

AGENDA
CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION
SPECIAL CALLED WORKSHOP
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET TAYLOR, TX 76574
MAY 28, 2024, 6:00 PM

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, May 28, 2024.

The agenda packet is on the [City of Taylor's website](#).

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

(The Planning and Zoning Commission welcomes public comment on items not listed on the agenda. However, the Commission cannot respond until the item is posted on a future agenda. All public comments are limited to 3 minutes.)

III. REGULAR AGENDA

1. Receive a presentation and provide direction to staff on the Small Area Plan – Special Employment District North (SAP SED). *Tom Yantis*

IV. ADJOURN

I certify that the notice of this meeting was posted in the City of Taylor Hall Lobby continuously for 72 continuous hours before May 28, 2024.

THIS WORKSHOP IS FOR DISCUSSION ONLY. NO ACTIONS WILL BE TAKEN BY THE PLANNING AND ZONING COMMISSION.

Posted by:  Date: 5/24/2024
Victoria Winchester, Administrative Assistant

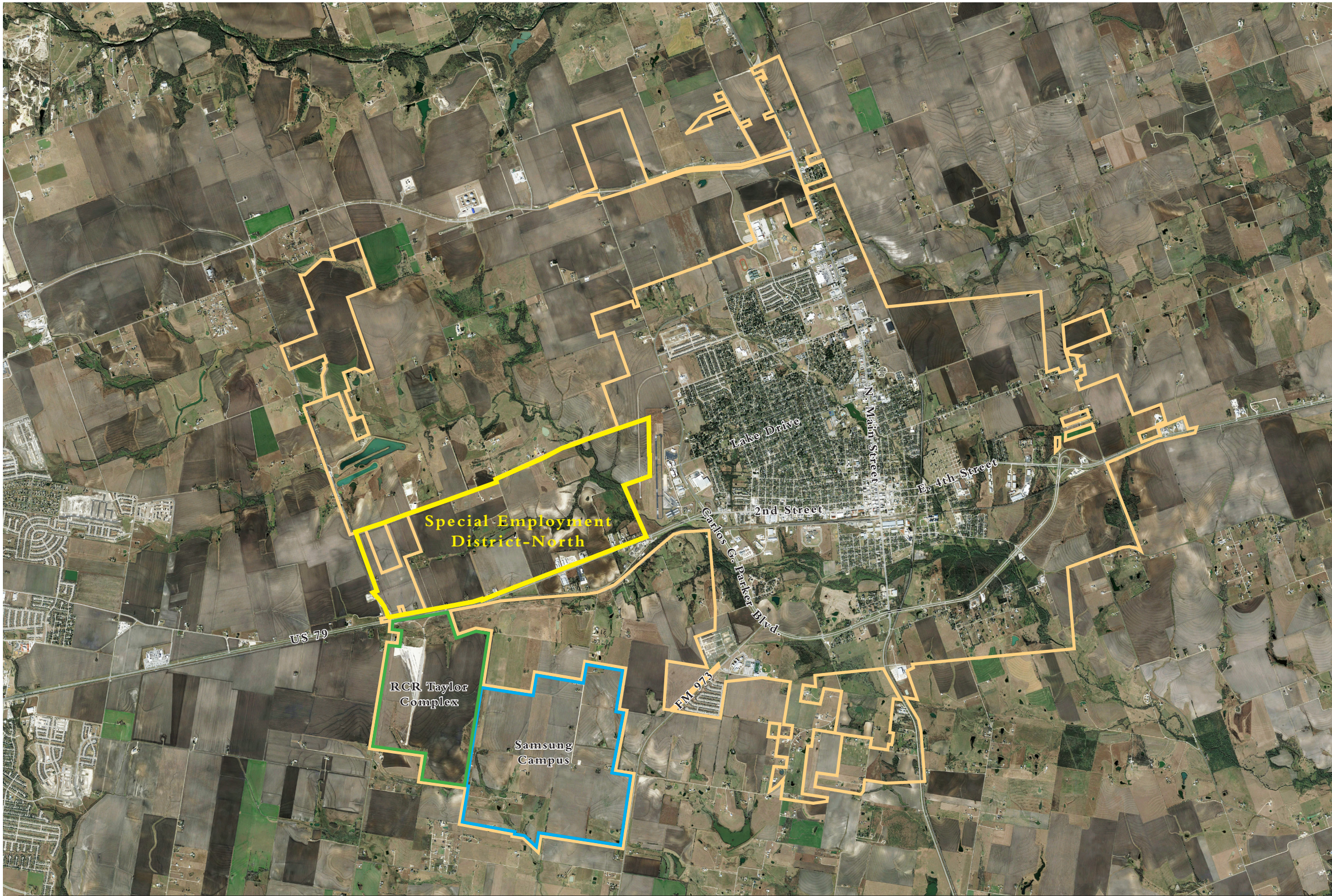
SMALL AREA PLAN :

SPECIAL
EMPLOYMENT
DISTRICT-NORTH

TAYLOR, TEXAS

DRAFT

A	BACKGROUND	
	Study Area Map.....	A.1
	Study Area Map with Concept Plans.....	A.2
	Elevation Analysis	A.3
B	MAPS	
	Growth Sector Maps.....	B.4
	<i>per Comprehensive Plan</i>	
	Thoroughfare Plans	B.5
	<i>per Comprehensive Plan</i>	
	<i>per SAP SED-North</i>	
	Future Land Use Maps	B.7
	<i>per Comprehensive Plan</i>	
	<i>per SAP SED-North</i>	
	Specific Land Use Map.....	B.9
	<i>per SAP SED-North</i>	
C	THOROUGHFARES	
	Thoroughfare Sections.....	C.1
X	APPENDIX	
	Charrette Plans.....	X.1



West of downtown Taylor, a 1,500-acre area has been designated as a Special Employment District (SED). Demand has been expressed for industrial and auto-oriented commercial uses. Identifying a site for these uses presents a challenge, as they do not fit the form of Taylor's walkable, mixed-use neighborhoods, existing or planned. However, with the proximity of the Samsung plant, which is under construction, as well as the adjacent highways of US 79 and CR 101, the SED-North is a suitable location. The Special Employment District is

anchored by high-tech related employment with nearby uses such as multi-family or commercial services which support the job center. Low density and predominantly single-family residential neighborhoods are not recommended within the SED and appropriate land use transitions should occur between single-family and employment uses when constructed adjacent to this district. [Envision Taylor Comprehensive Plan]

