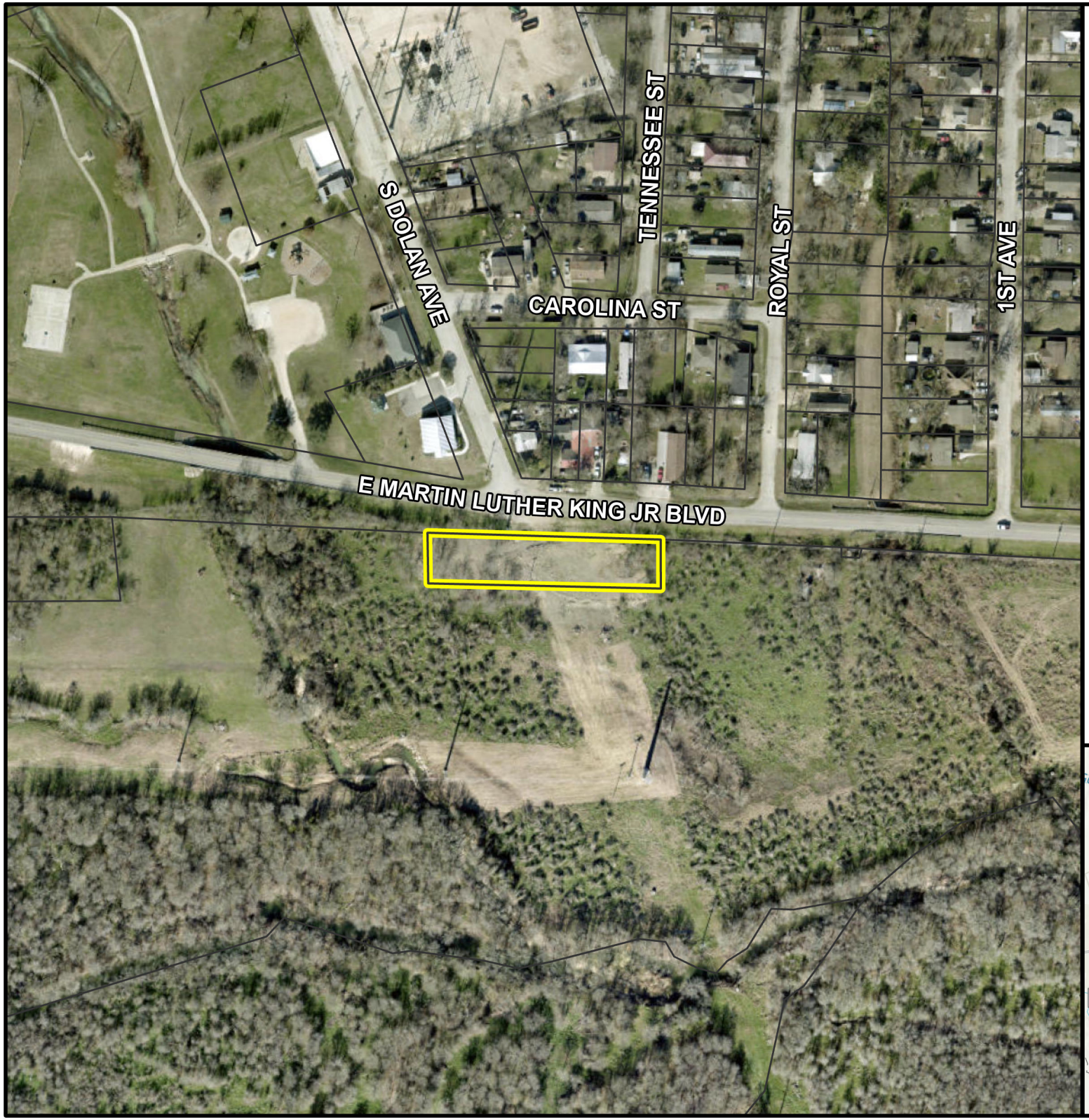
Item Details

Agenda No.	
Address/Location:	1104 East Martin Luther King Jr. Blvd
Legal Description:	Coursey, P. Survey, Acres 0.6 (R019053)
Date Submitted:	2.15.2024
Current Place Type:	P3 – Residential
Requested Place Type:	P5 – Urban Center
Future Land Use:	Open Space
Requestor:	Vanessa Hernandez
Staff Analysis:	The requestor has requested the place type change to keep the zoning commercial as it shows on the Williamson Central Appraisal District (WCAD). WCAD categorizes the lot as vacant land with a subcategory of vacant commercial land. The WCAD land use designation is not zoning. The City of Taylor is responsible for zoning within the City Limits. The only previous commercial related activity undertaken on this site was unauthorized business activities which were the subject of code enforcement investigations and notices of violation. These unauthorized activities by the previous landowner have now been resolved. The previous zoning for this lot was R1 – single family residential. This was correctly translated to P3 – Neighborhood Place Type. The proposed P5 – Urban Center place type designation is the most intense place type available. The P5 place type would be inappropriate on an isolated, single lot in a predominately residential area and with a future land use designation of open space. The future land use is designated open space because the whole lot lies within the City of Taylor 100 year flood plain.
Staff Recommendation:	Denial of Place type P5 at 1104 East Martin Luther King Jr. Blvd
P&Z Recommendation:	Denial of Place type P5 at 1104 East Martin Luther King Jr. Blvd

Attachments

1. Location Map
2. Current Place Type Map

3. Proposed Place Type Map
4. Future Land Use Map
5. Flood plain Map
6. Notification Map
7. Place Type Request Form

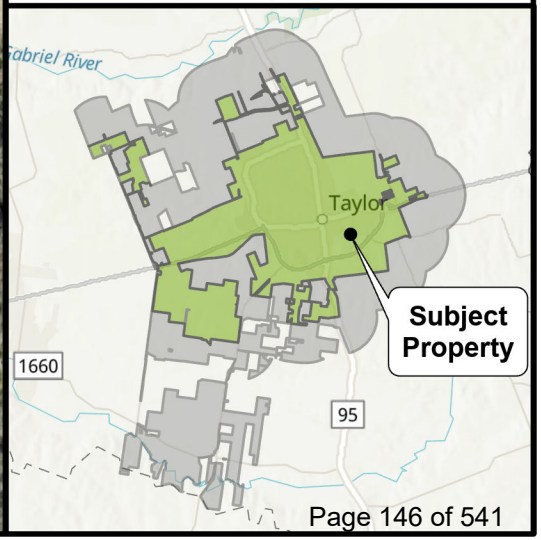


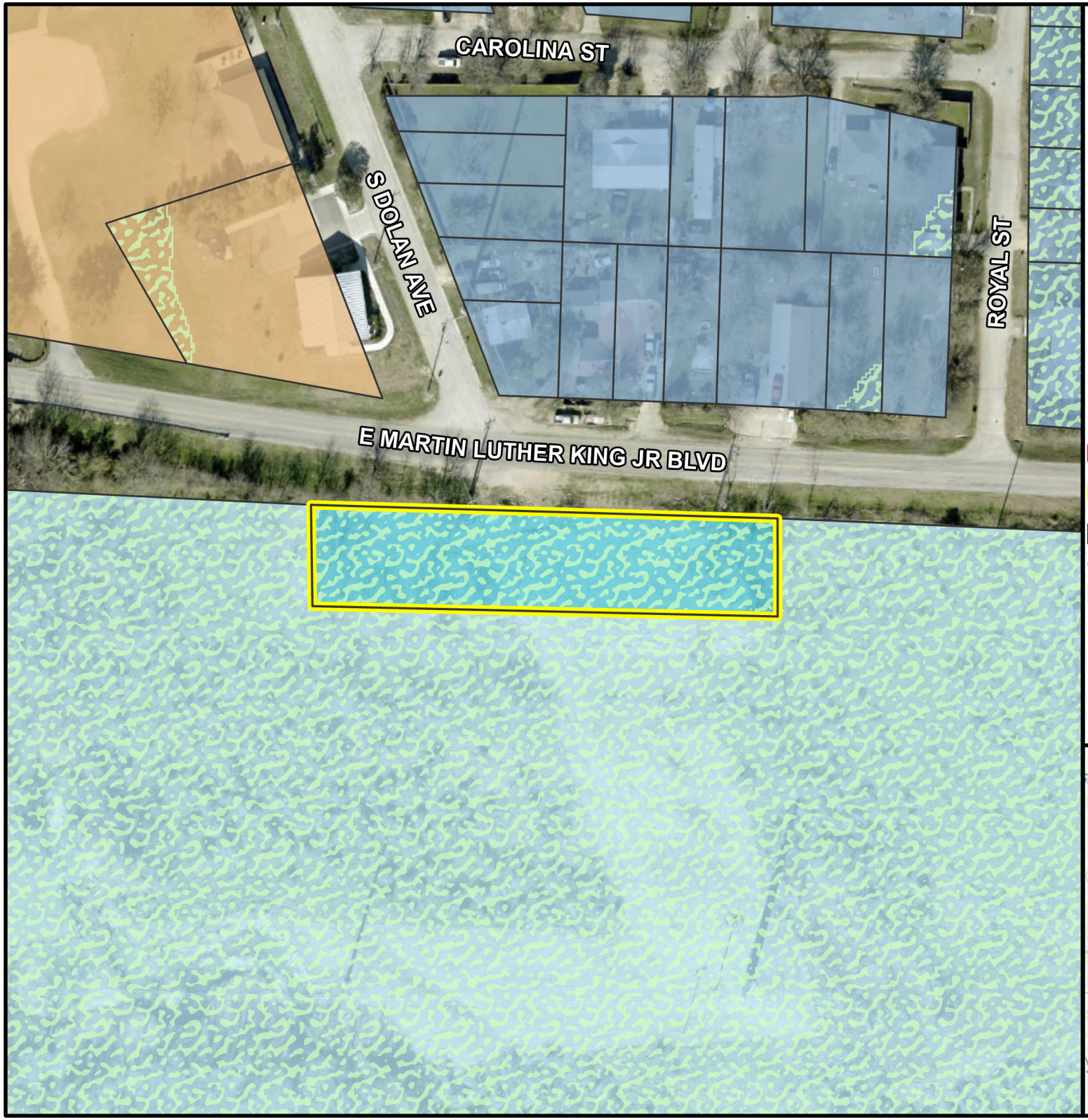
PZ-2024-2045

1104 E Martin Luther King Jr Blvd.
Place Type Change
Location Map
Approximately 0.6 acres

City Limits
Subject Property
Parcels

N 0 200 400
Feet





PZ-2024-2045

1104 E Martin Luther King Jr Blvd.
Place Type Change
Current Zoning Map
Approximately 0.6 acres

- City Limits
- Subject Property
- Parcels

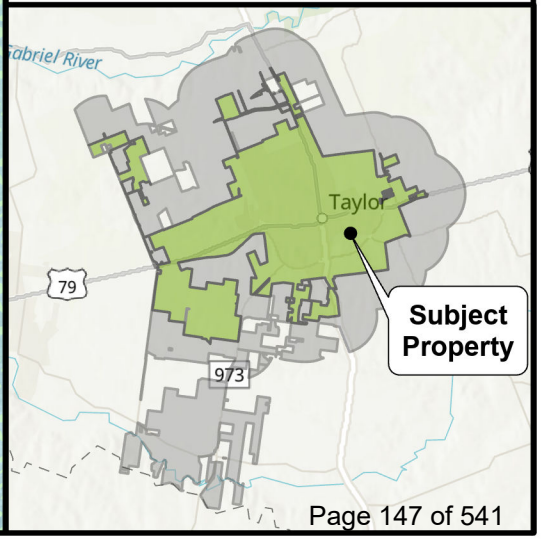
Overlay Zoning

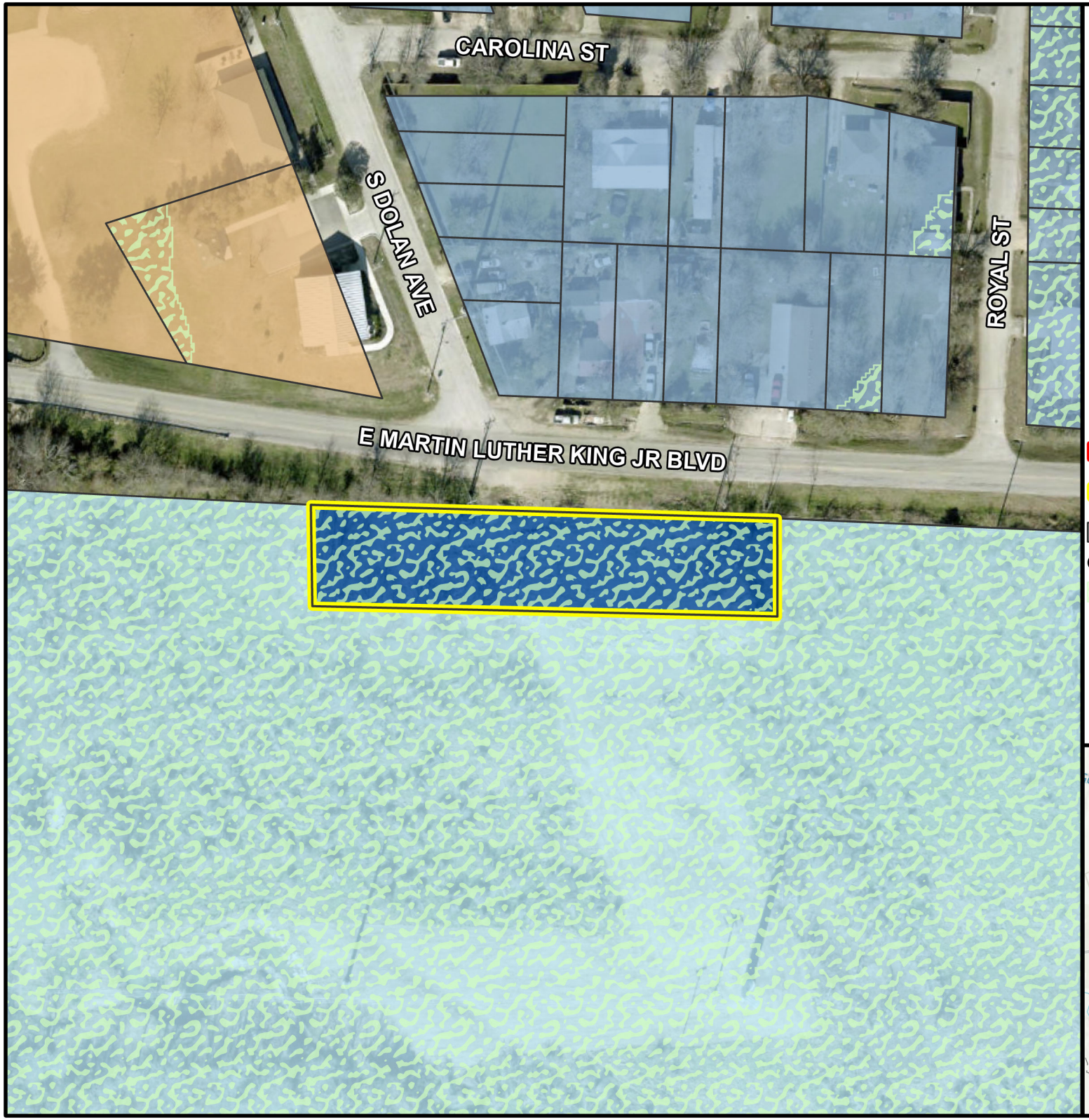
- P1: Nature

Place Type Zoning

- P2.5: Large Lot
- P3: Neighborhood
- P3M: Manufactured Housing
- CS: Civic Space
- Streets

N 0 100 200
Feet





PZ-2024-2045

1104 E Martin Luther King Jr Blvd.
Place Type Change
Proposed Zoning Map
Approximately 0.6 acres

- City Limits
- Subject Property
- Parcels

Overlay Zoning

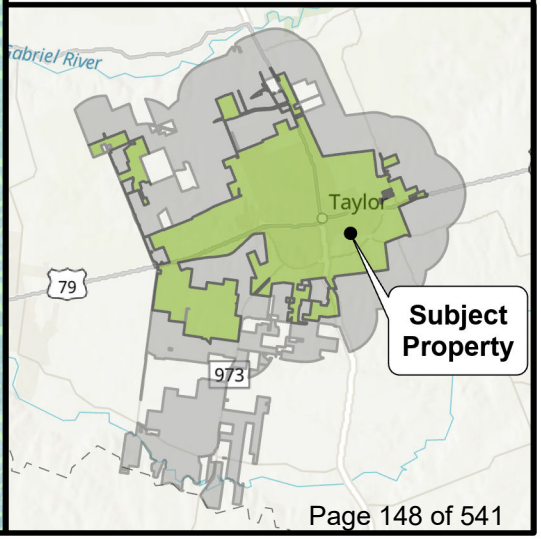
- P1: Nature

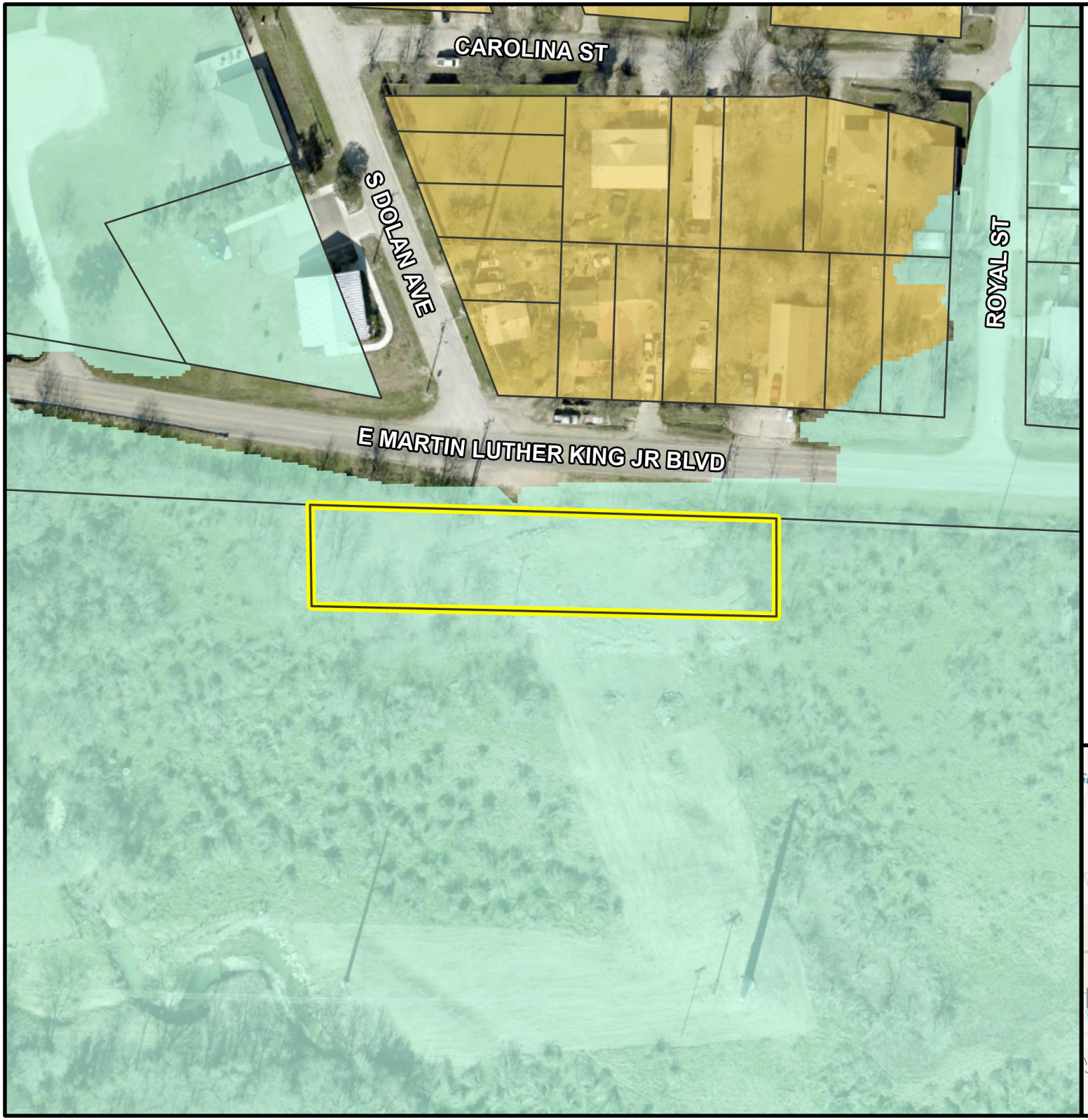
Place Type Zoning

- P2.5: Large Lot
- P3M: Manufactured Housing
- CS: Civic Space
- P5: Urban Center

Streets

N 0 100 200
Feet





PZ-2024-2045

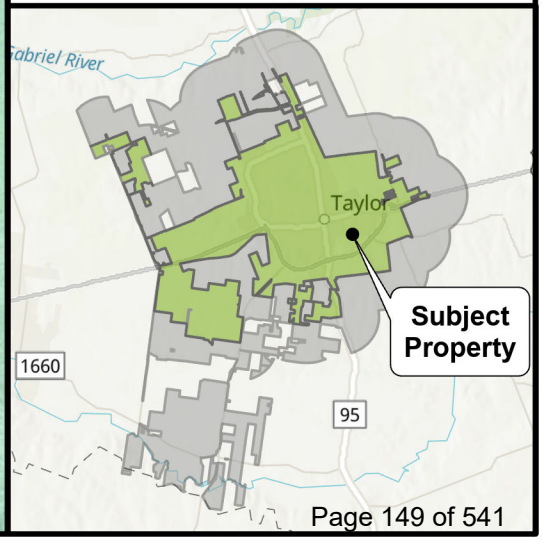
1104 E Martin Luther King Jr Blvd.
Place Type Change
Future Land Use Map
Approximately 0.6 acres

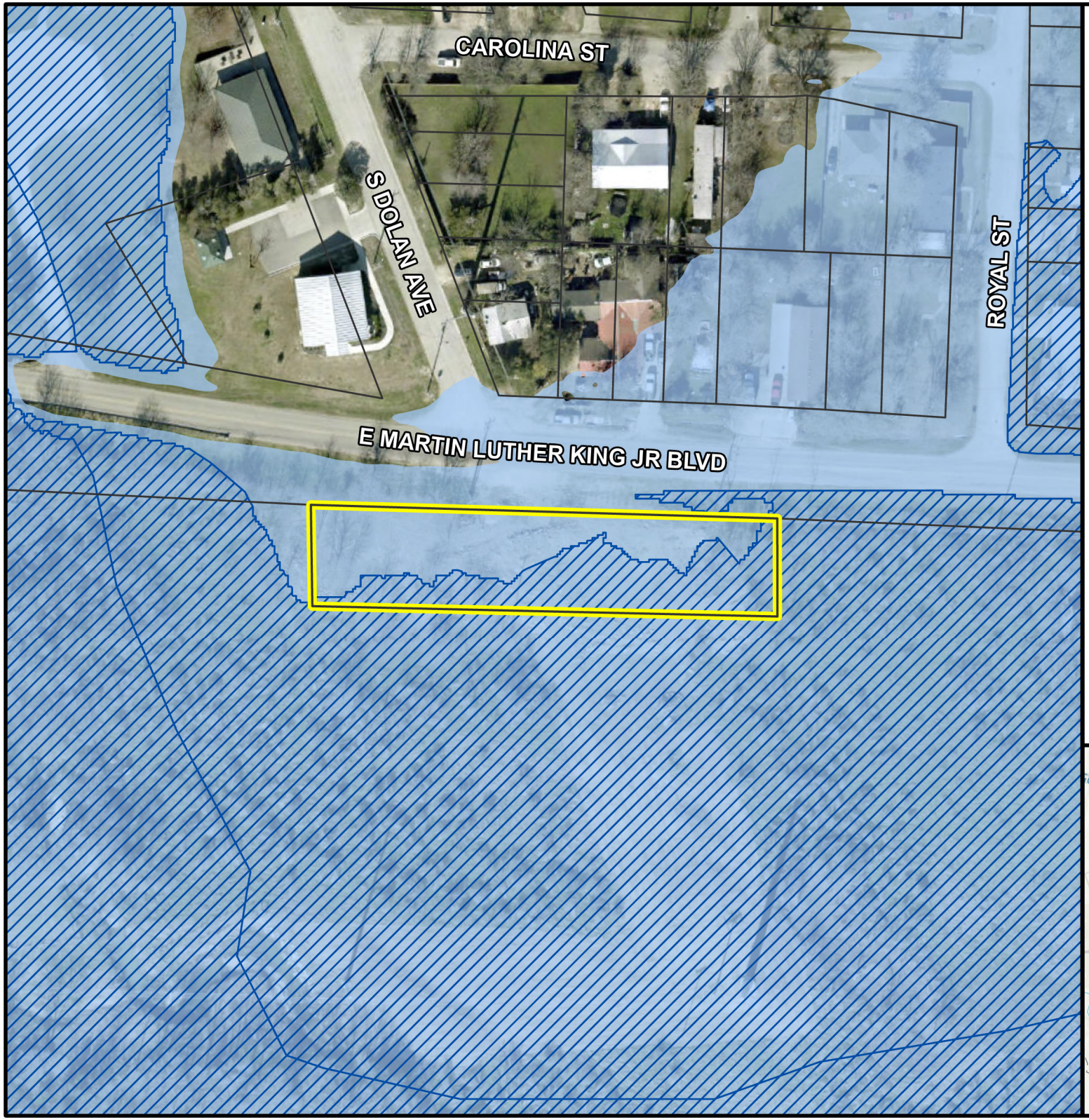
- City Limits
- Subject Property
- Parcels

Future Land Use

- Neighborhood Infill
- Open Space

N 0 100 200
Feet



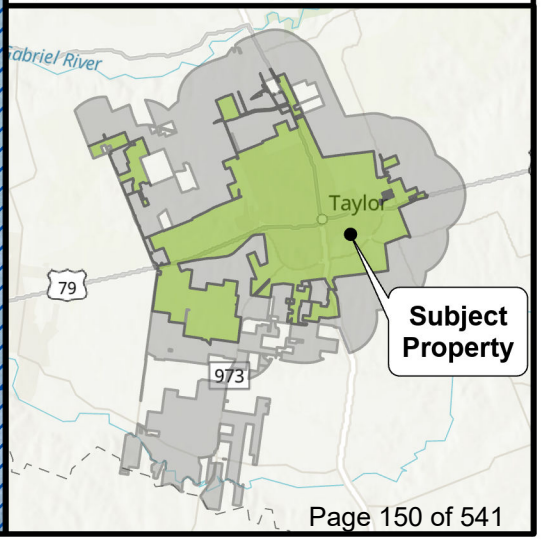


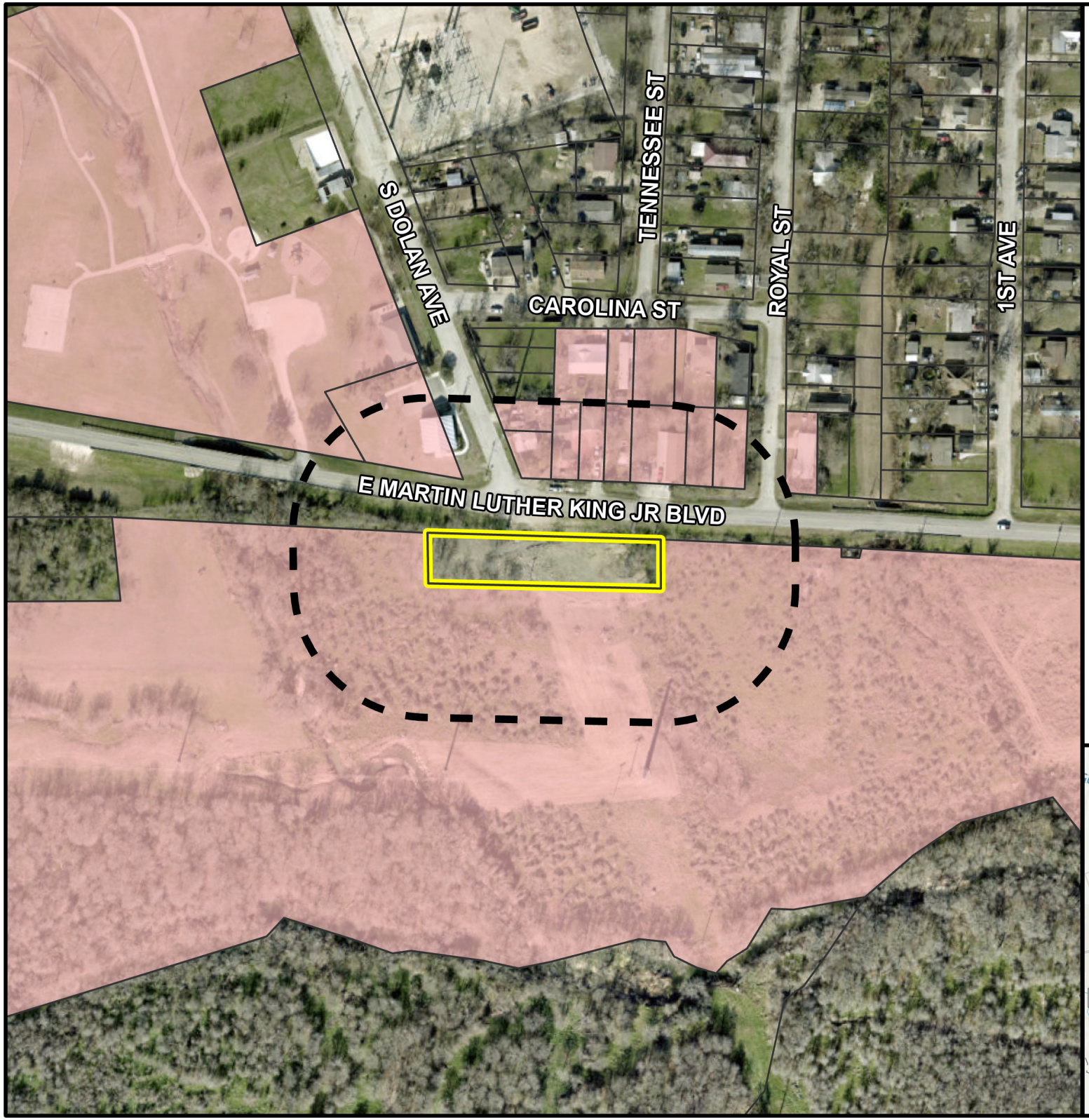
PZ-2024-2045

1104 E Martin Luther King Jr Blvd.
Place Type Change
Floodplain Map
Approximately 0.6 acres

- City Limits
- Parcels
- Taylor Floodplain
- FEMA Floodplain

N 0 100 200
Feet



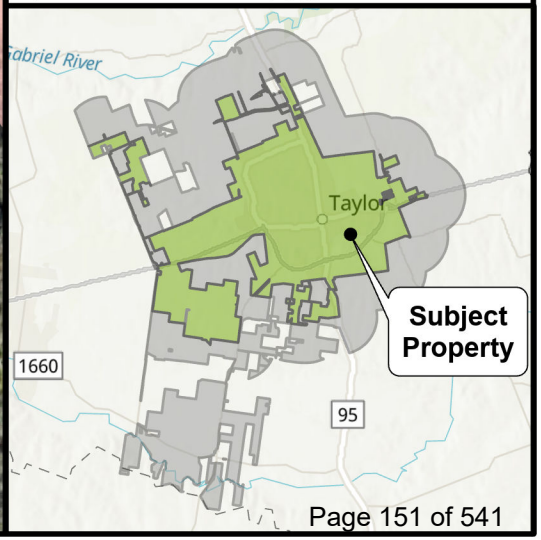


PZ-2024-2045

1104 E Martin Luther King Jr Blvd.
Place Type Change Notification Map
Approximately 0.6 acres

- City Limits
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 200 400
Feet



Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Vanessa Hernandez
Address for the proposed zoning change: 1104 E. Martin Luther King Jr.
Phone: 5125773819 **E-mail:** jvrealestate.enter@gmail.com

Current Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
(P3) Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	(P5) – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:
We want to keep the zoning commertial as it shows in the county (CAD) I will have more opportunity to use it as commertial because of the Eastman half of property

If you have any questions or need help completing this form, please call 512-365-3863

☐ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Vanessa Hernandez Signature: [signature] Date: 2-15-24
Owner Name 2: _____ Signature: _____ Date: _____

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

City of Taylor
City Council

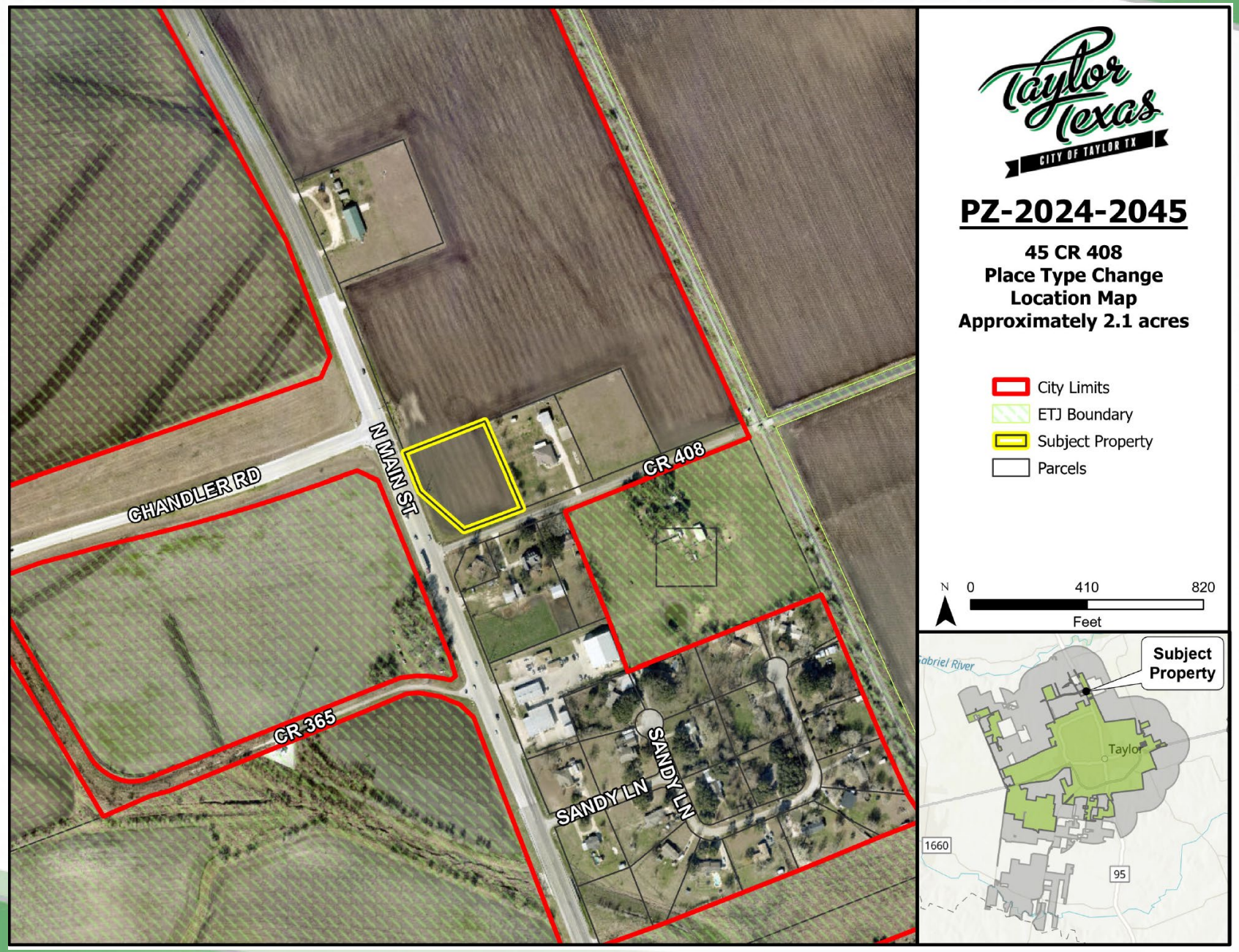
April 25, 2024

PZ-2024-2045

Place Type Change Requests

45 County Road 408
P2 – Rural to P2C – Rural Commercial

Location Map



Place Type (Zoning)
From → To



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

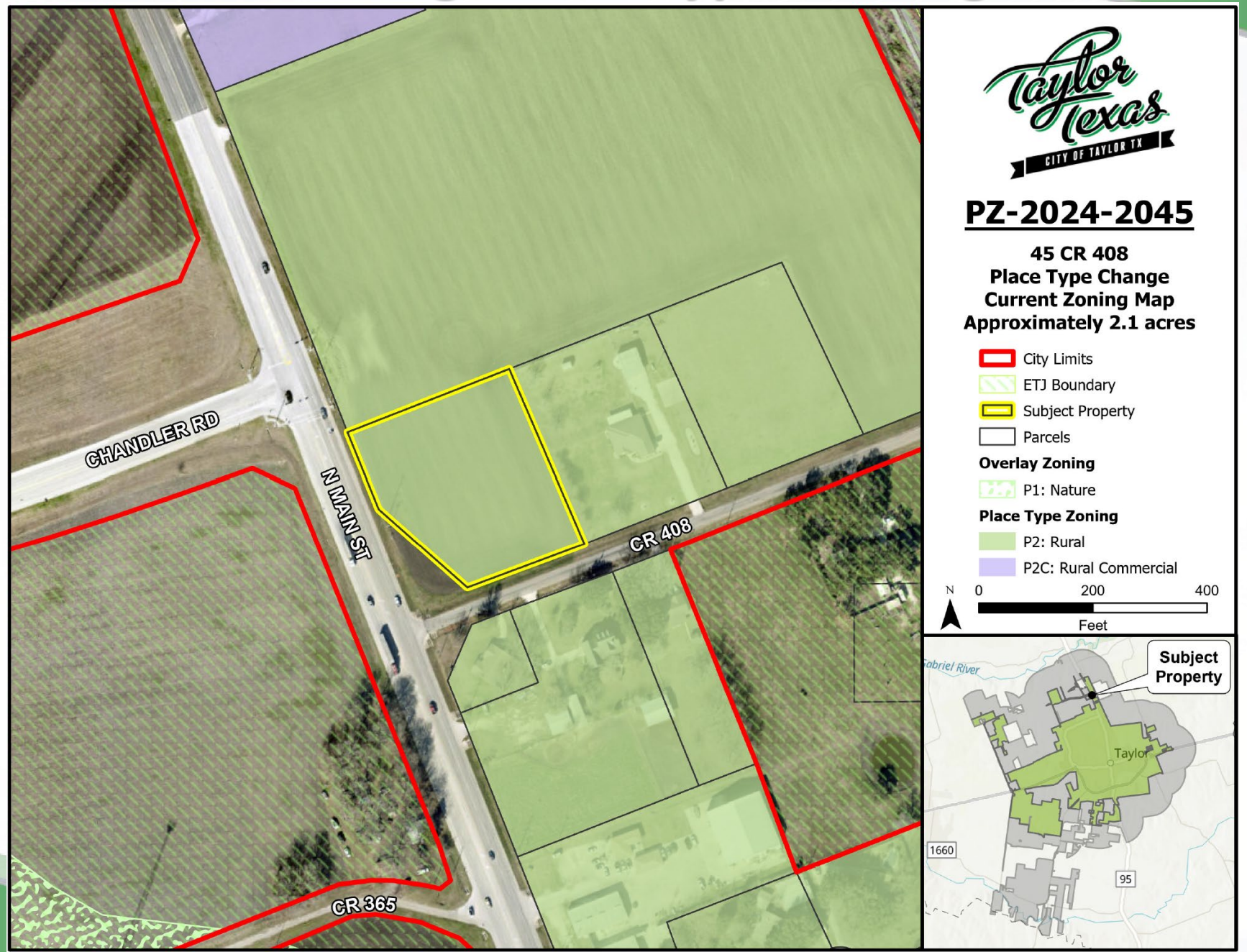
1 Acre Minimum

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.

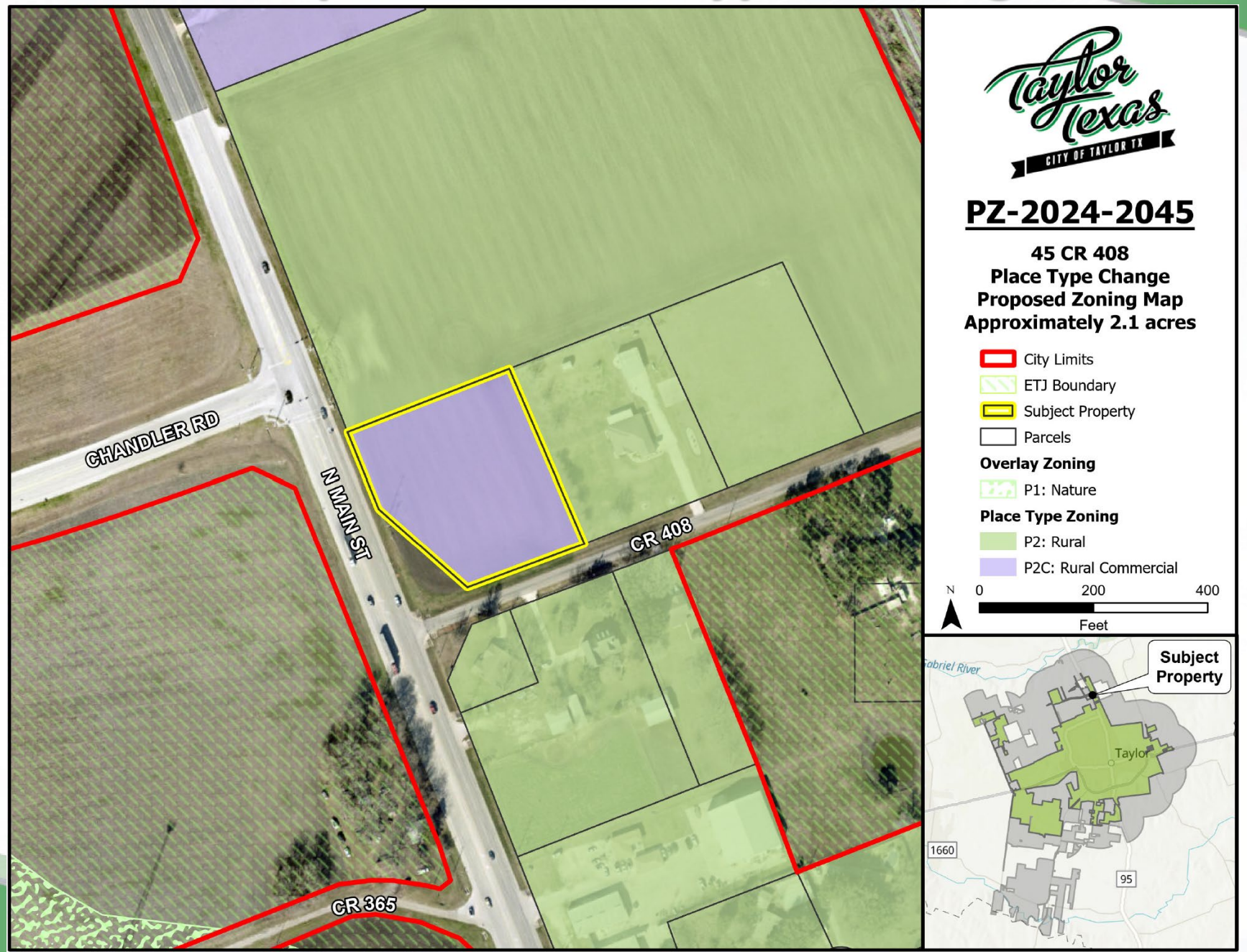
Building Types: Small Commercial, Highway Commercial, Carts, Kiosks, Food Trailers, Temporary Commercial, Commercial Accessory, and Civic Buildings

Land Development Code – Page 127

Existing Place Type Zoning



Proposed Place Type Zoning



Notification Map

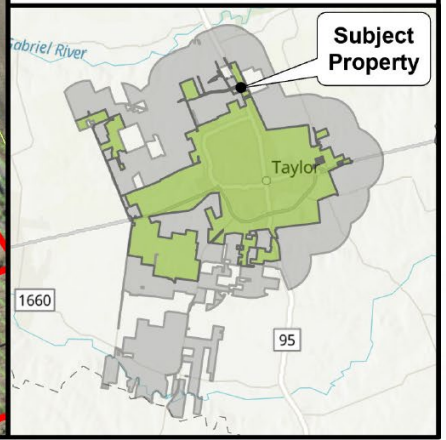


PZ-2024-2045

45 CR 408
Place Type Change
Notification Map
Approximately 2.1 acres

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

N 0 410 820
Feet



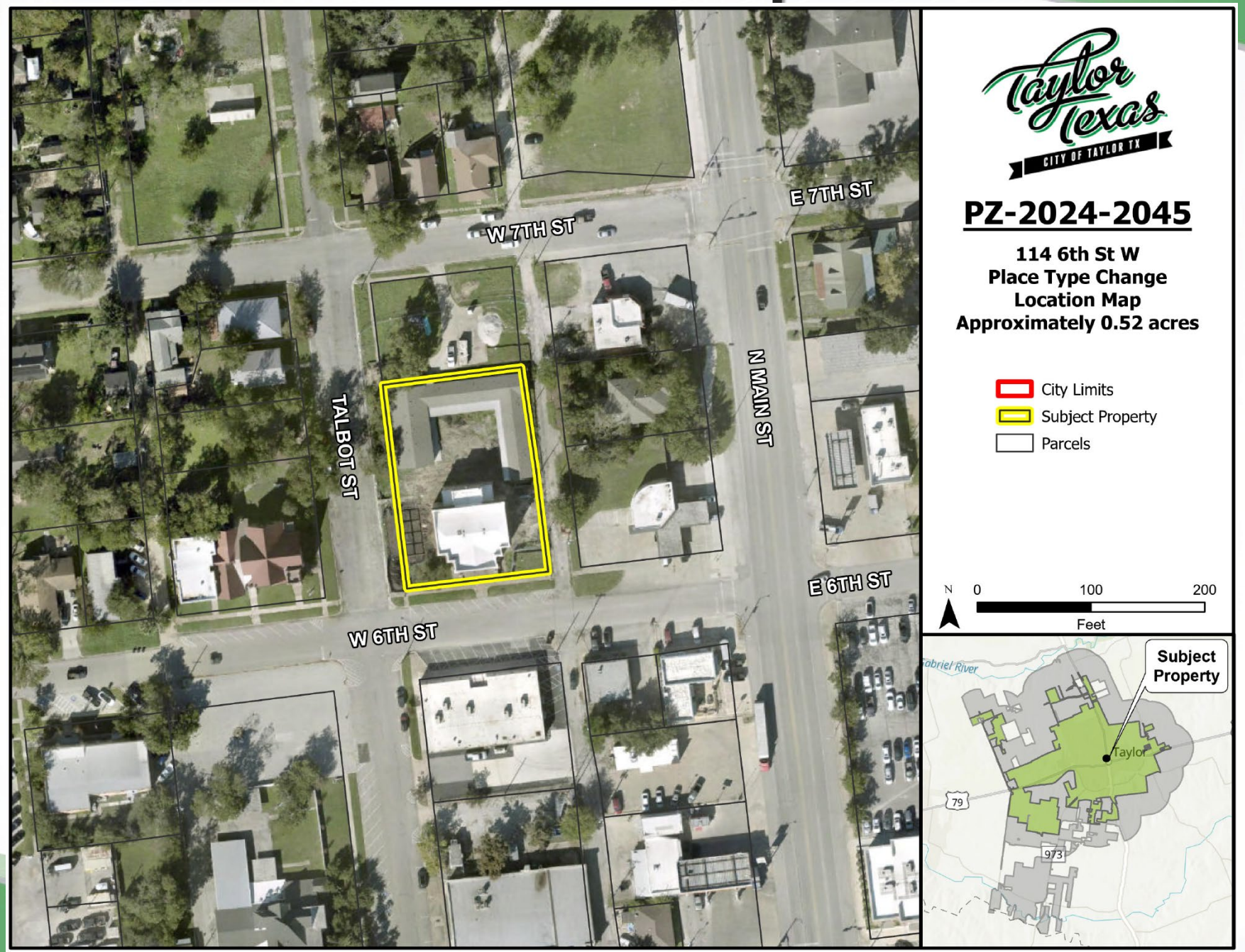
- 8 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

Planning & Zoning Recommendation

Planning & Zoning Commission recommends **Approval** of the change from P2 – Rural to P2C – Rural Commercial.

114 W. 6th Street
CS – Civic Space to P5 – Urban Center

Location Map



Place Type (Zoning)
From → To



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:

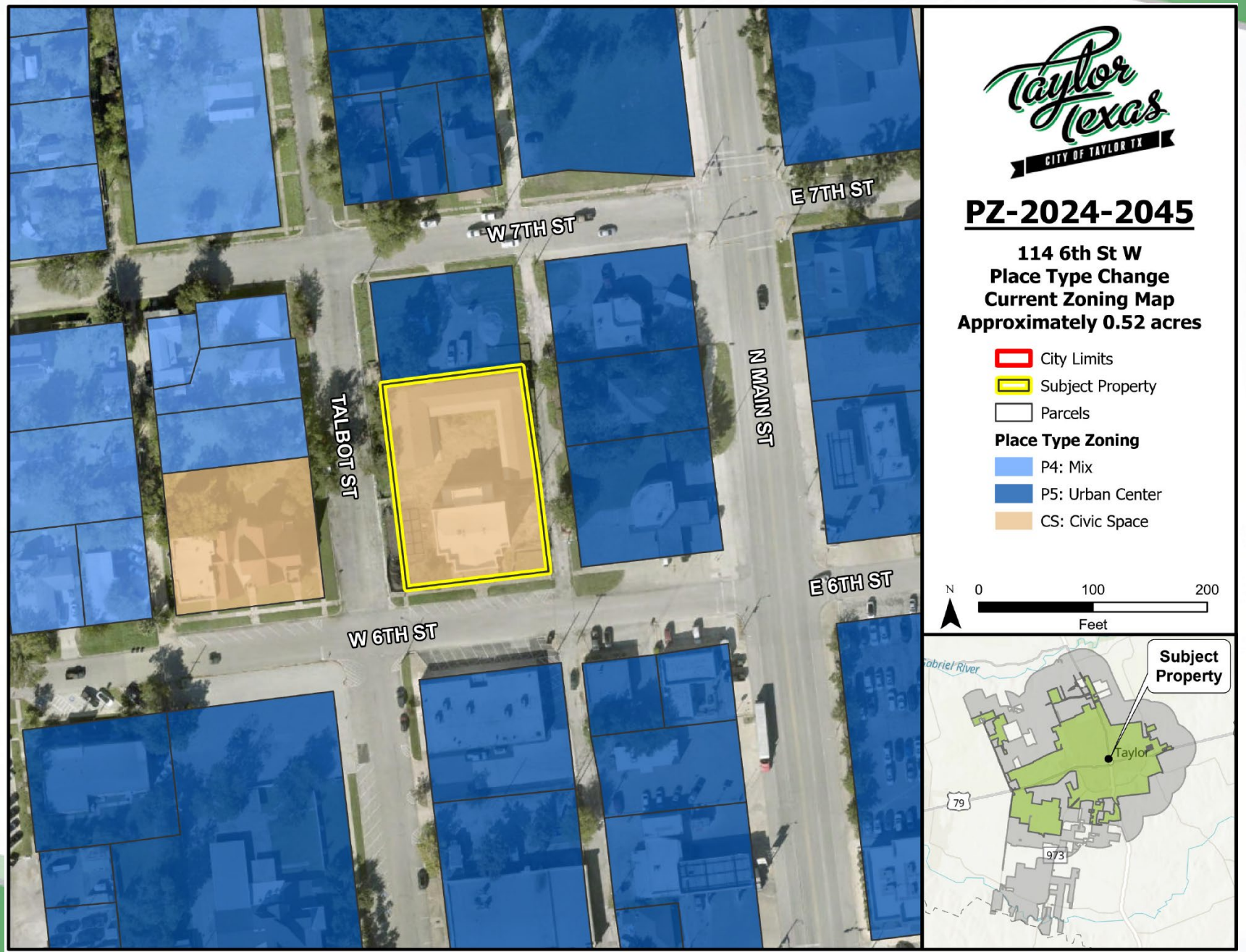


4.2.3.8 P5: URBAN CENTER

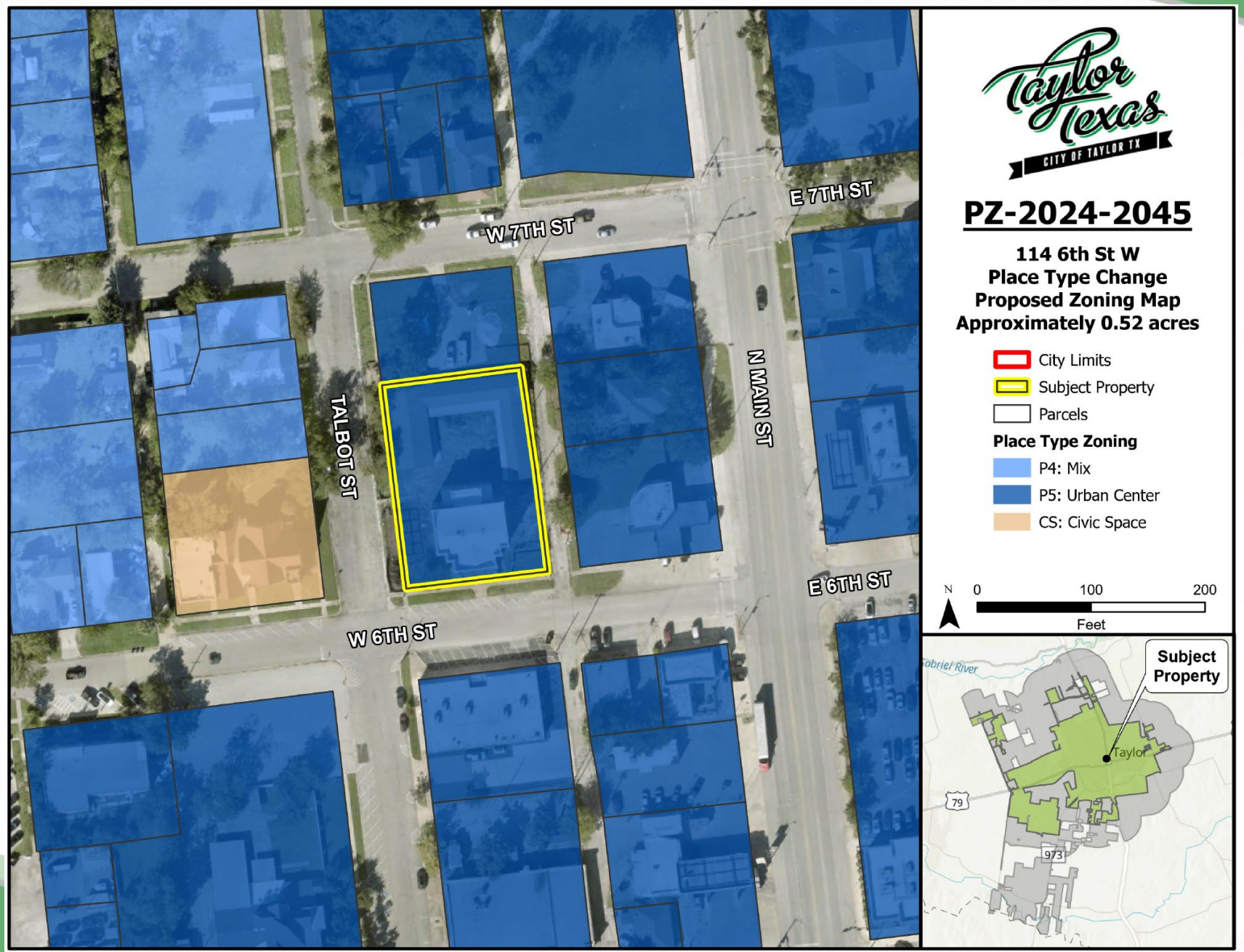
The P5 Urban Center Place Type regulates a higher intensity mixture of building types that accommodate commercial, retail, offices, hotels, and residential. Buildings are set close to the sidewalk with high pedestrian and vehicle traffic. P5 promotes a continuous line of buildings and wide sidewalks critical to defining the public frontage.

All Churches and affiliated properties were given Civic Space (CS) Place Type Zoning

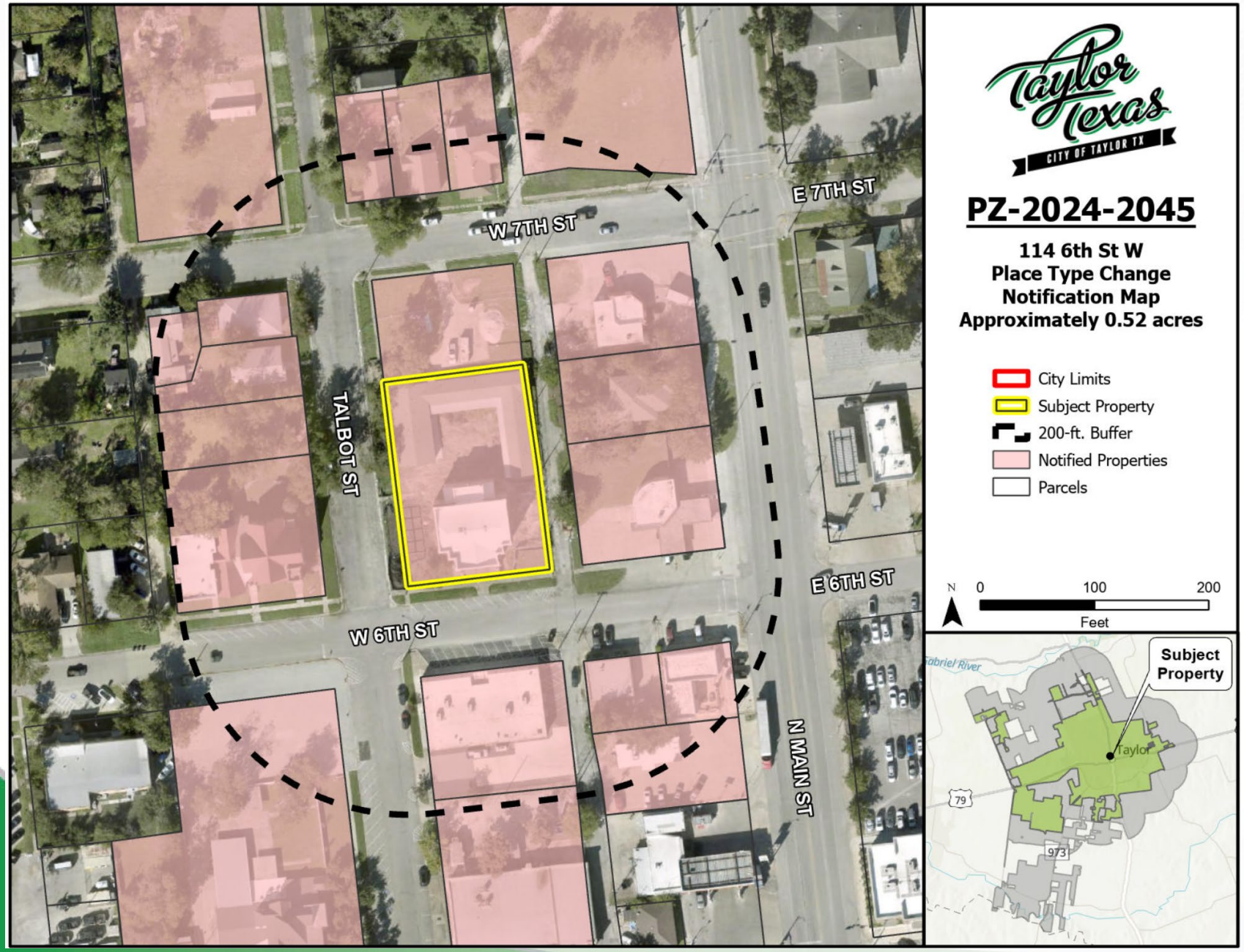
Existing Place Type Zoning



Proposed Place Type Zoning



Notification Map



Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2045

114 6th St W
Place Type Change
Notification Map
Approximately 0.52 acres

- City Limits
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 100 200
Feet

- 17 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

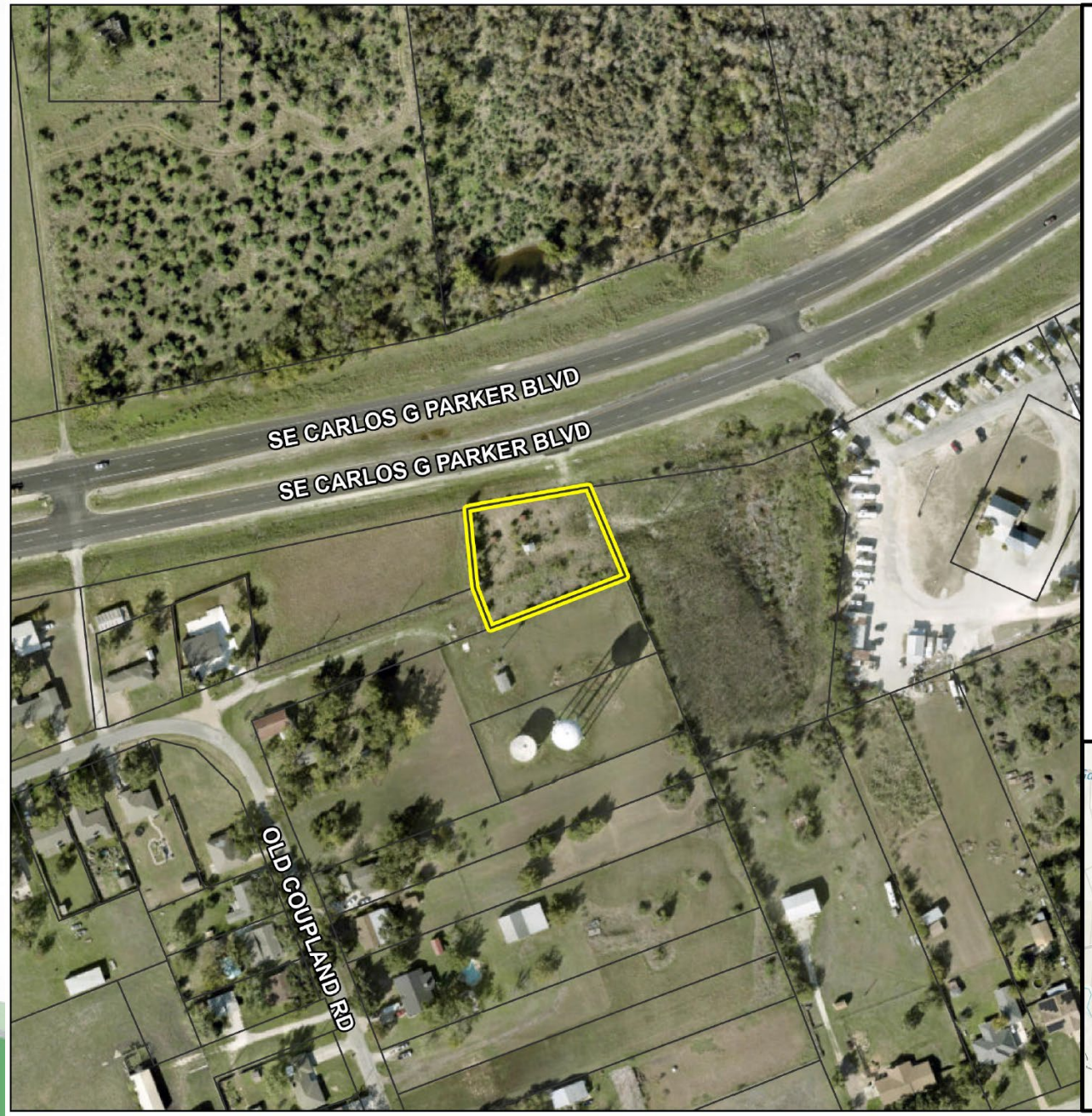
Taylor Texas
CITY OF TAYLOR TX

Planning & Zoning Recommendation

Planning & Zoning Commission recommends **Approval** of the change from CS – Civic Space to P5 – Urban Center.

400 Carlos G. Parker SE
P3 – Neighborhood to P4 – Mix

Location Map



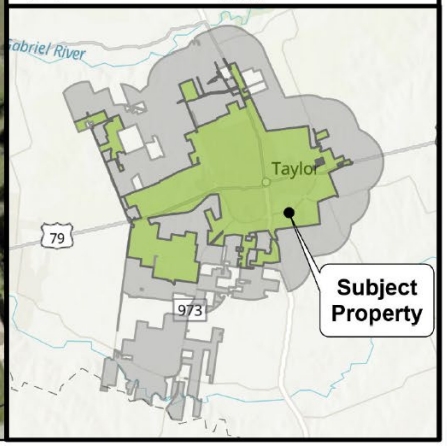
Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2045

400 Carlos G Parker Blvd.
Place Type Change
Location Map
Approximately 0.8 acres

Subject Property
Parcels

N 0 200 400
Feet



Taylor Texas
CITY OF TAYLOR TX

Place Type (Zoning)
From → To



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.

Building Types: Detached & Attached Dwellings, Cottage Court, Duplex, Accessory Dwelling Unit, Residential Accessory, and Civic Buildings.

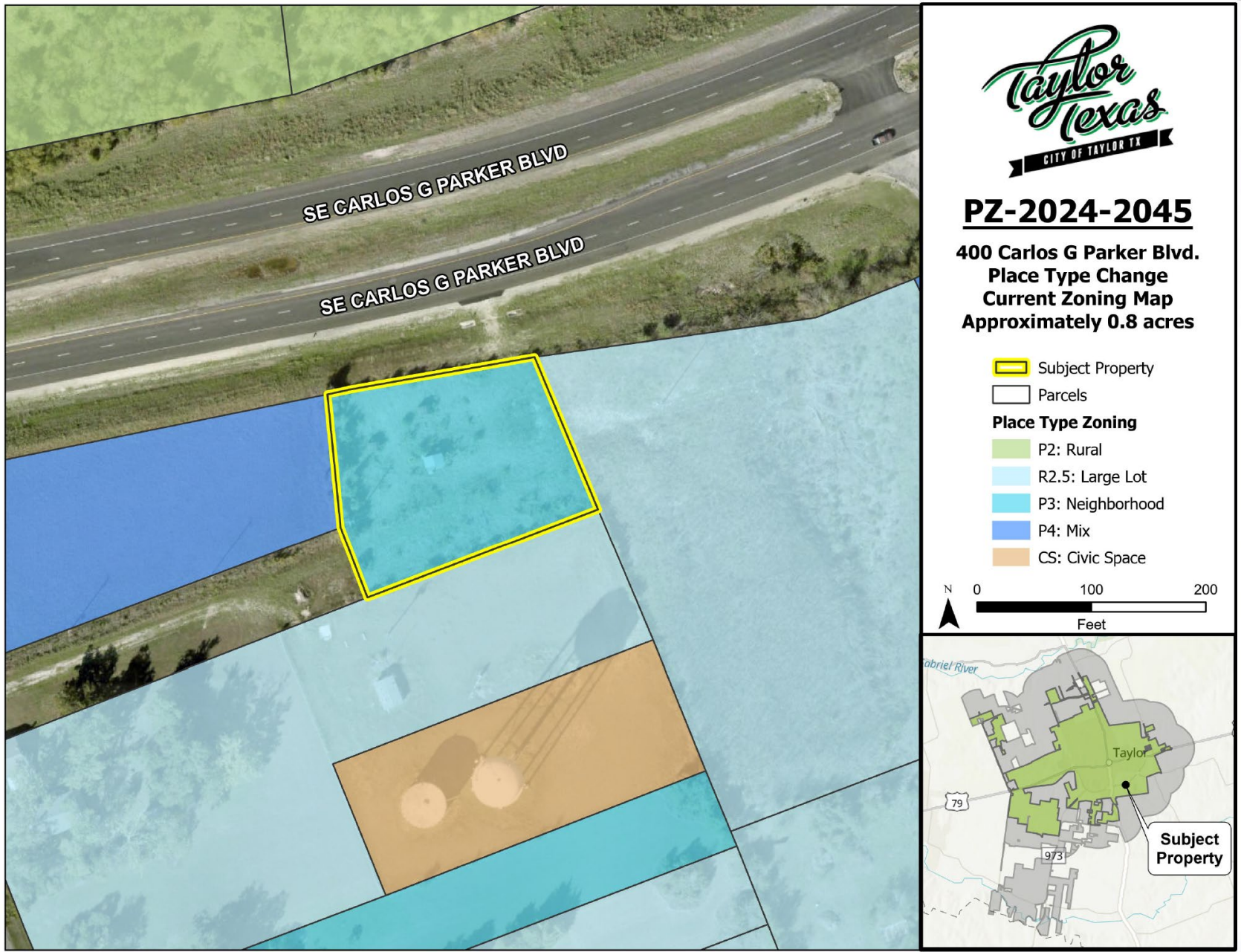
Land Development Code – Page 129



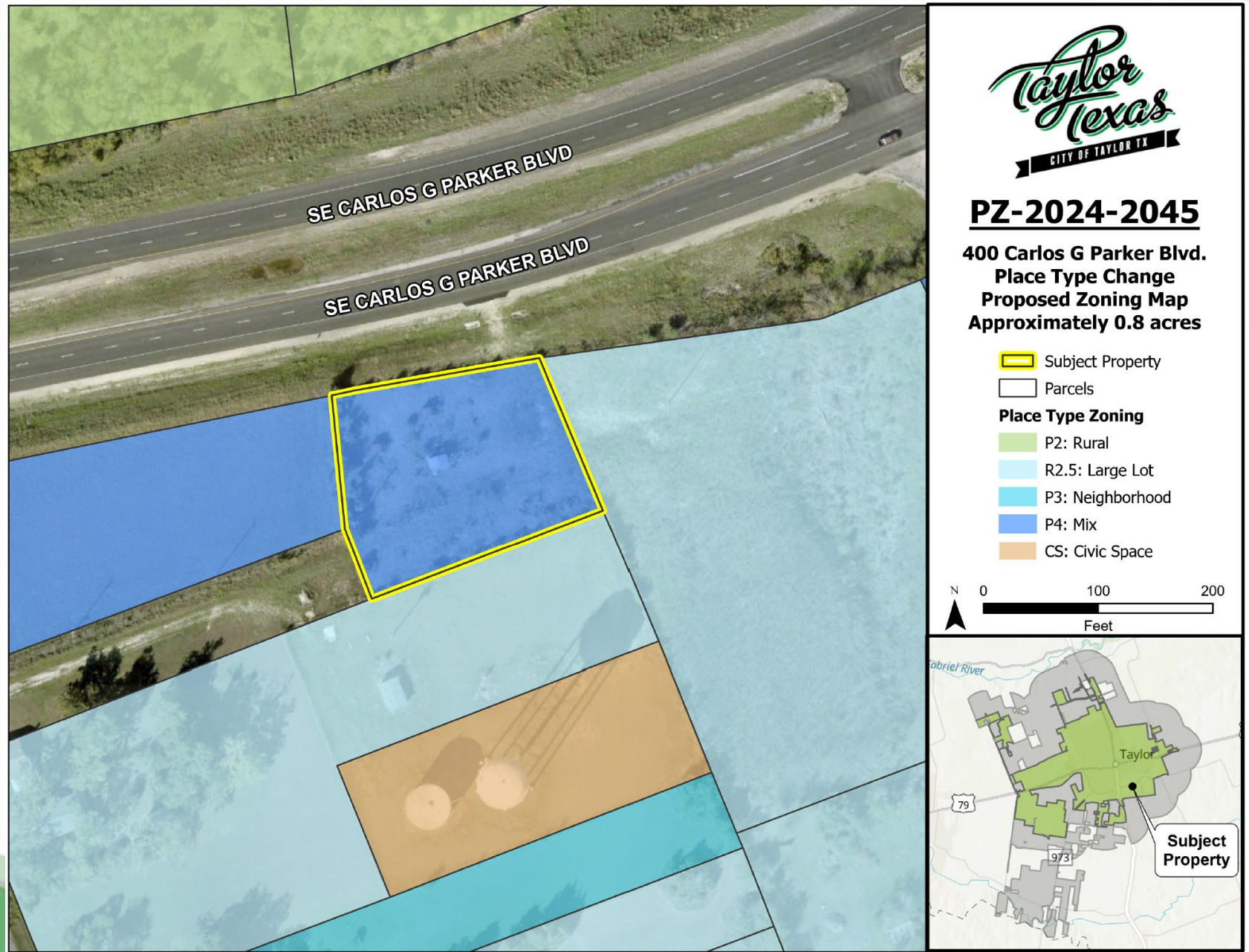
4.2.3.7 P4: MIX

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.

Existing Place Type Zoning



Proposed Place Type Zoning



Notification Map



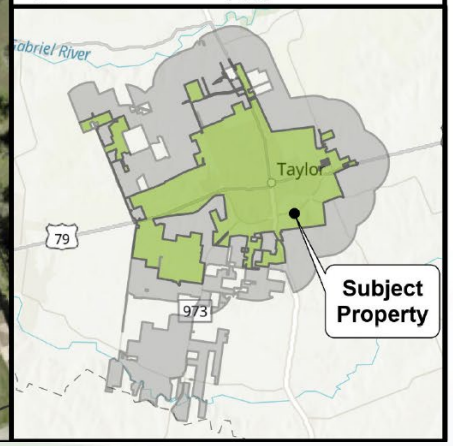
Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2045

400 Carlos G Parker Blvd.
Place Type Change
Notification Map
Approximately 0.8 acres

- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 200 400
Feet



- 6 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

Taylor Texas
CITY OF TAYLOR TX

Planning & Zoning Recommendation

Planning & Zoning Commission recommends **Approval** of the change from P3 – Neighborhood to P4 – Mix.

South Loop
P2.5 – Large Lot to P4 – Mix

Location Map



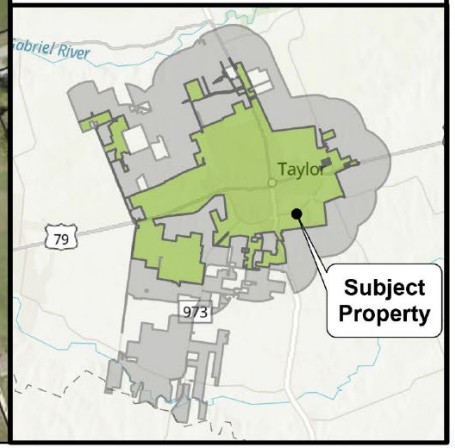
Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2045

Located next to 400 SE Carlos G Parker Blvd.
Place Type Change
Location Map
Approximately 3.0 acres

Subject Property
Parcels

N 0 310 620
Feet



Place Type (Zoning)
From → To



4.2.3.4 P2.5: LARGE LOT

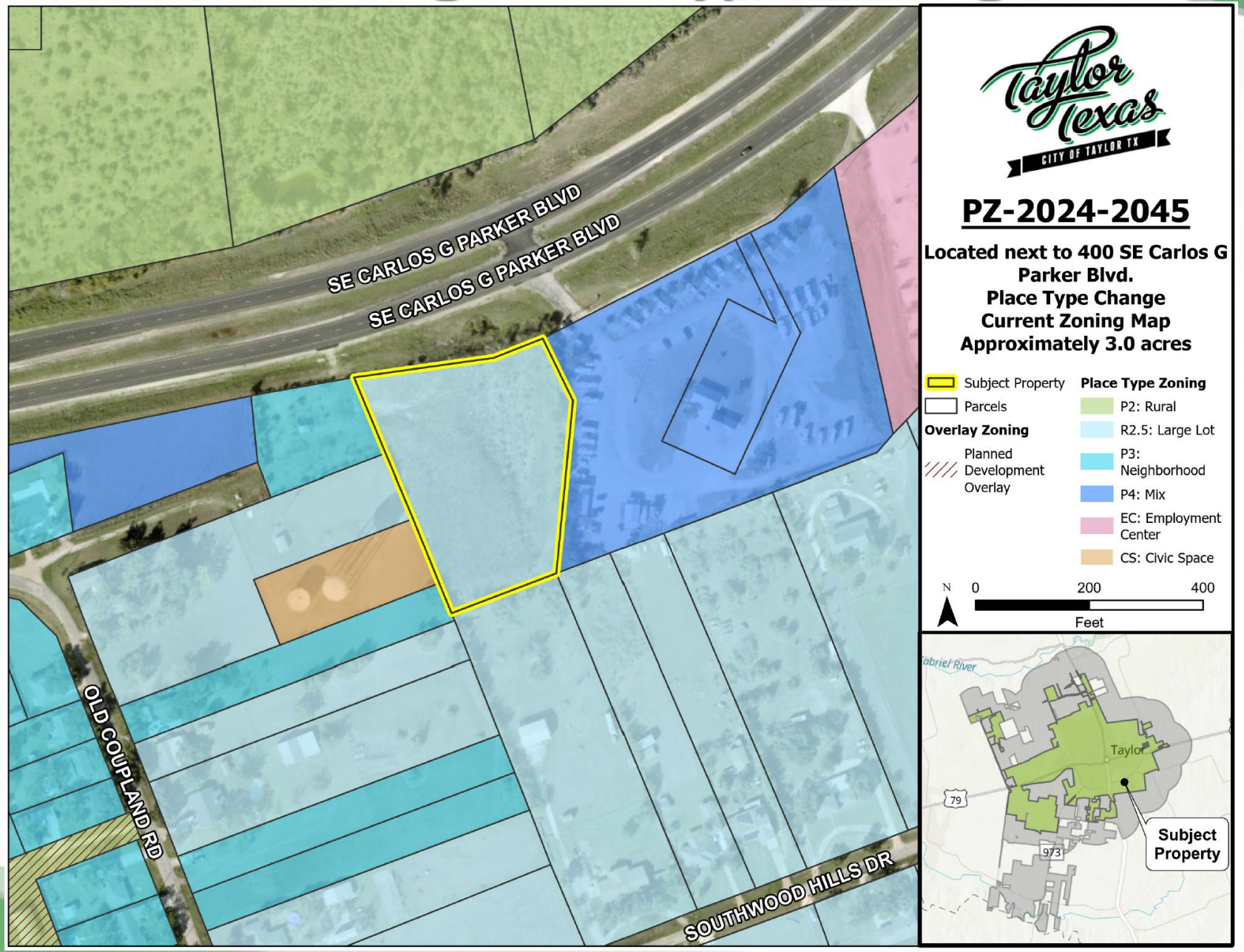
The P2.5 Large Lot Place Type includes properties that are one (1) acre or greater. Generally, the lots contain one (1) or more structures with large setbacks from the street. Properties may be entirely fenced but can be seen from the street edge. Generally, the properties are residential in nature.



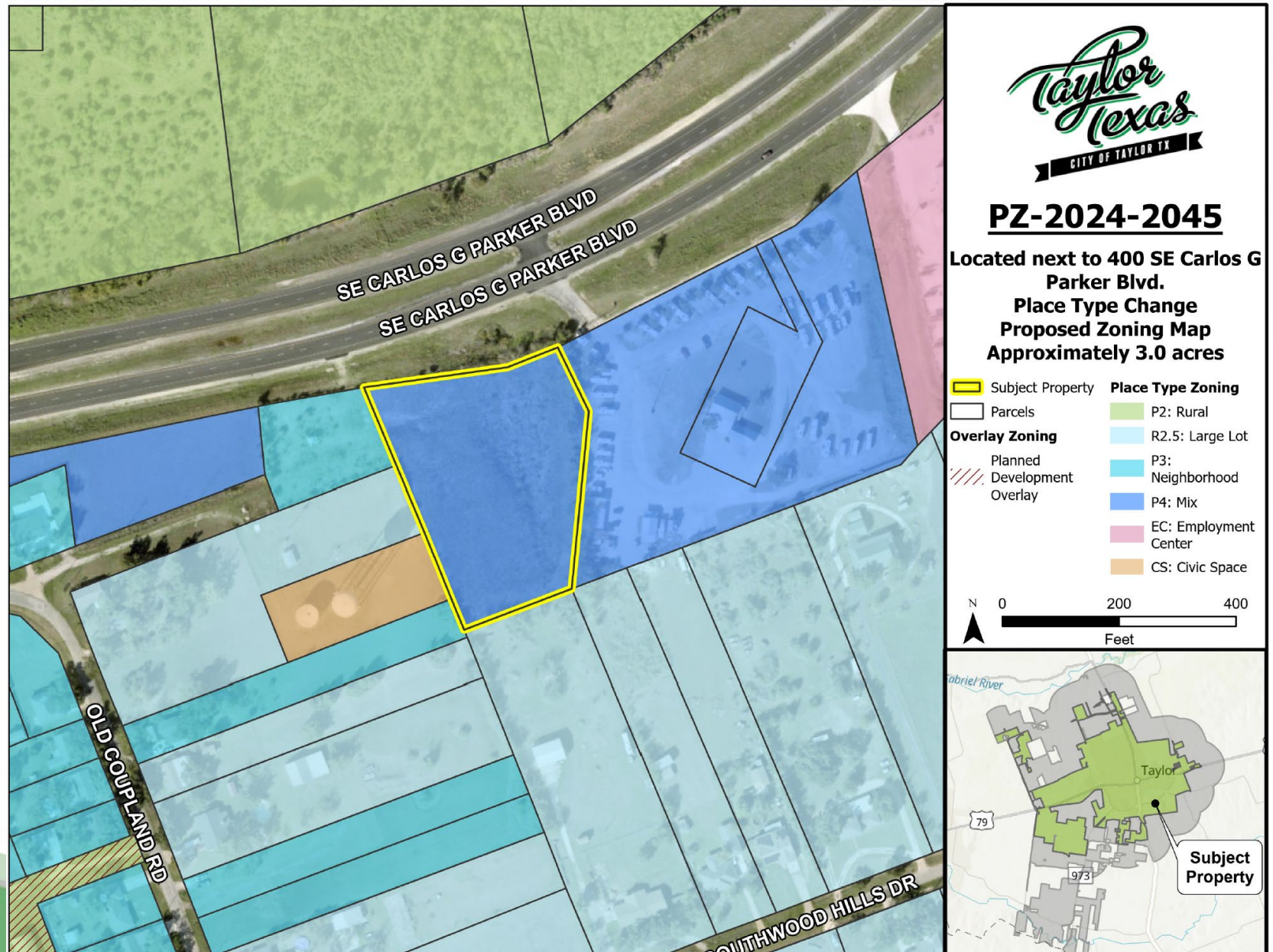
4.2.3.7 P4: MIX

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.

Existing Place Type Zoning



Proposed Place Type Zoning



Notification Map



Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2045

Located next to 400 SE Carlos G Parker Blvd.
Place Type Change
Notification Map
Approximately 3.0 acres

- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 410 820
Feet

- 13 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

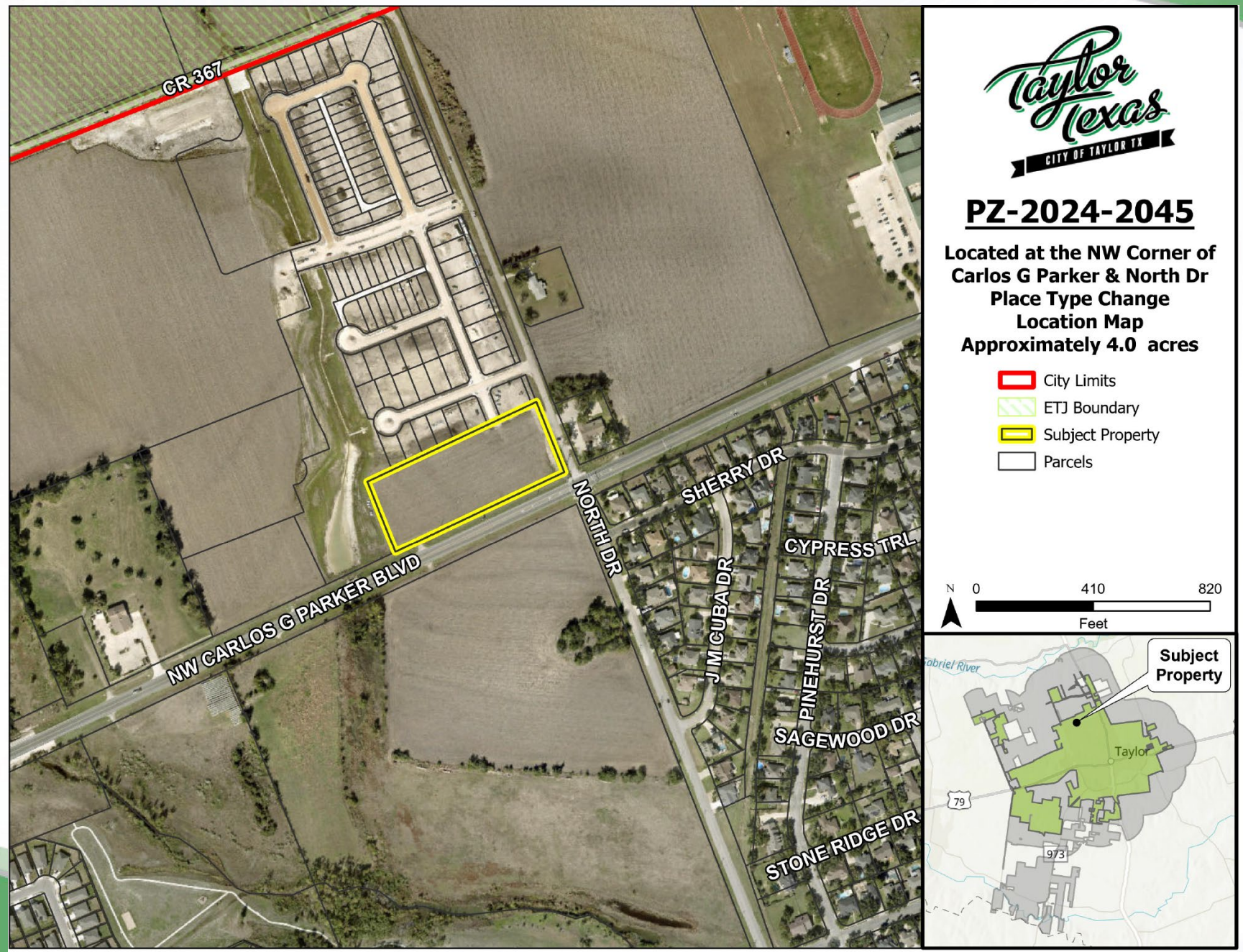
Taylor Texas
CITY OF TAYLOR TX

Planning & Zoning Recommendation

Planning & Zoning Commission recommends **Approval** of the change from P2.5 – Large Lot to P4 – Mix.

Carlos G. Parker & North Drive
P4 – Mix to EC – Employment Center

Location Map



Place Type (Zoning)
From → To



4.2.3.7 P4: MIX

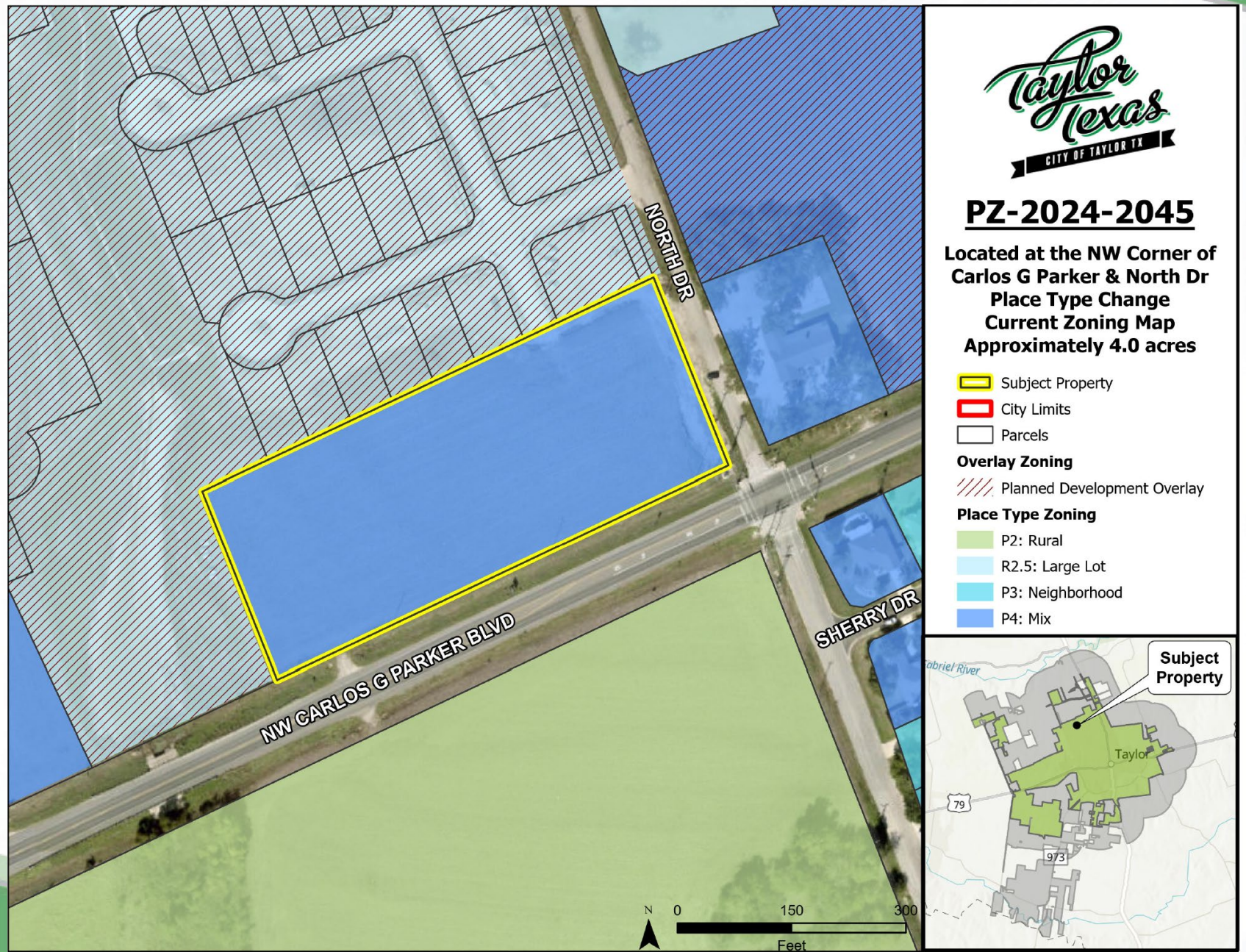
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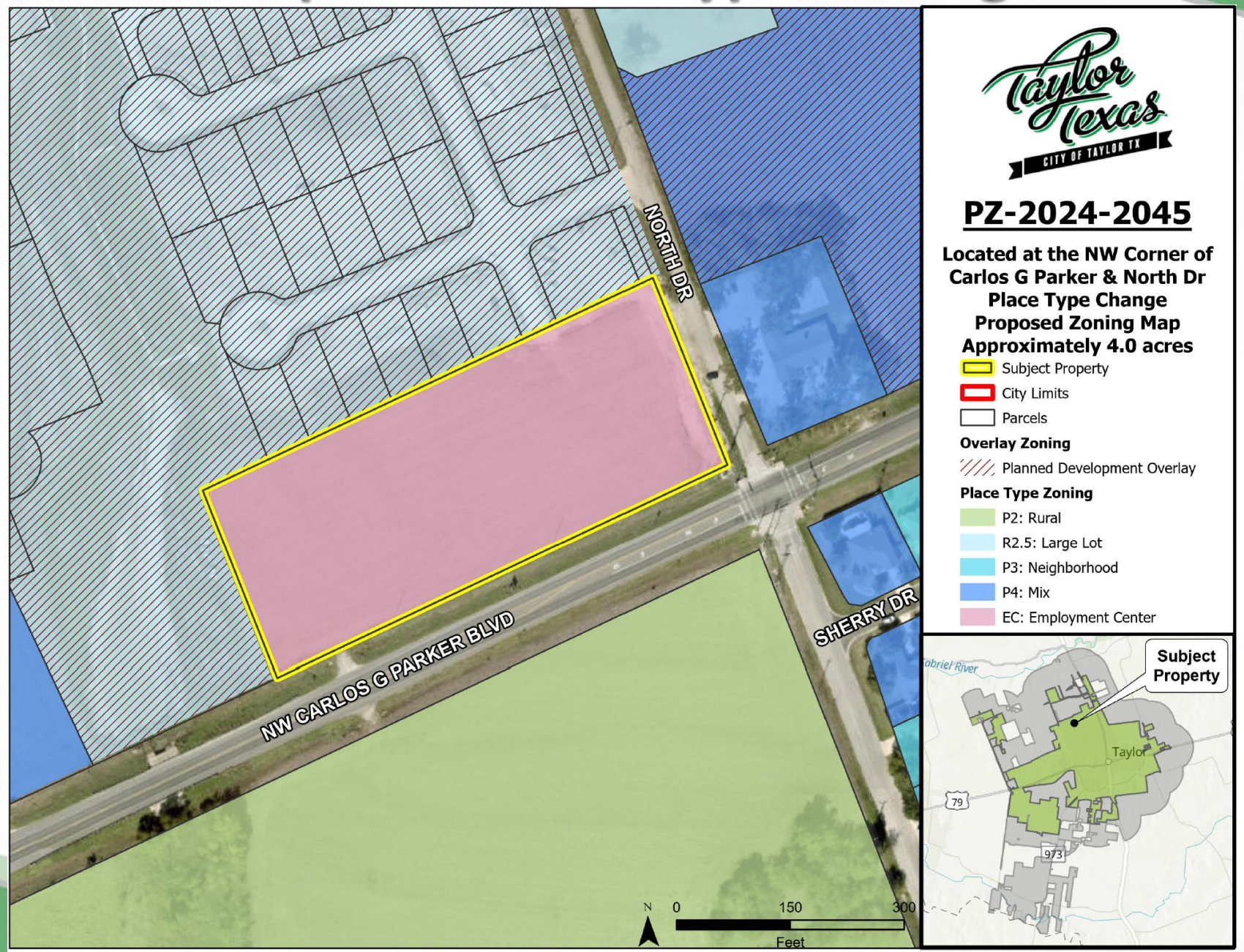
4.2.3.9 EC: EMPLOYMENT CENTER

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.

