



AGENDA

CITY OF TAYLOR, TEXAS CITY COUNCIL MEETING

**CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET
JUNE 27, 2024, 6:00 PM**

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

- 2024 LEAD Taylor Graduation

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. Public Arts Advisory Board update. *Ruby Fisher*

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 June 13, 2024 regular Council Meeting. *Dianna McLean*

PUBLIC HEARINGS / ORDINANCES

3. Hold a Public Hearing and Introduce Ordinance 2024 -29 for a combined Neighborhood Plan and Employment Center Plan covering approximately 330 acres generally located between US 79, Lorax Lane, and Justin Lane. *Tom Yantis*
4. Introduce Ordinance 2024-31 vacating and abandoning a twenty-foot wide alley located within Block 4 of the Washington Heights Addition. *Tom Yantis*

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

5. Consider Resolution R24-19 nominating an individual to fill a vacant seat on the Williamson Central Appraisal District Board (WCAD). *Dianna McLean*
6. Consider Resolution R24-18 waiving permit fees for the reconstruction of the Dickey Museum

and Multipurpose Center. *Jeffery Jenkins*

7. Receive Compensation Study Presentation. *LaShon Gros*
8. Receive Utility Rate Study. *Jeff Wood*
9. Receive a presentation from Rebecca Leonard of Lionheart Places on the Downtown Master Plan update. *Tom Yantis*
10. Receive presentation from Greater Taylor Foundation. *Diana Phillips*

EXECUTIVE SESSION

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).

- a. Taylor 973 MUD
- b. Taylor 100 PID
- c. Project Star
- d. Texas Multifamily Capital Development Agreement

Reconvene into open session and take any action.

Adjourn

I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 p.m. on June 24, 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: June 24, 2024



City Council Meeting June 27, 2024 Transmittal Letter

STRATEGIC PILLAR

Quality of Life
Economic Vitality

Agenda Item Number: 1.
Agenda Title: Public Arts Advisory Board update.
Council Action to be Taken: Recieve presentation
Department Submitted: Main Street, Development Services
Staff Contact: Ruby Fisher, Admin Assist

1. PURPOSE / DESCRIPTION

Upon request by the City Council, Public Arts Advisory Board Chairperson Bryan Richie will provide the City Council with a brief update on the board's vision and activities.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Mr. Richie was appointed to the Public Arts Advisory Board in 2019 and was elected chairperson in 2023.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Culture generates social capital and strengthens a community's character. • Art brings people together physically — at galleries, museums, performance spaces — and culturally, through its capacity to tell a community's shared story, to inspire reflection, and form connections that transcend differences. • Public Art generates tourism for the town, defines the town's voice, and celebrates our population.	•

4. RECOMMENDATION

N/A

5. FUNDING SOURCE

N/A

6. TIMELINE

The Public Arts Advisory Board was created in 2018 by ordinance no. 2018-21.

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. 06.27.2024 - PAAB Presentation to Council

Public Arts Advisory Board Update

Presented by Bryan Richie, Chairman
June 27, 2024

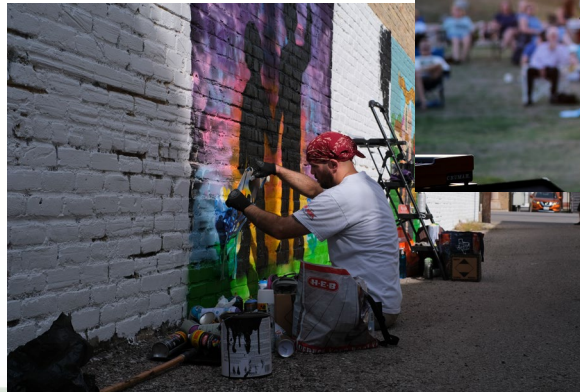
Public Arts Advisory Board

Vision Statement

The Taylor Public Art Initiative will create innovative artistic experiences that explore Taylor's history, strengthen the sense of place, reinforce the high quality and uniqueness of the City's built and natural environment, and set Taylor apart as a place to visit, live and do business.