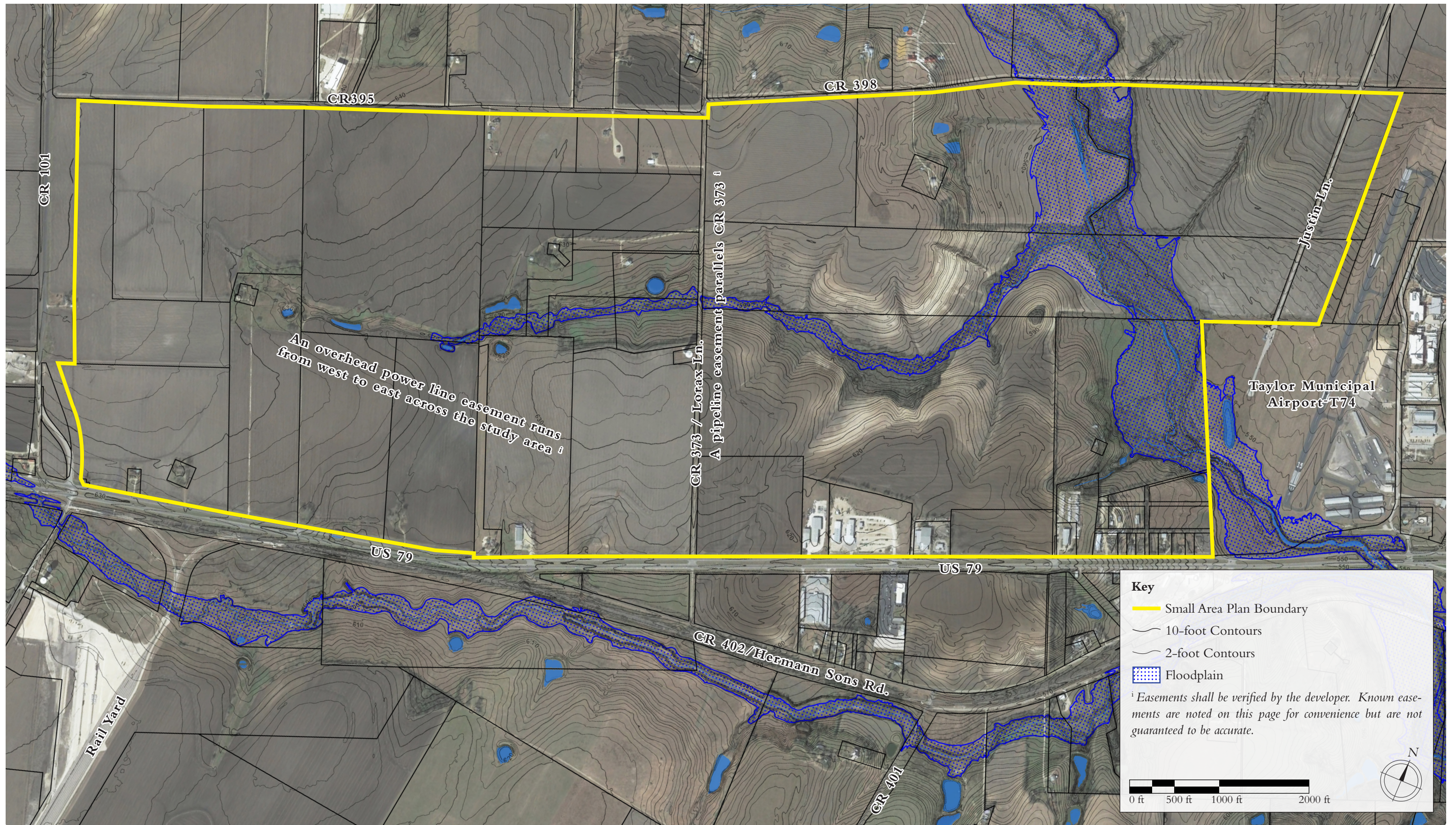
The Small Area Plan for the Special Employment District-North (SAP SED-North) takes a closer look at the study area for the purposes of identifying more specifically where each of the desired uses might be allocated and how an appropriate transition might be made between the more onerous and auto-oriented uses and the mixed-use neighborhoods. The Plan designates most of the land as large-footprint commercial and industrial uses, though a reasonable portion will accommodate high-density mixed-use neighborhoods.