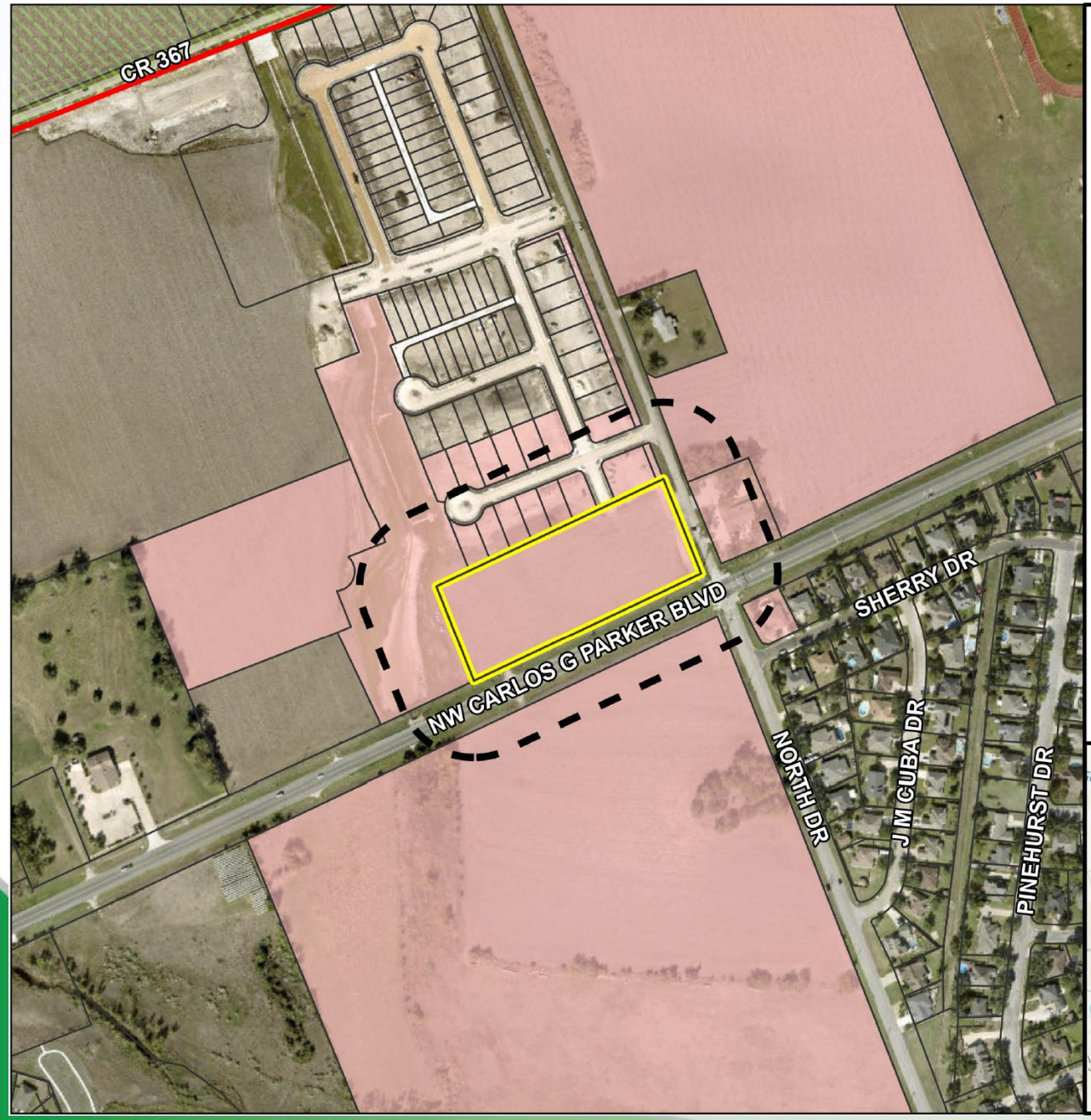
Existing Place Type Zoning



Proposed Place Type Zoning



Notification Map



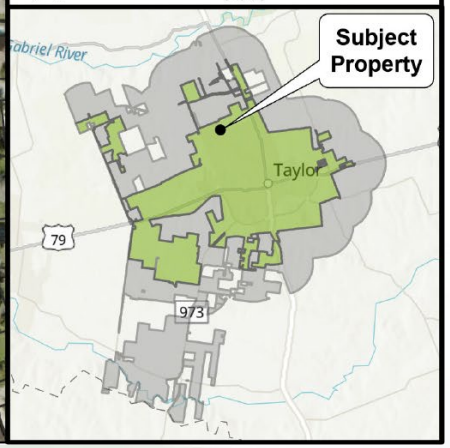
Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2045

Located at the NW Corner of Carlos G Parker & North Dr
Place Type Change
Notification Map
Approximately 4.0 acres

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

N 0 410 820
Feet



- 6 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

Taylor Texas
CITY OF TAYLOR TX

Planning & Zoning Recommendation

Planning & Zoning Commission recommends **denial** of the change from P4 – Mix to EC – Employment Center.

Southeast corner of W. Oak St. and Sturgis St.
P4 – Mix to P5 – Urban Center

Location Map



Place Type (Zoning)
From → To



4.2.3.7 P4: MIX

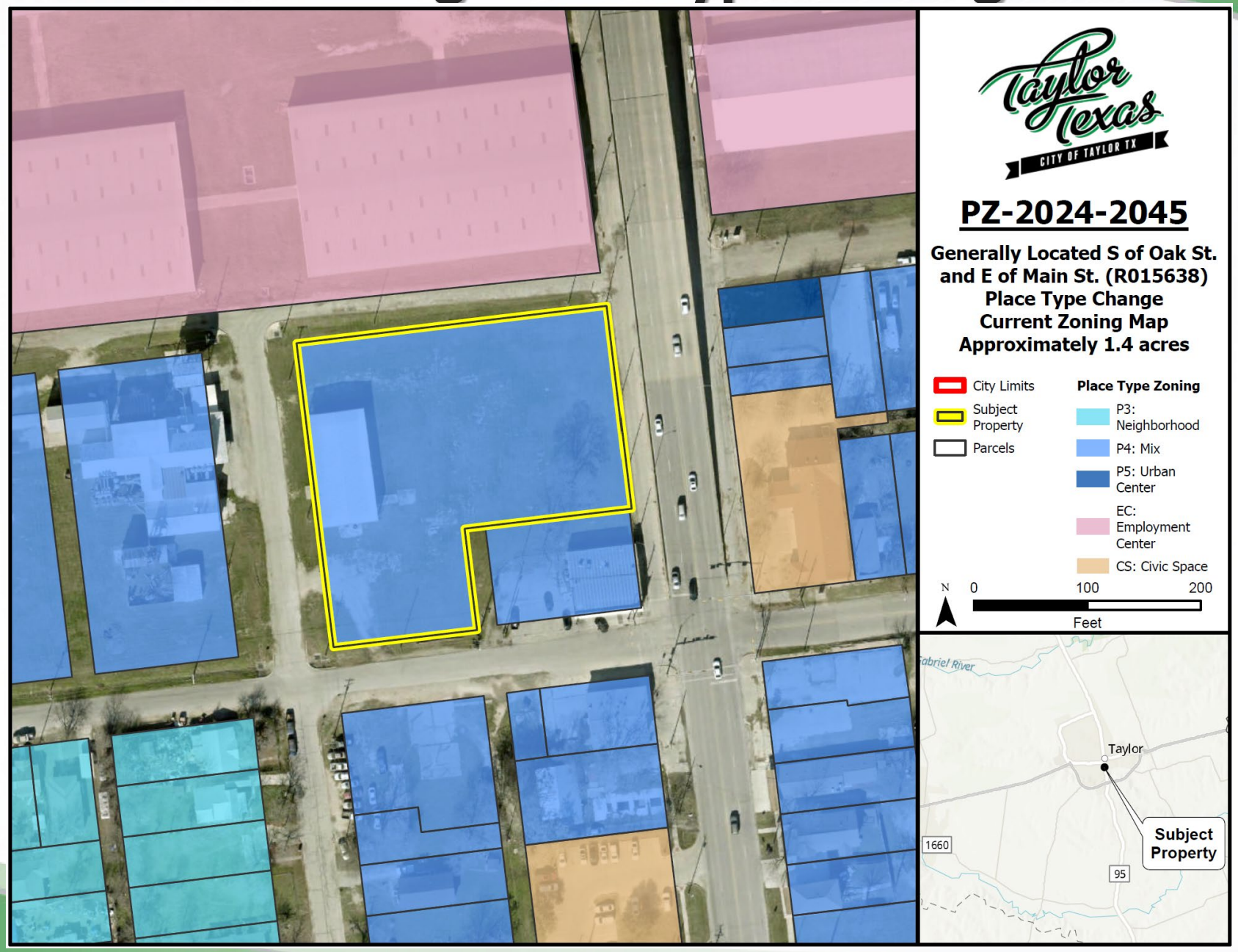
The P4 Mix Place Type functions as a smooth transition from commercial-oriented P5 Urban Center Place Type outward to the established residential P3 Neighborhood Place Type. P4 Mix regulates a variety of building types ranging from smaller commercial buildings to intermixed house-form commercial and 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.



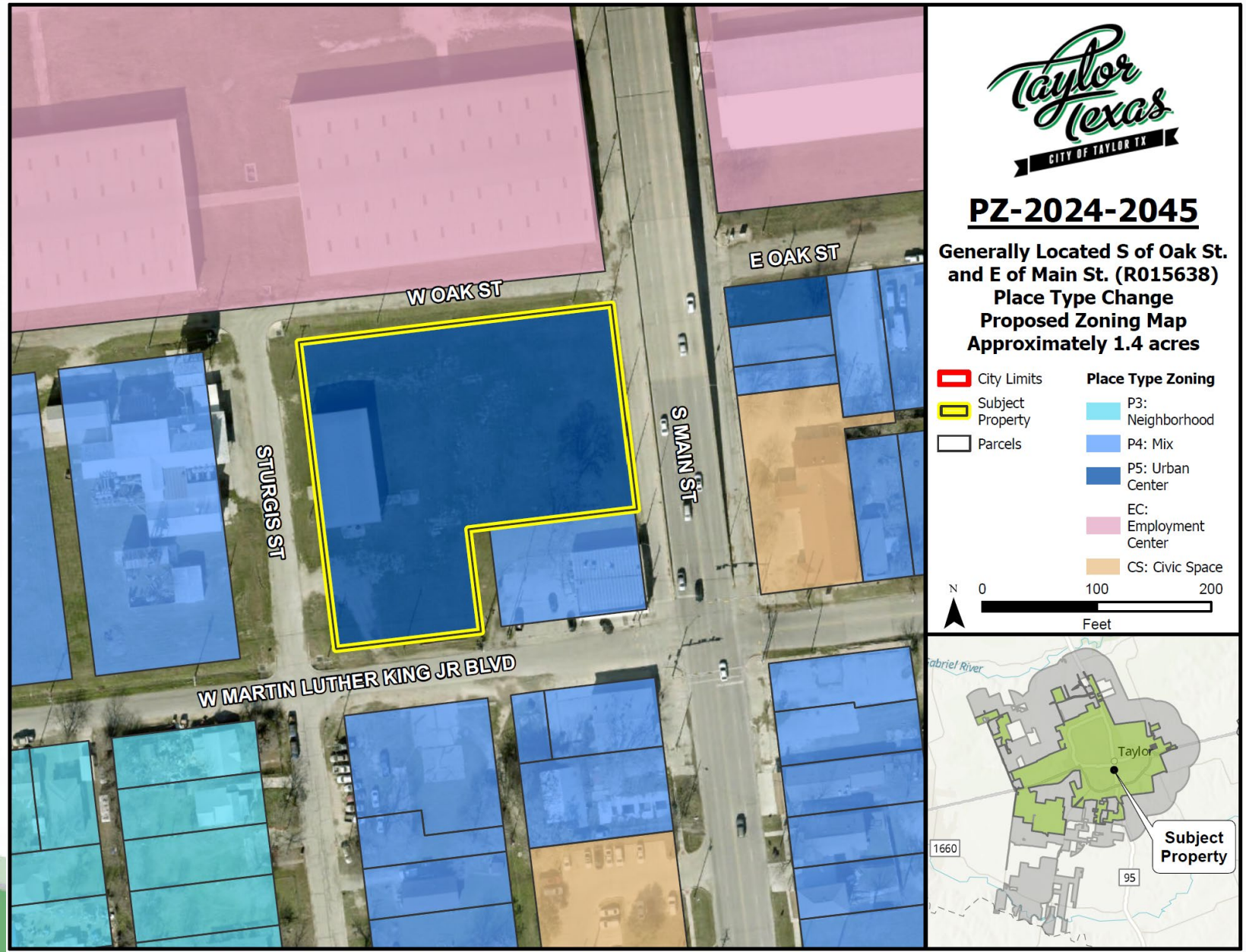
4.2.3.8 P5: URBAN CENTER

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.

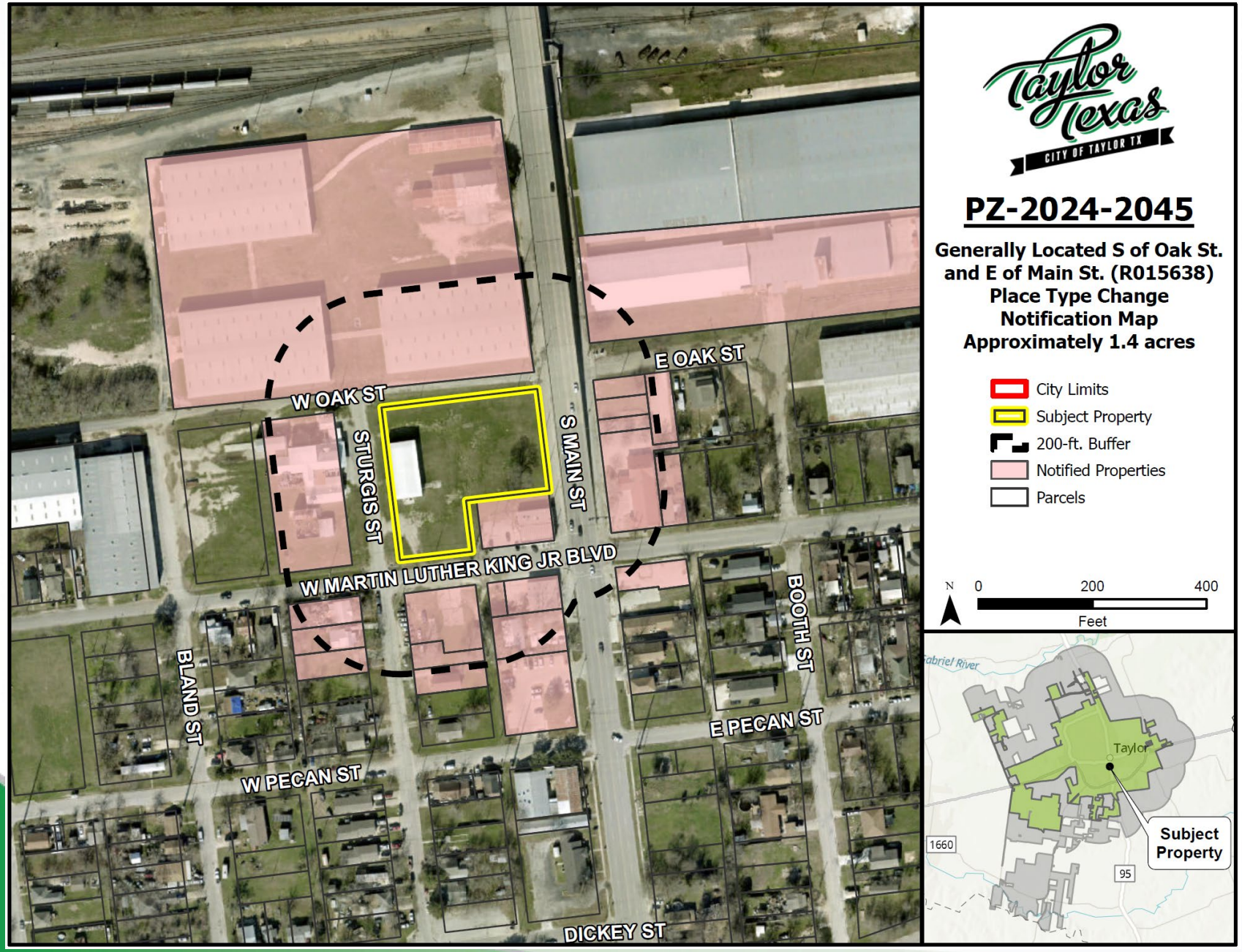
Existing Place Type Zoning



Proposed Place Type Zoning



Notification Map



PZ-2024-2045

Generally Located S of Oak St. and E of Main St. (R015638)
Place Type Change
Notification Map
Approximately 1.4 acres

- City Limits
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 200 400
Feet

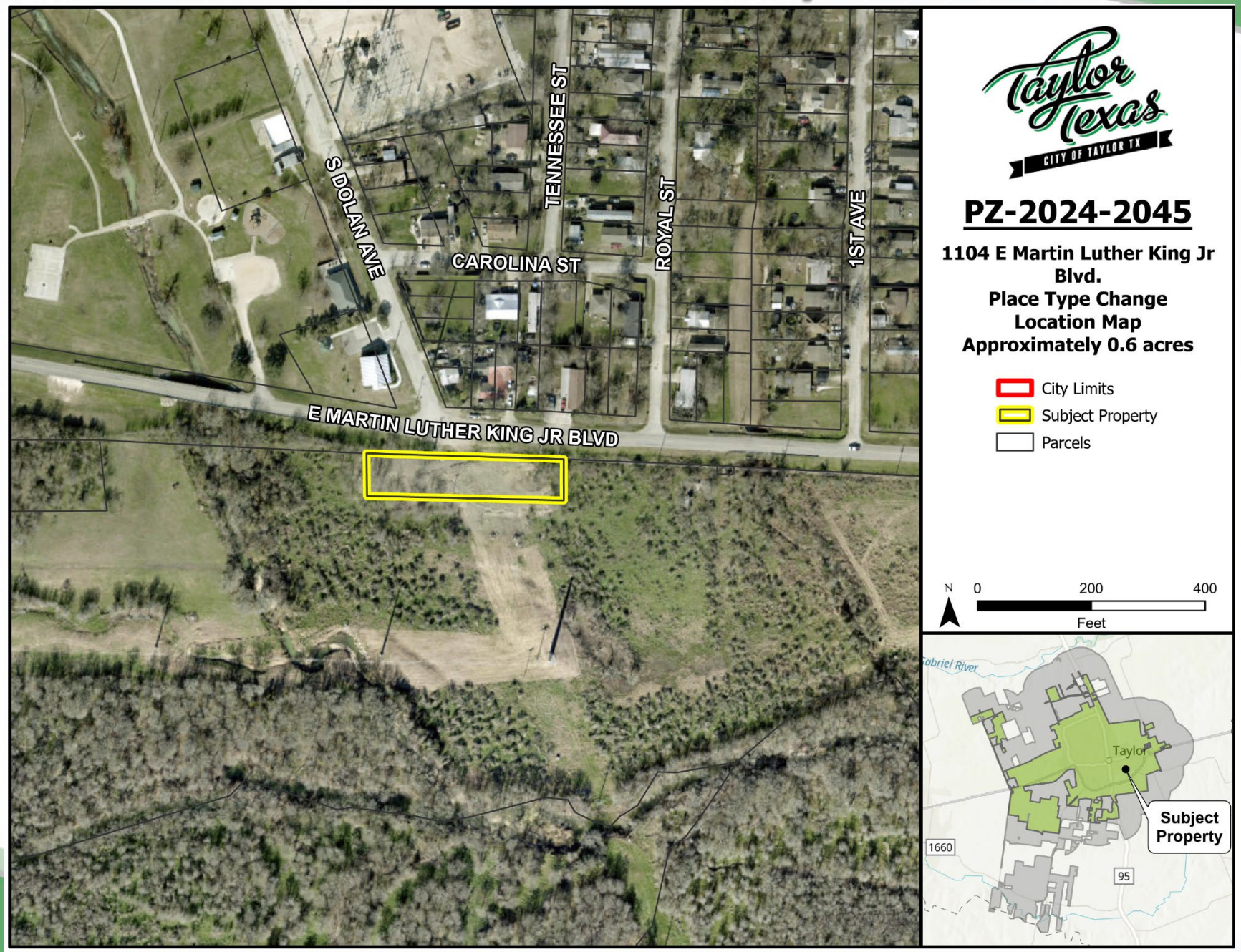
- 16 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

Staff Recommendation

Planning & Zoning Commission recommends **denial** of the change from P4 – Mix to P5 – Urban Center.

1104 E. MLK Jr. Blvd.
P3 – Neighborhood to P5 – Urban Center

Location Map



Place Type (Zoning)
From → To



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.

Building Types: Detached & Attached Dwellings, Cottage Court, Duplex, Accessory Dwelling Unit, Residential Accessory, and Civic Buildings.

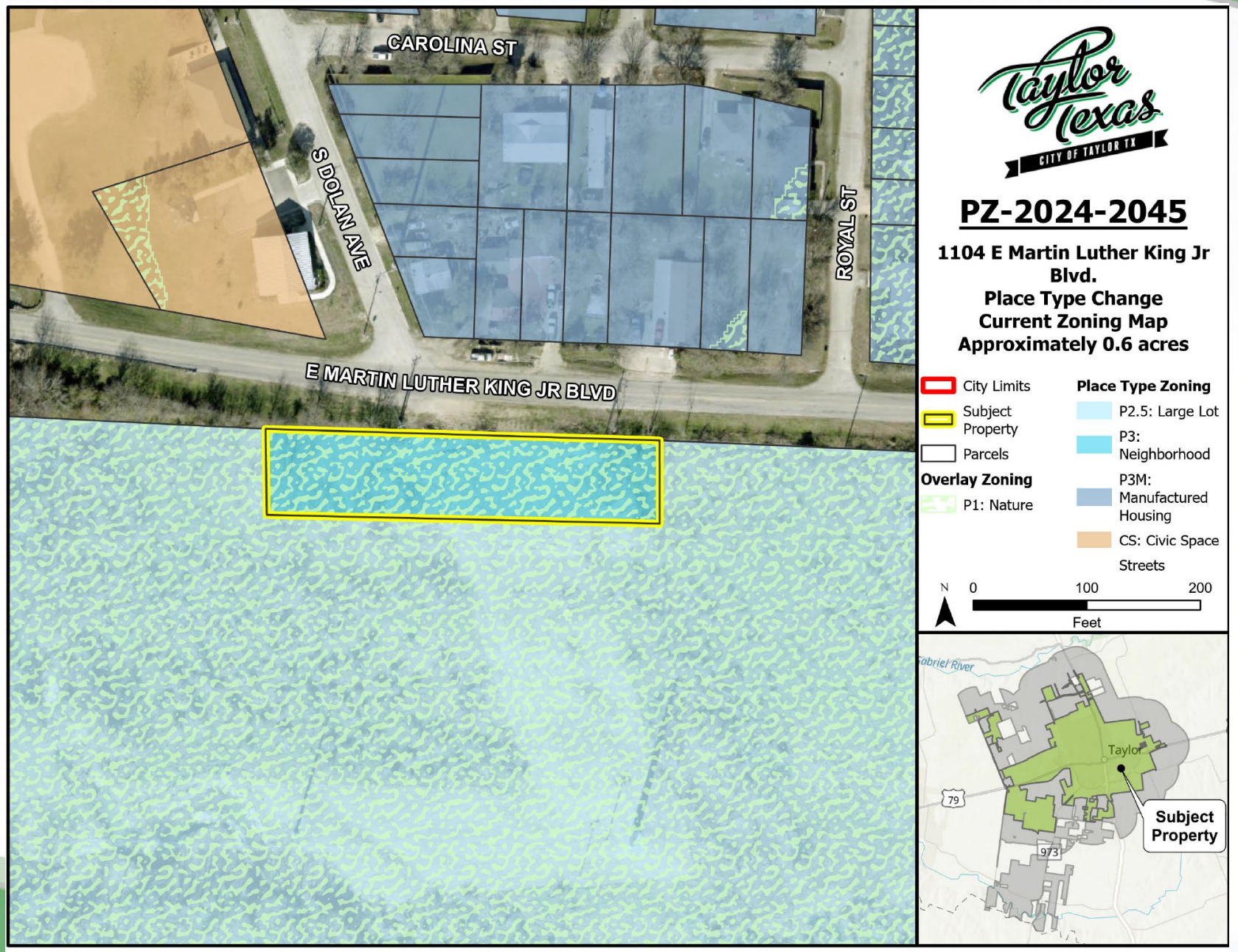
Land Development Code – Page 129



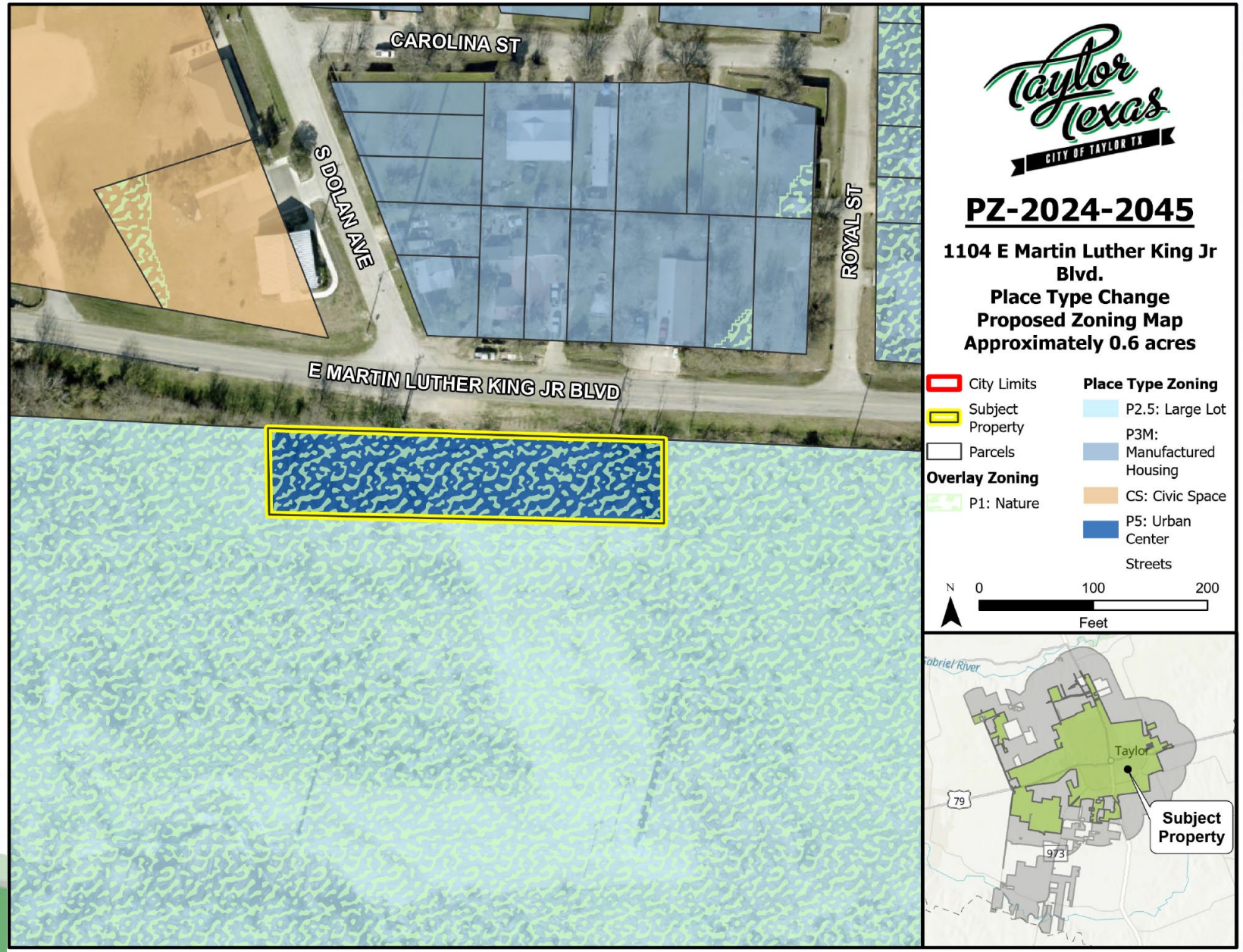
4.2.3.8 P5: URBAN CENTER

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.

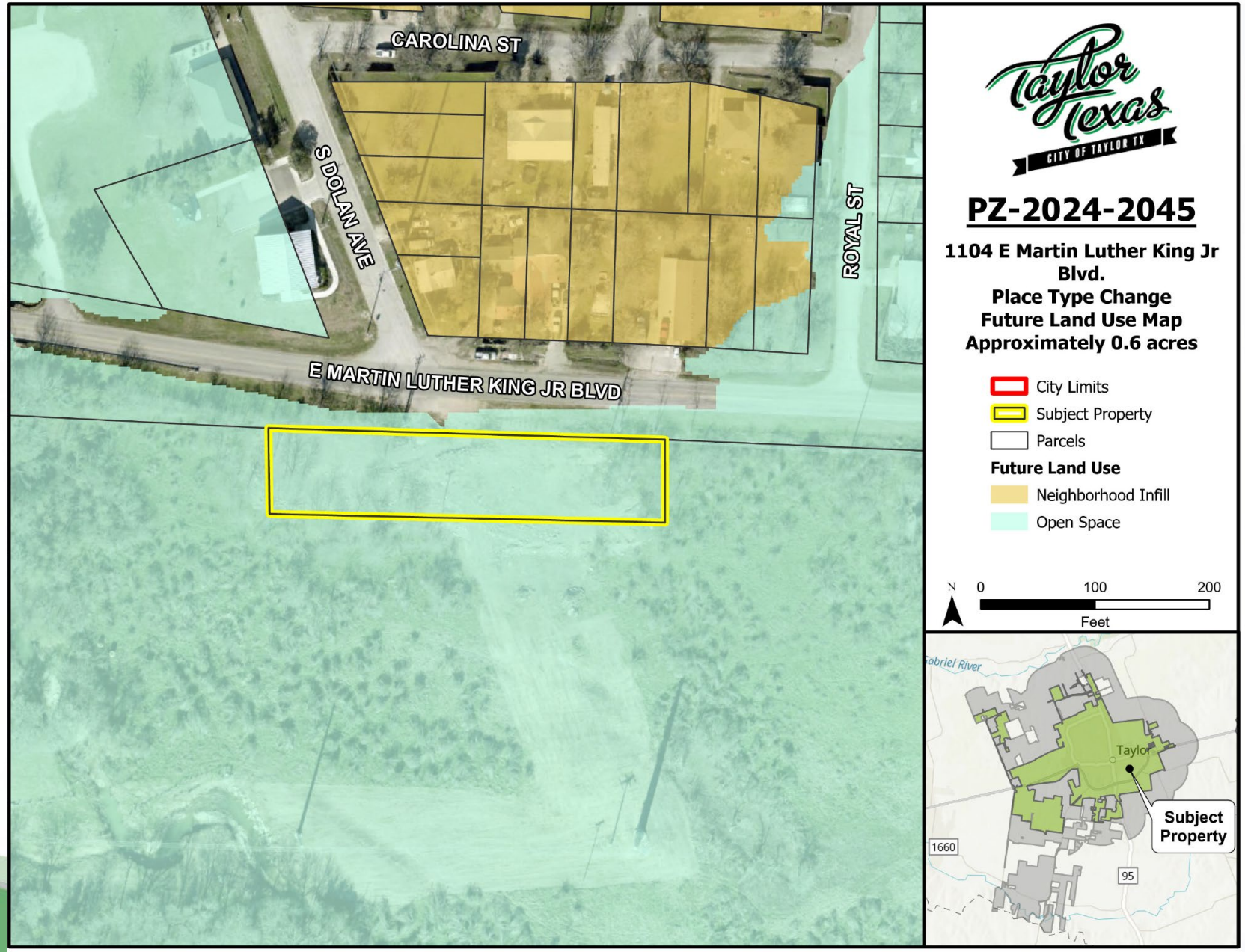
Existing Place Type Zoning



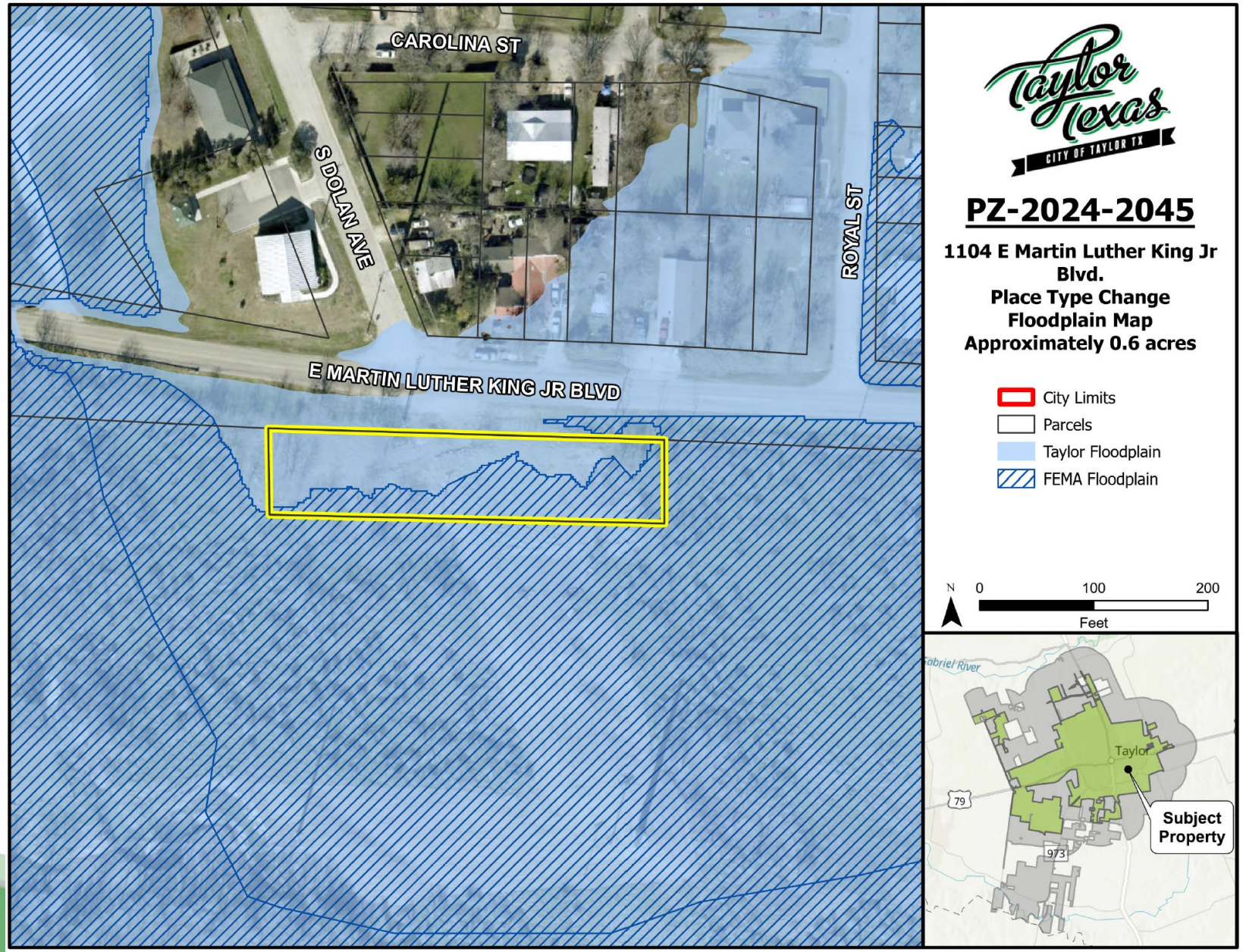
Proposed Place Type Zoning



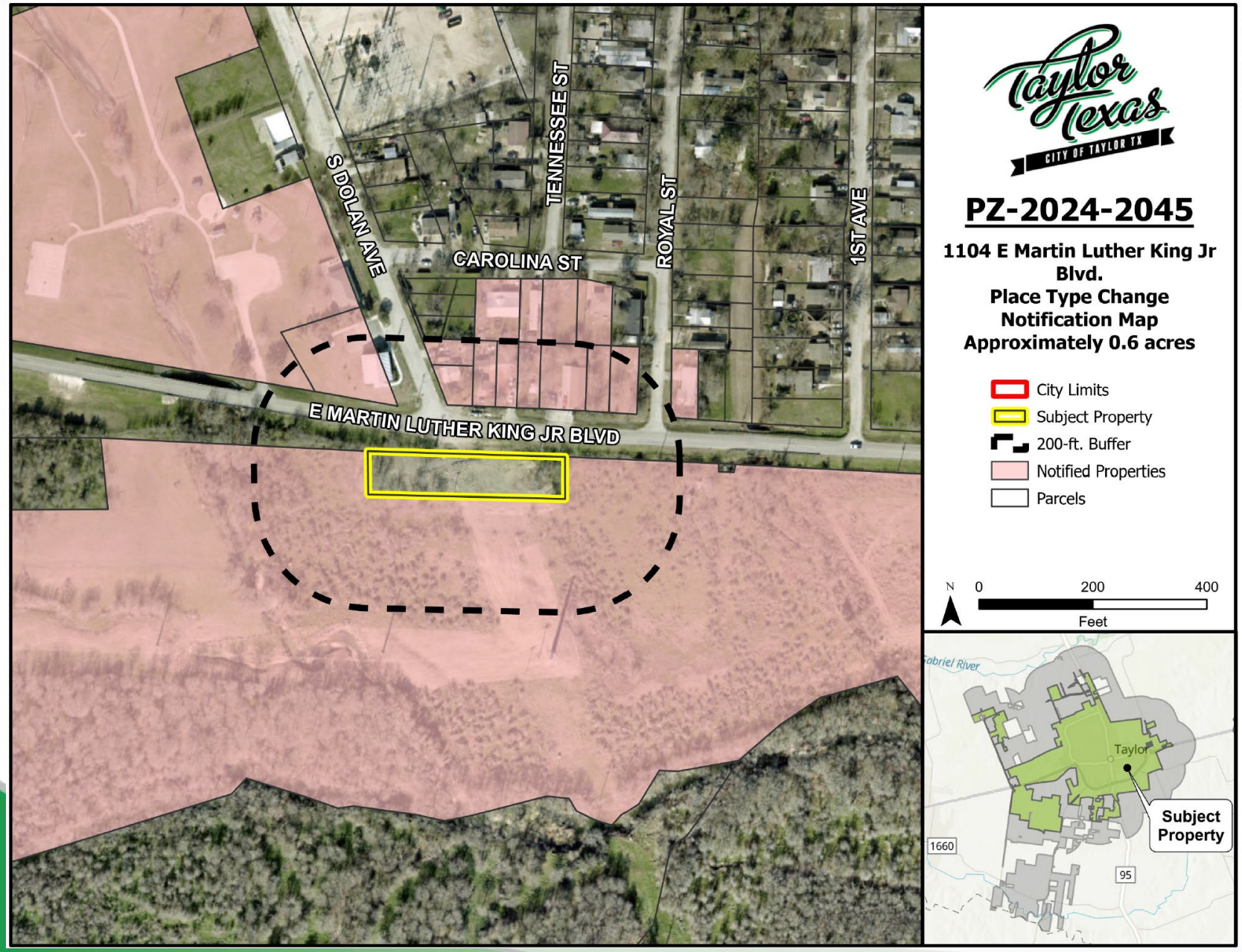
Future Land Use



Floodplains



Notification Map



Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2045

1104 E Martin Luther King Jr Blvd.
Place Type Change
Notification Map
Approximately 0.6 acres

- City Limits
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 200 400
Feet

- 12 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

Taylor Texas
CITY OF TAYLOR TX

Staff Recommendation

Planning & Zoning Commission recommends **Denial** of the change from P3 – Neighborhood to P5 – Urban Center.

City Council Meeting
May 23, 2024
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure Quality of Life Economic Vitality

Agenda Item Number: 6.

Agenda Title: **Consider Ordinance 2024-24, PZ_2023-1884/1885 for an Employment Center Plan for property generally located at 4804 W 2nd Street and 13101 Highway 79.**

Council Action to be Taken: Consider adopting Ordinance 2024 - 24

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE / DESCRIPTION

The applicant is requesting an Employment Center Plan for property located in the EC - Employment Center Place Type.

The applicant is proposing a mixed-use development of commercial and industrial uses with civic spaces for new construction in the City of Taylor. The current zoning, EC - Employment Center Place Type, requires that specific development standards be determined to fit the needs of the proposed use at the time of application through an Employment Center Plan for the subject property.

The City's Land Development Code states that the EC Place Type is meant to be used for job creation centers and building forms that do not fit within the character of the other walkable, mixed-use Place Types.

The applicant chose to work with the City's urban design consultant, Michael Watkins Architect, to complete an Employment Center Plan to address development standards and scale, street network, civic spaces, and frontage types.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Upon analyzing the request for an Employment Center Plan for industrial and commercial uses in EC - Employment Center Place Type, the proposed plan is consistent with the surrounding zoning of the vacant properties along all sides, immediately adjacent to the subject property. The employment center plan request is consistent with the following policies in the Envision Taylor

Comprehensive Plan:

- LU8 – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
- LU9 – Promote development patterns that maximize the use of existing infrastructure and land use before expanding infrastructure to underdeveloped areas. The applicant currently has access to water on their property and would likely only be required to extend as needed (lateral lines to buildings). The City of Taylor has roadway and sewer infrastructure planned in the vicinity of the site. Furthermore, the Samsung and RCR developments immediately south of the subject property have already extended the infrastructure to this area in proximity to the subject site.
- LU10 – New development should generate sufficient revenue to support the long-term cost of maintaining the infrastructure that serves it.

The staff report provides a more detailed analysis of this Employment Center Plan.

3. PROS and CONS

PROS	CONS
• Consistent with the Comprehensive Plan and Land Development Code • Potential to increase the commercial and industrial tax base of the City	• How the proposed development may impact adjoining landowners

4. RECOMMENDATION

The Planning and Zoning Commission recommended Approval of the Employment Center Plan subject to a landscape buffer having a depth of 90 feet along the northeastern property line adjacent to the Hughes property.

The City Council on April 25, 2024 requested that the applicants for PZ 2023 1884/1885 and owners of the neighboring property, Mr. & Mrs. Hughes to work on a compromise solution regarding the landscape buffer. Changes related to the landscape buffer were not ready as of the time of posting the agenda packet. The recommended changes will be presented for City Council consideration at the meeting on May 9, 2024.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – April 9, 2024

City Council public hearing and ordinance introduction – April 25, 2024

City Council second public hearing - May 9, 2024

City Council consideration of ordinance approval – May 23, 2024

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. _11_PZ_2023_1884_1885 Taylor 100 ECP Staff Report
2. _11a1_PZ-2023-1884 Location Map
3. _11a2_PZ-2023-1885 Location Map
4. _11b1_PZ-2023-1884 Growth Sector Map
5. _11b2_PZ-2023-1885 Growth Sector Map
6. _11c1_PZ-2023-1884 Future Land Use Map
7. _11c2_PZ-2023-1885 Future Land Use Map
8. _11d1_PZ-2023-1884 Current Zoning Map
9. _11d2_PZ-2023-1885 Current Zoning Map
10. _11e1_PZ-2023-1884 Notification Map
11. _11e2_PZ-2023-1885 Notification Map
12. _11f_PZ-2023-1884 &1885-Taylor 100 Employment Center Plan_Revised_ 2024 04 26
13. _11g_PZ-2023-1884_1885 Taylor 100 Ordinance 2024 -24
14. _11gaa_PZ-2023-1884-4804 w 2nd_albert tract survey
15. _11gab_PZ-2023-1885-13101 hwy 79_survey_shields
16. 11gb_PZ-2023-1884-Taylor 100 Employment Center Plan_Exhibit B_ Revised 05.08.2024
17. _11h_Presentation PZ 2023 1884_1885 Employment Center Plan

City of Taylor
PZ-2023-1884 and PZ-2023-1885
Zoning Amendment
Staff Report

Item Details

Subject Property:	4804 W 2nd Street and 13101 Hwy 79
Total Acreage:	Approximately 100.78 acres
Legal Description:	Approximately 100.78 acres of land located in the James C. Eaves Survey, Abstract No. 213, more particularly described by the Williamson Central Appraisal District Parcels R362909 and R019149, Taylor, Williamson County, Texas.
Applicant:	Bethany Ross-McCullough & Todd McCullough, InSite Development
Property Owner(s):	4804 W. 2nd – William and Charlotte Albert Family LTD Partnership & 13101 Hwy 79 – Rebecca Shield Trustee of The Rebecca Shields Revocable Trust
Request:	A request for an Employment Center Plan for a total of 100.78 acres
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant is requesting an Employment Center Plan for property located in the EC Employment Center Place Type. The applicant is proposing a mixed-use development of commercial and industrial uses with civic spaces for new construction in the City of Taylor.

The current zoning, EC Employment Center Place Type requires that specific development standards be determined to fit the needs of the proposed use at time of application through an Employment Center Plan for the subject property. The City's Land Development Code states that the EC Place Type is meant to be used for job creation centers and building forms that do not fit within the character of the other Place Types.

The applicant chose to work with the City's design consultant, Michael Watkins Architect, to furnish the applicant and the city with an Employment Center Plan to address development standards and scale, civic spaces, and frontage types. The plan (see attached) contains:

- a regulating plan with design-specific standards to allow flexibility and is based on Primary and Secondary frontages,
- development standards that address Blocks, Public Frontages, Street Types, Parking Locations, Private Frontage Types, Lots, Building Types and Disposition, Permitted Uses, Access, and Signage for both Commercial and Industrial development,
- a thoroughfare plan with applicable front types or cross sections,
- a civic space plan,

- a fire apparatus access diagram, an addressing plan, and
- a master plan with development program and acreages.

The applicant, city staff, and Michael Watkins and his team of urban designers met to collaboratively conduct a virtual design charette the week of February 26, 2024. During that week this neighborhood layout was developed and after the charette, the development standards for the employment center plan were prepared and have been reviewed and finalized by staff and the applicant. The proposed community closely aligns with the City's long-term goals and will help the City meet the growing demand for industrial/ warehouse space and bring more jobs to the City.

Location:

The subject property is generally located north of US 79, west of the the intersection of US 79 and CR 373/ Lorax Lane and to the east of the intersection of US 79 and CR 3349. The new industrial developments of Samsung Campus and the RCR Taylor complex are in close proximity, to the South of the subject property.

Physical and Natural Features:

The subject property is vacant land that is relatively flat and devoid foliage with a drainage channel along the north edge of the property.

Growth Sector Designations:

The subject property is located within the Controlled Growth Sector Tier I (G-2.1)

"The Controlled Growth Sector Tier I consists of areas with incomplete infrastructure. As development occurs in the Controlled Growth Sector Tier II, infrastructure systems will be extended and may allow for development to occur in Tier I. (Envision Taylor Comprehensive Plan page 50)."

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Special Employment District.

"The Special Employment District was created to provide a location for other, large-scale employment land uses that are associated with Samsung or other regional high-tech businesses. These areas should be preserved for large-scale industrial users and low-density, single-family development is not recommended in these areas. Complimentary land uses such as commercial and retail services and high-density residential may be appropriate in the Special Employment District and should be part of a master plan associated with industrial and employment development" (Envision Taylor Comprehensive Plan page 81). The series of images included in Envision Taylor Comprehensive Plan page 81 shows how a special employment district can develop over time.

The subject property is currently zoned EC: Employment Center. This district typically provides for job creation centers and building forms that do not fit within the character of the other Place Types.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	EC: Employment Center	Controlled Growth Sector Tier I (G-2.1)	Employment: Special Zone	Vacant
South	ETJ	Controlled Growth Sector Tier II (G-2.2)	Employment: Special Zone	Vacant
East	EC: Employment Center	Controlled Growth Sector Tier I (G-2.1)	Employment: Special Zone	Vacant
West	EC: Employment Center	Controlled Growth Sector Tier I (G-2.1)	Employment: Special Zone	Vacant

Transportation

The subject property gains access off US 79 to the South.

US 79 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 Brazos River Authority Water District and City of Taylor water and sewer CCN. The property is served by 16-inch waterline along the south boundary of the property.

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 employment center plan request. **8** notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, March 24, 2024.

Staff Analysis

Upon analyzing the request for an Employment Center Plan for industrial and commercial uses in EC: Employment Center Place Type, the proposed plan is consistent with the surrounding zoning of the vacant properties along all sides, immediately adjacent to the subject property. The employment center plan request is consistent with the following Land Use Policy in Envision Taylor Comprehensive Plan:

- LU8 – A jobs-housing balance that supports people living and working in Taylor should be encouraged.

- LU9 – Promote development patterns that maximize the use of existing infrastructure and land use before expanding infrastructure to underdeveloped areas. The applicant currently has access to water on their property and would likely only be required to extend as needed (lateral lines to buildings). City of Taylor has roadway and sewer infrastructure planned in the vicinity of the site. Furthermore, the Samsung and RCR developments immediately South of subject property have already extended the infrastructure to this area in proximity to the subject site.
- LU10 – New development should generate sufficient revenue to support the long-term cost of maintaining the infrastructure that serves it.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested Employment Center Plan.

Planning and Zoning Commission Recommendation

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

Is the Employment Center Plan 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 commercial and industrial consistent with Employment: Special Zone Land Use Designation.

Is the Employment Center Plan compatible with the surrounding area?

- The Plan is compatible with other zoning to the north, east, west, and to the south of the subject property.

Does the Employment Center Plan promote the public health, safety, or general welfare?

- Staff analysis determined that the proposed EC Plan for 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?

- 16-inch waterline is available to tie into along the south property line. Wastewater will require off-site extensions before the property can be served. Streets are proposed to be constructed by the developer to provide access to the lots within the development.

Do current conditions indicate that an Employment Center Plan is necessary?

- The Taylor Land Development Code requires an Employment Center Plan on this property before any development permits can be considered on the subject property.

Attachments:

1. 1884/1885 Location Map
2. 1884/1885 Growth Sectors Map
3. 1884/1885 Future Land Use Map

4. 1884/1885 Current Zoning Map
5. 1884/1885 Notification Map
6. Taylor 100 Proposed Employment Center Plan Standards and Regulations

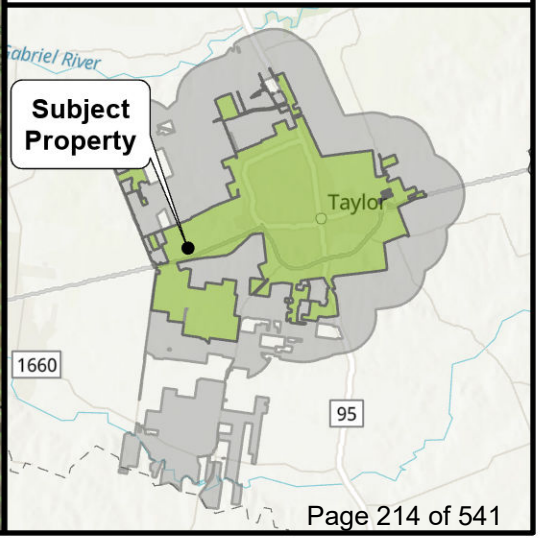


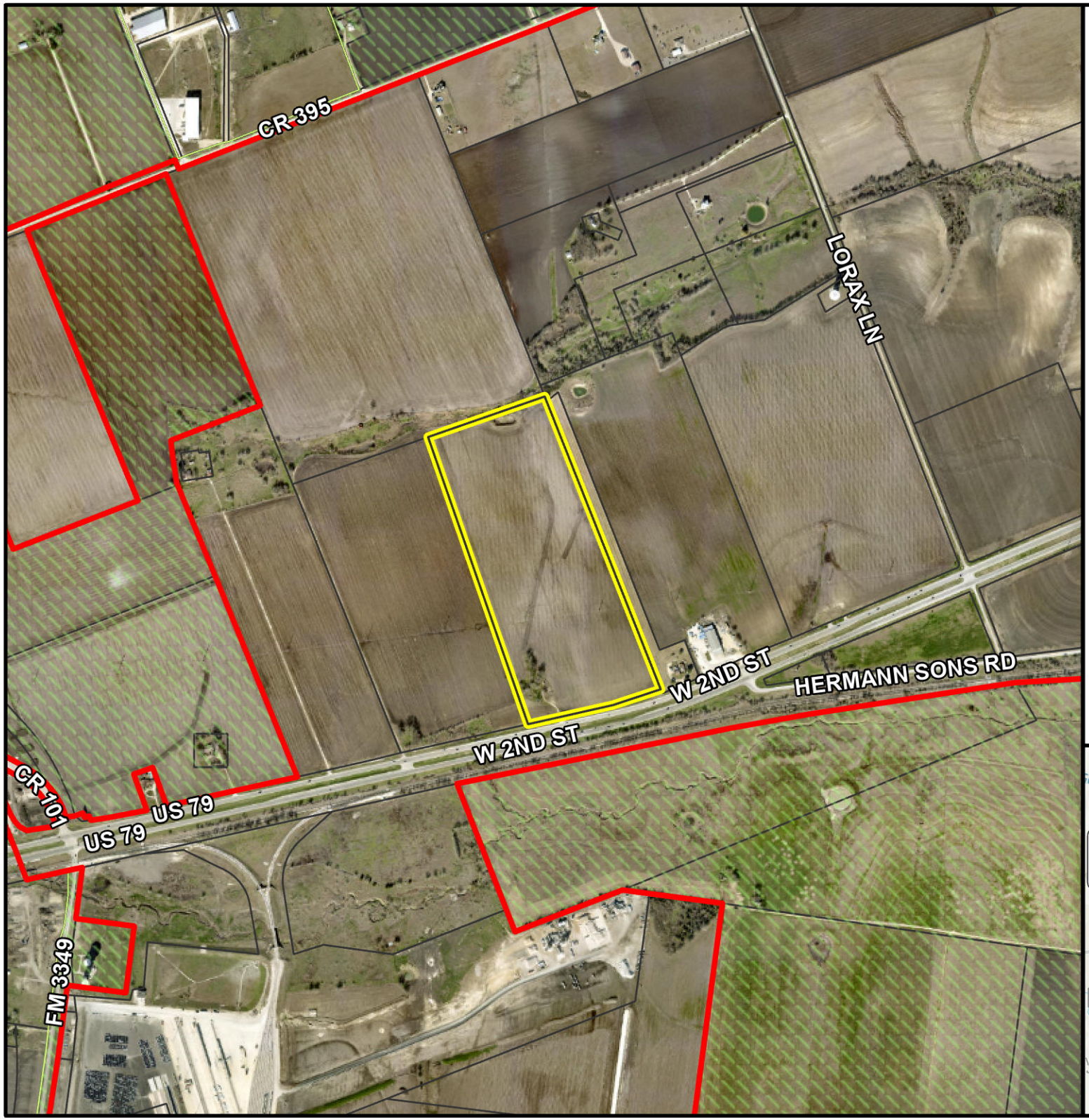
PZ-2023-1884

4804 W 2nd Street
Commercial Planned Development
Location Map
Approximately 52 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 1,000 2,000
Feet



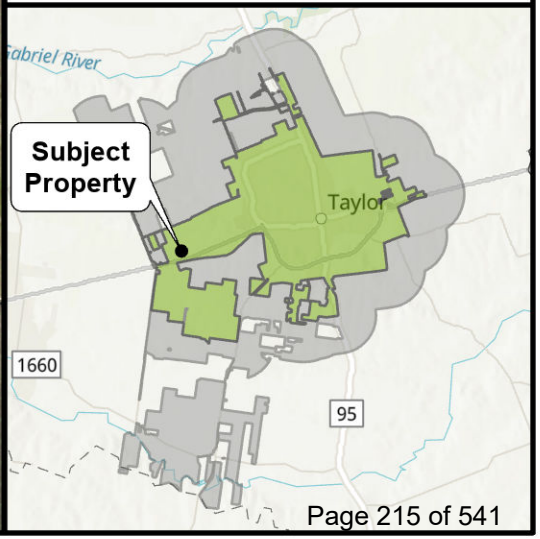


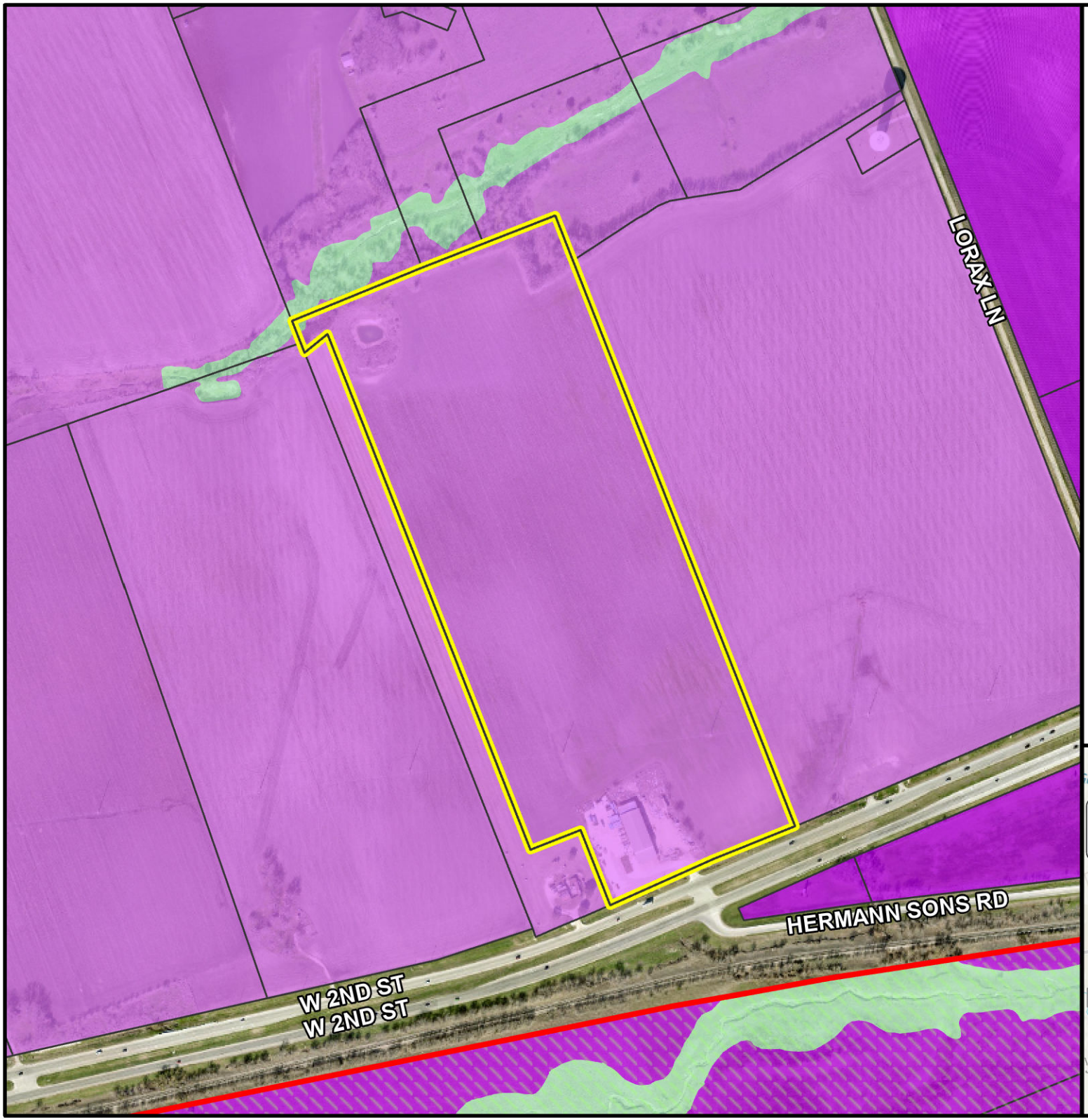
PZ-2023-1885

13101 Highway 79 W
Commercial Planned Development
Location Map
Approximately 51 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 1,000 2,000
Feet





PZ-2023-1884

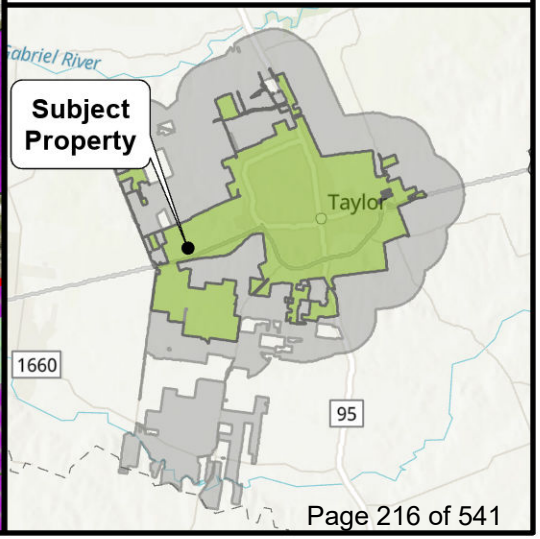
4804 W 2nd Street
Commercial Planned Development
Growth Sector Map
Approximately 52 acres

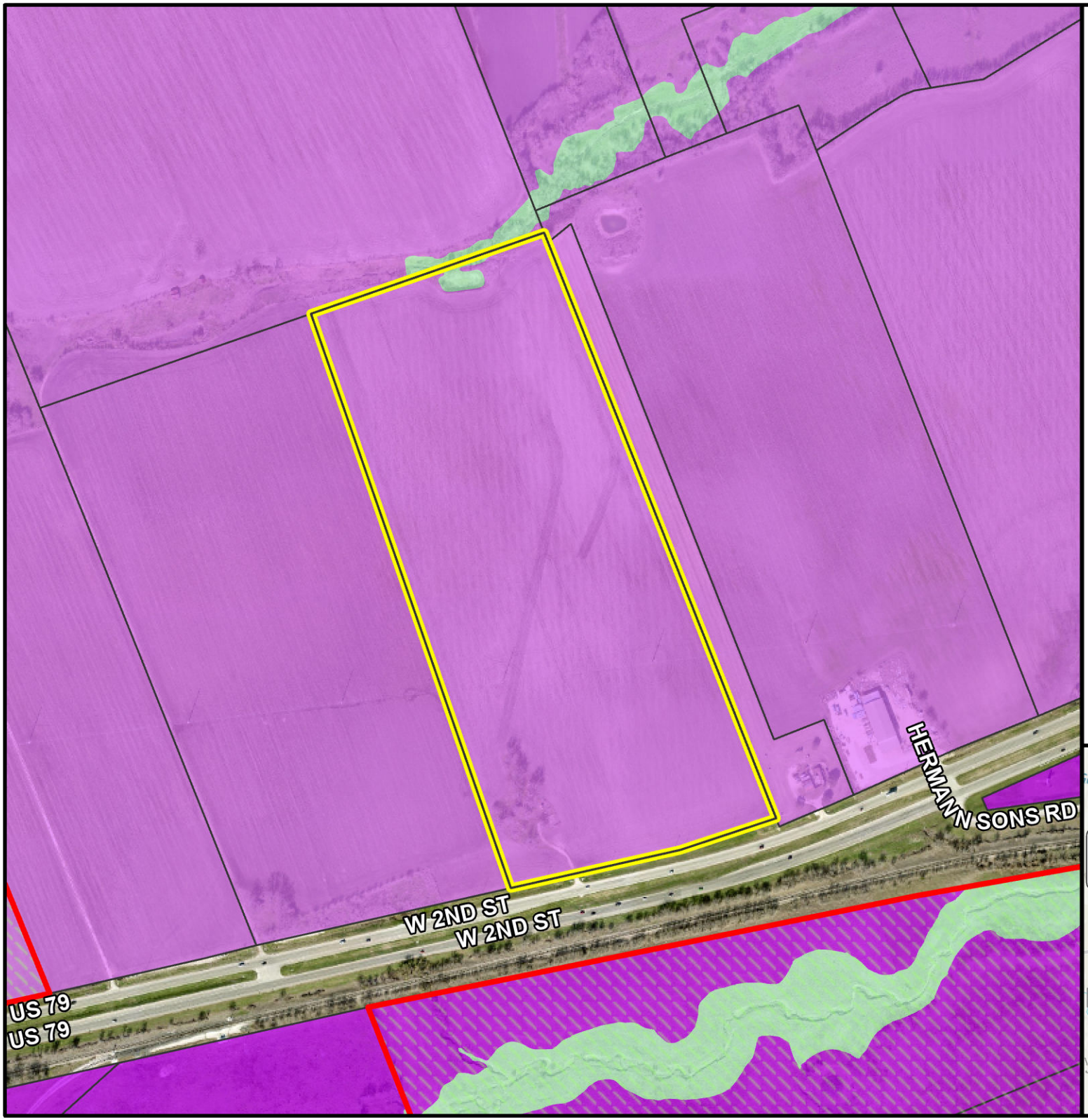
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Growth Sector

- Reserved Open Sector (O-2)
- Future Growth Sector (G-1)
- Controlled Growth Sector Tier I (G-2.1)
- Controlled Growth Sector Tier II (G-2.2)

N 0 500 1,000 Feet





PZ-2023-1885

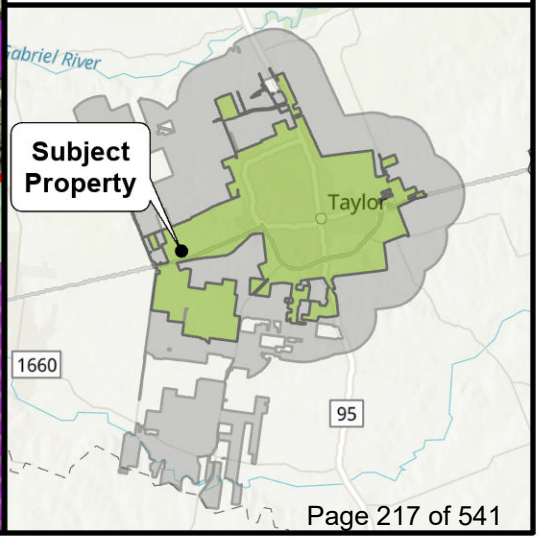
13101 Highway 79 W
Commercial Planned Development
Growth Sector Map
Approximately 51 acres

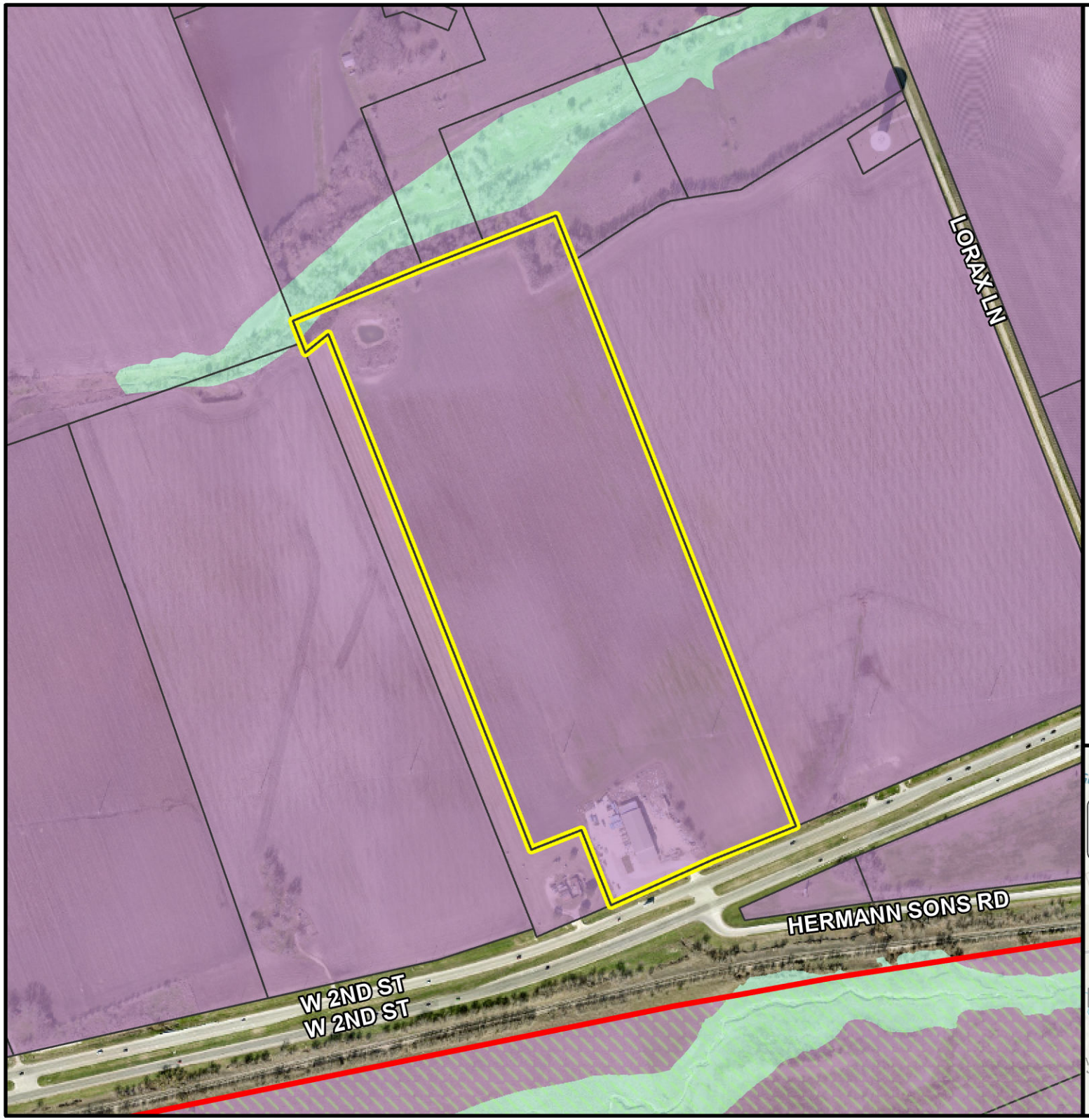
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Growth Sector

- Reserved Open Sector (O-2)
- Future Growth Sector (G-1)
- Controlled Growth Sector Tier I (G-2.1)
- Controlled Growth Sector Tier II (G-2.2)

N 0 500 1,000
Feet





PZ-2023-1884

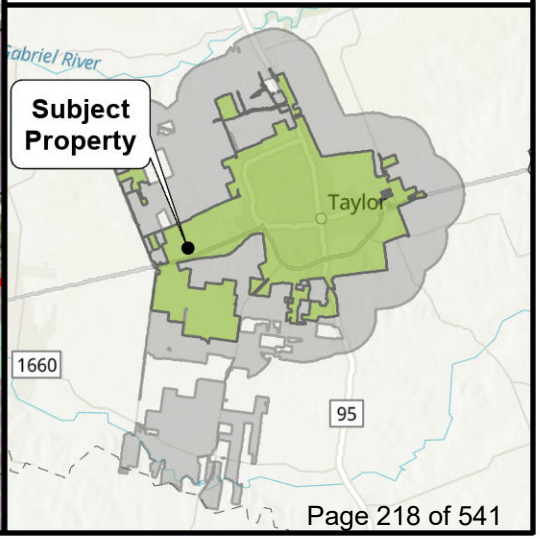
4804 W 2nd Street
Commercial Planned Development
Future Land Use Map
Approximately 52 acres

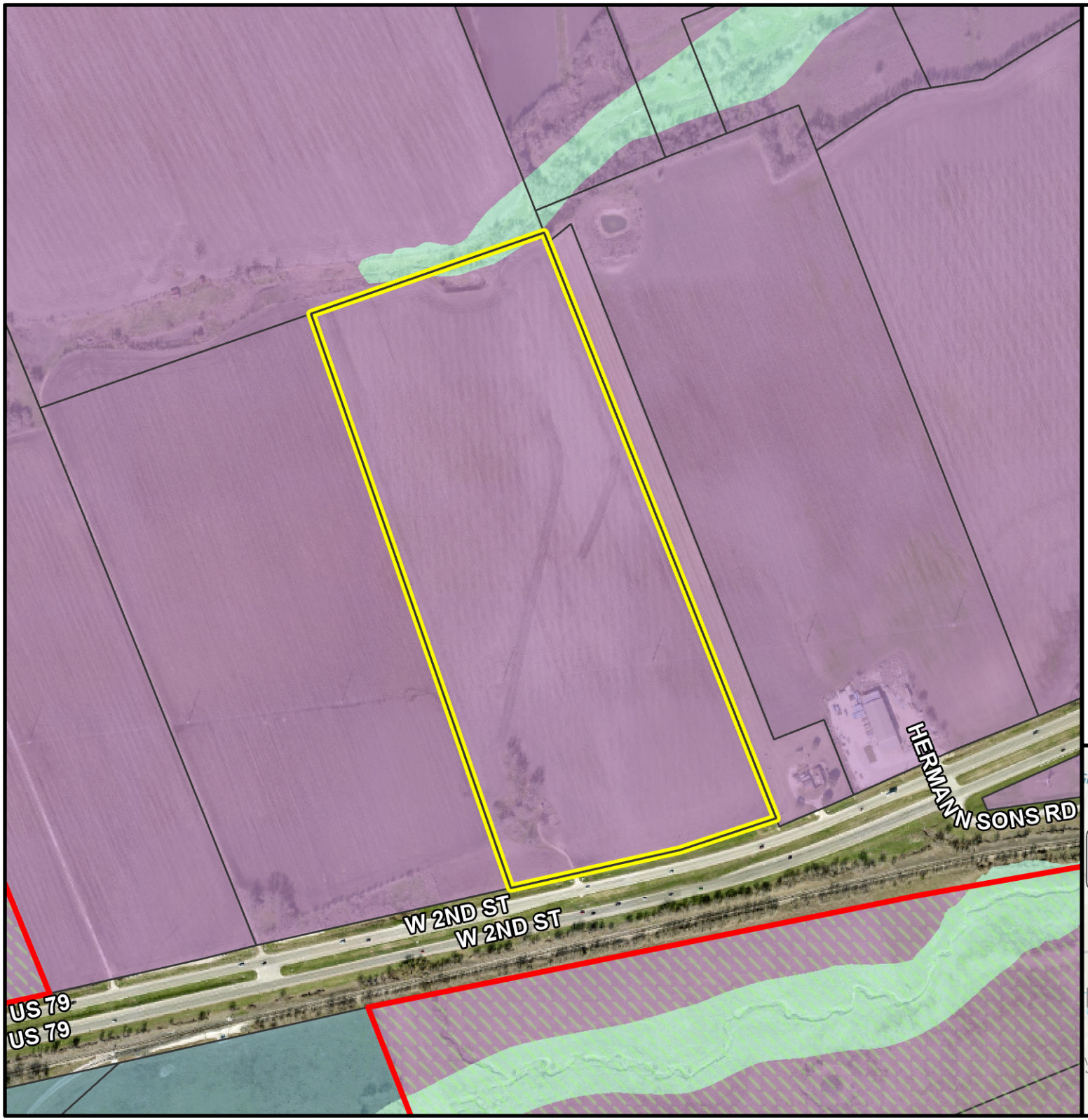
- City Limits
- ETJ Boundary
- Parcels

Future Land Use

- Employment: Special Zone
- Open Space

N 0 500 1,000
Feet





PZ-2023-1885

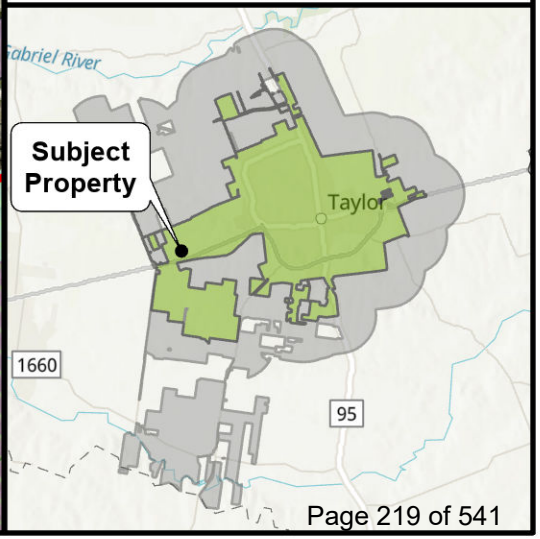
13101 Highway 79 W
Commercial Planned Development
Future Land Use Map
Approximately 51 acres

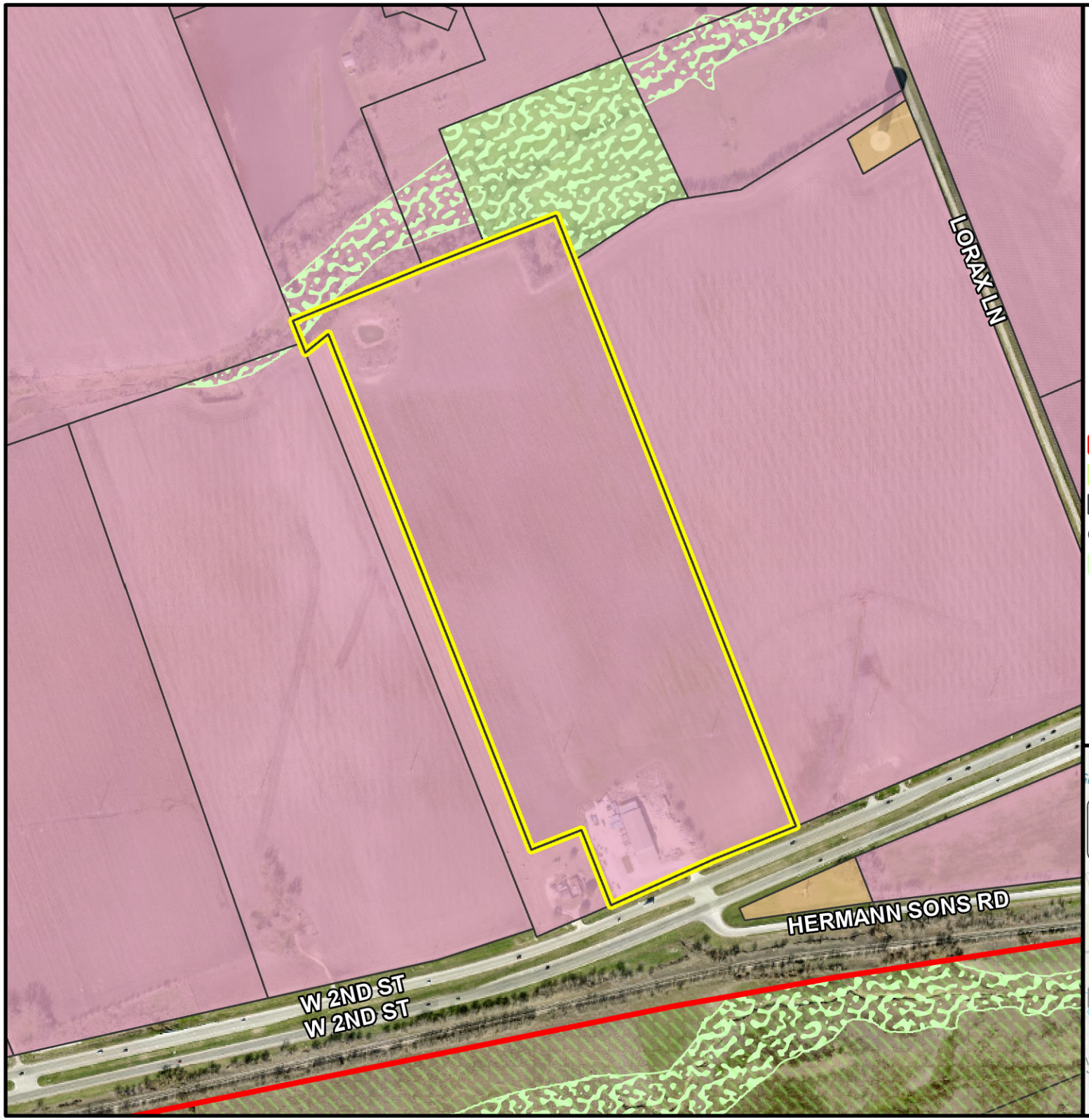
- City Limits
- ETJ Boundary
- Parcels

Future Land Use

- Employment: Regional
- Employment: Special Zone
- Open Space

N 0 500 1,000
Feet





PZ-2023-1884

4804 W 2nd Street
Commercial Planned Development
Current Zoning Map
Approximately 52 acres

- City Limits
- ETJ Boundary
- Parcels

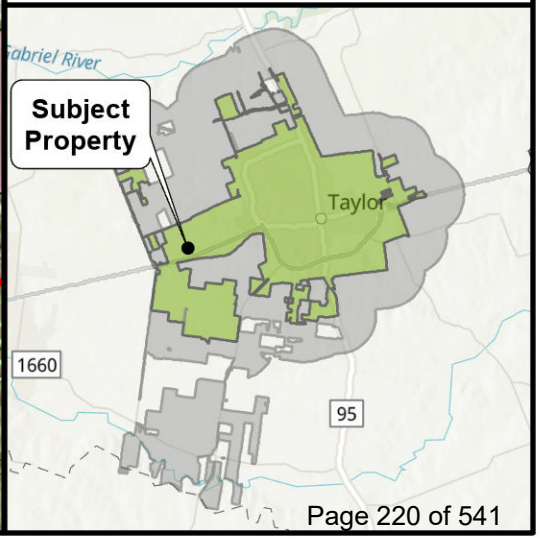
Overlay Zoning

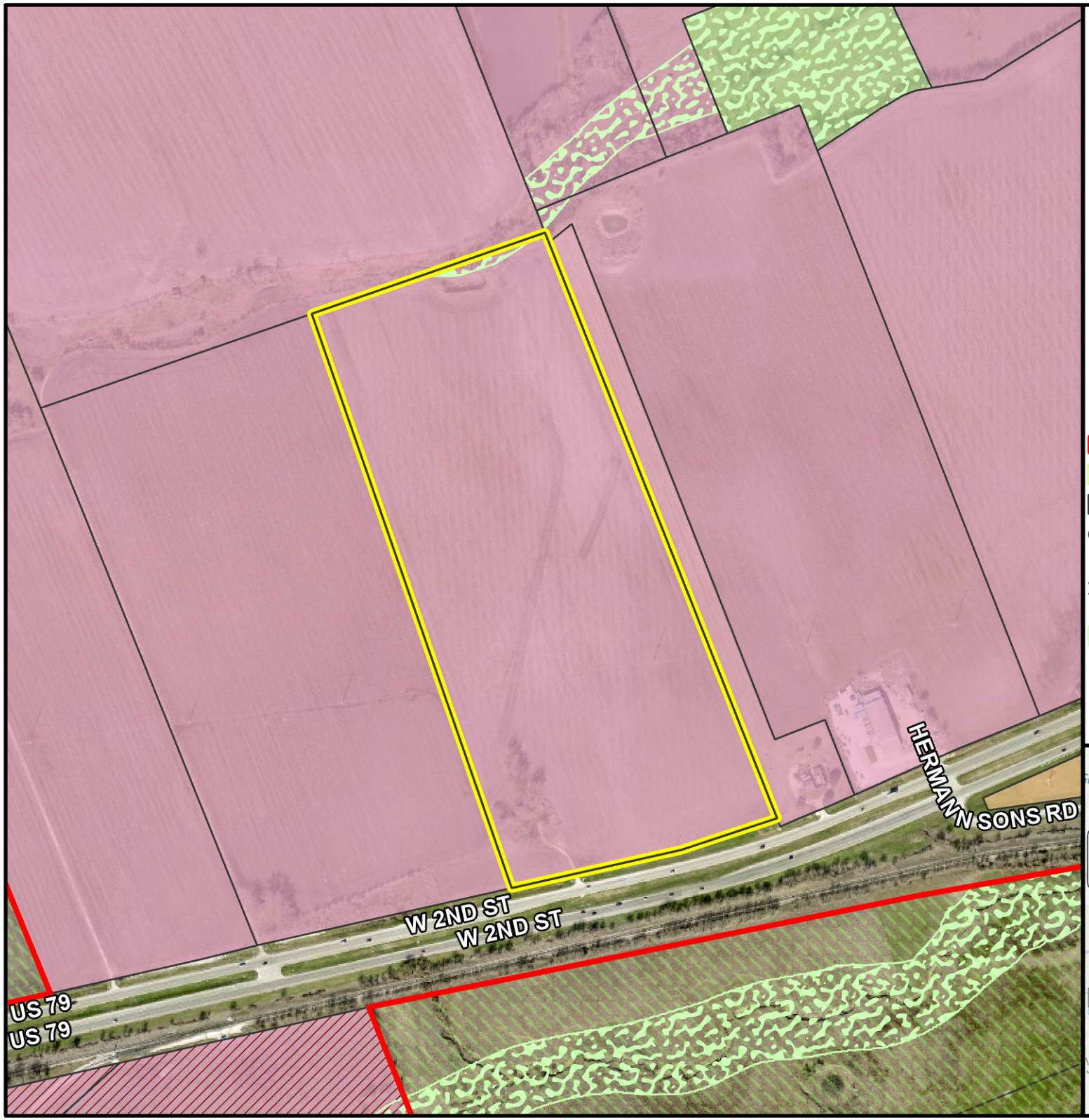
- P1: Nature

Place Type Zoning

- P2: Rural
- EC: Employment Center
- CS: Civic Space
- Streets

N 0 500 1,000 Feet





PZ-2023-1885

13101 Highway 79 W
Commercial Planned Development
Current Zoning Map
Approximately 51 acres

- City Limits
- ETJ Boundary
- Parcels

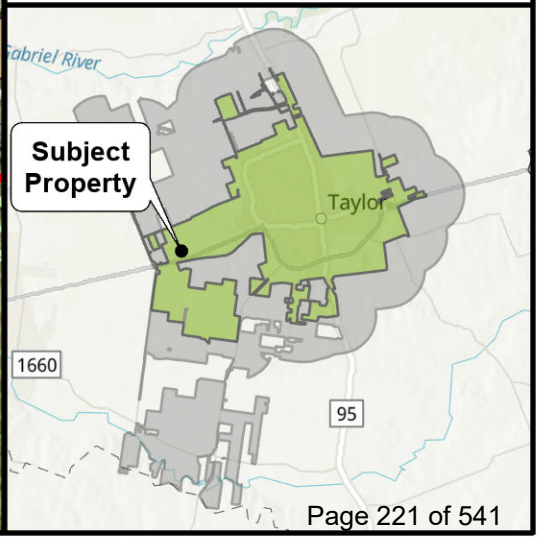
Overlay Zoning

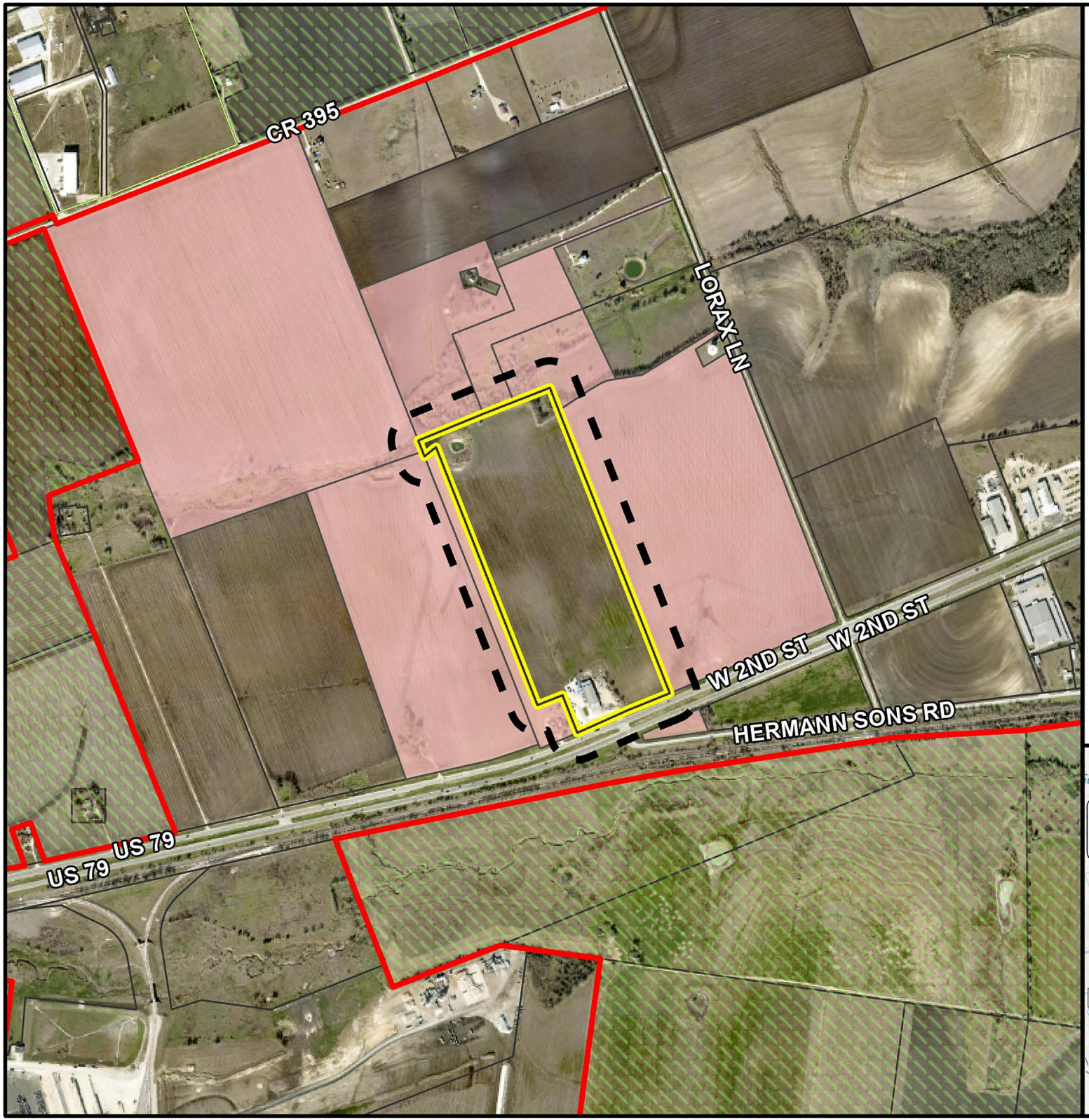
- Planned Development Overlay
- P1: Nature

Place Type Zoning

- P2: Rural
- EC: Employment Center
- CS: Civic Space
- Streets

N 0 500 1,000 Feet



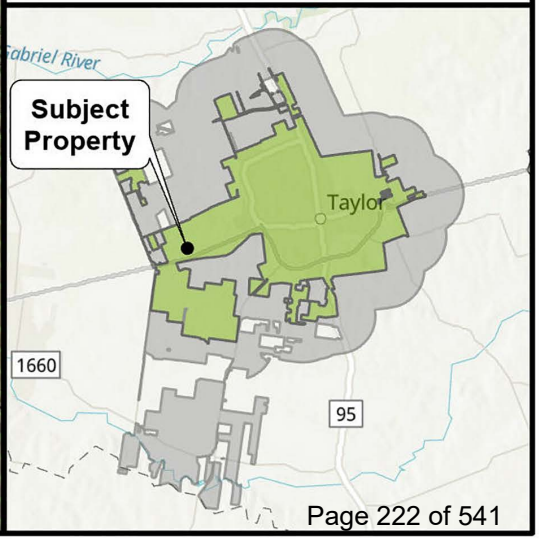


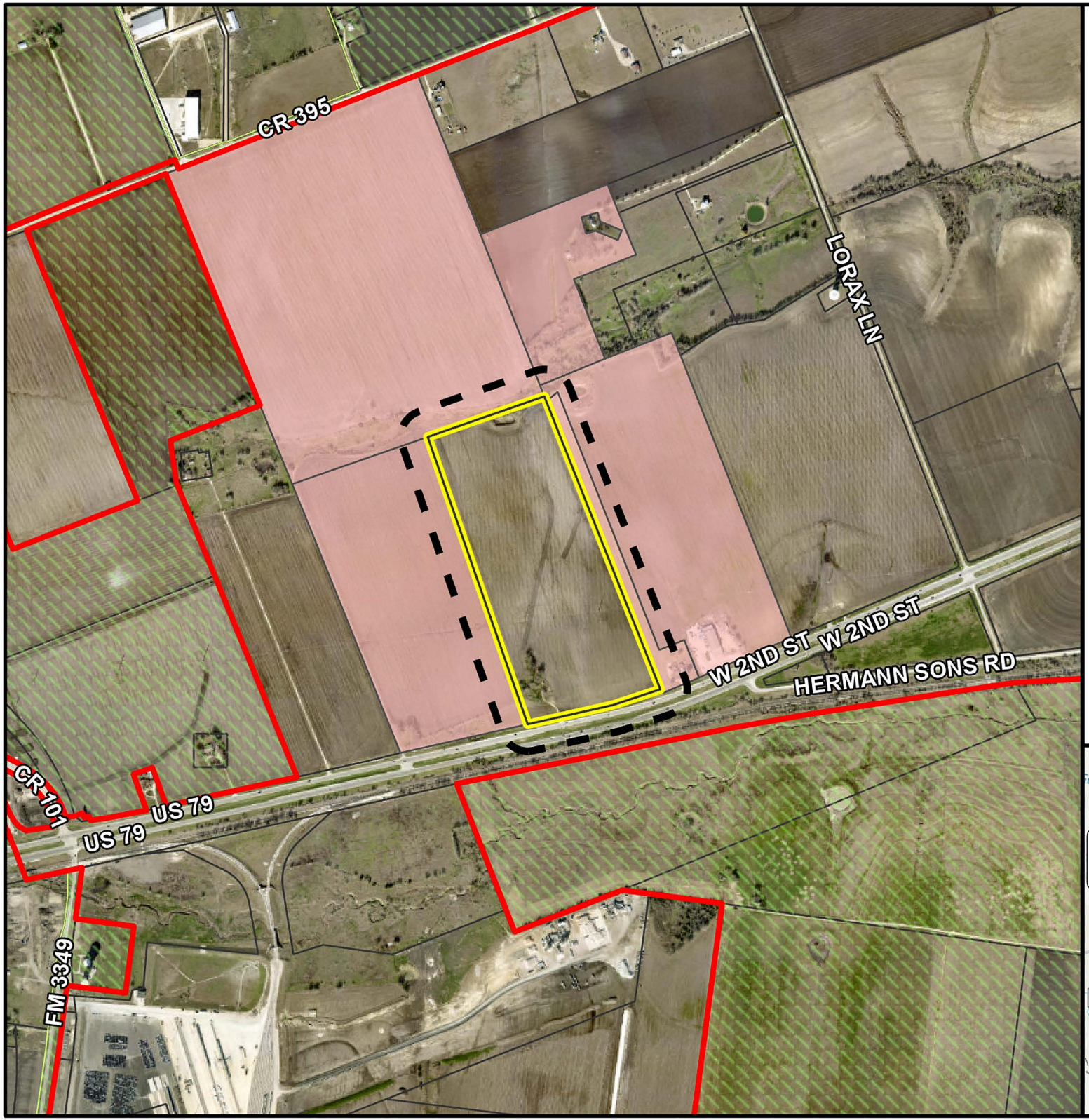
PZ-2023-1884

4804 W 2nd Street
Employment Center Plan
Notification Map
Approximately 52 acres

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

N 0 1,000 2,000
Feet



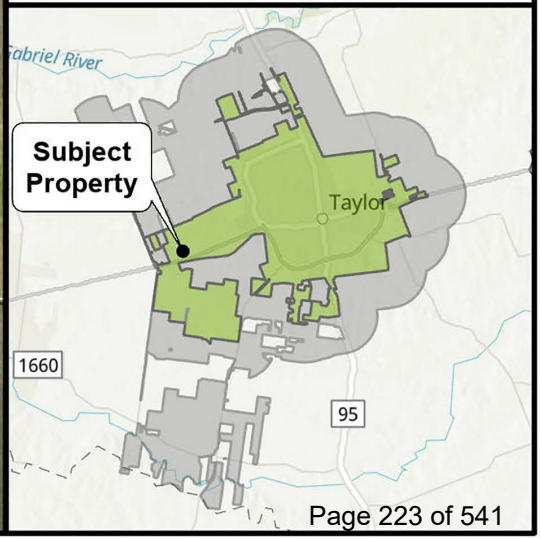


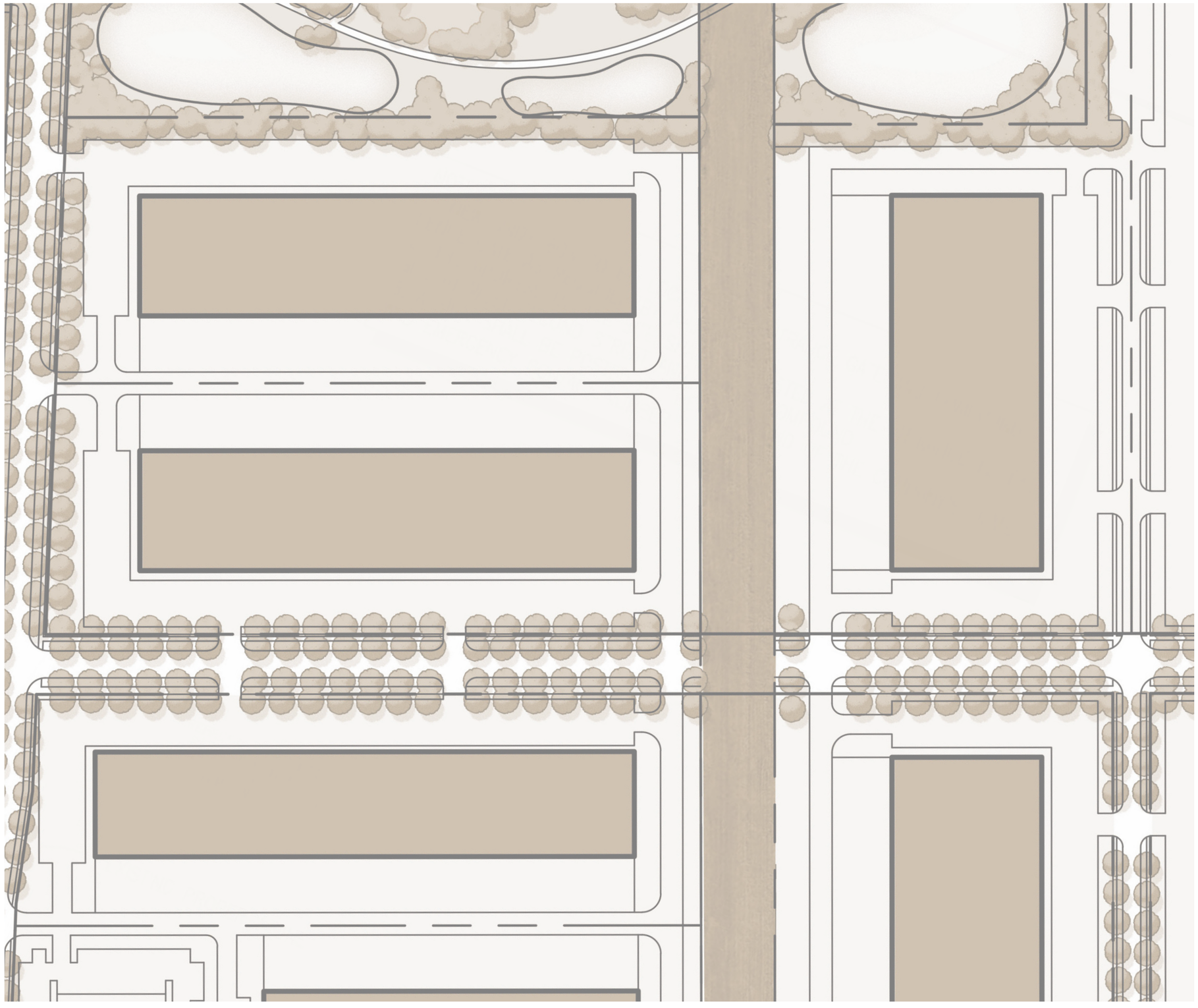
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13101 Highway 79 W
Employment Center Plan
Notification Map
Approximately 51 acres

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

N 0 1,000 2,000
Feet





An Employment Center Plan For

Taylor 100

Taylor, Texas

A BACKGROUND

Regional Context Map A.1
Site in Context A.2
Comprehensive Plan Excerpts A.3
Existing Conditions Map A.4

B NEIGHBORHOOD PLAN

Master Plan in Context B.1
Master Plan B.2
Regulating Plan B.3
Design-Specific Standards B.4
Employment Center Standards B.5-6
Thoroughfare Plan B.7
Thoroughfare Types B.8-9
Civic Space Plan B.10

X APPENDIX

Fire Apparatus Access Diagram X.1
Addressing Plan. X.2
Master Plan with Program X.3
Program Acreage X.4

For

The City of Taylor, Texas

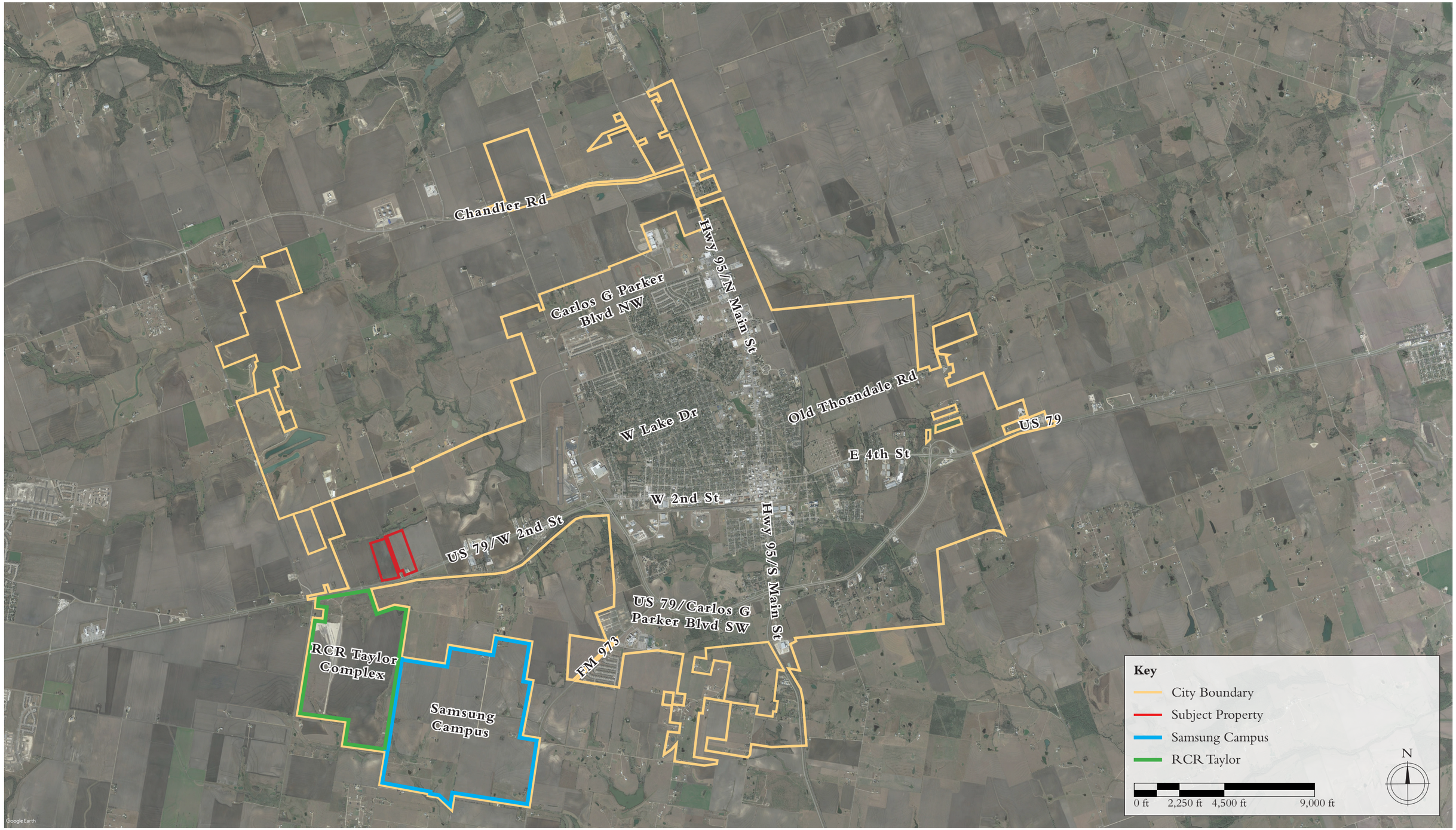
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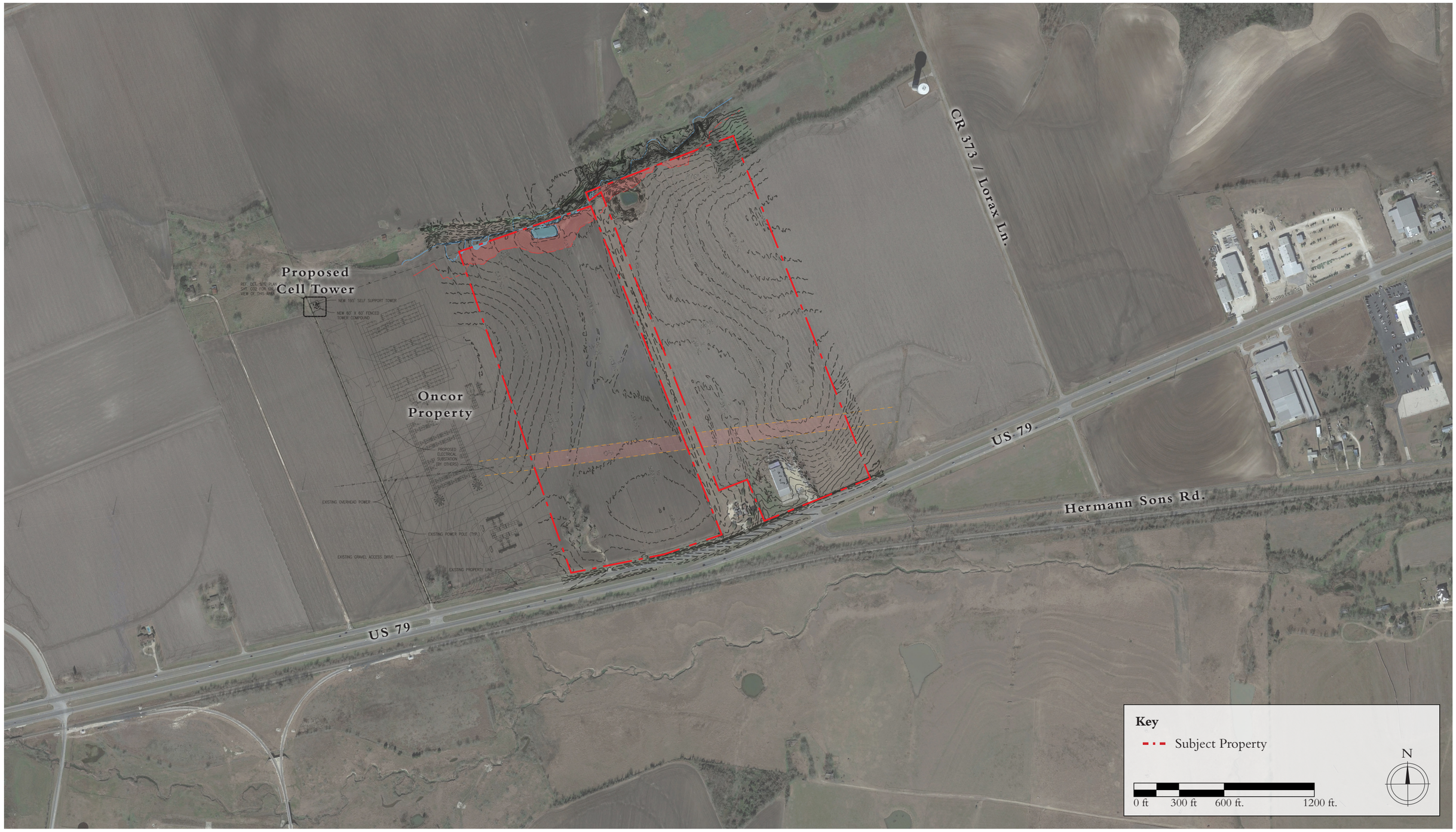
InSite Development, LLC.