Current Board Members

- Bryan Richie, Chairman
- Gail Samuels
- Monica Zavala
- Judith Grissom
- Cayla Cardiff
- Richard Stone
- Nathan Gray
- Ruby Fisher – City Liason



Music on Main – FY23/24

BOGLE FAMILY VINEYARDS & TAYLOR ARTS PRESENT:



GRITO RUMORES

THURSDAY APRIL 18 7PM
@HERITAGE SQUARE
FREE & FAMILY FRIENDLY



SCAN ME

SPONSORED BY:



PUBLIC SKETCH * SAMSUNG

BOGLE FAMILY VINEYARDS & TAYLOR ARTS PRESENT:



GIDDY UP GO

& LONESOME DAVE FISHER

THURSDAY MAY 16 7PM
@HERITAGE SQUARE
FREE & FAMILY FRIENDLY



SCAN ME

SPONSORED BY:



PUBLIC SKETCH * SAMSUNG

BOGLE FAMILY VINEYARDS & TAYLOR ARTS PRESENT:



NOT PAST 11

THURSDAY JUNE 20 7PM
@HERITAGE SQUARE
FREE & FAMILY FRIENDLY



SCAN ME

SPONSORED BY:



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TAYLOR
arts

Taylor
Texas
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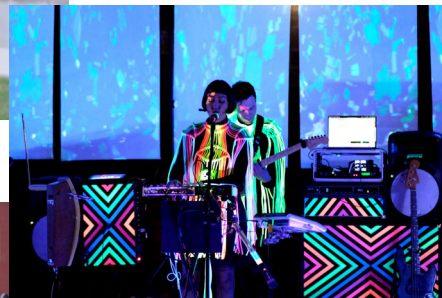
Music on Main – FY23/24

FY 2024

- Brought in 9 sponsors, with 2 new sponsors
- Total of \$18,500 brought in for the project
- Estimate of 1200 total participants, with highest attended show being performed by Grupo Rumores
- Have hosted food and beverage vendors at all shows

FY 2025 Goals

- Continue supporting the project
- Collaborate with downtown business to increase economic impact of Music on Main
- Enhance cultural representation and inclusion by celebrating a variety of musical traditions and genres



Potter's Alley Refresh

- **FY 2024**
 - Collaborated with Taylor High School students to add title piece to Potter's Alley
- **FY 2025 Goals**
 - Complete the wall (30 ft left)
 - Add festoon lighting to Potter's Alley, increasing mural visibility and walkability of the downtown district



Portal Project

FY 2024

- Completed **92%** of starting goals of portals along Hike and Bike trail from Burkett Street Park to Robinson Park

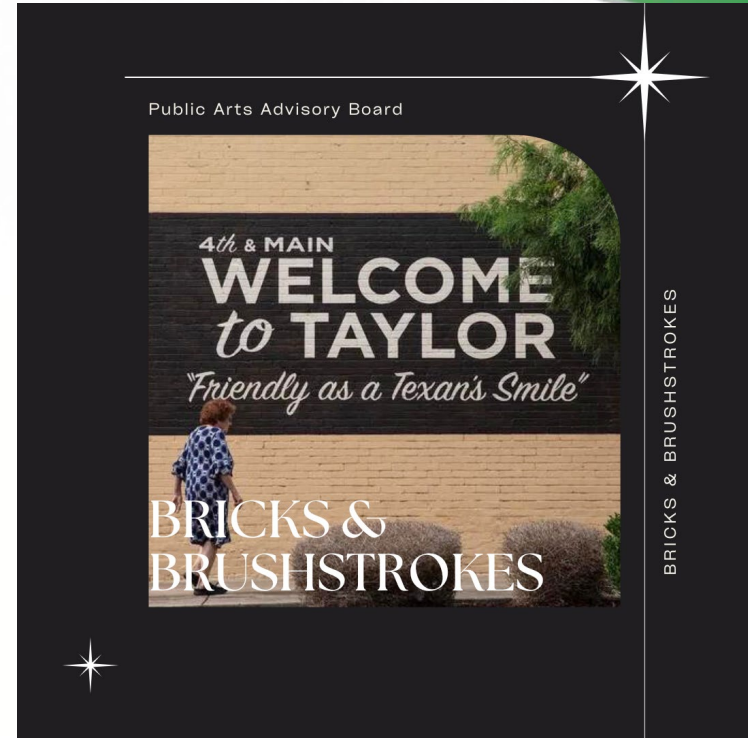
FY 2025 Goals

- Source artist for Dr. Dickey Memorial Portals
- Begin focused efforts on completing the portals in Murphy Park



FY 2025 New Projects

- Host student gallery tour event for Second Saturday in November
- Introduce Bricks & Brushstrokes Project, a fundraising/sponsorship initiative for murals throughout town



Thank you, any questions?



TAYLOR
arts

Taylor
Texas
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City Council Meeting June 27, 2024 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 2.

Agenda Title: Approve minutes from the June 13, 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

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. June 13, 2024 meeting minutes

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
June 13, 2024 at 6:00 p.m.