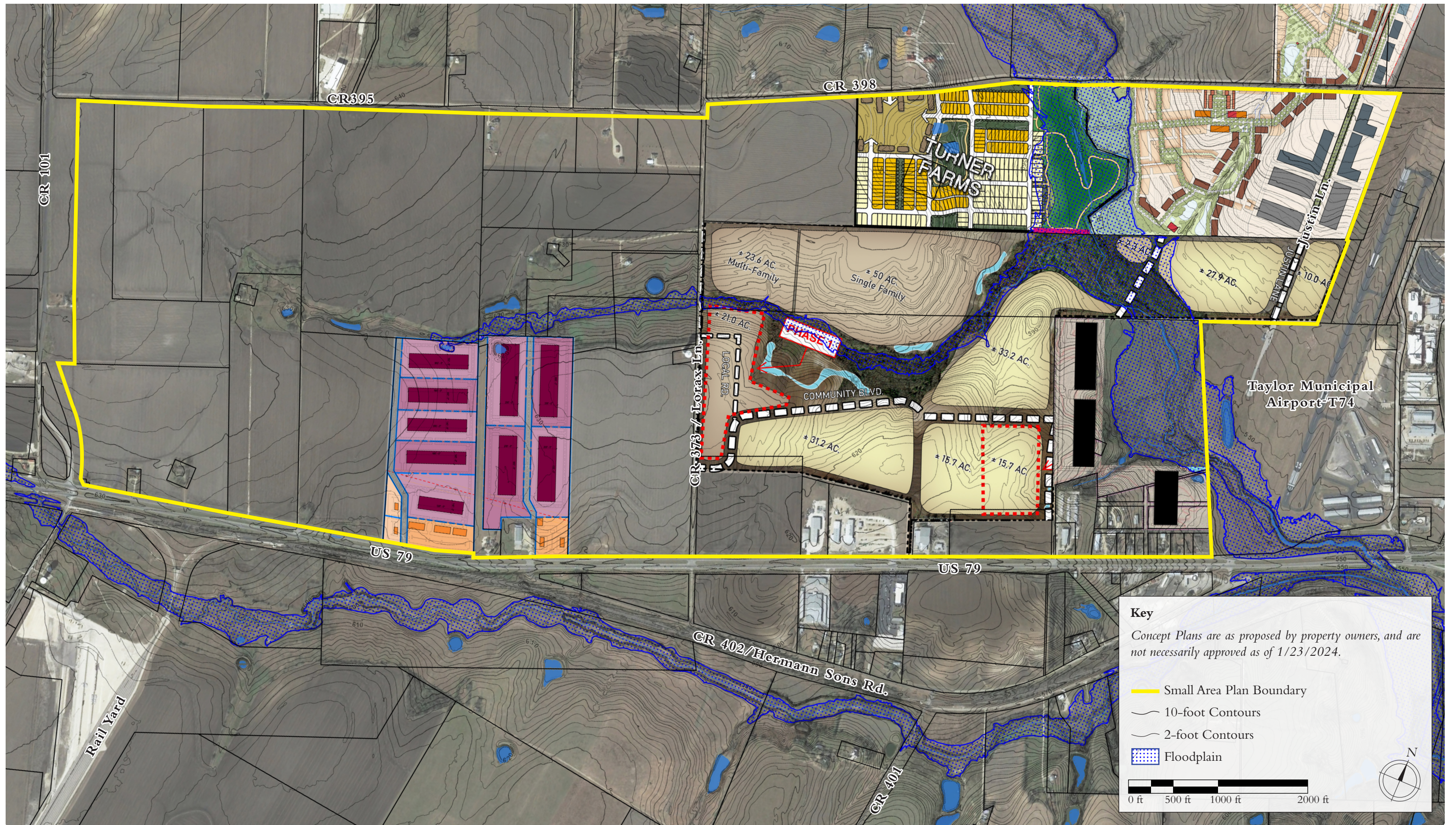
For
The City of Taylor, Texas

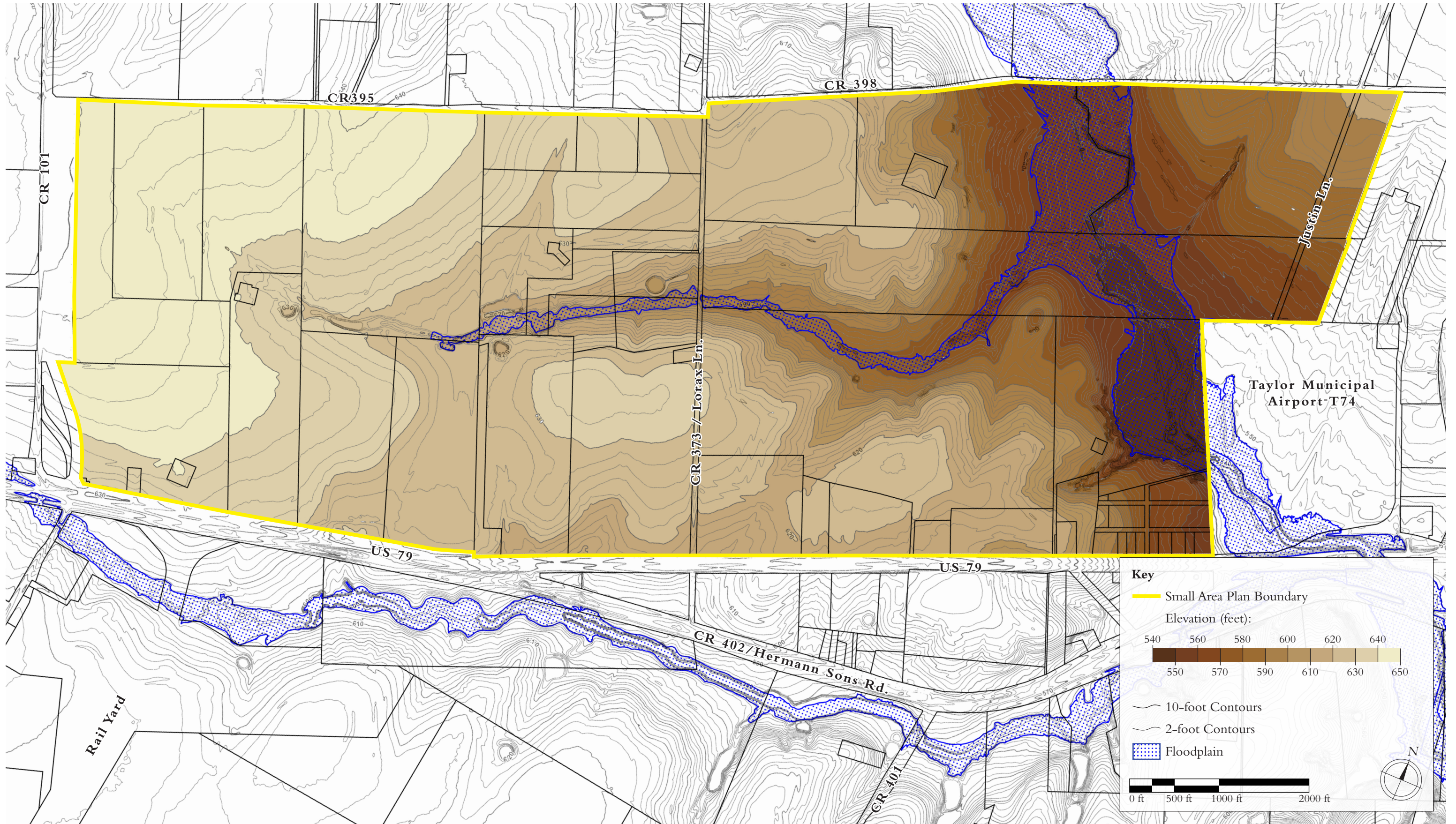
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