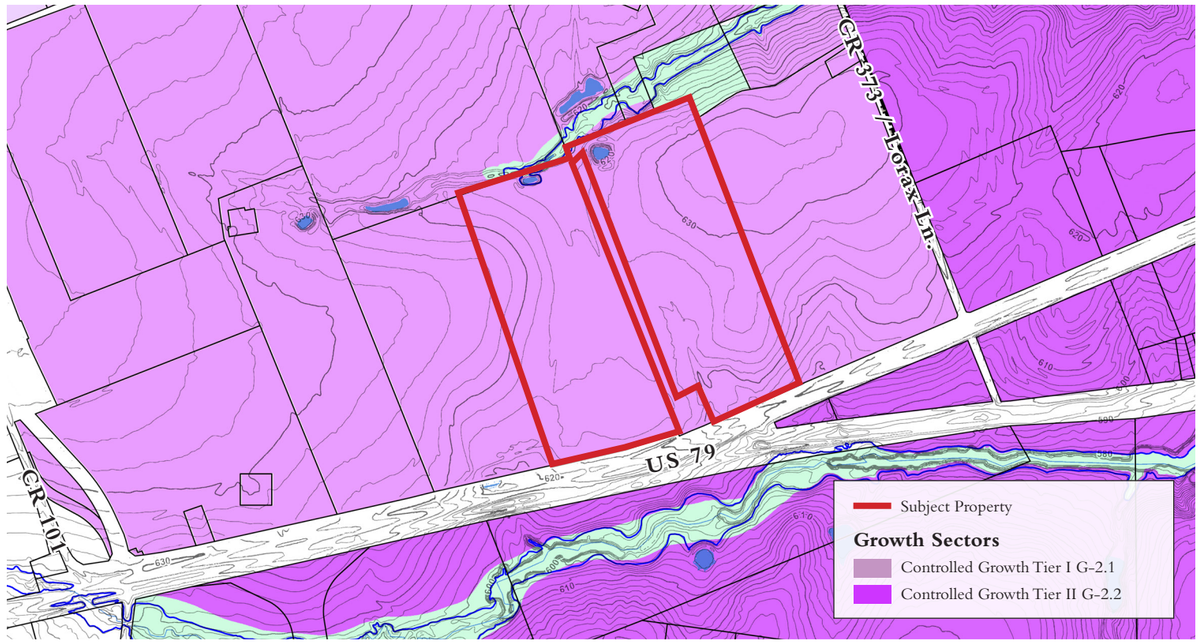
by

Michael Watkins Architect, LLC

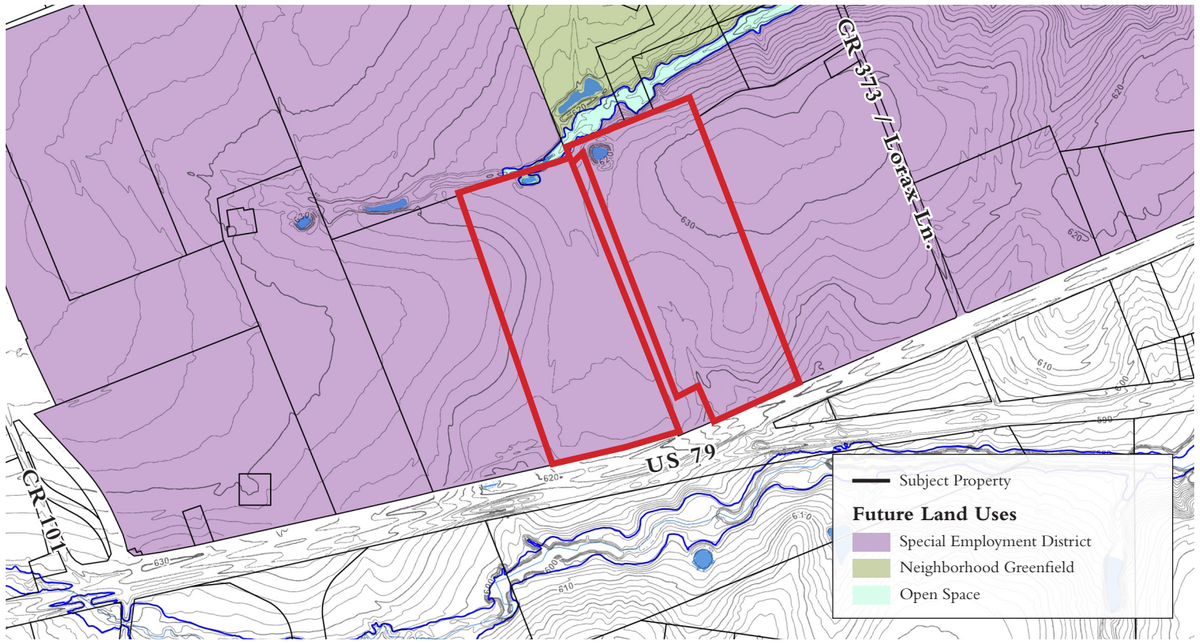
March 27, 2024


Chandler Rd
Carlos G Parker Blvd NW
Hwy 95/N Main St
W Lake Dr
Old Thorndale Rd
US 79
E 4th St
W 2nd St
US 79/W 2nd St
Hwy 95/S Main St
US 79/Carlos G Parker Blvd SW
FM 973
RCR Taylor Complex
Samsung Campus
Key
City Boundary
Subject Property
Samsung Campus
RCR Taylor
N
0 ft
2,250 ft
4,500 ft
9,000 ft
Google Earth

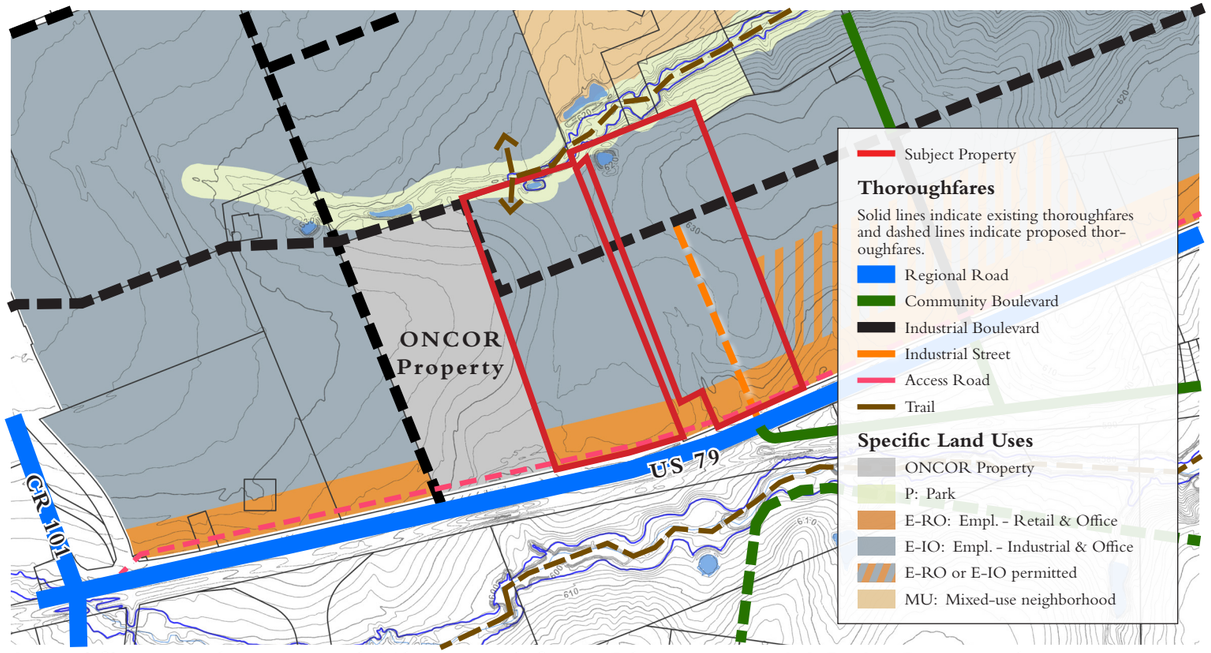

Proposed
Cell Tower
REF. DOT. SITE PLAN SHT. C02 FOR DIM. VIEW OF THIS AREA
NEW 195' SELF SUPPORT TOWER
NEW 60' X 60' FENCED TOWER COMPOUND
Oncor
Property
PROPOSED ELECTRICAL SUBSTATION (BY OTHERS)
EXISTING OVERHEAD POWER
EXISTING POWER POLE (TYP.)
EXISTING GRAVEL ACCESS DRIVE
EXISTING PROPERTY LINE
CR 373 / Lorax Ln.
US 79
Hermann Sons Rd.
US 79
Key
Subject Property
N
0 ft
300 ft
600 ft.
1200 ft.



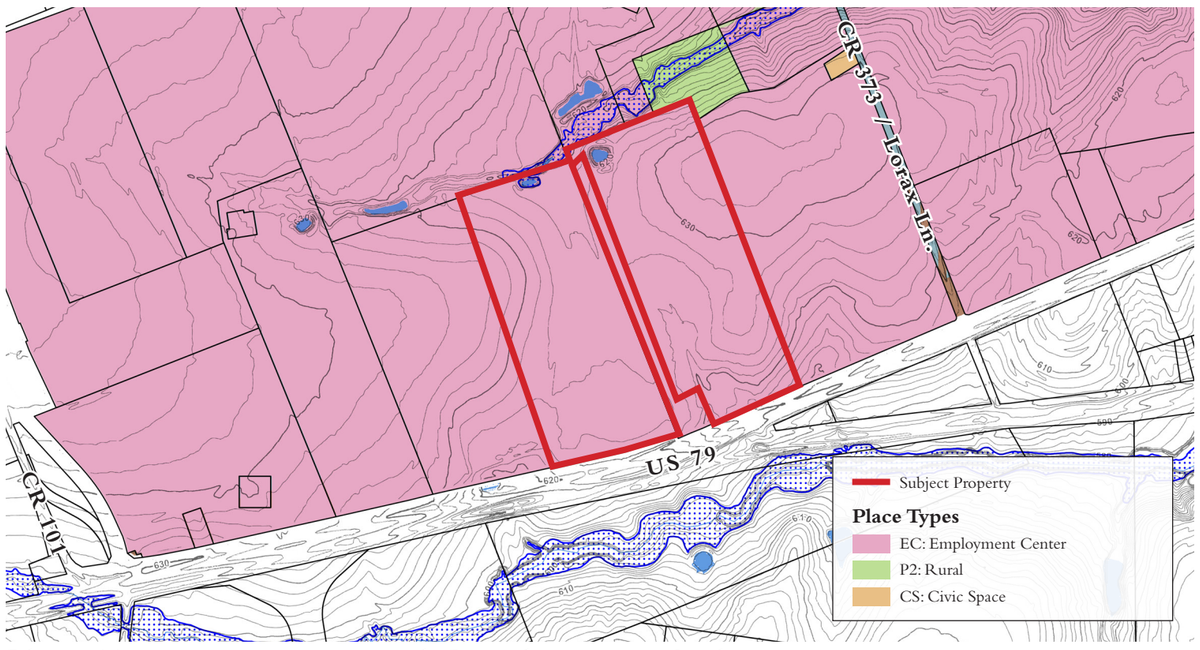
Growth Sector Plan: per SAP SED-North



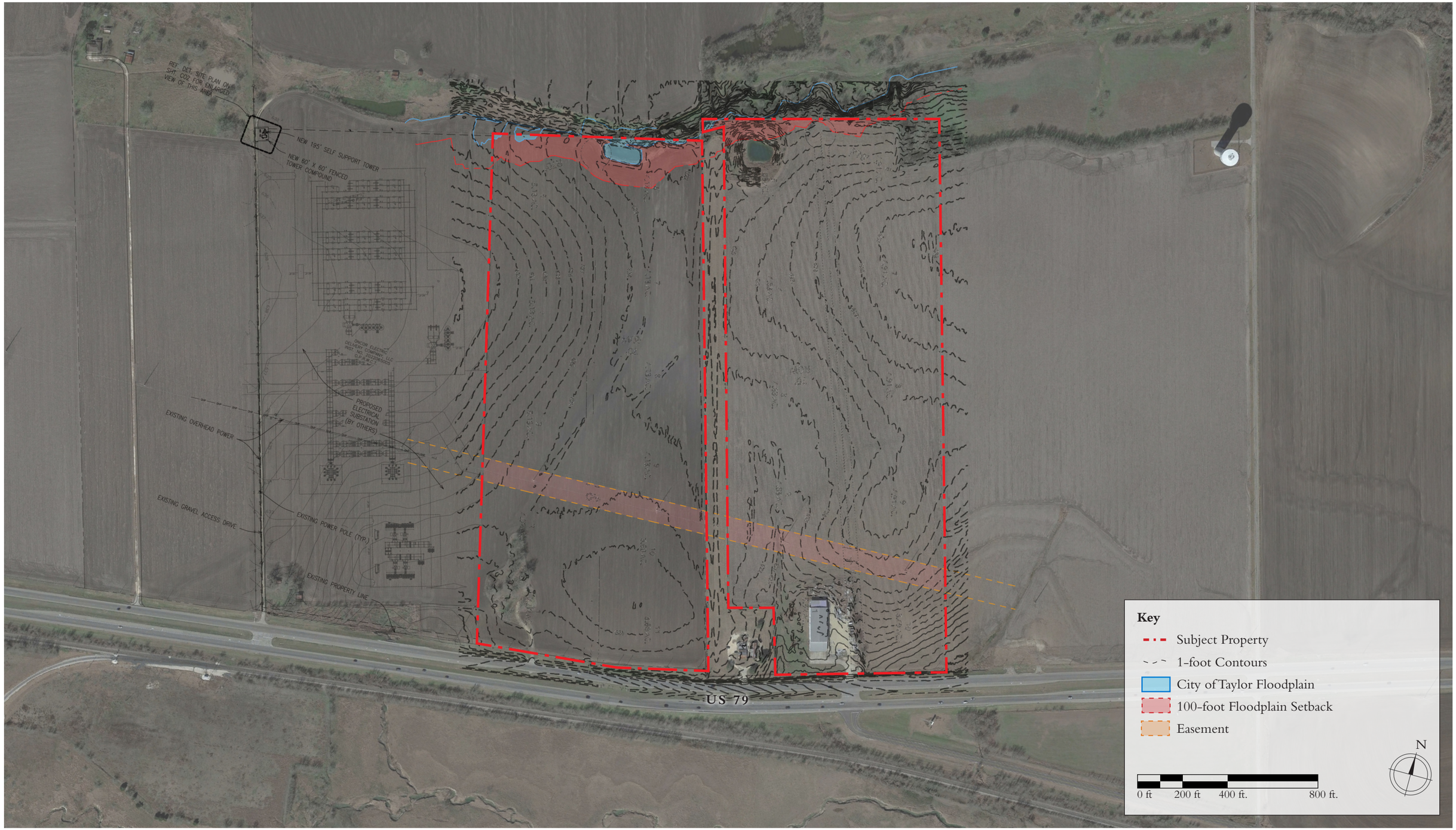
Future Land Use Plan: per SAP SED-North



Specific Land Use and Thoroughfare Plan: per SAP SED-North



Place Type Map: per Land Development Code

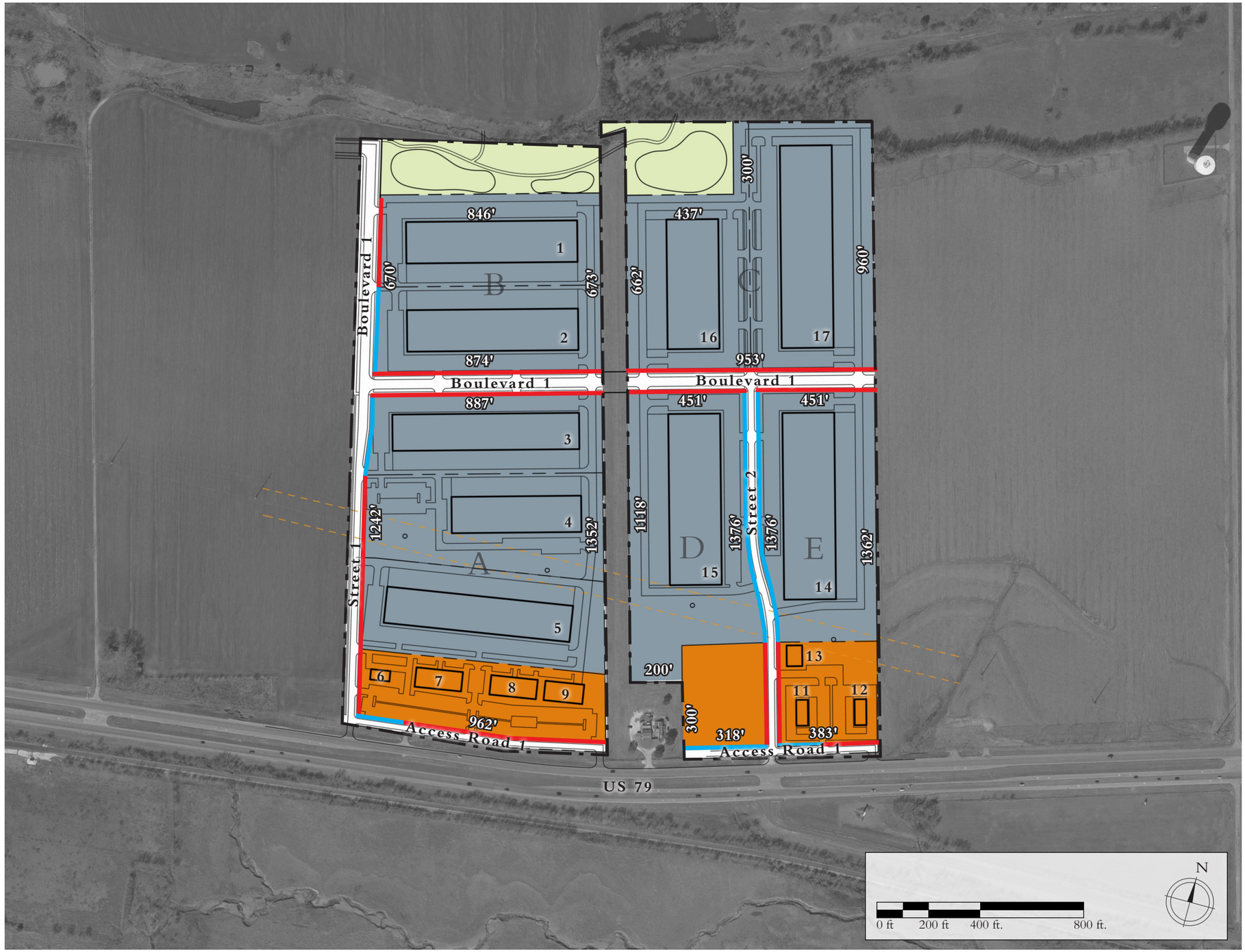

REF. DET. SITE PLAN ON SHT. C02 FOR ENLARGED VIEW OF THIS AREA
NEW 195' SELF SUPPORT TOWER
NEW 60' X 60' FENCED TOWER COMPOUND
DIXON ELECTRIC DELIVERY COMPANY LLC PROPOSED 138kV/69kV DELIVERY POINT
PROPOSED ELECTRICAL SUBSTATION (BY OTHERS)
EXISTING OVERHEAD POWER
EXISTING GRAVEL ACCESS DRIVE
EXISTING POWER POLE (TYP.)
EXISTING PROPERTY LINE
US 79
Key
Subject Property
1-foot Contours
City of Taylor Floodplain
100-foot Floodplain Setback
Easement
N
0 ft
200 ft
400 ft.
800 ft.


CR 373 / Lorax Ln.
US 79
Hermann Sons Rd.
US 79
REF. OES_SITE PLAN DWG SHT. C02 FOR ENLARGED VIEW OF THIS AREA
NEW 195' SELF SUPPORT TOWER
NEW 60' X 60' FENCED TOWER COMPOUND
ONCOR ELECTRIC DELIVERY COMPANY LLC PROJ. NO. 20220036SS
PROPOSED ELECTRICAL SUBSTATION (BY OTHERS)
EXISTING OVERHEAD POWER
EXISTING POWER POLE (TYP.)
EXISTING GRAVEL ACCESS DRIVE
EXISTING PROPERTY LINE
Key
Subject Property
N
0 ft
300 ft
600 ft.
1200 ft.


REF. DET. SITE PLAN ON SHT. C02 FOR ENLARGED VIEW OF THIS AREA
NEW 195' SELF SUPPORT TOWER
NEW 60' X 60' FENCED TOWER COMPOUND
ONCOR ELECTRIC DELIVERY COMPANY LLC PROP. NO. 2 DEDICATION O.P.R.W.C.T.
PROPOSED ELECTRICAL SUBSTATION (BY OTHERS)
EXISTING OVERHEAD POWER
EXISTING GRAVEL ACCESS DRIVE
EXISTING POWER POLE (TYP.)
EXISTING PROPERTY LINE
Boulevard 1
Boulevard 1
Boulevard 1
Street 1
Street 2
Access Road 1
Access Road 1
US 79
A
B
C
D
E
1
2
3
4
5
6
7
8
9
11
12
13
14
15
16
17
Key
Subject Property
1-foot Contours
City of Taylor Floodplain
100- foot Floodplain Setback
Overhead Electric Easement
Industrial Building
Commercial Building
30-foot Landscape Buffer
90-foot Landscape Buffer as recommended by Planning & Zoning Commission
N
0 ft
200 ft
400 ft.
800 ft.

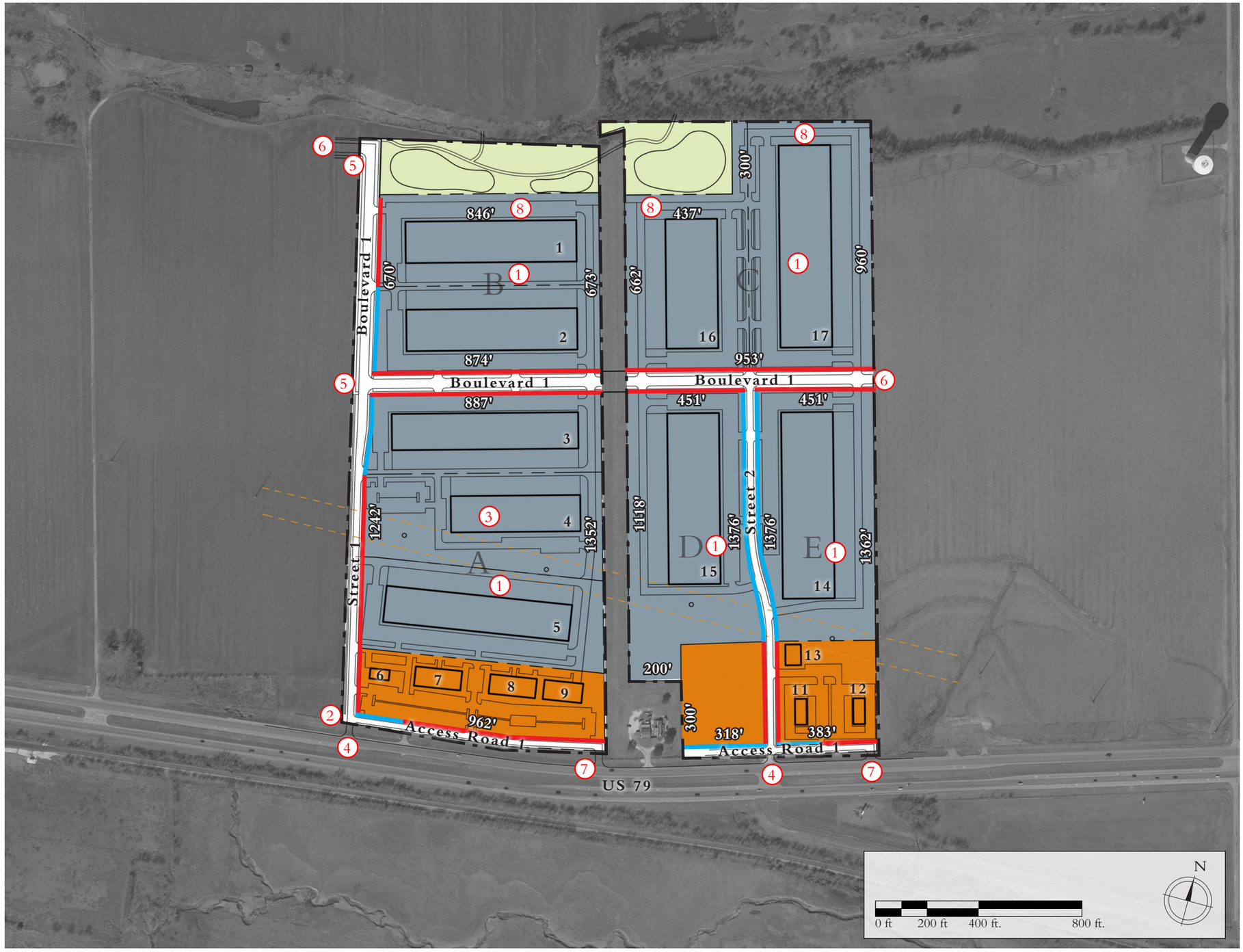
General Standards

1. A Variance is recommended to allow a lower ratio of Civic Space than is permitted for an Employment Center (see page B.6).



Key

- EC-C: Employment Center Commercial
- EC-I: Employment Center Industrial
- CS: Civic Space
- Primary Frontage
- Secondary Frontage
- Block Dimensions



Design-Specific Standards

The following standards apply to specific locations noted on the accompanying plan:

1. A Warrant is recommended for larger Block size for Blocks A, B, C, D, and E in order to accommodate the applicant's proposed industrial and commercial buildings and their associated parking.
2. A Variance is requested to permit an intersection with non-right angles at the connection of Street 1 and Access Road 1 given the shape of the subject property.
3. A Warrant is recommended to allow for a greater Build-to-Line and more parking in the First Layer for Building 4 than otherwise is permitted due to location of the overhead electric easement.
4. The precise location and design of the connections of Streets 1 and 2 with US 79 is subject to approval by TxDOT.
5. These intersections shall be stop controlled.
6. These Thoroughfares are intended to connect to the adjoining properties at the locations shown, with the exact location of that connection to be coordinated with the owners of the adjoining properties.
7. These connections to US 79 shall be used only for fire apparatus access.
8. Lots 1, 16, and 17 shall have a 30-foot landscape buffer where they border the park system along Mustang Creek as described in the SAP SED-North. Existing trees within this buffer shall be preserved where reasonably possible.

Key

- EC-C: Employment Center Commercial
- EC-I: Employment Center Industrial
- CS: Civic Space
- Primary Frontage
- Secondary Frontage
- Block Dimensions

EC-C: Employment Center - Commercial

Blocks	
Block Length (maximum)	1,400 ft.
Block Perimeter (maximum)	5,600 ft.
Public Frontage (Right of Way)	
Sidewalk Zone Width	see *Thoroughfares* (B.8-9).
Landscape Zone	
Vehicular Parking Zone Width	
Vehicular Travel Zone Width	
Street Types	
Rural Street	not permitted
Residential Alley	not permitted
Commercial Alley	permitted
Yield Street	not permitted
Neighborhood Street	permitted
Neighborhood Avenue	permitted
Side Street	permitted
2-Lane Community Boulevard	permitted
4-Lane Community Boulevard	permitted
Path	permitted
Trail	permitted
Parking Location	
First Layer	permitted
Second Layer	permitted
Third Layer	permitted
On-Street	permitted
RV Storage	not permitted
Private Frontage Types	
Common Yard	not permitted
Porch with Optional Fence	not permitted
Terrace	not permitted
Forecourt	not permitted
Stoop	not permitted
Storefront and Awning	permitted
Gallery	permitted
Arcade	not permitted

Lots	
Width (minimum)	none
Area (minimum	none
Lot coverage (maximum)	none
Build-to-Line (range)	none
Facade Buildout (minimum)	none
Stories (maximum)	5 stories
Building Types	
Detached Dwelling	not permitted
Attached Dwelling	not permitted
Cottage Court	not permitted
Duplex	not permitted
Triplex	not permitted
Quadraplex	not permitted
Small Apartment	not permitted
Large Apartment	not permitted
Manufactured Home/Park	not permitted
Accessory Dwelling Unit	not permitted
Recreational Vehicle Park	not permitted
Residential Accessory	not permitted
Small Commercial	permitted
Live/Work	permitted
Mixed-Use Commercial	permitted
Large Commercial	permitted
Highway Commercial	permitted
Industrial	not permitted
Carts, Kiosks, Food Trailers	permitted
Temporary Commercial	permitted
Commercial Accessory	permitted
Civic Buildings	permitted
Building Disposition	
Edgeyard	permitted
Sideyard	permitted
Courtyard	permitted
Rearyard	permitted

The following standards apply to all Lots within an Employment Center - Commercial (EC-C) Place Type:

1. **Intent.** The intent of the Employment Center - Commercial is to provide a place for highway-oriented Commercial uses with sufficient connectivity to surrounding walkable neighborhoods, Civic Spaces, and employment centers that pedestrian and bicycle connections between the two are feasible.
2. **Uses Permitted.** The following land uses are permitted:
   - Retail
   - Office
   - Lodging
   - Automobile/truck fueling, servicing, and washing facilities
   - Similar Uses: for a proposed use not listed herein, a warrant or variance may be issued.
3. **Access.** A safe, direct, and demarcated means of Pedestrian/bicycle access shall be provided to the Primary Entrance from the Thoroughfare network of the Employment Center Plan.
4. **Signage.** Exceptions to the Sign Standards of the LDC may be granted by Warrant in order to provide visibility for businesses from US 79.

EC-I: Employment Center - Industrial

Blocks	
Block Length (maximum)	1,400 ft.
Block Perimeter (maximum)	5,600 ft.
Public Frontage (Right of Way)	
Sidewalk Zone Width	see *Thoroughfares* (B.8-9).
Landscape Zone	
Vehicular Parking Zone Width	
Vehicular Travel Zone Width	
Street Types	
Rural Street	not permitted
Residential Alley	not permitted
Commercial Alley	permitted
Yield Street	not permitted
Neighborhood Street	permitted
Neighborhood Avenue	permitted
Side Street	permitted
2-Lane Community Boulevard	permitted
4-Lane Community Boulevard	permitted
Path	permitted
Trail	permitted
Parking Location	
First Layer	permitted[4]
Second Layer	permitted
Third Layer	permitted
On-Street	permitted
RV Storage	not permitted
Private Frontage Types	
Common Yard	not permitted
Porch with Optional Fence	not permitted
Terrace	not permitted
Forecourt	not permitted
Stoop	not permitted
Storefront and Awning	permitted
Gallery	permitted
Arcade	not permitted

Lots	
Width (minimum)	none
Area (minimum	none
Lot coverage (maximum)	none
Build-to-Line (range)	10ft. - 130 ft.
Facade Buildout (minimum)	40%
Stories (maximum)	5 stories
Building Types	
Detached Dwelling	not permitted
Attached Dwelling	not permitted
Cottage Court	not permitted
Duplex	not permitted
Triplex	not permitted
Quadraplex	not permitted
Small Apartment	not permitted
Large Apartment	not permitted
Manufactured Home/Park	not permitted
Accessory Dwelling Unit	not permitted
Recreational Vehicle Park	not permitted
Residential Accessory	not permitted
Small Commercial	permitted
Live/Work	permitted
Mixed-Use Commercial	permitted
Large Commercial	permitted
Highway Commercial	permitted
Industrial	permitted
Carts, Kiosks, Food Trailers	permitted
Temporary Commercial	permitted
Commercial Accessory	permitted
Civic Buildings	permitted
Building Disposition	
Edgeyard	permitted
Sideyard	permitted
Courtyard	permitted
Rearyard	permitted

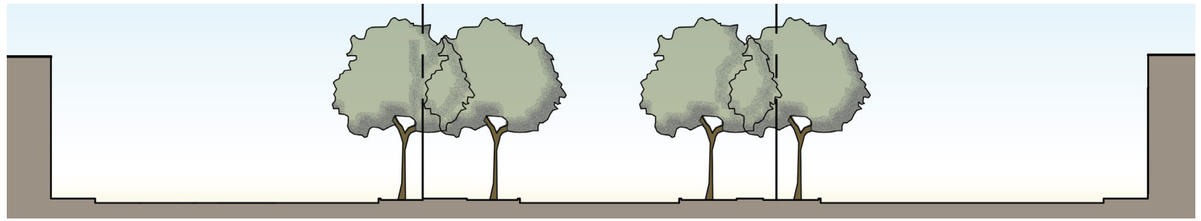
The following standards apply to all Lots within an Employment Center - Industrial (EC-I) Place Type:

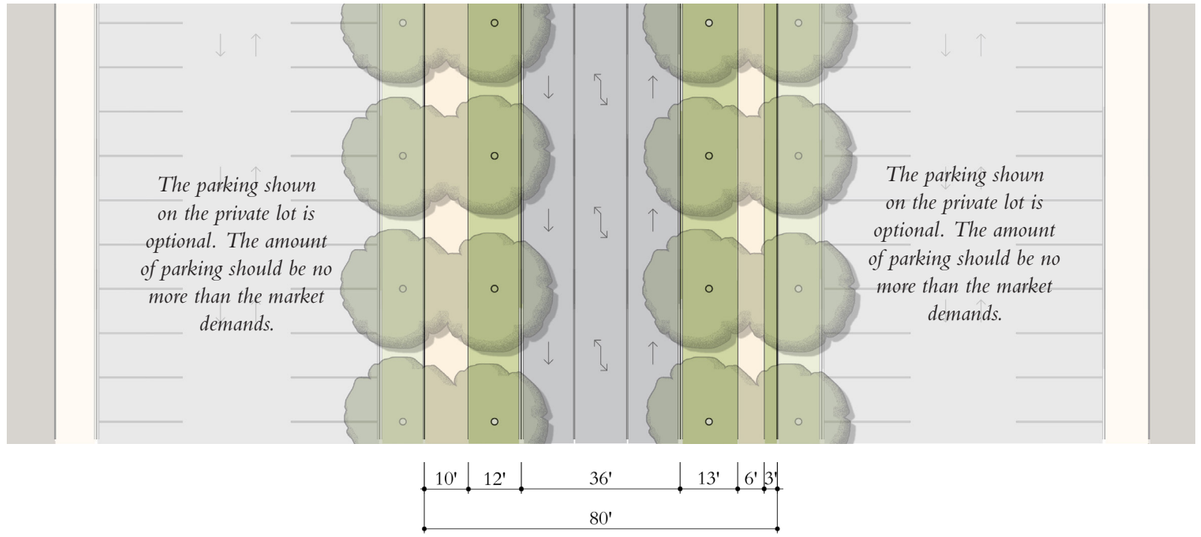
1. **Intent.** The intent of the Employment Center - Industrial is to provide a place for large-footprint industrial uses (and associated loading areas and truck access) with sufficient connectivity to surrounding walkable neighborhoods, Civic Spaces, and commercial centers that pedestrian and bicycle connections between the two are feasible.
2. **Uses Permitted.** The following land uses are permitted:
   - Retail
   - Office
   - Industrial
   - Automobile/truck fueling, servicing, and washing facilities
   - Similar Uses: for a proposed use not listed herein, a warrant or variance may be issued.
3. **Access.** A safe, direct, and demarcated means of Pedestrian/bicycle access shall be provided to the Primary Entrance from the Thoroughfare network of the Employment Center Plan.
4. **Parking.** Parking in the first layer shall not exceed the width of one drive aisle that is double-loaded with head-in parking.
5. **Truck Loading Docks.** Truck loading docks shall be permitted only in the Third Layer.



Front Thoroughfare Types

Name	*Type*	*ROW*	*Pavement*
Boulevard	IB	80	36
Street	IS	50	24
Road	AR	34	20
Trail in Civic Spaces			





IB-80-36

Industrial Boulevard
80 ft. ROW
36 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
12 ft. Tree Lawn/13 ft. Tree Lawn/3 ft. Landscape Lawn
Allee, 25-30 ft. o.c.
10 ft. Sidewalk/6 ft. Sidewalk
Provided

Trees may need to be maintained to permit a higher vertical clearance to accomodate truck traffic.

Thoroughfare Type
- IB Industrial Boulevard
- IS Industrial Street

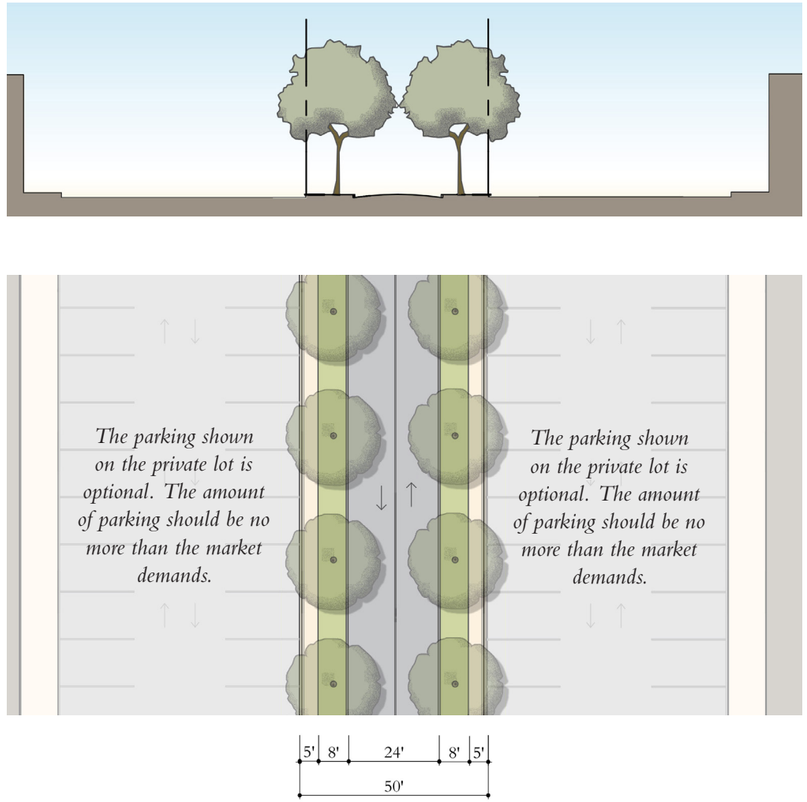
Right-of-Way Width

Pavement Width

XX-##-##

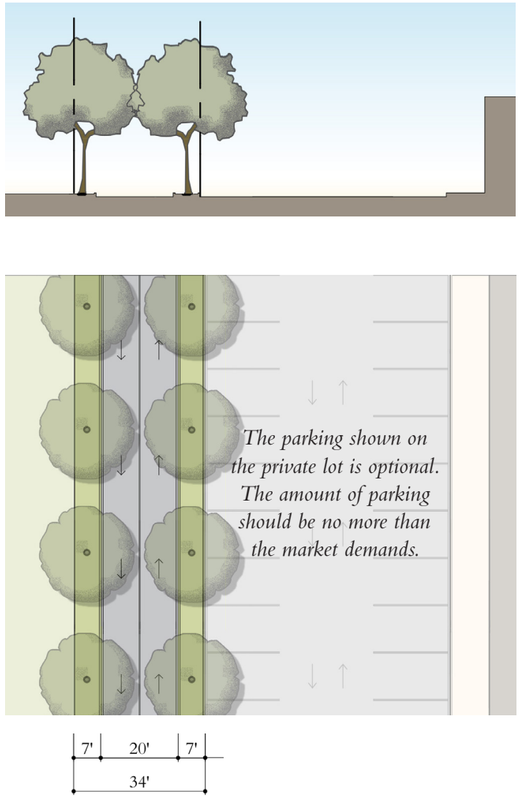
Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access

Notes



IS-50-24

Industrial Street
50 ft. ROW
24 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
8 ft. Tree Lawn
Allee, 25-30 ft. o.c.
5 ft. Sidewalk
Provided
Trees may need to be maintained to permit a higher vertical clearance to accommodate truck traffic.



AR-34-20

Access Road
34 ft. ROW
20 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
7 ft. Tree Lawn
Allee, 25-30 ft. o.c.
None
Provided
Trees may need to be maintained to permit a higher vertical clearance to accommodate truck traffic.

Thoroughfare Type
IS Industrial Street
AR Access Road

Right-of-Way Width

Pavement Width

XX-##-##

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



Civic Space Types

Park

Total Civic Space: 6.6 acres

Total Site Area: 103.5 acres

Civic Space Ratio: 6.4%

Michael Watkins Architect, llc © 2023
The design is subject to change. Not for construction.

CIVIC SPACE PLAN

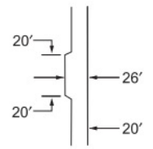
Taylor 100
April 26, 2024

B.10



Fire Apparatus Access Notes

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



MINIMUM CLEARANCE AROUND A FIRE HYDRANT

Key

- 26-foot Min. Fire Apparatus Access Road
- 20-foot Min. Fire Apparatus Access Road
- Buildings over 30 feet
- Buildings under 30 feet



Thoroughfare Names and Addressing Key

1 _____ Boulevard
2 _____ Street
3 _____ Street
4 _____ Road

Note: This addressing plan is conceptual and is subject to refinements in future phases.


REF. DET. SITE PLAN ON SHT. C02 FOR ENLARGED VIEW OF THIS AREA
NEW 195' SELF SUPPORT TOWER
NEW 60' X 60' FENCED TOWER COMPOUND
DIXON ELECTRIC DELIVERY COMPANY LLC PROP. NO. 2 SUBDIVISION D.E.C. PROJECT
PROPOSED ELECTRICAL SUBSTATION (BY OTHERS)
EXISTING OVERHEAD POWER
EXISTING GRAVEL ACCESS DRIVE
EXISTING POWER POLE (TYP.)
EXISTING PROPERTY LINE
Boulevard 1
Boulevard 1
Boulevard 1
Street 1
Street 2
Access Road 1
Access Road 1
US 79
A
B
C
D
E
1
2
3
4
5
6
7
8
9
11
12
13
14
15
16
17
Commercial Program
Commercial 55,050 SF
Industrial Program
Industrial 1,014,800 SF
N
0 ft
200 ft
400 ft.
800 ft.


Park 1
3.86 acres
Park 2
2.76 acres
Parcel W6
6.95 acres
Parcel E6
7.83 acres
Parcel E5
10.50 acres
Parcel W5
6.67 acres
Parcel W4
6.37 acres
Parcel E4
11.10 acres
Parcel E3
9.69 acres
Parcel W3
7.79 acres
Parcel W2
7.68 acres
Parcel W1
6.00 acres
Out Parcel
2.97 acres
Parcel E1
3.52 acres
N
0 ft
200 ft
400 ft.
800 ft.

ORDINANCE NO. 2024-24

AN ORDINANCE APPROVING AN EMPLOYMENT CENTER PLAN FOR PROPERTY GENERALLY LOCATED AT 4804 W. 2ND STREET AND 13101 HIGHWAY 79, LEGALLY DESCRIBED AS APPROXIMATELY 100.78 ACRES OF LAND LOCATED IN THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R362909 AND R019149, TAYLOR, WILLIAMSON COUNTY, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on April 25, 2024, 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 approve the Employment Center Plan, referred to as Taylor 100; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on April 9, 2024, to consider the zoning request, and recommended approval of the Employment Center Plan to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the New Neighborhood Plan and 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 Official Zoning map of the City of Taylor, Texas, is changed to indicate that a Employment Center Plan has been approved for the Property and to show the allocation and location of Place Types on the Property as depicted in the Employment Center Plan attached hereto for all purposes as Exhibit "B".

SECTION 3. 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 4. 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 5. In accordance with Article VIII of the City Charter, Ordinance 2024-24 was introduced before the Taylor City Council on the 25th day of April, 2024.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2024.

_____
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. 2024-24, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2024, 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 _____ 2024.

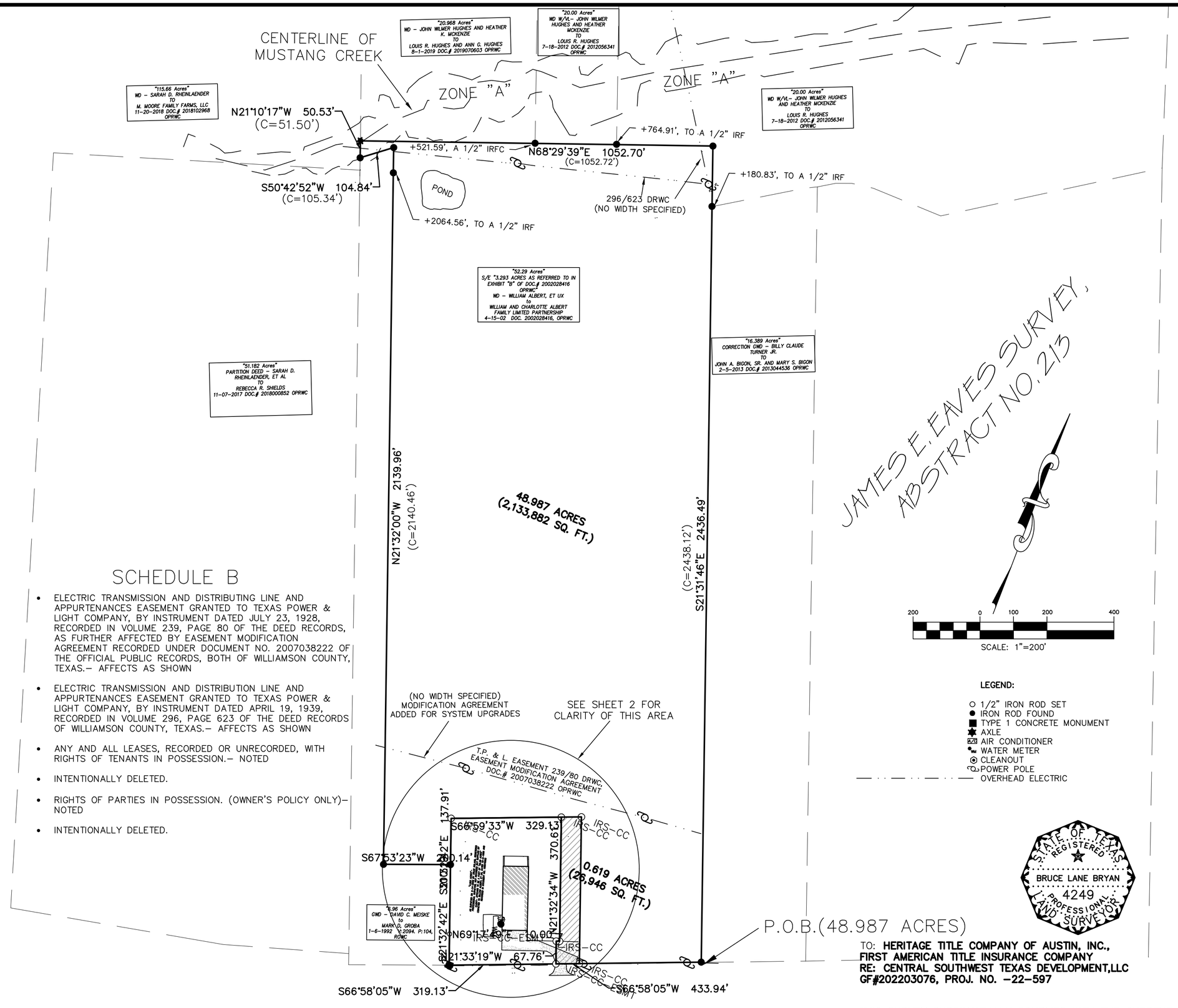
_____
Dianna McLean
City Clerk

EXHIBIT A

(Legal Description/Survey)

EXHIBIT B

(New Neighborhood Plan)



SCHEDULE B

- ELECTRIC TRANSMISSION AND DISTRIBUTING LINE AND APPURTENANCES EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED JULY 23, 1928, RECORDED IN VOLUME 239, PAGE 80 OF THE DEED RECORDS, AS FURTHER AFFECTED BY EASEMENT MODIFICATION AGREEMENT RECORDED UNDER DOCUMENT NO. 2007038222 OF THE OFFICIAL PUBLIC RECORDS, BOTH OF WILLIAMSON COUNTY, TEXAS.– AFFECTS AS SHOWN
- ELECTRIC TRANSMISSION AND DISTRIBUTION LINE AND APPURTENANCES EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED APRIL 19, 1939, RECORDED IN VOLUME 296, PAGE 623 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.– AFFECTS AS SHOWN
- ANY AND ALL LEASES, RECORDED OR UNRECORDED, WITH RIGHTS OF TENANTS IN POSSESSION.– NOTED
- INTENTIONALLY DELETED.
- RIGHTS OF PARTIES IN POSSESSION. (OWNER'S POLICY ONLY)– NOTED
- INTENTIONALLY DELETED.

LEGEND:

- ○ 1/2" IRON ROD SET
- ● IRON ROD FOUND
- ■ TYPE 1 CONCRETE MONUMENT
- AXLE
- AIR CONDITIONER
- WATER METER
- CLEANOUT
- POWER POLE
- OVERHEAD ELECTRIC

STATE OF TEXAS
REGISTERED
BRUCE LANE BRYAN
4249
PROFESSIONAL
LAND SURVEYOR

TO: **HERITAGE TITLE COMPANY OF AUSTIN, INC., FIRST AMERICAN TITLE INSURANCE COMPANY**
RE: CENTRAL SOUTHWEST TEXAS DEVELOPMENT,LLC
GF#202203076, PROJ. NO. –22–597

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

12–7–2022
DATE

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

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 **WITH** 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 PARTIALLY** 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. **48491C0575E**, EFFECTIVE DATE **DECEMBER 20, 2019**, LOCATED IN ZONE "A" (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.
7. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY **HERITAGE TITLE COMPANY OF AUSTIN, INC.**, G.F. NO. **202203076.** EFFECTIVE DATE: **NOVEMBER 9, 2022.**

SHEET 1 OF 2

LAND TITLE SURVEY

48.987 ACRE TRACT & A PROPOSED 0.619 ACRE INGRESS–EGRESS EASEMET OUT OF THE JAMES E. EAVES SURVEY ABSTRACT NO. 213 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: NF	CHECKED BY: BLB
SCALE: 1" = 200'	APPROVED BY: BLB
PROJECT NO. 22–597	DATE: DECEMBER 7, 2022

T.P. & L. EASEMENT 239/80 DRWC,
EASEMENT MODIFICATION AGREEMENT
DOC.# 2007038222 OPRWC

JAMES E. EAVES SURVEY,
ABSTRACT NO. 213

N66°59'33"E 60.00'

IRS-CC

S66°59'33"W 329.13'

IRS-CC

IRS-CC

S21°32'42"E 137.91'

GRAVEL

3.293 ACRES
(143,443 SQ. FT.)

"3.293 ACRES"-
AS SURVEYED ON 2-14-2002 BY ARLEE ROLAND, REGISTERED
PROFESSIONAL SURVEYOR, NOT RECORDED BUT SUPPLIED BY
CLIENT- APPEARS TO BE A PART OF "52.29 ACRES"
CONVEYED TO WILLIAM ALBERT, ET UX, DATED 10-5-1999 AND
RECORDED IN DOCUMENT NO. 1999070062

COV
CONC

1 STORY
TIN BLDG

CONC

N21°32'34"W 370.61'
N21°32'34"W 370.61'

S21°32'40"E 437.93'

0.619 ACRES
(26,946 SQ. FT.)
(INCLUDED IN 49.987 ACRES)

(C=200.00')
S67°53'23"W 200.14'

(C=300.00')
S21°32'42"E 300.19'

"96 Acres"
DAVID C. MEISKE
to
K D, GROBA
V: 2094. P: 104,
ROWC

GRAVEL

N69°17'49"E 10.00'
IRS-CC-ESMT

IRS-CC

CONC DRIVE

S66°58'05"W 70.00'

N21°33'19"W 67.76'

(TC=753.04') (TF=753.07')

P.O.B.
(0.619 INGRESS/EGRESS
EASEMENT)

IRS-CC-ESMT

IRS-CC

(TC=753.04') (TF=753.07')

S66°58'05"W 319.13'

S66°58'05"W 433.94'

U.S. HIGHWAY 79
(R.O.W. VARIES)

50 0 25 50 100
SCALE: 1"= 50'

LEGEND:

- 1/2" IRON ROD SET
- IRON ROD FOUND
- TYPE 1 CONCRETE MONUMENT
- AXLE
- AIR CONDITIONER
- WATER METER
- CLEANOUT
- POWER POLE
- OVERHEAD ELECTRIC

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 **WITH** 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 PARTIALLY** 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. **48491C0575E**, EFFECTIVE DATE **DECEMBER 20, 2019**, LOCATED IN ZONE "A" (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.

7. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY **HERITAGE TITLE COMPANY OF AUSTIN, INC.**, G.F. NO. **202203076.** EFFECTIVE DATE: **NOVEMBER 9, 2022.**

SHEET 2 OF 2

LAND TITLE SURVEY

48.987 ACRE TRACT & A
PROPOSED 0.619 ACRE
INGRESS-EGRESS EASEMET OUT
OF THE JAMES E. EAVES SURVEY
ABSTRACT NO. 213
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: NF	CHECKED BY: BLB
SCALE: 1" = 50'	APPROVED BY: BLB
PROJECT NO. 22-597	DATE: DECEMBER 7, 2022

Z:\AUTOCAD\PROJECT DRAWINGS\2022 DRAWINGS\22-597.dwg 12/7/2022 5:26 PM

TO: **SARAH RHEINLAENDER**

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.

9-11-17

DATE

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

STATE OF TEXAS
REGISTERED
BRUCE LANE BRYAN
4249
PROFESSIONAL
LAND SURVEYOR

JAMES C. EAVES SURVEY, ABSTRACT NO. 213

COUNTY ROAD 395

N68°33'45"E 2008.73'

S68°27'09"W 1028.85'

S68°32'43"W 1110.93'

P.O.B. TRACT 1

N22°10'00"W 1856.23'

S21°30'37"E 636.22'

S21°30'59"E 636.13'

S21°31'13"E 1205.17'

"15.029 ACRES"
CASH WD - BILLY TURNER, JR., ET UX
TO
MIGUEL CERDA AND ELIZA CERDA
2-14-2013 DOC.# 2013014461 OPRWC

"35.38 ACRES"
SWD - BILLY TURNER, JR., ET UX
TO
BOBBY NAIVAR
10-9-2003 DOC.# 2003110460 OPRWC

"69.67 ACRES" (RESIDUE)
GWD - O'NEAL ALFONS WEIGELT, ET AL
TO
JOHN WILMER HUGHES
10-25-1994 2659/809 ORWC

"50.433 ACRES"
PARTITION DEED - TO LUCILLE HARWELL
ELSIE BACHMAYER
1-21-1989 1751/013 ORWC

TRACT 1
115.671 ACRES
(5,038,649 SQ. FT.)

ZONE "X"

ZONE "A"

C/L BRANCH

AXLE FOUND

S70°48'50"W 1982.27'

N21°26'10"W 87.84'

S21°26'10"E 39.22'

2" IRON PIPE FOUND

2-WOOD BARNS

SUCKER ROD FOUND

N22°08'33"W 631.46'

N22°08'33"W 1071.91'

POND

N70°48'50"E 1065.50'

N70°48'50"E 916.78'

GRAVEL DRIVE

2" IP @ NEC
20' RD. ESMT
+365.21'

N22°08'33"W 440.46'

ZONE "X"

TRACT 2
51.182 ACRES
(2,229,476 SQ. FT.)

TRACT 3
51.182 ACRES
(2,229,475 SQ. FT.)

S19°11'27"W 2258.01'

N19°11'27"W 2258.01'

S21°36'52"E 2299.73'

"52.29 ACRES"
WD - WILLIAM ALBERT AND CHARLOTTE ALBERT
TO
THE WILLIAM ALBERT AND CHARLOTTE ALBERT FAMILY LIMITED PARTNERSHIP
4-11-2002 DOC.# 2002028416 OPRWC

"49.95 ACRES"
GWD - DOROTHY ANN FISCHER, ET AL
TO
JAG EL RIO, LLC
4-14-2017 DOC.# 2017034010 OPRWC

1/2" IR "TLS"

HIGH VOLTAGE LINE

TYPE II TXDOT MON 757+58.22

TYPE II TXDOT MON 758+10.51

TYPE II TXDOT MON 761+97.59

3-WOOD BARNS

GRAVEL DRIVE

N21°52'52"W 1710.28'

S75°51'45"W 200.12'

S77°19'02"W 589.28'

N77°19'09"E 968.79'

"6.96 ACRES"
GWD - DAVID C. MEISKE
TO
MARK D. GROBA
1-2-1992 2094/104 DRWC

P.O.B. TRACT 3

S71°42'14"W 375.67'
(C=375.61')

S77°19'09"W 593.30'

S77°21'43"W 50.80'
(C=50.82')

S77°19'09"W 1562.09'
(C=1562.17')

P.O.B. TRACT 2

HIGHWAY 79

PARCEL 46 - "1.372 ACRES"
DOC.# 2008006703 ORWC

PARCEL 47 - "2.986 ACRES"
DOC.# 2008006703 ORWC

400 0 200 400 800
SCALE: 1"=400'

LEGEND:

- ○ 1/2" IRON ROD SET
- ● IRON ROD FOUND
- ○ IRON PIPE FOUND
- Ⓦ WATER WELL
- WM WATER METER
- WV WATER VALVE
- FH FIRE HYDRANT
- POWER POLE
- OVERHEAD ELECTRIC

ABBREVIATIONS
FND. - FOUND
I.R. - IRON ROD
I.P. - IRON PIPE
R.O.W. - RIGHT-OF-WAY
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
WCR - WILLIAMSON COUNTY ROAD
P.O.C. - PLACE OF COMMENCING
P.O.B. - PLACE OF BEGINNING

(1)

"218 ACRES" (RESIDUE)
GIFT DEED - LOUIS C. ANDERSON, ET UX
TO
ERIC V. ANDERSON, ET UX FRIEDA ANDERSON
3-11-1959 429/278 DRWC

"217.73 ACRES" (UND. 1/9 OF 16%)
WD - THE ESTATE OF FRIEDA T. ANDERSON, DECEASED
TO
FRIEDA T. ANDERSON HERITAGE TRUST FOR RYAN CAREY ALLGOOD
12-10-2010 DOC.# 2010084911 OPRWC

"217.73 ACRES" (UND. 1/9 OF 16%)
WD - THE ESTATE OF FRIEDA T. ANDERSON, DECEASED
TO
FRIEDA T. ANDERSON HERITAGE TRUST FOR TOBY CHRISMAN ALLGOOD
12-10-2010 DOC.# 2010084910 OPRWC

"217.73 ACRES" (UND. 1/9 OF 16%)
WD - THE ESTATE OF FRIEDA T. ANDERSON, DECEASED
TO
FRIEDA T. ANDERSON HERITAGE TRUST FOR AMANDA KERI ALLGOOD BAKER
12-10-2010 DOC.# 2010084919 OPRWC

"217.73 ACRES" (UND. 1/3 OF 16%)
WD - THE ESTATE OF FRIEDA T. ANDERSON, DECEASED
TO
FRIEDA T. ANDERSON HERITAGE TRUST FOR REBECCA RUTH SHIELDS
12-10-2010 DOC.# 2010084908 OPRWC

"217.73 ACRES" (UND. 1/3 OF 16%)
WD - THE ESTATE OF FRIEDA T. ANDERSON, DECEASED
TO
FRIEDA T. ANDERSON HERITAGE TRUST FOR SARAH D. RHEINLAENDER
12-10-2010 DOC.# 2010084907 OPRWC

"217.73 ACRES" (UND. 1/9 OF 84%)
WD - THE ERIC V. ANDERSON FAMILY TRUST
TO
THE ERIC V. ANDERSON FAMILY TRUST FOR RYAN CAREY ALLGOOD
12-10-2010 DOC.# 2010084906 OPRWC

"217.73 ACRES" (UND. 1/9 OF 84%)
WD - THE ERIC V. ANDERSON FAMILY TRUST
TO
THE ERIC V. ANDERSON FAMILY TRUST FOR TOBY CHRISMAN ALLGOOD
12-10-2010 DOC.# 2010084905 OPRWC

"217.73 ACRES" (UND. 1/9 OF 84%)
WD - THE ERIC V. ANDERSON FAMILY TRUST
TO
THE ERIC V. ANDERSON FAMILY TRUST FOR AMANDA KERI ALLGOOD BAKER
12-10-2010 DOC.# 2010084904 OPRWC

"217.73 ACRES" (UND. 1/3 OF 84%)
WD - THE ERIC V. ANDERSON FAMILY TRUST
TO
THE ERIC V. ANDERSON FAMILY TRUST FOR SARAH D. RHEINLAENDER
12-10-2010 DOC.# 2010084902 OPRWC

"217.73 ACRES" (UND. 1/3 OF 84%)
WD - THE ERIC V. ANDERSON FAMILY TRUST
TO
THE ERIC V. ANDERSON FAMILY TRUST FOR REBECCA RUTH SHIELDS
12-10-2010 DOC.# 2010084903 OPRWC

SURVEYORS NOTES:

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

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3. THE PROPERTY DEPICTED HEREON IS PARTIALLY 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. 48491C0540E & 48491C0530E, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "A" AND 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 "BRYAN TECH SERVICES".

6. THERE ARE METES AND BOUNDS DESCRIPTIONS THAT ACCOMPANY THIS SURVEY.

LAND PARTITION SURVEY

115.671 & TWO 51.182 ACRE TRACTS OUT OF THE JAMES C. EAVES SURVEY ABSTRACT NO. 213 WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.

911 NORTH MAIN
TAYLOR, TX 76574

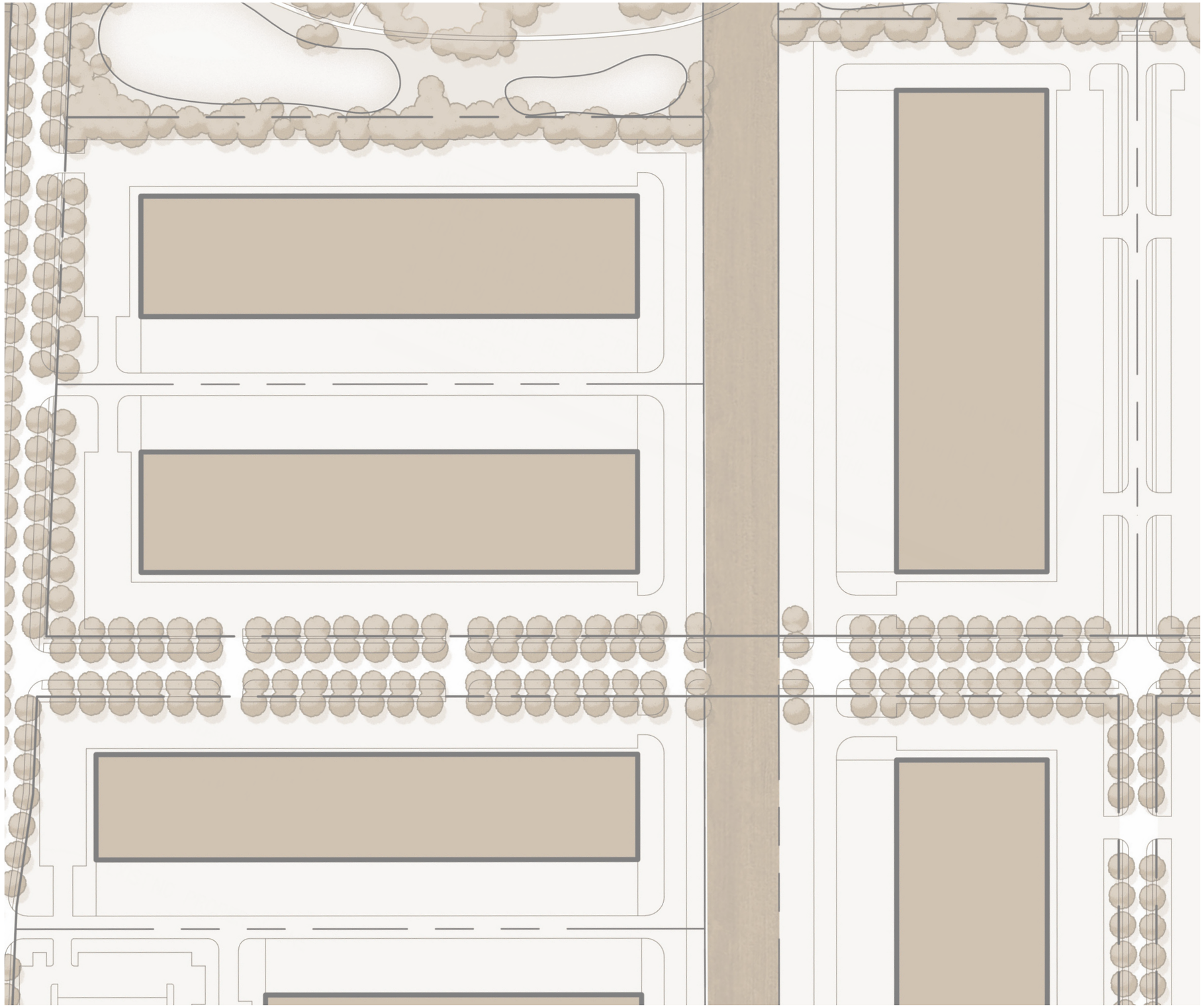
PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500
surveying@austin.rr.com
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AVC	CHECKED BY: BLB
SCALE: 1" = 400'	APPROVED BY: BLB
PROJECT NO. 17-559	DATE: JULY 20, 2017

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An Employment Center Plan For

Taylor 100

Taylor, Texas

A BACKGROUND

Regional Context Map A.1
Site in Context A.2
Comprehensive Plan Excerpts A.3
Existing Conditions Map A.4

B NEIGHBORHOOD PLAN

Master Plan in Context B.1
Master Plan B.2
Regulating Plan B.3
Design-Specific Standards B.4-5
Employment Center Standards B.6-7
Thoroughfare Plan B.8
Thoroughfare Types B.9-10
Civic Space Plan B.11

X APPENDIX

Fire Apparatus Access Diagram X.1
Addressing Plan. X.2
Master Plan with Program X.3
Program Acreage X.4

For

The City of Taylor, Texas

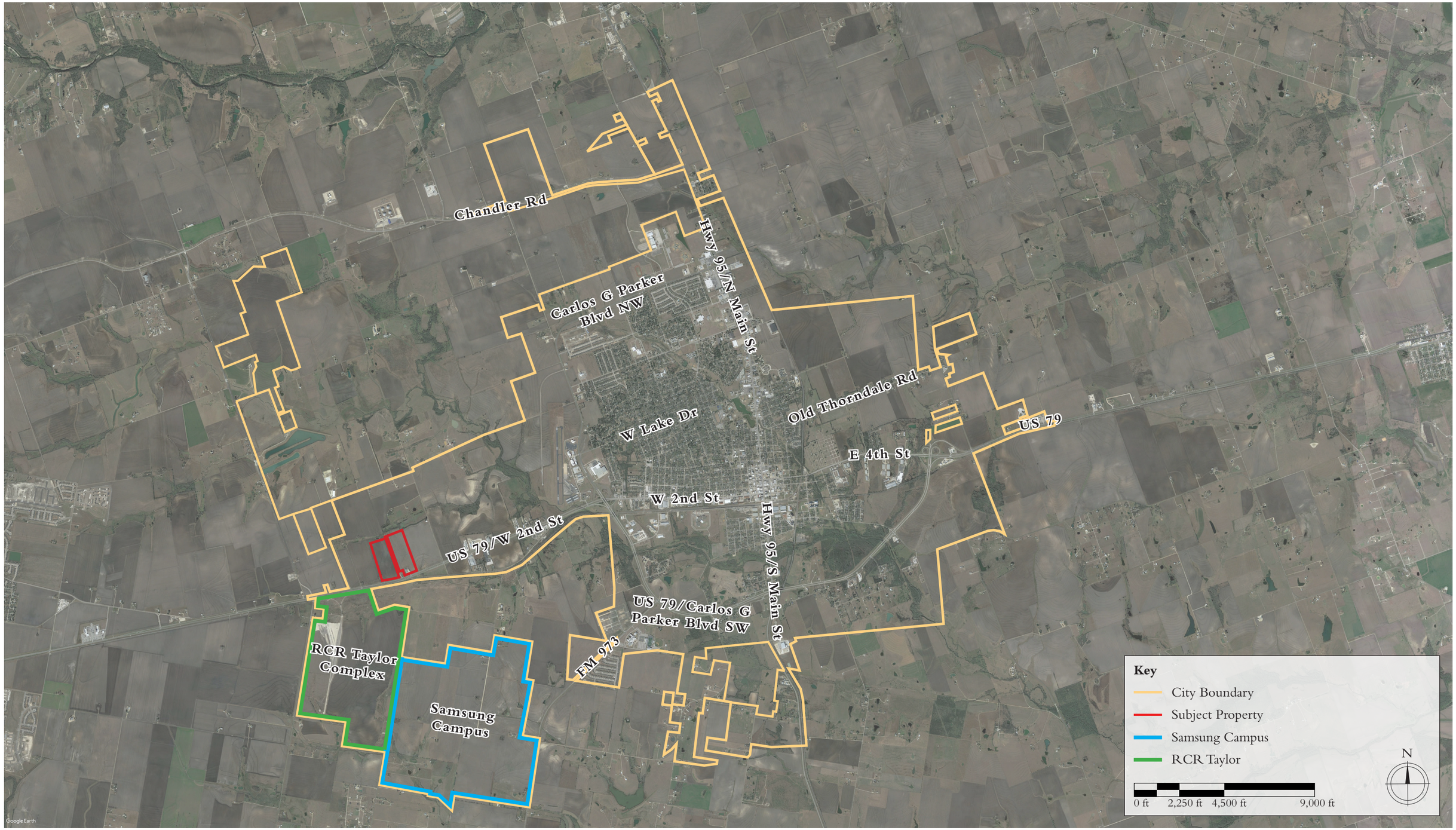
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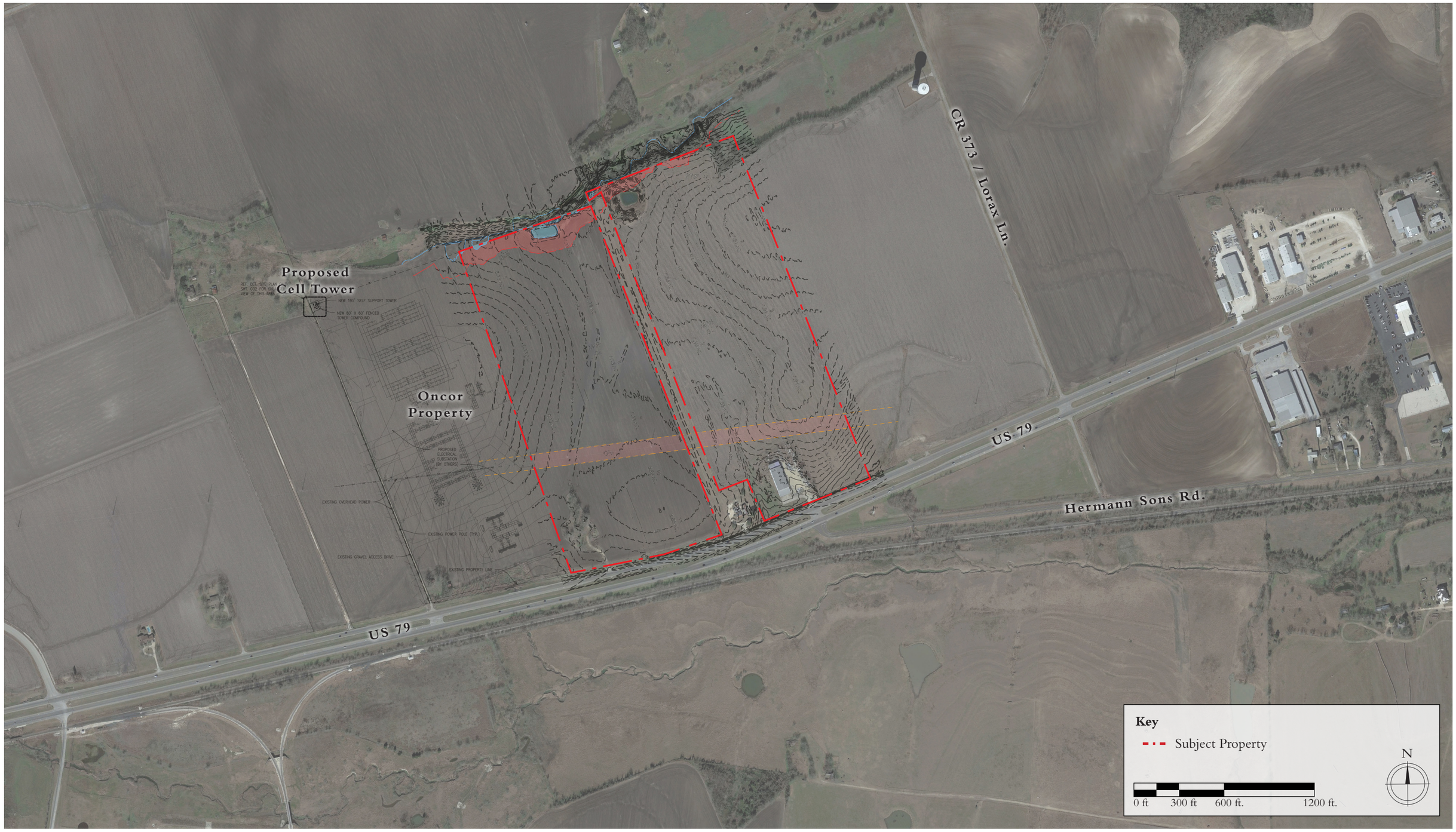
Taylor Industrial Land Partners LLC

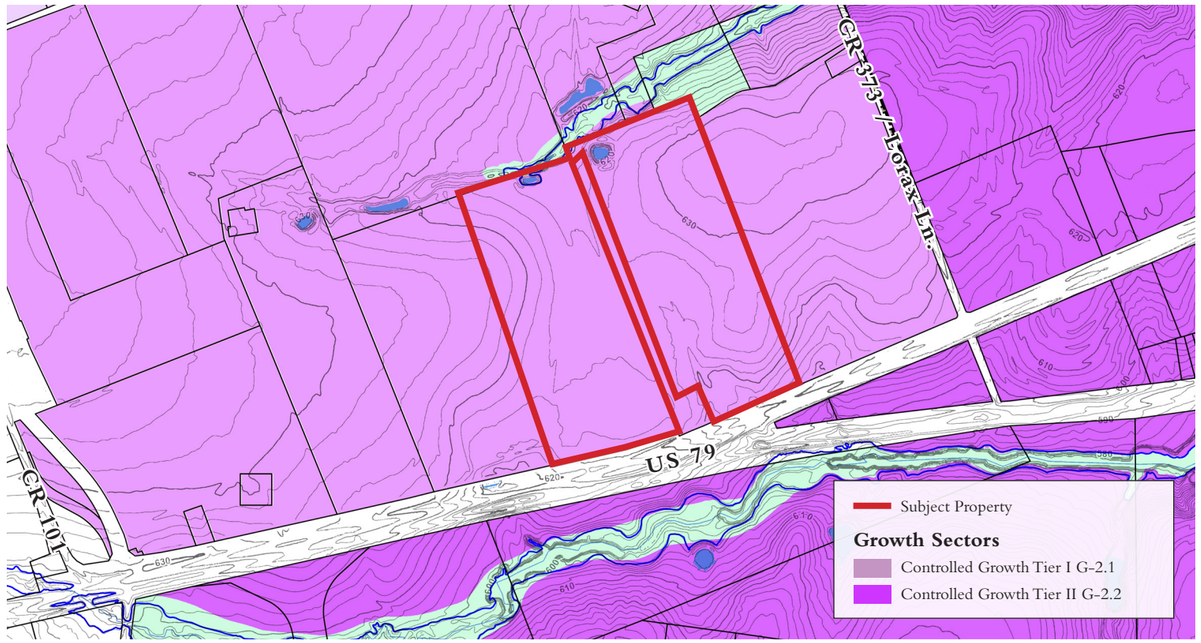
by

Michael Watkins Architect, LLC

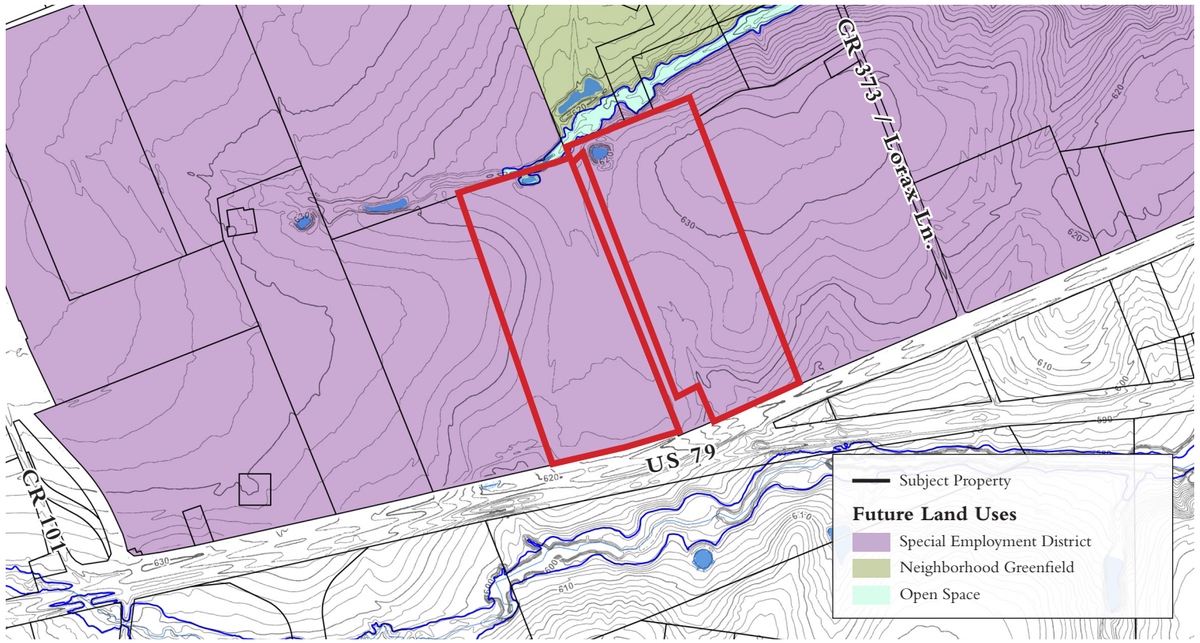
May 8, 2024


Chandler Rd
Carlos G Parker Blvd NW
Hwy 95/N Main St
W Lake Dr
Old Thorndale Rd
US 79
E 4th St
W 2nd St
US 79/W 2nd St
Hwy 95/S Main St
US 79/Carlos G Parker Blvd SW
FM 973
RCR Taylor Complex
Samsung Campus
Key
City Boundary
Subject Property
Samsung Campus
RCR Taylor
N
0 ft
2,250 ft
4,500 ft
9,000 ft
Google Earth

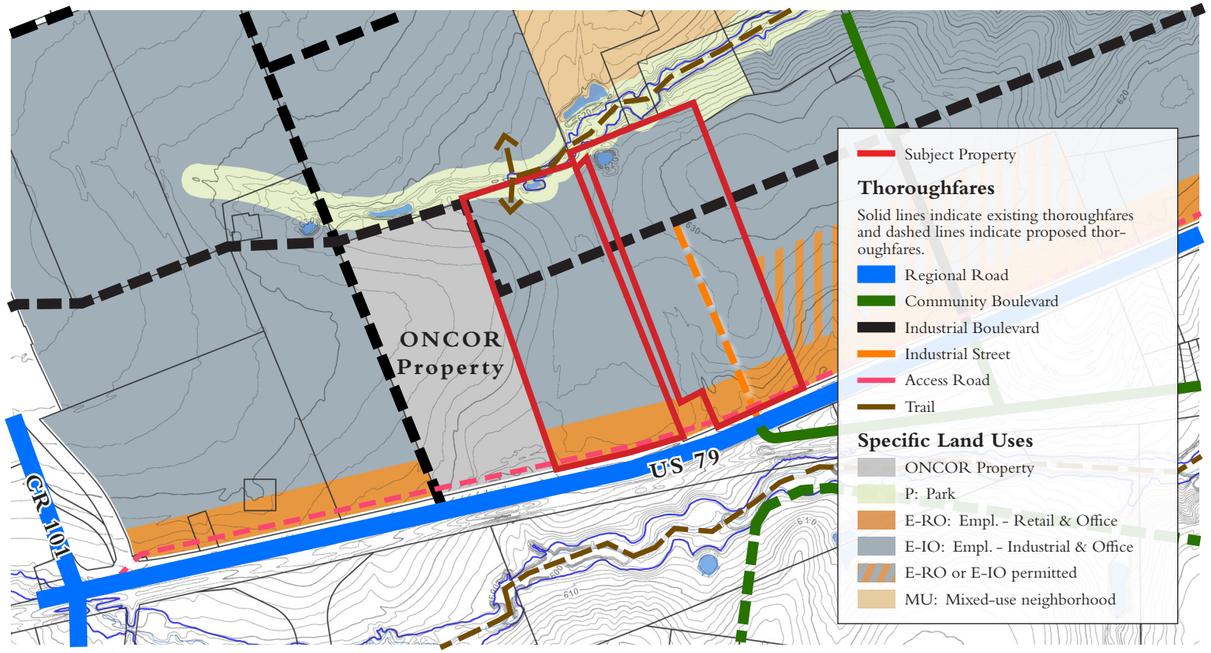

Proposed
Cell Tower
REF. GEO. SITE PLAN
SHT. C02 FOR DIM.
VIEW OF THIS AREA
NEW 195' SELF SUPPORT TOWER
NEW 60' X 60' FENCED
TOWER COMPOUND
Oncor
Property
PROPOSED
ELECTRICAL
SUBSTATION
(BY OTHERS)
EXISTING OVERHEAD POWER
EXISTING POWER POLE (TYP.)
EXISTING GRAVEL ACCESS DRIVE
EXISTING PROPERTY LINE
CR 373 / Lorax Ln.
US 79
Hermann Sons Rd.
US 79
Key
Subject Property
N
0 ft
300 ft
600 ft.
1200 ft.