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

Mayor Pro-Tem Kelly Cmerek
Mayor Dwayne Ariola
Council Member Shelli Cobb
Council Member Gerald Anderson

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

Absent: Council Member Robert Garcia

INVOCATION

Mayor Pro-Tem Cmerek gave the invocation.

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

- **Flag Day proclamation.**

Mayor Pro-Tem Cmerek read the proclamation and presented it to Pat Shirk.

CITIZENS COMMUNICATION

Alisha Fowler – introduced opening of new business, Taylor Feed.

Amanda Feely – introduced the opening of a new business, Box Drop.

WC Kolinek – spoke on lack of mowing in town.

Kent Kunze – unprofessional actions by Council member.

Sheyna Nieson – requested staff be trained in ADA compliance and concerned about fireworks.

CONSENT AGENDA

1. **Approve minutes from the May 23, 2024 regular Council Meeting. *Dianna McLean***
2. **Concur with Monthly Financial Report for April 2024.**
3. **Consider Change Order 1 to the Taylor Municipal Airport New Fuel Facility construction contract with Gage and Cade Construction in the amount of \$89,320.00.**
4. **Consideration & Possible Action to enter into contract for temporary staff augmentation for Task Order 45 Lead Service Line Inventory Development Support.**
5. **Consider Ordinance 2024-27 repealing Ordinance 2023-40 regarding Council Compensation.**
6. **Consideration and possible action with respect to Resolution R24-17 of the City of Taylor, Texas approving and authorizing the Mayor to execute the Park 79 Commerce Public Improvement District Financing Agreement between Taylor 79, LLC, a Texas limited liability company and the City of Taylor, Texas.**
7. **Discuss with possible consideration to authorize the Mayor to execute the following documents: 1) an Interlocal Agreement between the City and the Taylor Housing Authority (THA), 2) a Cooperation Agreement between the City and the Texarkana Housing Authority Public Facility Corporation, 3) a Resolution of No Objection for the application by THA to the Texas Department of Housing and Community Affairs for Low Income**

Housing Tax Credits, 4) a Letter of Support to the Department of Housing and Urban Development Special Application Center, and 5) a TEFRA Certificate (with executed Exhibit), for the Taylor Housing Authority Mary Olson Rehabilitation Project.

8. **Consider Ordinance 2024-28, PZ 2024 2085 regarding requests to change place type zoning at 4 different lots.**
9. **Consider extending waiver of permit fee(s) for roofing repairs.**
10. **Consider approving Resolution R24-20 awarding the bid for the construction of HOME program houses.**

Mayor Ariola pulled item #3 from consideration.

Motion was made by Councilmember Anderson to approve the consent agenda items 1,2 and 4-10 as presented. Motion was seconded by Mayor Pro-Tem Cmerek. Motion carried unanimously.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

11. **Consider Striping Updates for Mallard, 4th, and 2nd Streets.**

Citizen communications:

Kelley Castelein – spoke in favor of bike lanes.

Julie Rydell – spoke in favor of bike lanes.

Shane Polack – spoke in favor of bike lanes.

Alyse Mervosh - spoke in favor of bike lanes.

Albert Janecka – concerned about traffic on 2nd if bike lane goes in.

Monica Zavala – concerned about safety in bike lane on Mallard and lack of space in front of homes for parking.

Pam Harper – spoke against bike lanes.

Alfonso Cavazos-Geluo - spoke in favor of bike lanes.

Alison Ditto – spoke in favor of bike lanes.

Lisa Drummond – spoke in favor of bike lanes.

Mitch Drummond – spoke in favor of bike lanes.

Jay Ward – spoke in favor of bike lanes.

Megan Klein – spoke in favor of bike lanes.

Jessi Chao – spoke in favor of bike lanes.

JD Gins – spoke in favor of bike lanes.

Barb Aviles – spoke in favor of bike lanes.

Gordon Pettey – spoke in favor of bike lanes.

Terry Pierce - spoke in favor of bike lanes.

Jacob Walker, HDR-City Engineer – gave a presentation on the striping options for Mallard, 4th and 2nd Streets.

Options for reworking the striping on Mallard were discussed. No action was taken.

Three options were presented for striping on 2nd Street.

Motion was made by Councilmember Anderson to approve Option 2 as presented. Motion was seconded by Mayor Pro-Tem Cmerek. Motion carried 3 to 1 with Councilwoman Cobb opposing.

Four options were presented for striping on 4th Street.