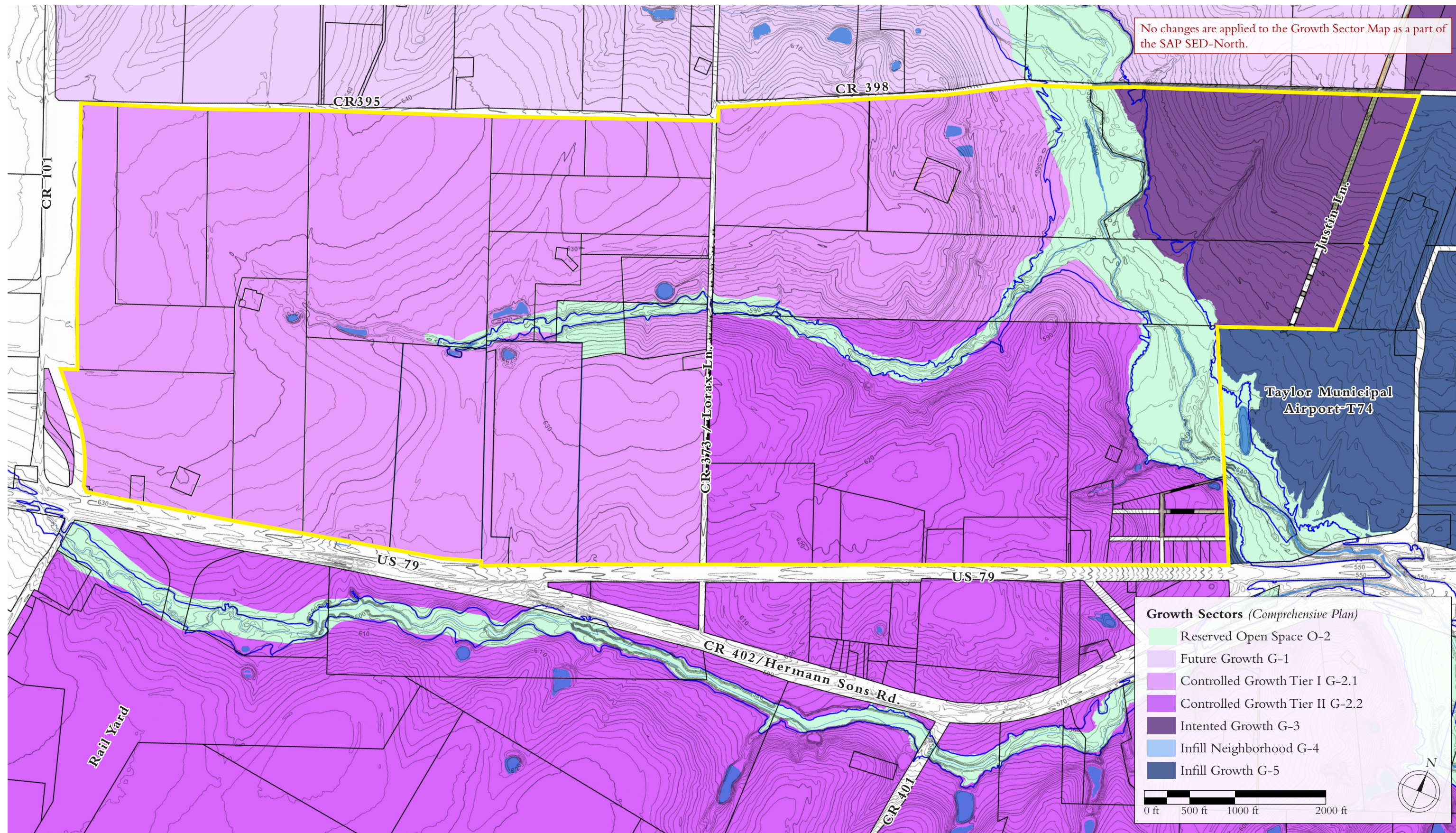
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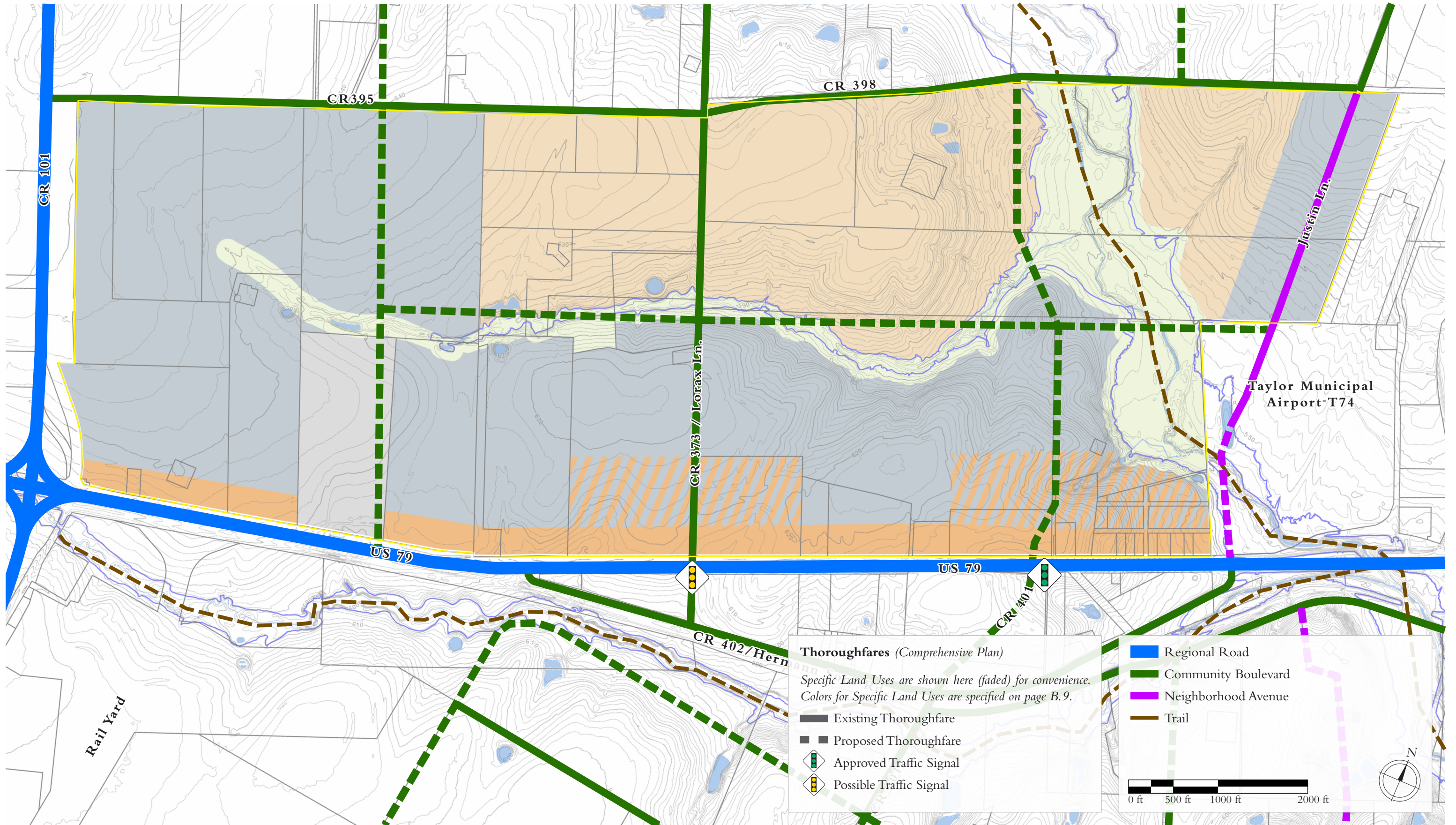
MICHAEL WATKINS ARCHITECT, LLC