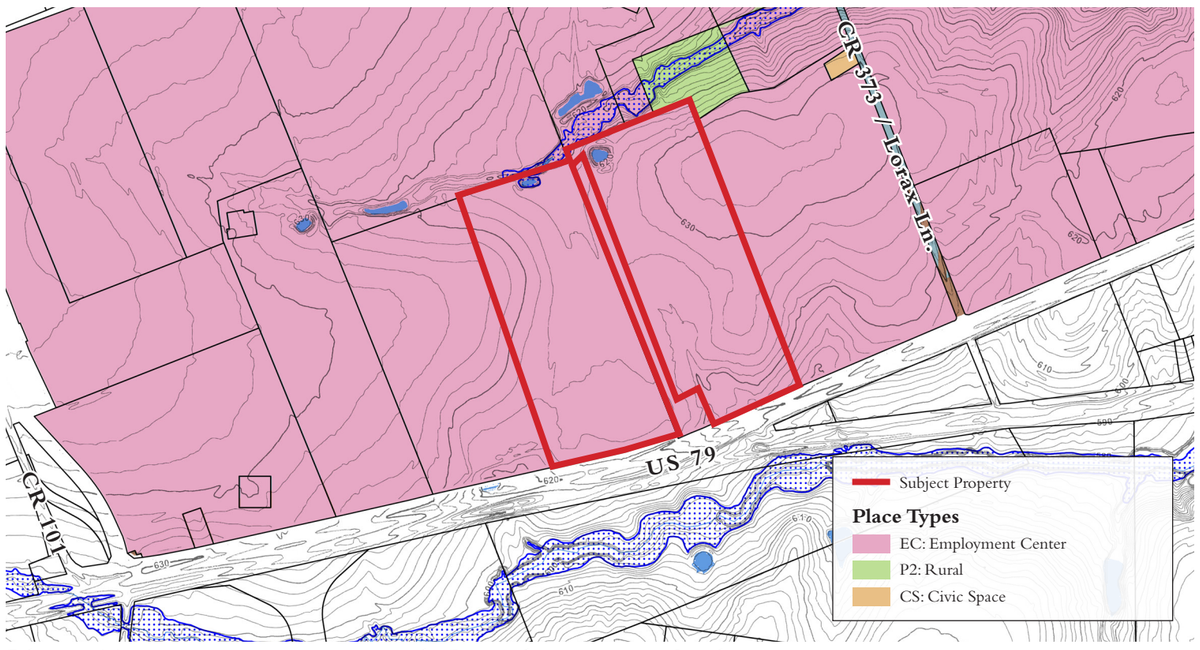
Growth Sector Plan: per SAP SED-North



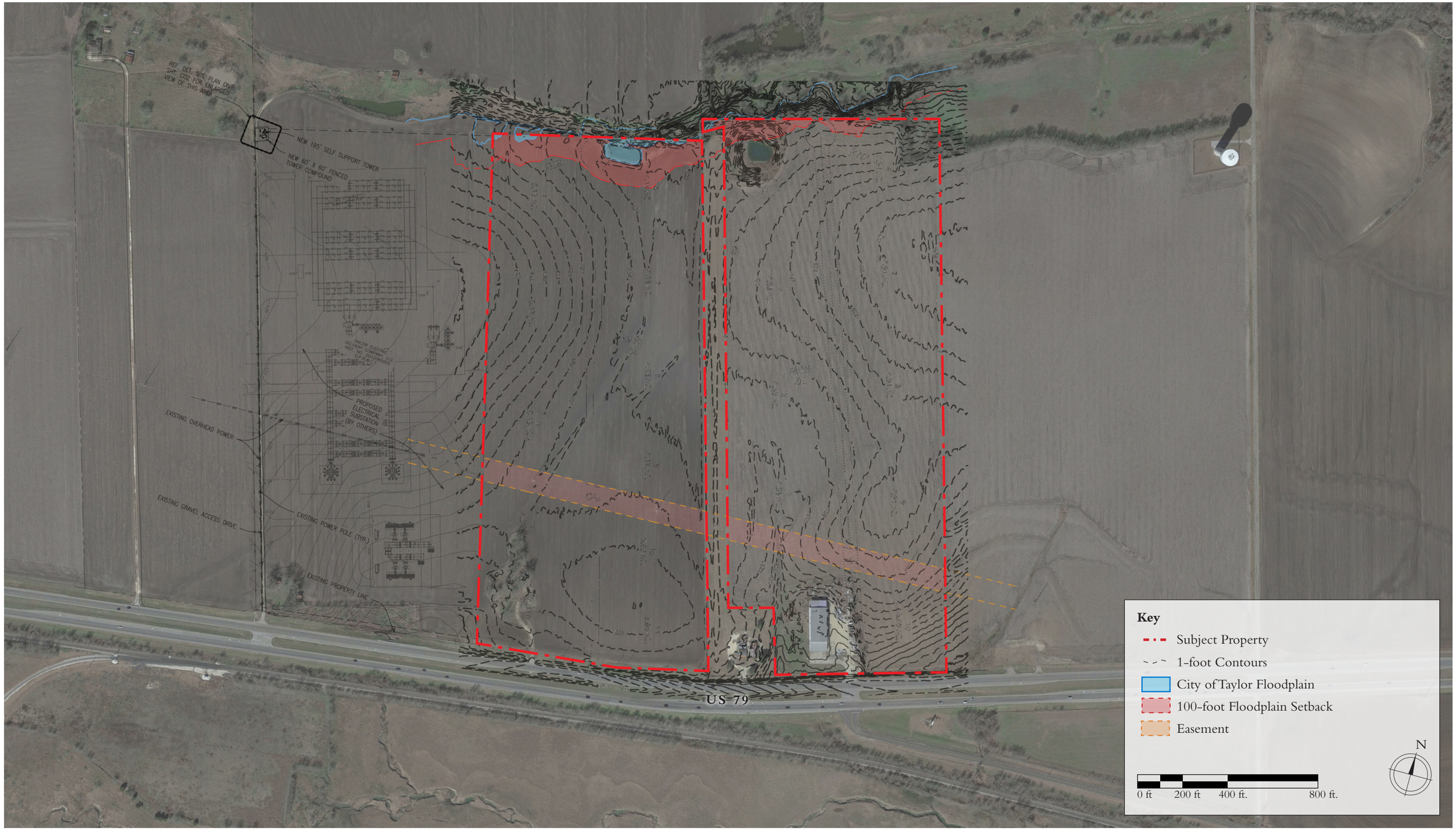
Future Land Use Plan: per SAP SED-North



Specific Land Use and Thoroughfare Plan: per SAP SED-North

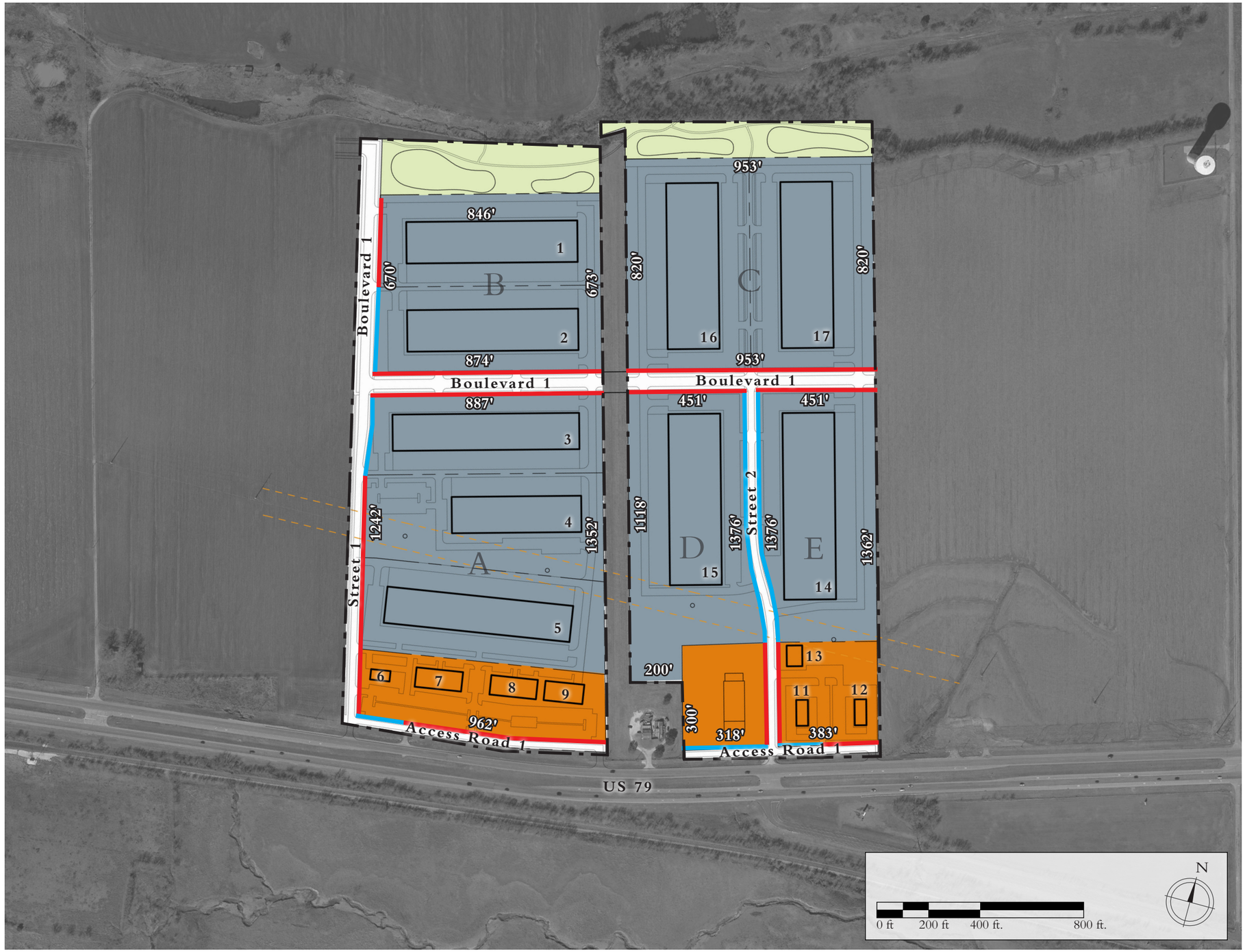


Place Type Map: per Land Development Code


REF. DET. SITE PLAN ON SHT. C02 FOR ENLARGED VIEW OF THIS AREA
NEW 195' SELF SUPPORT TOWER
NEW 60' X 60' FENCED TOWER COMPOUND
DICOR ELECTRIC DELIVERY COMPANY LLC
PROPOSED ELECTRICAL SUBSTATION (BY OTHERS)
EXISTING OVERHEAD POWER
EXISTING GRAVEL ACCESS DRIVE
EXISTING POWER POLE (TYP.)
EXISTING PROPERTY LINE
US 79
Key
Subject Property
1-foot Contours
City of Taylor Floodplain
100-foot Floodplain Setback
Easement
N
0 ft
200 ft
400 ft.
800 ft.


REF. DES. SITE PLAN ON
SHT. D02 FOR ENLARGED
VIEW OF THIS AREA
NEW 195' SELF SUPPORT TOWER
NEW 60' X 60' FENCED
TOWER COMPOUND
ONCOR ELECTRIC
DELIVERY COMPANY LLC
(KEC SUBSTATION)
PROPOSED
ELECTRICAL
SUBSTATION
(BY OTHERS)
EXISTING OVERHEAD POWER
EXISTING POWER POLE (TYP.)
EXISTING GRAVEL ACCESS DRIVE
EXISTING PROPERTY LINE
CR 373 / Lorax Ln.
US 79
Hermann Sons Rd.
US 79
Key
Subject Property
N
0 ft
300 ft
600 ft.
1200 ft.


REF. DET. SITE PLAN ON SHT. C02 FOR ENLARGED VIEW OF THIS AREA
NEW 195' SELF SUPPORT TOWER
NEW 60' X 60' FENCED TOWER COMPOUND
ONCOR ELECTRIC DELIVERY COMPANY, LLC PROP. NO. 2 SUBDIVISION O.P.R.W.C.C.
PROPOSED ELECTRICAL SUBSTATION (BY OTHERS)
EXISTING OVERHEAD POWER
EXISTING GRAVEL ACCESS DRIVE
EXISTING POWER POLE (TYP.)
EXISTING PROPERTY LINE
Boulevard 1
Boulevard 1
Boulevard 1
Street 1
Street 2
Access Road 1
Access Road 1
US 79
A
B
C
D
E
1
2
3
4
5
6
7
8
9
11
12
13
14
15
16
17
140'
170'
Undeveloped Area (of Eastern Property)
Park with Stormwater Ponds 3.15 ac.
30' Landscape Buffer on Lot 16 0.33 ac.
30' Landscape Buffer on Lot 17 0.33 ac.
Total Undeveloped 3.80 ac.
Building Footprints
Building 16 128,000 SF
Building 17 128,000 SF
Total in Block C 256,000 SF
Total in Site (Industrial Only) 1,014,800 SF
Key
Subject Property
1-foot Contours
City of Taylor Floodplain
100- foot Floodplain Setback
Overhead Electric Easement
Industrial Building
Commercial Building
N
0 ft
200 ft
400 ft.
800 ft.



General Standards

1. A Variance is recommended to allow a lower ratio of Civic Space than is permitted for an Employment Center (see page B.6).

Key

- EC-C: Employment Center Commercial
- EC-I: Employment Center Industrial
- CS: Civic Space
- Primary Frontage
- Secondary Frontage
- Block Dimensions

Design-Specific Standards

The following standards apply to specific locations noted on the accompanying plan:

1. A Warrant is recommended for larger Block size for Blocks A, B, C, D, and E in order to accommodate the applicant's proposed industrial and commercial buildings and their associated parking.
2. A Variance is requested to permit an intersection with non-right angles at the connection of Street 1 and Access Road 1 given the shape of the subject property.
3. A Warrant is recommended to allow for a greater Build-to-Line and more parking in the First Layer for Building 4 than otherwise is permitted due to location of the overhead electric easement.
4. The precise location and design of the connections of Streets 1 and 2 with US 79 is subject to approval by TxDOT.
5. These intersections shall be stop controlled.
6. These Thoroughfares are intended to connect to the adjoining properties at the locations shown, with the exact location of that connection to be coordinated with the owners of the adjoining properties.
7. Boulevard 1 may be modified to continue west into the adjoining property at the location shown, pending coordination with the owner of the adjoining property. In this case, the portion of Boulevard 1 north of this location may be converted to the IS-50-24 Thoroughfare Type.
8. These connections to US 79 shall be used only for fire apparatus access.

Key

- EC-C: Employment Center Commercial
- EC-I: Employment Center Industrial
- CS: Civic Space
- Primary Frontage
- Secondary Frontage
- Block Dimensions



Design-Specific Standards

9. Lots 1, 16, and 17 shall have a 30-foot landscape buffer where they border the Civic Space. Existing trees within this buffer shall be preserved where reasonably possible. Within this buffer on lots 16 and 17, a 6-foot commercial grade chain link fence with a top rail shall be installed. This fence shall include a privacy screen that shall run from the northeast corner of building 17 to the eastern property line.
10. A safe, direct, and demarcated means of pedestrian and bicycle access shall be provided from Boulevard 1 to the Trail shown in the Civic Space at the location shown.
11. A safe, direct, and demarcated means of pedestrian and bicycle access shall be provided continuously connecting the Primary Entrances of buildings 6-9 to the sidewalk of Street 1 and the Primary Entrances of buildings 11-13 to Street 2. The access to building 13 need not be continuous with that of buildings 11 and 12.

Key

- EC-C: Employment Center Commercial
- EC-I: Employment Center Industrial
- CS: Civic Space
- Primary Frontage
- Secondary Frontage
- Block Dimensions
- Fence with privacy screen

EC-C: Employment Center - Commercial

Blocks	
Block Length (maximum)	1,400 ft.
Block Perimeter (maximum)	5,600 ft.
Public Frontage (Right of Way)	
Sidewalk Zone Width	see *Thoroughfares* (B.8-9).
Landscape Zone	
Vehicular Parking Zone Width	
Vehicular Travel Zone Width	
Street Types	
Rural Street	not permitted
Residential Alley	not permitted
Commercial Alley	permitted
Yield Street	not permitted
Neighborhood Street	permitted
Neighborhood Avenue	permitted
Side Street	permitted
2-Lane Community Boulevard	permitted
4-Lane Community Boulevard	permitted
Path	permitted
Trail	permitted
Parking Location	
First Layer	permitted
Second Layer	permitted
Third Layer	permitted
On-Street	permitted
RV Storage	not permitted
Private Frontage Types	
Common Yard	not permitted
Porch with Optional Fence	not permitted
Terrace	not permitted
Forecourt	not permitted
Stoop	not permitted
Storefront and Awning	permitted
Gallery	permitted
Arcade	not permitted

Lots	
Width (minimum)	none
Area (minimum	none
Lot coverage (maximum)	none
Build-to-Line (range)	none
Facade Buildout (minimum)	none
Stories (maximum)	5 stories
Building Types	
Detached Dwelling	not permitted
Attached Dwelling	not permitted
Cottage Court	not permitted
Duplex	not permitted
Triplex	not permitted
Quadraplex	not permitted
Small Apartment	not permitted
Large Apartment	not permitted
Manufactured Home/Park	not permitted
Accessory Dwelling Unit	not permitted
Recreational Vehicle Park	not permitted
Residential Accessory	not permitted
Small Commercial	permitted
Live/Work	permitted
Mixed-Use Commercial	permitted
Large Commercial	permitted
Highway Commercial	permitted
Industrial	not permitted
Carts, Kiosks, Food Trailers	permitted
Temporary Commercial	permitted
Commercial Accessory	permitted
Civic Buildings	permitted
Building Disposition	
Edgeyard	permitted
Sideyard	permitted
Courtyard	permitted
Rearyard	permitted

The following standards apply to all Lots within an Employment Center - Commercial (EC-C) Place Type:

1. **Intent.** The intent of the Employment Center - Commercial is to provide a place for highway-oriented Commercial uses with sufficient connectivity to surrounding walkable neighborhoods, Civic Spaces, and employment centers that pedestrian and bicycle connections between the two are feasible.
2. **Uses Permitted.** The following land uses are permitted:
   - Retail
   - Office
   - Lodging
   - Automobile/truck fueling, servicing, and washing facilities
   - Similar Uses: for a proposed use not listed herein, a warrant or variance may be issued.
3. **Access.** A safe, direct, and demarcated means of pedestrian and bicycle access shall be provided from the Primary Frontage Line to the Primary Entrance of each building.
4. **Signage.** Exceptions to the Sign Standards of the LDC may be granted by Warrant in order to provide visibility for businesses from US 79.

EC-I: Employment Center - Industrial

Blocks	
Block Length (maximum)	1,400 ft.
Block Perimeter (maximum)	5,600 ft.
Public Frontage (Right of Way)	
Sidewalk Zone Width	see *Thoroughfares* (B.8-9).
Landscape Zone	
Vehicular Parking Zone Width	
Vehicular Travel Zone Width	.
Street Types	
Rural Street	not permitted
Residential Alley	not permitted
Commercial Alley	permitted
Yield Street	not permitted
Neighborhood Street	permitted
Neighborhood Avenue	permitted
Side Street	permitted
2-Lane Community Boulevard	permitted
4-Lane Community Boulevard	permitted
Path	permitted
Trail	permitted
Parking Location	
First Layer	permitted[4]
Second Layer	permitted
Third Layer	permitted
On-Street	permitted
RV Storage	not permitted
Private Frontage Types	
Common Yard	not permitted
Porch with Optional Fence	not permitted
Terrace	not permitted
Forecourt	not permitted
Stoop	not permitted
Storefront and Awning	permitted
Gallery	permitted
Arcade	not permitted

Lots	
Width (minimum)	none
Area (minimum	none
Lot coverage (maximum)	none
Build-to-Line (range)	10ft. - 130 ft.
Facade Buildout (minimum)	40%
Stories (maximum)	5 stories
Building Types	
Detached Dwelling	not permitted
Attached Dwelling	not permitted
Cottage Court	not permitted
Duplex	not permitted
Triplex	not permitted
Quadraplex	not permitted
Small Apartment	not permitted
Large Apartment	not permitted
Manufactured Home/Park	not permitted
Accessory Dwelling Unit	not permitted
Recreational Vehicle Park	not permitted
Residential Accessory	not permitted
Small Commercial	permitted
Live/Work	permitted
Mixed-Use Commercial	permitted
Large Commercial	permitted
Highway Commercial	permitted
Industrial	permitted
Carts, Kiosks, Food Trailers	permitted
Temporary Commercial	permitted
Commercial Accessory	permitted
Civic Buildings	permitted
Building Disposition	
Edgeyard	permitted
Sideyard	permitted
Courtyard	permitted
Rearyard	permitted

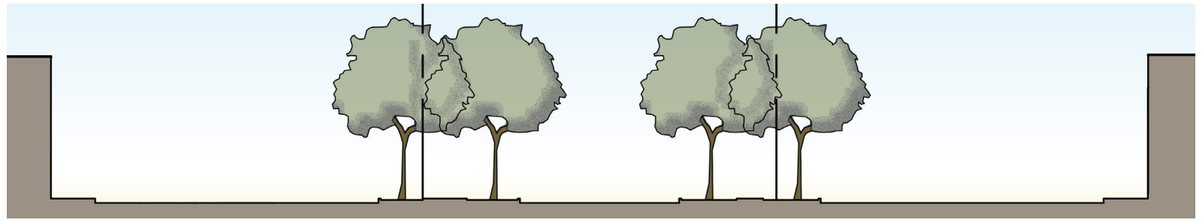
The following standards apply to all Lots within an Employment Center - Industrial (EC-I) Place Type:

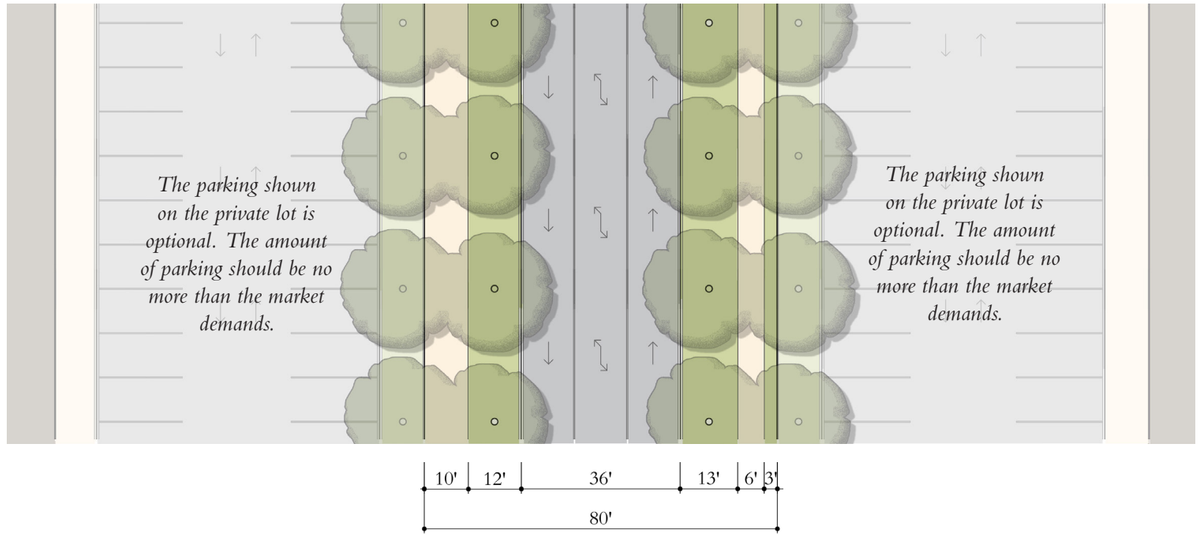
1. **Intent.** The intent of the Employment Center - Industrial is to provide a place for large-footprint industrial uses (and associated loading areas and truck access) with sufficient connectivity to surrounding walkable neighborhoods, Civic Spaces, and commercial centers that pedestrian and bicycle connections between the two are feasible.
2. **Uses Permitted.** The following land uses are permitted:
   - Retail
   - Office
   - Industrial
   - Automobile/truck fueling, servicing, and washing facilities
   - Similar Uses: for a proposed use not listed herein, a warrant or variance may be issued.
3. **Access.** A safe, direct, and demarcated means of pedestrian and bicycle access shall be provided from the Primary Frontage Line to the Primary Entrance of each building.
4. **Parking.** Parking in the first layer shall not exceed the width of one drive aisle that is double-loaded with head-in parking.
5. **Truck Loading Docks.** Truck loading docks shall be permitted only in the Third Layer.



Front Thoroughfare Types

Name	*Type*	*ROW*	*Pavement*
Boulevard	IB	80	36
Street	IS	50	24
Road	AR	34	20
Trail in Civic Spaces			





IB-80-36

Industrial Boulevard
80 ft. ROW
36 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
12 ft. Tree Lawn/13 ft. Tree Lawn/3 ft. Landscape Lawn
Allee, 25-30 ft. o.c.
10 ft. Sidewalk/6 ft. Sidewalk
Provided

Trees may need to be maintained to permit a higher vertical clearance to accomodate truck traffic.

Thoroughfare Type
- IB Industrial Boulevard
- IS Industrial Street

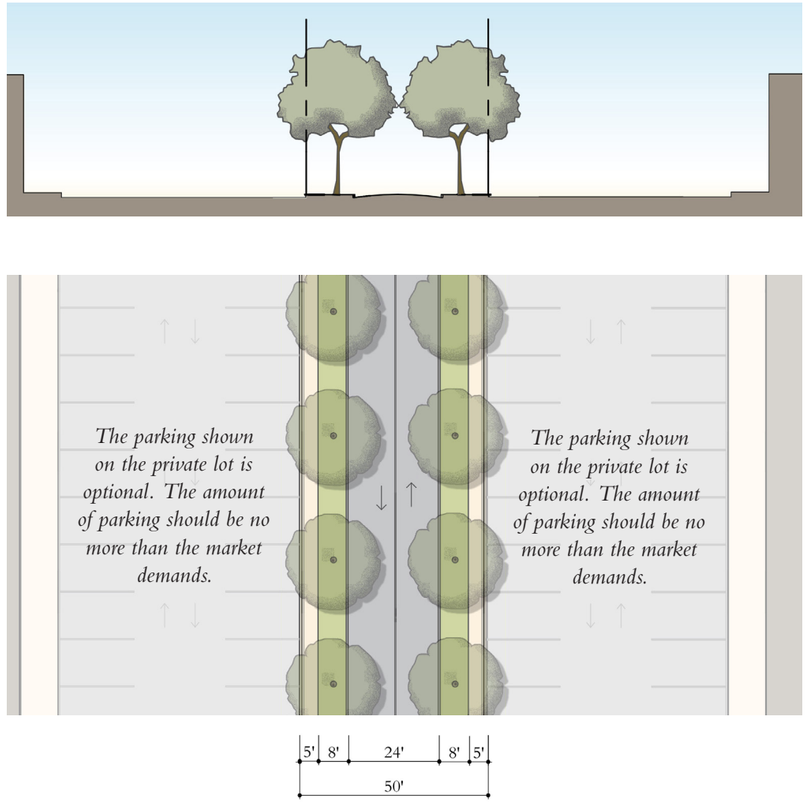
Right-of-Way Width

Pavement Width

XX-##-##

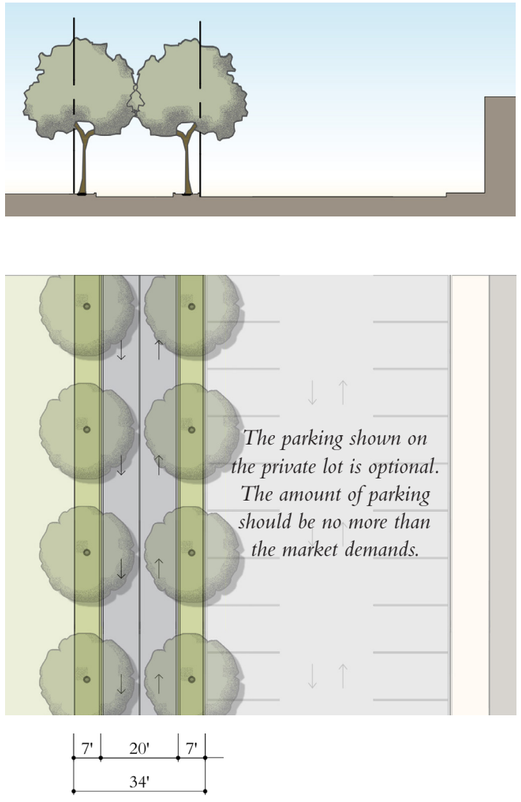
Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access

Notes



IS-50-24

Industrial Street
50 ft. ROW
24 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
8 ft. Tree Lawn
Allee, 25-30 ft. o.c.
5 ft. Sidewalk
Provided
Trees may need to be maintained to permit a higher vertical clearance to accommodate truck traffic.



AR-34-20

Access Road
34 ft. ROW
20 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
7 ft. Tree Lawn
Allee, 25-30 ft. o.c.
None
Provided
Trees may need to be maintained to permit a higher vertical clearance to accommodate truck traffic.

Thoroughfare Type
IS Industrial Street
AR Access Road

Right-of-Way Width

Pavement Width

XX-##-##

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



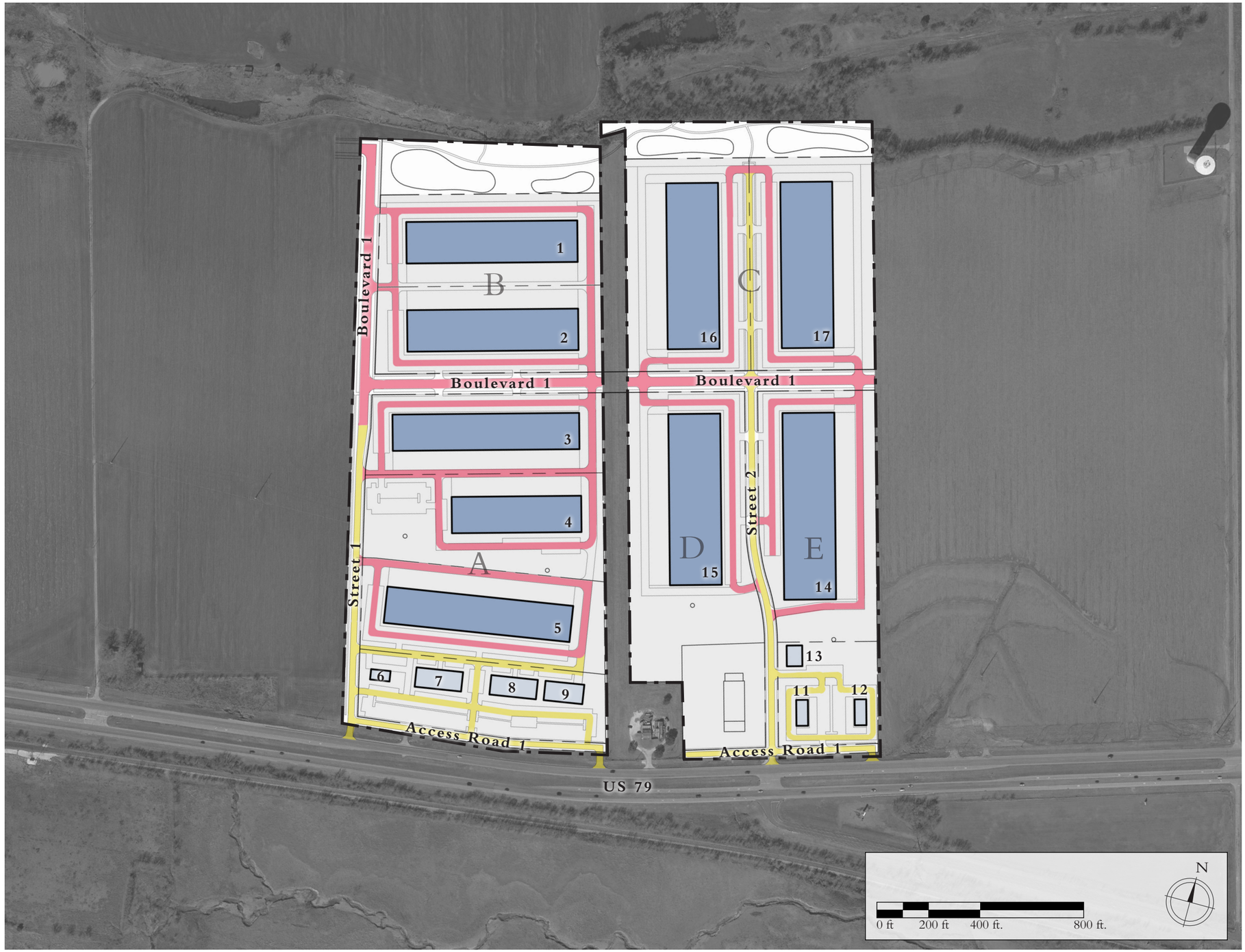
Civic Space Types

Park

Total Civic Space: 7 acres

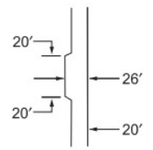
Total Site Area: 103.5 acres

Civic Space Ratio: 6.8%



Fire Apparatus Access Notes

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



MINIMUM CLEARANCE AROUND A FIRE HYDRANT

Key

- 26-foot Min. Fire Apparatus Access Road
- 20-foot Min. Fire Apparatus Access Road
- Buildings over 30 feet
- Buildings under 30 feet



Thoroughfare Names and Addressing Key

1. _____ Boulevard
2. _____ Street
3. _____ Street
4. _____ Road

Note: This addressing plan is conceptual and is subject to refinements in future phases.


REF. DET. SITE PLAN ON SHT. C02 FOR ENLARGED VIEW OF THIS AREA
NEW 195' SELF SUPPORT TOWER
NEW 60' X 60' FENCED TOWER COMPOUND
DIXON ELECTRIC DELIVERY COMPANY, LLC PROP. NO. 2 SUBSTATION D.P.C. PROJECT
PROPOSED ELECTRICAL SUBSTATION (BY OTHERS)
EXISTING OVERHEAD POWER
EXISTING GRAVEL ACCESS DRIVE
EXISTING POWER POLE (TYP.)
EXISTING PROPERTY LINE
Boulevard 1
Boulevard 1
Boulevard 1
Street 1
Street 2
Access Road 1
Access Road 1
US 79
A
B
C
D
E
1
2
3
4
5
6
7
8
9
11
12
13
14
15
16
17
Commercial Program
Commercial 55,050 SF
Industrial Program
Industrial 1,014,800 SF
N
0 ft
200 ft
400 ft.
800 ft.

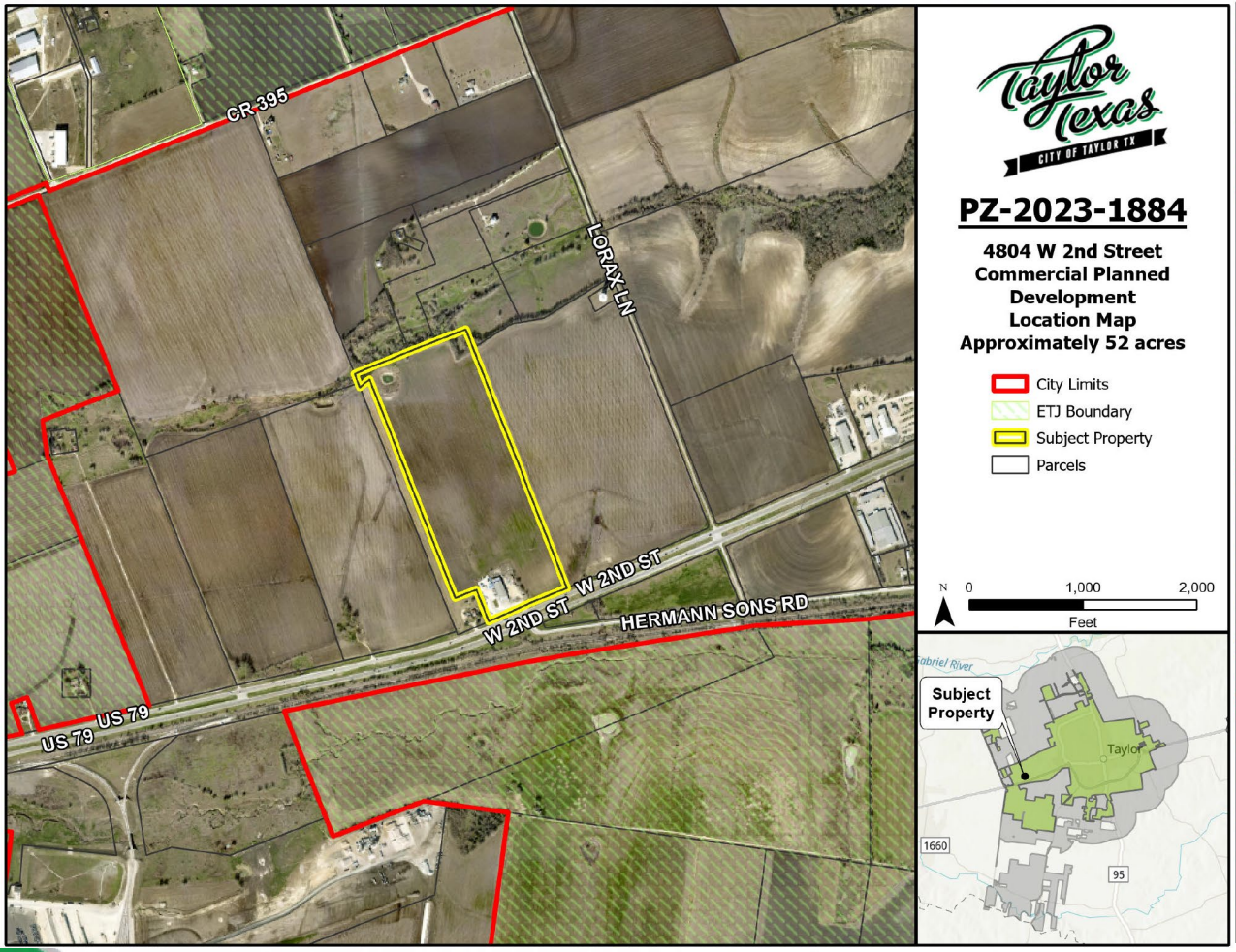

Park 1
3.84 acres
Park 2 3.15 acres
Parcel W6
6.95 acres
Parcel W5
6.67 acres
Parcel W4
6.37 acres
Parcel W3
7.79 acres
Parcel W2
7.68 acres
Parcel W1
6.00 acres
Parcel E6
8.64 acres
Parcel E5
8.64 acres
Parcel E4
11.10 acres
Parcel E3
9.69 acres
Out Parcel
2.97 acres
Parcel E1
3.52 acres
N
0 ft
200 ft
400 ft.
800 ft.

City of Taylor
City Council

April 25, 2024

PZ-2023-1884/1885
Taylor 100 – Employment Center Plan

Location Map



Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1884

4804 W 2nd Street
Commercial Planned Development
Location Map
Approximately 52 acres

City Limits
ETJ Boundary
Subject Property
Parcels

N 0 1,000 2,000
Feet



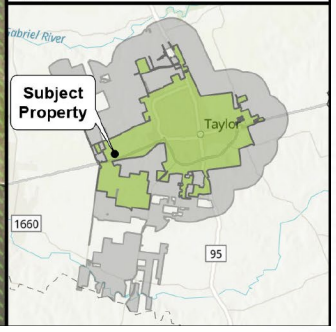
Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1885

13101 Highway 79 W
Commercial Planned Development
Location Map
Approximately 51 acres

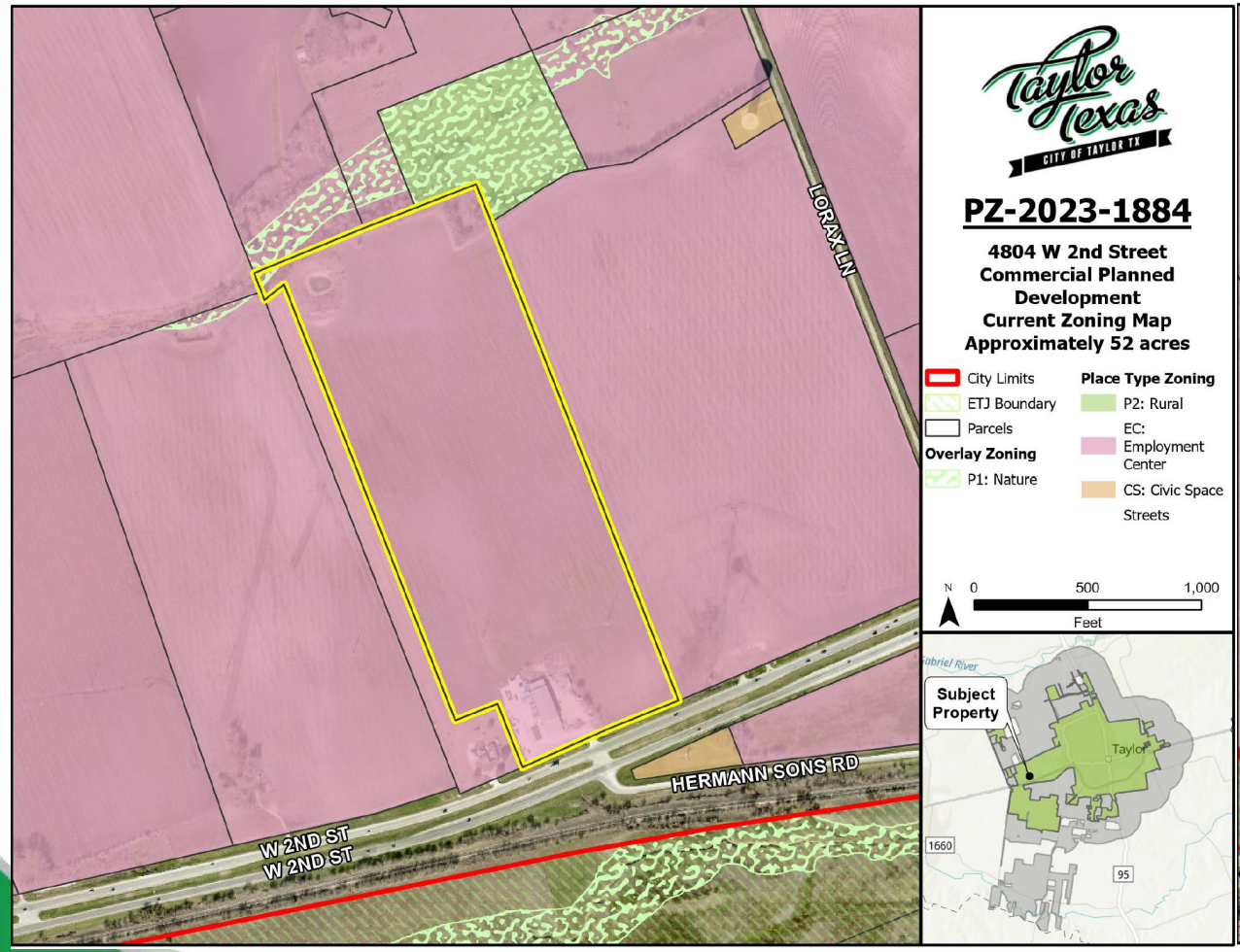
City Limits
ETJ Boundary
Subject Property
Parcels

N 0 1,000 2,000
Feet



Taylor Texas
CITY OF TAYLOR TX

Existing Place Type Zoning



Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1884

4804 W 2nd Street
Commercial Planned Development
Current Zoning Map
Approximately 52 acres

City Limits
ETJ Boundary
Parcels

Overlay Zoning
P1: Nature

Place Type Zoning
P2: Rural
EC: Employment Center
CS: Civic Space
Streets

N 0 500 1,000
Feet



Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1885

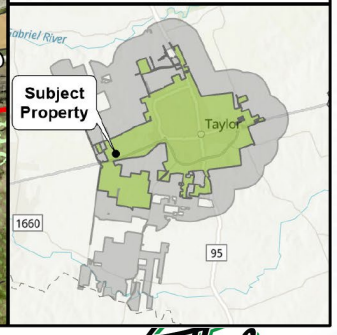
13101 Highway 79 W
Commercial Planned Development
Current Zoning Map
Approximately 51 acres

City Limits
ETJ Boundary
Parcels

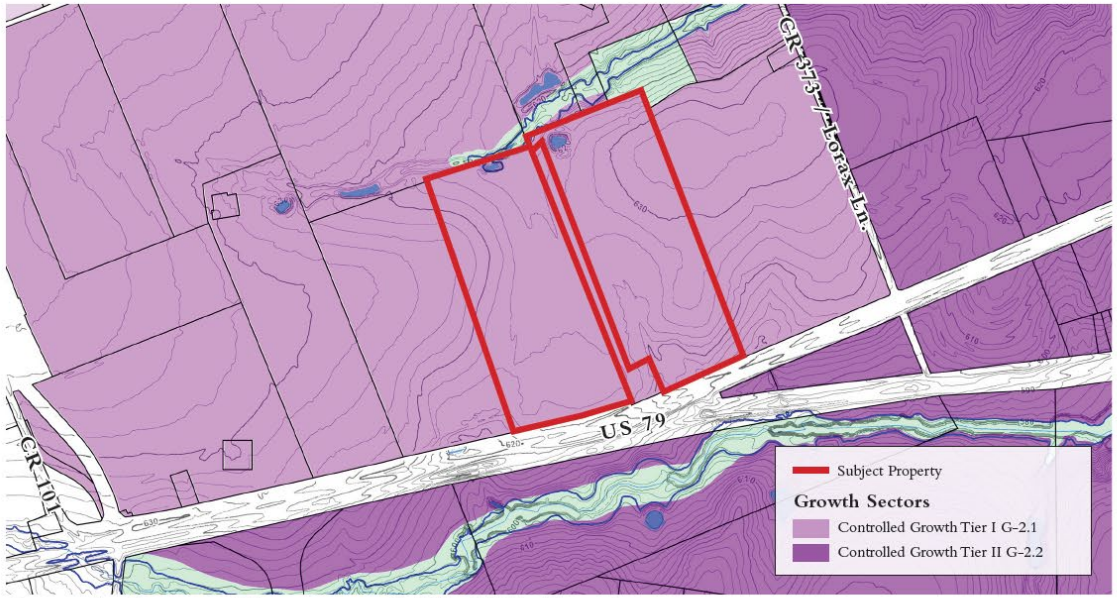
Overlay Zoning
Planned Development Overlay
P1: Nature

Place Type Zoning
P2: Rural
EC: Employment Center
CS: Civic Space
Streets

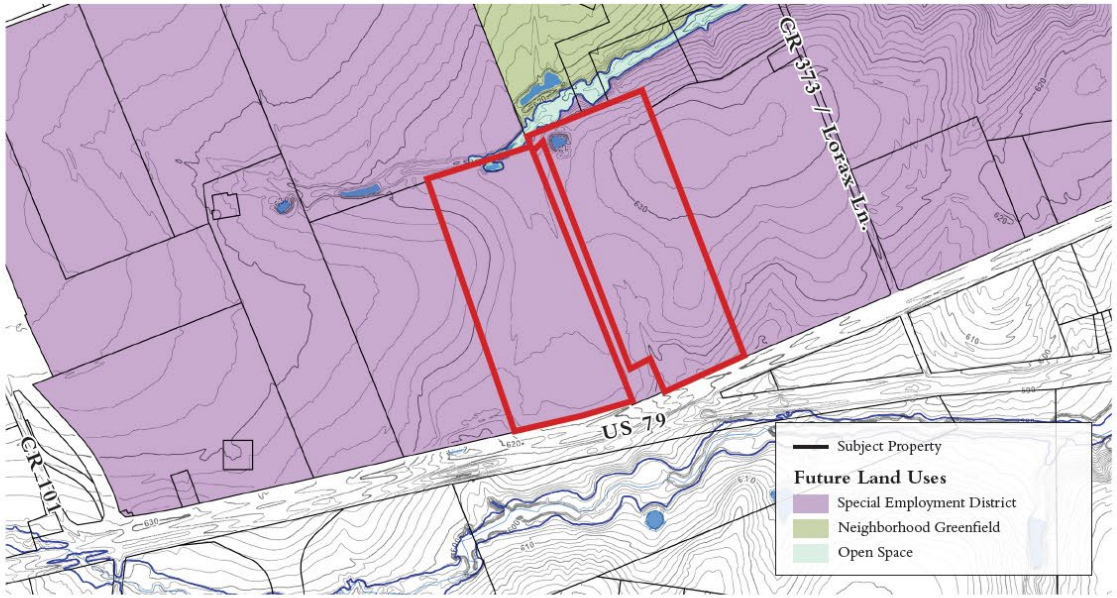
N 0 500 1,000
Feet



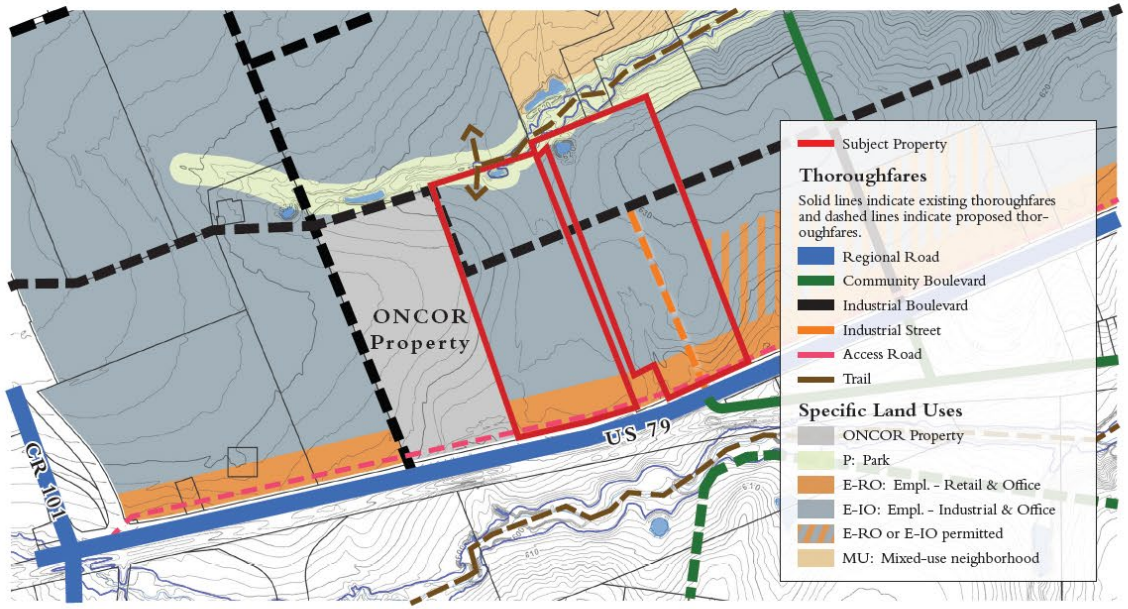
Taylor Texas
CITY OF TAYLOR TX



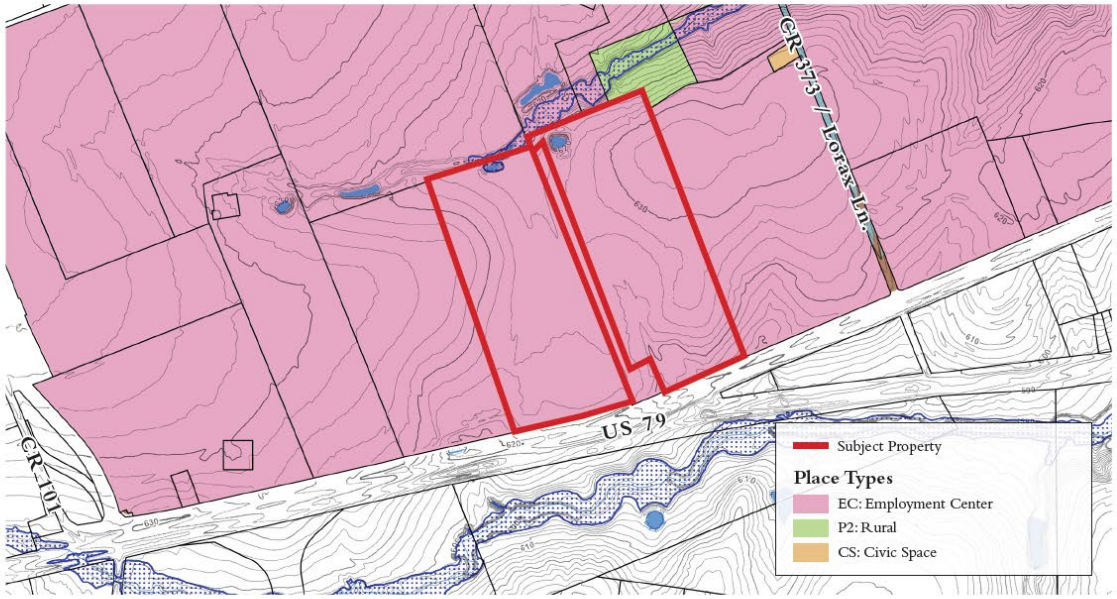
Growth Sector Plan: per SAP SED-North



Future Land Use Plan: per SAP SED-North

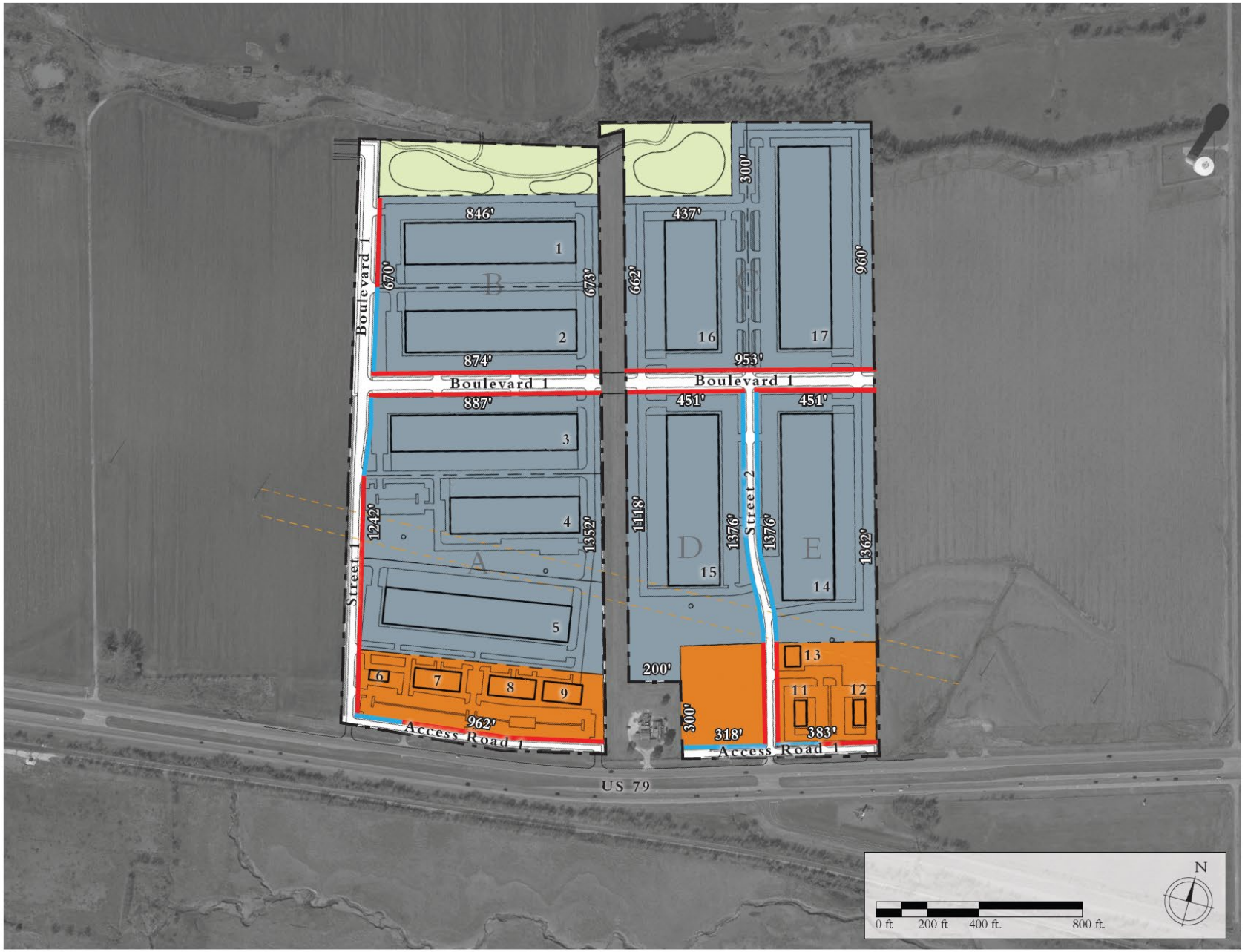


Specific Land Use and Thoroughfare Plan: per SAP SED-North



Place Type Map: per Land Development Code


Boulevard 1
Boulevard 1
Boulevard 1
Street 1
Street 2
Access Road 1
Access Road 1
US 79
A
B
C
D
E
1
2
3
4
5
6
7
8
9
11
12
13
14
15
16
17
Key
Subject Property
1-foot Contours
City of Taylor Floodplain
100- foot Floodplain Setback
Overhead Electric Easement
Industrial Building
Commercial Building
N
0 ft
200 ft
400 ft.
800 ft.



General Standards

1. A Variance is recommended to allow a lower ratio of Civic Space than is permitted for an Employment Center (see page B.6).

Design-Specific Standards

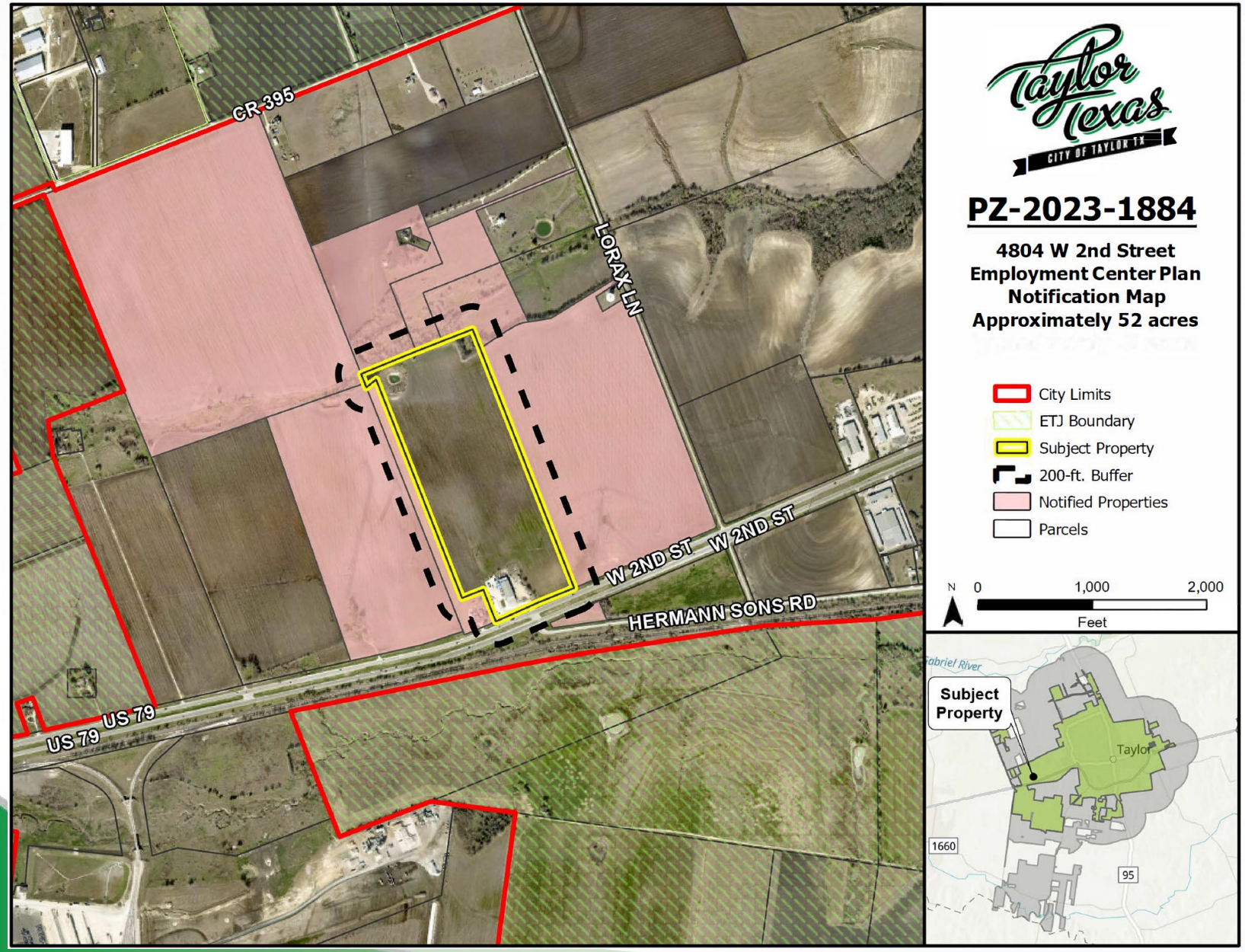
The following standards apply to specific locations noted on the accompanying plan:

1. A Warrant is recommended for larger Block size for Blocks A, B, C, D, and E in order to accommodate the applicant's proposed industrial and commercial buildings and their associated parking.
2. A Variance is requested to permit an intersection with non-right angles at the connection of Street 1 and Access Road 1 given the shape of the subject property.
3. A Warrant is recommended to allow for a greater Build-to-Line and more parking in the First Layer for Building 4 than otherwise is permitted due to location of the overhead electric easement.
4. The precise location and design of the connections of Streets 1 and 2 with US 79 is subject to approval by TxDOT.
5. These intersections shall be stop controlled.
6. These Thoroughfares are intended to connect to the adjoining properties at the locations shown, with the exact location of that connection to be coordinated with the owners of the adjoining properties.
7. These connections to US 79 shall be used only for fire apparatus access.
8. Lots 1, 16, and 17 shall have a 30-foot landscape buffer where they border the park system along Mustang Creek as described in the SAP SED-North. Existing trees within this buffer shall be preserved where reasonably possible.

Key

- EC - Employment Center Commercial
- EC - Employment Center Industrial
- CS - Civic Space
- Primary Frontage
- Secondary Frontage
- Block Dimensions

Notification Map



PZ-2023-1884

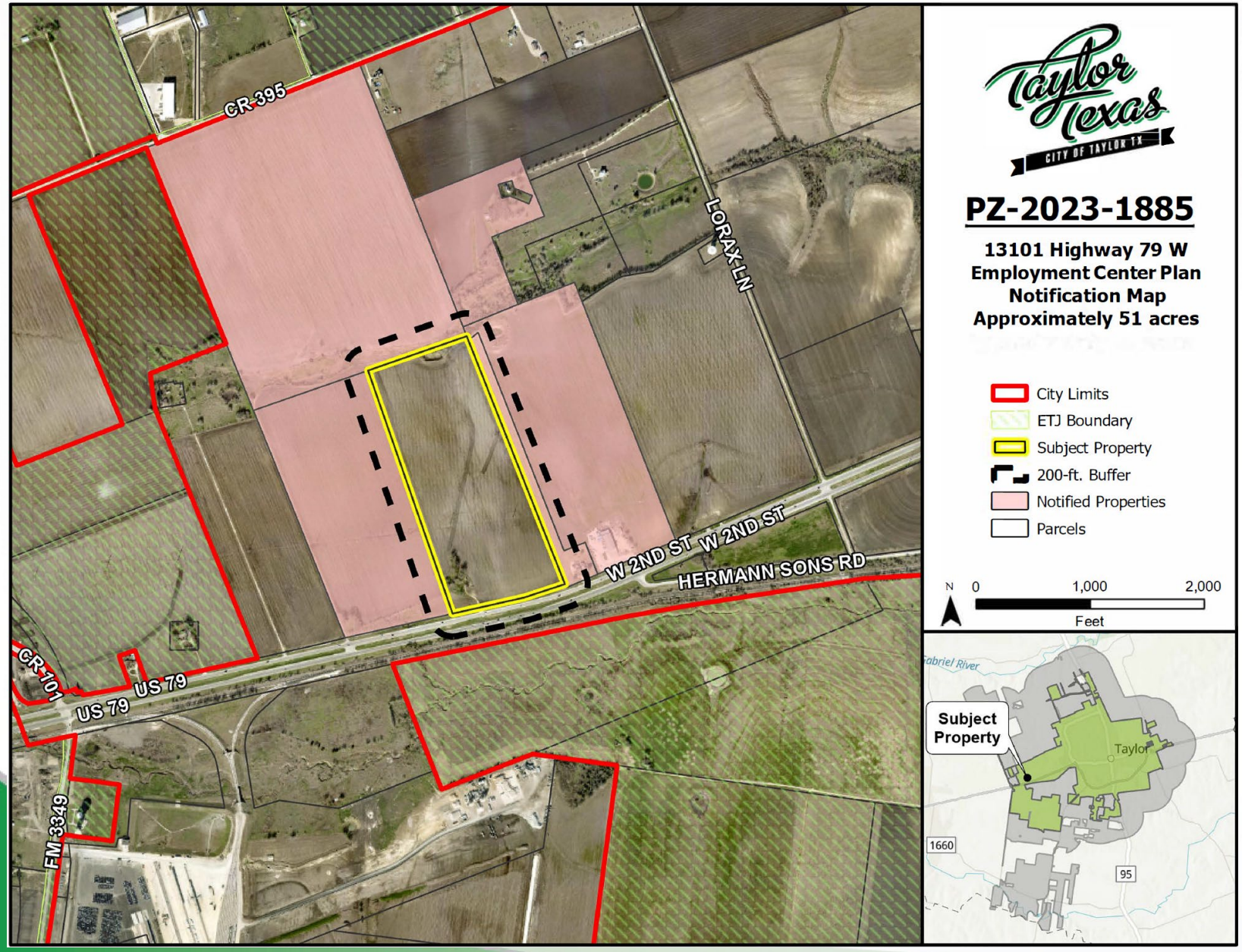
4804 W 2nd Street
Employment Center Plan
Notification Map
Approximately 52 acres

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

N 0 1,000 2,000
Feet

- 9 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

Notification Map



Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1885

13101 Highway 79 W
Employment Center Plan
Notification Map
Approximately 51 acres

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

N 0 1,000 2,000
Feet

- 7 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

Taylor Texas
CITY OF TAYLOR TX

Planning & Zoning Recommendation

Planning and Zoning Commission recommended **Approval** of the requested Employment Center Plan referred to as Taylor 100 subject to a landscape buffer with a depth of 90 feet being provided along the northern property line of the site


Boulevard 1
Boulevard 1
Boulevard 1
Street 1
Street 2
Access Road 1
Access Road 1
US 79
A
B
D
E
1
2
3
4
5
6
7
8
9
11
12
13
14
15
16
17
Key
Subject Property
1-foot Contours
City of Taylor Floodplain
100- foot Floodplain Setback
Overhead Electric Easement
Industrial Building
Commercial Building
30-foot Landscape Buffer
90-foot Landscape Buffer as recommended by Planning & Zoning Commission
N
0 ft
200 ft
400 ft.
800 ft.



City Council Meeting
May 23, 2024
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 7.

Agenda Title: **Introduce Ordinance 2024-27 repealing Ordinance 2023-40 regarding Council Compensation.**

Council Action to be Taken: Introduce the ordinance

Department Submitted: City Management

Staff Contact: Jeffery Jenkins, Deputy City Manager

1. PURPOSE / DESCRIPTION

This item repeals Ordinance 2023-40 in its entirety and compensation shall be solely determined by the City Charter.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

A citizen referendum petition was placed on the May 4th ballot as proposition E. The proposition item called for whether Ordinance 2023-40, which set council member compensation at $500 per meeting and $750 for the Mayor per regular meeting, be repealed. The ballot item passed at the May 4th election.

3. PROS and CONS

PROS	CONS
• NA	• NA

4. RECOMMENDATION

Provide for first reading.

5. FUNDING SOURCE

NA

6. TIMELINE

Will appear on June 13, 2024 Council meeting for consideration.

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. Ordinance 2024-27 repealing Council Compensation
2. Ordinance 2024-27 Powerpoint
3. R24-03 Calling special election, Referendum to repeal ord 2023-40

ORDINANCE NO. 2024-27

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS REPEALING ORDINANCE NO. 2023-40 REGARDING COUNCILMEMBER COMPENSATION.

WHEREAS, the City of Taylor, Texas, adopted Ordinance No. 2023-40, establishing compensation for the City of Taylor councilmembers; and

WHEREAS, a citizen referendum petition to repeal Ordinance No. 2023-40 was placed on the ballot and the referendum passed on May 4, 2024; and

WHEREAS, the city council now repeals Ordinance No. 2023-40, as required by the City Charter of the City of Taylor.

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

SECTION 1. Ordinance No. 2023-40 is hereby repealed in its entirety and councilmember compensation shall be solely determined by the City Charter of the City of Taylor.

SECTION 2. All provisions of any Ordinance of the City of Taylor, Texas, in conflict with the provisions of this Ordinance shall be, and the same are hereby repealed, and all other provisions not in conflict with the provisions of this Ordinance shall remain in full force and effect.

PASSED, APPROVED, and ADOPTED on this _____ day of _____, 2024.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark J. 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. 2024-27, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2024, 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 _____, 2024.

_____
Dianna McLean
City Clerk

City Council Meeting
Introduce Ordinance 2024-27 repealing Ordinance 2023-40 regarding Council Compensation

May 23, 2024

Background and Next Steps

Background:

- Citizen referendum petition was on the May 4th ballot as Proposition E
- Proposition E asked if ordinance 2023-40 Council compensation at $500 per meeting and $750 for Mayor should be repealed
- Proposition E passed on May 4th

Next Steps:

- First reading of Ordinance 2024-27- repealing Ordinance 2023-40 in its entirety
- On the June 13th Meeting
- Compensation determined by City Charter

RESOLUTION NO. R24-03

A RESOLUTION ORDERING A SPECIAL ELECTION TO BE HELD IN THE CITY OF TAYLOR, TEXAS, ON SATURDAY, MAY 4, 2024, FOR THE PURPOSE OF SUBMITTING AN ORDINANCE TO CITIZENS OF TAYLOR, TEXAS FOR THEIR CONSIDERATION OF REPEAL.

WHEREAS, Section 15.2 of the City of Taylor's charter requires City Council to order an election referring an adopted ordinance to citizens for their consideration for repeal if at least ten percent (10%) of the number of qualified voters residing in the City according to the most recent official list of qualified voters for the City sign a petition asking that the ordinance be submitted to a referendum vote of the people; and

WHEREAS, a proposed ordinance has been submitted to the City Council to refer an adopted ordinance to a vote of the people and it was determined that the number of signatories was equal to at least ten percent of the number of qualified voters of the City of Taylor.

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

1. A special election is hereby ordered to be held in the City of Taylor, Texas, on Saturday, May 4, 2024, for the purpose of considering a referendum on Ordinance 2023-40, attached hereto as Exhibit A.

2. This special election shall be held in conjunction with the City's general election on the same date.

3. Ordinance No. 2023-40 is hereby ordered to be submitted to the voters in the form of the following proposition.

Proposition E

Shall Ordinance 2023-40, setting councilmember compensation at $500.00 per regular meeting and setting mayor compensation at $750.00 per regular meeting, be repealed?

PASSED and APPROVED by the City Council of the City of Taylor this the 8th day of February, 2024.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

EXHIBIT A

Ordinance 2023-40

RESOLUCIÓN N.º R24-03

UNA RESOLUCIÓN QUE DECRETA LA CELEBRACIÓN DE UNAS ELECCIONES ESPECIALES EN LA CIUDAD DE TAYLOR (TEXAS) EL DÍA SÁBADO 4 DE MAYO DE 2024, CON LA FINALIDAD DE PRESENTAR UNA ORDENANZA ANTE LOS CIUDADANOS DE TAYLOR (TEXAS) PARA SU CONSIDERACIÓN DE DEROGACIÓN.

POR CUANTO, la sección 15.2 de los Estatutos de la Ciudad de Taylor exige que el Concejo Municipal decrete unas elecciones sometiendo una ordenanza adoptada a los ciudadanos para su consideración de derogación si al menos el diez por ciento (10 %) de la cantidad de votantes calificados que residen en la Ciudad, de acuerdo con la lista oficial más reciente de votantes calificados para la Ciudad, firma una petición pidiendo que la ordenanza se someta a voto popular mediante referéndum; y

POR CUANTO, se presentó una ordenanza propuesta al Concejo Municipal para someter una ordenanza adoptada a voto popular y se determinó que la cantidad de firmantes era igual a al menos el diez por ciento de la cantidad de votantes calificados de la Ciudad de Taylor.

POR CONSIGUIENTE, SEA RESUELTO POR EL CONCEJO MUNICIPAL DE LA CIUDAD DE TAYLOR LO SIGUIENTE:

1. Por la presente, se decreta la celebración de unas elecciones especiales en la Ciudad de Taylor (Texas) el día sábado 4 de mayo de 2024, con la finalidad de considerar un referéndum sobre la Ordenanza N.º 2023-40, que adjunta a este documento como anexo A.

2. Estas elecciones especiales se celebrarán en conjunto con las elecciones generales de la Ciudad en la misma fecha.

3. Por la presente, se decreta que la Ordenanza N.º 2023-40 se presente ante los votantes en la modalidad de la siguiente propuesta.

Propuesta E

¿Se derogará la Ordenanza N.º 2023-40, que establece la remuneración de los concejales en $500?00 por reunión ordinaria y la remuneración del alcalde en $750.00 por reunión ordinaria?

PROMULGADA Y APROBADA por el Concejo Municipal de la Ciudad de Taylor el día ____ de _____ ¿Se derogará la Ordenanza N.º 2023-40, que establece la remunera 2024?

_____

Brandt Rydell, alcalde

DOY FE:

_____

Dianna McLean, secretaria municipal

ANEXO A

Ordenanza N.º 2023-40

City Council Meeting
May 23, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life Economic Vitality

Agenda Item Number: 8.

Agenda Title: **Hold a Public Hearing and introduce Ordinance 2024-28, PZ 2024 2085 regarding requests to change place type zoning at 4 different lots.**

Council Action to be Taken: Hold a public hearing and introduce Ordinance.

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE / DESCRIPTION

Consider requests from individual property owners to change the designated place type zoning districts for their properties in the Land Development Code.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

This is the sixth tranche of place type change requests which were received after the second City wide consultation on the new Land Development Code. The Land Development Code was adopted in November 2023.

There is an individual report for each change request.

During the six months following the adoption of the Land Development Code, these change requests will be processed free of charge to property owners. This is the last tranche of free place type change requests. Requests can still be made but they will be charge a fee.

3. PROS and CONS

PROS	CONS
• Consistent with the 5 big ideas in the Comprehensive Plan • Implementation of the community's	• It will take time for the community and staff to acclimate to the new code.

vision to return to a historic pattern of walkable, mixed use neighborhoods • Bringing more properties into conformity with the zoning regulations	

4. RECOMMENDATION

At their May 14, 2024, meeting the Planning and Zoning Commission made a recommendation on each of the individual place type zoning change requests. The Commission's recommendations are recorded on each individual change request.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – May 14, 2024

City Council public hearing and ordinance introduction – May 23, 2024

City Council consideration of ordinance approval – June 13, 2024

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. _08a_PZ-2024-2085_701 Carlos G Parker Blvd Staff Report
2. _08a1_PZ-2024-2085 - Carlos G Parker - Location Map
3. _08a2_PZ-2024-2085 - Carlos G Parker - Current Zoning
4. _08a3_PZ-2024-2085 - Carlos G Parker - Proposed Zoning
5. _08a4_PZ-2024-2085 - Carlos G Parker - Notification Map
6. _08a5_PZ-2024-2085 - Carlos G Parker - Request Form
7. _08b_PZ-2024-2085_2103 Donna Drive Staff Report
8. _08b1_PZ-2024-2085 - Donna Dr - Location Map
9. _08b2_PZ-2024-2085 - Donna Dr - Current Zoning
10. _08b3_PZ-2024-2085 - Donna Dr - Proposed Zoning
11. _08b4_PZ-2024-2085 - Donna Dr - Notification Map
12. _08b5_PZ-2024-2085 - Donna Dr - Request Form
13. _08c_PZ-2024-2085_2313 W Lake Staff Report
14. _08c1_PZ-2024-2085 - West Lake Dr - Location Map
15. _08c2_PZ-2024-2085 - West Lake Dr - Current Zoning
16. _08c3_PZ-2024-2085 - West Lake Dr - Proposed Zoning

17. _08c4_PZ-2024-2085 - West Lake Dr - Notification Map
18. _08c5_PZ-2024-2085 - West Lake Dr - Request Form
19. _08d_PZ-2024-2085_3705 Old Georgetown Rd Staff Report
20. _08d1_PZ-2024-2085 - Old Georgetown - Location Map
21. _08d2_PZ-2024-2085 - Old Georgetown Rd - Current Zoning
22. _08d3_PZ-2024-2085 - Old Georgetown Rd - Proposed Zoning
23. _08d4_PZ-2024-2085 - Old Georgetown - Notification Map
24. _08d5_PZ-2024-2085 - Old Georgetown - Request Form
25. _08e_ PZ-2024-2085 Ordinance 2024-28
26. _08e Exhibit A_PZ-2024-2085 - Donna Dr - Request Form
27. _08e_ExhibitA_PZ-2024-2085 - West Lake Dr - Request Form
28. _08e_Exhibit A_PZ-2024-2085 - Carlos G Parker - Request Form
29. _08e_Exhibit A_PZ-2024-2085 - Old Georgetown - Request Form
30. _08E_Exhibit B_PZ-2024-2085 - Carlos G Parker - Proposed Zoning
31. _08e_Exhibit B_PZ-2024-2085 - Donna Dr - Proposed Zoning
32. _08e_Exhibit B_PZ-2024-2085 - Old Georgetown Rd - Proposed Zoning
33. _08e_ExhibitB_PZ-2024-2085 - 2313 West Lake Dr - Proposed Zoning P3
34. _08f_Presentation_place type requests

City of Taylor
Place Type Change Request
Staff Report

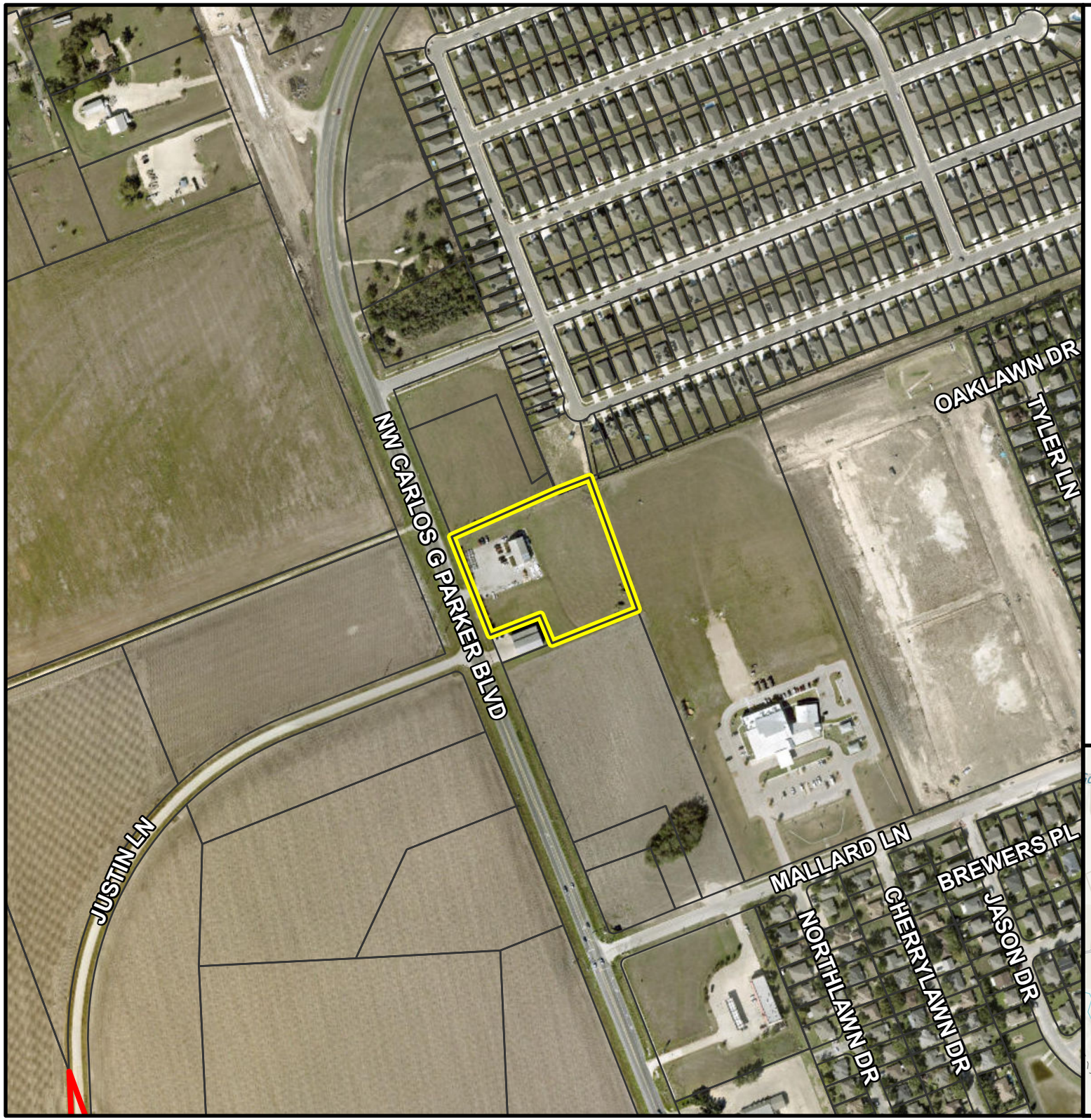
Item Details

Agenda No.	8
Address/Location:	701 Carlos G. Parker Blvd NW
Legal Description:	Fireman's Addition, Lot 1 (PT), Acres 3.649 (R367817)
Date Submitted:	4/17/2024
Current Place Type:	P5 – Urban Center
Requested Place Type:	EC – Employment Center
Future Land Use:	Market Community
Requestor:	Chul Kon Yang
Staff Analysis:	The requestor is seeking to develop the lot with a mix of office warehouse use at the rear and retail use at the front of the site. Highway Commercial and Industrial building types are not permitted in P5 – Urban Center. Additionally, no parking is also permitted in the first two layers of the site in P5. The most appropriate place type designation to fit the requestor's development desires would be an Employment Center designation. The First Baptist Church on Mallard Lane is adjacent to the eastern property line. To the north of the site is the residential subdivision known as The Grove. All areas designated as Employment Center require an Employment Center Plan to be approved prior to any development activity on the property. If this place type request is granted the Employment Center Plan for this location, given its proximity and juxtaposition to the adjoining residential subdivision to the north and northeast, needs to provide: (i) That the proposed employment center uses, layout of the proposed buildings and accessory structures/apparatus do not negatively impact the adjacent residential properties.
Staff Recommendation:	Approval of place type EC –Employment Center at 701 Carlos G Parker Blvd NW with the condition that the Employment Center Plan provides sufficient protection for the adjoining residential properties from the proposed office warehouse/retail uses and any other Employment Center uses are limited to those that are compatible with the adjoining neighborhood.
P&Z Recommendation:	Approval of place type EC –Employment Center at 701 Carlos G Parker Blvd NW with the condition that the Employment Center Plan provides sufficient protection for the adjoining residential properties

from the proposed office warehouse/retail uses and any other Employment Center uses are limited to those that are compatible with the adjoining neighborhood.

Attachments

1. Location Map
2. Current zoning
3. Proposed zoning
4. Notification map
5. Place type request form

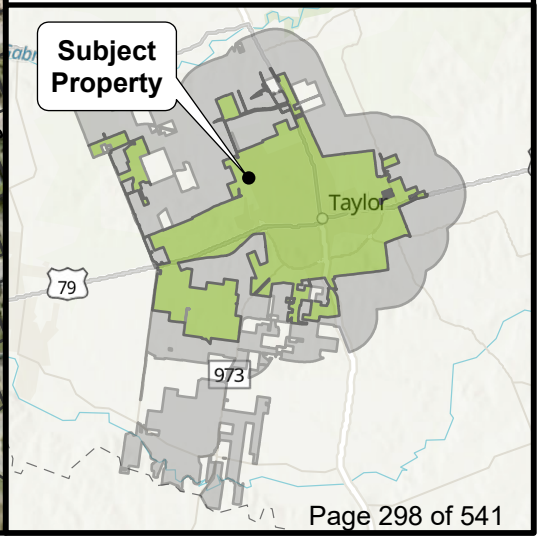


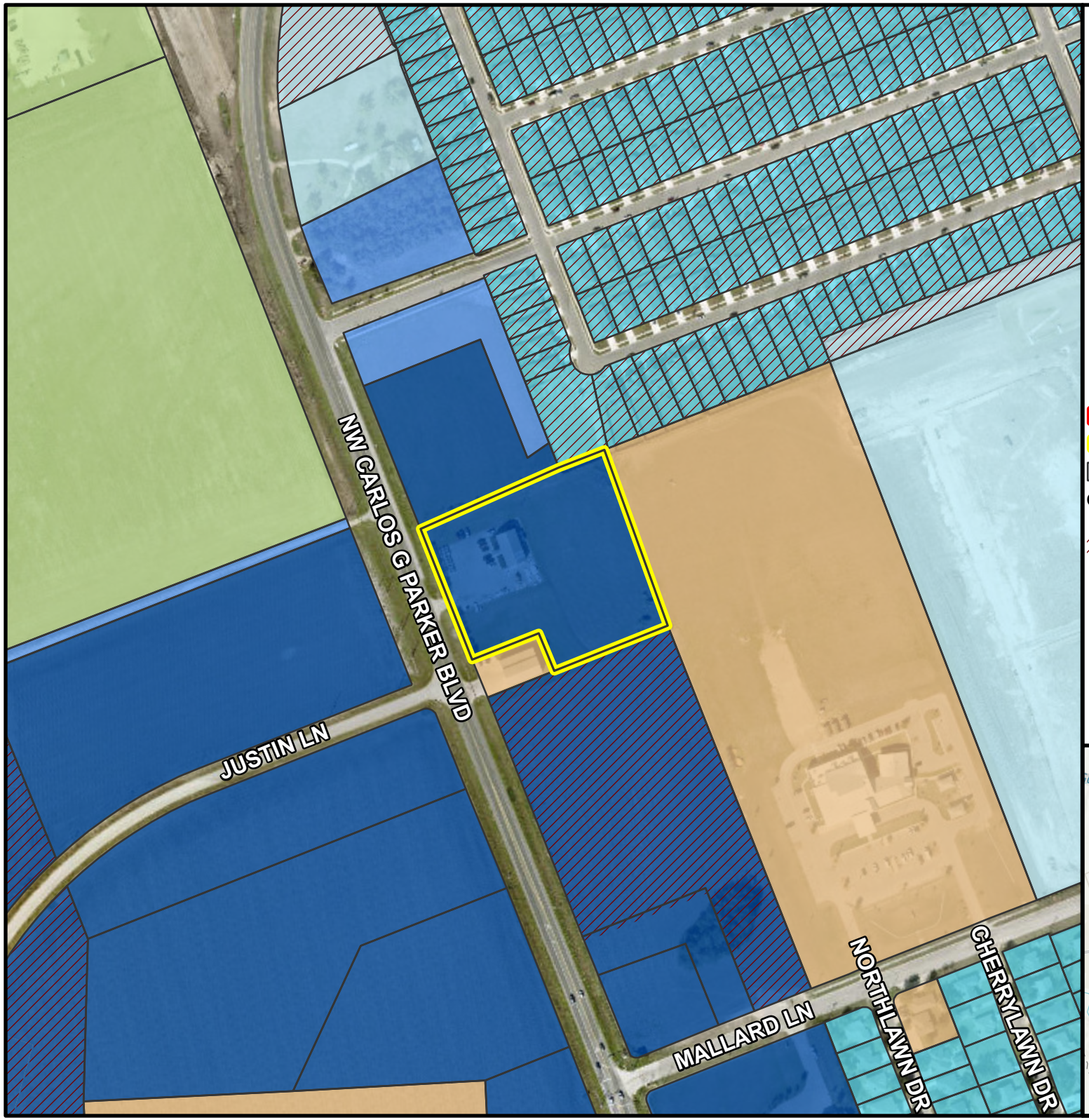
PZ-2024-2085

701 Carlos G Parker Blvd.
Place Type Change Request
Location Map
Approximately 3.7 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 410 820
Feet





PZ-2024-2085

701 Carlos G Parker Blvd.
Place Type Change Request
Current Zoning Map
Approximately 3.7 acres

- City Limits
- Subject Property
- Parcels

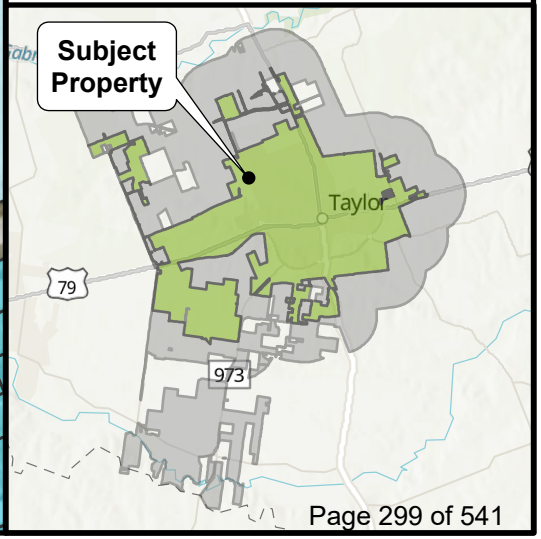
Overlay Zoning

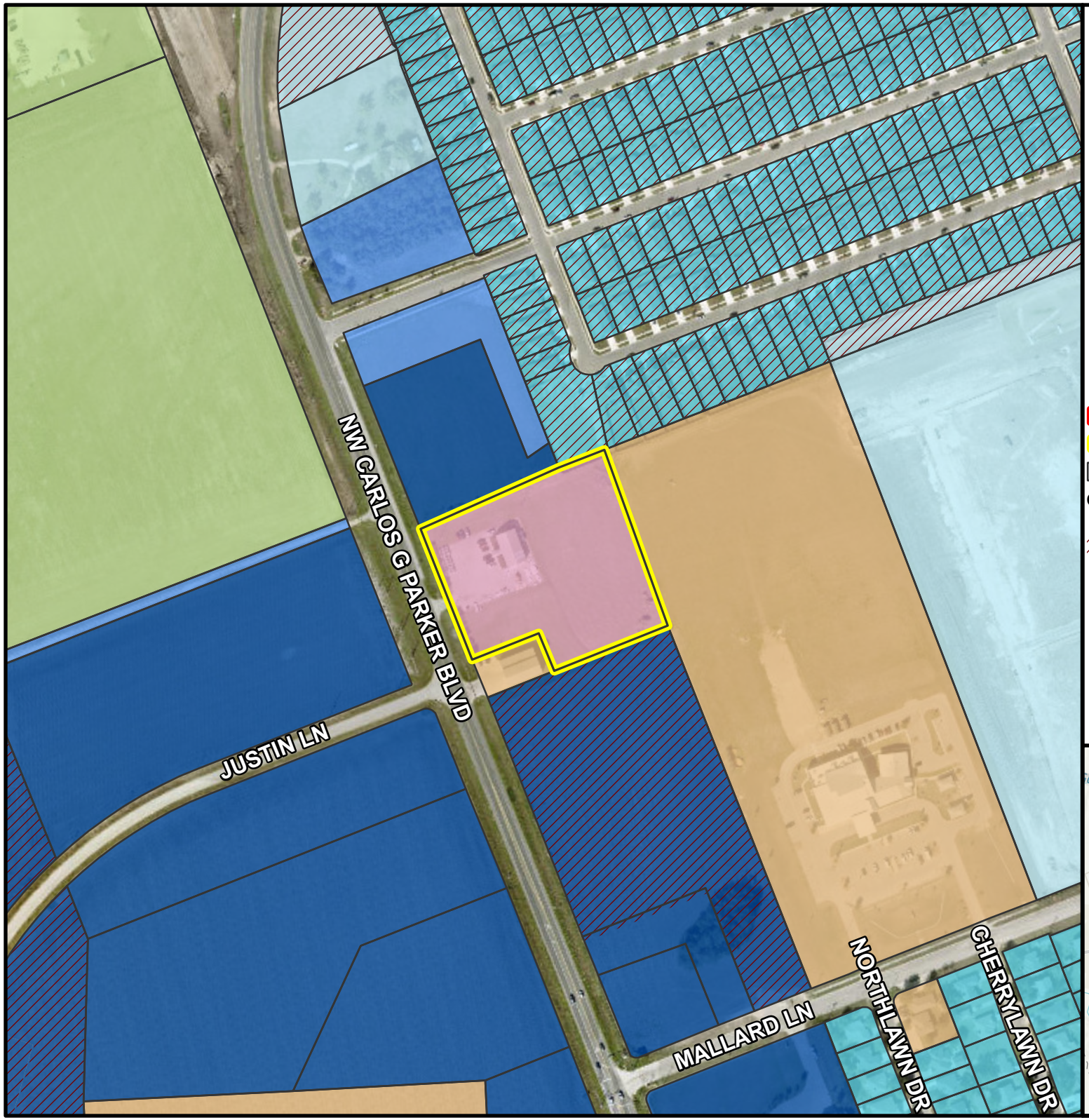
- Planned Development Overlay

Place Type Zoning

- P2: Rural
- P2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- P5: Urban Center
- CS: Civic Space

N 0 310 620
Feet





PZ-2024-2085

701 Carlos G Parker Blvd.
Place Type Change Request
Proposed Zoning Map
Approximately 3.7 acres

- City Limits
- Subject Property
- Parcels

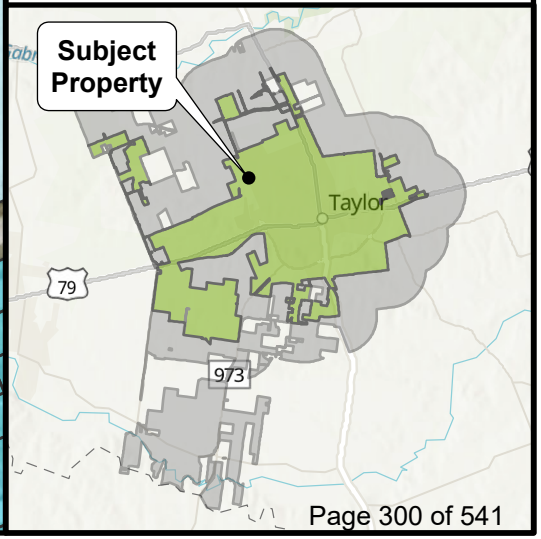
Overlay Zoning

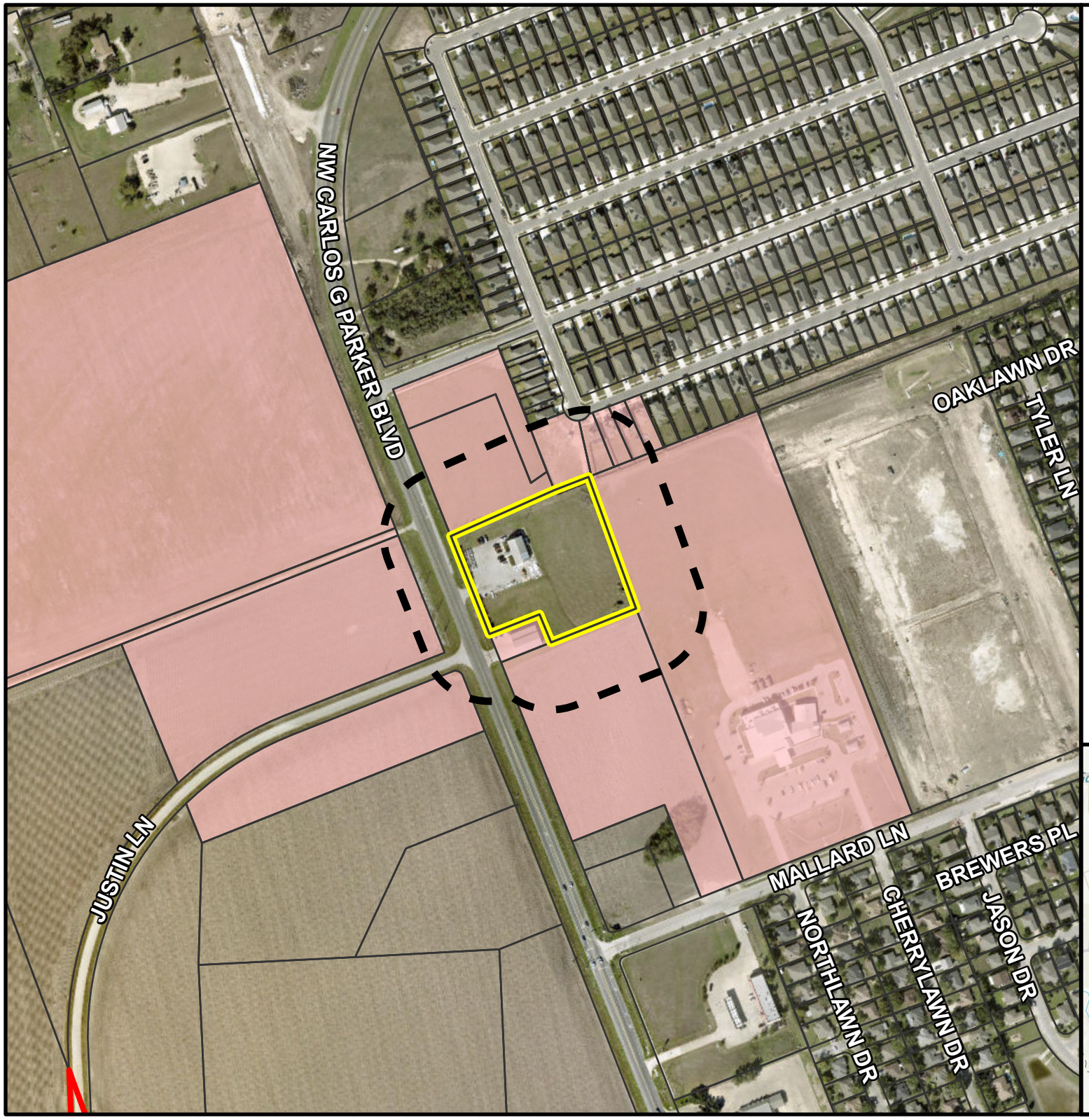
- Planned Development Overlay

Place Type Zoning

- P2: Rural
- P2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- P5: Urban Center
- CS: Civic Space
- EC: Employment Center

N 0 310 620
Feet



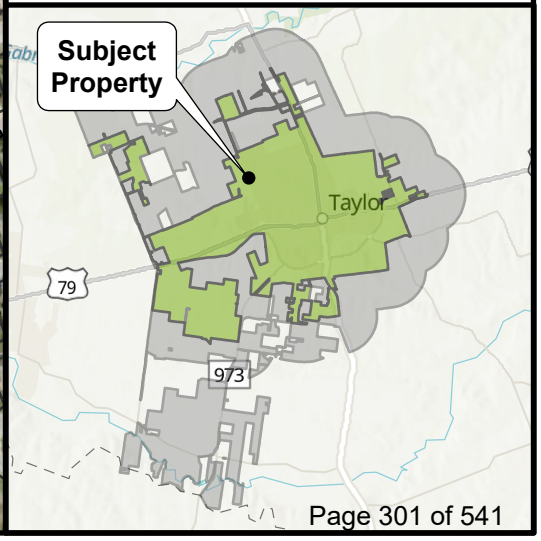


PZ-2024-2085

701 Carlos G Parker Blvd.
Place Type Change Request
Notification Map
Approximately 3.7 acres

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

N 0 410 820
Feet



Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Chul Kon Yang / SNJ Holdings LLC
Address for the proposed zoning change: 701 Carlos G Parker Blvd Taylor TX 76574
Phone: 714-293-9242 **E-mail:** cky.teic@gmail.com

Current Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
(P5) - Urban Center	P5 – Urban Center
EC – Employment Center	(EC) – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:
1ST & 2ND Level Parking Required For Retail Center, No retention for requirements on our property.

If you have any questions or need help completing this form, please call 512-365-3863

☐ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Chul Kon Yang Signature: CK Date: 4/17/2024
Owner Name 2: _____ Signature: _____ Date: _____

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

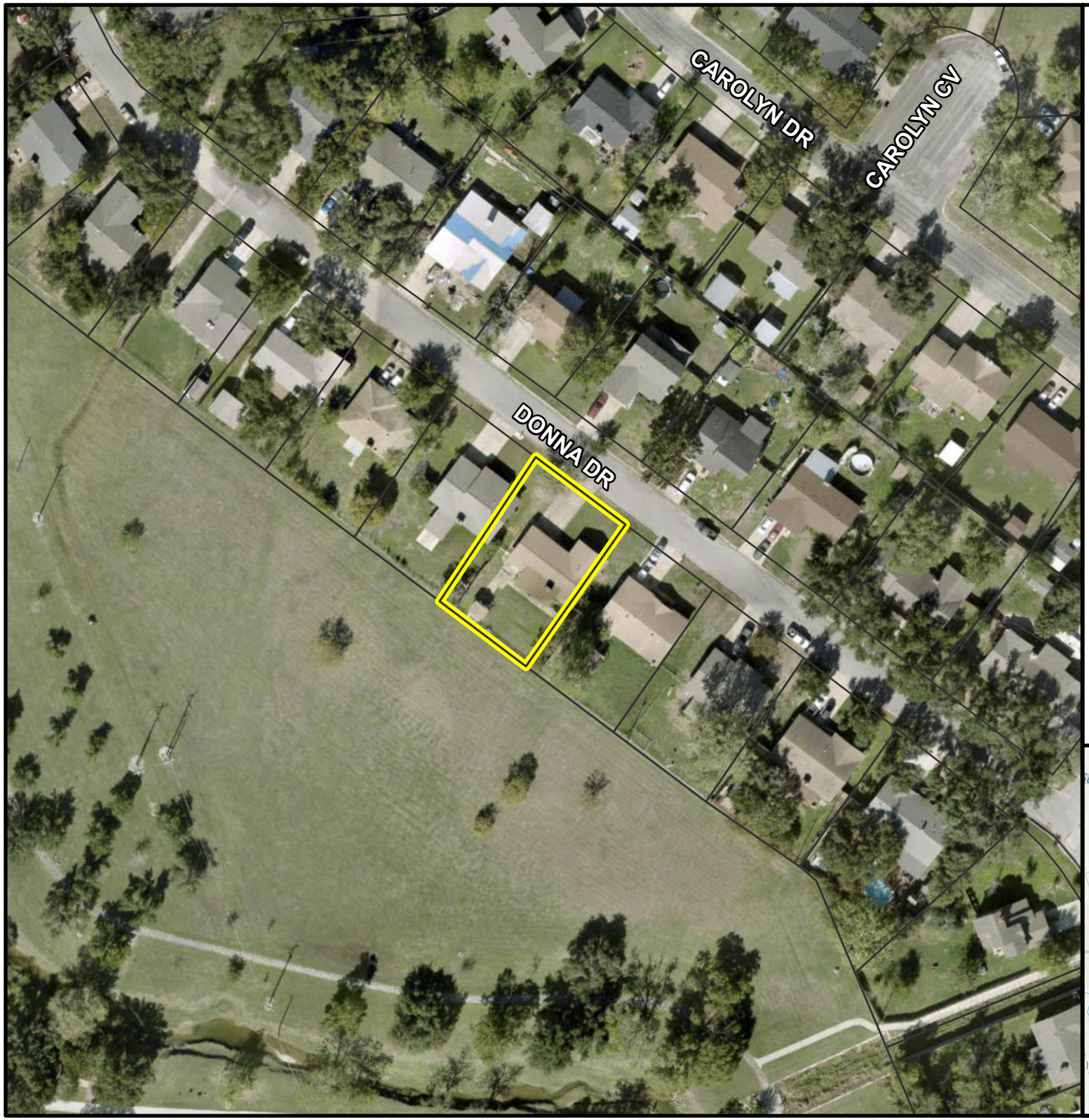
City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	8
Address/Location:	2103 Donna Drive
Legal Description:	S3530 – Dahlberg Estates Section 3, Block D, Lot 11 (R016005)
Date Submitted:	4/9/2024
Current Place Type:	P4 – Mix
Requested Place Type:	P3 – Neighborhood
Future Land Use:	Neighborhood Infill
Requestor:	The Linda M. Rees Copenhaver Revocable Living Trust
Staff Analysis:	The requestor has stated that they "want neighborhood not mix". This property was previously zoned MF2 – Multi Family Residential District. In the translation from the old zoning districts to the new place type zoning MF2 became P4 – Mix. The existing property is a single-family dwelling. Single family dwellings are permitted in both place type P4 and P3. Place type P3 has less options than place type P4. A similar request by 2105 Donna Drive was approved by City Council in March 2024
Staff Recommendation:	Approval of Place Type P3 – Neighborhood at 2103 Donna Drive.
P&Z Recommendation:	Approval of Place Type P3 – Neighborhood at 2103 Donna Drive.

Attachments

1. Location Map
2. Current zoning
3. Proposed zoning
4. Notification map
5. Place type request form

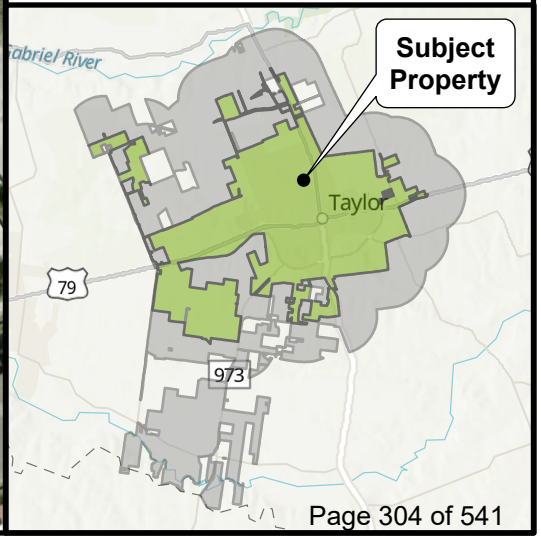


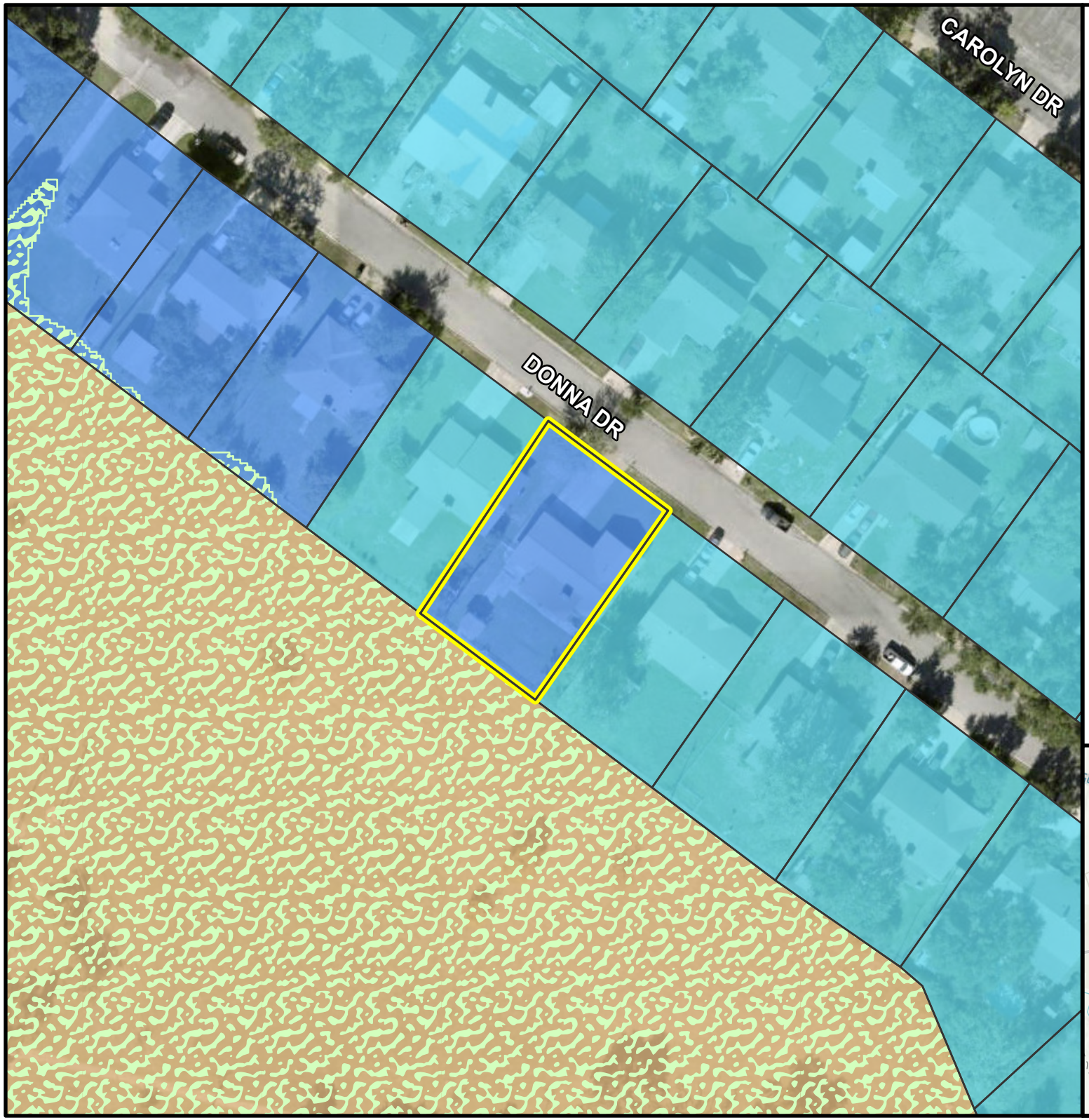
PZ-2024-2085

2103 Donna Dr.
Place Type Change Request
Location Map
Approximately 0.2 acres

City Limits
Subject Property
Parcels

N 0 100 200
Feet





PZ-2024-2085

2103 Donna Dr.
Place Type Change Request
Current Zoning Map
Approximately 0.2 acres

- City Limits
- Subject Property
- Parcels

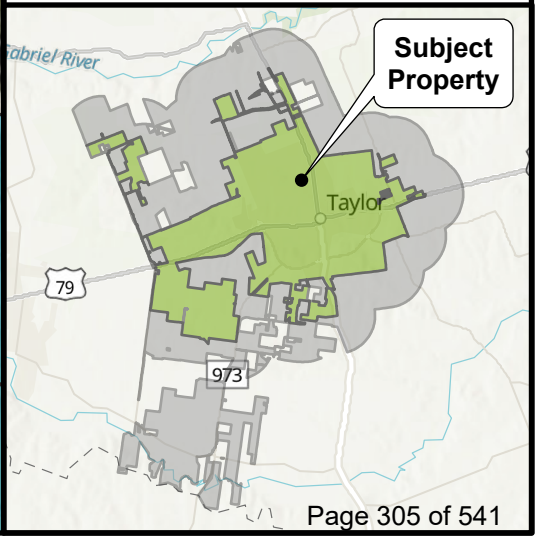
Overlay Zoning

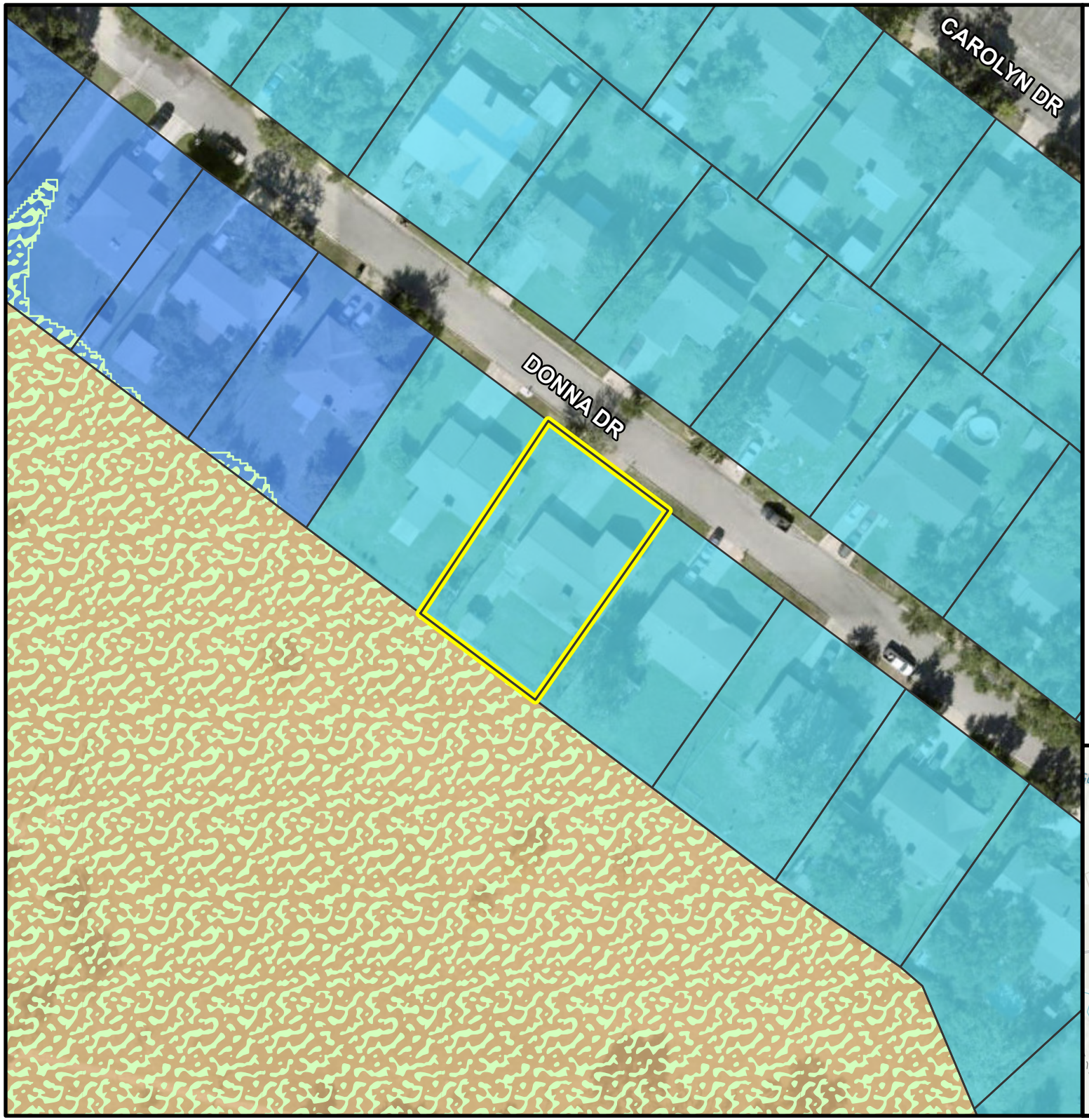
- P1: Nature

Place Type Zoning

- P3: Neighborhood
- P4: Mix
- CS: Civic Space

N 0 75 150
Feet





PZ-2024-2085

2103 Donna Dr.
Place Type Change Request
Proposed Zoning Map
Approximately 0.2 acres

- City Limits
- Subject Property
- Parcels

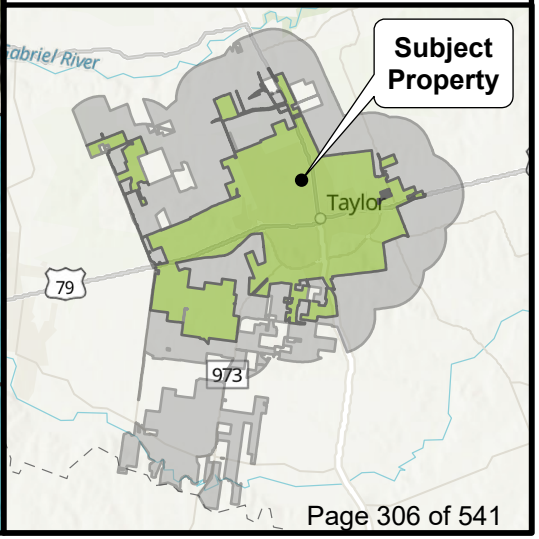
Overlay Zoning

- P1: Nature

Place Type Zoning

- P3: Neighborhood
- P4: Mix
- CS: Civic Space

N 0 75 150
Feet



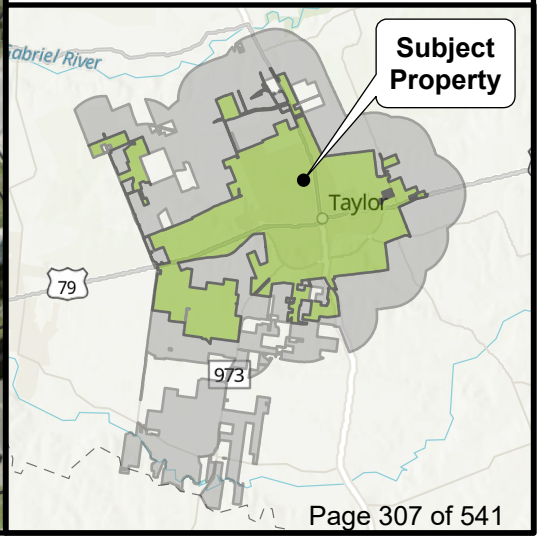


PZ-2024-2085

2103 Donna Dr.
Place Type Change Request
Notification Map
Approximately 0.2 acres

- City Limits
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 100 200
Feet



Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): The Linda M. Rees Copenhaver Revocable Living Trust
Address for the proposed zoning change: 2103 Donna Drive, Taylor, TX 76574
Phone: 512 352-8269 **E-mail:** none

Current Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:
want neighborhood - Not mix match neighbor at 2105 Donna Drive
Case #: PZ-2023-1985

If you have any questions or need help completing this form, please call 512-365-3863

X The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: The Linda M. Rees Copenhaver Revocable Living Trust Signature: Linda M. Copenhaver Date: 4-9-2024
Owner Name 2: _____ Signature: _____ Date: _____

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	8
Address/Location:	2313 W. Lake Drive
Legal Description:	1.0-acre tract of land situated in the W.R. Williams Survey, Abstract No. 665, more particularly described by the Williamson Central Appraisal District Parcel R019757, Taylor, Williamson County, Texas
Date Submitted:	4/18/2024
Current Place Type:	P2.5 – Large Lot
Requested Place Type:	P4 – Mix
Future Land Use:	Neighborhood Infill
Requestor:	Stephen Belz & Shelley Gill
Staff Analysis:	The requestor is seeking P4 – Mix Place Type, "to be able to fully utilize the 1 acre of land available…we could add either a row of town homes/condos, or 4-5 more ADUs of some 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 a narrow lot consisting of 1-acre of land located at the periphery of an established neighborhood and adjacent to P3 – Neighborhood and P4 – Mix. Additional Building Types permissible in the P4 – Mix Place Type would likely create a built-in buffer adjacent the EC – Employment Center zoning to the west of the subject property. The narrowness of the subject property creates many development challenges and will likely require collaboration with adjoining lot(s) to create a successful infill development. Higher intensity of development needs to be well designed so as not to be harmful to the adjacent residential properties. When the Place Type Zonings were adopted the City Council and Planning and Zoning Commission opted to remove P4 – Mix Place Types from various intersections along W. Lake Drive. Further consideration for specific uses will be determined at the Platting and Site Development phases.
Staff Recommendation:	Denial of – P4 – Mix Place Type at 2313 W. Lake Drive. P3 – Neighborhood would be a more appropriate Place Type given the comments listed above.

P&Z Recommendation:	Denial of – P4 – Mix Place Type at 2313 W. Lake Drive. Recommend approval to P3 – Neighborhood at 2313 W Lake Drive.

Attachments

1. Location Map
2. Current Place Type Map
3. Proposed Place Type Map
4. Notification Map
5. Place Type Request Form

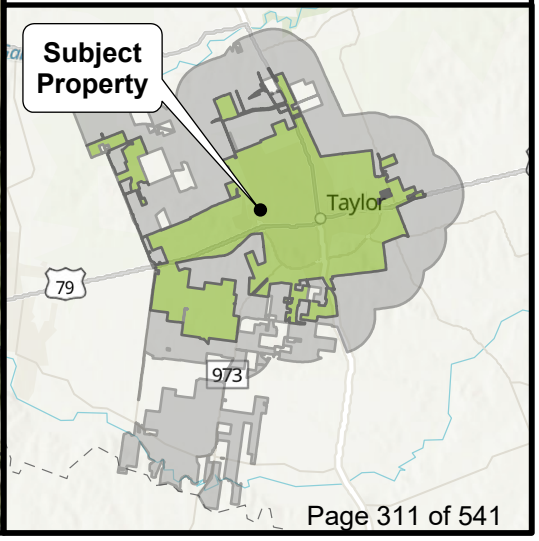


PZ-2024-2085

2313 West Lake Dr.
Place Type Change Request
Location Map
Approximately 1.0 acres

City Limits
Subject Property
Parcels

N 0 200 400
Feet





PZ-2024-2085

2313 West Lake Dr.
Place Type Change Request
Current Zoning Map
Approximately 1.0 acres

- City Limits
- Subject Property
- Parcels

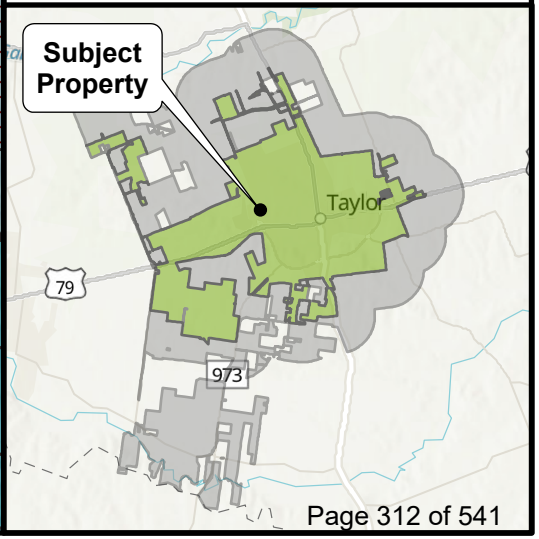
Overlay Zoning

- Planned Development Overlay

Place Type Zoning

- P2.5: Large Lot
- P3: Neighborhood
- P5: Urban Center
- EC: Employment Center

N 0 200 400
Feet





PZ-2024-2085

2313 West Lake Dr.
Place Type Change Request
Proposed Zoning Map
Approximately 1.0 acres

- City Limits
- Subject Property
- Parcels

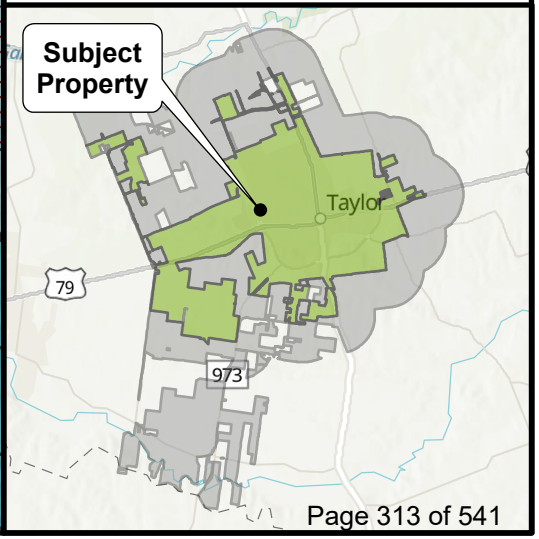
Overlay Zoning

- Planned Development Overlay

Place Type Zoning

- P2.5: Large Lot
- P3: Neighborhood
- P5: Urban Center
- EC: Employment Center
- P4: Mix

N 0 200 400
Feet



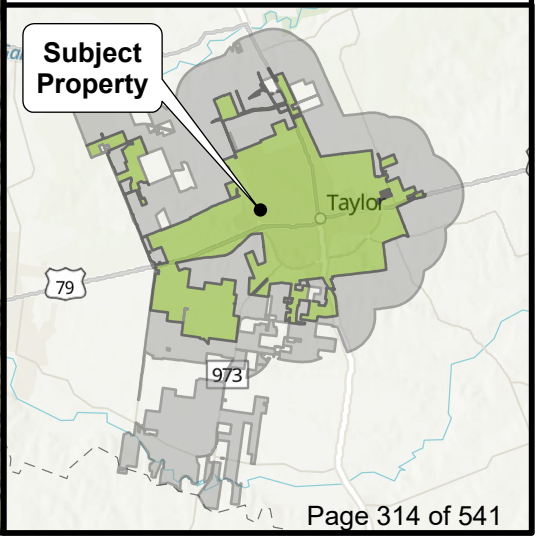


PZ-2024-2085

2313 West Lake Dr.
Place Type Change Request
Notification Map
Approximately 1.0 acres

- City Limits
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 310 620
Feet



Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Stephen W. Belz & Shelley Gill

Address for the proposed zoning change: 2313 W. Lake Dr, Taylor 76574

Phone: (512) 785-6660 E-mail: shellygill96@gmail.com

Current Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

To be able to fully utilize the 1 acre of land available.

If you have any questions or need help completing this form, please call 512-365-3863

X The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Stephen Belz Signature: _____ Date: 4-18-2024

Owner Name 2: Shelley Gill Signature: _____ Date: 4-18-2024

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	8
Address/Location:	3705 Old Georgetown Road (R019627)
Legal Description:	2.203-acre tract of land situated in the Samuel Pharrass Survey, Abstract No. 496, more particularly described by the Williamson Central Appraisal District Parcel R019627, Taylor, Williamson County, Texas
Date Submitted:	3/26/2024
Current Place Type:	CS – Civic Space
Requested Place Type:	P2 – Rural
Future Land Use:	Neighborhood Greenfield
Requestor:	Sam Kirchoff & Kit Machen (Taylor Heritage Partners, LLC)
Staff Analysis:	The requestor submitted a Place Type Change Request to correctly reflect their designation that is no longer associated with the church to the south (Linea De Vida Church). Their lot was sold off by the Church in November. The city officially adopted the new Place Type Zoning in November as well and it is likely that a change in ownership (and thus place type) was not captured at the end of the adoption process. P2 includes various residential uses (attached and detached dwellings, manufactured home park, recreation vehicle park), but no commercial uses.
Staff Recommendation:	Approve P2 – Rural Place Type at 3705 Old Georgetown Rd. (R019627)
P&Z Recommendation:	Approve P2 – Rural Place Type at 3705 Old Georgetown Rd. (R019627)

Attachments

1. Location Map
2. Current Place Type Map
3. Proposed Place Type Map
4. Notification Map
5. Place Type Request Form

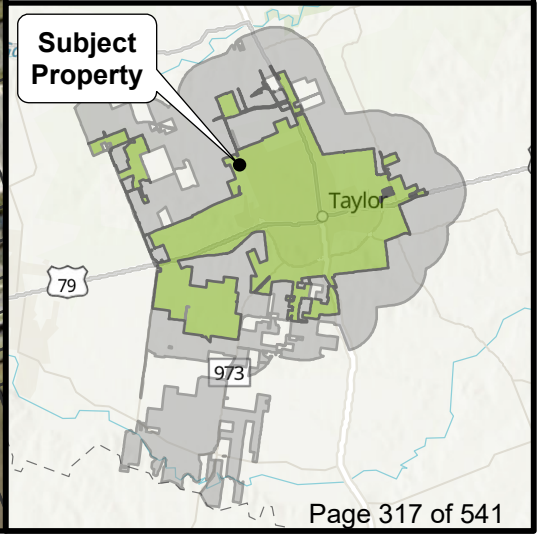


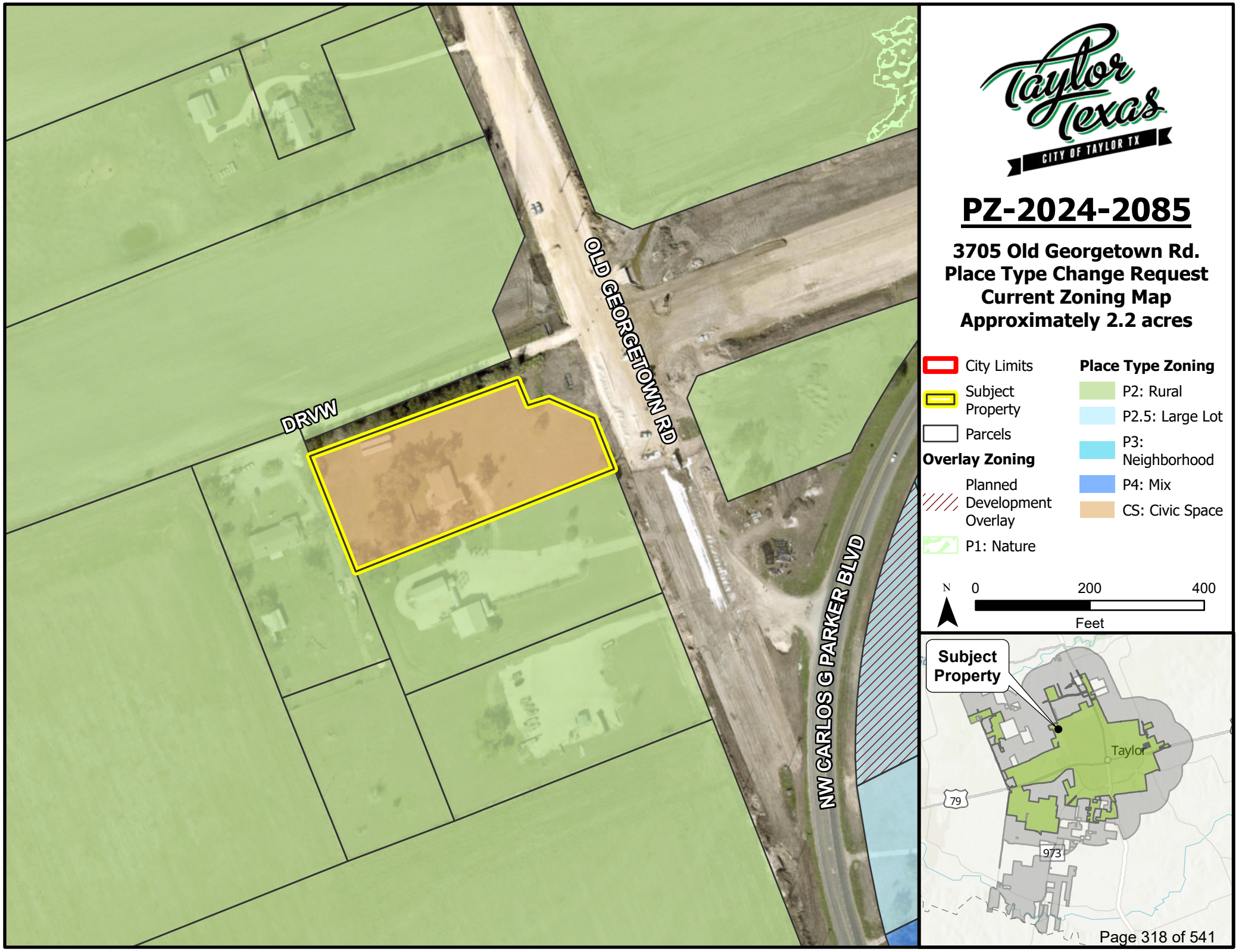
PZ-2024-2085

3705 Old Georgetown Rd.
Place Type Change Request
Location Map
Approximately 2.2 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 310 620
Feet





PZ-2024-2085

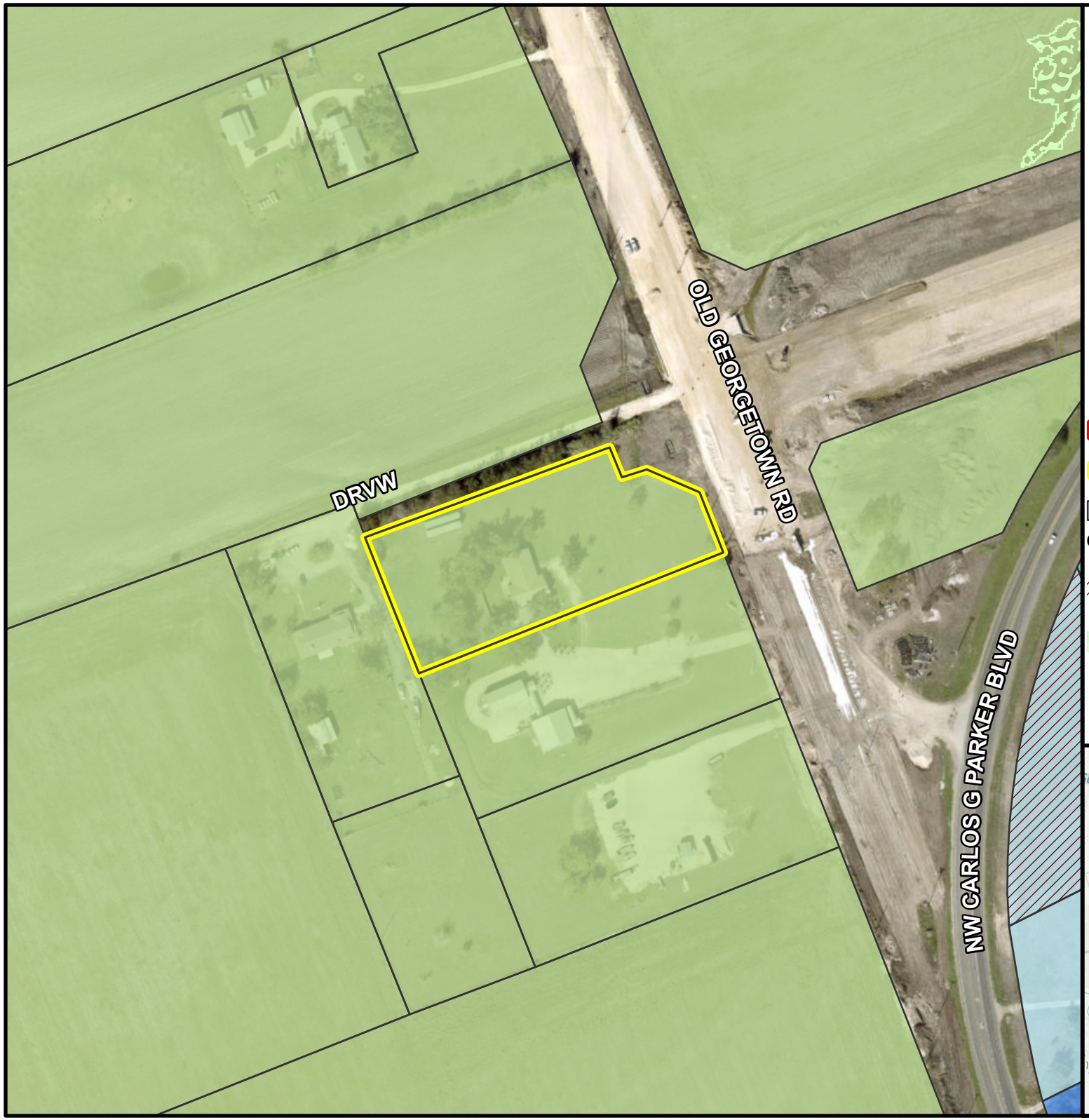
3705 Old Georgetown Rd.
Place Type Change Request
Current Zoning Map
Approximately 2.2 acres

City Limits
Subject Property
Parcels

Overlay Zoning
Planned Development Overlay
P1: Nature

Place Type Zoning
P2: Rural
P2.5: Large Lot
P3: Neighborhood
P4: Mix
CS: Civic Space

N 0 200 400
Feet



PZ-2024-2085

3705 Old Georgetown Rd.
Place Type Change Request
Proposed Zoning Map
Approximately 2.2 acres

- City Limits
- Subject Property
- Parcels

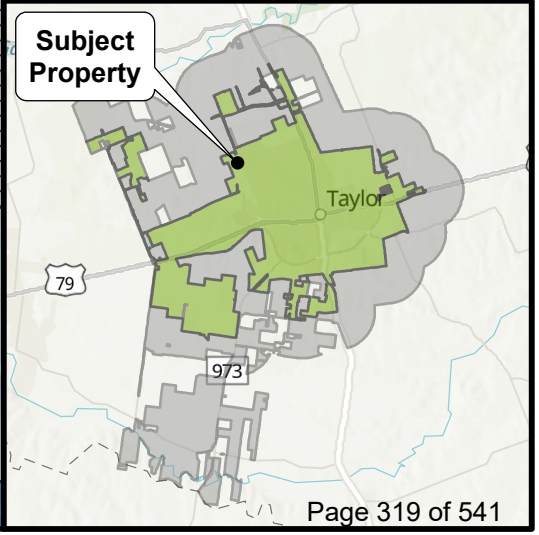
Overlay Zoning

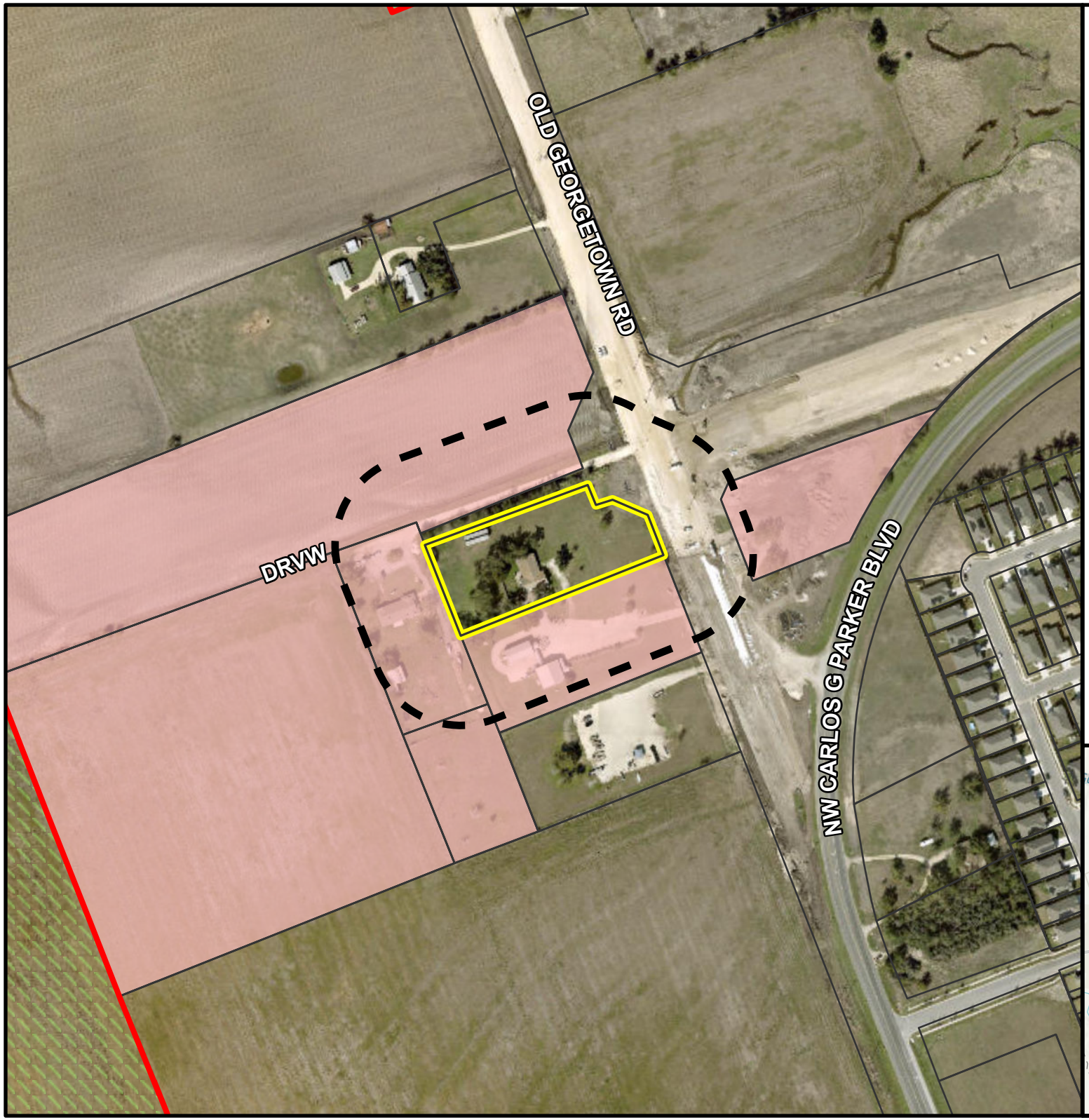
- Planned Development Overlay
- P1: Nature

Place Type Zoning

- P2: Rural
- P2.5: Large Lot
- P3: Neighborhood
- P4: Mix

N 0 200 400
Feet



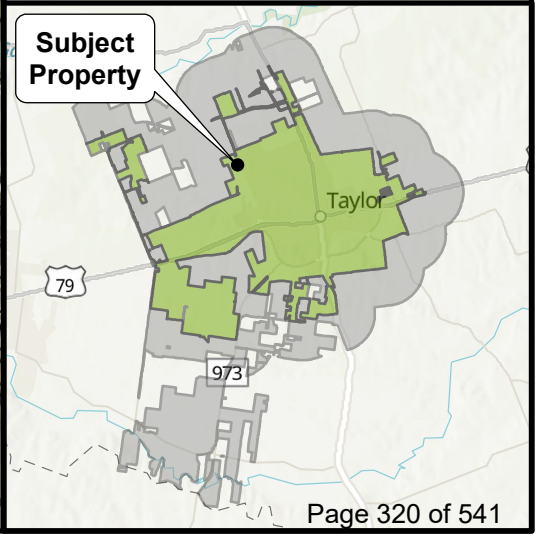


PZ-2024-2085

3705 Old Georgetown Rd.
Place Type Change Request
Notification Map
Approximately 2.2 acres

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

N 0 310 620
Feet



Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Taylor Heritage Partners, LLC (Sam Kirchoff & Kit Machen)

Address for the proposed zoning change: Legal: 3705 Old Georgetown Rd (tract 1, 3701 by mailing address) R019627

Phone: 254-592-3417 **E-mail:** samjkirchoff@gmail.com & kit_machen@yahoo.com

Current Place Type Zoning (Circle One)	**Requested Place Type Zoning (Circle One)**
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

We believe this designation might be in error, but good intention. The church is actually one lot South (3705 - Tract 2).
Our lot was sold off by the church in November for use as its designation of B-1 commercial. The property is intended for commercial use.

If you have any questions or need help completing this form, please call 512-365-3863

□ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Sam Kirchoff Signature: Sam Kirchoff Date: 3/26/2024
Owner Name 2: Kit Machen Signature: Kit Machen Date: 3/26/2024

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

ORDINANCE NO. 2024-28

AN ORDINANCE CHANGING THE PLACE TYPE ZONING FOR THE FOLLOWING PROPERTIES, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS: R367817 (GENERALLY LOCATED AT 701 CARLOS G. PARKER BLVD. NW) FROM P5 (URBAN CENTER) TO EC (EMPLOYMENT CENTRE WITH CONDITIONS), R016005 (GENERALLY LOCATED AT 2103 DONNA DRIVE) FROM P4 (MIX) TO P3 (NEIGHBORHOOD), R019757 (GENERALLY LOCATED AT 2313 W. LAKE DRIVE) FROM P2.5 (LARGE LOT) TO P3 (NEIGHBORHOOD) AND R019627 (GENERALLY LOCATED AT 3705 OLD GEORGETOWN ROAD) FROM CS (CIVIC SPACE) TO P2 (RURAL), AMENDING THE OFFICIAL PLACE TYPE ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE PLACE TYPE ZONING CHANGES ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on May 23, 2024, to consider the requests made by the applicants, whose properties are legally described in **Exhibit "A"** the Place Type Change Request Form attached hereto and incorporated by reference herein for all purposes ("Properties"), to change the place type zoning as described above and as shown in **Exhibit "B"** on the Place Type Zoning Map.

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on May 14, 2024, to consider the place type zoning requests, and recommended approval of the place type zoning changes to the City Council; and

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

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 place type zoning changes of this Properties are changed from:

Place Type Zoning District P5 (Urban Center) to EC (Employment Center) at 701 Carlos G Parker Blvd NW (R367817)

Place Type Zoning District P4 (Mix) to P3 (Neighborhood) at 2103 Donna Drive (R019757)

Place Type Zoning District P2.5 (Large Lot) to P3 (Neighborhood) at 2313 W.Lake Drive

Place Type Zoning District CS (Civic Space) to P2 (Rural) at 3705 Old Georgetown Road (R019627)

DRAFT

SECTION 3. The official place type zoning map of the City of Taylor, Texas, is changed to show the Property place type zoning as described in Section 2 and as shown in **Exhibit "B".**

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. The conditions associated with the Employment Center zoning for the property at 701 Carlos G Parker Blvd NW (R367817) are as follows:

Prior to any development on this site an Employment Center Plan must first be approved and shall address the following items in addition to all other requirements for an Employment Center Plan:

(i) given the proximity and juxtaposition to the adjoining residential subdivision to the north and northeast, need to provide that the proposed employment center uses, layout of the proposed buildings and accessory structures/apparatus do not negatively impact the adjacent residential properties.

SECTION 6. 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 7. In accordance with Article VIII of the City Charter, Ordinance 2024-28 was introduced before the Taylor City Council on the 23rd day of May 2024.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2024.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

CERTIFICATE

DRAFT

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. 2024-28 passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2024, 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 _____ 2024.

_____
Dianna McLean
City Clerk

DRAFT

EXHIBIT A

(Place Type Change Request Forms)

DRAFT

EXHIBIT B

(Proposed Place Type Maps)

Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): The Linda M. Rees Copenhaver Revocable Living Trust
Address for the proposed zoning change: 2103 Donna Drive, Taylor, TX 76574
Phone: 512 352-8269 **E-mail:** none

Current Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:
want neighborhood - Not mix match neighbor at 2105 Donna Drive
Case #: PZ-2023-1985

If you have any questions or need help completing this form, please call 512-365-3863

X The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: The Linda M. Rees Copenhaver Revocable Living Trust Signature: Linda M. Copenhaver Date: 4-9-2024
Owner Name 2: _____ Signature: _____ Date: _____

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Stephen W. Belz & Shelley Gill

Address for the proposed zoning change: 2313 W. Lake Dr, Taylor 76574

Phone: (512) 785-6660 E-mail: shelleygill196@gmail.com

Current Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

To be able to fully utilize the 1 acre of land available.

If you have any questions or need help completing this form, please call 512-365-3863

X The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Stephen Belz Signature: [signature] Date: 4-18-2024

Owner Name 2: Shelley Gill Signature: [signature] Date: 4-18-2024

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Chul Kon Yang / SNJ Holdings LLC
Address for the proposed zoning change: 701 Carlos G Parker Blvd Taylor TX 76574
Phone: 714-293-9242 **E-mail:** cky.teic@gmail.com

Current Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
(P5) - Urban Center	P5 – Urban Center
EC – Employment Center	(EC) – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:
1ST & 2ND Level Parking Required For Retail Center, No retention for requirements on our property.

If you have any questions or need help completing this form, please call 512-365-3863

☐ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Chul Kon Yang Signature: CK Yang Date: 4/17/2024
Owner Name 2: _____ Signature: _____ Date: _____

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Taylor Heritage Partners, LLC (Sam Kirchoff & Kit Machen)

Address for the proposed zoning change: Legal: 3705 Old Georgetown Rd (tract 1, 3701 by mailing address) R019627

Phone: 254-592-3417 **E-mail:** samjkirchoff@gmail.com & kit_machen@yahoo.com

Current Place Type Zoning (Circle One)	**Requested Place Type Zoning (Circle One)**
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

We believe this designation might be in error, but good intention. The church is actually one lot South (3705 - Tract 2).
Our lot was sold off by the church in November for use as its designation of B-1 commercial. The property is intended for commercial use.

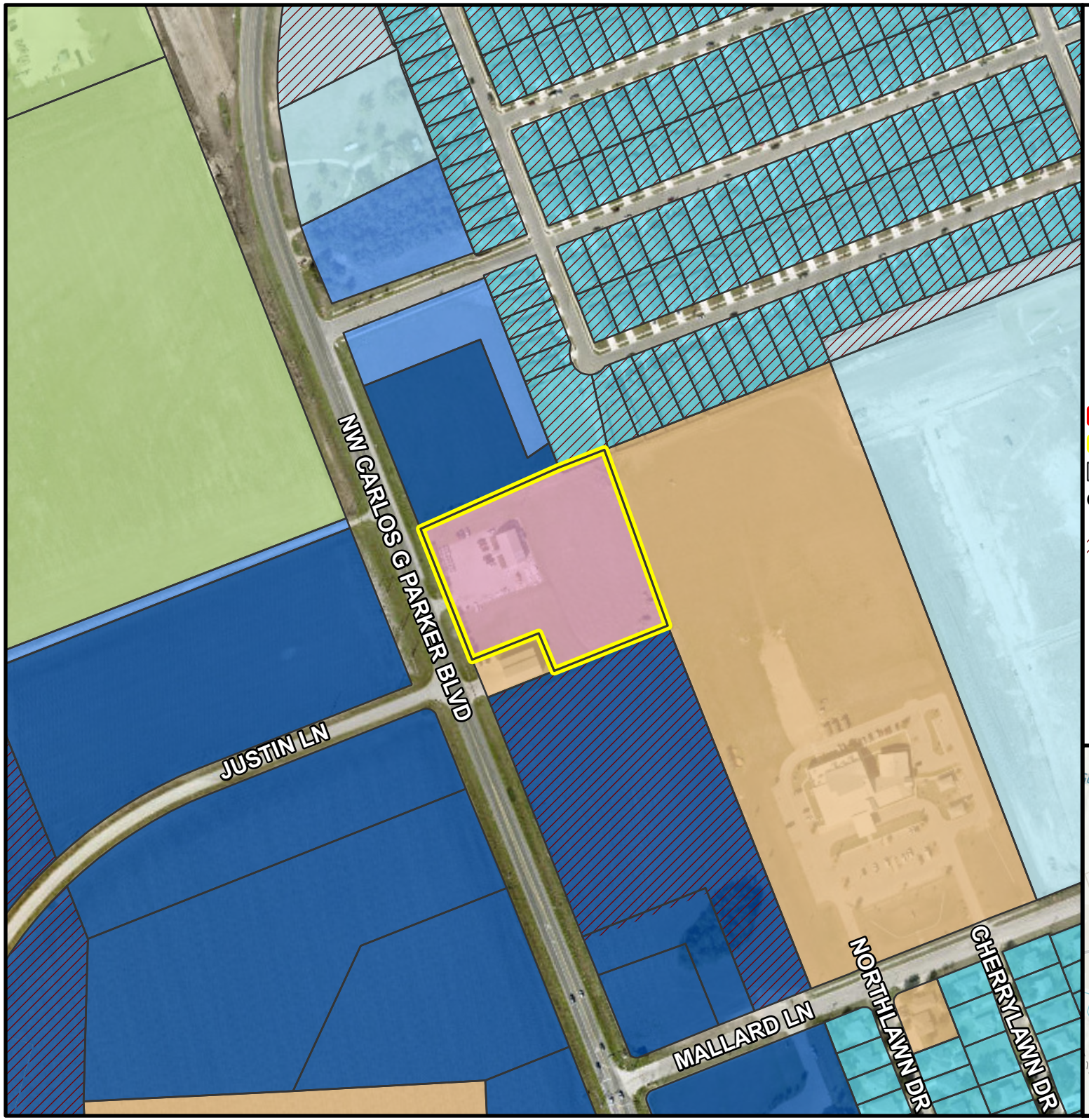
If you have any questions or need help completing this form, please call 512-365-3863

□ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Sam Kirchoff Signature: Sam Kirchoff Date: 3/26/2024
Owner Name 2: Kit Machen Signature: Kit Machen Date: 3/26/2024

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

*Please return the completed request form to (1) Development Services Department at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov



PZ-2024-2085

701 Carlos G Parker Blvd.
Place Type Change Request
Proposed Zoning Map
Approximately 3.7 acres

- City Limits
- Subject Property
- Parcels

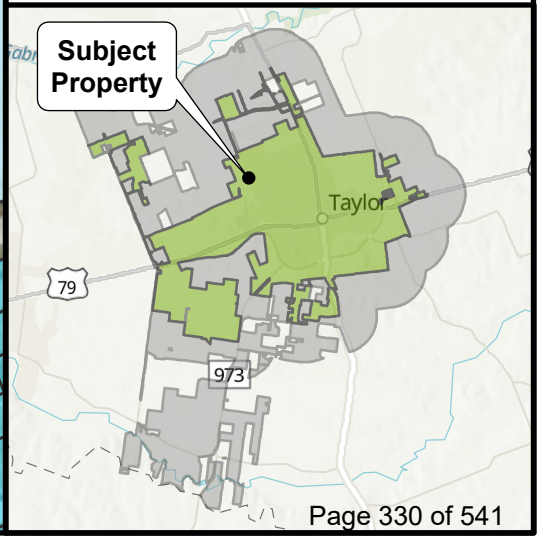
Overlay Zoning

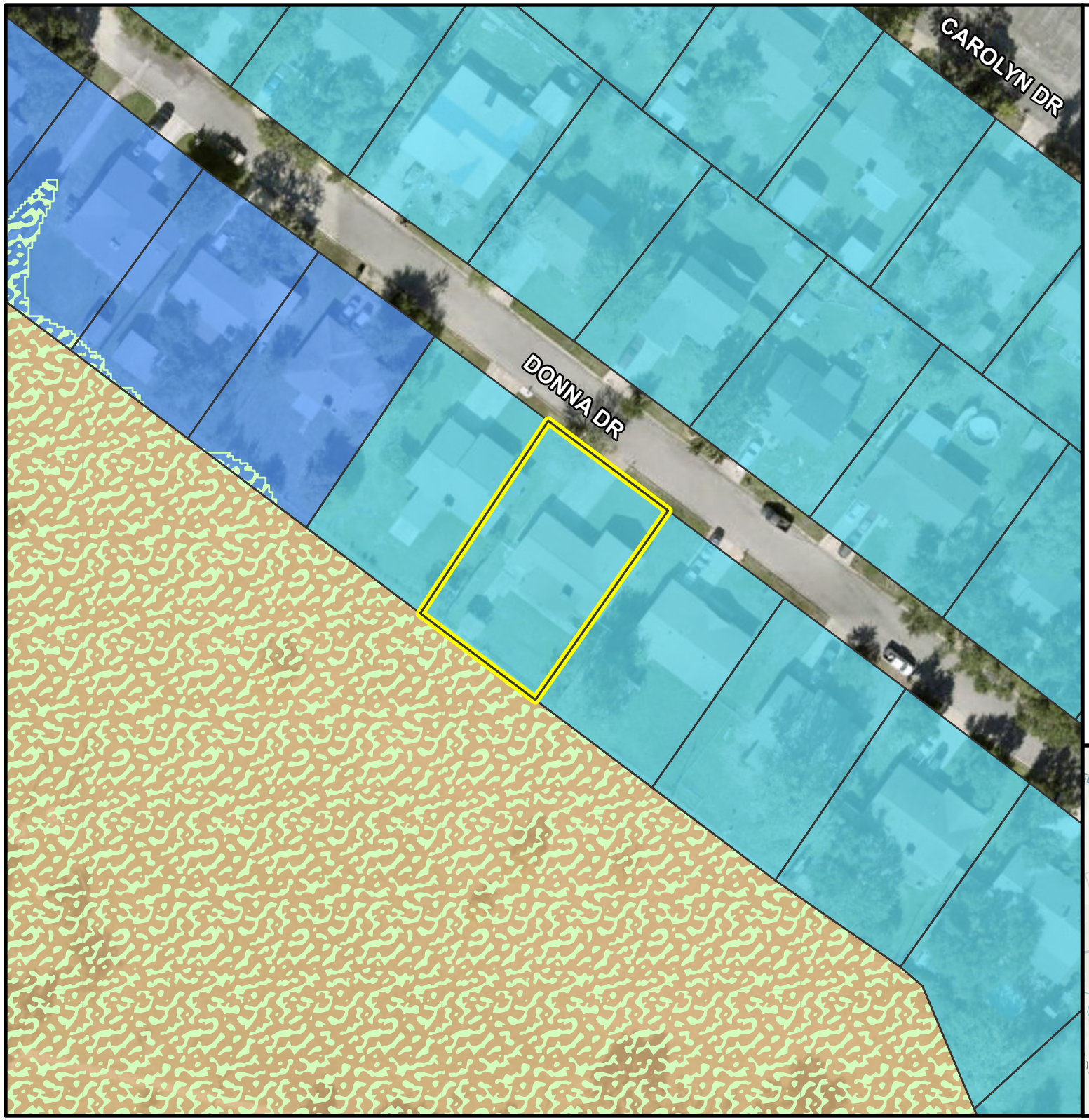
- Planned Development Overlay

Place Type Zoning

- P2: Rural
- P2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- P5: Urban Center
- CS: Civic Space
- EC: Employment Center

N 0 310 620
Feet





PZ-2024-2085

2103 Donna Dr.
Place Type Change Request
Proposed Zoning Map
Approximately 0.2 acres

- City Limits
- Subject Property
- Parcels

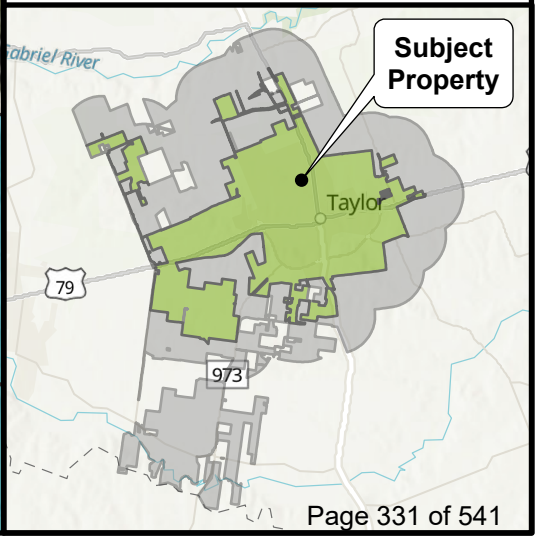
Overlay Zoning

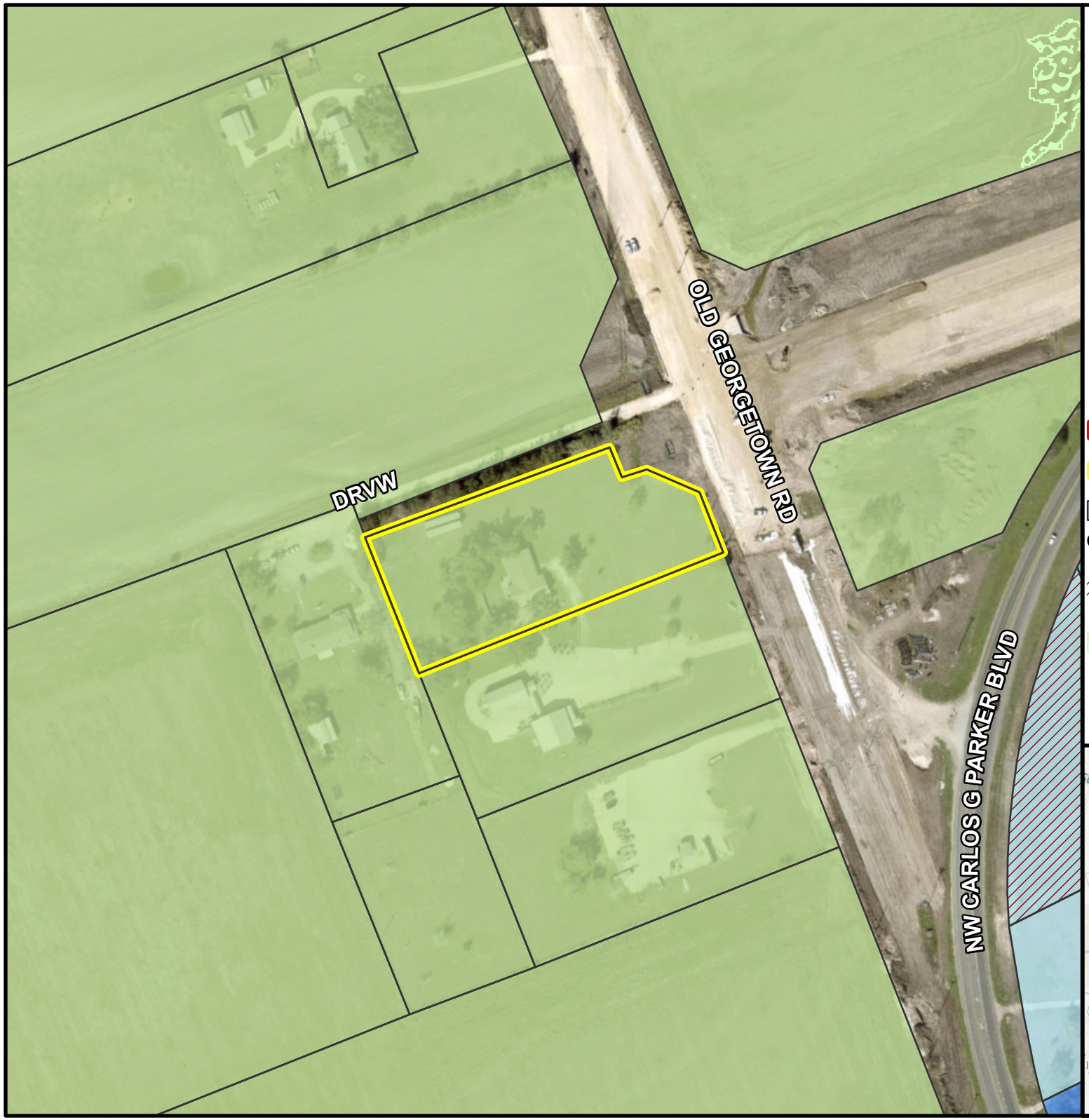
- P1: Nature

Place Type Zoning

- P3: Neighborhood
- P4: Mix
- CS: Civic Space

N 0 75 150
Feet





PZ-2024-2085

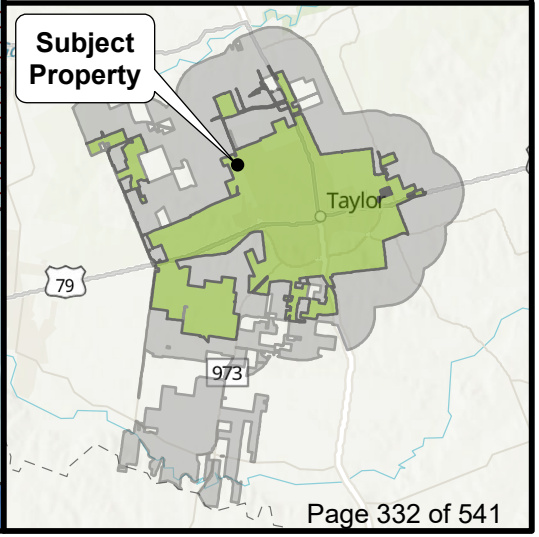
3705 Old Georgetown Rd.
Place Type Change Request
Proposed Zoning Map
Approximately 2.2 acres

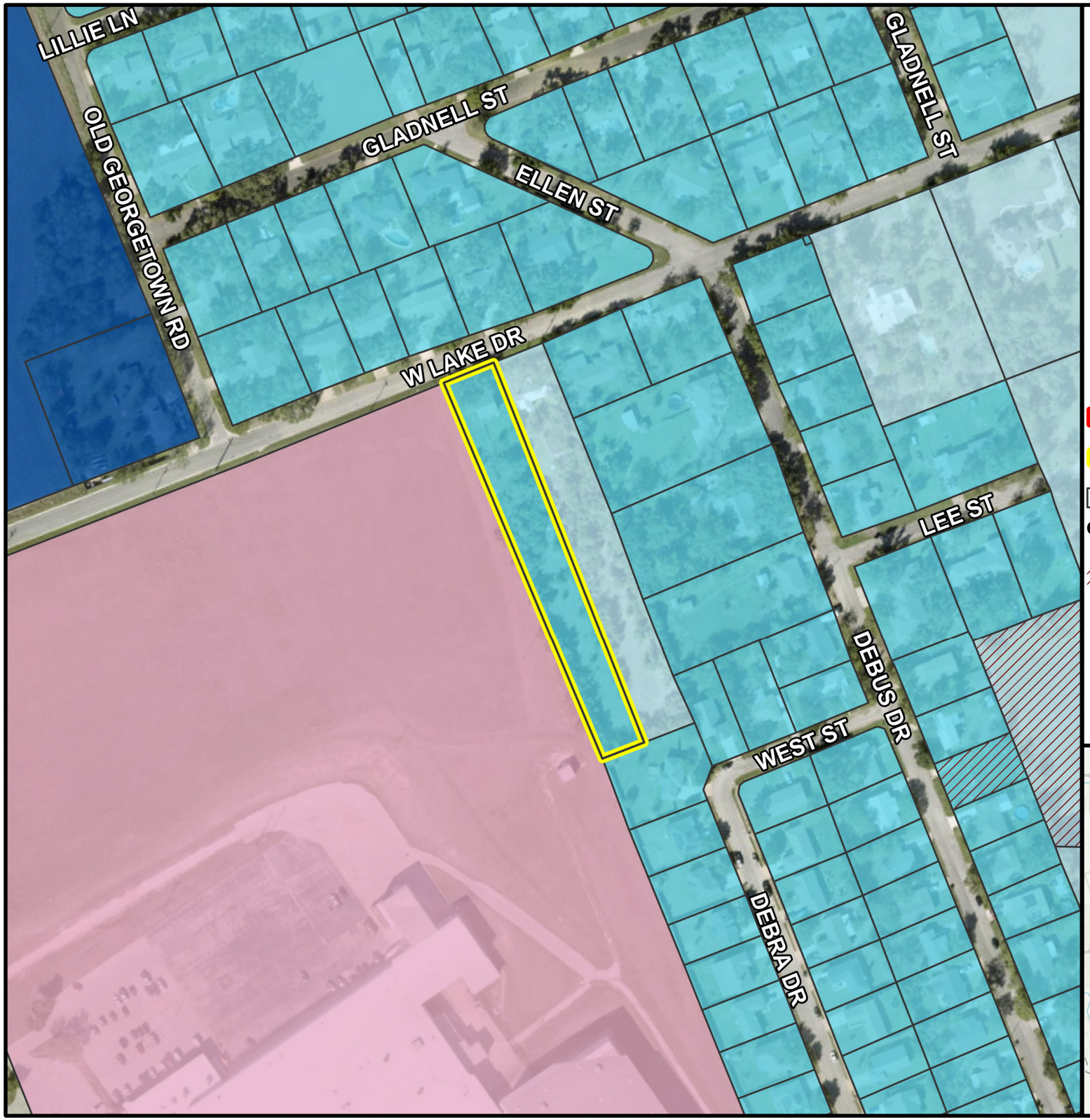
City Limits
Subject Property
Parcels

Overlay Zoning
Planned Development Overlay
P1: Nature

Place Type Zoning
P2: Rural
P2.5: Large Lot
P3: Neighborhood
P4: Mix

N 0 200 400
Feet





Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2085

2313 West Lake Dr.
Place Type Change Request
Proposed Zoning Map
Approximately 1.0 acres

- City Limits
- Subject Property
- Parcels

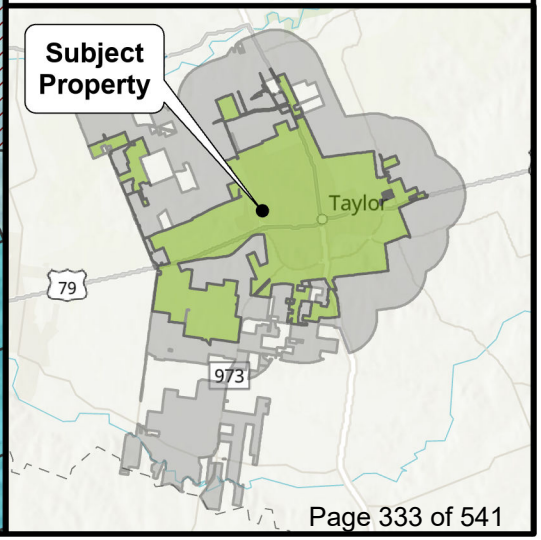
Overlay Zoning

- Planned Development Overlay

Place Type Zoning

- P2.5: Large Lot
- P3: Neighborhood
- P5: Urban Center
- EC: Employment Center

N 0 200 400
Feet



City of Taylor
City Council

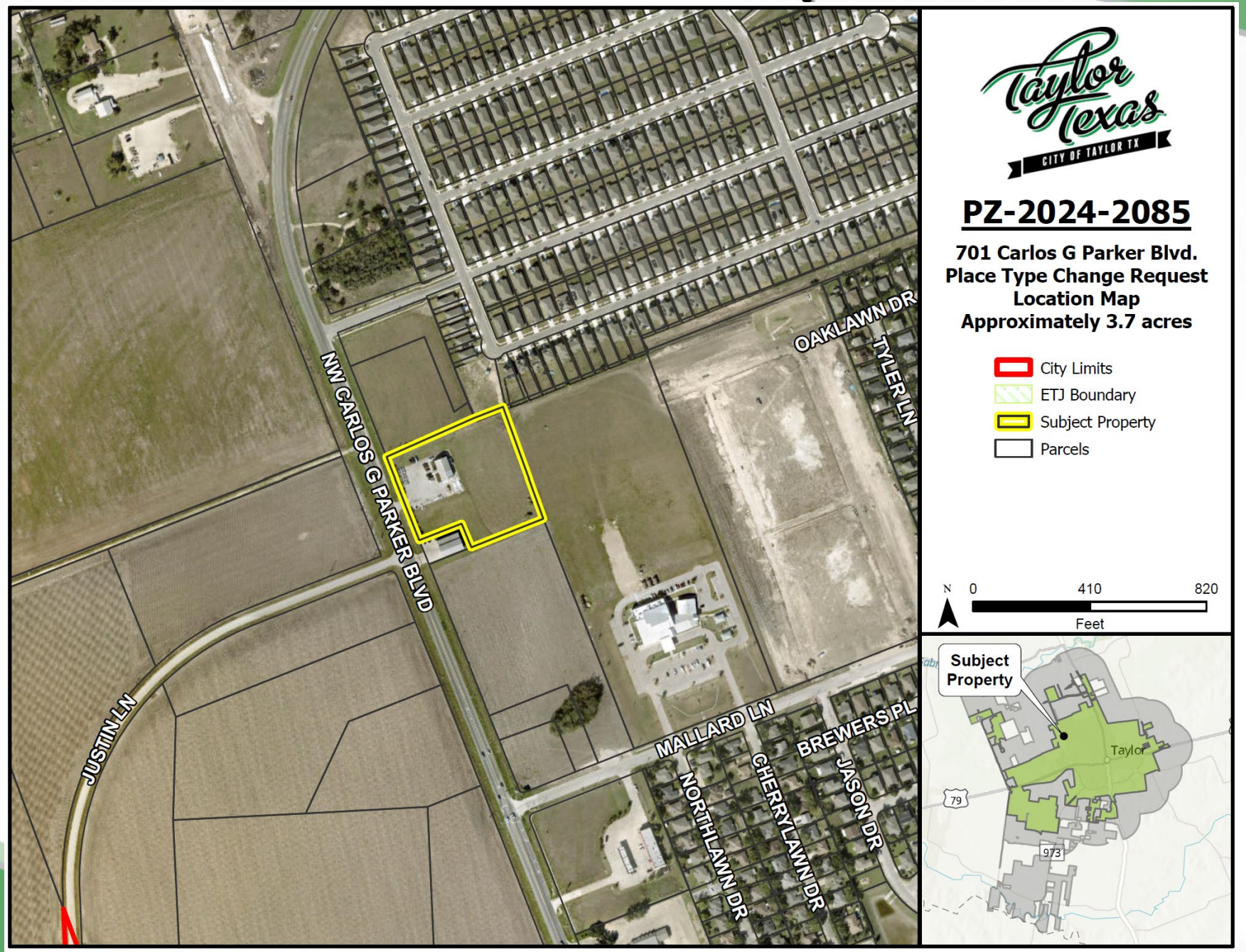
May 23, 2024

PZ-2024-2085

Place Type Change Requests

701 Carlos G. Parker NW
P5 – Urban Center to EC – Employment Center

Location Map



Place Type (Zoning)
From → To



4.2.3.8 P5: URBAN CENTER

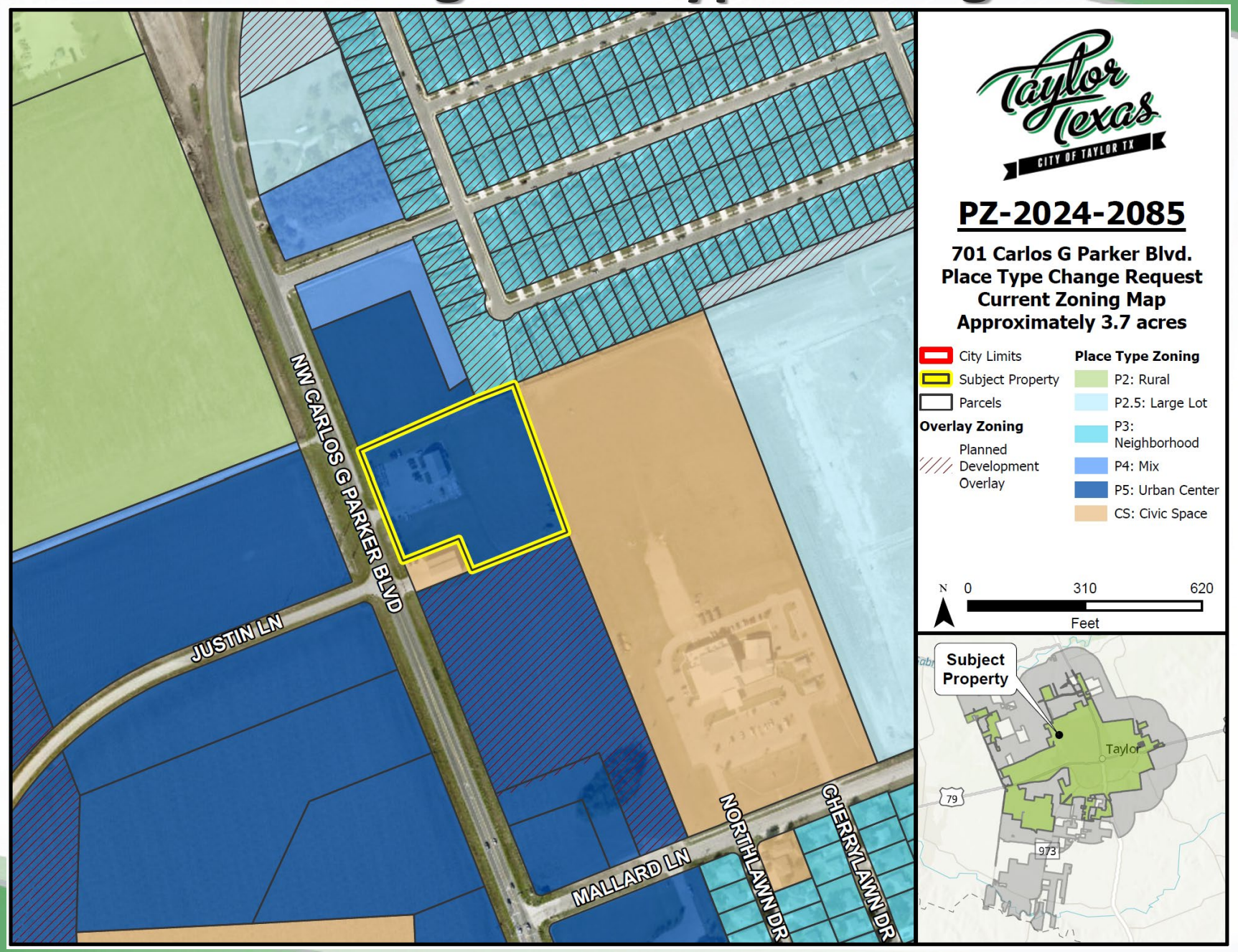
The P5 Urban Center Place Type regulates a higher intensity mixture of building types that accommodate commercial, retail, offices, hotels, and residential. Buildings are set close to the sidewalk with high pedestrian and vehicle traffic. P5 promotes a continuous line of buildings and wide sidewalks critical to defining the public frontage.



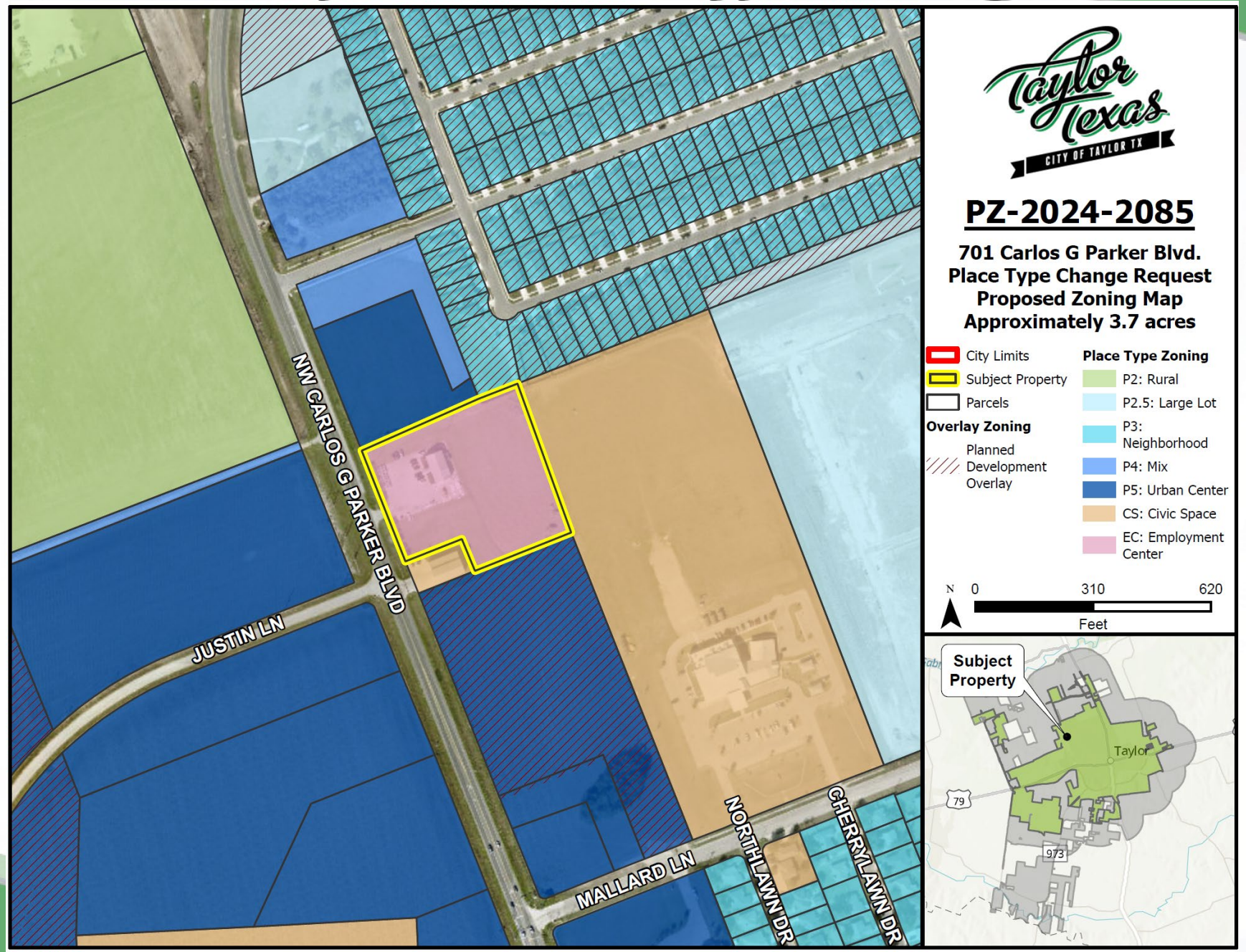
4.2.3.9 EC: EMPLOYMENT CENTER

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.

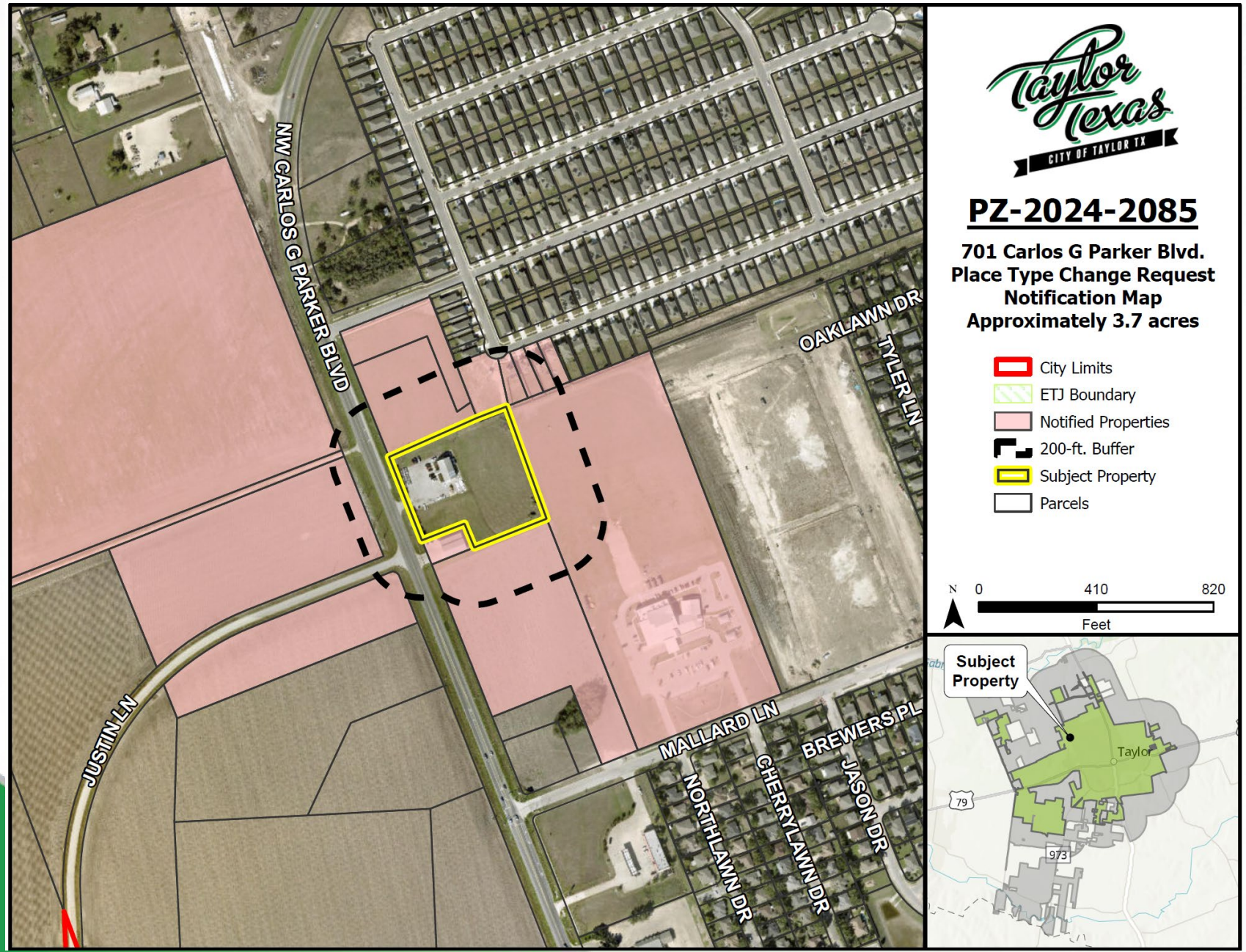
Existing Place Type Zoning



Proposed Place Type Zoning



Notification Map



- 14 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received no responses in opposition or approval of the request from the notified parties.

Planning & Zoning Commission

Planning & Zoning Commission recommended **Conditional Approval** of the change from P5 – Urban Center to EC – Employment Center.

Conditions for Approval:

- The Employment Center Plan provides sufficient protection for the adjoining residential properties from the proposed office warehouse/retail uses and any other Employment Center uses are limited to those that are compatible with the adjoining neighborhood.

2103 Donna Drive
P4 – Mix to P3 – Neighborhood

Location Map



Place Type (Zoning)
From → To



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.



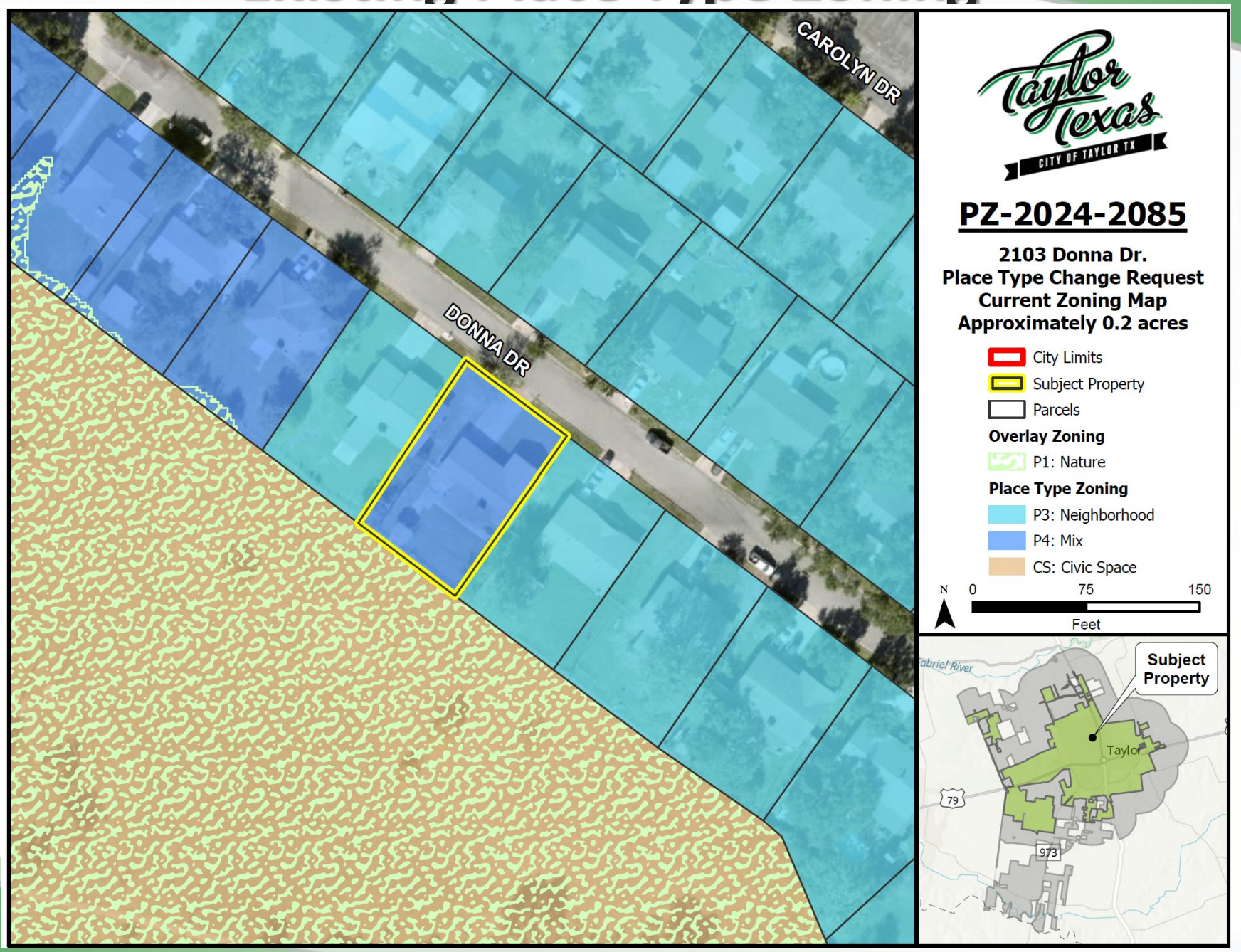
4.2.3.5 P3: NEIGHBORHOOD

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.

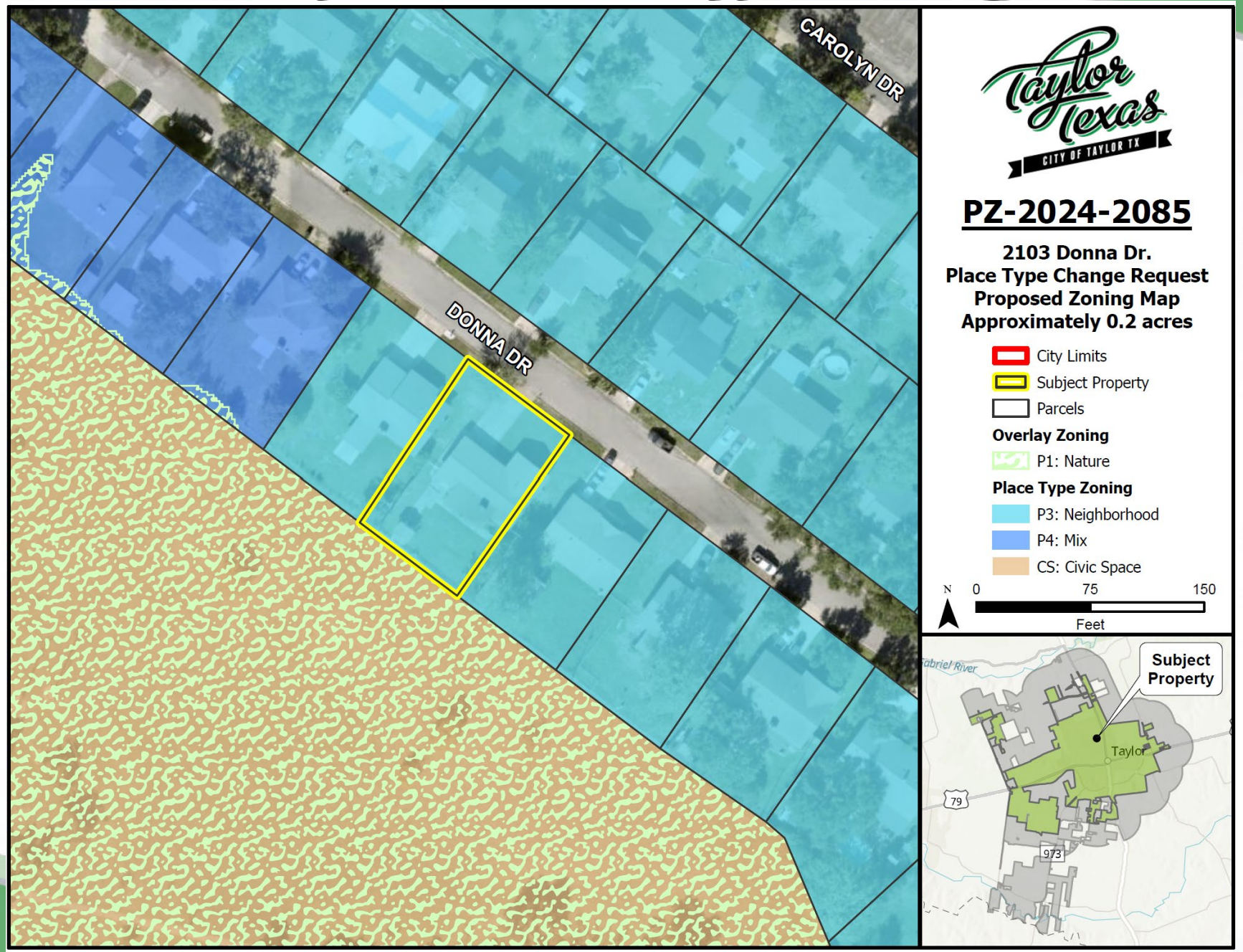
Building Types: Detached & Attached Dwellings, Cottage Court, Duplex, Accessory Dwelling Unit, Residential Accessory, and Civic Buildings.

Land Development Code – Page 129

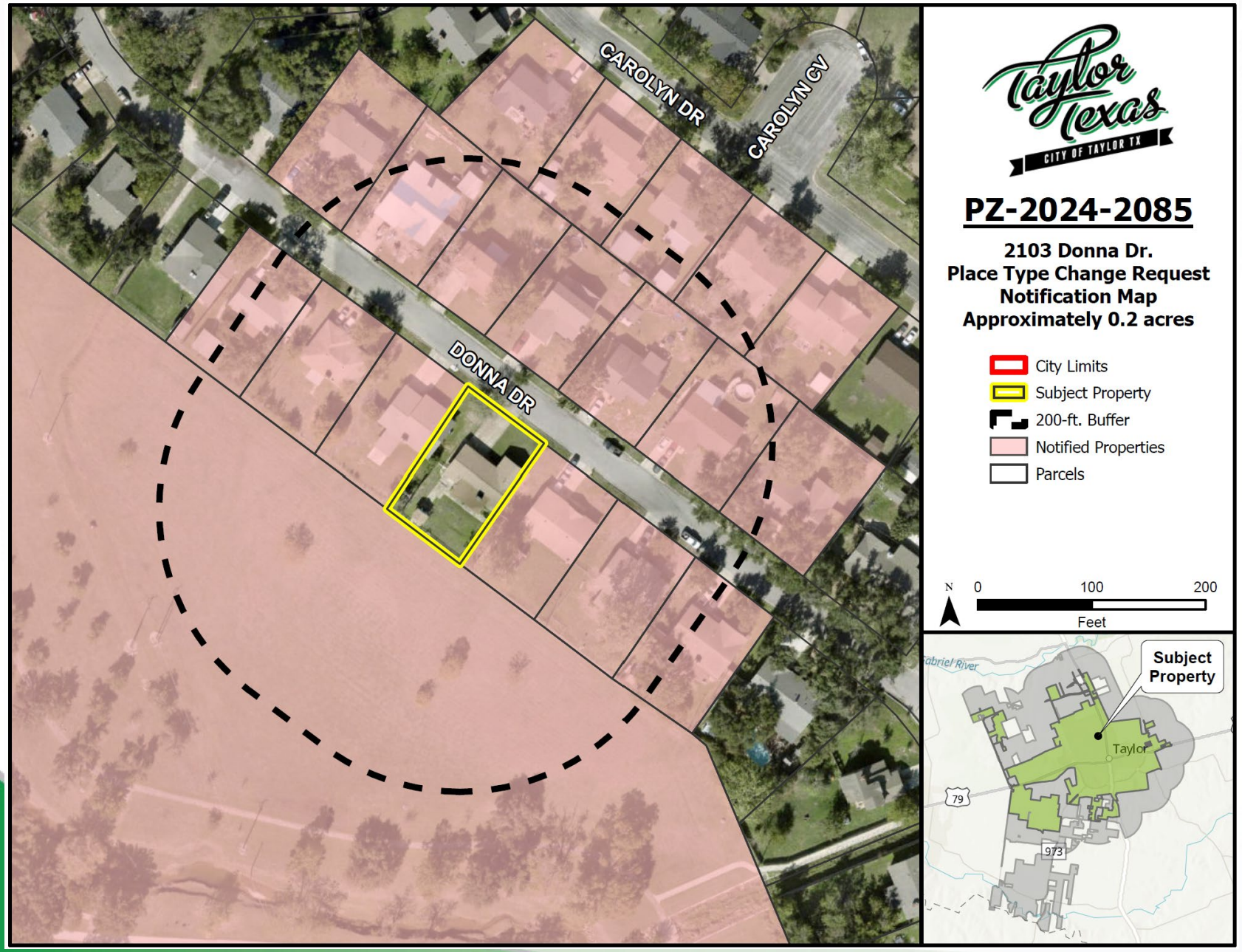
Existing Place Type Zoning



Proposed Place Type Zoning



Notification Map



Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2085

2103 Donna Dr.
Place Type Change Request
Notification Map
Approximately 0.2 acres

City Limits
Subject Property
200-ft. Buffer
Notified Properties
Parcels

N 0 100 200
Feet

- 20 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received no responses in opposition or approval of the request from the notified parties.