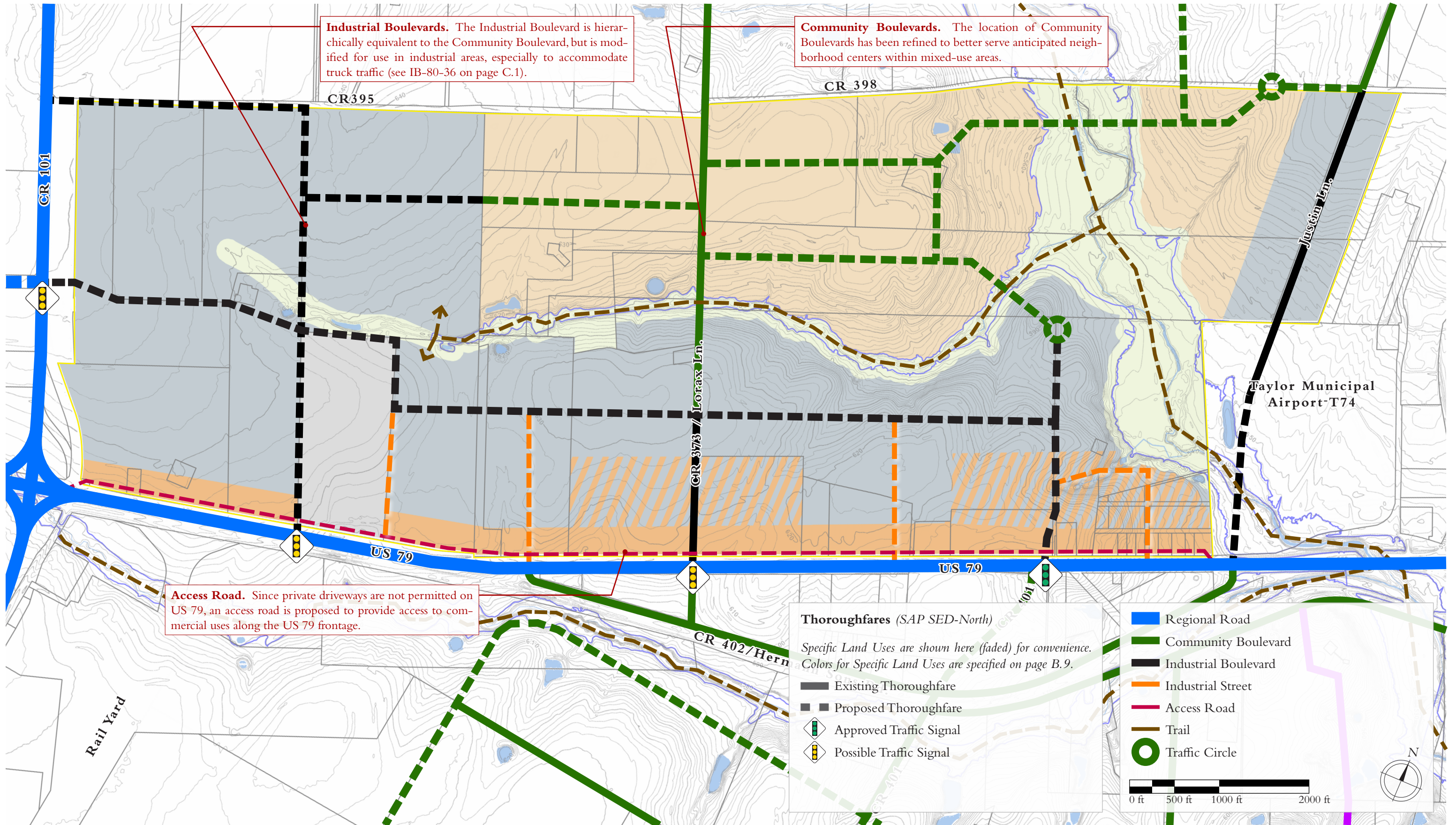


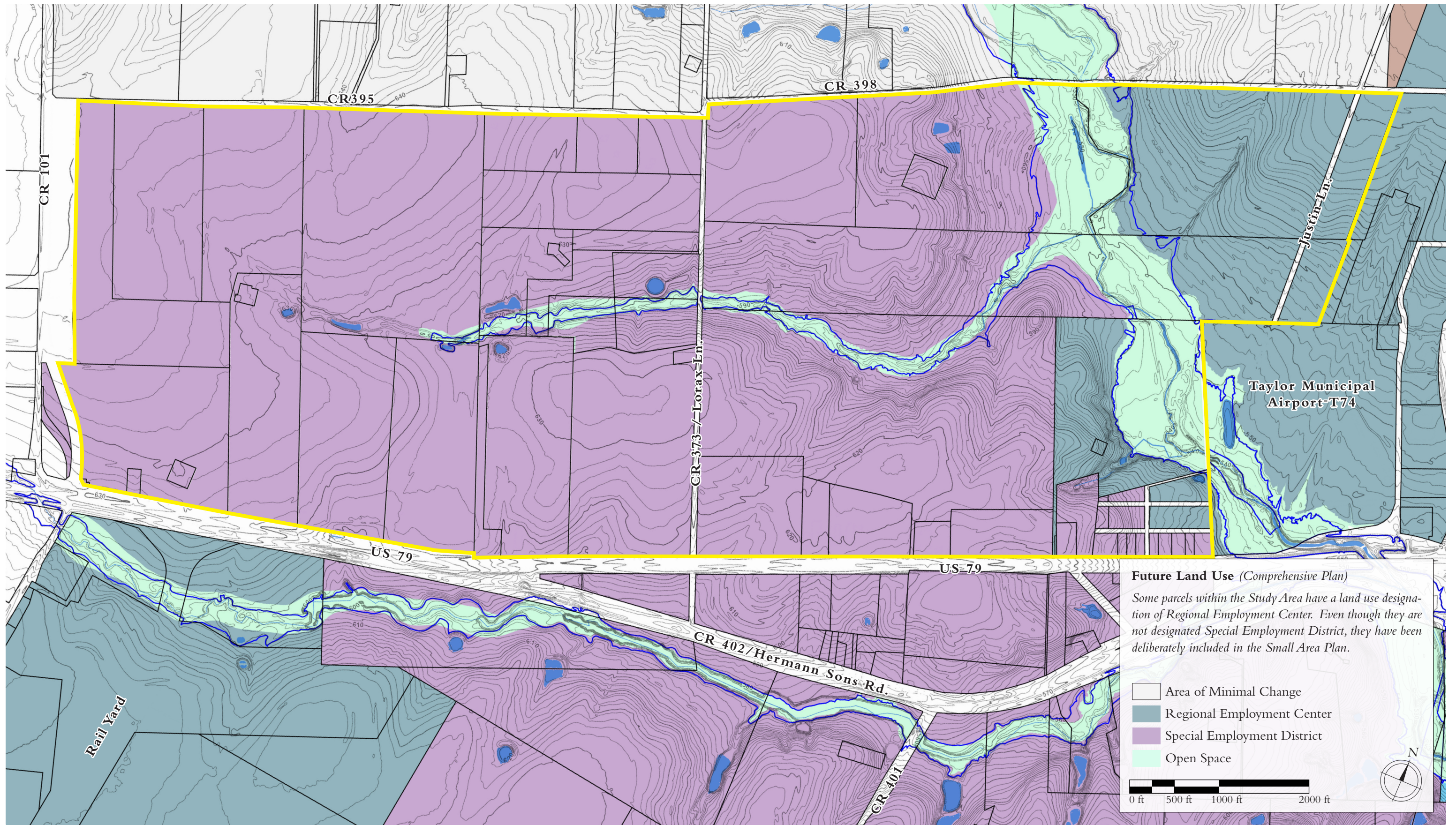


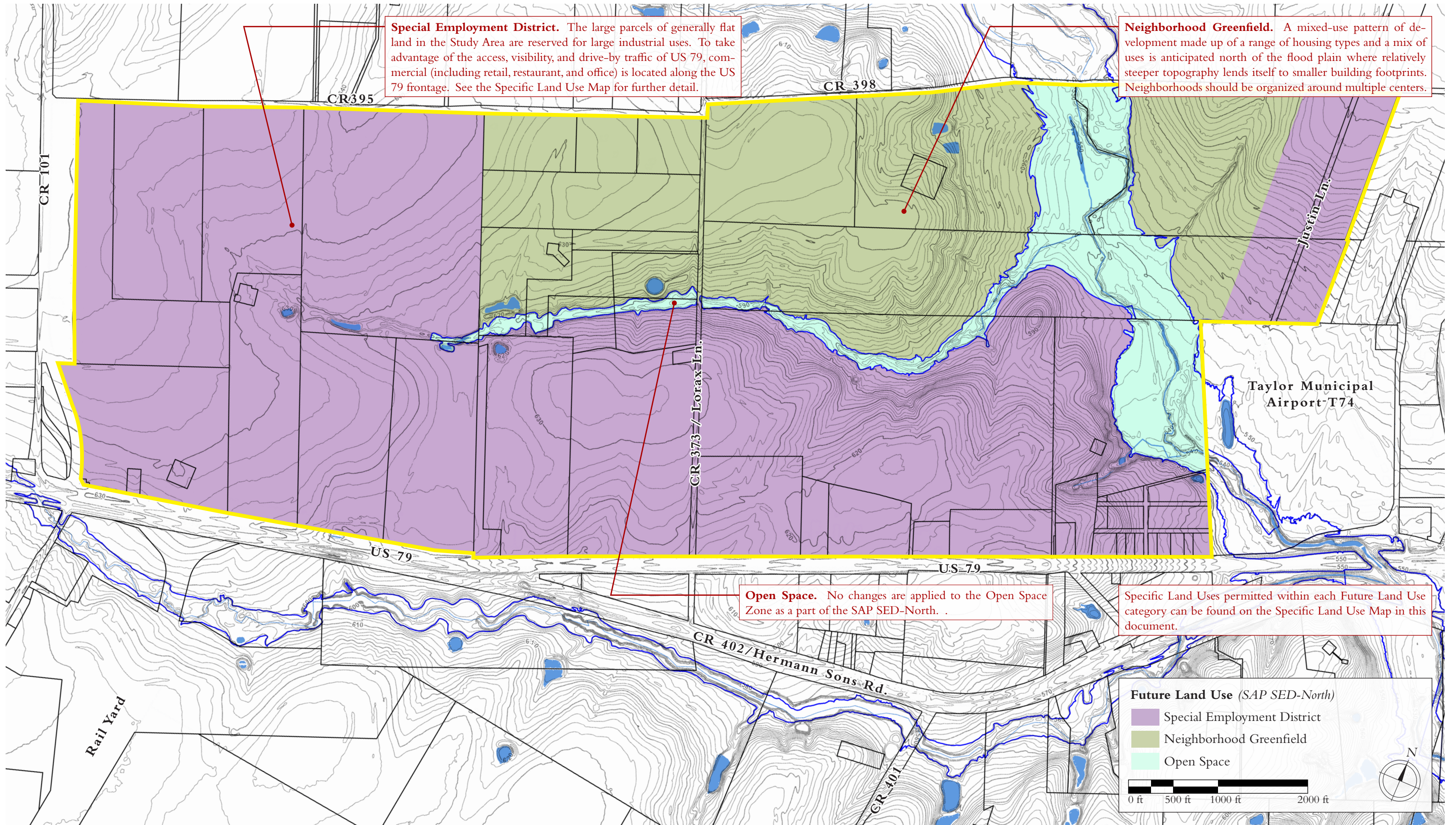


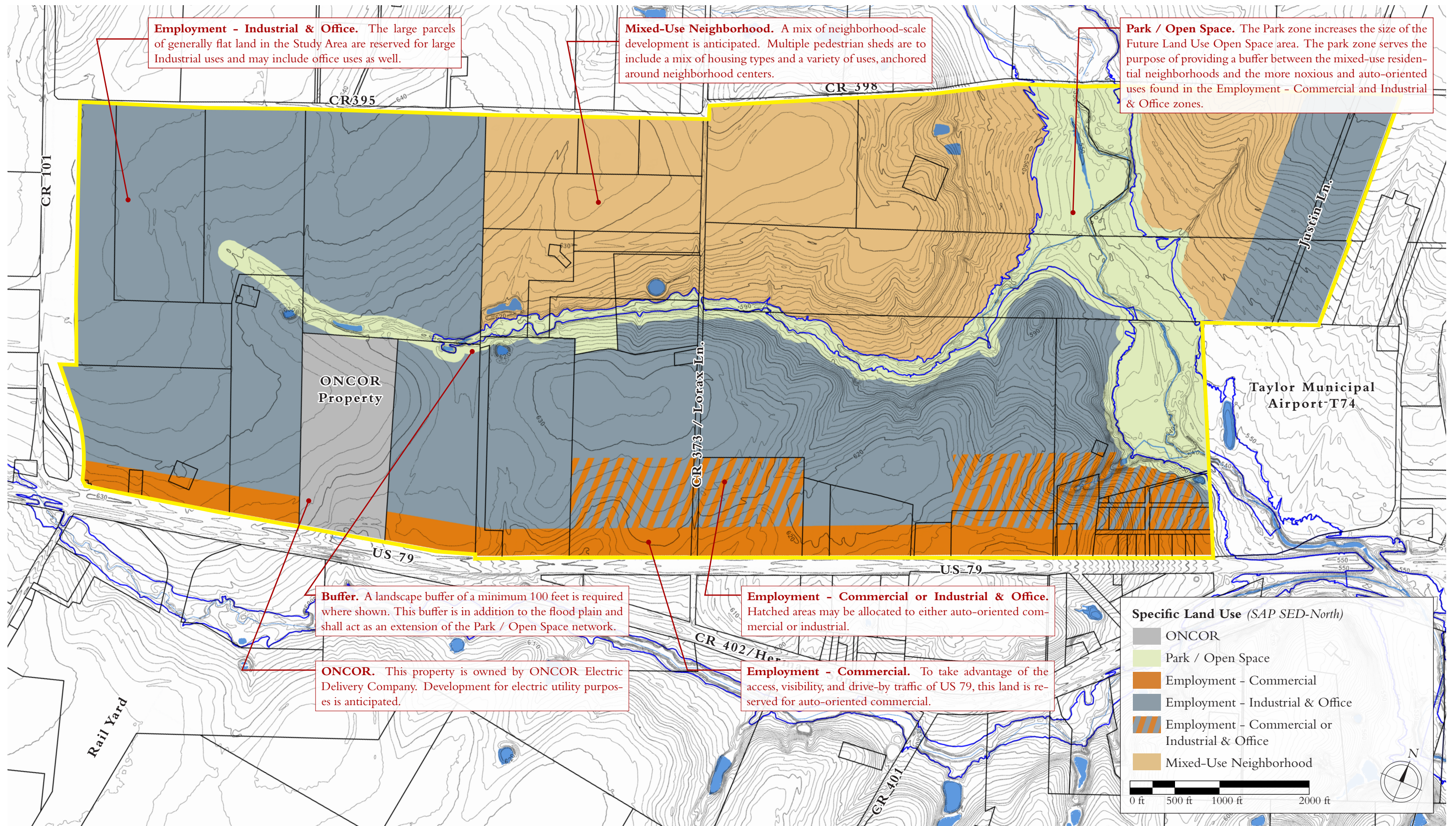


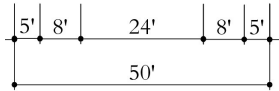
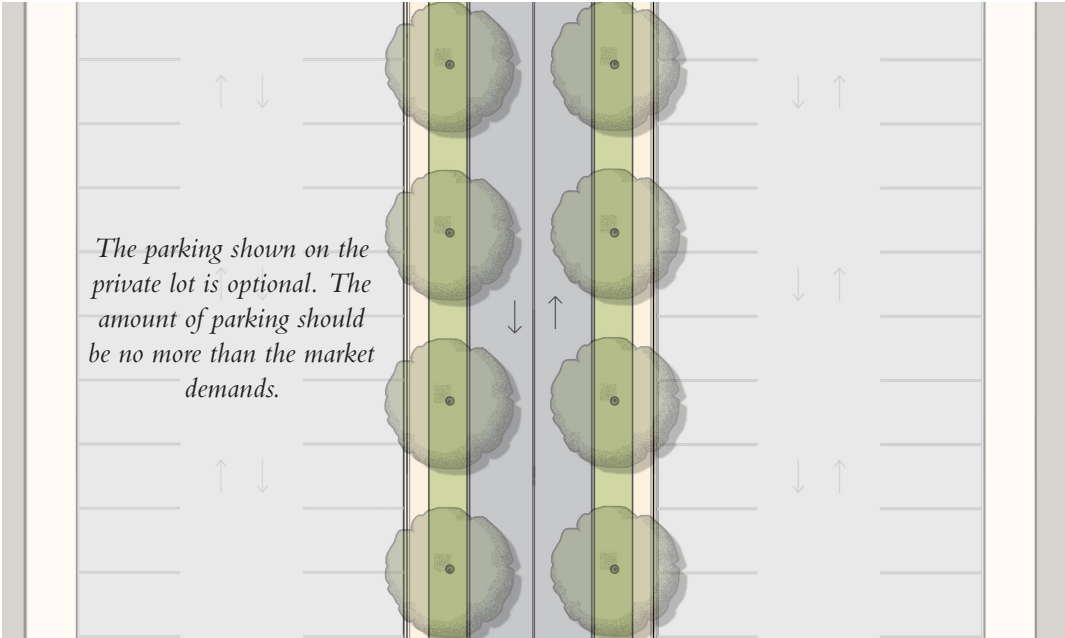
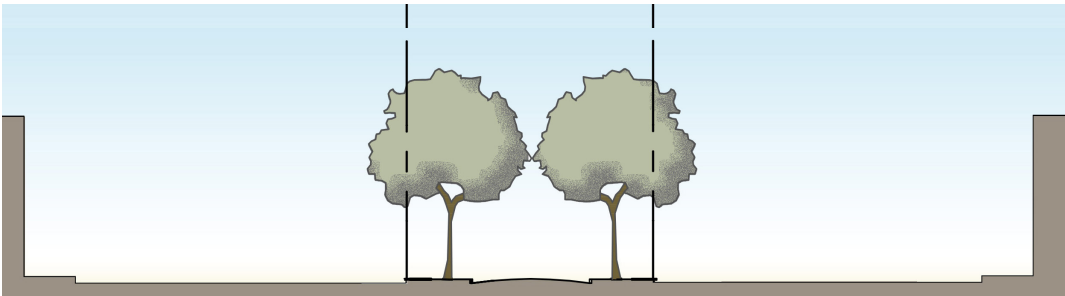








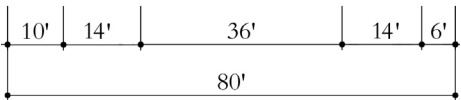