Taylor Texas
CITY OF TAYLOR TX

Planning & Zoning Commission

Planning & Zoning Commission recommends **Approval** of the change from P4 – Mix to P3 – Neighborhood.

2313 W. Lake Drive
P2.5 – Large Lot to P4 – Mix

Place Type (Zoning)
From → To



4.2.3.4 P2.5: LARGE LOT

The P2.5 Large Lot Place Type includes properties that are one (1) acre or greater.



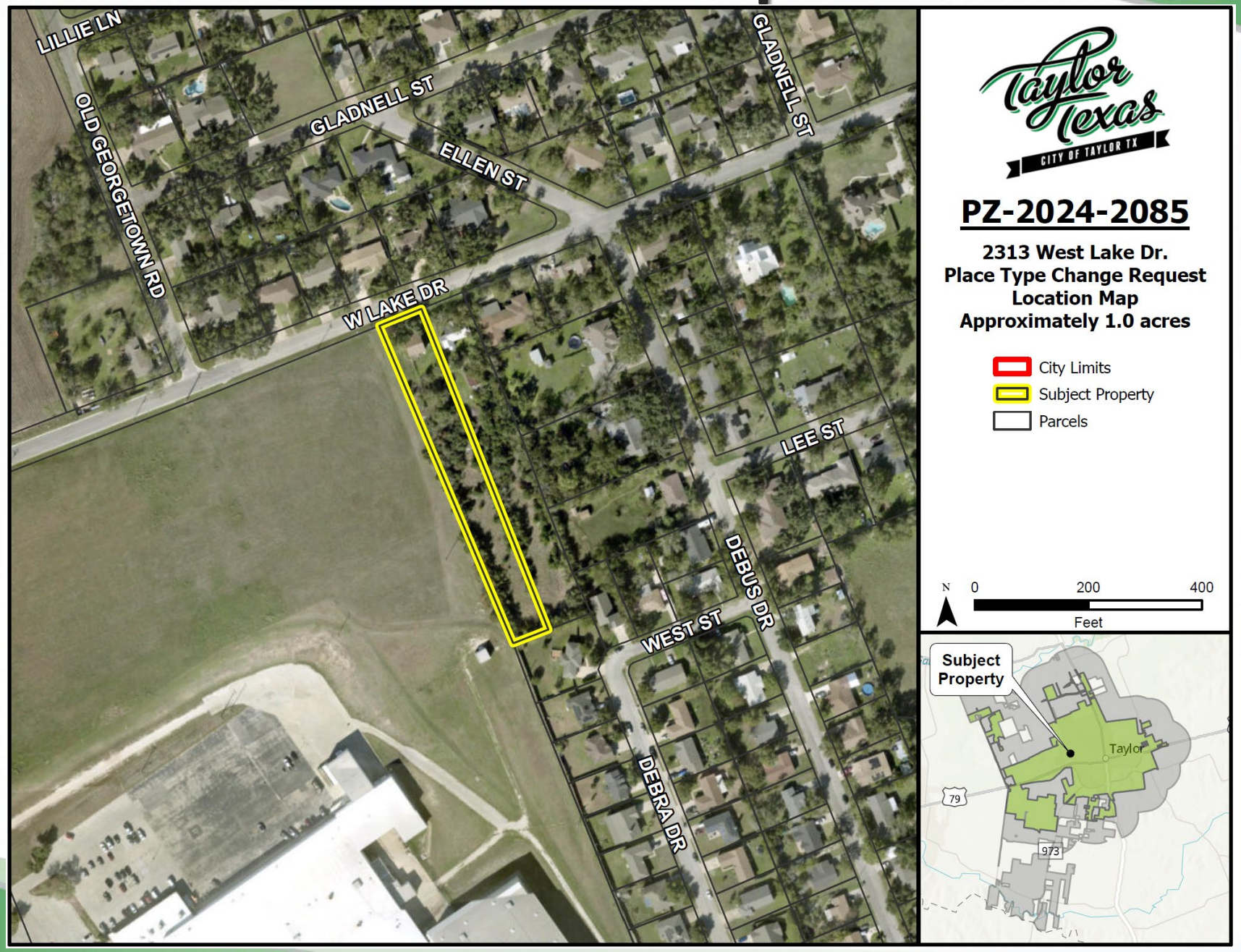
4.2.3.4 P2.5: LARGE LOT

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.

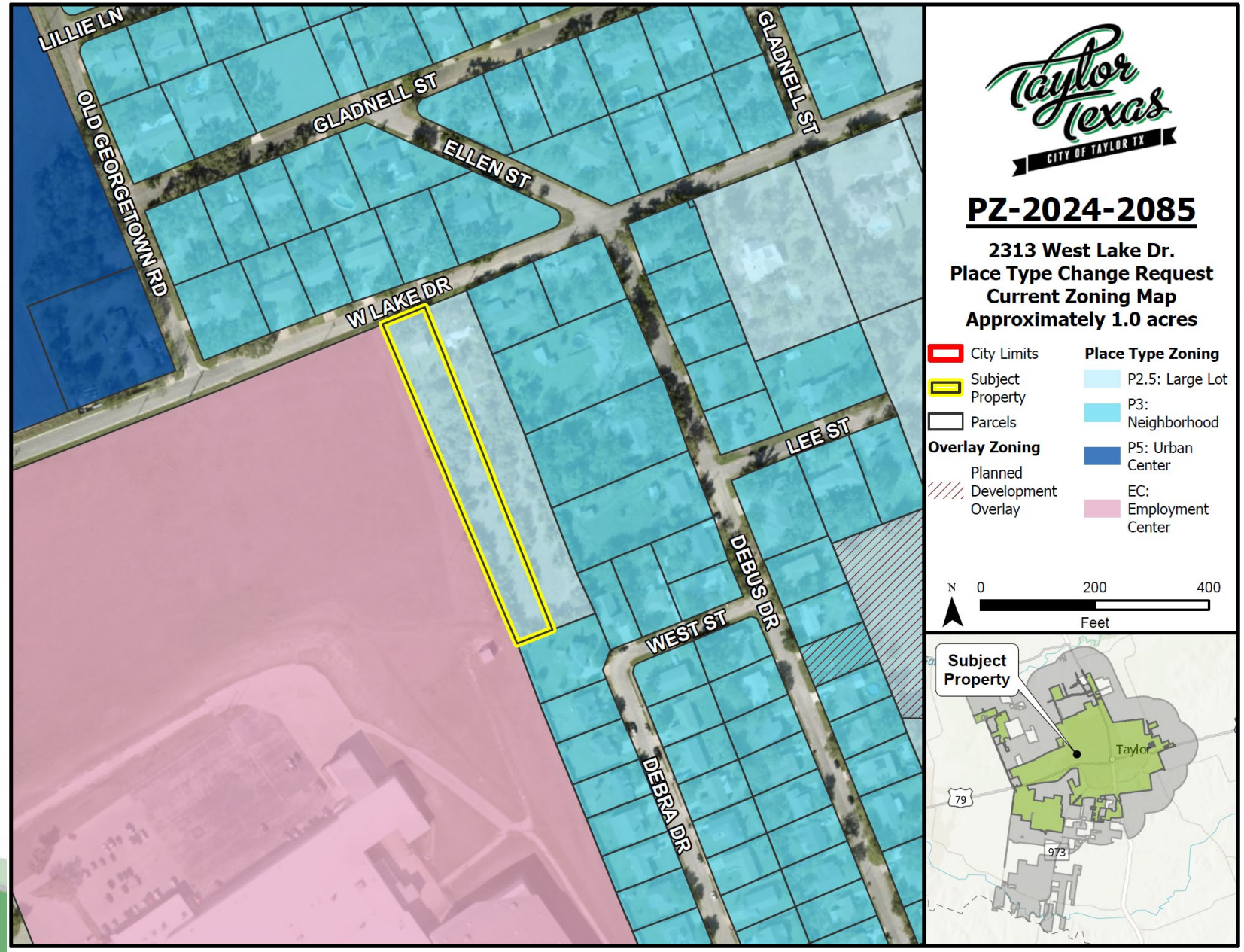


The P4 Mix Place Type functions as a smooth transition from commercial-oriented P5 Urban Center Place Type outward to the established residential P3 Neighborhood Place Type. P4 Mix regulates a variety of building types ranging from smaller commercial buildings to intermixed house-form commercial and 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.

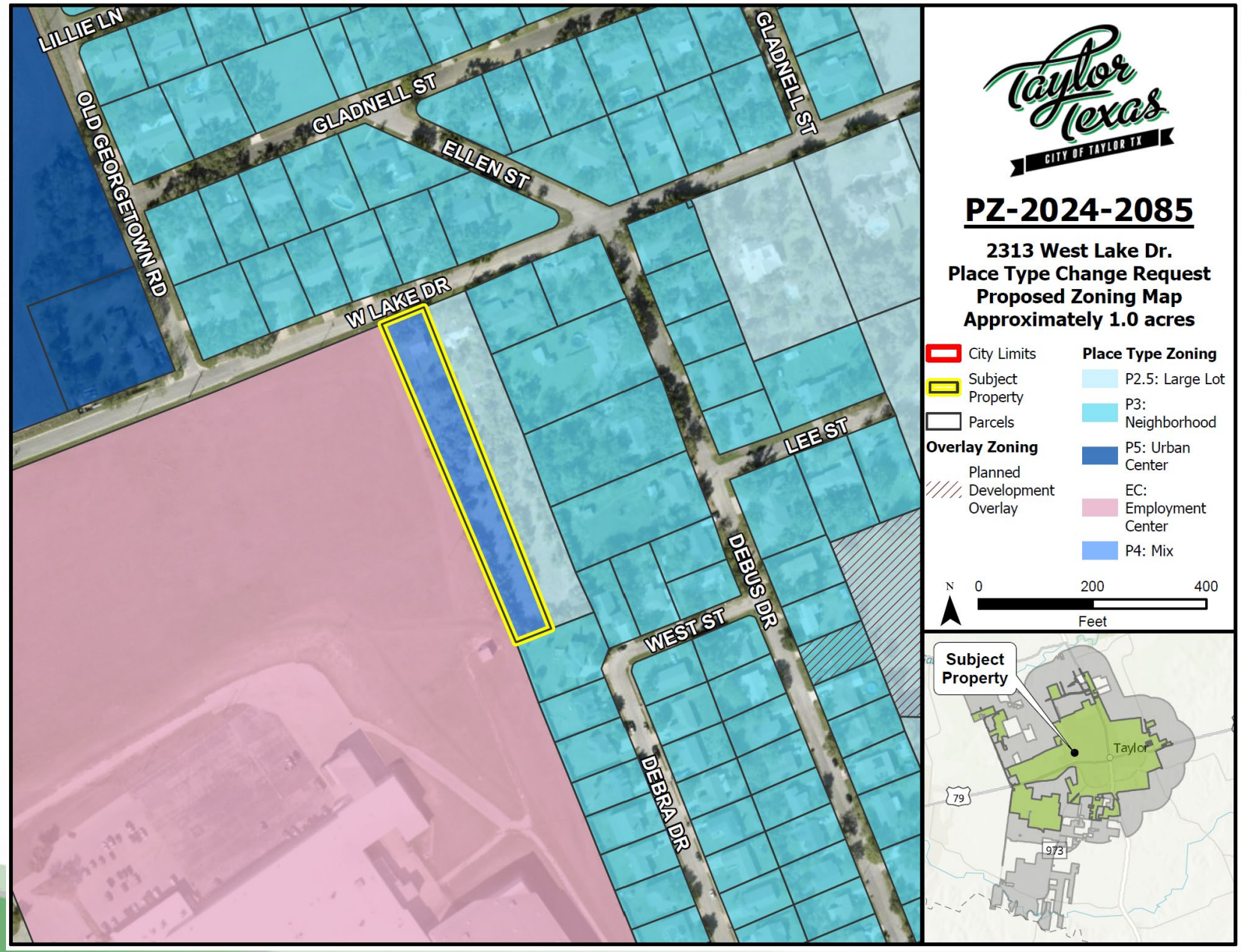
Location Map



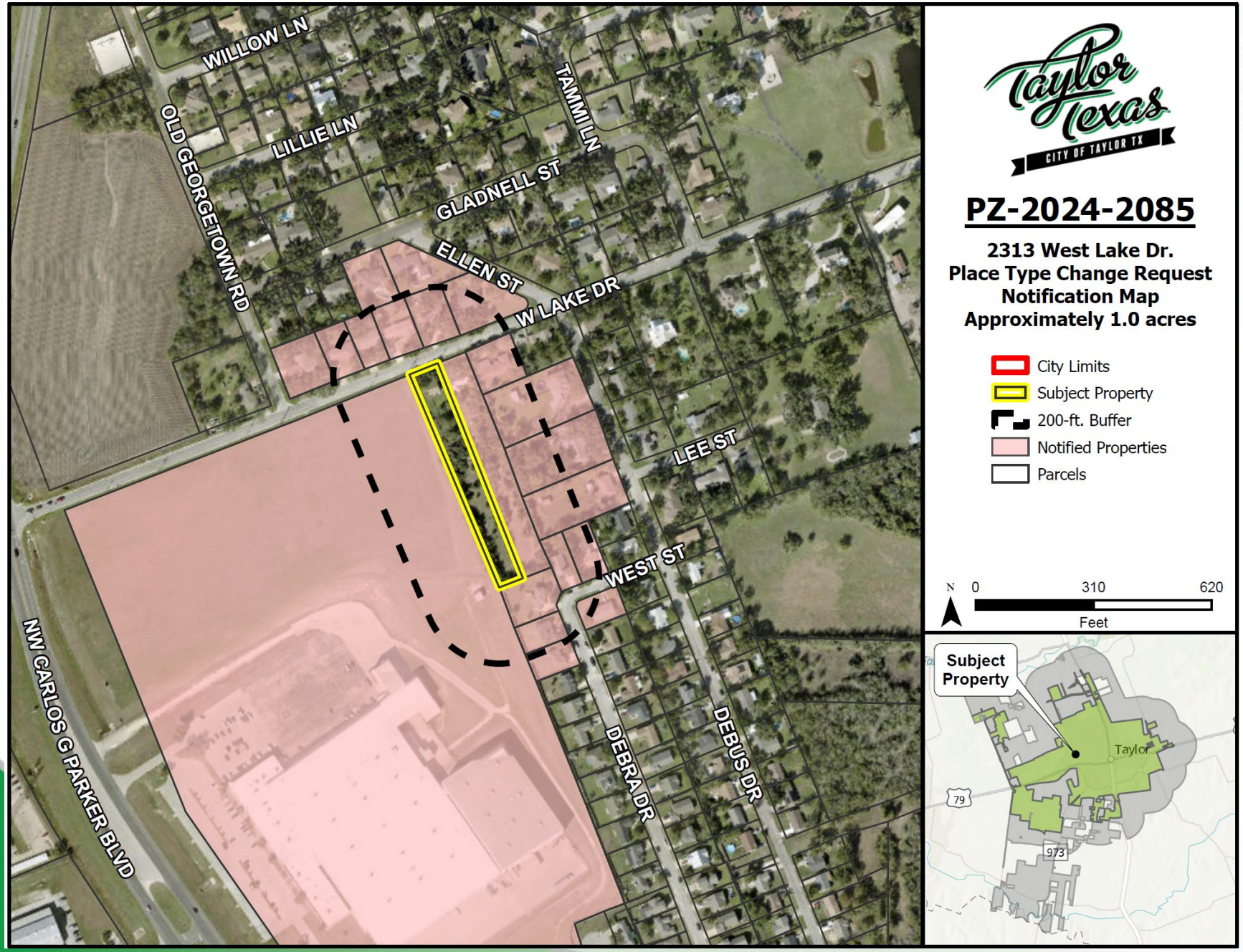
Existing Place Type Zoning



Proposed Place Type Zoning



Notification Map



- 20 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received no responses in opposition or approval of the request from the notified parties.

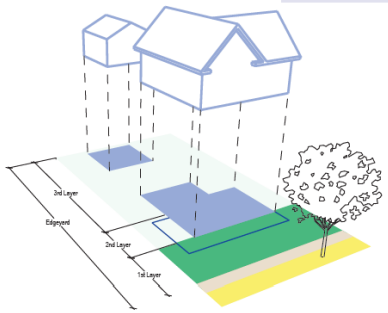
Place Type (Zoning)



4.2.3.5 P3: NEIGHBORHOOD

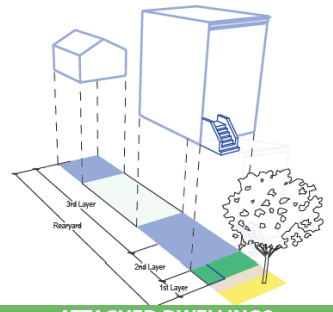
The P3 Neighborhood Place Type generally includes low-density residential areas. P3 is adjacent to higher density Place Types that have some mixed-use buildings. Setbacks vary from relatively deep to shallow. The roads and blocks may be irregular to accommodate natural conditions.

5.2.3: RESIDENTAL BUILDING TYPES



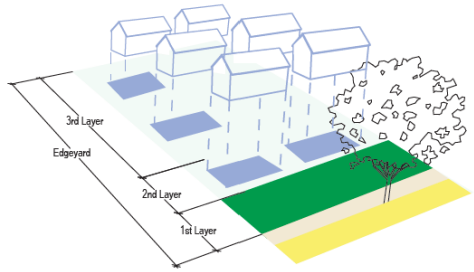
DETACHED DWELLING

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.

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	●

Planning & Zoning Commission

Planning & Zoning Commission recommends **Denial** of the change from P2.5 – Large Lot to P4 – Mix.

Planning & Zoning recommended **Approval** to a change to P3 – Neighborhood.

3705 Old Georgetown Road
CS – Civic Space to P2 – Rural

Place Type (Zoning)
From → To



4.2.3.10 CS: CIVIC SPACE TABLE

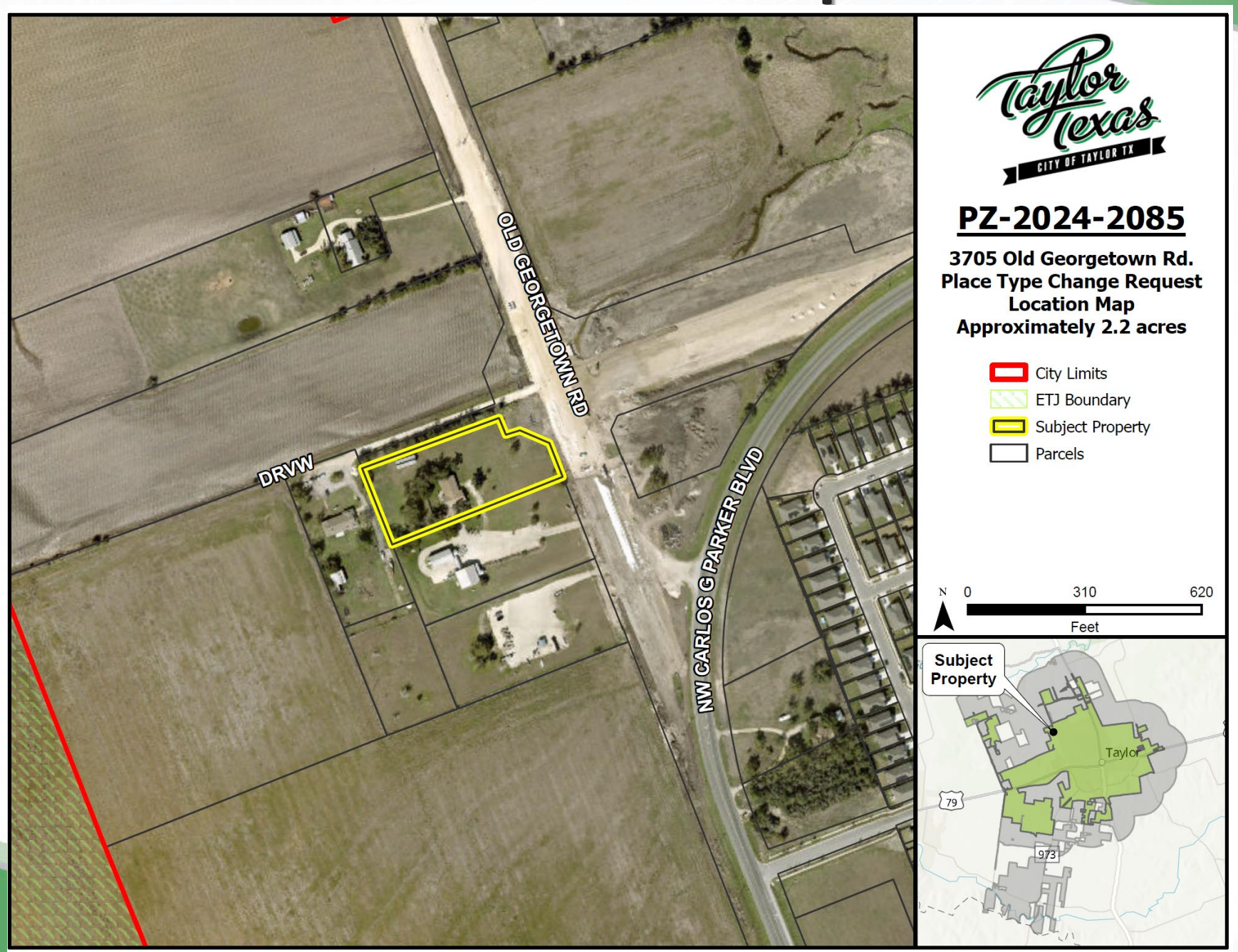
Civic Spaces and/or Civic Buildings serve as community features appropriate to their Place Types. Civic Spaces provide relief from the urban environment inside each neighborhood. See Civic Space Types below:



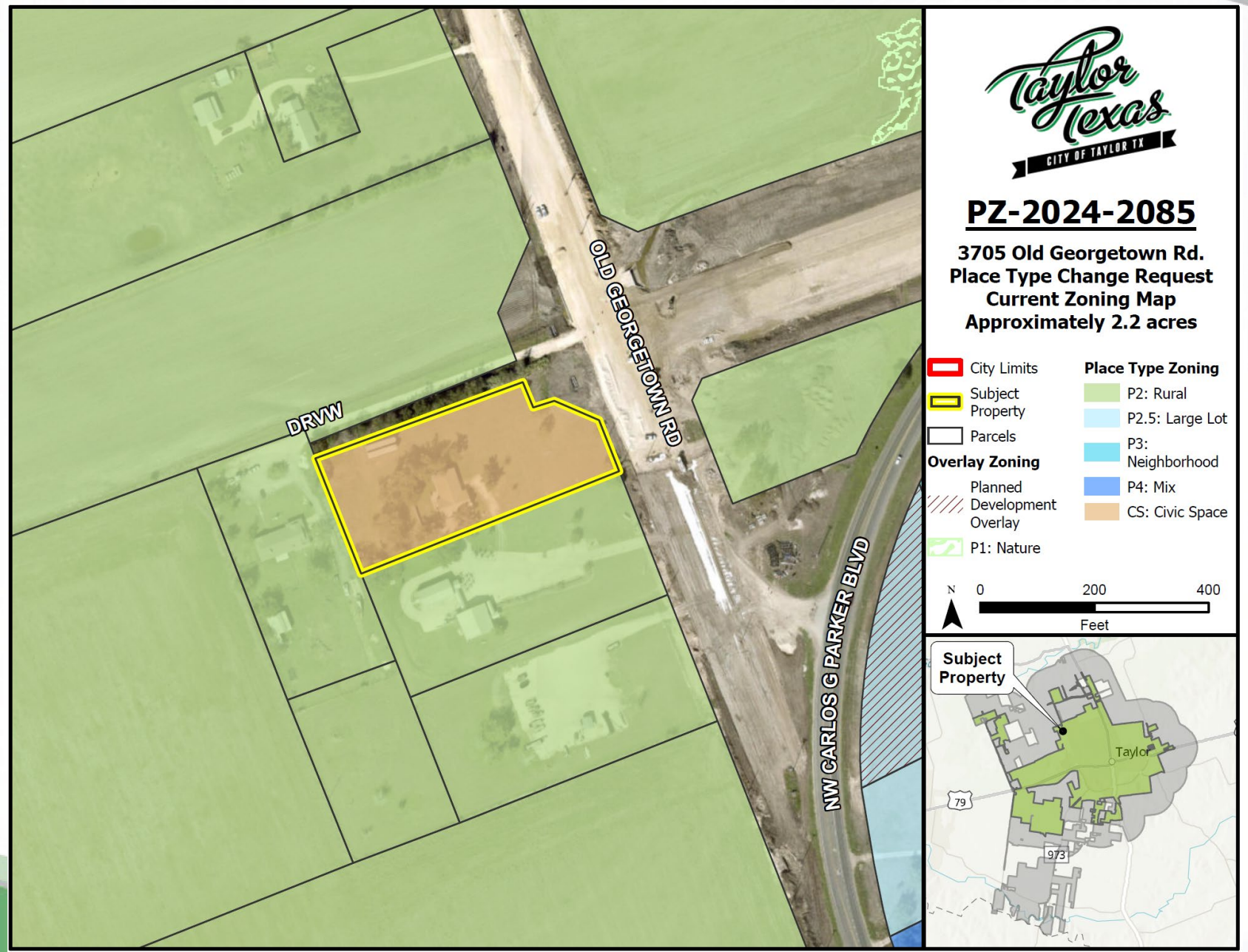
4.2.3.2 P2: RURAL

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.

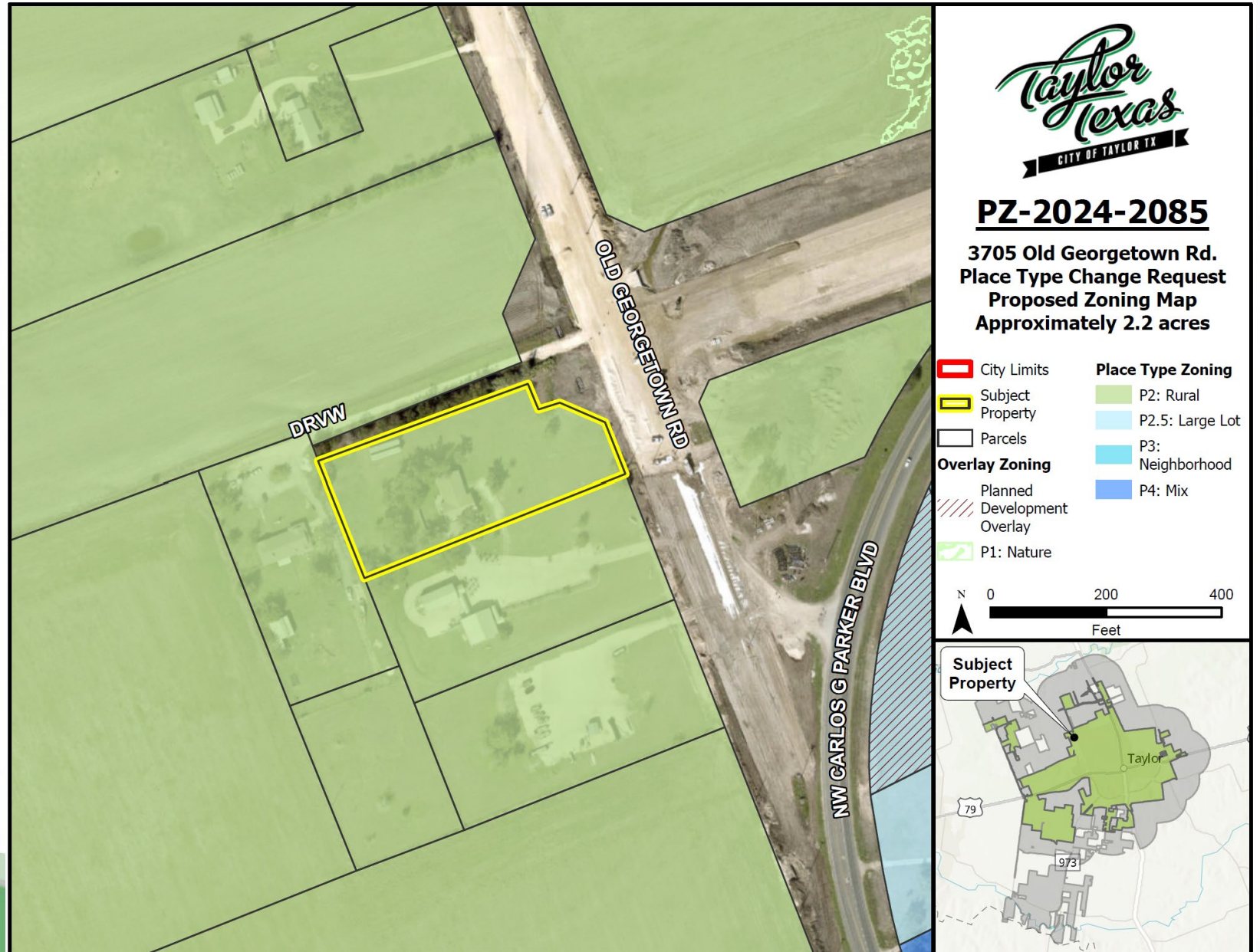
Location Map



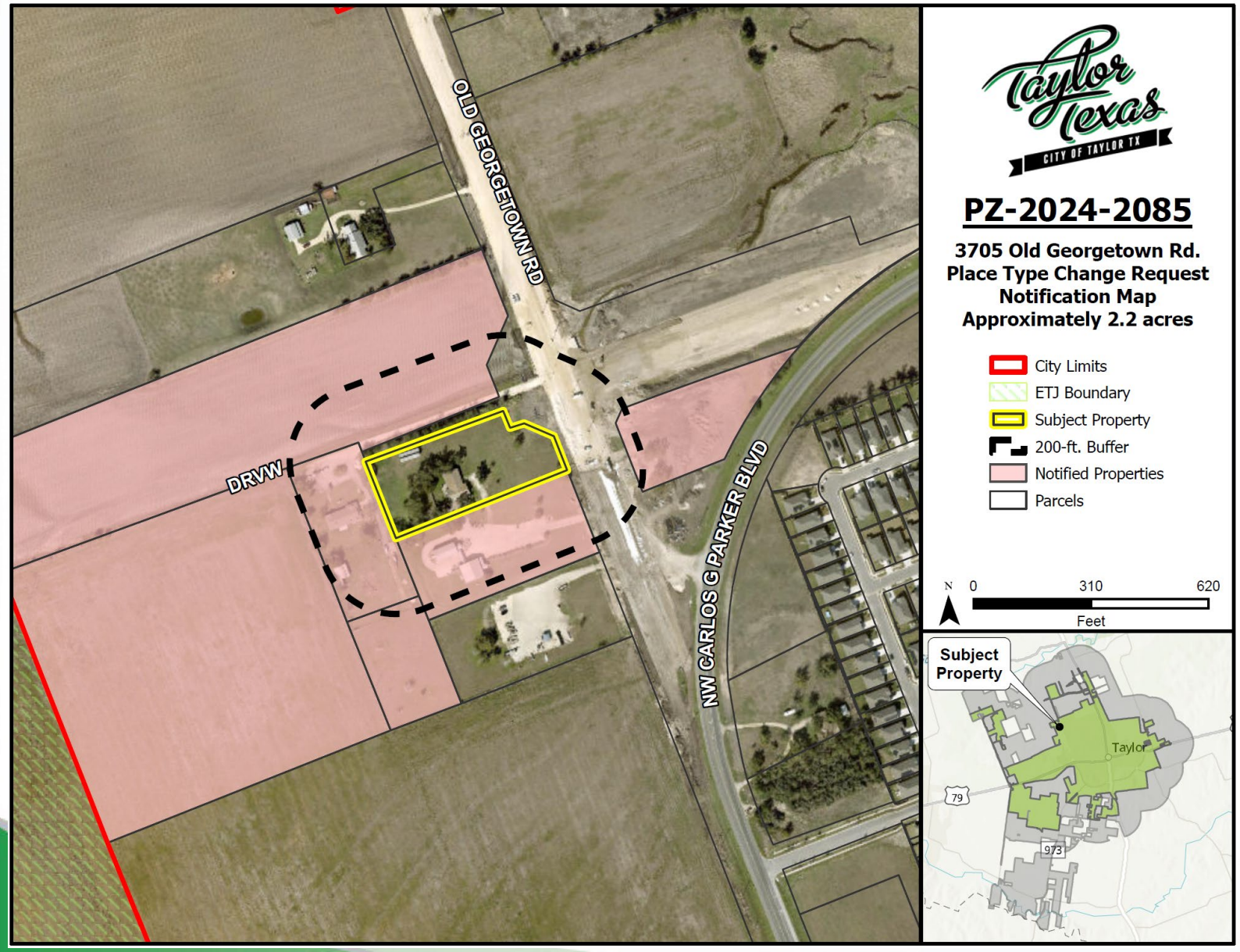
Existing Place Type Zoning



Proposed Place Type Zoning



Notification Map



- 7 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff did not receive any responses in opposition or approval of the request from the notified parties.

Planning & Zoning Commission

Planning & Zoning Commission recommends **Approval** of the change from CS – Civic Space to P2 – Rural.

City Council Meeting
May 23, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life

Agenda Item Number: 9.

Agenda Title: **Consider Resolution R24-14 enacting Charter Amendments.**

Council Action to be Taken: Approve Resolution.

Department Submitted: City Management

Staff Contact: Jeffery Jenkins, Deputy City Manager

1. PURPOSE / DESCRIPTION

The City placed Charter Amendments A-D and Charter Amendment F on the May 4, 2024 ballot. This resolution adopts these charter amendment and they will be incorporated into the charter.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City of Taylor received a charter initiative for Proposition measure A-D and the city also added Proposition Measure F to the list of charter amendments to be placed on the May 4th ballot. All items passed, and this resolution adopts these amendments. Below are some additional points and background for these items:

- This resolution adopts these amendments, and they are enacted within the charter.
- Proposition A- Pay for Council will be based on the previous ordinance from the May 9, 2024 meeting and will be paid at $125 for the May 23rd meeting. Then pay continues for future meetings at $125 a meeting for up to two meetings in a month.
- Proposition C- The individual winning the at-large position for the City of Taylor in May 2026 shall be elected Mayor and until such time, the Mayor shall be elected by the City Council per the Ordinance calling the election, 2024-05.
- The next charter election can be held November 2026.

3. PROS and CONS

PROS	CONS
• NA	• NA

4. RECOMMENDATION

Approve resolution

5. FUNDING SOURCE

NA

6. TIMELINE

Adopted tonight.

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. Resolution R24-14 Ordering Charter Amendments Adopted May 2024
2. Ord 2024-05 Ordering special election, Charter amendment - measures (initiative) (1)
3. Ord 2024-06 Ordering special election, Charter Section 6.4, polling locations
4. #9 - Presentation - R24-14 Charter Amendments

RESOLUTION NO. R24-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, ORDERING AND DECLARING THE MAY 2024 CHARTER AMENDMENTS, AS APPROVED BY THE VOTERS OF THE CITY OF TAYLOR, ADOPTED.

WHEREAS, on May 4th, 2024, the City of Taylor held an election on the adoption of amendments to the City's Home Rule Charter; and

WHEREAS, on May 14, 2024 the City Council canvassed the votes of said election; and

WHEREAS, Texas Local Government Code Section 9.05 (b) provides that an amendment to a charter does not take effect until the governing body of the municipality enters an order in the records of the municipality declaring that the amendment is adopted; and

WHEREAS, pursuant to notice of a public meeting held in compliance with the Texas Open Meetings Act, the City Council of the City of Taylor, Texas, convened into a regular meeting of the City Council on this the 23rd day of May 2024 for the purpose of entering an order into the records of the City and declaring that the amendments to the City Charter are adopted.

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

Section One: Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section Two: Proceedings. That an election was duly called and held on May 4th, 2024, and final votes were canvassed on May 14, 2024, on the question of the adoption of amendments to the City of Taylor Home Rule Charter, where it was determined that all legal votes were properly counted.

Section Three: Immediate Adoption of Amendments. It is hereby ordered that the amendments passed and approved by the voters as **stated in Measures A through D and F,** attached herein as Exhibit A and B, are hereby adopted and that the corresponding measure language is hereby incorporated into the City of Taylor's Charter.

Section Four: Election of Mayor. The individual winning the at-large position for the City of Taylor in May of 2026 shall be elected Mayor and until such time the Mayor shall be elected by the City Council.

Section Five: The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

PASSED AND APPROVED on the __23rd__ day of __May__ 2024.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

ATTACHMENT "A"

Measure A

Sec. 4.5. - Compensation.

Each Councilmember and the Mayor shall receive compensation of $125 each for attendance at City Council meetings ~~established by ordinance~~ provided Council members shall not receive compensation for more than two (2) meetings in any one month. Councilmembers shall be entitled to reimbursement of necessary expenses incurred in the performance of their official duties when approved by the Council.

Measure B

Sec. 8.1. - Enactment.
Each proposed ordinance shall first be introduced in written form and shall not contain more than one subject clearly stated in the title or ordinance caption, except general appropriation ordinances may contain various subjects and accounts for which money is to be appropriated. Each proposed non-emergency ordinance shall be adopted by the City Council in any City Council meeting subsequent to and not less than 72 hours after the meeting in which the proposed non-emergency ordinance was introduced. Proposed emergency ordinances may be adopted by the City Council in the same meeting in which the proposed emergency ordinance is introduced, provided the proposed emergency ordinance receives a unanimous vote of all Councilmembers present when a vote regarding passage of the emergency ordinance is taken. An emergency ordinance is an ordinance deemed by the City Council necessary for the immediate preservation of public peace, property, health, safety, or necessary to maintain the usual daily operation of the City. Emergency ordinances shall state within the ordinance the emergency requiring immediate adoption by the City Council without introduction in a prior City Council meeting.

Measure C

Sec. 7.1. - Generally

The governing body of the City shall consist of a five (5) member City Council under which four (4) of the Councilmembers are elected from the particular single-member district in which they reside, and one (1) City Councilmember is elected at large by the qualified voters of the City. The Councilmember elected to the at large position shall also serve as the Mayor. ~~A Mayor shall be elected by the five (5) total elected Councilmembers, from among its members each of whom serve at the pleasure of the City Council.~~ The Mayor shall preside at meetings of the City Council, be recognized as head of the City government for all ceremonial purposes and by the governor for purposes of military law, but shall have no administrative duties. The Mayor Pro Tem shall act as Mayor during the absence or disability of the Mayor. The City Council shall meet regularly at least once every month at such times and places as the Council may prescribe by rule. Special meetings

may be held on the call of the Mayor or of the City Council. The City Council shall see that all ordinances necessary and proper for carrying out the powers and duties herein specified are passed, and that they are enforced by the City Manager. The City Council shall promote the welfare of the City and its inhabitants in any way deemed proper subject only to limitations imposed by the Constitution, State law, and by this Charter.

Measure D

Sec. 7.1. - Generally

The governing body of the City shall consist of a five (5) member City Council under which four (4) of the Councilmembers are elected from the particular single-member district in which they reside, and one (1) City Councilmember is elected at large by the qualified voters of the City. A Mayor shall be elected by the five (5) total elected Councilmembers, from among its members each of whom serve at the pleasure of the City Council. The Mayor shall preside at meetings of the City Council, be recognized as head of the City government for all ceremonial purposes and by the governor for purposes of military law, but shall have no administrative duties. The Mayor Pro Tem shall act as Mayor during the absence or disability of the Mayor. The City Council shall meet regularly at least once every month at such times and places as the Council may prescribe by rule. Special meetings may be held on the call of the Mayor or of the City Council. The City Council shall see that all ordinances necessary and proper for carrying out the powers and duties herein specified are passed, and that they are enforced by the City Manager. <u>All City Council meetings presided over by the Mayor or Mayor Pro Tem in their duties as an elected official shall be held within the city limits of the City of Taylor.</u> The City Council shall promote the welfare of the City and its inhabitants in any way deemed proper subject only to limitations imposed by the Constitution, State law, and by this Charter.

ATTACHMENT "B"

Measure F

Sec. 6.4. - Polling places.

Polling places shall be established by the City Council consistent with the requirements of state law.

~~The polling place for the election of City Councilmembers will be at a convenient location within each respective district. For all other elections the City Council may from time to time, create and designate such polling places within the City as may be deemed proper.~~

ORDINANCE NO. 2024-05

AN ORDINANCE ORDERING A SPECIAL ELECTION TO BE HELD IN THE CITY OF TAYLOR, TEXAS, ON SATURDAY, MAY 4, 2024, FOR THE PURPOSE OF AMENDING THE CITY CHARTER.

WHEREAS, Section 9.004, Texas Local Government Code requires City Council to order an election on amendments to the charter when proposed charter amendments are supported by a petition signed by a number of qualified voters of the municipality equal to at least five percent of the number of qualified voters of the municipality or 20,000, whichever number is the smaller; and

WHEREAS, proposed charter amendments were submitted to the City by petition, and it was determined that the number of signatories was equal to at least five percent of the number of qualified voters of the City of Taylor.

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

1. A special election is hereby ordered to be held in the City of Taylor, Texas, on Saturday, May 4, 2024, for the purpose of considering certain charter amendments submitted by petition by the citizens of Taylor.

2. This special election shall be held in conjunction with the City's general election on the same date.

3. The following measures, with underlined language being additions (added) to the Charter and strike-through language being deletions (deleted) from the Charter, shall be submitted to the qualified voters of the City in accordance with Section 9.004 of the Texas Local Government Code and other applicable laws.

4. Should Proposition C be approved then the Mayor shall be first elected by the citizens as the at-large position in May of 2026 and until such time the Mayor shall be continued to be elected by City Council.

Proposition A

Shall Section 4.5 of the City Charter be amended to set council compensation at $125 for each councilmember and the Mayor per meeting rather than established by ordinance?

Measure A

Sec. 4.5. - Compensation.

Each Councilmember and the Mayor shall receive compensation of $125 each for attendance at City Council meetings ~~established by ordinance~~ provided Council members shall not receive compensation for more than two (2) meetings in any one month. Councilmembers shall be entitled to reimbursement of necessary expenses incurred in the performance of their official duties when approved by the Council.

Proposition B

Shall Section 8.1 of the City Charter be amended to require a minimum period of 72 hours between meetings from the time a non-emergency ordinance is introduced to the time it can be adopted?

Measure B

Sec. 8.1. - Enactment.
Each proposed ordinance shall first be introduced in written form and shall not contain more than one subject clearly stated in the title or ordinance caption, except general appropriation ordinances may contain various subjects and accounts for which money is to be appropriated. Each proposed non-emergency ordinance shall be adopted by the City Council in any City Council meeting subsequent to and not less than 72 hours after the meeting in which the proposed non-emergency ordinance was introduced. Proposed emergency ordinances may be adopted by the City Council in the same meeting in which the proposed emergency ordinance is introduced, provided the proposed emergency ordinance receives a unanimous vote of all Councilmembers present when a vote regarding passage of the emergency ordinance is taken. An emergency ordinance is an ordinance deemed by the City Council necessary for the immediate preservation of public peace, property, health, safety, or necessary to maintain the usual daily operation of the City. Emergency ordinances shall state within the ordinance the emergency requiring immediate adoption by the City Council without introduction in a prior City Council meeting.

Propositions C

Shall Section 7.1 of the City Charter be amended to designate that the councilmember elected to the At-Large position shall serve as the Mayor?

Measure C

Sec. 7.1. - Generally

The governing body of the City shall consist of a five (5) member City Council under which four (4) of the Councilmembers are elected from the particular single-member district in which they reside, and one (1) City Councilmember is elected at large by the qualified voters of the City. The Councilmember elected to the at large position shall also serve as the Mayor. ~~A Mayor shall be elected by the five (5) total elected Councilmembers, from among its members each of whom~~

~~serve at the pleasure of the City Council.~~ The Mayor shall preside at meetings of the City Council, be recognized as head of the City government for all ceremonial purposes and by the governor for purposes of military law, but shall have no administrative duties. The Mayor Pro Tem shall act as Mayor during the absence or disability of the Mayor. The City Council shall meet regularly at least once every month at such times and places as the Council may prescribe by rule. Special meetings may be held on the call of the Mayor or of the City Council. The City Council shall see that all ordinances necessary and proper for carrying out the powers and duties herein specified are passed, and that they are enforced by the City Manager. The City Council shall promote the welfare of the City and its inhabitants in any way deemed proper subject only to limitations imposed by the Constitution, State law, and by this Charter.

Proposition D

Shall Section 7.1 of the City Charter be amended to require that all meetings of the City Council shall be held within the City of Taylor?

Measure D

Sec. 7.1. - Generally

The governing body of the City shall consist of a five (5) member City Council under which four (4) of the Councilmembers are elected from the particular single-member district in which they reside, and one (1) City Councilmember is elected at large by the qualified voters of the City. A Mayor shall be elected by the five (5) total elected Councilmembers, from among its members each of whom serve at the pleasure of the City Council. The Mayor shall preside at meetings of the City Council, be recognized as head of the City government for all ceremonial purposes and by the governor for purposes of military law, but shall have no administrative duties. The Mayor Pro Tem shall act as Mayor during the absence or disability of the Mayor. The City Council shall meet regularly at least once every month at such times and places as the Council may prescribe by rule. Special meetings may be held on the call of the Mayor or of the City Council. The City Council shall see that all ordinances necessary and proper for carrying out the powers and duties herein specified are passed, and that they are enforced by the City Manager. <u>All City Council meetings presided over by the Mayor or Mayor Pro Tem in their duties as an elected official shall be held within the city limits of the City of Taylor.</u> The City Council shall promote the welfare of the City and its inhabitants in any way deemed proper subject only to limitations imposed by the Constitution, State law, and by this Charter.

PASSED and APPROVED by the City Council of the City of Taylor this the 8 day of Feb, 2024.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

ORDENANZA N.° 2024-05

UNA ORDENANZA QUE DECRETA LA CELEBRACIÓN DE UNAS ELECCIONES ESPECIALES EN LA CIUDAD DE TAYLOR (TEXAS) EL DÍA SÁBADO 4 DE MAYO DE 2024, CON LA FINALIDAD DE MODIFICAR LOS ESTATUTOS DE LA CIUDAD.

POR CUANTO, la sección 9.004 del Código de Gobierno Local de Texas exige que el Concejo Municipal decrete unas elecciones respecto a modificaciones a los Estatutos cuando las modificaciones propuestas a los Estatutos cuenten con el apoyo de una petición firmada por una cantidad de votantes calificados de la municipalidad equivalente a por lo menos el cinco por ciento de la cantidad de votantes calificados de la municipalidad o 20,000, el número que sea menor; y

POR CUANTO, las modificaciones propuestas a los Estatutos se presentaron ante la Ciudad mediante petición y se determinó que la cantidad de firmantes era equivalente a por lo menos el cinco por ciento de la cantidad de votantes calificados de la Ciudad de Taylor.

POR LO TANTO, SEA ORDENADO POR EL CONCEJO MUNICIPAL DE LA CIUDAD DE TAYLOR LO SIGUIENTE:

1. Por la presente, se decreta la celebración de unas elecciones especiales en la Ciudad de Taylor (Texas) el día sábado 4 de mayo de 2024, con la finalidad de considerar determinadas modificaciones a los Estatutos presentadas mediante petición por parte de los ciudadanos de Taylor.

2. Estas elecciones especiales se celebrarán de manera conjunta con las elecciones generales de la Ciudad durante la misma fecha.

3. Las siguientes medidas, siendo adiciones el texto subrayado (agregado) a los Estatutos y siendo eliminaciones el texto tachado (eliminado) de los Estatutos, se presentarán ante los votantes calificados de la Ciudad, de conformidad con la sección 9.004 del Código de Gobierno Local de Texas y otras leyes aplicables.

Propuesta A

¿Se modificará la sección 4.5 de los Estatutos de la Ciudad para fijar la remuneración del Concejo en $125 para cada concejal y el alcalde por reunión en lugar de fijarse mediante ordenanza?

Medida A

Sección 4.5. - Remuneración.

Cada concejal y el alcalde recibirán una remuneración de $125 cada uno por asistir a las reuniones del Concejo Municipal ~~fijada mediante ordenanza~~, siempre y cuando los miembros del Concejo no reciban remuneración por más de dos (2) reuniones en cualquier mes. Los concejales tendrán derecho al reembolso de los gastos necesarios incurridos durante el desempeño de sus obligaciones oficiales cuando lo apruebe el Concejo.

Propuesta B

¿Se modificará la sección 8.1 de los Estatutos de la Ciudad con el fin de exigir un período mínimo de 72 horas entre reuniones desde el momento en que se introduzca una ordenanza sin carácter de emergencia hasta el momento en que se pueda adoptar?

Medida B

Sección 8.1. - Promulgación.
Cada ordenanza propuesta se presentará primero en forma escrita y no contendrá más de un asunto claramente establecido en el título o epígrafe de la ordenanza, excepto en el caso de ordenanzas de asignación general, que pueden comprender diversos asuntos y cuentas en las que se asignará dinero. Cada ordenanza propuesta sin carácter de emergencia será adoptada por parte del Concejo Municipal en cualquiera de sus reuniones posteriores y como mínimo 72 horas después de la reunión en la que se presentó la ordenanza propuesta sin carácter de emergencia. El Concejo Municipal puede adoptar ordenanzas propuestas de emergencia en la misma reunión en la que se introduce la ordenanza propuesta de emergencia, siempre y cuando la ordenanza propuesta de emergencia reciba el voto unánime de todos los concejales presentes cuando se vote respecto a la aprobación de la ordenanza de emergencia. Una ordenanza de emergencia es aquella que el Concejo Municipal considera necesaria para la preservación inmediata de la paz, la propiedad, la salud y la seguridad públicas, o bien necesaria para mantener el funcionamiento diario habitual de la Ciudad. Las ordenanzas de emergencia indicarán en su alcance la emergencia que precisa una adopción inmediata por parte del Concejo Municipal sin una introducción en una reunión previa del Concejo Municipal.

Propuesta C

¿Se modificará la sección 7.1 de los Estatutos de la Ciudad para indicar que el concejal elegido para la posición general se desempeñará como alcalde?

Medida C

Sección 7.1. – En líneas generales

El órgano de gobierno de la Ciudad estará compuesto por un Concejo Municipal de cinco (5) miembros, bajo el cual cuatro (4) de los concejales son elegidos del distrito uninominal en particular en el que residen, y un (1) concejal es elegido en general por los votantes calificados de la Ciudad. El concejal elegido para la posición general también se desempeñará como alcalde. ~~Un alcalde será elegido por el total de cinco (5) concejales electos, de entre sus miembros, cada uno de los cuales servirá a discreción del Concejo Municipal.~~ El alcalde presidirá las reuniones del Concejo Municipal, será reconocido como jefe del gobierno de la Ciudad para todos los efectos ceremoniales, y por el gobernador para los efectos de la jurisdicción militar, pero no tendrá obligaciones administrativas. El alcalde interino se desempeñará en calidad de alcalde durante la ausencia o incapacidad del alcalde. El Concejo Municipal se reunirá de manera periódica al menos una vez al mes en los horarios y lugares que el Concejo pueda prescribir mediante norma. Podrán celebrarse reuniones especiales mediante convocatoria del alcalde o del Concejo Municipal. El Concejo Municipal se asegurará de que se aprueben todas las ordenanzas necesarias y adecuadas para poner en práctica las facultades y obligaciones aquí especificadas y que el administrador municipal las haga cumplir. El Concejo Municipal promoverá el bienestar de la Ciudad y de sus habitantes en cualquier forma que considere

correspondiente, con sujeción exclusiva a las limitaciones impuestas por la Constitución, la legislación estatal y estos Estatutos.

Propuesta D

¿Se modificará la sección 7.1 de los Estatutos de la Ciudad para exigir que todas las reuniones del Concejo Municipal se celebren dentro de la Ciudad de Taylor?

Medida D

Sección 7.1. – En líneas generales

El órgano de gobierno de la Ciudad estará compuesto por un Concejo Municipal de cinco (5) miembros, bajo el cual cuatro (4) de los concejales son elegidos del distrito uninominal en particular en el que residen, y un (1) concejal es elegido en general por los votantes calificados de la Ciudad. Un alcalde será elegido por la totalidad de cinco (5) concejales electos, de entre sus miembros, cada uno de los cuales sirve a discreción del Concejo Municipal. El alcalde presidirá las reuniones del Concejo Municipal, será reconocido como jefe del gobierno de la Ciudad para todos los efectos ceremoniales, y por el gobernador para los efectos de la jurisdicción militar, pero no tendrá obligaciones administrativas. El alcalde interino se desempeñará en calidad de alcalde durante la ausencia o incapacidad del alcalde. El Concejo Municipal se reunirá de manera periódica al menos una vez al mes en los horarios y lugares que el Concejo pueda prescribir mediante norma. Podrán celebrarse reuniones especiales mediante convocatoria del alcalde o del Concejo Municipal. El Concejo Municipal se asegurará de que se aprueben todas las ordenanzas necesarias y adecuadas para poner en práctica las facultades y obligaciones aquí especificadas y que el administrador municipal las haga cumplir. Todas las reuniones del Concejo Municipal presididas por el alcalde o por el alcalde interino en sus obligaciones como funcionario electo se celebrarán dentro de los límites de la Ciudad de Taylor. El Concejo Municipal promoverá el bienestar de la Ciudad y de sus habitantes en cualquier forma que considere correspondiente, con sujeción exclusiva a las limitaciones impuestas por la Constitución, la legislación estatal y estos Estatutos.

PROMULGADA y APROBADA por el Concejo Municipal de la Ciudad de Taylor el día ____ de _____ de 2024.

_____
Brandt Rydell, alcalde

DOY FE:

_____
Dianna McLean, secretaria municipal

ORDINANCE NO. 2024-06

AN ORDINANCE ORDERING A SPECIAL ELECTION TO BE HELD IN THE CITY OF TAYLOR, TEXAS, ON SATURDAY, MAY 4, 2024, FOR THE PURPOSE OF AMENDING SECTION 6.4 OF THE CITY CHARTER.

WHEREAS, Section 9.004, Texas Local Government Code authorizes the City Council to order an election on amendments to the charter.

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

1. A special election is hereby ordered to be held in the City of Taylor, Texas, on Saturday, May 4, 2024, for the purpose of considering an amendment to Section 6.4 of the City Charter.

2. This special election shall be held in conjunction with the City's general election on the same date.

3. The following measure, with underlined language being additions (added) to the Charter and strike-through language being deletions (deleted) from the Charter, shall be submitted to the qualified voters of the City in accordance with Section 9.004 of the Texas Local Government Code and other applicable laws.

Proposition F

Shall Section 6.4 of the City Charter be amended to require the City Council to establish polling places consistent with the requirements of state law?

Measure F

Sec. 6.4. - Polling places.

Polling places shall be established by the City Council consistent with the requirements of state law.

~~The polling place for the election of City Councilmembers will be at a convenient location within each respective district. For all other elections the City Council may from time to time, create and designate such polling places within the City as may be deemed proper.~~

PASSED and APPROVED by the City Council of the City of Taylor this the 8 day of Feb, 2024.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

ORDENANZA N.° 2024-06

UNA ORDENANZA QUE DECRETA LA CELEBRACIÓN DE UNAS ELECCIONES ESPECIALES EN LA CIUDAD DE TAYLOR (TEXAS) EL DÍA SÁBADO 4 de MAYO DE 2024, CON LA FINALIDAD DE MODIFICAR LA SECCIÓN 6.4 DE LOS ESTATUTOS DE LA CIUDAD.

POR CUANTO, la sección 9.004 del Código de Gobierno Local de Texas autoriza al Concejo Municipal a decretar unas elecciones sobre modificaciones a los Estatutos.

POR LO TANTO, SEA ORDENADO POR EL CONCEJO MUNICIPAL DE LA CIUDAD DE TAYLOR LO SIGUIENTE:

1. Por la presente, se decreta la celebración de unas elecciones especiales en la Ciudad de Taylor (Texas) el día sábado 4 de mayo de 2024, con la finalidad de considerar una modificación a la sección 6.4 de los Estatutos de la Ciudad.

2. Estas elecciones especiales se celebrarán de manera conjunta con las elecciones generales de la Ciudad durante la misma fecha.

3. La siguiente medida, siendo adiciones el texto subrayado (agregado) a los Estatutos y siendo eliminaciones el texto tachado (eliminado) de los Estatutos, se presentará ante los votantes calificados de la Ciudad, de conformidad con la sección 9.004 del Código de Gobierno Local de Texas y otras leyes aplicables.

Propuesta F

¿Se modificará la sección 6.4 de los Estatutos de la Ciudad para exigir que el Concejo Municipal establezca lugares de votación coherentes con los requisitos de la legislación estatal?

Medida F

Sección 6.4. - Lugares de votación.

Los lugares de votación serán establecidos por el Concejo Municipal, de conformidad con los requisitos de la legislación estatal.

~~El lugar de votación para las elecciones de concejales estará situado en una sede conveniente dentro de cada distrito respectivo. Para todas las demás elecciones, el Concejo Municipal podrá, de manera ocasional, crear y designar tales lugares de votación dentro de la Ciudad cuando así se estime adecuado.~~

PROMULGADA y APROBADA por el Concejo Municipal de la Ciudad de Taylor el día _____ de _____ de 2024.

_____
Brandt Rydell, alcalde

DOY FE:

_____
Dianna McLean, secretaria municipal

City Council Meeting
Consider Resolution R24-14 enacting Charter Amendments

May 23, 2024

Background and Next Steps

Background:

- Charter Amendment Proposition A through D and F were placed on the ballot for May 4th
- All propositions passed on May 4th

Next Steps:

- Council approves this resolution tonight and items are adopted/enacted within the charter
- Proposition A- Council Compensation
  - Council pay for May 9th CC meeting will be made based on previous ordinance
  - Council pay will be at $125 for the May 23rd meeting
  - Then pay will continue at $125 per meeting, for up to two regular meetings a month as provided by the charter
- Proposition C- Mayor Election proposition
  - The individual winning the at-large position for the City of Taylor in May 2026 shall be elected Mayor and until such time the Mayor shall be elected by the City Council, per Ordinance 2024-05
- Next charter election can be held November 2026

Questions ?

City Council Meeting
May 23, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life

Agenda Item Number: 10.

Agenda Title: **Consider Resolution R24-16, Authorization to apply for a Grant for the COPS (Community Oriented Policing Services) Hiring Program.**

Council Action to be Taken: Approve Resolution

Department Submitted: Police

Staff Contact: Henry Fluck, Chief of Police

1. PURPOSE / DESCRIPTION

The Police Department is seeking authorization to apply for a grant from the COPS (Community Oriented Policing Services) Hiring Program.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Taylor Police Department requests approval to apply for funding through the COPS (Community Oriented Policing Services) Hiring Program (CHP) to assist with the funding of four (4) Police Officer positions in the Patrol Division for the Taylor Police Department.

Requested are four (4) Additional Patrol Officers.

In 1999, the Police Department staffing was 30 Sworn Officers. Our current authorized staffing level today of 33 Sworn Officers. Even with the recent growth and known future growth in Taylor, Police sworn staffing has increased by only three officers in 25 years. The objective is to provide one additional Patrol Officer on the street by increasing each Patrol Shift by 1 officer (in patrol: 4=1). Due to being a 24/7 continuous operation, to enhance Patrol Staffing and having merely one additional Police Officer on the street, requires an additional 4 Patrol Officers. While many City Departments staff for only 40 hours per week, the Patrol Division is required to provide continuous staffing for 168 hours per week.

The goal of the COPS Hiring Program is to provide funding directly to law enforcement agencies to hire and/or rehire additional career law enforcement officers in an effort to increase their community policing capacity and crime prevention efforts. All state, local, territorial, and tribal

law enforcement agencies that have primary law enforcement
authority are eligible to apply. An agency with primary law enforcement authority is defined as: the first responder to calls for service for all types of criminal incidents within the jurisdiction served.
FY 2024-2025 CHP awards will cover up to 75 percent of the entry-level salary and fringe benefits for each approved position for a three-year period, based on the applicant's current entry-level salary for fulltime officers. There is a minimum 25 percent local cash match (cost share) requirement. The maximum federal share per officer position is $125,000 over the three-year period (not $125,000 per year). Any additional costs for higher than entry-level salaries and fringe benefits will be the responsibility of the recipient agency. Funding under this program will support three years of officer salaries within a five-year period of performance to accommodate time needed for recruitment and hiring. Agencies must retain each CHP-funded position for 12 months following the three years of funding for that position. The additional officer positions should be added to your agency's law enforcement budget with local funds over and above the number of locally funded officer positions that would have existed in the absence of the award.

CHP only funds sworn officer positions who are first responders to calls for service. The only allowable costs under CHP are the approved full-time, entry-level salaries and fringe benefits of newly hired or rehired sworn career law enforcement officers who are hired or rehired on or after the award start date. The following are considered unallowable costs under the CHP program: overtime costs, training, equipment (e.g., uniforms, weapons, or vehicles), severance pay, and hazard pay.

Funding requests must be based on the current entry-level salary and fringe benefits of a fulltime sworn officer. CHP awards are subject to the restrictions described in the Program Description, including but not limited to the $125,000 maximum over three years and 25 percent match requirement.

Recipients are also required to pay a progressively larger share of the cost of the award with local funds over the award period. The applicant will also be asked for a projection of the planned federal and local shares of the total project costs over the three years of funding for each position. While your agency may deviate from these specific projections during the award period, it must still ensure that the federal share decreases, and the local share increases over the three years.

Funding under this program will support three years of Police Officer salaries within a five-year period of performance to accommodate time needed for recruitment and hiring. Therefore, this provision provides flexibility and would allow hiring up to September 2026 with the end of three years of Police Officer salaries being September 2029.

All applicants are required to affirm that their agency plans to retain all officer positions awarded, following three years of federally funded salary, for at least 12 months and to identify their planned source(s) of retention funding.

The COPS office anticipates making award announcements of CHP funds by September 30, 2024.

Prior City Council Actions: On May 12, 2022, City Council approved the Police Department to apply for a grant to the COPS Hiring Program. On April 27, 2023, City Council approved the Police Department to apply for a grant to the COPS Hiring Program. The COPS Office did not award either grant application for funding to the Taylor Police Department.

3. PROS and CONS

PROS	CONS
• To have the COPS Office fund the salary and benefits of 4 Taylor Police Officers for a total of $500,000 over a 3-year period. • To increase the Patrol staffing level by one Officer for each Patrol Shift to provide response, protection, and service to Taylor residents with the certain and imminent high growth that is occurring in Taylor.	• Funding the required City cash match. • 12 month required retention period of Officers hired with CHP funds.

4. RECOMMENDATION

Approve Resolution

5. FUNDING SOURCE

At this time, the FY 25 entry level officer salary and benefits are $84,048.

One Officer Totals	Yearly Cost	% Covered by Grant	Amount covered by Grant	City Match (S&B only)
Year 1	$84,035.61	40%	$50,000	$34,036
Year 2	$86,554.24	40%	$50,000	$36,554
Year 3	$89,151.26	20%	$25,000	$64,151
Total Per Officer	**$259,741.11**	**Total covered by grant: 48.12%**	**$125,000**	**$134,741**

Estimate does not include additional equipment needed such as uniforms/duty gear, patrol vehicle and accessories, body camera, mobile computers, etc.

Request is for 4 patrol officers:

Totals for 4 Officers	Yearly Cost for 4 Officers	% Covered by Grant	Amount covered by Grant	City Match (S&B only)
Year 1 x 4	$336,142.44	40%	$200,000.00	$136,142
Year 2 x 4	$346,216.96	40%	$200,000.00	$146,217
Year 3 x 4	$356,605.04	20%	$100,000.00	$256,605
Totals Per Officer x4	**$1,038,964**	**Total covered by grant: 48.12%**	**$500,000.00**	**$538,964**

Additional funding needed for: overtime, patrol vehicles and accessories x2, mobile computers x4, training, ticket writer, taser, body worn camera, uniforms, duty gear, etc., **estimate = $304,272 ← additional covered by city**

Recipients are also required to pay a progressively larger share of the cost of the award with local funds over the award period.

6. TIMELINE

The deadline for first part of application in Grants.gov is June 6, 2024, at 4:59 p.m. ET. deadline for completed application in JustGrants is June 12, 2024, at 4:59 p.m. ET.

7. OTHER OPTIONS

- Not apply to seek $500,000 in funding and absorb 100% of the costs for these positions.
- Not approve the request for additional staffing of Police Officers.

8. ATTACHMENTS

1. Resolution R24-16 COPS CHP Grant 5-2024 (1)
2. CHP Fact Sheet 5-24
3. Presentation COPS Hiring Program Grant 5-2024

RESOLUTION R24-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR, AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT APPLICATION TO THE U.S. DEPARTMENT OF JUSTICE, OFFICE OF COMMUNITY ORIENTED POLICING SERVICES (COPS OFFICE), FOR THE COPS HIRING PROGRAM (CHP), AND AUTHORIZING THE CHIEF OF POLICE TO ACT AS THE CITY'S AUTHORIZED GRANT OFFICIAL.

WHEREAS, the Taylor City Council finds it in the best interest of the citizens of Taylor that the Police Department receive funding for up to four additional Police Officer positions from 2024-2029: and

WHEREAS, the Taylor City Council agrees that in the event of loss or misuse of the funds from the COPS Office, the Taylor City Council assures that the funds will be returned to the COPS Office, in full; and

WHEREAS, the Taylor City Council is committed to provide all applicable matching funds and meet the retention requirements as per the conditions of the COPS Hiring Program; and

WHEREAS, the Taylor City Council designates Henry Fluck, Chief of Police, as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, THAT: the Taylor City Council approves the submission of the Grant Application for funding from the COPS Hiring Program, U.S. Department of Justice, Office of Community Oriented Policing Services.

Passed and approved this 23rd day of May 2024.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

U.S. Department of Justice
Office of Community Oriented Policing Services

COPS
Community Oriented Policing Services
U.S. Department of Justice

Fact Sheet

cops.usdoj.gov

2024 COPS Hiring Program

Strengthening Community Policing by Hiring Officers

The FY 2024 COPS Hiring Program (CHP) is designed to advance public safety through community policing by addressing the full-time sworn officer needs of state, local, tribal, and territorial law enforcement agencies nationwide. CHP provides funds directly to law enforcement agencies to hire new or rehire additional career law enforcement officers and to increase their community policing capacity and crime-prevention efforts.

The FY 2024 CHP award program is an open solicitation. All local, state, tribal, and territorial law enforcement agencies that have primary law enforcement authority are eligible to apply. All awards are subject to the availability of appropriated funds and to any modifications or additional requirements that may be imposed by law.

WHEN: Deadline for first part of application in Grants.gov is **June 6, 2024**, at 4:59 p.m. ET. Deadline for completed application in JustGrants is **June 12, 2024,** at 4:59 p.m. ET.

Start EARLY. This is more than a one-day process.

WHERE:
1. Register at www.grants.gov.
2. Complete the application in the JustGrants Justice Grants System.

HOW: Online only. No hard copies sent by U.S. Mail or electronic copies sent via email.

PROGRAM WEBSITE:
https://cops.usdoj.gov/chp

Supporting Local Law Enforcement in Advancing Community Policing so Communities can Thrive

More than 25 years after its establishment by the Violent Crime Control and Law Enforcement Act of 1994, the COPS Office continues to support the efforts of law enforcement agencies across the country to develop creative and innovative ways to meet long-standing challenges in their communities. To date, the COPS Office has been appropriated more than $20 billion to advance community policing including grants awarded to more than 15,000 state, local, and tribal law enforcement agencies to fund the hiring and redeployment of more than 136,000 officers.

COPS Office hiring programs like CHP assist law enforcement agencies in advancing public safety by enhancing their community policing efforts. In a changing economic climate, these programs help state, local, and tribal law enforcement agencies maintain sufficient sworn personnel levels to keep their communities safe.

Funding Provisions

FY 2024 CHP awards will provide up to 75 percent of the entry-level salary and fringe benefits for each approved position for a three-year period. There is a minimum 25 percent

cost share or matching funds requirement, which must be in the form of cash, unless a waiver is approved. The maximum federal share per officer position is $125,000 over the three-year period unless a cost share or matching funds waiver is approved. Any additional costs for higher than entry-level salaries and fringe benefits will be the responsibility of the recipient agency.

CHP awards provide funding for three years (36 months) of entry-level salary for each position awarded. The award period of performance is five years (60 months) to accommodate the hiring process. Agencies must retain each CHP-funded position for 12 months following the three years of funding for that position. The additional officer positions should be added to your agency's law enforcement budget with state or local funds (or both) over and above the number of locally funded officer positions that would have existed in the absence of the award. Absorbing CHP-funded positions through attrition (rather than adding the extra positions to your budget with additional funding) does not meet the retention requirement.

Funding under this program may be used to do the following: (1) hire new officers (including filling existing officer vacancies that are no longer funded in an agency's budget); (2) rehire officers already laid off (at the time of application) as a result of state, local, or Bureau of Indian Affairs (BIA) budget reductions unrelated to the receipt of award funding; or (3) rehire officers scheduled to be laid off (at the time of application) on a specific future date as a result of state, local, or BIA budget reductions unrelated to the receipt of award funding. CHP applicants may request funding in one or more of these three hiring categories.

The COPS Office may grant a waiver of some or all of an applicant's local match requirement. During the application review process, waiver requests will be evaluated based on a demonstration of severe fiscal distress.

The COPS Office statutory nonsupplanting requirement mandates that CHP funds must be used to supplement (increase) state, local, or BIA funds that would have been dedicated toward sworn officer positions if federal funding had not been awarded. CHP award funds must not be used to supplant (replace) local funds that agencies otherwise would have devoted to sworn officer hiring. The hiring or rehiring of officers under CHP must be in addition to, and not in lieu of, officers who otherwise would have been hired or rehired with state, local, or BIA funds.

Applicants are required to affirm in their CHP award application that their agency plans to retain any additional officer positions funded following the expiration of the award and identify their planned sources of retention funding.

Highlights of FY 2024 CHP

Additional consideration in the application review process will be given to applicants that propose a community-based approach to the following problem/focus areas: Building Legitimacy and Trust, Violent Crime/Gun Violence, Combating Hate and Domestic Extremism, and Police-Based Response to Persons in Crisis. If awarded CHP funding, recipients that chose any of these specific community policing problem areas will not be allowed to change the problem area post-award.

Additional consideration will also be given to applicants that meet any of the following criteria:

- **Persistent Poverty.** Applicants in an area with persistent poverty
- **Preventing Radicalization of Personnel.** Applicants seeking support for screening and counseling programs to identify and prevent the radicalization of applicants and personnel who endorse violent and hateful extremist movements
- **Community-Based Hires.** Applicants that commit to recruiting officers from the community in which they will serve
- **Community-Based Officer Relocation.** Applicants that commit to recruiting officers who are willing to relocate to areas characterized by fragmented relations between police and community residents or to areas of high crime
- **Diversity Training.** Agencies that require evidence-based cultural sensitivity training for officers
- **Safe Harbor.** Applicants in states with certain anti–human trafficking laws that treat minors engaged in commercial sex as victims (referred to as "safe harbor" laws) and permit individuals to vacate arrest or prosecution records for nonviolent offenses as a result of being trafficked
- **Catastrophic Incident.** Applicants that experienced an unanticipated catastrophic event or Attorney General–declared area in crime-related crisis

- **Hiring Veterans.** Applicants that commit to hiring at least one military veteran
- **Rural Designation.** Applicants from rural areas
- **Agency Not Funded in FY23.** Applicants that did not receive a CHP award in FY 2023

In addition, responses to the list of questions related to the activities outlined in the Federal Priorities for Policing Inventory will help the U.S. Department of Justice evaluate the possibility for priority consideration, where appropriate, and identify potential gaps in training and technical assistance.

CHP recipients who use CHP funding to deploy school resource officers (SRO) will be required to submit a memorandum of understanding (MOU) between the law enforcement agency and the school partners. In addition, all applicants who receive FY24 CHP funding for SROs will be required to send each awarded SRO position to a training sponsored and subsidized by the COPS Office no later than nine months after the date shown on the award congratulatory letter or six months from the SRO hire date, whichever comes first. Additional information about this training requirement will be provided to recipients at the time of award.

How to Apply

Step 1. Register with the SAM (System of Award Management) database or confirm or renew your existing SAM registration.

Step 2. Confirm your entity's electronic business point of contact (E-Biz POC) in SAM is accurate.

Step 3. Register with Grants.gov or confirm your existing registration.

Step 4. Submit the first part of your application in Grants.gov. **Deadline to complete this step is June 6, 2024, at 4:59 p.m. ET.**

Step 5. Onboard your agency to the JustGrants Justice Grants System.

Step 6. Complete and submit the second part of your application in JustGrants (https://www.justicegrants.usdoj.gov).

Further instructions and explanations of the application process can be found on the COPS Office website at https://cops.usdoj.gov.

Complete application packages for the FY 2024 CHP solicitation are due by **June 12, 2024, at 4:59 p.m. ET.**

Contact the COPS Office

For more information about COPS Office programs and resources, please contact the COPS Office Response Center at AskCOPSRC@usdoj.gov or 800-421-6770.

Taylor Police Department

COPS Hiring Program Grant

May 23, 2024

Cops Hiring Program (CHP)

- Eligibility: Local, state, and tribal law enforcement agencies that have primary law enforcement authority are eligible to apply.
- CHP is a competitive grant. There is $156 million in funding available through FY 2024 CHP.
- Newly hired entry-level Police Officer positions.
- A minimum 25 percent match requirement.
- 12-month retention requirement for each officer hired, and non-supplanting requirements.

Cops Hiring Program

- Limited to $125,000 maximum over three years for each awarded position (not $125,000 per year), of entry level salary and fringe benefits.

- Allowable fringe benefits include Social Security, Medicare, insurance (life, health, dental, etc.), shift differential, retirement plans, and holiday pay.

- Unallowable costs under the CHP: overtime costs, training, travel, equipment (e.g., uniforms, weapons, or vehicles), severance pay, and hazard pay.

Cops Hiring Program

- Funding under this program will support 3 years of Police Officer salaries within a 5-year period of performance, to accommodate time needed for recruitment and hiring.

- Provides flexibility- Hire from October 2024 to September 2026. Grant funding ends Sept. 2029.

- Currently, the FY 25 entry-level salary and benefits for a Taylor Officer are $84,035.61 (cost does not include overtime, training, vehicles, equipment, uniforms, etc.)

Staffing Request Summary

- Not a new request- Additional staffing is same as ATB's submitted in previous 5 FY Budget Requests:
  - 4 Patrol Officers = 1 for each shift.
  - The objective is to provide one additional Patrol Officer on the street by increasing each shift by 1 Officer.
  - In patrol: 4=1.

Cost per Officer Summary

Currently, the FY 24 entry level officer salary and benefits are **$84,033.23.**

One Officer Totals	Yearly Cost	% Covered by Grant	Amount covered by Grant	City Match (S&B only)
Year 1	$84,035.61	40%	$50,000	$34,036
Year 2*	$86,554.24	40%	$50,000	$36,554
Year 3*	$89,151.26	20%	$25,000	$64,151
Total Per Officer	**$259,741.11**	**48.12%**	**$125,000**	**$134,741**

*Year 2 and 3 assume a 3% COLA.

*Recipients are also required to pay a progressively larger share of the cost of the award with local funds over the award period. Projection does not include overtime, training, equipment such as uniforms/duty gear, vehicles and accessories, body camera, mobile computers, etc.

Taylor Texas
CITY OF TAYLOR TX

Grant Funds 50%, 50%, 25%

4 Patrol Officers

Totals for 4 officers	Yearly Cost for 4 Officers	% Covered by Grant	Amount covered by Grant	City Match (S&B only)
Year 1 x 4	$336,142.44	40%	$200,000	$136,142
Year 2 x 4	$346,216.96	40%	$200,000	$146,217
Year 3 x 4	$356,605.04	20%	$100,000	$256,605
Totals Per Officer x4	**$1,038,964**	**48.12%**	**$500,000**	**$538,964**

*Additional funding needed for equipment: overtime, training, 2 vehicles and mobile computers x 4, uniforms, duty gear, police academy, etc..

estimate = $ 304,272 ← additional to be covered by city

Summary

In summary:

The Police Department is seeking authorization to apply for a grant from the COPS Hiring Program to partially fund the salaries and benefits of 4 Police Officer positions.

Cops Hiring Program

- Questions or Comments?

City Council Meeting
May 23, 2024
Transmittal Letter

STRATEGIC PILLAR
Economic Vitality

Agenda Item Number: 11.

Agenda Title: **Presentation by the Williamson Central Appraisal District.**

Council Action to be Taken: Receive Presentation

Department Submitted: Finance

Staff Contact: Jeff Wood, Chief Financial Officer

1. PURPOSE / DESCRIPTION

Receive presentation from WCAD Chief Appraiser Alvin Lankford

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

With the growth that is occurring in Williamson County and the City of Taylor, staff thought it would be an appropriate time for an update from the Williamson Central Appraisal District.

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

Receive presentation from the Williamson Central Appraisal District

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. 2024 City of Taylor Presentation Entity Meeting ARL prelim



WILLIAMSON CENTRAL APPRAISAL DISTRICT

CITY OF TAYLOR COUNCIL MEETING 2024

MAY 23, 2024

Alvin Lankford, RPA, CAE, AAS, CCA
WCAD Chief Appraiser
ALVINL@WCAD.ORG

WCAD BOARD OF DIRECTORS' MEMBERS

Jon Lux – Chair
Lora Weber – Vice Chair
Hope Hisle-Piper - Secretary
Michael Wei
Harry Gibbs
Larry Gaddes

NEW LEGISLATION

Major Legislative Changes



- Elected Board Members
  - *3 publicly elected appraisal district board members on ballot in May*
  - *Total membership will be the 5 existing positions, 3 publicly elected positions, Tax Assessor Collector (now a voting member)*
- Circuit Breaker Limitation (Cap)
  - *A cap of 20% on all Non-Homesteaded real property*
  - *3-year trial period*
  - *Will not impact many properties every year*
- Required Homestead Audits every 5 years
- And many more…

WCAD VALUE NOTICE 2024

New Appraisal Notice for 2024

Williamson Central Appraisal District
625 FM 1460
Georgetown, TX 78626-8050
WCAD.org • (512) 930-3787

25.19 – 2024 Notice of Appraised Value

Date: 03/28/2024
Owner Name: NAMMACHER JEFFREY S TRUSTEE RAINBOW TRUST AGREEMENT
Situs: 113 MOUNTAIN VALLEY ST GEORGETOWN TX 78628
Legal Description: S11833 - MORNINGSTAR PH 2 SEC 2 & 3, BLOCK F, Lot 30

NAMMACHER JEFFREY S TRUSTEE RAINBOW TRUST AGREEMENT
ATTN: JEFFREY S NAMMACHER, PERSONAL REPRESENTATIVE
113 MOUNTAIN VALLEY ST
GEORGETOWN TX 78628

Quick Ref ID: R572905
Online Protest Passcode (2024): 205FAC9E24
THESE ARE YOUR CURRENT EXEMPTIONS:

Code	Exemption Type
OA; HS	Tax Code 11.13 (C) Exemption; Homestead

Recently applied exemptions may not be reflected, check: *search.WCAD.org*

PROTEST FILING DEADLINE: 05/15/2024

Dear Property Owner,
WCAD has appraised the property listed above for the tax year 2024. The appraisal as of January 1, 2024 is outlined below:

	Appraisal Information	Last Year - 2023	Proposed - 2024
(+)	Structure / Improvement Market Value (Homestead)	247,347	218,623
(+)	Structure / Improvement Market Value (Non-Homestead)	0	0
(+)	Non Ag Land Market Value (Homestead)	85,000	85,000
(+)	Non Ag Land Market Value (Non-Homestead)	0	0
(+)	Ag Land Market Value	0	0
(=)	Total Market Value	332,347	303,623
	Ag Land Productivity Value	0	0
	Assessed Value ** (Possible Homestead Limitations, see asterisk below)	332,347	303,623

** A residence homestead is capped from future assessed value increases in excess of 10% per year from the date of the last assessed value plus the value of any new improvements. *(The homestead cap takes effect on a residence homestead on January 1 of the tax year following the first year the owner qualifies the property for the residential homestead exemption. [Sec. 23.23(c) or (c-1) Texas Property Tax Code].*

Homestead Cap Value (Total Market Value – Assessed Value) = $0

ON HOMESTEAD PROPERTIES, THE ASSESSED VALUE INCREASES OF 10% PER YEAR ARE MANDATORY PER TEXAS PROPERTY TAX CODE 23.23 UNTIL THE ASSESSED VALUE IS EQUAL TO THE MARKET VALUE.

"The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally-elected officials, and all inquiries concerning your taxes should be directed to those officials"

Visit *Texas.gov/PropertyTaxes* to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

The Williamson Central Appraisal District does not set tax rates or collect the taxes on your property. The governing body of each taxing unit decides whether or not taxes on the property will increase. The Appraisal District only determines the value of the property.

Please scan the QR code to the left using your smart phone camera application, or use any QR code scanning application to access *WCAD.org/noav-qr/* for more information, including:

- Appraisal Notice Explanation
- Appeal Process Information
- Market & Valuation Information
- E-Notice Request
- Homestead Exemptions / Cap Adjustment
- Over 65 Exemption Information
- Agricultural Land Valuation
- Truth-in-Taxation Database Update Notification Sign-up

Escanee el código QR a la izquierda con la aplicación de la cámara de su teléfono, o use cualquier aplicación de escaneo de códigos QR para acceder a *WCAD.org/noav-qr/* para obtener más información, incluyendo:

- Explicación del documento de valuación
- Información sobre el proceso de apelación
- Información de Mercado y Valoración
- Solicitud de notificación electrónica
- Exenciones de Residencia
- Información sobre exenciones para mayores de 65 años
- Valoración de terreno Agricultural
- Registro de Notificación de Actualización de la Base de Datos de Veracidad en los Impuestos

ONLINE PROTEST AVAILABLE

You or your property (including inherited property) may qualify for one or more of these residence homestead exemptions.

Partial Exemptions	Total Exemptions
• General residence homestead • Disabled veteran or surviving spouse/child • Person age 65 or older or surviving spouse • Disabled person • Temporary damage by Governor-declared disaster • Donated residence homestead of partially-disabled Veteran	• 100% disabled veteran or surviving spouse • Surviving spouse of armed services member killed in line of duty • Surviving spouse of a first responder killed or fatally injured in line of duty *Please visit our website WCAD.org for more information or qualifications.*

If you receive the **over-65 (11.13c) or disability homestead exemption**, your school taxes for this year will not be higher than they were for the year in which you first received the exemption, unless you have made improvements to the property. If you improved your property by remodeling or adding on, your school taxes may increase for new improvements. If you are the surviving spouse of a person who was 65 or older, or disabled, and you were 55 or older at the time of their death, you may retain the school tax freeze amount.

The difference between the 2019 appraised value and the proposed 2024 appraised value is 241.53%.
(N/A% means property characteristics have changed within those 5 years)

Taxing Unit	Last Year's			Current Year's			Exemption Amount Cancelled or Reduced from Last Year
	Exemption Type	Exemption Amount	Taxable Value	Exemption Type	Exemption Amount	Taxable Value	
Williamson CO	HS,OA	141,617	190,730	HS,OA	140,181	163,442	1,436
Wmsn ESD #4		0	332,347		0	303,623	0
Williamson Co MUD #23		0	332,347		0	303,623	0
Wmsn CO FM/RD	HS	3,000	329,347	HS	3,000	300,623	0
Liberty Hill ISD	HS,OA	113,000	219,347	HS,OA	113,000	190,623	0

IF YOU DISAGREE WITH THE PROPOSED VALUE, YOU HAVE THE RIGHT TO FILE A PROTEST
PROTEST CONFERENCE WITH AN APPRAISER AT SCHEDULED DATE AND TIME ONLY, NO WALK-INS

When an appeal is filed disputing the market value, the taxable value can only be changed if you are successful in lowering the market value ($303,623) below the assessed value ($303,623).

SCHEDULED PROTEST FILING PROCEDURES

Online:
- **Online protest may qualify for early hearing scheduling**
- Access *WCAD.org* prior to the indicated protest filing deadline. Using your Quick Ref ID & Online Protest Passcode, select the **ONLINE PROTESTS** tab near the top of the page (further instruction included on our website)
- If you are unable to resolve your protest online, the ARB will mail you notification at least 15 days prior of the date, time, and place of your formal hearing.
- **Protest hearings scheduled online will only receive confirmation/notification by email.**

By Mail:
- Complete and sign the Notice of Protest form included with this letter, or to protest by letter: include your name, property description, and reason for protesting.
- Mail to the WCAD office on/before the indicated protest filing deadline.
- The ARB will mail you notification at least 15 days prior of the date, time, and place of your formal hearing.

In Person:
- Complete and sign the Notice of Protest form included with this mailing and file with WCAD staff by the indicated protest filing deadline.
- The ARB will mail you notification at least 15 prior of the date, time, and place of your formal hearing.

Your protest must be postmarked or hand-delivered to our office by 5 PM on the indicated Protest Filing Deadline. The ARB hearings are held at the WCAD office. Hearings will begin on April 3rd and typically continue until the end of July.

WHAT TO EXPECT
At your scheduled protest date and time, an informal conference will take place before your formal hearing. The Appraisal Review Board recommends an informal conference with a Williamson Central Appraisal District staff member before a formal hearing, providing the property owner and the Appraisal District an opportunity to review and exchange evidence. If an agreement is reached in the informal conference, a formal hearing will not be required. If an agreement is NOT reached, a formal hearing will immediately follow the informal conference at the Williamson Central Appraisal District.

The carrying of a handgun at any meeting of a Governmental Entity is prohibited by Texas law, regardless of whether the handgun is concealed or not. **Penal Code 46.035 (c)**

Sincerely,
Alvin Lankford Alvin Lankford, CAE, RPA

Property Value - 2024 Notice of Protest

WILLIAMSON CENTRAL APPRAISAL DISTRICT
625 FM 1460 Georgetown, TX 78626-8050 WCAD.org
(512) 930-3787 (Se Habla Espanol)

GENERAL INSTRUCTIONS: Pursuant to Tax Code Section 41.41, a property owner has the right to protest certain actions taken by the Appraisal District. This form is for use by a property owner or designated agent who would like the ARB to hear and decide a protest. If you are leasing the property, you are subject to the limitations set forth in Tax Code Section 41.413.

PROTEST FILING DEADLINE: May 15, 2024

Depositing your protest in a USPS collection box does not guarantee a postmark by the protest deadline.

A different deadline may apply to you if:

- your protest concerns a change in the use of agricultural, open-space, or timber land;
- the appraisal district or the ARB was required by law to send you notice about a property and did not; or
- the ARB made a change to the appraisal records that adversely affects you and you received notice of the change;
- in certain limited circumstances, you had good cause for missing the May 15, 2024 protest filing deadline.

***FILE ONLINE:**
Early scheduling may be available if you protest online at *WCAD.org*

The carrying of a handgun at any meeting of a Governmental Entity is prohibited by Texas law, regardless of whether the handgun is concealed or not. Penal Code 46.035(c)

Quick Ref ID: R572905

Owner Name and Address

NAMMACHER JEFFREY S TRUSTEE RAINBOW TRUST AGREEMENT
ATTN: JEFFREY S NAMMACHER, PERSONAL REPRESENTATIVE
113 MOUNTAIN VALLEY ST
GEORGETOWN TX 78628

Property Description

S11833 - MORNINGSTAR PH 2 SEC 2 & 3, BLOCK F, Lot 30

To change current mailing address, please complete form located at *WCAD.org/change-of-address-request*

Reason(s) for Protest

Shade the box(es) below that corresponds with your specific reason(s) for your protest. Failure to shade a box will result in your inability to protest that issue. You must shade all boxes that apply in order to preserve your rights so that the Appraisal Review Board may consider your protest according to law.

■:**Example of shaded box**

- ☐ 1. Incorrect appraised (market) value ***(online protest available)**
- ☐ 2. Market value is unequal compared with other properties ***(online protest available)**
- ☐ 3. Both incorrect appraised (market) value and market value is unequal compared with other properties ***(online protest available)**
- ☐ 4. Property should not be taxed in _____ (name of taxing unit)
- ☐ 5. Property is not located in this Appraisal District or otherwise should not be included on the Appraisal District's record
- ☐ 6. Failure to send required notice _____ (notice type)
- ☐ 7. Exemption was denied, modified, or cancelled
- ☐ 8. Ag-use, open-space, or other special appraisal was denied, modified, or cancelled
- ☐ 9. Change in the use of land appraised as ag-use, open-space, or timberland
- ☐ 10. Incorrect appraised or market value of land under special appraisal for ag-use, open-space, or other special appraisal
- ☐ 11. Owner's name is incorrect - provide documentation
- ☐ 12. Property description is incorrect
- ☐ 13. Rendition penalty (if imposed)
- ☐ 14. Business closed (Business Personal Properties only) - provide permanent closed date: ___/___/___ (MM/DD/YY)
- ☐ 15. Temporary disaster damage exemption was denied or modified
- ☐ 16. Incorrect damage assessment rating for a property qualified for a temporary disaster exemption
- ☐ 17. Failure to apply circuit breaker
- ☐ 18. Other (reason required): _____

If you protest your value with the intention of lowering your tax liability, evidence must support a value lower than $303,623

What do you think this property's market value was on JANUARY 1, 2024? (please round to the nearest dollar)

$ _____

Submit Documentation

Utilize online protest options at *WCAD.org* to electronically submit documentation that may help resolve your protest. Alternatively, please attach documentation that may help resolve your protest. See FAQ on back.