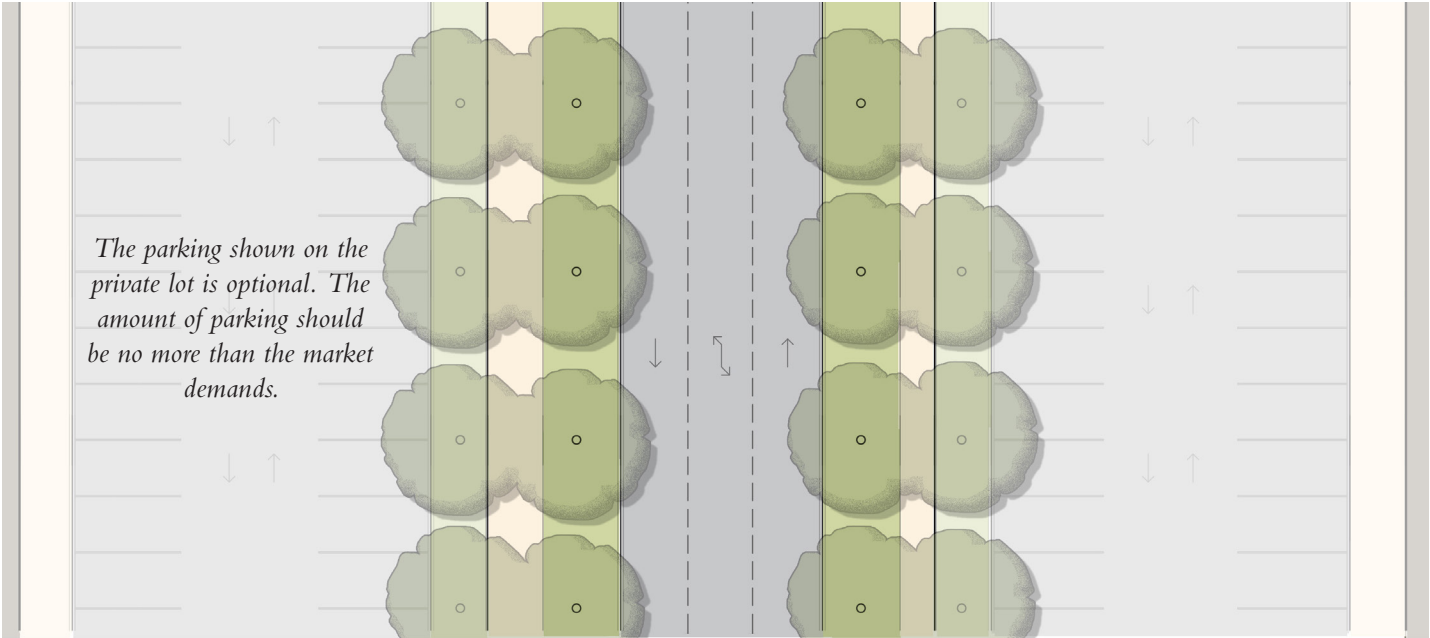
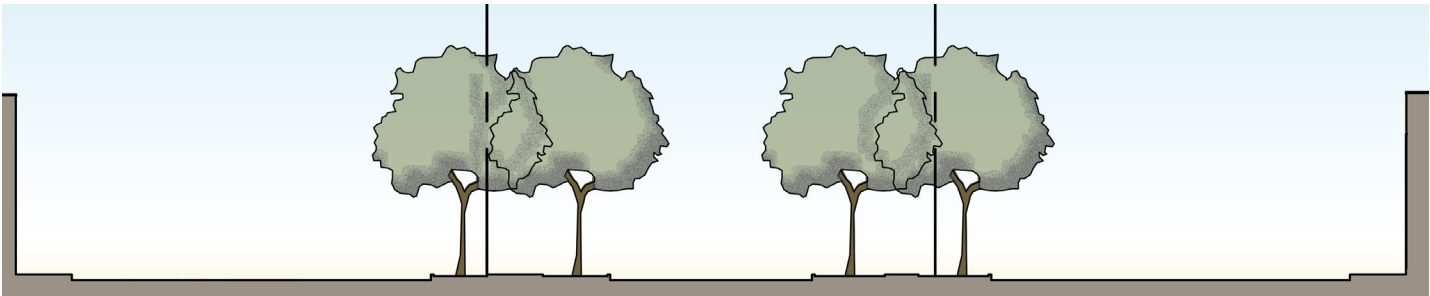




IS-50-24

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.



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
14 ft. Tree Lawn
Allee, 25-30 ft. o.c.
10 ft. Shared-Use Path / 6 ft. Sidewalk
Provided

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

- Thoroughfare Type**
- IB Industrial Boulevard
 - IS Industrial Street
 - AR Access Road
 - BV Boulevard

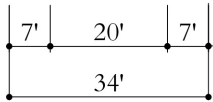
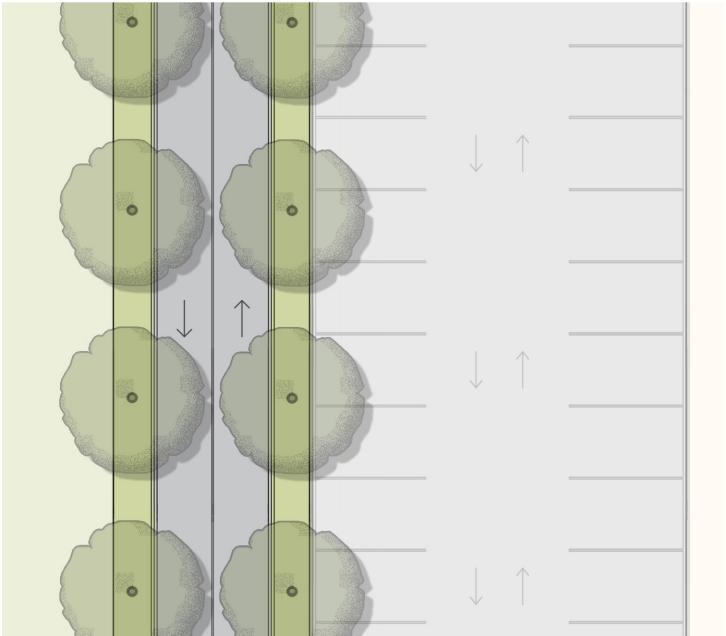
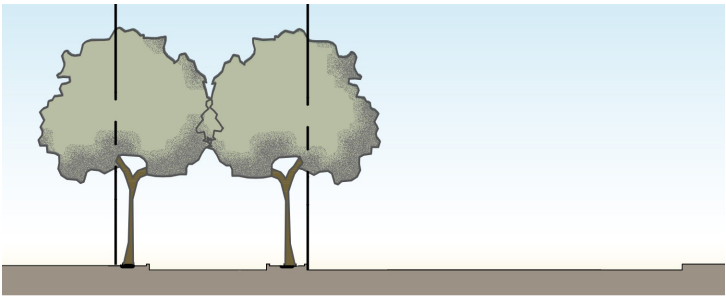
Right-of-Way Width

Pavement Width

XX-##-##

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

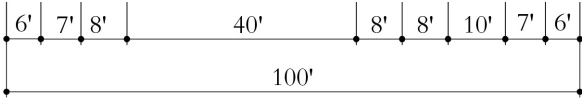
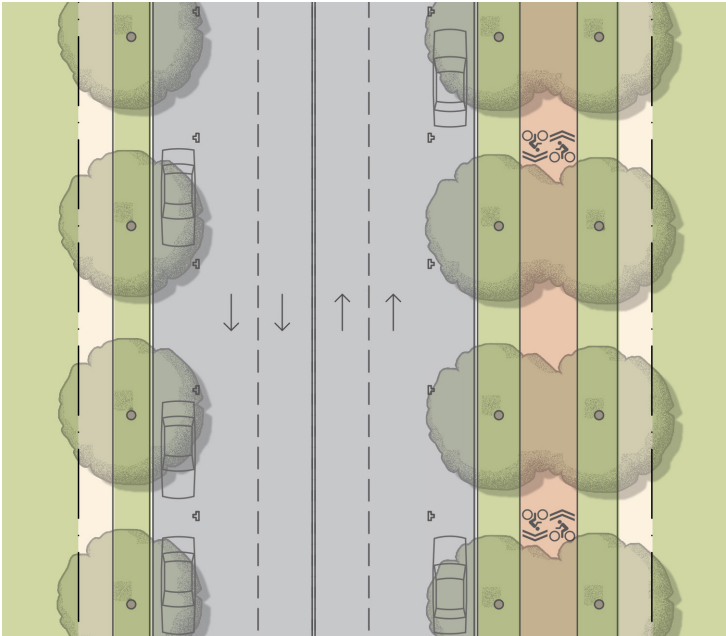
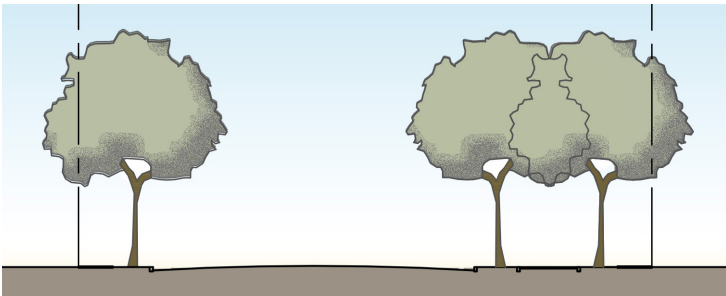




AR-34-20

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

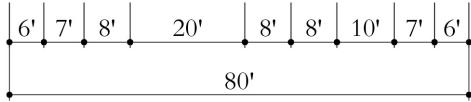
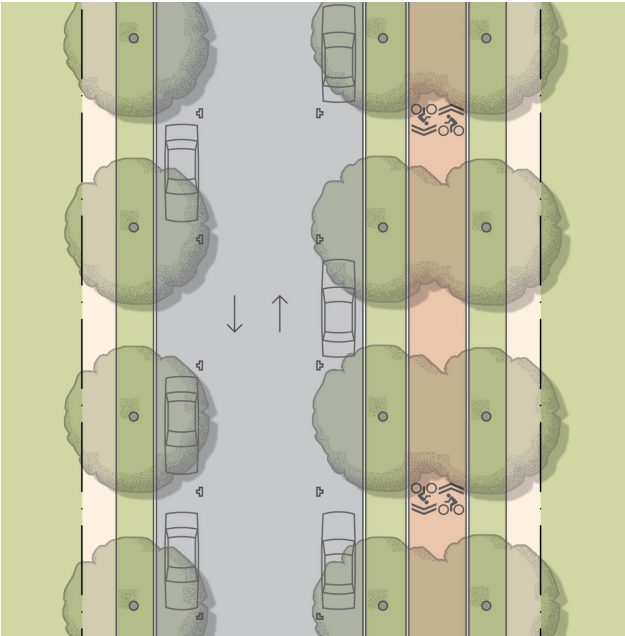
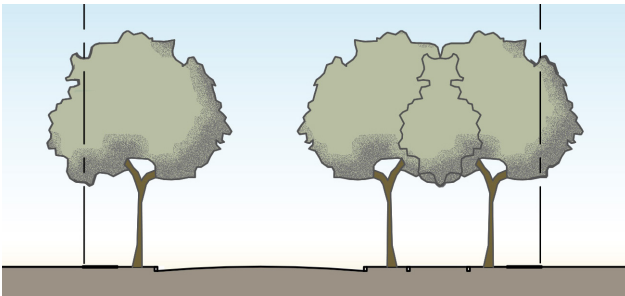
Trees may need to be maintained to permit a higher vertical clearance to accommodate truck traffic.



BV-100-56

Boulevard
100 ft. ROW
56 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
8 ft. Tree Lawn / 7 ft. Tree Lawn
Allee, 25-30 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. tall.

This Thoroughfare Type overrides City standards for Community Blvd. Street trees may be omitted to allow for a Colonnade or Arcade.



BV-80-36

Boulevard
80 ft. ROW
36 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
8 ft. Tree Lawn / 7 ft. Tree Lawn
Allee, 25-30 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. tall.

This Thoroughfare Type overrides City standards for Community Blvd. Street trees may be omitted to allow for a Colonnade or Arcade.

- Thoroughfare Type**
- IB Industrial Boulevard
 - IS Industrial Street
 - AR Access Road
 - BV Boulevard

Right-of-Way Width

Pavement Width

XX-##-##

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

Notes