Signature (Required for submission)

_____
Owner printed name

_____
Owner signature

_____
Agent printed name (if applicable/attach Appointment of Agent form)

_____
Agent signature (if applicable/attach Appointment of Agent form)

Date: ___/___/___ (MM/DD/YY)

( ) - -
Contact phone number:

_____
Email address (print legibly):

Scheduling Information

For scheduling purposes, please write below if any of the following apply: telephone hearing, virtual hearing, email hearing reminder, text hearing reminder, single member panel, person age 65 or older, disabled person, military service member, military veteran, spouse of military service member or veteran. _____

Hearings begin on April 3rd and are typically completed in July. If you are unable to attend a hearing during this time, you must submit a notarized affidavit with your evidence prior to your scheduled hearing or send a properly authorized representative to appear on your behalf. Some accounts may be eligible for hearing scheduling online. Please see website for more information: *WCAD.org*

FOR OFFICE USE ONLY:

ARB Hearing Notice (If no selection is made below, notice will be delivered by First-Class mail)

I request my notice of hearing to be delivered (check one box only):
☐ By email to the electronic address provided on this form (please check junk email or spam folders)
☐ By certified mail and I agree to pay the cost (visit *WCAD.org/postage* for payment information and conditions)

50-132 * 1-23/24 R572905 3193331621

Do Not Protest if you cannot support a value of less than the Assessed Value

PROTEST FILING DEADLINE: 05/15/2024

Dear Property Owner,
WCAD has appraised the property listed above for the tax year 2024. The appraisal as of January 1, 2024 is outlined below:

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(+)	Non Ag Land Market Value (Homestead)	85,000	85,000
(+)	Non Ag Land Market Value (Non-Homestead)	0	0
(+)	Ag Land Market Value	0	0
(=)	Total Market Value	332,347	303,623
	Ag Land Productivity Value	0	0
	Assessed Value ** (Possible Homestead Limitations, see asterisk below)	332,347	303,623

** A residence homestead is capped from future assessed value increases in excess of 10% per year from the date of the last assessed value plus the value of any new improvements. *(The homestead cap takes effect on a residence homestead on January 1 of the tax year following the first year the owner qualifies the property for the residential homestead exemption. [Sec. 23.23(c) or (c-1) Texas Property Tax Code].*

Homestead Cap Value (Total Market Value – Assessed Value) = $0

If you protest your value with the intention of lowering your tax liability, evidence must support a value lower than $303,623

What do you think this property's market value was on JANUARY 1, 2024? (please round to the nearest dollar)

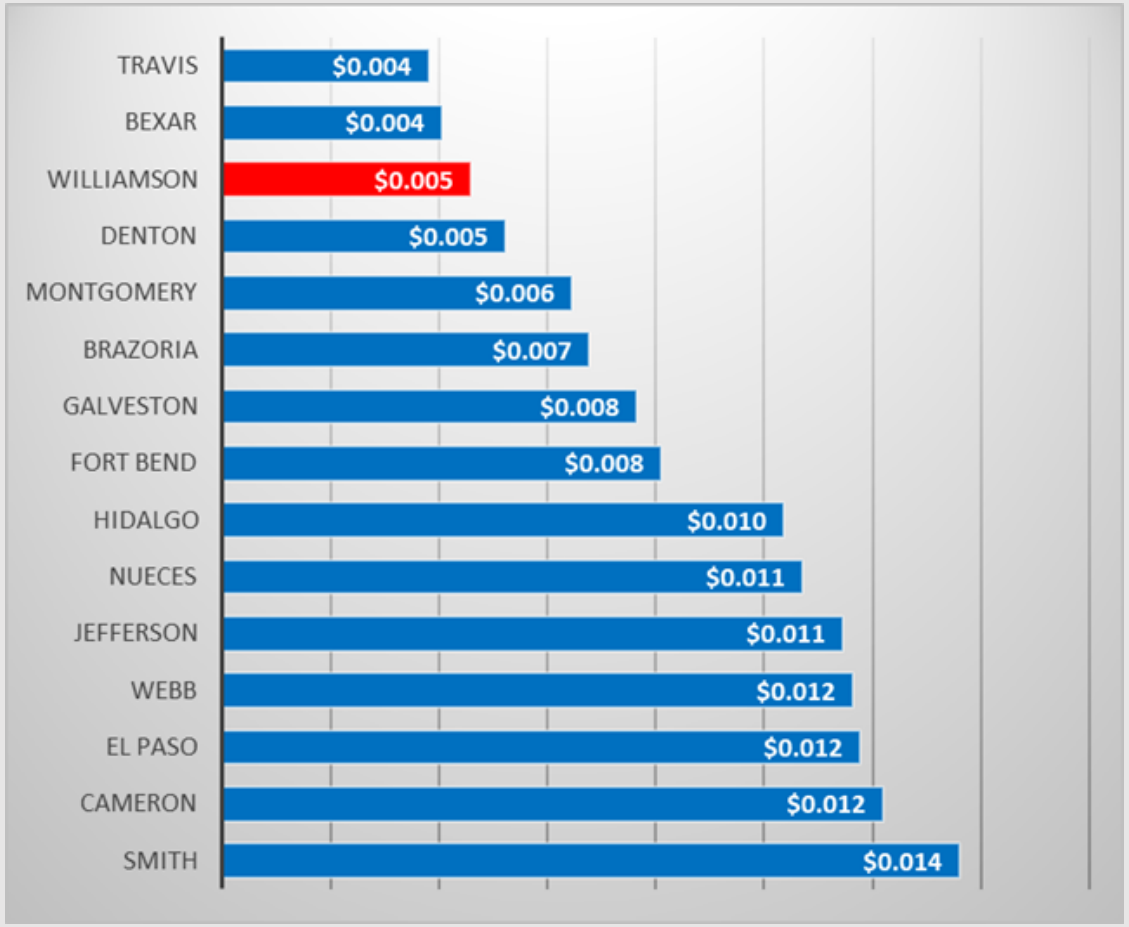
$ _____

WCAD BUDGET

Comparison to Other CADS

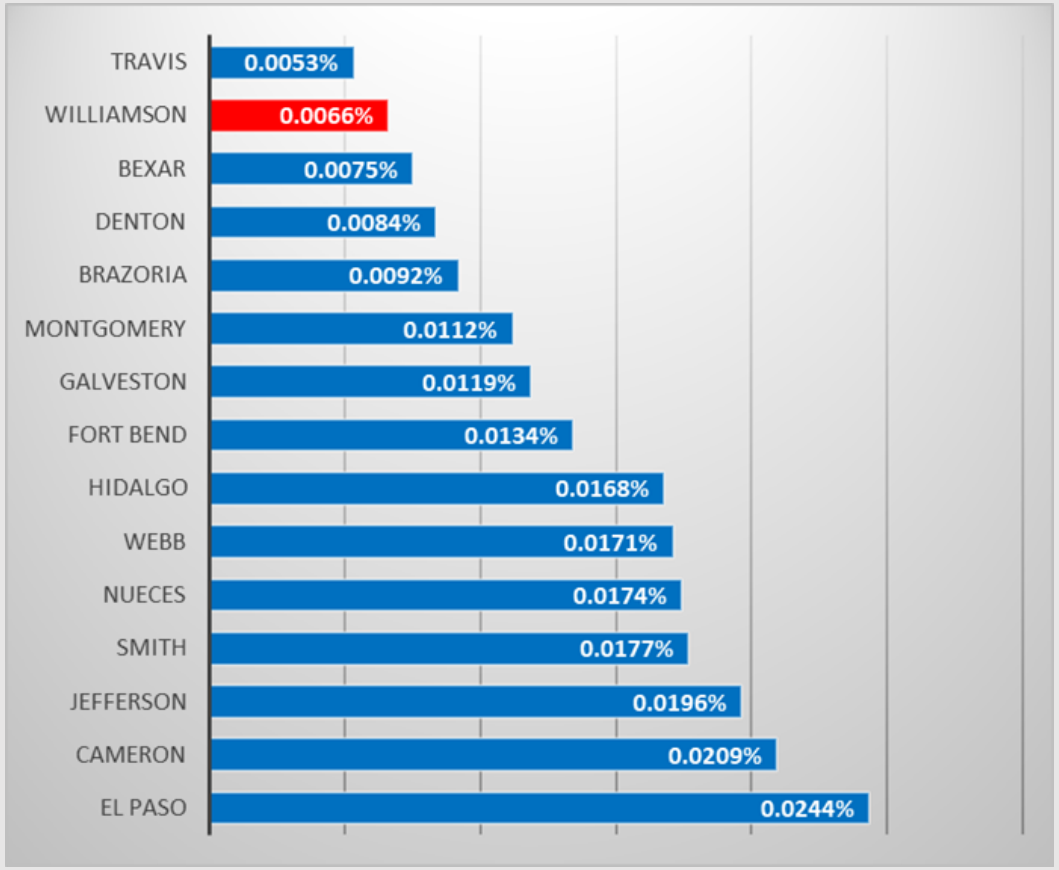
CAD BUDGET COST
PER TOTAL LEVY COMPARISON

County Name	Total Levy 2022	2022 CAD Budget	Cost/levy
Smith	397,822,365	$ 5,418,836	$ 0.014
Cameron	503,201,487	$ 6,135,371	$ 0.012
El Paso	1,531,940,476	$ 18,037,132	$ 0.012
Webb	560,546,916	$ 6,522,571	$ 0.012
Jefferson	680,926,645	$ 7,802,786	$ 0.011
Nueces	880,665,606	$ 9,440,592	$ 0.011
Hidalgo	1,015,538,231	$ 10,518,478	$ 0.010
Fort Bend	2,244,551,453	$ 18,194,846	$ 0.008
Galveston	949,125,272	$ 7,261,059	$ 0.008
Brazoria	1,004,078,737	$ 6,812,800	$ 0.007
Montgomery	1,895,820,850	$ 12,239,560	$ 0.006
Denton	2,937,313,897	$ 15,324,293	$ 0.005
Williamson	**2,229,068,117**	**$ 10,257,900**	**$ 0.005**
Bexar	4,970,768,992	$ 20,238,268	$ 0.004
Travis	5,966,208,393	$ 22,786,110	$ 0.004



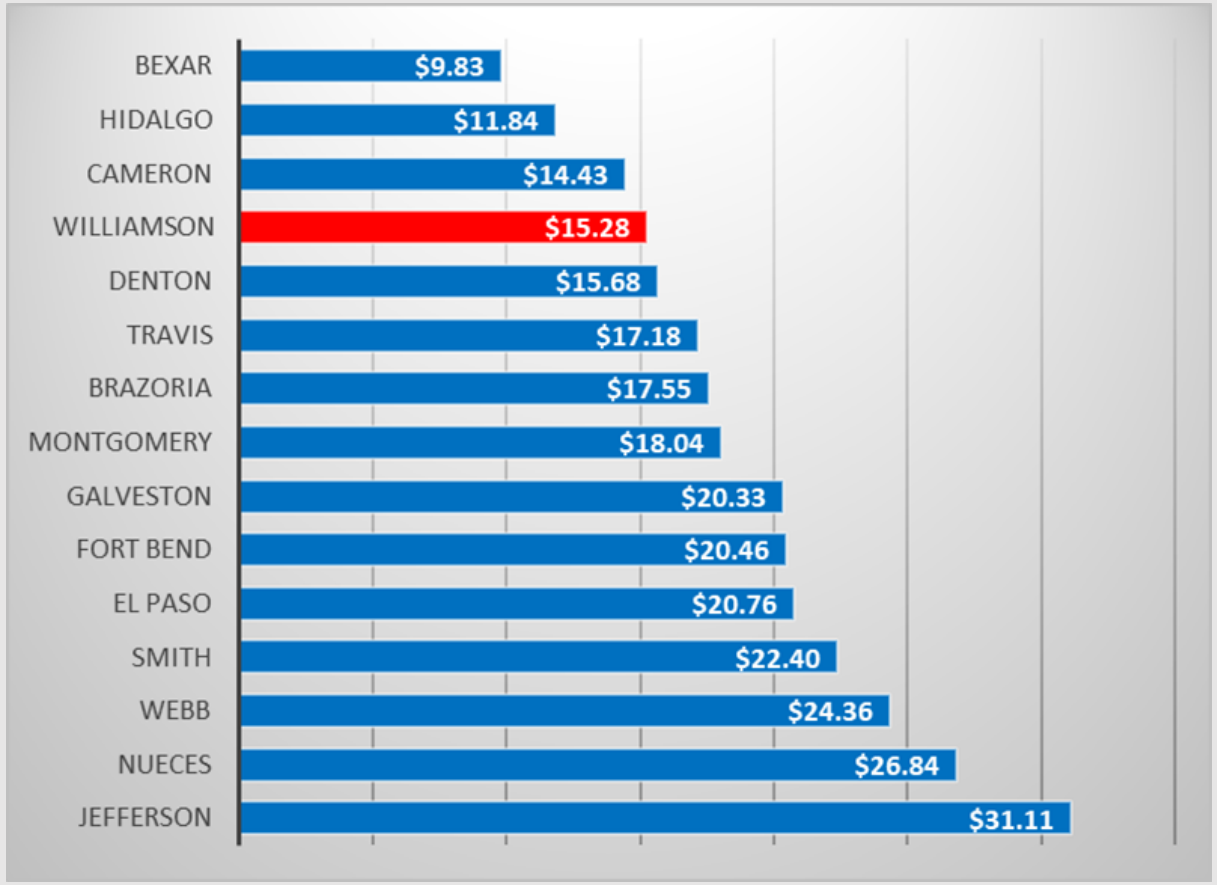
CAD BUDGET COST
AS A PERCENTAGE OF MARKET VALUE

District	2022 Overall Market Value	2022 CAD Budget	Cost/Value
El Paso	$ 74,068,438,126	$18,037,132	0.0244%
Cameron	$ 29,312,695,454	$ 6,135,371	0.0209%
Jefferson	$ 39,727,742,960	$ 7,802,786	0.0196%
Smith	$ 30,646,252,054	$ 5,418,836	0.0177%
Nueces	$ 54,163,353,259	$ 9,440,592	0.0174%
Webb	$ 38,143,108,718	$ 6,522,571	0.0171%
Hidalgo	$ 62,682,355,460	$10,518,478	0.0168%
Fort Bend	$ 135,549,932,917	$18,194,846	0.0134%
Galveston	$ 61,178,099,251	$ 7,261,059	0.0119%
Montgomery	$ 109,405,527,159	$12,239,560	0.0112%
Brazoria	$ 74,170,721,513	$ 6,812,800	0.0092%
Denton	$ 183,201,173,329	$15,324,293	0.0084%
Bexar	$ 269,872,354,900	$20,238,268	0.0075%
Williamson	**$ 155,228,489,181**	**$10,257,900**	**0.0066%**
Travis	$ 428,443,400,804	$22,786,110	0.0053%



CAD BUDGET COST PER POPULATION

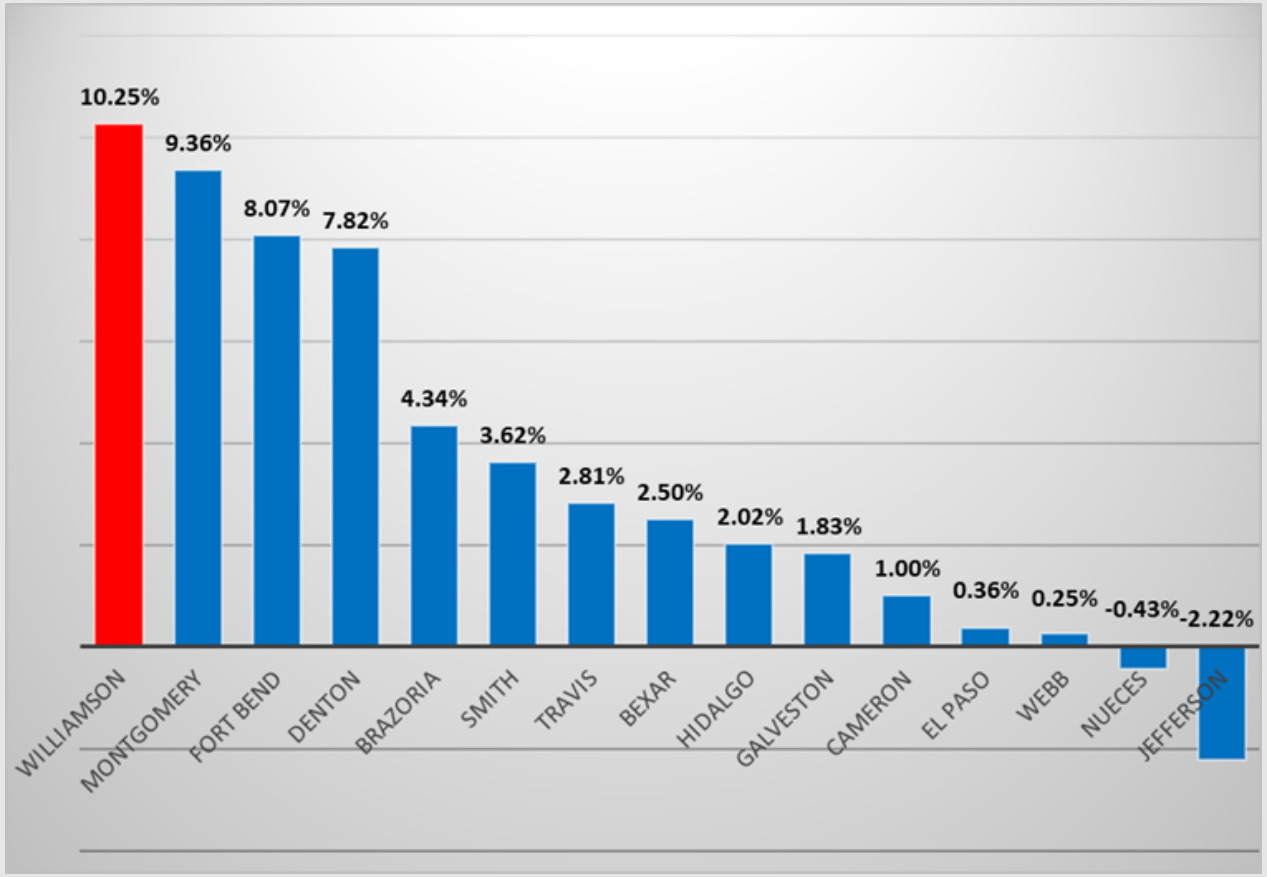
District	Population 2022	2022 CAD Budget	Cost / Population
Jefferson	250,830	$ 7,802,786	$31.11
Nueces	351,674	$ 9,440,592	$26.84
Webb	267,780	$ 6,522,571	$24.36
Smith	241,922	$ 5,418,836	$22.40
El Paso	868,763	$ 18,037,132	$20.76
Fort Bend	889,146	$ 18,194,846	$20.46
Galveston	357,117	$ 7,261,059	$20.33
Montgomery	678,490	$ 12,239,560	$18.04
Brazoria	388,181	$ 6,812,800	$17.55
Travis	1,326,436	$ 22,786,110	$17.18
Denton	977,281	$ 15,324,293	$15.68
Williamson	**671,418**	**$ 10,257,900**	**$15.28**
Cameron	425,208	$ 6,135,371	$14.43
Hidalgo	888,367	$ 10,518,478	$11.84
Bexar	2,059,530	$ 20,238,268	$9.83



CAD Population Growth
Comparison to Comparable CADs

District	*Population 2020	Population 2022	Population Percent Change from 2020 to 2022
Williamson	**609,017**	**671,418**	**10.25%**
Montgomery	620,443	678,490	9.36%
Fort Bend	822,779	889,146	8.07%
Denton	906,422	977,281	7.82%
Brazoria	372,031	388,181	4.34%
Smith	233,479	241,922	3.62%
Travis	1,290,188	1,326,436	2.81%
Bexar	2,009,324	2,059,530	2.50%
Hidalgo	870,781	888,367	2.02%
Galveston	350,682	357,117	1.83%
Cameron	421,017	425,208	1.00%
El Paso	865,657	868,763	0.36%
Webb	267,114	267,780	0.25%
Nueces	353,178	351,674	-0.43%
Jefferson	256,526	250,830	-2.22%

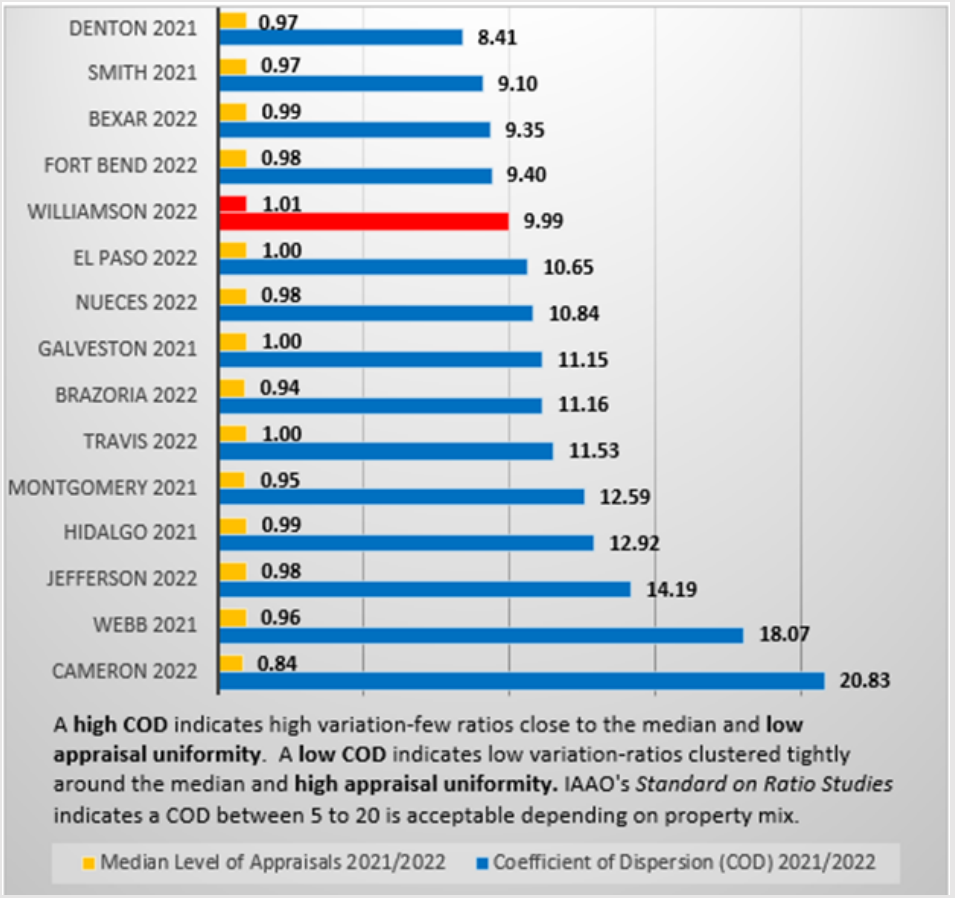
*Population from US Census Bureau



ACCURACY OF APPRAISALS

District	Median Level of Appraisals 2021/2022	Coefficient of Dispersion (COD) 2021/2022
Denton 2021	0.97	8.41
Smith 2021	0.97	9.10
Bexar 2022	0.99	9.35
Fort Bend 2022	0.98	9.40
Williamson 2022	**1.01**	**9.99**
El Paso 2022	1.00	10.65
Nueces 2022	0.98	10.84
Galveston 2021	1.00	11.15
Brazoria 2022	0.94	11.16
Travis 2022	1.00	11.53
Montgomery 2021	0.95	12.59
Hidalgo 2021	0.99	12.92
Jefferson 2022	0.98	14.19
Webb 2021	0.96	18.07
Cameron 2022	0.84	20.83

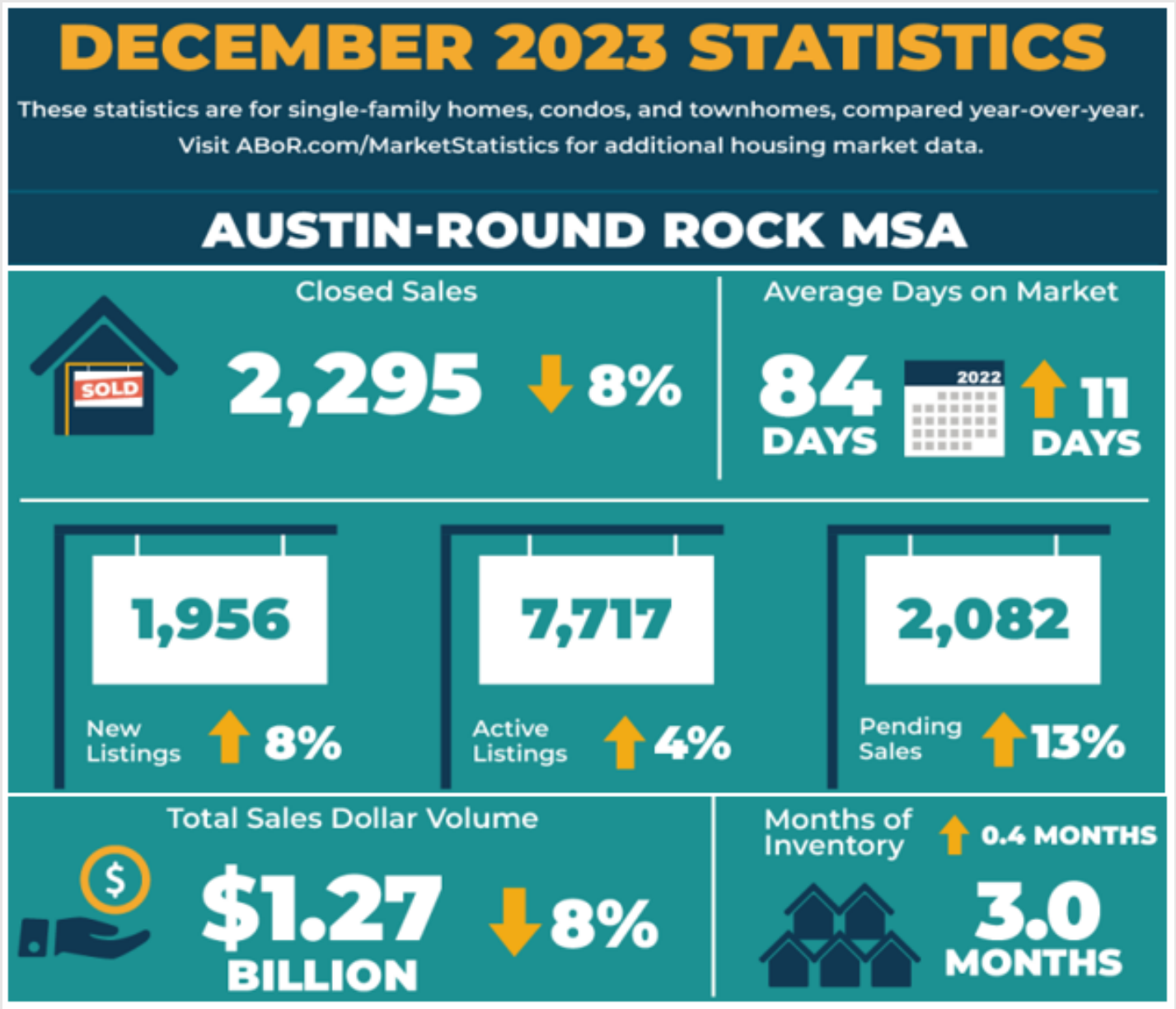
2021 & 2022 PVS from Comptroller



WHAT OTHERS ARE SAYING ABOUT THE MARKET

Community Impact, KVUE, KXAN

- **"Single-family inventory is expected to increase with construction projected to reach pre-pandemic levels."** – Community Impact, Colby Farr Jan 5, 2024
- **"New report shows Austin's real estate market is still holding strong"** – KVUE, Ford Sanders Jan 2, 2024
- **"Austin real estate economist says market normalizing"** – KXAN, Cora Neas Dec 15, 2023


DECEMBER 2023 STATISTICS
These statistics are for single-family homes, condos, and townhomes, compared year-over-year.
Visit ABoR.com/MarketStatistics for additional housing market data.
AUSTIN-ROUND ROCK MSA
Closed Sales
SOLD
2,295
8%
Average Days on Market
84 DAYS
2022
11 DAYS
1,956
New Listings
8%
7,717
Active Listings
4%
2,082
Pending Sales
13%
Total Sales Dollar Volume
$1.27 BILLION
8%
Months of Inventory
0.4 MONTHS
3.0 MONTHS

Texas A&M Real Estate Center

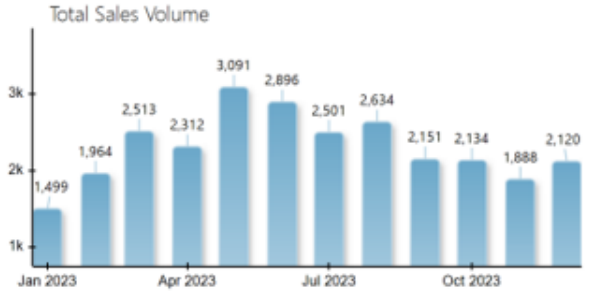
Single-Family Homes

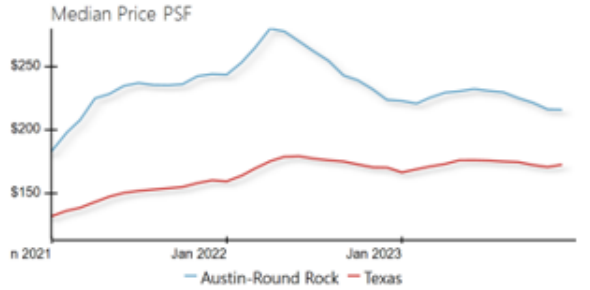
Sales volume for single-family homes decreased 9.21% YoY from 2,335 to 2,120 transactions. Dollar volume dipped from $1.3 billion to $1.18 billion.

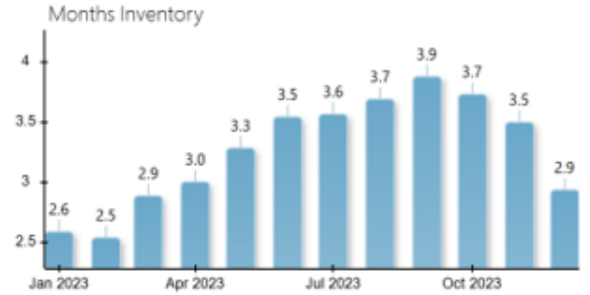
The average sales price dipped 0.09% YoY from $556,449 to $555,972, while the average price per square foot subsequently declined from $249.31 to $246.98. Median price declined 1.23% YoY from $455,508 to $449,900, while the median price per square foot also declined from $223.66 to $215.89.

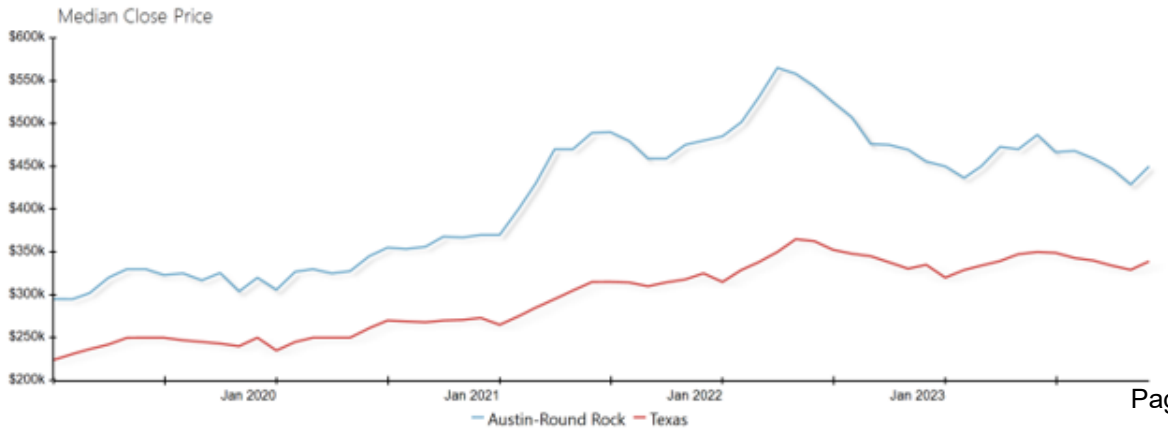
Months inventory for single-family homes rose from 2.6 to 2.9 months supply and days to sell declined from 126 to 118.

	Dec-23	YoY %
Sales	2,120	-9.21%
Dollar Volume	$1,178,661,031	-9.29%
Median Close Price	$449,900	-1.23%
New Listings	1,759	7.39%
Active Listings	6,781	1.79%
Months Inventory	2.9	11.11%
Days to Sell	118	-6.35%
Average Price PSF	$246.98	-0.93%
Median Price PSF	$215.89	-3.47%
Median Square Feet	2,112	1.73%
Close to Original List Price	91.53%	2.27%

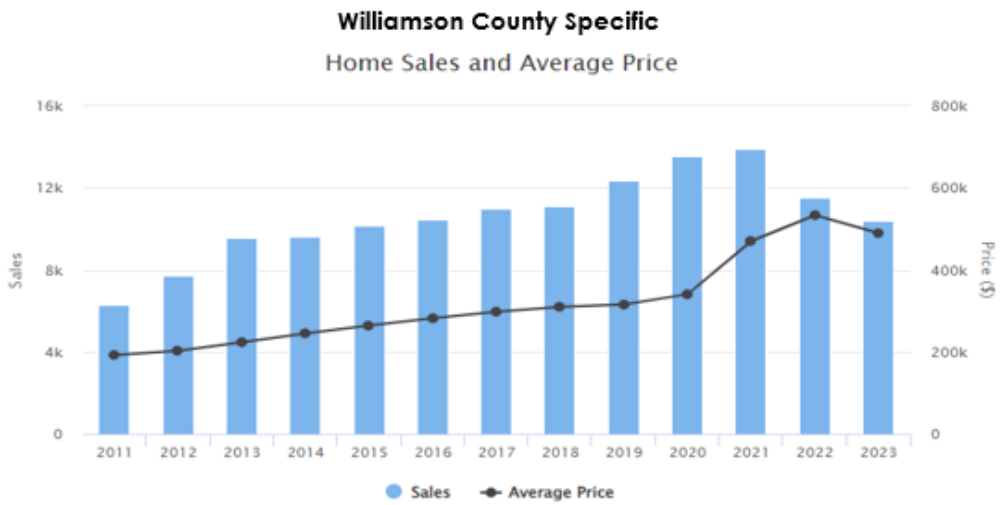


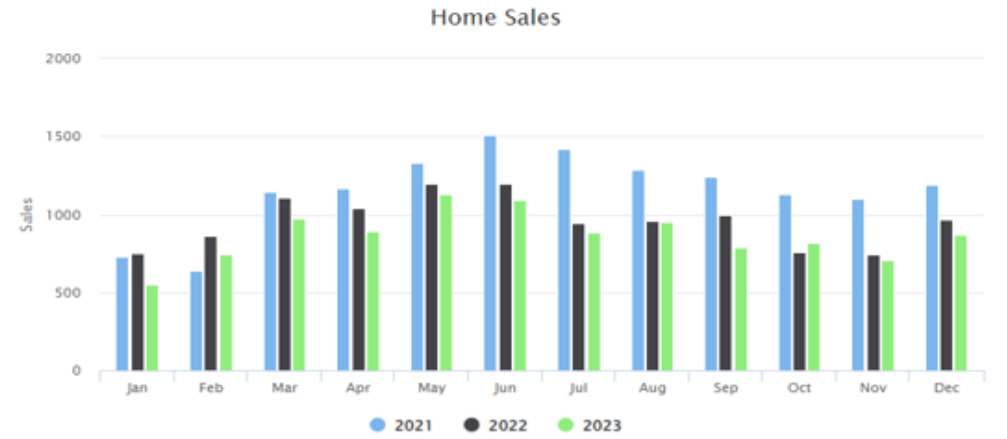






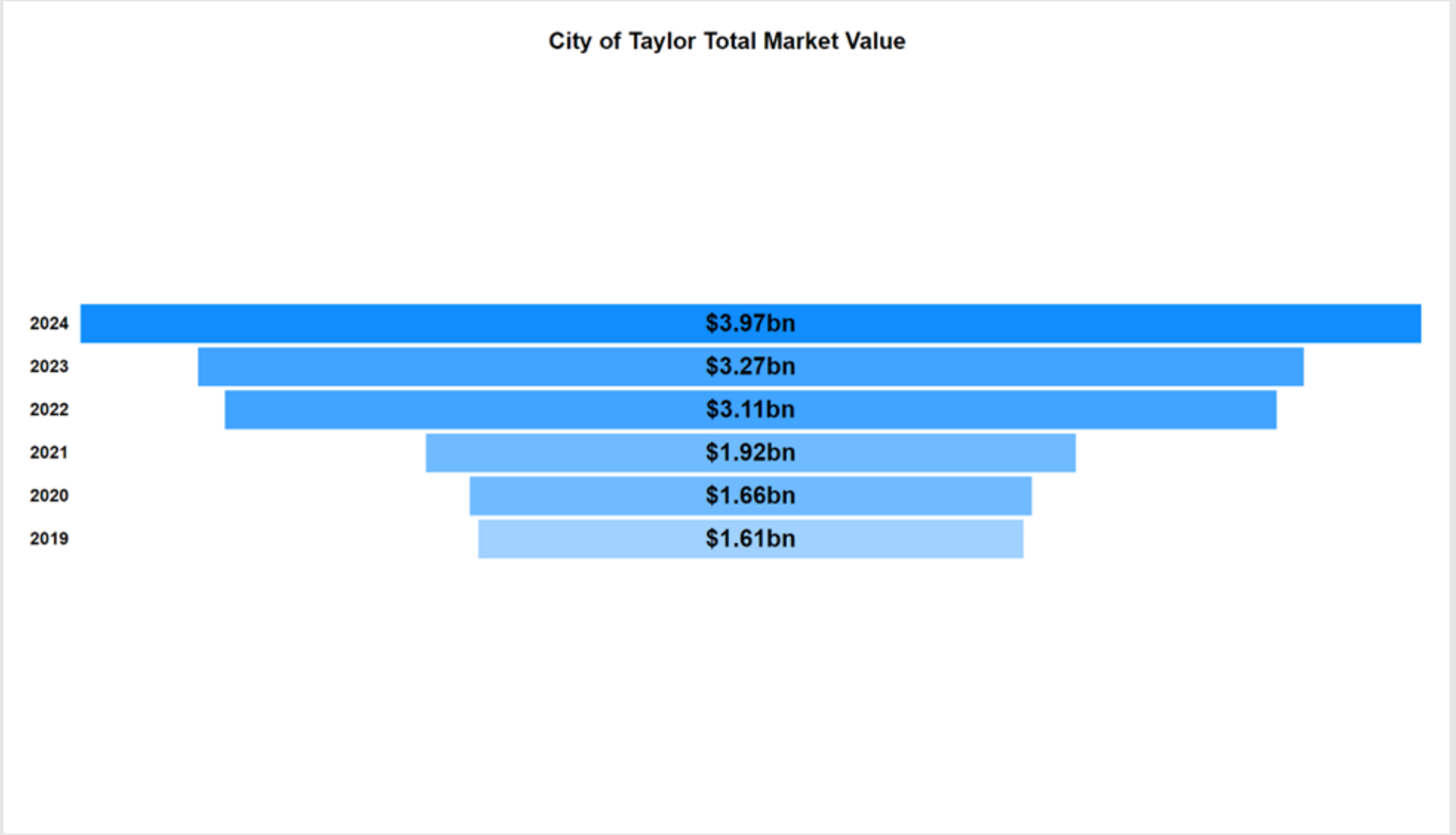
Texas A&M Real Estate Center

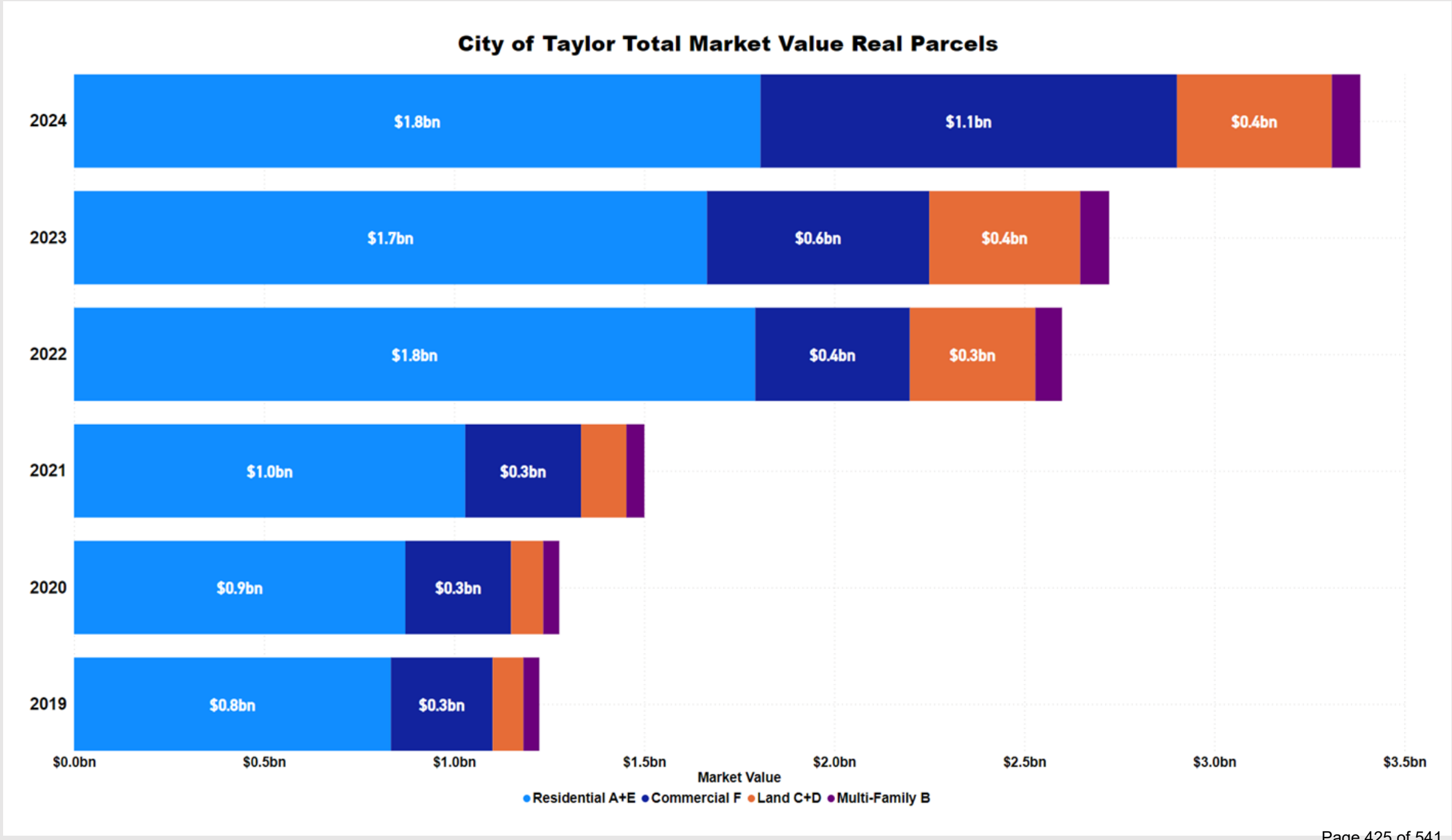


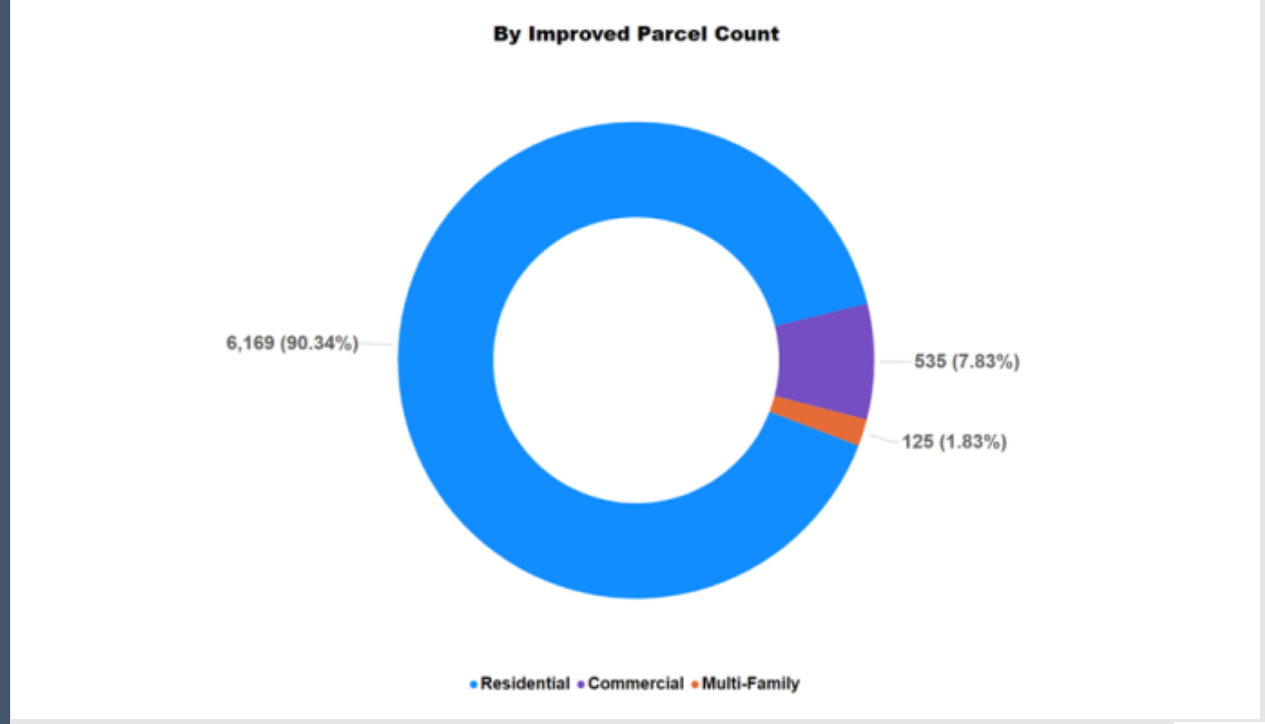


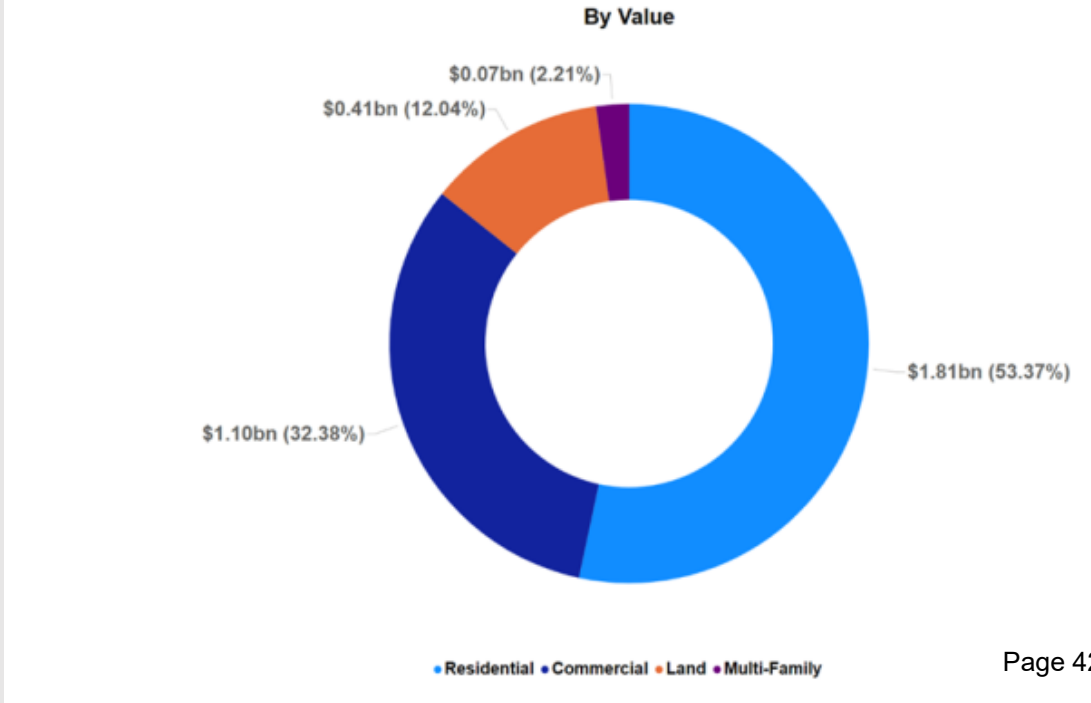


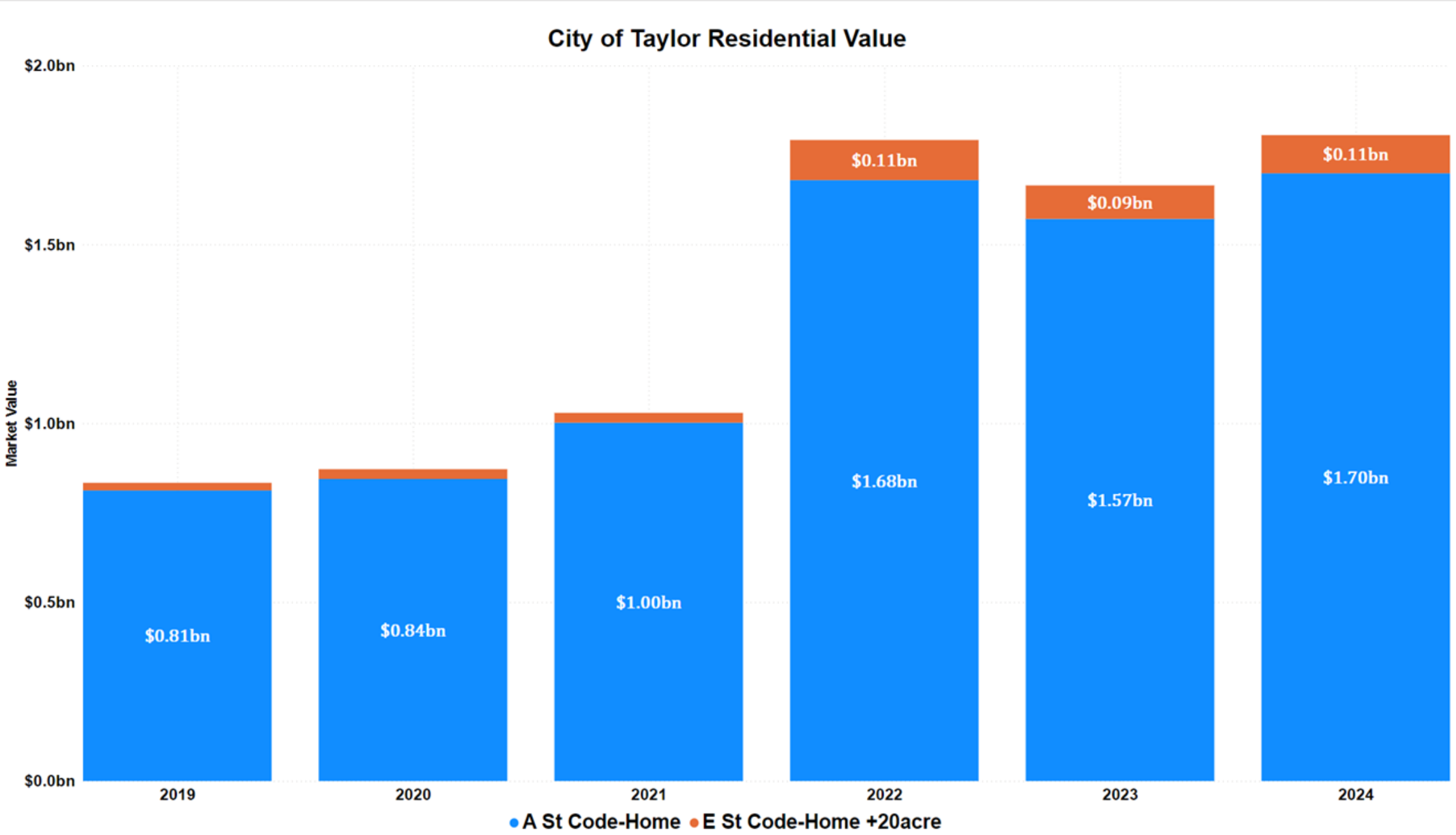
WCAD APPRAISAL DATA 2024

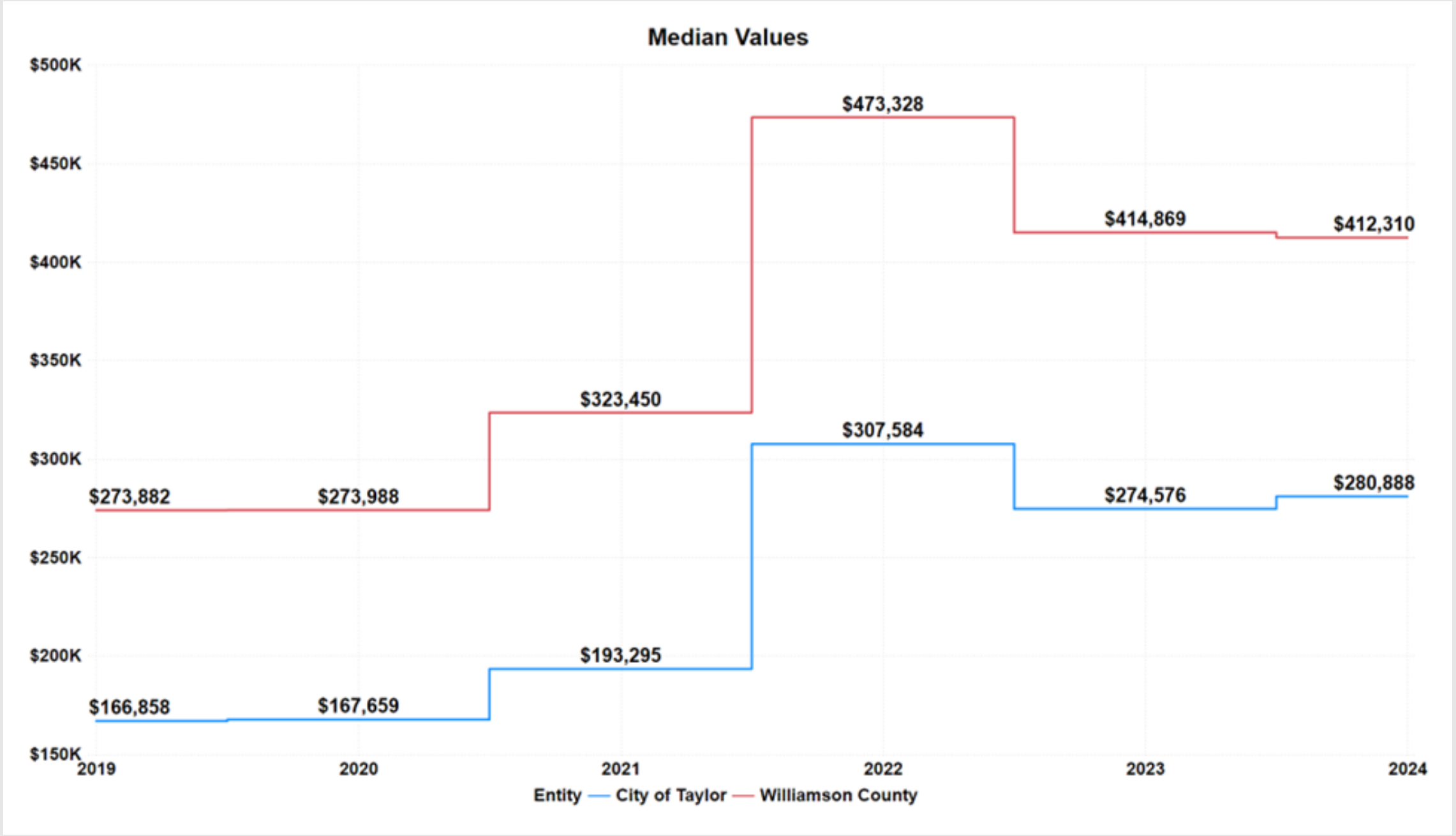

City of Taylor Total Market Value
2024
$3.97bn
2023
$3.27bn
2022
$3.11bn
2021
$1.92bn
2020
$1.66bn
2019
$1.61bn

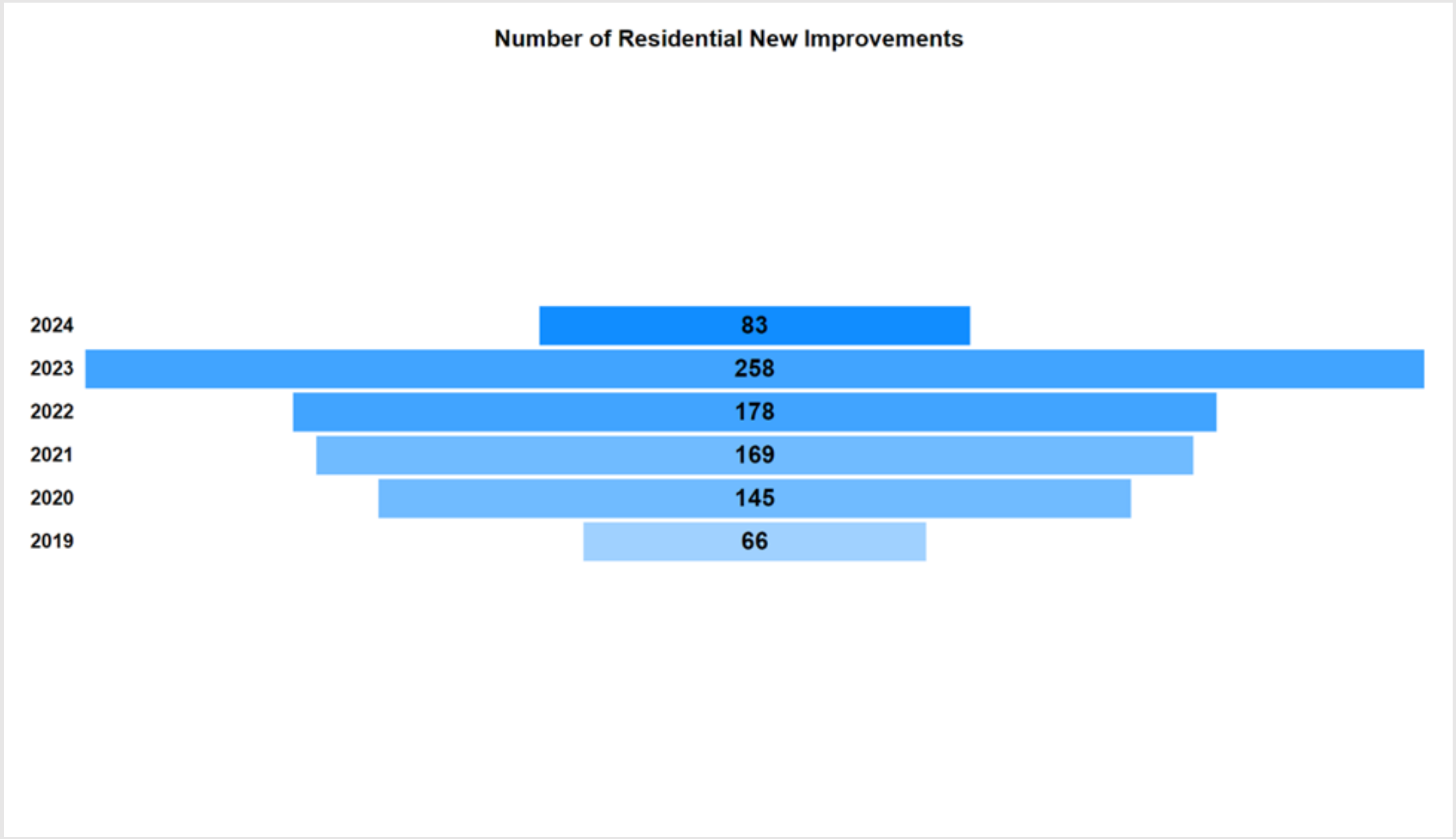

City of Taylor Total Market Value Real Parcels
2024
$1.8bn
$1.1bn
$0.4bn
2023
$1.7bn
$0.6bn
$0.4bn
2022
$1.8bn
$0.4bn
$0.3bn
2021
$1.0bn
$0.3bn
2020
$0.9bn
$0.3bn
2019
$0.8bn
$0.3bn
$0.0bn
$0.5bn
$1.0bn
$1.5bn
$2.0bn
$2.5bn
$3.0bn
$3.5bn
Market Value
Residential A+E
Commercial F
Land C+D
Multi-Family B

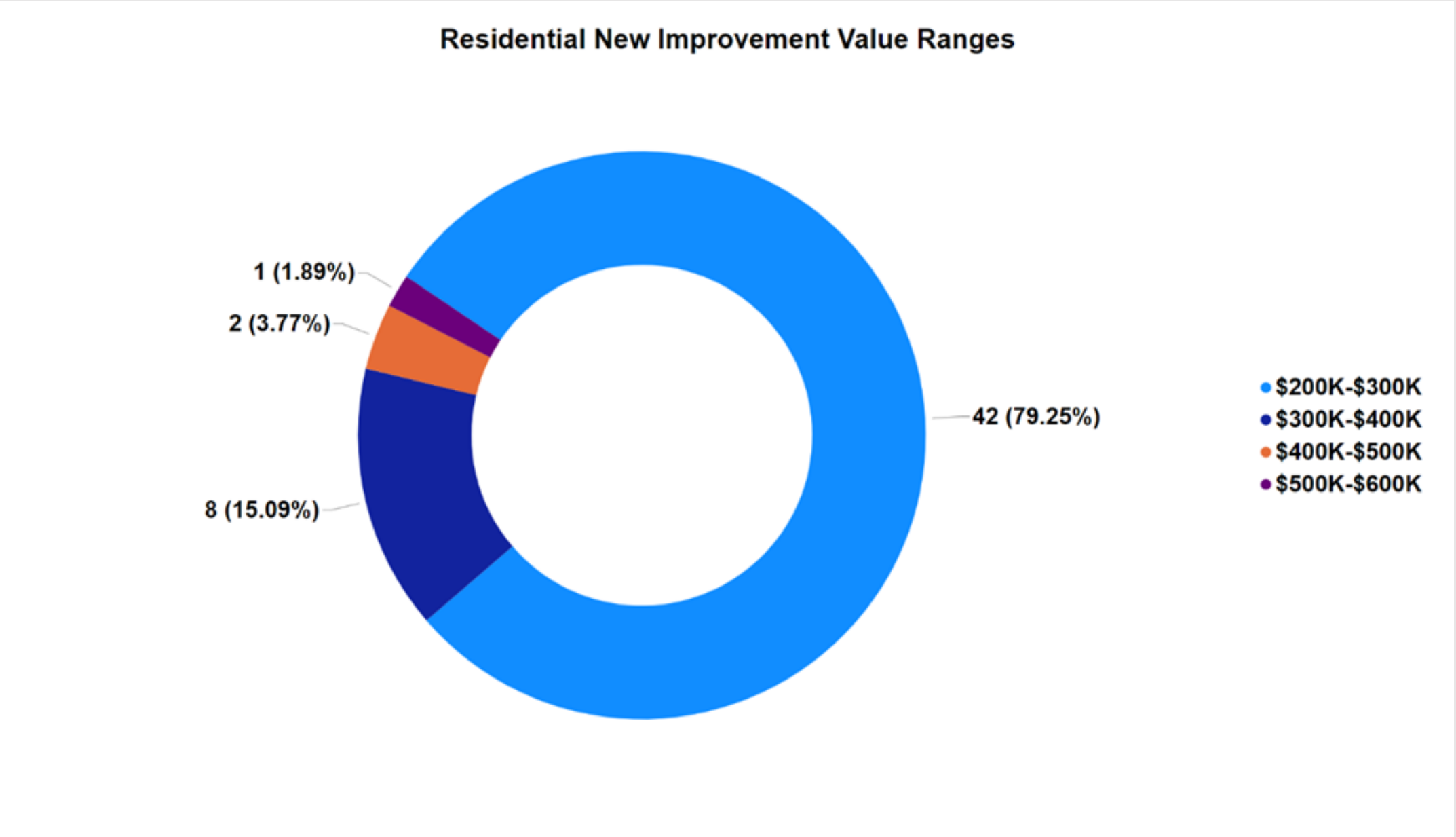

By Improved Parcel Count
6,169 (90.34%)
535 (7.83%)
125 (1.83%)
Residential
Commercial
Multi-Family


By Value
$0.07bn (2.21%)
$0.41bn (12.04%)
$1.81bn (53.37%)
$1.10bn (32.38%)
Residential
Commercial
Land
Multi-Family

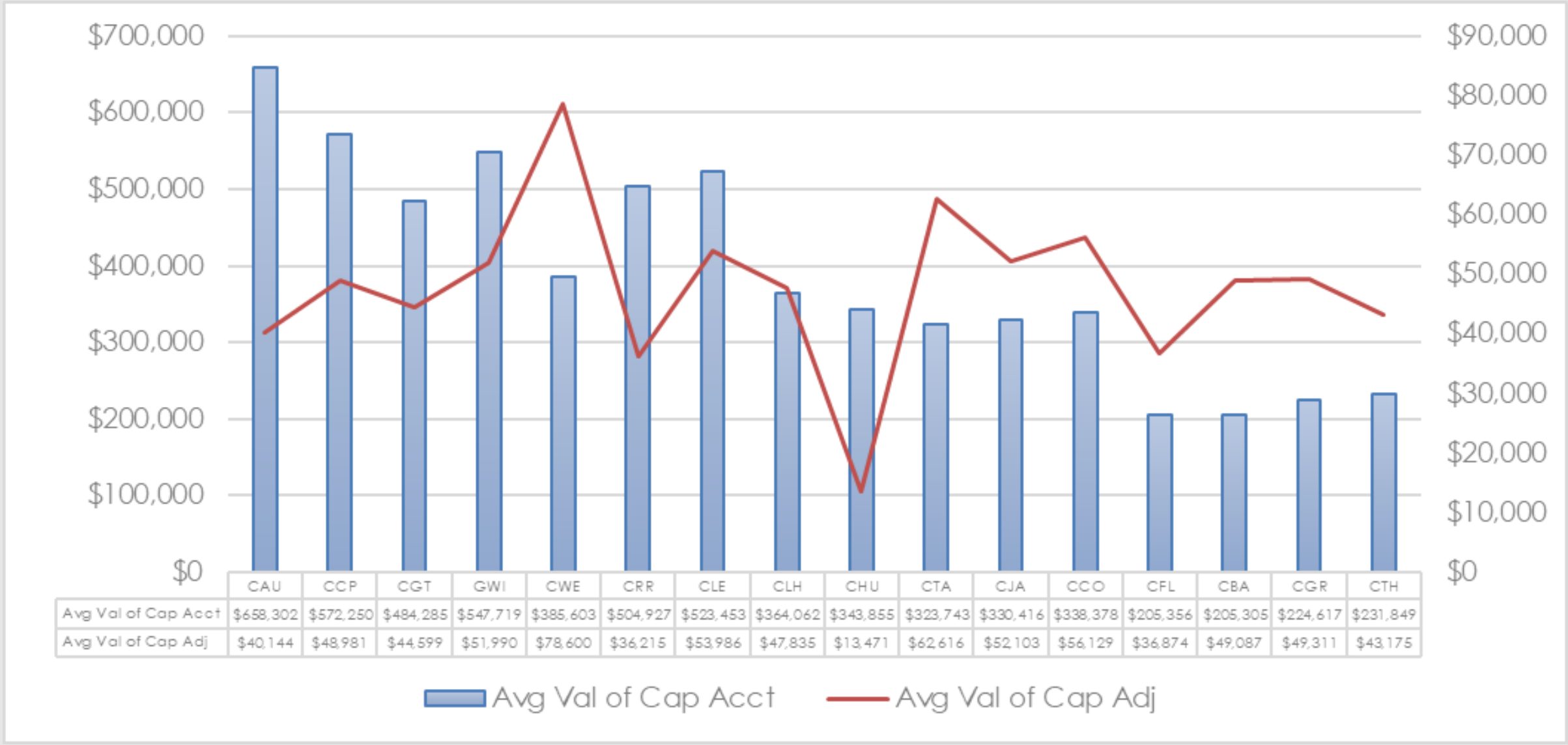

City of Taylor Residential Value
$2.0bn
$1.5bn
$1.0bn
$0.5bn
$0.0bn
Market Value
$0.81bn
$0.84bn
$1.00bn
$1.68bn
$0.11bn
$1.57bn
$0.09bn
$1.70bn
$0.11bn
2019
2020
2021
2022
2023
2024
A St Code-Home
E St Code-Home +20acre


Median Values
$500K
$450K
$400K
$350K
$300K
$250K
$200K
$150K
$273,882
$273,988
$323,450
$473,328
$414,869
$412,310
$166,858
$167,659
$193,295
$307,584
$274,576
$280,888
2019
2020
2021
2022
2023
2024
Entity
City of Taylor
Williamson County


Number of Residential New Improvements
2024
83
2023
258
2022
178
2021
169
2020
145
2019
66

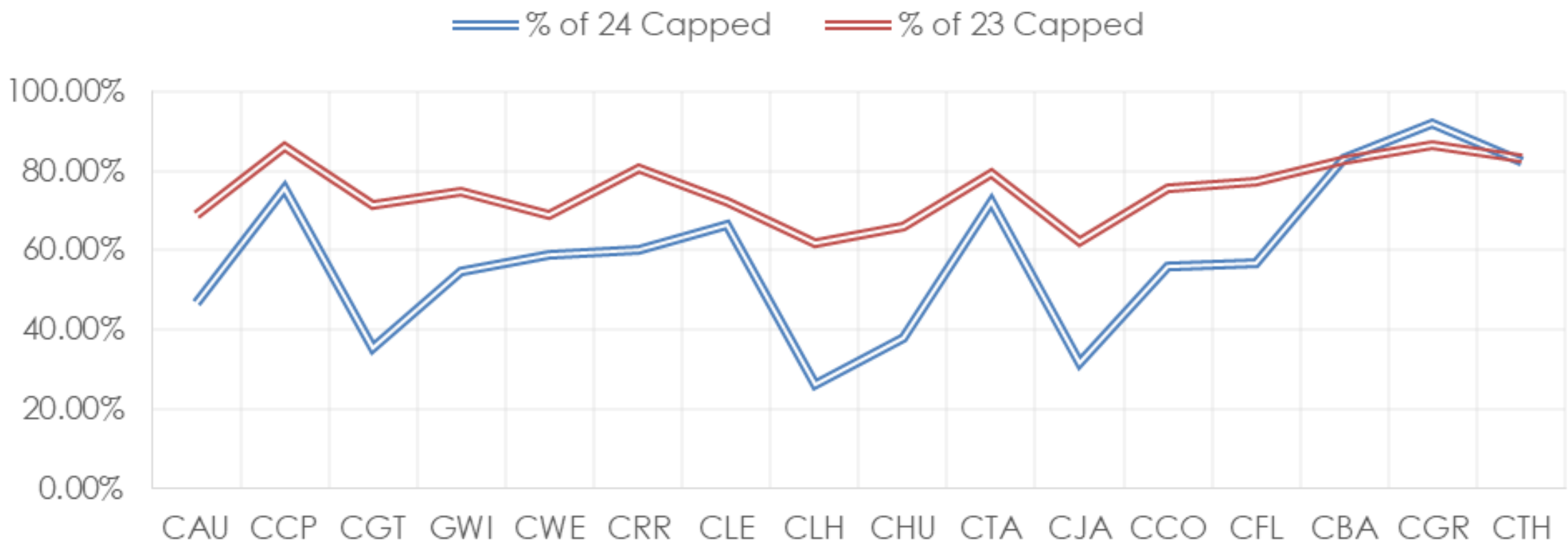

Residential New Improvement Value Ranges
1 (1.89%)
2 (3.77%)
8 (15.09%)
42 (79.25%)
$200K-$300K
$300K-$400K
$400K-$500K
$500K-$600K

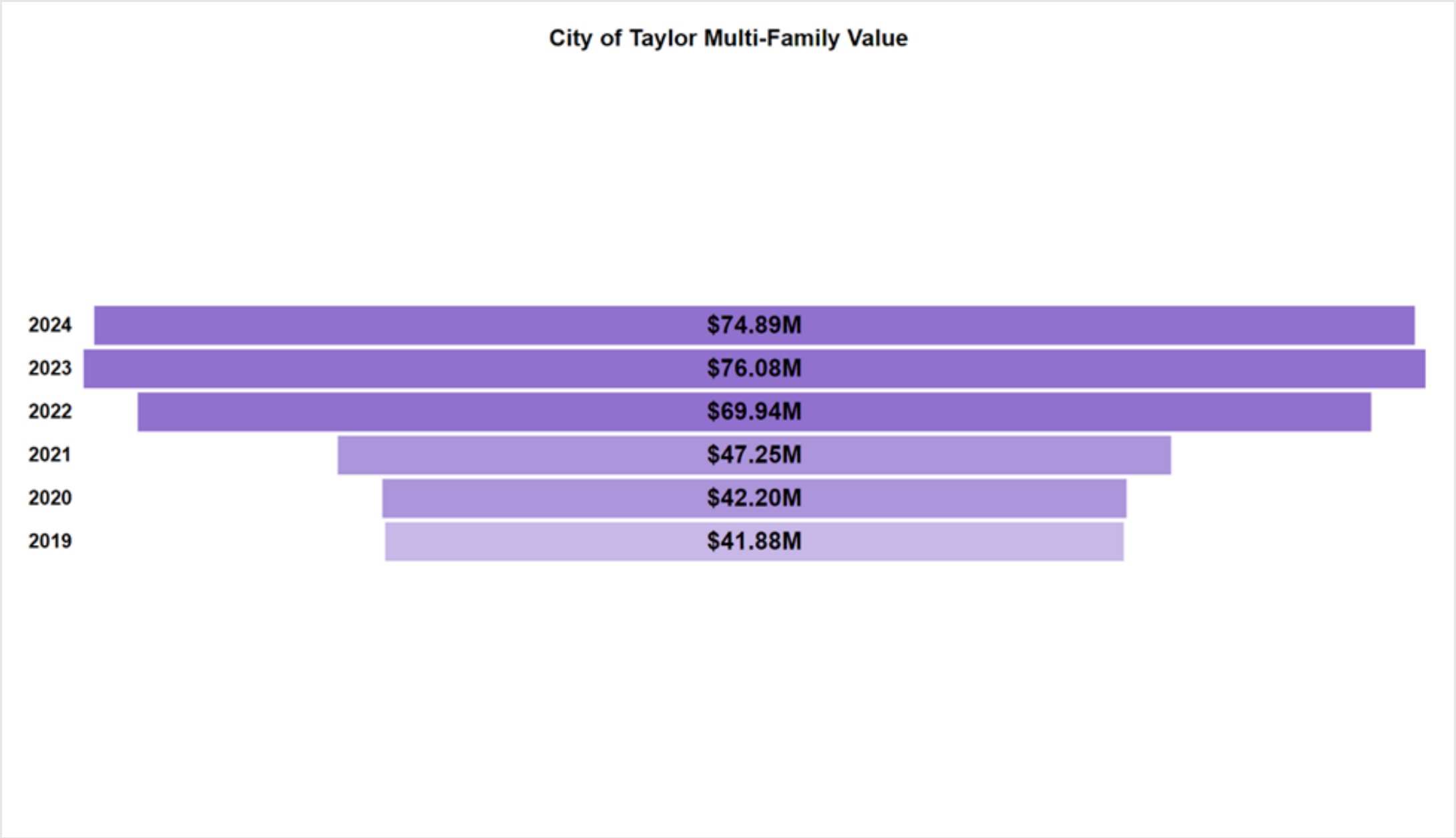
Average Value of Capped Account & Capped Amount ISD

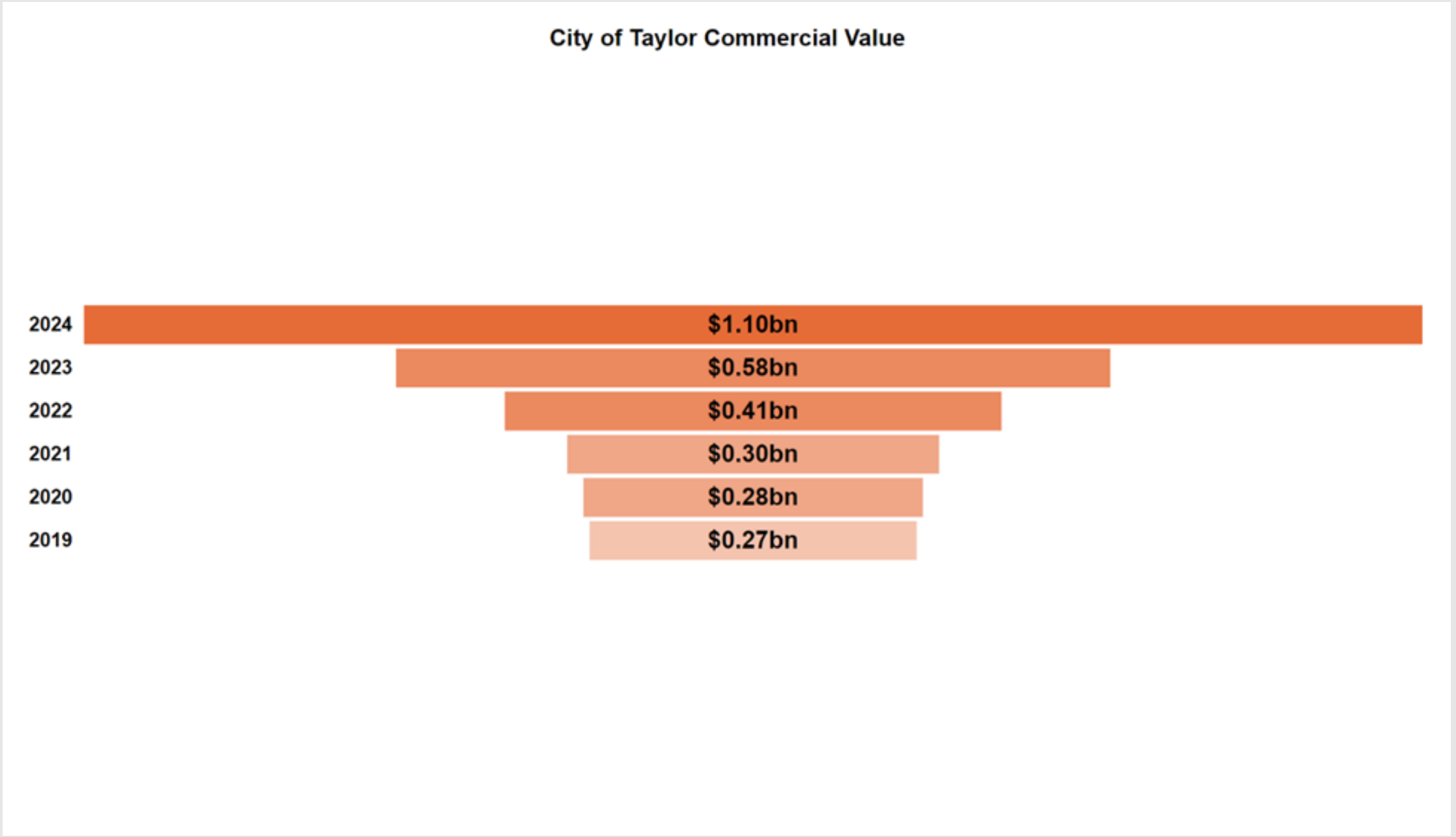


	CAU	CCP	CGT	GWI	CWE	CRR	CLE	CLH	CHU	CTA	CJA	CCO	CFL	CBA	CGR	CTH
Avg Val of Cap Acct	$658,302	$572,250	$484,285	$547,719	$385,603	$504,927	$523,453	$364,062	$343,855	$323,743	$330,416	$338,378	$205,356	$205,305	$224,617	$231,849
Avg Val of Cap Adj	$40,144	$48,981	$44,599	$51,990	$78,600	$36,215	$53,986	$47,835	$13,471	$62,616	$52,103	$56,129	$36,874	$49,087	$49,311	$43,175

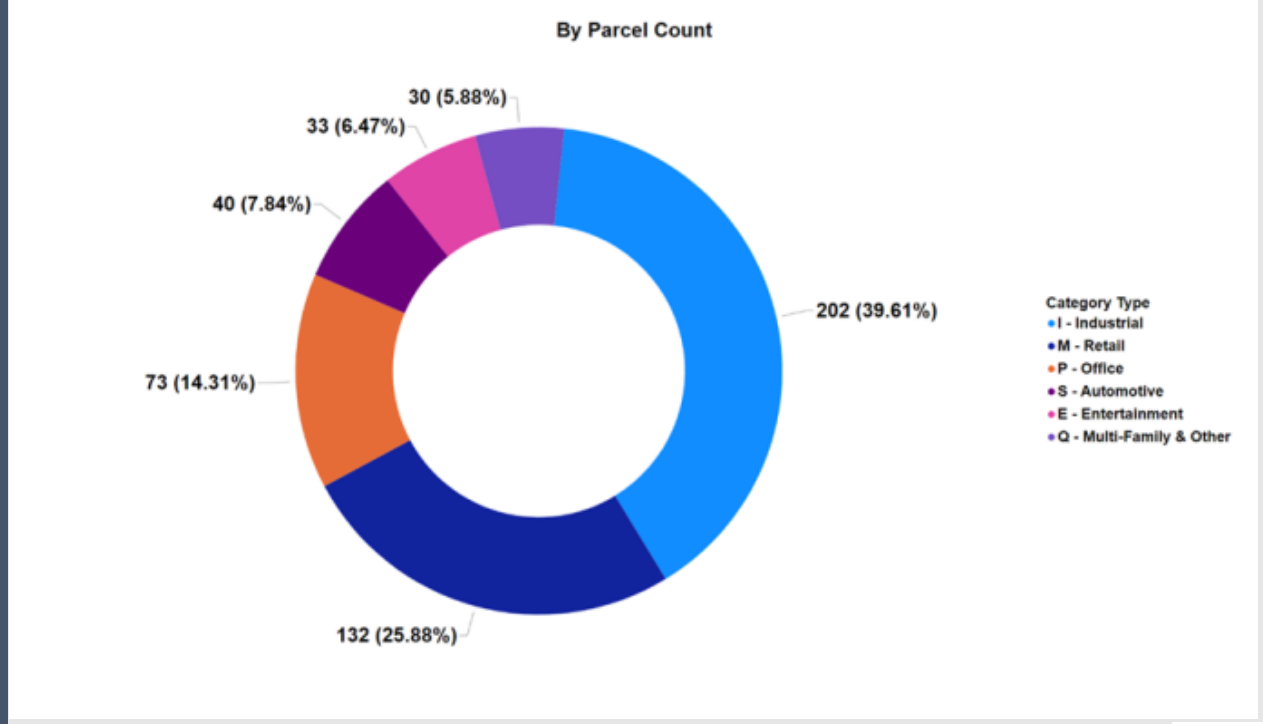
CITY & WILCO CAPPED ACCOUNTS

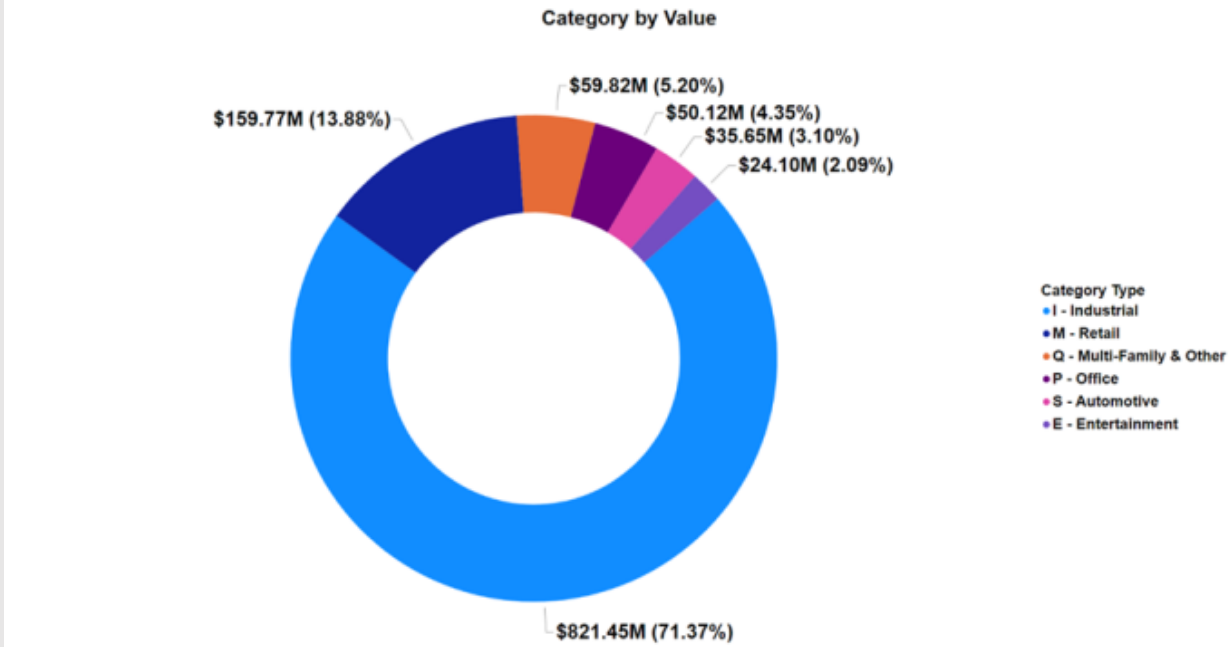


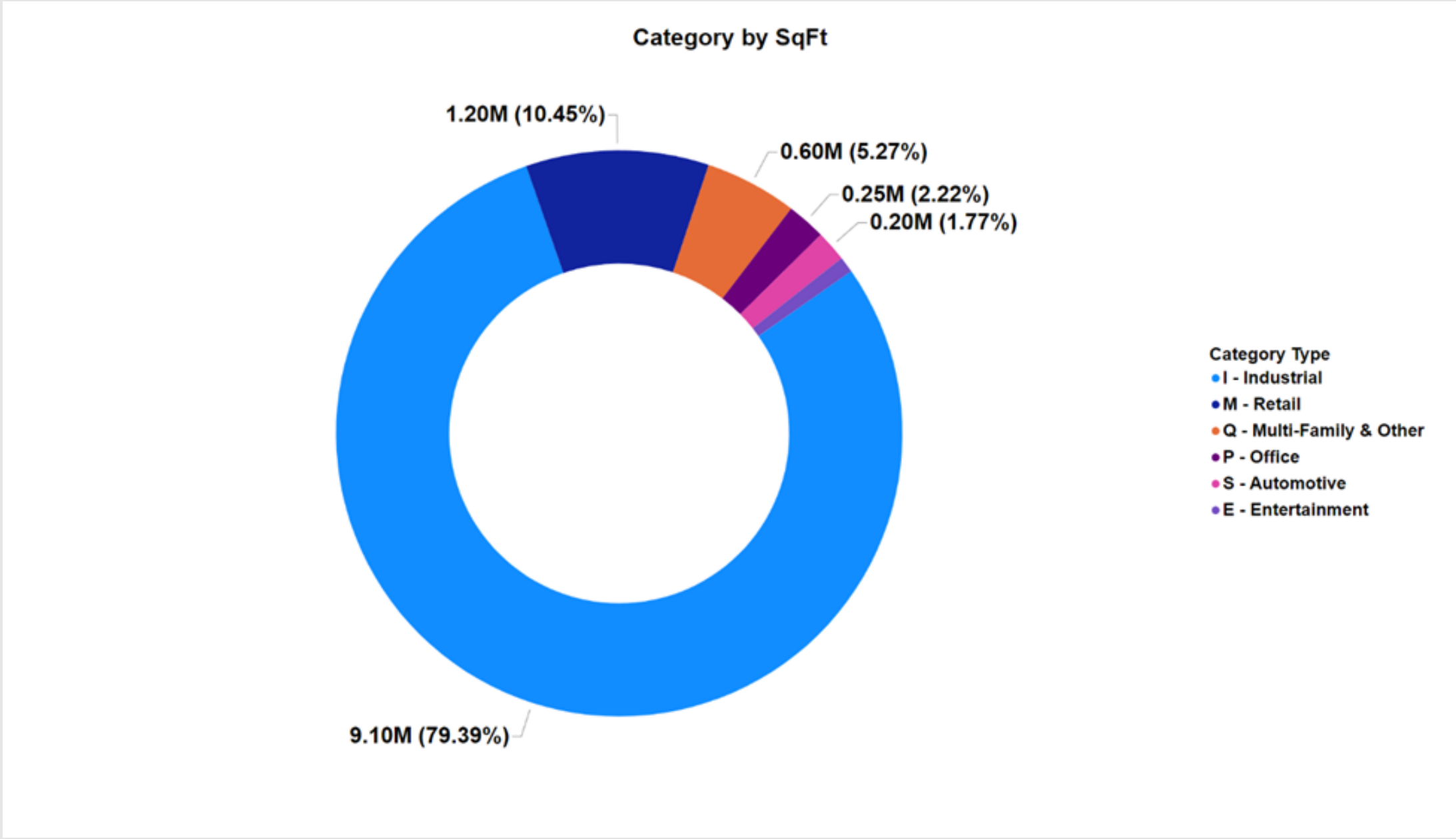

City of Taylor Multi-Family Value
2024
$74.89M
2023
$76.08M
2022
$69.94M
2021
$47.25M
2020
$42.20M
2019
$41.88M


City of Taylor Commercial Value
2024
$1.10bn
2023
$0.58bn
2022
$0.41bn
2021
$0.30bn
2020
$0.28bn
2019
$0.27bn

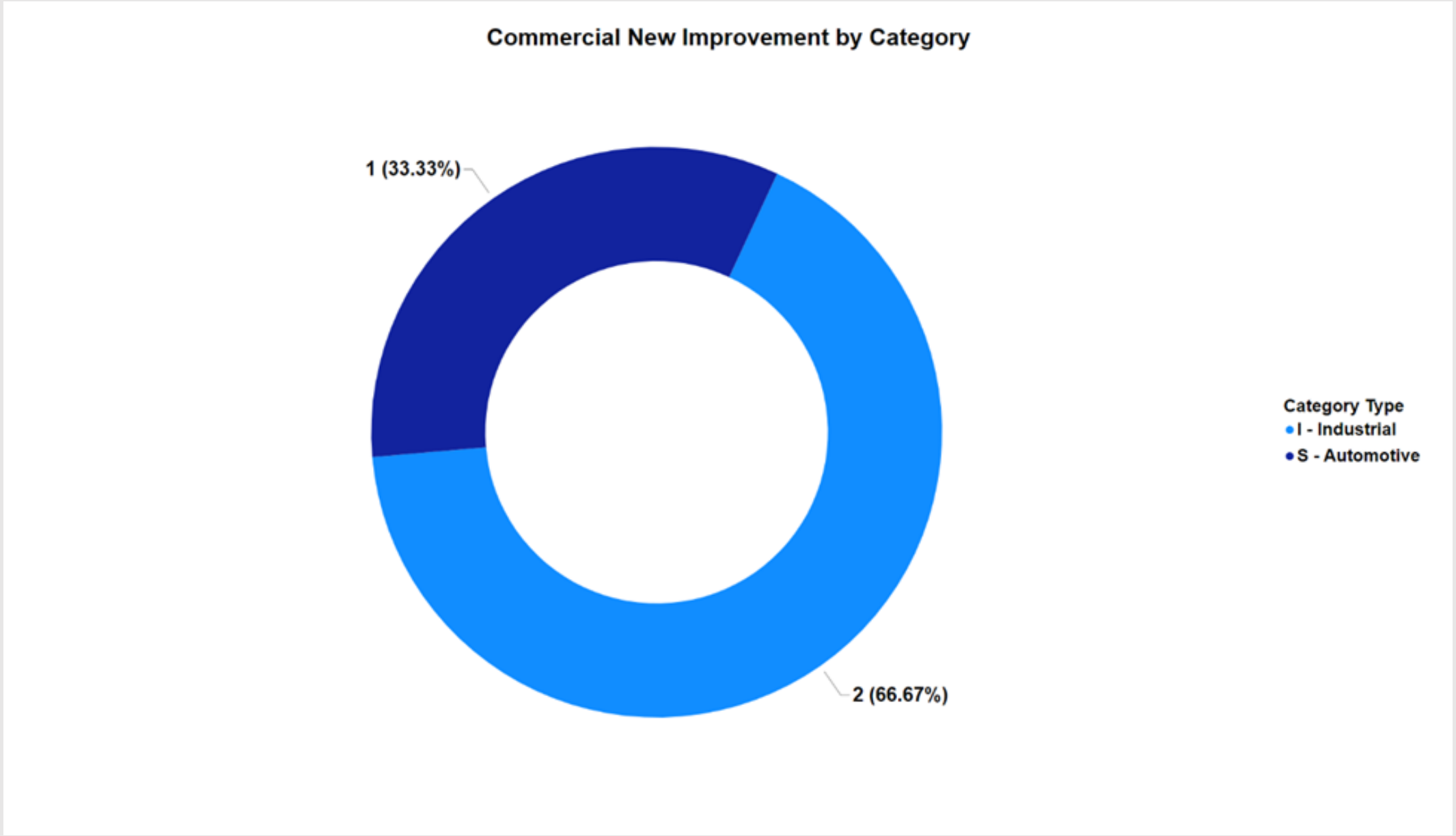
Commercial Property

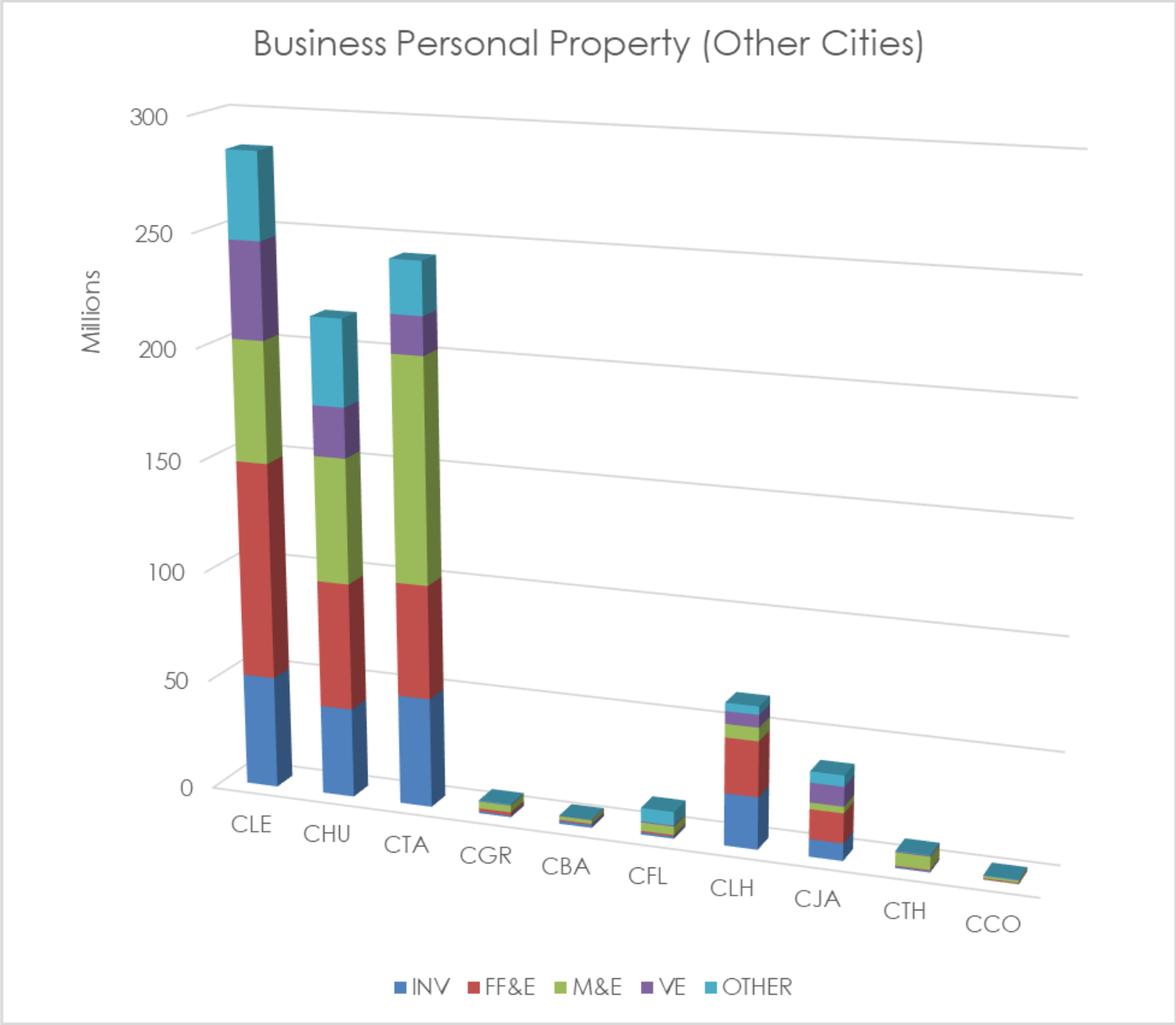


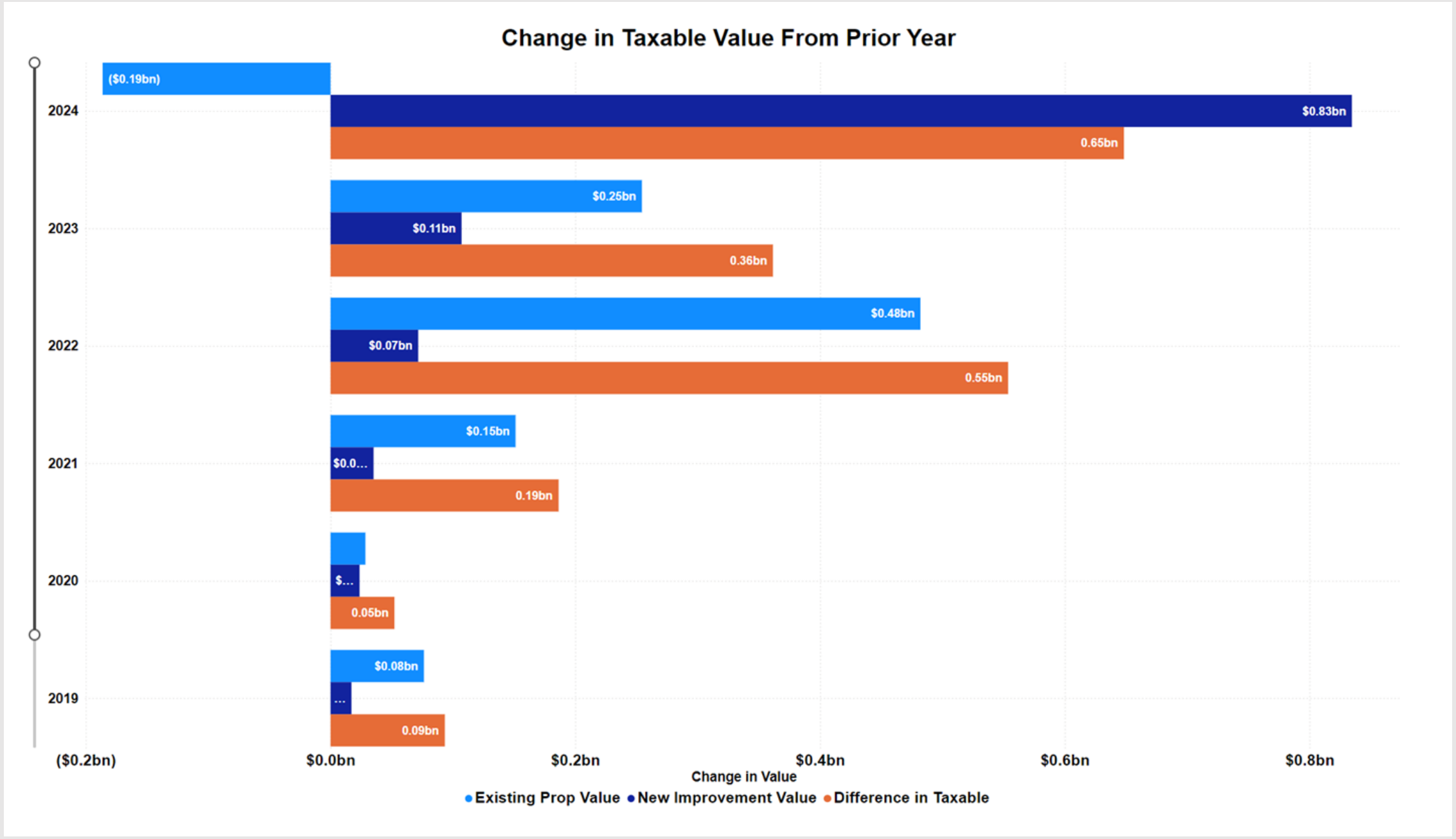


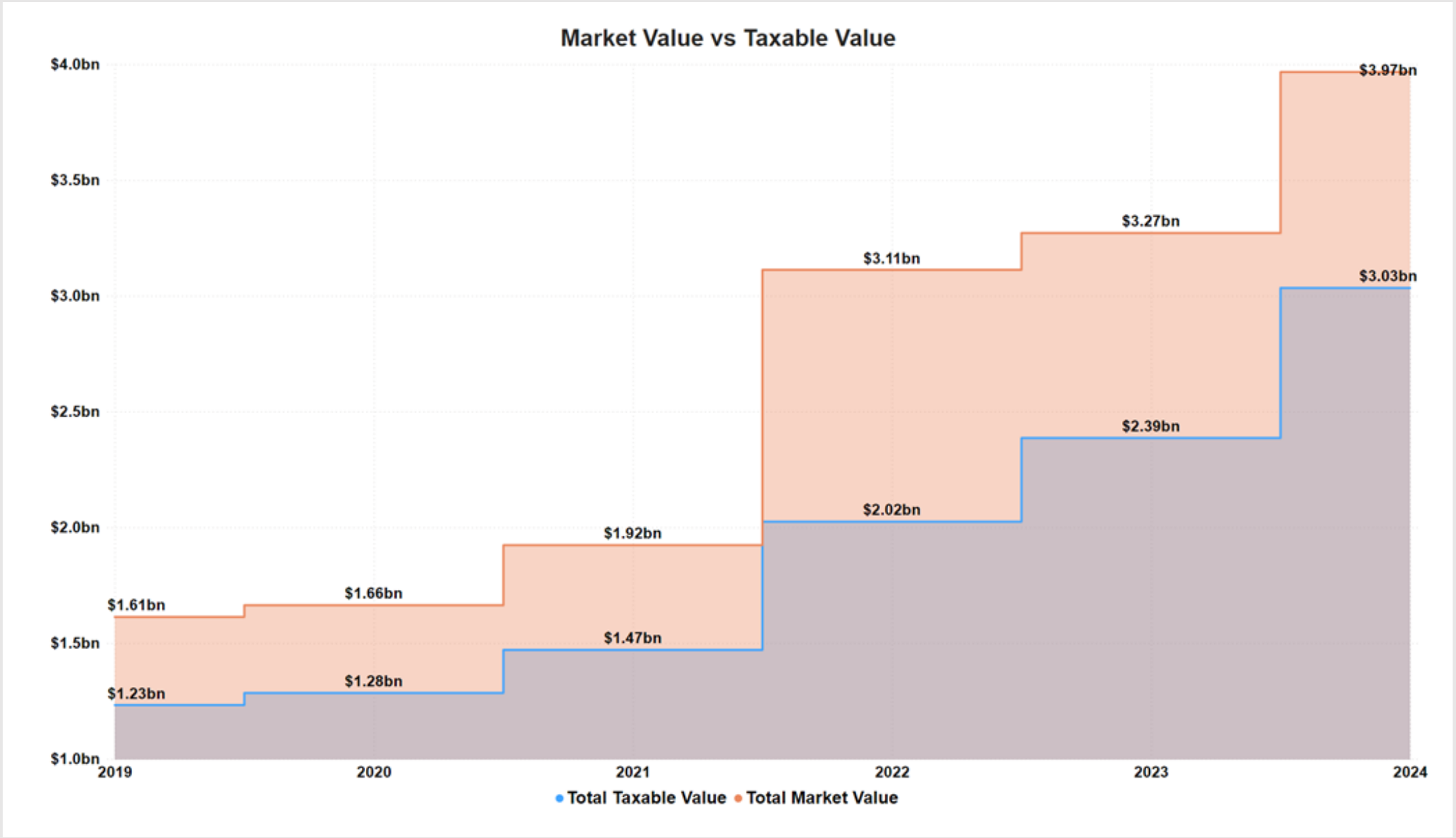

Category by SqFt
1.20M (10.45%)
0.60M (5.27%)
0.25M (2.22%)
0.20M (1.77%)
9.10M (79.39%)
Category Type
I - Industrial
M - Retail
Q - Multi-Family & Other
P - Office
S - Automotive
E - Entertainment


Number of New Commercial Improvements
2024
4
2023
7
2022
6
2021
8
2020
10
2019
2


Commercial New Improvement by Category
1 (33.33%)
2 (66.67%)
Category Type
I - Industrial
S - Automotive


Business Personal Property (Other Cities)
Millions
300
250
200
150
100
50
0
CLE
CHU
CTA
CGR
CBA
CFL
CLH
CJA
CTH
CCO
INV
FF&E
M&E
VE
OTHER


Change in Taxable Value From Prior Year
2024
2023
2022
2021
2020
2019
($0.19bn)
$0.83bn
0.65bn
$0.25bn
$0.11bn
0.36bn
$0.48bn
$0.07bn
0.55bn
$0.15bn
$0.0...
0.19bn
$...
0.05bn
$0.08bn
...
0.09bn
($0.2bn)
$0.0bn
$0.2bn
$0.4bn
$0.6bn
$0.8bn
Change in Value
Existing Prop Value
New Improvement Value
Difference in Taxable


Market Value vs Taxable Value
$4.0bn
$3.5bn
$3.0bn
$2.5bn
$2.0bn
$1.5bn
$1.0bn
$1.61bn
$1.66bn
$1.92bn
$3.11bn
$3.27bn
$3.97bn
$1.23bn
$1.28bn
$1.47bn
$2.02bn
$2.39bn
$3.03bn
2019
2020
2021
2022
2023
2024
Total Taxable Value
Total Market Value

City Council Meeting
May 23, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life

Agenda Item Number: 12.

Agenda Title: **Discussion and possible action on Doris Roznovak Aquatic Center Construction Options.**

Council Action to be Taken: Provide staff direction on the pool construction and approve one of the presented options if desired.

Department Submitted: Parks and Recreation

Staff Contact: Tyler Bybee, P&R Director
Jeffery Jenkins, Deputy City Manager

1. PURPOSE / DESCRIPTION

Discuss and take possible action on the construction options for the Doris Roznovak Aquatic Center.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City of Taylor continues to grow and by managing this growth, the city needs to ensure we provide adequate quality of life facilities. The current Doris Roznovak Aquatic Center has major structural flaws. The city issued a Certificate of Obligation to fund the pool reconstruction in July of 2022 in the amount $5,260,000. With accrued interest, the budget total is $5,635,880. The remaining budget is $5,047,000 after soft costs and the purchase of the new filtration system. In the Fall of 2022, the City engaged Counsilman- Hunsaker Aquatics to perform an audit of the pool. The findings of this audit revealed major structural flaws to the pool shell, stainless steel edging and expected underdeck pipe breaks. The audit recommended replacement of the pool.

To address the failing pool structures, an RFQ was issued to select a firm to assist with programming, planning, design, and reconstruction of a new Aquatic Center. The RFQ was awarded to the C.T Brannon Corporation at the November 16th, 2023 City Council Meeting. At the January 11th, 2024 Council meeting, the contract for design/engineering services was approved in the amount of $232,000. Since the contract approval as part of the conceptual phase, a site meeting, scoping meeting and workshop have been held. The workshop was attended by Parks, Engineering, Building Maintenance, Design team, and representatives from the pool operations team (YMCA).

City Parks and Recreation/Communications Department staff created an online community survey the was available to residents from July-September 2023 and again in January-early February 2024. The survey received 259 responses and the results have been used as an important tool in the design process thus far. Some of the most requested items from the survey were a lazy river, slides for small children, large slides, beach entry, and more shade/tables/chairs. The pool reconstruction has been a steady topic/agenda item at the Parks and Recreation Advisory Board meetings dating back to early 2022. The timeline/summary of those discussions/action is attached.

The project is currently at 60% completion of the construction documents. The project is currently on hold pending direction from council on the options listed in the attached document and presentation.

3. PROS and CONS

PROS	CONS
• Pros and Cons for Options included in Brannon Document in Packet	•

4. RECOMMENDATION

Parks and Recreation Board recommends Option A.

5. FUNDING SOURCE

2022 Certificate of Obligation Bond
Other funding options included on last slide of presentation

6. TIMELINE

Current Pool Design at 60% completion of Construction Documents.

7. OTHER OPTIONS

Options listed in the attached Brannon Document.

8. ATTACHMENTS

1. Power Point Pool Options
2. DRAC Pool Options EOPC w Pro-Con- Brannon
3. Parks Board Meeting Pool Timeline
4. Murphy Park Pool Audit Report-compressed

Discussion and possible action on Doris Roznovak Aquatic Center Construction Options

City Council Meeting Presentation
May 23rd, 2024

History of the Project

- Major flaws to pool shell, stainless steel around the pool were heightened over 2021 pool season.
- The pool repairs/reconstruction of the pool was a topic of discussion (budget prep in Summer 2021) and include in the 2022 Capital Improvement Plan for possible debt issuance.

History of the Project

- At the May 2022,Council/Staff Retreat the major issues that were present at the Aquatic Center were discussed. Those included water loss, failing of the stainless-steel edging around pool, and other possible structural issues.
- In July of 2022, a Certificate of Obligation Bond was issued in the amount of $5,325,000 with $5,260,000 for design and construction of the pool.

Information Gathering

- August 2022-September 2022- A detailed Pool Audit was conducted by Councilman Hunsaker Aquatics and Progressive Commercial Aquatics- with the final report recommending complete replacement
- September 2022- Geotechnical Borings were done to reveal pool site soil conditions.
- Based on the assigned budget, structural report and geotechnical findings Councilman Hunsaker and Progressive Commercial Aquatics were contracted to create 3 possible pool options based for review at Parks Board 3 design options were discussed at parks board, Option 2 was preferred, and a community survey was recommended.

Conditions at Current Pool







Information Gathering

- City Parks and Recreation/Communications Department staff created an online community survey the was available to residents from July-September 2023 and again in January-early February 2024. The survey received 259 responses and the results were used as an important tool in the design process thus far. Some of the most requested items from the survey were a lazy river, slides for small children, large slides, beach entry, and more shade/tables/chairs. The survey also noted the 0-4 lap lanes was selected by 194 respondents.

Design of Current Concept

- At the January 11th, 2024 Council meeting the contract for design/engineering services with Brannon Corporation was approved in the amount of $232,000. Since the contract approval as part the conceptual phase, a site meeting, scoping meeting and workshop have been held. The workshop was attended by Parks, Engineering, Building Maintenance, Design team, and representatives from the pool operations team (YMCA). The Concept was present and approved at the February 22nd City Council meeting. The design is currently at 60% completion of the construction documents.

Current Pool Specs

- Play Pool
- 5,222 SF water surface area
- 451 SF beach entry
- 4.25 ft max water depth
- Lap Pool
- 4,397 SF water surface area
- 8 lap lanes (25 yd)
- 6 ft max water depth
- Total SF: 9,619- Limited Shade options

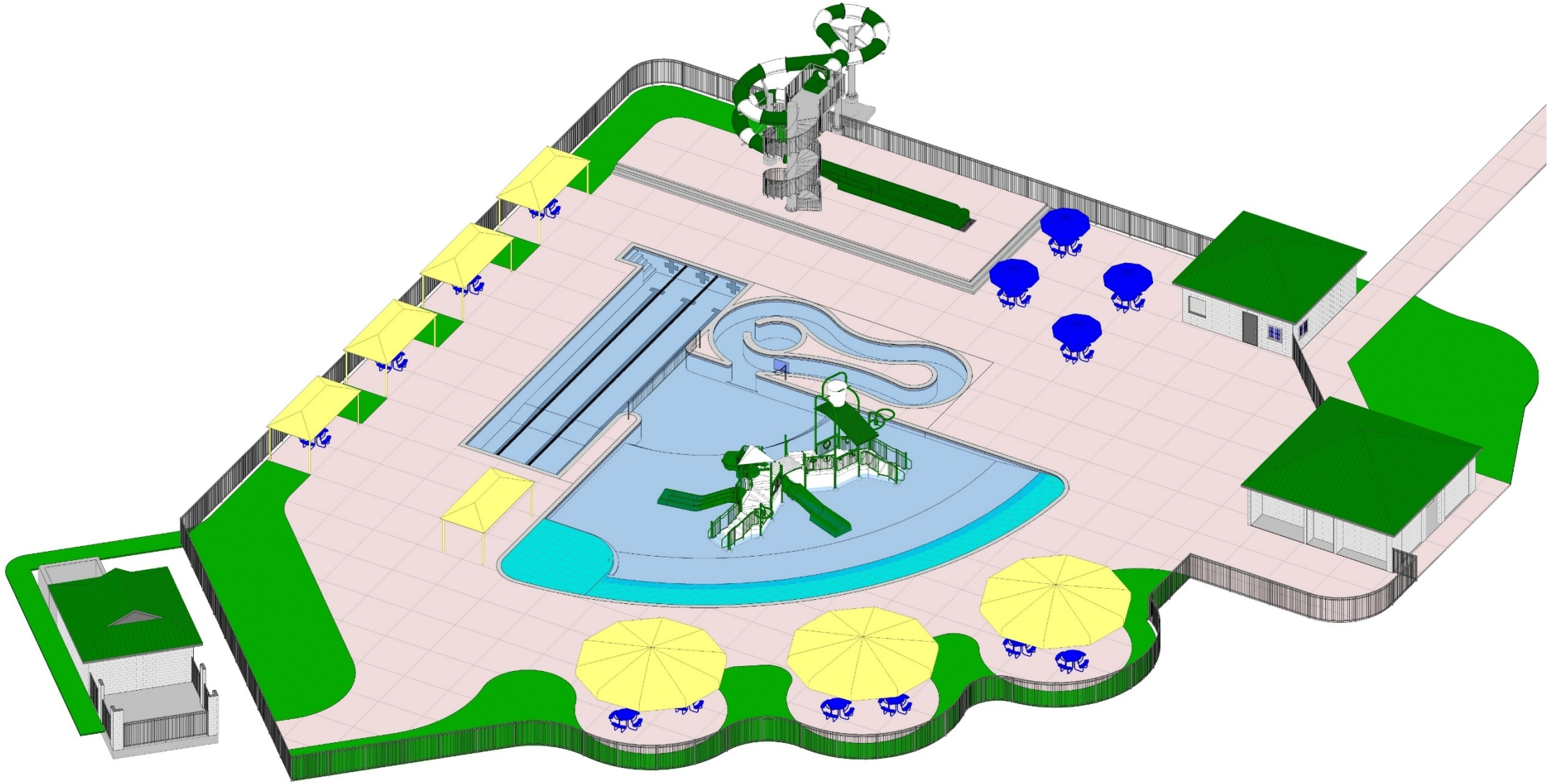
Current Concept

Budget driven design to replace damaged pools
7,035 SF water surface area
635 SF beach entry
375 SF spray area
3 lap lanes (25 yd)
4.5 ft max water depth
Increased Shade

7,000 SF Pool	$2,520,000.00
Waterslide	$450,000.00
Play Structure	$500,000.00
20,000 SF Deck	$600,000.00
Building Improvements	$500,000.00
Site	$600,000.00
Construction Cost	**$5,170,000.00**
General Conditions & Bonding - 20%	$1,034,000.00
Escalation & Contingency	$0.00
Design Fees	$232,000.00
Opinion of Project Cost	**$6,436,000.00**



BRANNON
ENGINEERING & CONSULTING
AQUATICS | CIVIL | AVIATION



BRANNON
ENGINEERING & CONSULTING
AQUATICS | CIVIL | AVIATION

Option A

Adds 1 lap lane to Current Concept for a total of 4 lap lanes
7,485 SF water surface area
635 SF beach entry
375 SF spray area
4 lap lanes (25 yd)
4 ft max water depth

7,500 SF Pool	$2,700,000.00
Waterslide	$450,000.00
Play Structure	$500,000.00
20,000 SF Deck	$600,000.00
Building Improvements	$500,000.00
Site	$600,000.00
Construction Cost	**$5,350,000.00**
General Conditions & Bonding - 20%	$1,070,000.00
Escalation & Contingency	$0.00
Design Fees	$250,000.00
Opinion of Project Cost	**$6,670,000.00**

Option B

New concept design for pool with water surface area of 8,000 SF
Assumes office/concessions building and pumphouse can be reused

8,000 SF Pool	$2,880,000.00
Waterslide	$450,000.00
Play Structure	$500,000.00
20,000 SF Deck	$600,000.00
Bathhouse	$1,000,000.00
Pumphouse	$0.00
Site	$600,000.00
Construction Cost	**$6,030,000.00**
General Conditions & Bonding - 20%	$1,206,000.00
Escalation & Contingency - 15%	$904,500.00
Design Fees - 10%	$603,000.00
Opinion of Project Cost	**$8,743,500.00**

Option C

New concept design for pool with water surface area of 10,000 SF

Assumes office/concessions building and pumphouse can be reused

10,000 SF Pool	$3,600,000.00
Waterslide	$450,000.00
Play Structure	$500,000.00
25,000 SF Deck	$750,000.00
Bathhouse	$1,000,000.00
Pumphouse	$500,000.00
Site	$600,000.00
Construction Cost	**$7,400,000.00**
General Conditions & Bonding - 20%	$1,480,000.00
Escalation & Contingency - 15%	$1,110,000.00
Design Fees - 10%	$740,000.00
Opinion of Project Cost	**$10,730,000.00**

Option D

New concept design for pool with water surface area of 15,000 SF

New construction – existing buildings are not reused

15,000 SF Pool	$5,400,000.00
Waterslide	$450,000.00
Play Structure	$500,000.00
25,000 SF Deck	$750,000.00
Bathhouse	$1,000,000.00
Pumphouse	$500,000.00
Office/Concessions	$750,000.00
Site	$1,000,000.00
Construction Cost	**$10,350,000.00**
General Conditions & Bonding - 20%	$2,070,000.00
Escalation & Contingency - 15%	$1,552,500.00
Design Fees - 10%	$1,035,000.00
Opinion of Project Cost	**$15,007,500.00**

Summary	Description	Opinion of Cost
Current Concept	7,000 SF	$6,436,000.000
Option A	Add 1 lap lane 7,500 SF	$6,670,000.00
Option B	Redesign 8,000 SF New bathhouse	$8,743,500.00
Option C	Redesign 10,000 SF Added deck New bathhouse New pumphouse	$10,730,000.00
Option D	Redesign 15,000 SF Added deck New bathhouse New pumphouse New office/concessions	$15,007,500.00

Summary Sheet Financial Options Pool

Options	Additional Funding Needed	Estimated Add. Debt Rate	Median Home Value	Median Annual Cost	Monthly Cost Av. Value
Option-Current Plan*	**$ 1,436,000**	Utilize Current 24 CO	$ 280,888	NA	NA
Option A* Add Lane	**$ 1,670,000**	Utilize Current 24 CO	$ 280,888	NA	NA
Option B- $4M CO	**$ 4,000,000**	$ 0.009	$ 280,888	$ 25	$ 2.11
Option C-$7M CO	**$ 7,000,000**	$ 0.016	$ 280,888	$ 44	$ 3.67
Option D-$12M**	$ 12,000,000	$ 0.028	$ 280,888	$ 79	$ 6.55

Note these are assumptions on the impact of borrowing additional funds for the Pool Project. Would affect tax rate adopted in 09/2025

*Will have to use some the of remaining $3.3 2024 CO to cover final bid price and price increases. Will have to decide in future CO to replace Funding

** Estimated the additional debt based on debt rate from other options

Questions??

City of Taylor – Doris Roznovak Aquatic Center
Preliminary Opinion of Cost and Pro-Con

May 16, 2024

Clarifications

- Opinions of cost are based upon the Engineer's experience and qualifications, taking into consideration preliminary design and the best information available. The Engineer has no control over the cost of labor and materials, changes in governmental policy, competitive bidding, and market conditions. The Engineer makes no warranty, express or implied, that the bids or the negotiated cost of the project will not vary from the Engineer's opinion of cost.
- Opinions of cost are very preliminary and are intended to provide a high-level cost comparison between different options. These opinions of cost are not intended to be used for establishing the project budget.
- Opinions of cost for the Current Concept and Option A assume a contract will be awarded this year (2024). Escalation and contingency are not included.
- For simplicity, pool and deck areas have been rounded to the nearest 500 SF. Actual areas will vary.
- The actual design fee is listed for the Current Concept. Design fees for concepts A – D are placeholders and do not constitute a proposal from the Engineer for engineering services.

Existing Facility

Play Pool
5,222 SF water surface area
451 SF beach entry
4.25 ft max water depth

Lap Pool
4,397 SF water surface area
8 lap lanes (25 yd)
6 ft max water depth

Current Concept

Budget driven design to replace damaged pools
7,035 SF water surface area
635 SF beach entry
375 SF spray area
3 lap lanes (25 yd)
4.5 ft max water depth

Pros	Cons
• Reuses existing site and buildings • Improves aquatic features • Features one larger pool • Provides larger beach entry • Removes split-level deck • Includes top four elements from community survey • Adds current channel, vortex pool, play structure, waterslide, and spray area	• Reduces total water surface area by 2,584 SF • Removes 5 swim lanes • Constrains design to existing site, buildings, and budget

7,000 SF Pool	$2,520,000.00
Waterslide	$450,000.00
Play Structure	$500,000.00
20,000 SF Deck	$600,000.00
Building Improvements	$500,000.00
Site	$600,000.00
Construction Cost	**$5,170,000.00**
General Conditions & Bonding - 20%	$1,034,000.00
Escalation & Contingency	$0.00
Design Fees	$232,000.00
Opinion of Project Cost	**$6,436,000.00**

Option A

Adds 1 lap lane to Current Concept for a total of 4 lap lanes
7,485 SF water surface area
635 SF beach entry
375 SF spray area
4 lap lanes (25 yd)
4 ft max water depth

Pros	Cons
• Adds 1 lap lane to Current Concept • Reuses existing site and buildings • Improves aquatic features • Features one larger pool • Provides larger beach entry • Removes split-level deck • Includes top four elements from community survey • Adds current channel, vortex pool, play structure, waterslide, and spray area	• Reduces total water surface area by 2,134 SF • Removes 4 swim lanes • Constrains design to existing site and buildings • Increases costs by approximately $130,000 to $150,000 • Reduces lap lane width from 7 ft to 6.75 ft • Reduces max water depth from 4.5 ft to 4 ft • Delays opening date

7,500 SF Pool	$2,700,000.00
Waterslide	$450,000.00
Play Structure	$500,000.00
20,000 SF Deck	$600,000.00
Building Improvements	$500,000.00
Site	$600,000.00
Construction Cost	**$5,350,000.00**
General Conditions & Bonding - 20%	$1,070,000.00
Escalation & Contingency	$0.00
Design Fees	$250,000.00
Opinion of Project Cost	**$6,670,000.00**

Option B
New concept design for pool with water surface area of 8,000 SF
Assumes office/concessions building and pumphouse can be reused

8,000 SF Pool	$2,880,000.00
Waterslide	$450,000.00
Play Structure	$500,000.00
20,000 SF Deck	$600,000.00
Bathhouse	$1,000,000.00
Pumphouse	$0.00
Site	$600,000.00
Construction Cost	**$6,030,000.00**
General Conditions & Bonding - 20%	$1,206,000.00
Escalation & Contingency - 15%	$904,500.00
Design Fees - 10%	$603,000.00
Opinion of Project Cost	**$8,743,500.00**

Option C
New concept design for pool with water surface area of 10,000 SF
Assumes office/concessions building can be reused

Pros	Cons
• Provides new bathhouse and pumphouse • Increases total water surface area • Offers more time for feasibility study, community outreach, and design • Creates more design flexibility • Adds more aquatic elements	• Delays opening date substantially • Closes facility for one swim season • Increases project costs significantly • Subject to additional cost increases due to inflation • Requires additional funding

10,000 SF Pool	$3,600,000.00
Waterslide	$450,000.00
Play Structure	$500,000.00
25,000 SF Deck	$750,000.00
Bathhouse	$1,000,000.00
Pumphouse	$500,000.00
Site	$600,000.00
Construction Cost	**$7,400,000.00**
General Conditions & Bonding - 20%	$1,480,000.00
Escalation & Contingency - 15%	$1,110,000.00
Design Fees - 10%	$740,000.00
Opinion of Project Cost	**$10,730,000.00**

Option D
New concept design for pool with water surface area of 15,000 SF
New construction – existing buildings are not reused

15,000 SF Pool	$5,400,000.00
Waterslide	$450,000.00
Play Structure	$500,000.00
25,000 SF Deck	$750,000.00
Bathhouse	$1,000,000.00
Pumphouse	$500,000.00
Office/Concessions	$750,000.00
Site	$1,000,000.00
Construction Cost	**$10,350,000.00**
General Conditions & Bonding - 20%	$2,070,000.00
Escalation & Contingency - 15%	$1,552,500.00
Design Fees - 10%	$1,035,000.00
Opinion of Project Cost	**$15,007,500.00**

Summary

	Description	Opinion of Cost
Current Concept	7,000 SF	$6,436,000.000
Option A	Add 1 lap lane 7,500 SF	$6,670,000.00
Option B	Redesign 8,000 SF New bathhouse	$8,743,500.00
Option C	Redesign 10,000 SF Added deck New bathhouse New pumphouse	$10,730,000.00
Option D	Redesign 15,000 SF Added deck New bathhouse New pumphouse New office/concessions	$15,007,500.00

Timeline of all Pool related items at Parks and Recreation Advisory Board

Parks & Rec Feb 2022 Presentation:

- Staff drained the pool, removed grates and cleaned gutters in the lower pool in preparation for welder to repair busted seams causing water loss. Staff will thoroughly clean the pool, repaint grates and re-install them.

Parks & Rec May 2022 Presentation:

- Regular Agenda Item#5: Aquatic Facility Review

Parks & Rec August 2022 Presentation:

- Regular Agenda Item# 4: Swimming Pool Project Report
    - At the July 28th meeting, the City Council Issued Debt for $5,325,000, for the purpose of constructing, improving, designing, the Murphy Park pool. (Doris Roznovak Aquatic Center)
    - Once the pool closes on Labor Day, we will begin a full facility audit, looking at the condition of all components of the facility. This will determine the structural integrity of the existing infrastructure, in report form, which will guide decisions on next steps in the design and then construction process.

Parks & Rec September 2022 Presentation:

- Construction Projects (Slide 7)
    - **Pool Construction-** Complete structural audit is taking place along with Geotechnical testing of the site. This phase and report generated from the findings scheduled to be complete in 30-40 days.

Parks & Rec October 2022 Presentation:

- Construction Projects (Slide 8)
    - **Pool Construction-** Complete structural audit has taken place along with Geotechnical testing of the site. This phase and report generated from the findings scheduled to be complete in 15-20 days.

Parks & Rec January 2023 Presentation:

- Construction Projects (Slide 5)
    - **Pool Reconstruction -** Structural engineering audit results received, and borings completed. Report recommends replacement of both pools and upgrades to the mechanical components of the pool. Next step: Pool design company is working on providing 3 layouts with interchangeable components.

Parks & Rec February 2023 Presentation:

- Construction Projects (Slide 9)
    - **Pool Reconstruction -** Pool design company is working on providing 3 different layouts with interchangeable components. Will present in March.

Parks & Rec March 2023 Presentation:

- Construction Projects (Slide 9)
    - **Pool Reconstruction -** Pool design company is working on providing 3 layouts with interchangeable components.

Parks & Rec April 2023 Presentation:

- Regular Agenda Item# 6 Swimming Pool Concepts Discussion and Possible Action:
    - 3 Design options were presented.
    - Possible Community Open House
    - Possible survey for community input
    - It was suggested that a picnic/party area be included in the design.



- Option 1:
    - -beach entry with dump buckets and another overhead toy as well as bubblers in the entry for the small kids
      -tanning ledge up to the top right for the parents
      -floatable course (lily pad walk) for the mid age group
      -whirl pool for mid to older kids
      -(4) lap lanes
      -slide tower for the older kids to mid-level kids



- Option 2: Preferred option by board
    - -beach entry with a play structure with sprays and slide on it (small to mid-size kids)
    - -bubblers in the beach entry along with dump buckets for small kids
    - -as you go down you can use the mid area as a training pool for small kids
    - -whirl pool for mid to older kids
    - -current channel which can also be used for water aerobics to walk against the current or for fun to float down
    - -floatable course (lily pad walk) for the mid age group
    - -(4) lap lanes
    - -slide tower for the older kids to mid-level kids



- Option 3:
    - -shallow baby pool area with a play structure with sprays and slide on it (small kids)
    - -this pool has no beach entry, it is one to two steps down into the shallow kiddie pool area so parents use the step down as a bench seat typically, it does have an ADA ramp access with a rail that wraps around the kiddie pool and down into it which you can see in the drawing
    - -as you go down you can use the mid area as a training pool for small kids
    - -whirl pool for mid to older kids
    - -current channel which can also be used for water aerobics to walk against the current or for fun to float down
    - -(3) lap lanes
    - -slide tower for the older kids to mid-level kids this one just has a runout on the deck and does not drop into the pool

Parks & Rec June 2023 Presentation:

- Construction Projects (Slide 9)
    - **Pool Reconstruction –** Tyler is preparing RFQ for design.

Parks & Rec July 2023 Presentation:

- Maintenance Highlights / Directors Report
    - Pool Construction – Will release community survey before the end of the month and prepare RFQ for pool design – to be issued in August.

Parks & Rec August 2023 Presentation:

- Regular Agenda Item# 5 Doris Roznovak Aquatic Center Pool Survey
    - Pool Survey online until Labor Day- September 4th
    - 179 responses thus far
    - In person info on August 11th movies in the park event
    - RFQ for pool design company to be issued by the end of month.
        - Once company is selected design should begin in Oct-Nov. 23

Amenities - Ranking	
Lazy River	96
Slides for Small Children	75
Lap Lanes	70
Beach Entry	69
Large Slides	66
Baby Pool	45
Play Structure	43
Dump Buckets	27
Floating Obstacle Course	19
Other Amenities	
Hot Tub	5
Adult Only Pool/Area	5
More Shade/Tables/Chairs	42
Better restrooms	6
Roof over pools	
Better snacks	11
Cooler pool water	2
Diving board/platform	7
More pool hours	2

Amenities - Ranking	
Lap timer	
Inflatable cover - winter	1
Aqua Climb	
Volleyball	
Lifejackets	
Splash Pad	3
Water Aerobics	1
Lockers	
Security	
Better parking	
Olympic Size pool	
Lap Lanes	
2 -- 4	73
1 -- 2	48
6 -- 8	32
0 -- 0	13

Parks & Rec September 2023 Presentation:

- Other Updates:
    - Pool Design RFQ is out until October 5th.

Parks & Rec October 2023 Presentation:

- Regular Agenda Item# 4 Pool Design – Request for Qualifications Initial Results.
    - 6 design firms submitted proposals to our Request for Qualifications on October 5th.
    - A review team has been created consisting of the Parks Director and Superintendent, Deputy City Manager, City Engineer and Associate City Engineer.
    - 3 firms have been selected for in person interviews to be held on October 26th.
    - All firms have proposed a timeline that has Sept 24' as the construction start date, with a May 25' opening.

Parks & Rec November 2023 Presentation:

- Regular Agenda Item# 5 Pool Design – Request for Qualifications finalist

Parks & Rec January 2024 Presentation:

- Regular Agenda Item# 6 Aquatic Center Design Update
    - Hired Brannon Corporation to engineer & design the pool.
    - 8 Firms Submitted
    - Submit to the City Council at the end of February.
    - Start Construction September-October.

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Parks & Rec February 2024 Presentation:

- Regular Agenda Item# 4 Aquatic Center Design Update
  - Present Design Concept to the City Council
  - New Filter to be purchased and installed this year but will be used on the new pool.

Parks & Rec March 2024 Presentation:

- Other Updates (Slide 8)
    - Pool Reconstruction- Team has moved into schematic design phase. On Schedule for August bid and October construction start.

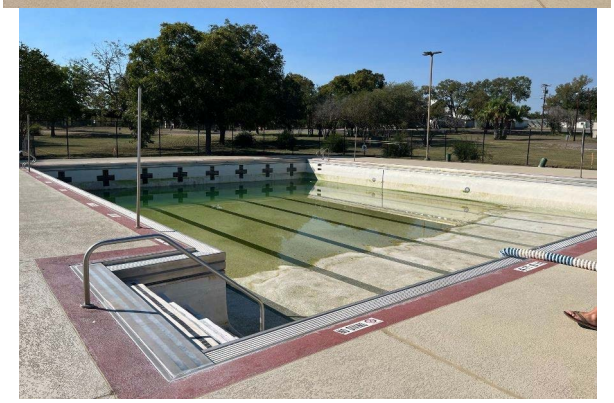
MURPHY PARK POOL

TAYLOR, TX

SWIMMING POOL AUDIT

October 2022





Counsilman · Hunsaker
AQUATICS FOR LIFE

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EXECUTIVE SUMMARY

On September 27, 2022, Counsilman-Hunsaker and the Core Group performed a facility audit at the Murphy Park Pool. The pools were not in operation at the time of the audit, and the Lap Pool was mostly empty of water. Attendees included Tyler Bybee of the The City of Taylor, Trent Cragin, P.E. of The Core Group, Billy Griffitts, AIA and Caitlin Koranda, P.E. of Counsilman-Hunsaker, and Myles Phelps of Progressive Commercial Aquatics.

This report is based on the visual observation during the site visit, and conversations with and information provided by City of Taylor staff. The purpose of a swimming pool audit is to identify items that are substandard in the pools, identify items not meeting current swimming pool industry design standards, or equipment not operating as designed, and to assist in defining a course of action regarding the future of the pools. As pools age, they tend to require more regular care to remain open and operational. Due to restricted budgets, pool operators are often required to keep pools operational with small to medium repairs over the course of several years rather than outright replacement or full-scale upgrades.

This report references the “administrative code” which is the Texas Administrative Code (TAC). Through the TAC, Texas has also adopted the ICC International Swimming Pool and Spa Code. Also referenced in this report is the Model Aquatic Health Code, 2nd Edition (MAHC). Where specific items are not addressed by a governing body, reference will be made to the industry standard. Accessibility in the State of Texas is governed by the 2012 Texas Accessibility Standards.

This facility features two bodies of water – an 8-lane 25Y Lap Pool with a water surface area of approximately 4,500 SF and a Leisure Pool with a water surface area of approximately 4,800 SF. Each pool has its own recirculation system. The Lap Pool water surface elevation is approximately 4’ to 5’ above the water surface of the Leisure Pool and is separated by a landscape retaining wall. Existing construction drawings and chemical logs were not available or provided to Counsilman-Hunsaker. Based on conversations with the City of Taylor, the current pools were built in or around 2001, with the opening of the original aquatics facilities and park stretching back to 1926. The local YMCA staffs and operates the pools during the summer season open hours, while the City provides chemical delivery and operational support services. There is strong community interest in a swim team and water fitness classes at the facility, but the City of Taylor does not have the staff available to take over operation.

Counsilman-Hunsaker typically estimates the average lifespan of an outdoor aquatics facility to be in the range of 30-40 years, depending on a variety of factors including quality of construction, the presence of a preventative maintenance plan, climate, amount of usage, and others. In addition to the functional deficiencies listed in this report, the City of Taylor is interested in the programmatic upgrades that can be made to increase the flexibility of the facility and better serve the community. Programming is outside the scope of this audit report.

Counsilman-Hunsaker has included a supplemental Structural Report from The Core Group in Appendix A detailing their professional analysis and recommendations considering the structural integrity of the pools.

Based on the findings of Counsilman-Hunsaker and The Core Group herein, the assessment is

that the pool shells have shifted too much to make minor in-place repairs feasible and that a full replacement of the pool shells and mechanical systems will be required. Water loss has occurred from multiple points beneath the pools and in the elevated site between the pools, and the source of leaks are unknown but assumed to be coming from multiple below-grade pipe locations. It is apparent that unknown geotechnical conditions and significant subgrade soil movement has resulted in the differential heaving and settlement of both the pools and the piping, resulting in a pool perimeter overflow system that is severely out of level and likely causing multiple piping fractures below grade.

GENERAL INFORMATION: Lap Pool

Length	75'-0"
Width	60'-0"
Surface Area	4500 square feet
Perimeter	150
Lanes	Eight 7'-6" lanes
Water Depth	4’0” to 6'0"
Pool Volume	169,018 gallons (estimated)



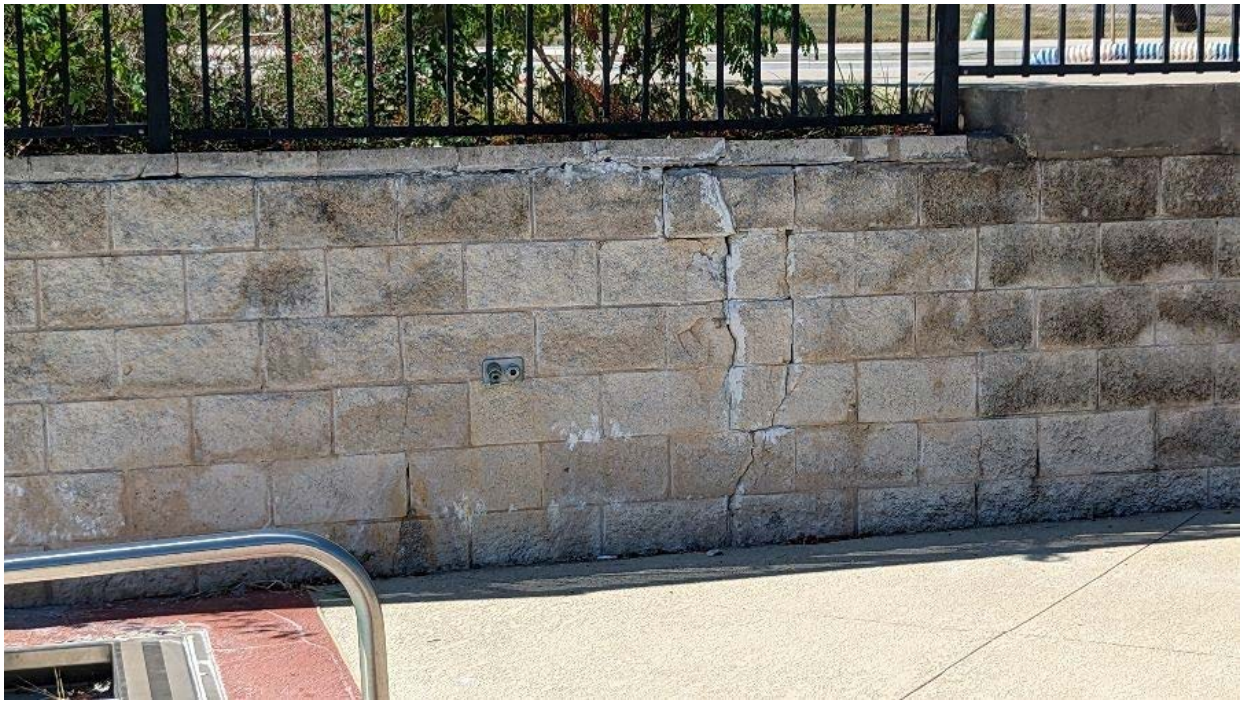
STRUCTURE AND FINISH

The Lap Pool has a white plaster finish over a concrete shell. Cracks, chips, and other imperfections and signs of wear in the finish were consistently observed over the entirety of the shell. There are signs of ferrous deposits and water ring staining in the pool finish throughout. The entry steps at this pool have a notable level of cracking running horizontally at the joint between tread and riser and have been point repaired on several occasions with elastic sealant and caulk. The City has not performed pressure testing on the piping system or measured flow into the pool in contrast with expected evaporation rates, but water loss has been observed and leaks are suspected in multiple locations in the underground piping systems.

The pool shell has settled and/or heaved out of its original level position, creating an uneven shell with a difference of at least 4” in elevation across the width of the pool and more along the length. Based on these observations and Structural Engineering Report from The Core Group, the pools will need to be replaced due to the compromised structural integrity of the pool and the surrounding deck.

Recommendation

Demolish and replace the lap pool with a new pool with site preparations and structural design appropriate for the soils at the site.









GUTTER

The pool is equipped with a manufactured stainless-steel gutter with integral return inlets. The aging fiberglass grating is 10” in width, and was painted white prior to the beginning of the most recent summer season to seal in the fiberglass splinters and reduce the risk of injury to patrons. The grating is approximately 1.5" below the deck elevation immediately adjacent to it in a shallow rollout configuration. The gutter grating is anchored to the gutter, preventing Counsilman-Hunsaker from measuring the depth of the gutter to quantify the volume of the gutter for further hydraulic analysis. The stainless-steel gutter body exhibited some spot corrosion consistent with the age of the facility and the outdoor exposure, which can be cleaned and treated using standard maintenance procedures.

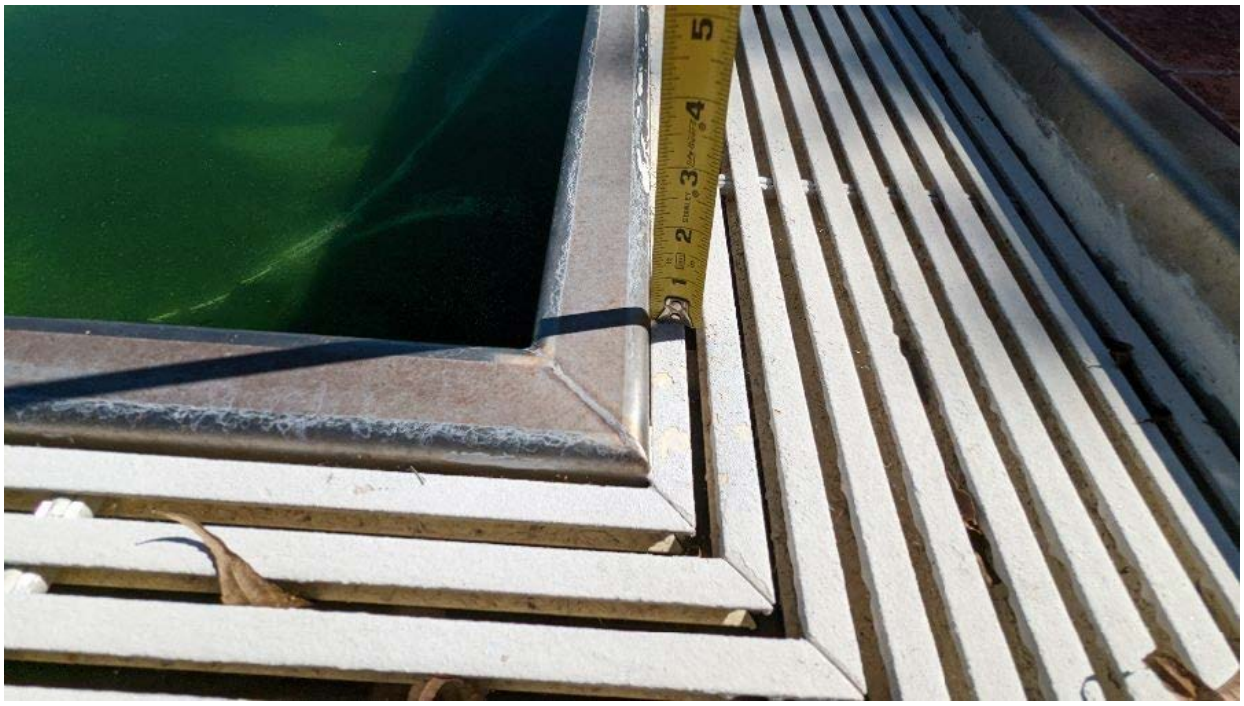
Of major concern is the evidence that the pool deck and gutter level have settled differentially, preventing surface skimming at the pool edge from occurring around the entire perimeter. Approximately 5" of difference from the East side of the pool gutter to the West side pool gutter was observed based on the scum line of the water that was still inside the pool at the time of the site visit. Differences in pool gutter elevation that result in only partial perimeter skimming propose a serious problem for the circulation in this body of water. Increased volume of particles on the surface of the water are inevitable on the side of the pool that does not make use of surface skimming through the gutter. Additionally, sanitation and proper mixing of the water are likely affected due to skewed time of concentration in different areas of the pool.

The red portion of the deck at the Lap Pool stairs slopes back towards the pool gutter. This was completed as part of the deck renovations in 2019 to remediate a significant vertical offset in the pool deck that posed a toe stub concern, and is in violation of the TAC. Code requires deck drainage be routed to sanitary, and the slope must be away from the pool at a maximum 2% grade to ensure that deck drainage is not entering the pool recirculation system.

Recommendation

As part of the complete replacement of the Lap Pool, the gutter should be removed and replaced with a new level gutter around the perimeter of the pool, and the surrounding deck should be repaired or replaced in a manner that meets TAC and MAHC drainage requirements and ensures the separation of pool recirculation skimming and deck drainage. New PVC gutter grating should be installed to remove the risk of fiberglass slivers creating a first aid hazard for patrons.











MAIN DRAINS

The main drains at the Lap Pool were inaccessible due to standing water in the bottom of the pool. From observation, the 2 main drains appear to be 30"x30" domed grates (Aegis Anti-Entrapment Shield by Neptune-Benson). Because the grates were unable to be fully inspected or removed, the grates and sumps could not be fully inspected for VGB Pool & Spa Safety Act (VGB) compliance.
Additionally, with the absence of construction plans, the design intent and piping configuration of the drains was also unable to be analyzed.

Recommendation

Drains will need to be fully evaluated for VGB compliance. If the drains do not currently meet VGB compliance requirements, the drains will need to be removed and replaced with new VGB compliant sumps and covers. The elevation of the pipe in the sump should be a minimum distance of 1.5 * diameter of the output pipe from the bottom of the grate. Additionally, velocity of the water at the entry to the grate should not exceed 1.5 fps, and the drains should be spaced a minimum of 5' apart. These safety measures are intended to protect users from the risks of body suction entrapment, hair entrapment, and disembowelment.



INLETS

The inlets on the lap pool are integral with the stainless-steel gutter in a pressurized return chamber, often referred to as a "dual flow" system. On the starting and turning ends of the pools, the inlets are paired around lane rope anchors. Lengthwise on the pool, the inlets are spaced 15" apart.

Recommendation

Dual flow gutters and recirculation systems are less common in new aquatic facilities due to their limited effectiveness at dispersing filtered and sanitized return water throughout the entire pool volume. Counsilman-Hunsaker recommends the installation of floor inlets in the main body of the pool, and a small wall eyeball inlet at the stairs to ensure adequate and even mixing of water throughout the pool. Installing floor inlets will require a new recirculation piping system to effectively deliver water to the pool and should be undertaken with the replacement of the complete pool shell.



UNDERWATER LIGHTS

The lap pool is equipped with 6 underwater lights. The lights appear to be in operable condition, and one was on during the site visit. The TAC requires a minimum of 15 horizontal foot-candles at the surface of the water be maintained during nighttime hours or periods of low light. This can be achieved by underwater lights, overhead and surrounding lights, or a combination of the two. Counsilman-Hunsaker did not visit the pools during a period of low light conditions and is unable to determine if this condition is currently being met.



STAIRS

The stairs in the Lap Pool are located in a 6' x 8' bump out at the northeast corner of the pool. The existing treads meet code and there is a handrail available for use. The handrail does not meet the required grab height of 34" minimum and 38" maximum per the 2012 Texas Accessibility Standards. A second handrail spaced a minimum of 20” and a maximum of 24” clear from the first handrail must be provided for the stairs to be considered TAS-compliant as a secondary means of accessible entry/egress.

As noted in the Pool Structure section of this report, significant cracking is visible between stair treads and risers, indicating a structural concern potentially resulting from the movement of the shell.

Recommendation

The stair location and orientation are optimal for the pool’s intended use and is a safe means of egress. However, the handrail is not compliant with TAS and should be replaced with a pair of compliant handrails.





GRABRAILS AND RECESSED STEPS

The lap pool is equipped with 3 sets of recessed steps and grabrails. One is in each corner of the pool, except the corner equipped with stairs. The locations of the grabrails and recessed steps are optimal for compliance with the TAC requirements for egress spacing a maximum of 75' apart. The recessed steps are prefabricated stainless-steel inserts with deteriorating friction tape on the treads for slip-resistance. A small amount of rust was visible at the tread inserts, which can be cleaned through typical maintenance procedures. No major concerns were observed in the grabrails.



HANDICAP LIFT

Per the City of Taylor, the facility is equipped with a portable handicap accessible lift but the lift is stored off the pool decks and brought to the pool for patron use upon request only. TAS requires a handicap accessible lift be available for use by patrons during all facility operating hours without any barriers to operation. It is also required for pool lifts to be permanently anchored to the pool deck, which can be accomplished through a manufacturer's after-market anchor strap kit.

Recommendation

Counsilman-Hunsaker recommends the installation of a new permanent deck-mounted fully accessible handicap lift that is accessible at all times during operating hours.

FLOATING SAFETY ROPE AND ANCHORS

The lap pool is marked with a 2” contrasting tile band at the slope change, roughly at 4.5' of depth. Texas Administrative Code requires the transition point of the pool floor between shallow and deep water be visually set apart by a 4” wide minimum contrasting line. The lap pool is also equipped with safety rope anchors at each end of the pool above the slope grade change contrast stripe. The safety rope location is in accordance with TAC depth and slope change marking requirements, and increases the safety of the pool for children and inexperienced swimmers. The contrasting tile marker should be replaced with a new 4” wide compliant depth change marking.



BACKSTROKE STANCHIONS AND ANCHORS

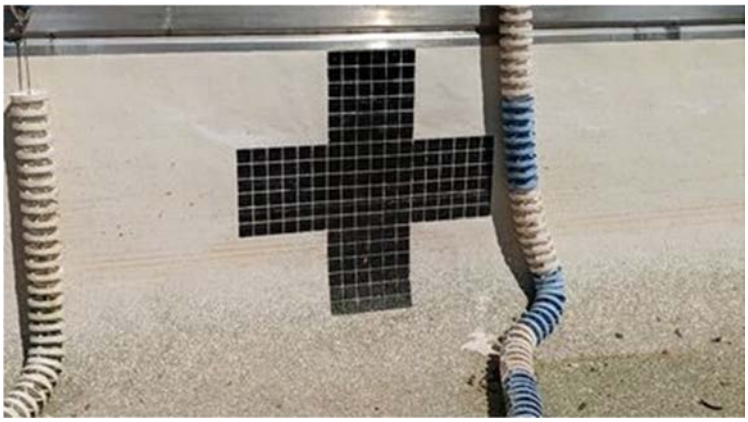
Stanchion anchors for backstroke bars are mounted in deck. The anchors appear to be securely embedded and located at the correct regulation distance from the walls. Slight corrosion is visible on the stanchions, consistent with the age of the facility and outdoor exposure. If a new pool is constructed, new backstroke stanchions can be specified and installed in the pool beam.





LANE MARKINGS

The Lap pool wall targets and floor markings are composed of 2" x 2" black tile and are in good condition with no visible chips and cracks. Scum and dirt have built up on the lane markings due to the partially drained condition of the pool, which can be cleaned through normal maintenance procedures. Targets and floor markings are compliant with previous USA Swimming standards, which is the most appropriate governing body given the user group and intended uses of the facility. For a new pool, USA Swimming standards require wall targets and lane markings be 3’-4” wide as opposed to the 3’-0” wide installed at the Lap Pool. No action is needed for the lane markings.



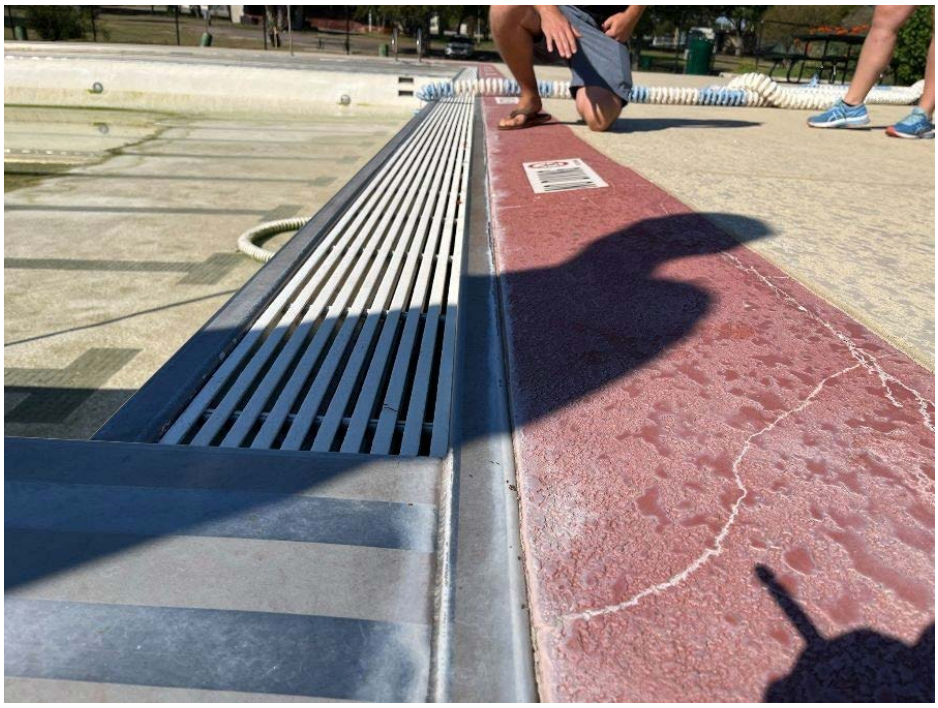


POOL DECK

The deck area around the lap pool has ample space for patrons and is code compliant with a minimum of 6' of deck space. The deck had previously been modified in 2019 by Progressive Commercial Aquatics to smooth a 1" vertical offset from the deck to the back of gutter with a sloped transition and red SunDek deck coating. As previously mentioned in the gutter section of this report, pool decks should drain away from the gutter and pool to prevent deck drainage from re-entering the pool recirculation system. Due to differential settlement between the deck and the pool, combined with periodic deck updates and repairs, the existing pool deck does currently meet this requirement.

Recommendation

While the layout of the lap pool is optimal, the deck and retaining wall show signs of differential settlement and need to be removed and replaced with a structural design appropriate for the site's soils. The deck should also be sloped away from the pool at a maximum grade of roughly 2%.



STARTING BLOCKS

The lap pool deck had anchors for dual post starting blocks centered behind each lane. The blocks were not installed at the time of the site visit, and could not be measured for setback distance, platform height, step height, and backstroke grab bar dimensions. USA swimming requires that blocks be 29.5" above the water surface elevation.

The block anchors are centered in the lanes at the deepest end of the pool. The depth at this end is 5'6" to 6'0". USA swimming depth recommendations for novice swimmers are 6' from one meter to five meters (3 feet 3.5 inches to 16 feet 5 inches) from the wall. Because of the standing water in the bottom of the pool, Counsilman-Hunsaker was unable to verify that the depth met these requirements.

Recommendation

Counsilman-Hunsaker recommends that the depth be in accordance with the aforementioned standards for use of starting blocks. The current pool does not meet those requirements and starting blocks may pose a safety risk if installed and used in the current conditions. A new pool, if constructed, should have a depth profile that accommodates racing starts from starting blocks in order to best serve the community.



SAFETY EQUIPMENT

Equipment was not consolidated and stored in one location, and CH was not able to verify total quantities of safety equipment for compliance with TAC. Safety ropes were observed in the mechanical room area, life hooks in several locations around the facility, and a spine board in the pool chemical room adjacent to the fill funnel. The spine board may be exposed to corrosive fumes leading to deterioration of the safety equipment due to its placement in a chemical room.

Recommendation

Counsilman-Hunsaker recommends that safety equipment be stored neatly and quickly accessible to both pool areas.







MAINTENANCE EQUIPMENT

Cleaning tools and vacuums were observed in a storage area near the entry gates and restrooms. Operation of the vacuums was not verified on site.

Recommendation

Counsilman-Hunsaker recommends a full inventory of all cleaning tools and supplies and at least one brush and one vacuum per pool.



GENERAL INFORMATION: Leisure Pool

Length	83'-0"
Width	75'-0"
Surface Area	4,831 square feet
Perimeter	282
Lanes	N/A
Water Depth	0’0” to 4'0"
Pool Volume	72,272 gallons (estimated)



STRUCTURE AND FINISH

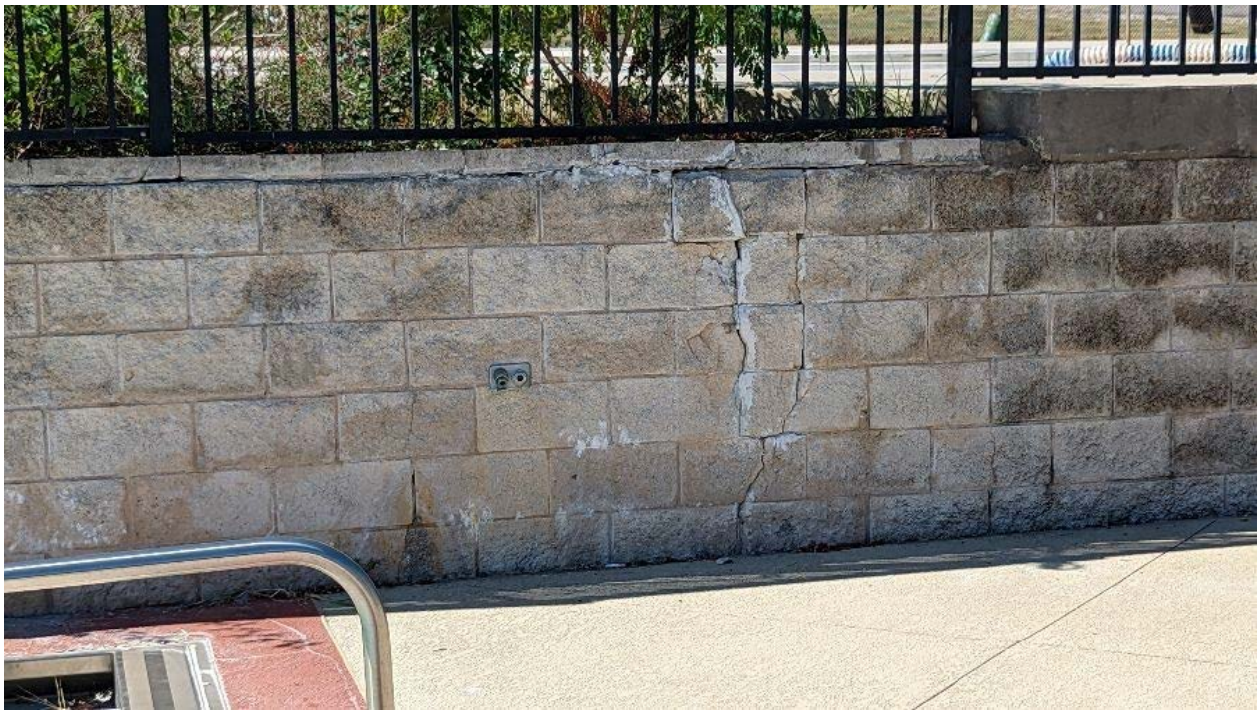
The Leisure Pool has a white plaster finish over a concrete shell. A large beach entry (zero-depth entry) provides access at the northeast side of the pool with stairs at the northwest corner. The pool floor immediately above and below the beach entry trench drain utilizes a different finish from the remainder of the Leisure Pool, and is separated from the white plaster finish with a 2” strip of white tile. Cracks, chips, and other imperfections and signs of wear were observed over the entirety of the shell. The entry steps at the Leisure Pool had a significant level of cracking at the joint between riser and tread, and have been point repaired on several occasions with elastic sealant and caulk. The City has not performed pressure testing on the piping system or measured flow into the pool in contrast with expected evaporation rates, but water loss and leaks are highly suspected.

Based on the observations and Structural Engineering Report from The Core Group, the Leisure Pool will need to be replaced due to the compromised structural integrity of the pool and the surrounding deck. A differential settlement of approximately 8" was observed from one side of the pool to the other. The water line at the beach entry provided a visual estimate of the settlement, with a significant difference in the waterline between the north and south walls. In certain locations, the pool walls have pulled away from the pool deck, creating a significant gap and trip hazard on the pool deck.

Recommendation

Demolish and replace the Leisure Pool with a new pool with site preparations and structural design appropriate for the soils at the site. At the time a new pool is constructed, the design of the Leisure Pool can be assessed to best meet the programmatic needs of the City and community.








1 FT 0 IN



GUTTER

The Leisure Pool is equipped with a manufactured stainless-steel gutter with integral return inlets, a system that matches the Lap Pool. The aging fiberglass grating is 10” in width and was painted gray prior to the beginning of the most recent summer season to seal in the fiberglass splinters and reduce the risk of injury to patrons. The grating is approximately 1.5" below the deck elevation immediately adjacent to it in a shallow rollout configuration. Unlike the Lap Pool, the gutter grating extends beneath the pool deck, partially recessing the back of the gutter trough. The gutter grating was anchored to the gutter, preventing Counsilman-Hunsaker from measuring the depth of the gutter to quantify the volume of the gutter for further hydraulic analysis. Like the Lap Pool, the stainless-steel gutter body exhibits spot corrosion consistent with the age of the facility and the outdoor exposure, which can be cleaned and treated using standard maintenance procedures. A trench drain extends the width of the beach entry area and is integral to the stainless-steel gutter system.

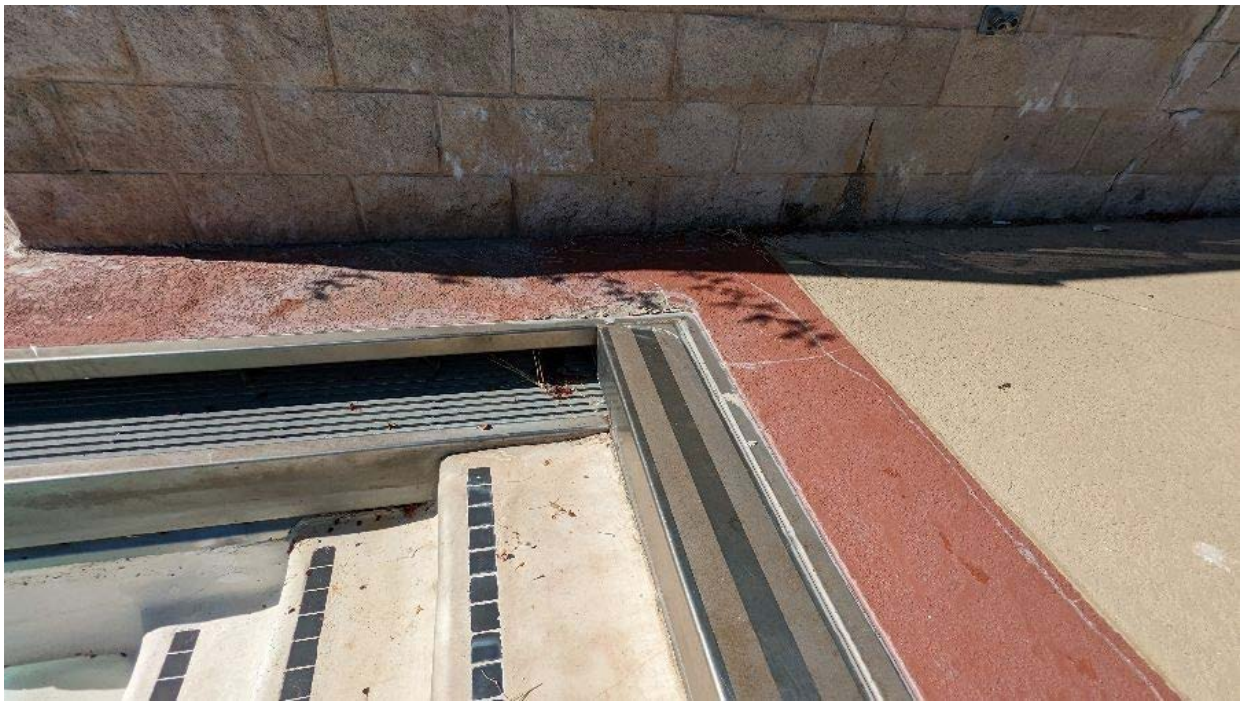
The Leisure Pool deck and gutter level have settled differentially, preventing surface skimming at the pool edge from occurring around the entire perimeter. Approximately 8" of difference from the East side of the pool gutter to the West side pool gutter was observed. Differences in pool gutter elevation that result in only partial perimeter skimming propose a serious problem for the circulation in this body of water. Increased volume of particles on the surface of the water are inevitable on the side of the pool that does not make use of surface skimming through the gutter. Additionally, sanitation and proper mixing of the water are likely affected due to skewed time of concentration in different areas of the pool.

In the above photo of the Leisure Pool retaining wall, the red portion of the deck can be seen sloping back towards the pool gutter. This was completed as part of the deck renovations in 2019, and in in violation of the TAC. Code requires deck drainage be routed to sanitary, and the slope be away from the pool at a maximum 2% grade to ensure that deck drainage is not entering the pool recirculation system.

The Leisure Pool gutter also includes several surge weirs to supplement the perimeter overflow system. Counsilman-Hunsaker does not believe that these weirs offset the volume of water not being skimmed from the surface through the unlevel gutter. A pool recirculation system is required to pull 75% of the recirculation volume from the surface of the water.

Recommendation

As part of the complete replacement of the Leisure Pool, Counsilman-Hunsaker recommends that the gutter should be removed and reinstalled level around the perimeter of the pool and the surrounding deck should be repaired or replaced in a manner that meets TAC and MAHC drainage requirements and ensures the separation of pool recirculation skimming and deck drainage. If the existing pools are to remain in operation for longer than the next season, new PVC gutter grating should be installed to remove the risk of fiberglass slivers creating a first aid hazard for patrons. Counsilman-Hunsaker recommends that the gutter should be removed and reinstalled level around the perimeter of the pool, and the surrounding deck should be repaired or replaced in a manner that meets TAC drainage requirements and ensures the separation of pool recirculation skimming and deck drainage. The new gutter does not need to have integrated weir skimmers so long as it is level and sized to handle 100% of the pool’s recirculation volume and covers a minimum of 50% of the pool perimeter.



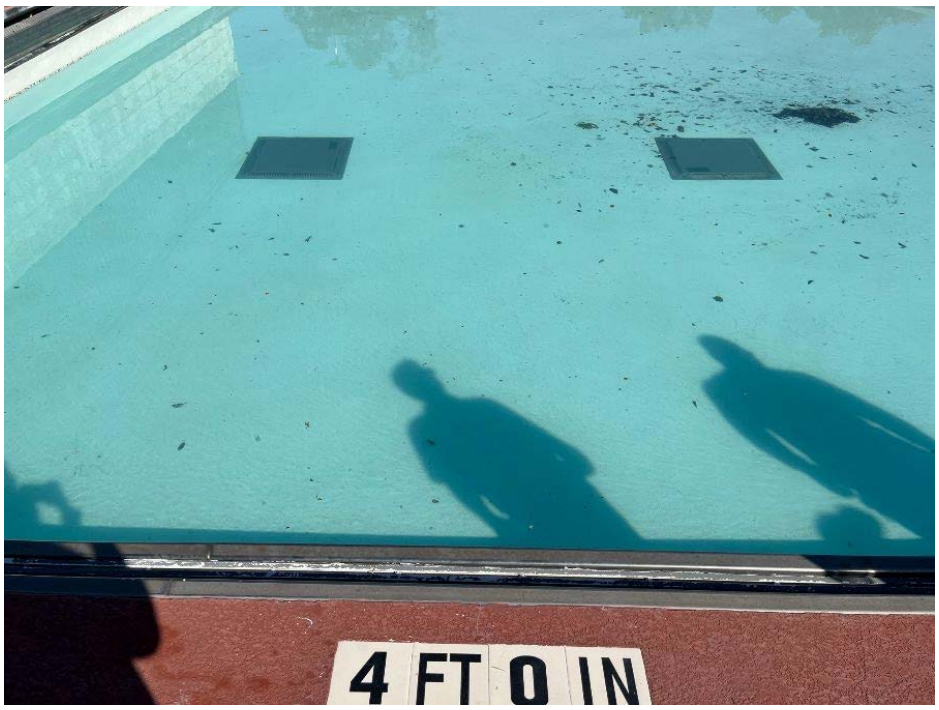

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MAIN DRAINS

The Leisure Pool main drains were inaccessible due to standing water in the bottom of the pool. From observation, the 2 main drains appear to be 30"x30" domed grates (Aegis Anti-Entrapment Shield by Neptune-Benson). Because the grates were unable to be fully inspected or removed, the grates and sumps could not be fully inspected for VGB compliance. Additionally, with the absence of construction plans, the design intent and piping configuration of the drains is unable to be analyzed.

Recommendation

The Leisure Pool main drains will need to be fully evaluated for VGB compliance. If the drains do not currently meet VGB compliance requirements, the drains will need to be removed and replaced with new VGB compliant sumps and covers. The elevation of the pipe in the sump should be a minimum distance of 1.5 * diameter of the output pipe from the bottom of the grate. Additionally, velocity of the water at the entry to the grate should not exceed 1.5 fps, and the drains should be spaced a minimum of 5' apart. These safety measures ensure that the drains cannot expose users to body suction entrapment, hair entrapment, and disembowelment.



INLETS

The inlets on the leisure pool are integral with the stainless-steel gutter in a pressurized return chamber, often referred to as a "dual flow" system. The inlets are spaced roughly 3' apart around the pool except at the beach entry.

Recommendation

Dual flow gutters and recirculation systems are less common in new aquatic facilities due to their limited effectiveness at dispersing filtered and sanitized return water throughout the entire pool volume. Counsilman-Hunsaker recommends the installation of floor inlets in the main body of the pool, and a small wall eyeball inlet at the stairs to ensure adequate and even mixing of water throughout the pool. Installing floor inlets will require a new recirculation piping system to effectively deliver water to the pool and should be undertaken with the replacement pool shell.



UNDERWATER LIGHTS

The Leisure Pool is equipped with 6 underwater lights. The lights appear to be in operable condition, and one was on during the site visit. The TAC requires a minimum of 15 horizontal foot-candles at the surface of the water be maintained during nighttime hours or periods of low light. This can be achieved by underwater lights, overhead and surrounding lights, or a combination of the two. Counsilman-Hunsaker did not visit the pools during a period of low light conditions and is unable to determine if this condition is currently being met.



STAIRS

The stairs in the Leisure Pool are located in a 6' x 15' bump out near the northwest corner of the pool. The existing treads meet code and there is a single handrail available for use. The handrail does not meet the required grab height of 34" minimum and 38" maximum per the 2012 Texas Accessibility Standards. A second handrail spaced a minimum of 20” and a maximum of 24” clear from the first handrail must be provided for the stairs to be considered TAS-compliant as a secondary means of accessible entry/egress.

As noted in the Pool Structure section of this report, significant cracking is visible between stair treads and risers, indicating a structural concern potentially resulting from the movement of the shell.

Recommendation

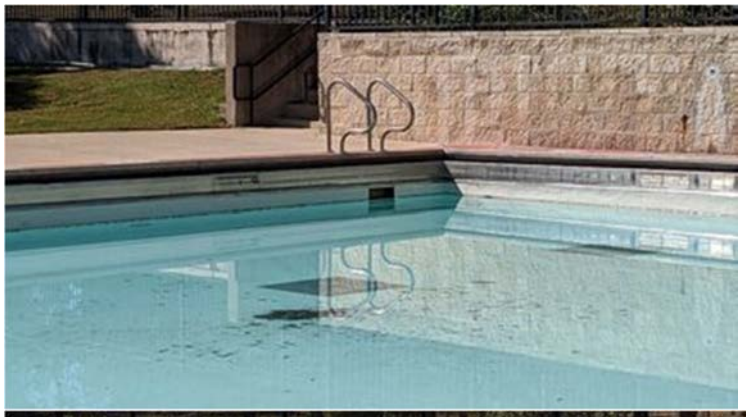
The stair location and orientation are optimal for the pools intended use and is a safe means of egress. However, the handrail is not compliant with TAS and should be replaced with a pair of compliant handrails.

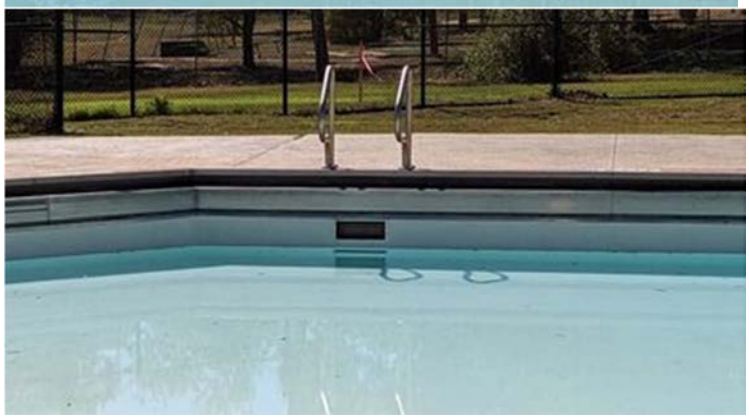




GRABRAILS AND RECESSED STEPS

The leisure pool is equipped with 2 sets of recessed steps and grabrails. One is located in each corner of the pool opposite the beach entry (southeast and southwest corners). The locations of the grabrails and recessed steps are optimal for compliance with the TAC requirements for egress spacing a maximum of 75' apart. Like the Lap Pool, the recessed steps are prefabricated stainless-steel inserts with deteriorating friction tape on the treads for slip resistance. A small amount of rust was visible at the tread inserts and grab rails, which can be cleaned through typical maintenance procedures.





OTHERS

The Leisure Pool is equipped with two features: a frog-themed tot slide and an umbrella spray feature. The features are manually operated at a single valve box adjacent to the mechanical room covered by fiberglass grating. The sculpted tot slide is showing signs of deterioration, as the colors have begun fading and the paint at the feet has been completely removed, exposing the foam base of the slide. The umbrella feature is surrounded by black contrasting tile in the floor, and is in better shape than the tot slide. Some chalking and discoloration of the feature is evident, and refurbishing the feature may be required if the existing pools are to remain in operation for longer than the next season.

At the time of the site visit, the city informed Counsilman- Hunsaker that during a recent Health Department inspection the facility was informed that without a UV system, the features in the pool cannot be operated. TAC Chapter 265 General Sanitation Subchapter M requires that any pool system which includes features that spray or aerate water through interactive features must provide secondary sanitation in the form of UV treatment or another department approved method of disinfection. ISPSC 2021, which is adopted by the TAC, also states that 100% of feature flows must be treated by UV.

Recommendation

Counsilman-Hunsaker recommends the installation of either a medium-pressure or a low-pressure UV system as a means of secondary disinfection for the Leisure Pool and its associated features. This can be added to the existing recirculation system, but may make better sense to be installed as part of a complete mechanical system renovation depending on projected future use of the existing pools. Both features should be refurbished if they are to remain. Alternatively, newer play features that emphasize interactivity and play can be installed as part of a pool replacement.







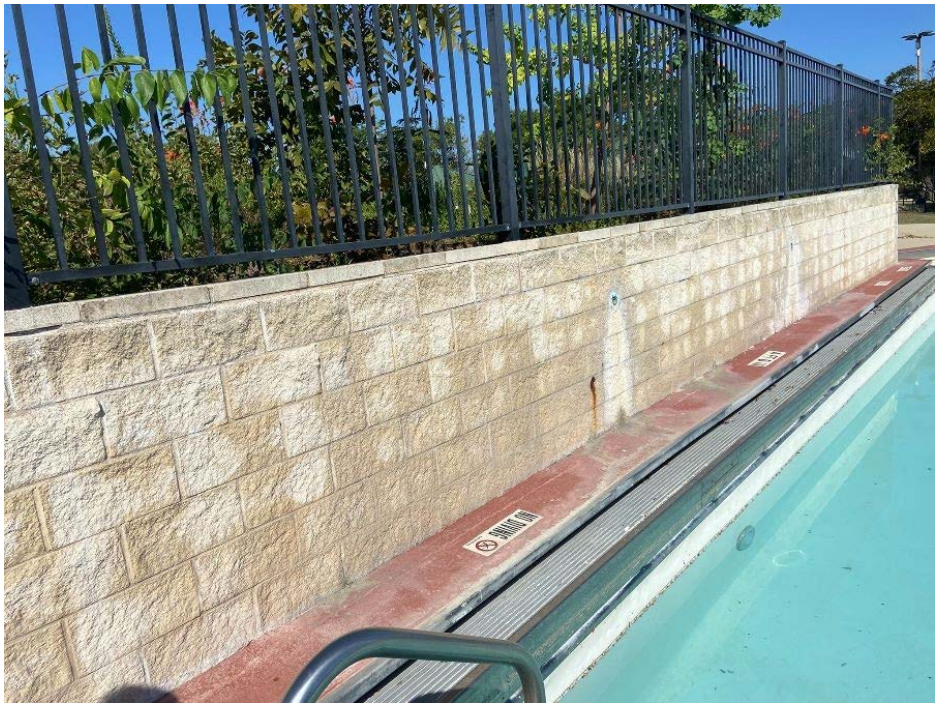
POOL DECK

The deck area around the Leisure Pool has ample space for patrons and is code compliant with a minimum of 6' of deck space, except for the area of the deck immediately adjacent to the retaining wall. This area of the pool is only provided with 1' of deck space immediately adjacent to the retaining wall. While TAC permits up to 35% of the deck around a Class B or C pool to be replaced with other structures such as diving ledges, the condition may not impede emergency access to all portion of the pool. The extents and narrow width of the west portion of the Leisure Pool may be too narrow to be adequately served by emergency service personnel and lifeguards.

The deck had previously been modified in 2019 by Progressive Commercial Aquatics to smooth a 1" vertical offset from the deck to the back of gutter with a red sloped paving transition. As previously mentioned in the gutter section of this report, pool decks should drain away from the gutter and pool to prevent deck drainage from re-entering the pool recirculation system. Due to differential settlement between the deck and the pool, combined with periodic deck updates and repairs, the existing pool deck does currently meet this requirement. Additionally, there are several areas of the Leisure Pool that do not have code compliant curbs and slope terminations.

Recommendation

The deck and retaining wall surrounding the Leisure Pool show signs of differential settlement and need to be removed and replaced with a structural design appropriate for the on-site soil conditions. The deck should also be sloped away from the pool at a maximum 2% grade and a minimum of 6' of deck space should be required around the entire perimeter of the pool for lifeguard access and circulation.




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SAFETY EQUIPMENT

Equipment was not consolidated and stored in one location, and CH was not able to verify total quantities of safety equipment for compliance with TAC. Safety ropes were observed in the mechanical room area, life hooks in several locations around the facility, and a spine board in the pool chemical room adjacent to the fill funnel.

Recommendation

Counsilman-Hunsaker recommends that safety equipment be stored neatly and quickly accessible to both pool areas.







MAINTENANCE EQUIPMENT

Cleaning tools and vacuums were observed in a storage area near the entry gates and restrooms.

Recommendation

Counsilman-Hunsaker recommends a full inventory of all cleaning tools and supplies and at least one brush and one vacuum per pool.





MECHANICAL ROOM: Pool Mechanical Room



PIPING

The exposed piping in the pump pit is Schedule 80 PVC. Filter face piping is all Schedule 80 PVC, but the mechanical joints and fasteners showed signs of corrosion. The condition and material of the underground piping is unknown. Most piping and valves are labeled, and directional arrows are provided. Piping schematics and valve charts for the various pools were not observed in the mechanical room. The fill funnel and chemical dosing piping is all PVC schedule 40. The filter backwash discharge should be a minimum height of 6" above the discharge pipe. The airgap discharge piping was also missing a splash collar. Backwash discharge was assumed to go straight to sanitary without the use of a backwash basin.







FLOW METER

The pool recirculation systems are equipped with flow meters. The operation of the flowmeter was unable to be observed due to the pools being drained. These flow meters provide the capability of monitoring flow through the recirculation system and assist operators with maintaining a constant flow rate throughout the filtration cycle. Not only does this provide a consistent flow rate and turnover for the pool, it also saves energy by running the pump at a slower speed while the filters are clean, and this can be done automatically through the use of a VFD. As the filter load increases the pump speed should be increased to maintain the desired flow rate.



VALVES

Some valves are labeled and some directional arrows are provided, but not at all pipes and valves. Piping schematics and valve charts for the various pools were not observed in the mechanical room and should be provided for the pool operator's reference. Fasteners both indoors and outdoors at the valves are showing signs of corrosion, especially at the filter face piping.

Recommendation

Failing hardware should be replaced prior to re-opening the pools. If pools are replaced, it is likely a major mechanical system replacement will occur simultaneously, which will include all new valves and fasteners.





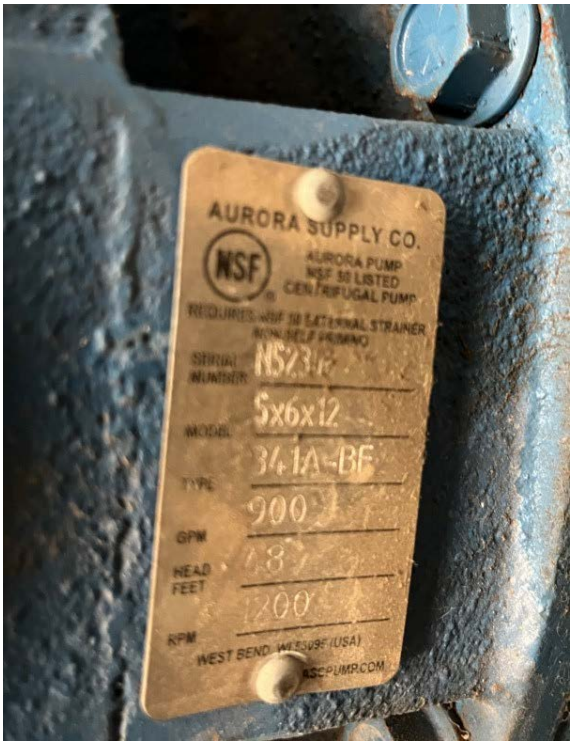
PUMPS

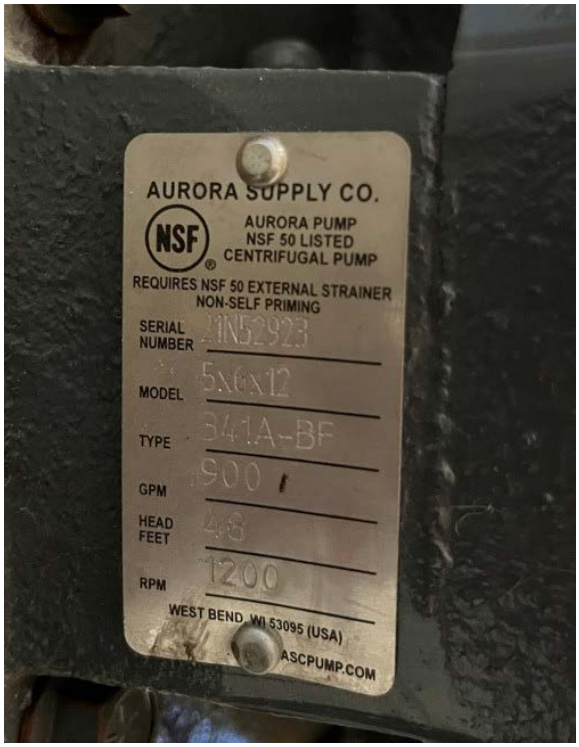
Each recirculation pump (2 total, 1 per pool system) was replaced in 2021 by Progressive Commercial Aquatics. The two pumps are identical. Each pump is a vertically mounted end-suction pump powered by a 15 HP/ 60 HZ motor with a rated impeller operating at 1200 RPM for 900 GPM of flow rate. Hair and lint strainers are installed before the impeller on each system. Based on the flow rates and estimated pool volumes, the Lap Pool has a turnover of 3.15 hours and the Leisure Pool has a turnover of 1.33 hours. Both pool turnover rates comply with TAC.

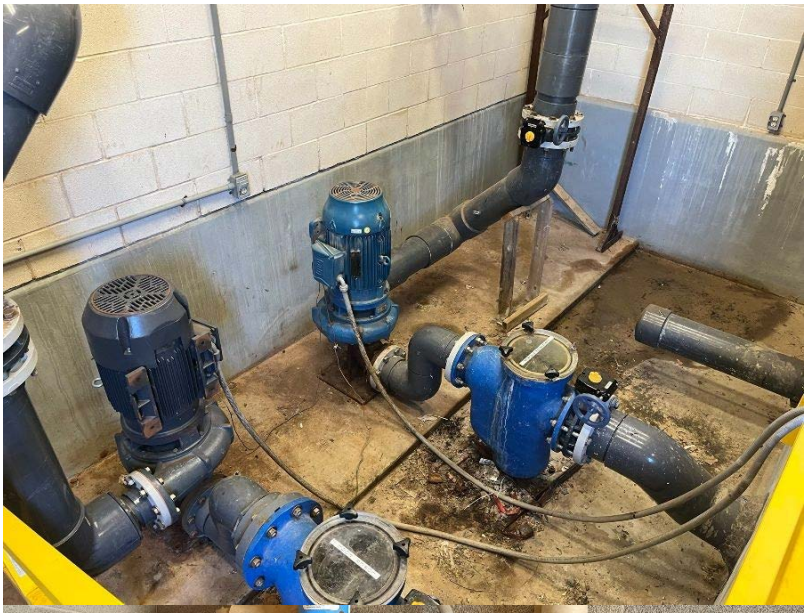
No issues were reported by staff regarding the operation or start-up of these pumps, and no corrosion or obvious signs of deterioration were observed. The features in the leisure pool are operated off of the leisure pool recirculation pump. Variable Frequency Drives (VFDs) are not provided for either of the pumps.

Recommendation

Counsilman-Hunsaker recommends the addition of VFDs connected to flow meters for each recirculation system. A VFD provides a consistent flow rate and turnover for the pool while saving energy by running the pump at a slower speed while the filters are clean. It will also extend the lifespan of the recirculation pumps by allowing them to run at less than full capacity.








LOWER POOL

FILTRATION EQUIPMENT

The facility has two 84" diameter vertical orientation steel high-rate sand filters, one for each pool system, and each stands 7' feet high. The filters were not marked or labeled with tags or manufacturer information. Each filter shows signs of extensive exterior wear and corrosion, especially on the filter stand feet and tops. Calcium hypochlorite feeders are located adjacent to the filter tanks, which may be contributing to the corrosion on the steel vessels. No operational problems were noted with the filters by City of Taylor at the time of the site visit, though it was noted that the filtration media has not been changed in any recent year. A typical replacement cycle for sand filter media is 3-5 years, depending on pool water chemistry, bather load, and the particulate matter captured by the filters from outdoor contaminants. It is assumed that the interior waterproof lining has not been replaced and has fully deteriorated, leading to a risk of corrosion and failure of the steel vessels. Filter backwash is sent to the sewer through manually operation of the face piping.

Recommendation

As part of a replacement of the pools and systems, the vertical steel sand filters should be replaced with new filters. If high-rate sand is elected for the future system, fiberglass tanks are recommended due to their increased corrosion resistance over steel tanks. Regenerative media filtration is an alternative option over high-rate sand that has an increased cost but also increased filtration efficiency and lower utility cost.






DANGER
DANGER



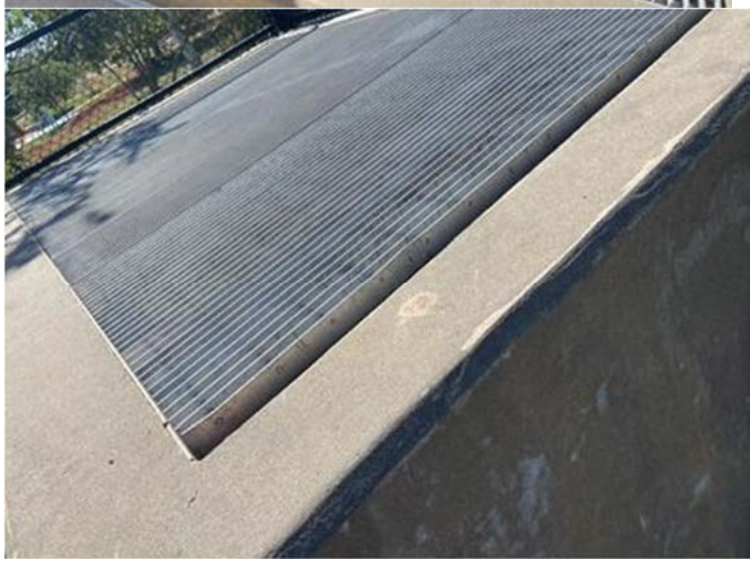
SURGE TANK / BALANCE TANK

When swimmers enter a pool, the water they displace needs to be stored temporarily. The TAC requires 1 gallon of surge capacity for every square foot of pool surface area. For Murphy Park Pool that equates to approximately 4,500 gallons of surge capacity for the Lap Pool and approximately 4,840 gallons of surge capacity for the Leisure Pool. The surge tanks for each pool are located outside and adjacent to the mechanical room, constructed of concrete with open grating lids. The Lap pool surge tank is elevated above the Leisure pool surge tank, which is consistent with the Hydraulic Grade lines of the site. Counsilman-Hunsaker was unable to remove the lids of the surge tank to measure the interior depths and the volume of each tank at the time of the visit.

Recommendation

The interior waterproofing of the surge tanks should be inspected if the pools are to be re-opened. The capacity of the surge tanks should be verified to see if they comply with code and can be reused for replacement pools or if they need to be upsized.





SANITIZATION (CHEMICAL TREATMENT)

The pools utilize calcium hypochlorite (solid chlorine) as the sanitizer and the erosion feed systems are located outside adjacent to the sand filters. No issues were reported regarding water chemistry, although detailed chemical logs were not made available to CH for verification. As discussed regarding the features at the Leisure Pool, ultraviolet (UV) treatment systems are not provided for either pool. UV treatment systems provide secondary sanitization for the pool water and are effective at eliminating chlorine-resistant pathogens in the pool water. UV treatment as a means of secondary disinfection for 100% of feature flows is required by International Swimming Pool and Spa Code (ISPSC) 2021. Cyanuric Acid is being hand fed into the pools as a stabilizer for chlorine levels. Cyanuric Acid is commonly used in outdoor pools to mitigate consumption of free chlorine by solar rays.

Recommendation

Consider providing a UV treatment system for each pool.



PH BUFFER (CHEMICAL TREATMENT)

The pools utilize hydrochloric (or muriatic) acid as the pH buffer. Containers of muratic acid were placed on the floor of the storage room and were left ajar. Peristaltic pumps are provided for delivery of muriatic acid to each recirculation pool system.

Fumes from muriatic acid can be highly corrosive and should be properly vented and ventilated to extend the lifespan of the chemical room and reduce the safety risk for pool operations staff. The lack of ventilation was evident despite being an open-air space on one side. Corrosion in the ceiling ductwork and peeling paint on the CMU walls was observed.

Recommendation

Muriatic acid carboys should be placed in a secondary containment spill platform and should remain tightly closed at all times. A fume scrubber and vent check valve should be placed in the acid carboy in use to allow for pressure equalization as the acid is injected into the pool recirculation system and to reduce the safety risk of pool operations staff.




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CHEMICAL ROOMS (CHEMICAL TREATMENT)

A large amount of corrosion in the chemical storage room was observed on the doors and walls and other metallic components. Chemicals were stored in multiple locations and without proper secondary containment. Acid and Chlorine were comingled, which if mixed can lead to the creation of dangerous chlorine gas and increased safety risks. Powder chemical was observed spilled on the mechanical room floor and had not been cleaned up. The general conditions of chemical storage pose a safety risk for all staff and accelerated corrosion risk for all ferrous components in the associated spaces.

Recommendation

Acid and Chlorine should be stored in separate spaces and containers should be tightly sealed and neatly organized. Any spills should be promptly cleaned up with proper personal protective equipment.











WATER CHEMISTRY CONTROLLER

Both pools are equipped, monitored, and managed with a water chemistry controller. Chemtrol and Hayward water chemistry controllers are provided which monitor ORP and pH and automatically deliver chlorine and acid based on these readings. Recirculation flow rate is also monitored through the water chemistry control systems. The systems appeared to be in good working order.



MAKE-UP WATER

Make-up water is discharged into the fill funnel for each respective recirculation system. An automatic water level controller is provided for the lap pool and leisure pool. It is recommended that the make-up water system for each pool is equipped with its own water meter. An easy way to determine if a pool develops a leak is by tracking the amount of fresh water added to the system each day. If the average amount increases, this can be an indication of a pool leak. The potable water fill line leading to the fill funnel does not have an air gap over the top of the funnel, which is required for backflow prevention.

Recommendation

The potable water fill line should be elevated to a minimum of 6” above the top of the fill funnel to create an air gap for backflow prevention. A clear PVC splash collar can be installed around the fill line to prevent splash out while maintaining the air gap.



MECHANICAL ROOM – GENERAL OBSERVATIONS

The mechanical room is organized and generally free of debris, old pool equipment, or other clutter. Some debris and dirt was observed at the floor drain. Grounding for the building was observed near the entrance to the mechanical room. Not all valves and switches are labeled.

Recommendation

Drains should be cleared of all debris to prevent clogging. Grounding should be concealed and out of walkway. All valves and switches should be identified with labels.

APPENDIX A: Structural Engineering Report

May 10, 2022

Billy Griffits AIA
Counsilman Hunsaker
4849 Greenville Avenue
Suite 100
Dallas, TX 75206

Re: Taylor Pool Inspection and Evaluation
Taylor, TX

Dear Billy,

The Core Group performed a visual structural inspection on 9/27/22 for both municipal pools for the town of Taylor, Tx, along with other Counsilman Hunsaker representatives. The city has issues with the pool leaks and foundation settlement/heave. The existing pools are all cast in-place concrete with plaster finnish and each pool is located at different site elevations, separated by a retaining wall. The difference in elevation between pool decks is approximately 4'-6". The upper pool is a lap pool and the lower pool is a kids pool. There is one step entry into each pool. The kids pool has a zero-beach entry as well. Both pools have a continuous drain system. The kids pool has one water feature. The pool is approximately 21 years old.

There was no pool construction documentation made available and they are assumed to be non-existent. All of our inspection was visual and no structural evaluation, based upon analysis, is possible. Little is known about the pool construction.

Both pools have experienced significant settlement and/or heave. It is difficult to predict which condition has had more significant impact. The pool shell is not level as a result and the continuous drains do not function properly. There is as much as 5" to 6" of variation from level from end to end on several pool walls. Both pool shells appear to have minimal cracking while viewing the existing plastered surfaces, but it is possible previous cracks and plaster repair have been performed years earlier. Each pool has a crack in the pool entry steps running horizontal with the treads. The kids pool has an additional crack propagating off the step corner extending into the pool , but the crack is not significant for a slab on grade pool that has experienced this amount of movement. There have been no site grading or pavement elevation studies made to date. So there is no real datum to evaluate exact movement of pool elements relative to each other.

The cause of the pool movement is most like due to several conditions (1) fill placement with a high PI (plasticity index) (2) variation in fill height placement (3) little or no compaction of any fill placement (4) poor drainage around the pool perimeter and (5) leaking subgrade piping. This condition can also be made worse by leaving the pool empty for long periods of time.

The pool deck surrounding each pool shell has already been replaced in several locations due to unevenness and bare foot traffic issues. There is a 1' strip of concrete deck pour, located completely around the perimeter of both pools, adjacent to the continuous drain. This pour strip

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has hinged and cracked at most locations along each pool wall. This is just another indication of pool movement. It is possible that the continuous drain element itself could be a source of leaking. Without knowing the installation process and detailing of this element, it is difficult to verify with out a demolition investigation.

From our perspective, we think any attempt to repair the pool will be costly and unsuccessful due to the unknown subgrade and the existing site conditions noted above. The pool could be possibly leveled with mud jacking and piers, but that does not resolve the issue of the existing subgrade which will still be subject to seasonal climate variations every year and volume changes. The risk of additional shell cracking could also occur resulting from any significant movement associated with this repair process. Furthermore, any leaking pipes would be difficult to access and repair without cutting into the pool shell and excavating outside the pool walls. The demolition would be extensive. At the end of the day, there would be no guarantee provided by any consultant that the repair would solve the problems. Constructing new pools makes more sense to us.

If you have any questions relating to our investigation, please give us a call.

Regards,

Trent Cragin, P.E.
The Core Group

Sincerely,

Trent Cragin, PE