Motion was made by Mayor Pro-Tem Cmerek to approve Option 3 as presented. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

Mayor Ariola called for a break at 8:30pm.

Reconvened at 8:36pm.

12. WILCO Flood Map and Drainage Master Plan Update.

Brian Martin, HDR Floodplain Manager - provided updates for the Williamson County Flood Mapping project (new county wide floodplain maps) and for the implementation status of drainage projects identified in the 2022 City of Taylor Drainage Master Plan.

Motion was made by Mayor Pro-Tem Cmerek to receive the WILCO Flood Map and Drainage Master Plan update as presented. Motion was seconded by Councilwoman Cobb. Motion carried unanimously.

13. Consider and take possible action on appointment or replacement of EDC Board Members.

Dianna McLean, City Clerk – Kelly Cmerek is a member on the EDC Board and is now a City Council member. Council reviewed the roster of EDC Board members.

Councilmember Anderson read an email from Councilmember Garcia opposing the roster consideration in his absence.

In an effort to ensure the EDC Board is a diverse group, Council considered replacements.

Motion was made by Mayor Pro-Tem Cmerek to appoint Ben Willis to replace Robert Garcia on the TEDC Board. Motion was seconded by Councilmember Anderson. Motion carried 3 to 1 with Councilwoman Cobb opposing.

14. Consider entering into an agreement for Construction Manager at Risk for Justice Center.

John Heye, HDR Engineering – Received eight bids. Project team members recommend Bartlett Cocke General Contractors.

Motion was made by Councilmember Anderson to approve the contracts with Bartlett Cocke General Contractor and Randall Scott Architect as presented. Motion was seconded by Councilwoman Cobb. Motion carried unanimously.

Mayor Ariola read the Executive Session items and adjourned into closed session at 9:09pm.

The Council may vote and/or act upon each of the items listed on 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).

- a. TPDES Permit No. WQ0016503001 and proposed Vorwerk Farms MUD
- b. Robert Marek, et. al. v. City of Taylor, et, al., No. 24-0447-C425

Mayor Ariola reconvened into open session at 9:48pm.

Regular City Council Meeting Minutes

June 13, 2024

4

Motion was made by Mayor Pro-Tem Cmerek to authorize the city staff to prepare a protest and to take other necessary action to oppose TPDES Permit No. WQ0016503001. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

ADJOURN

With no further business Mayor Ariola declared the meeting adjourned at 9:49p.m.

Dwayne Ariola, Mayor

ATTEST:

Dianna McLean, City Clerk



City Council Meeting June 27, 2024 Transmittal Letter

STRATEGIC PILLAR

Streets/Infrastructure
Quality of Life
Economic Vitality

Agenda Item Number: 3.

Agenda Title: Hold a Public Hearing and Introduce Ordinance 2024 -29 for a combined Neighborhood Plan and Employment Center Plan covering approximately 330 acres generally located between US 79, Lorax Lane, and Justin Lane.

Council Action to be Taken: Hold a Public Hearing and Introduce Ordinance 2024 -29 for a combined Neighborhood Plan and Employment Center Plan

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE / DESCRIPTION

Hold a Public Hearing and Introduce Ordinance 2024 -29 for a combined Neighborhood Plan and Employment Center Plan

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The applicant participated in a design charrette process with the City's urban design consultant.

This proposal is for a combined Employment Center Plan and Neighborhood Plan covering 329 acres with a mixed-use development. The proposed place types include, P1 (Nature), P3 (Neighborhood), P4 (Mix), P5 (Urban Center), Civic Space (CS) and EC (Employment Center). At this masterplan stage, the mixed use development envisions:

1. 1061 residential units comprising of:
 - (a) 122 single family units (in a variety of different building types)
 - (b) 786 multi family units
 - (c) 153 carriage house apartments

2. 21,000 sq ft commercial live/work units

3. 2,037,000 sq ft industrial buildings

The proposed Employment Center Plan and Neighborhood Plan seeks warrants for:

- (i) higher ratio of P5 place type zoning than specified in the traditional neighborhood development in Table 3.6.1 (A) of the Land Development Code.
 - (ii) larger block size in P5 place type than specified in Table 3.8.2 (J) of the Land Development Code
 - (iii) parking area to exceed 1.5 times the building footprint as specified in section 5.4.7 of the Land Development Code.
- Both (ii) and (iii) are requested by the applicant to accommodate the multifamily buildings and associated parking.
- (iv) larger blocks in P3 and P4 place types than specified in Table 3.8.2 (J) of the Land Development Code. The applicant's request is to accommodate their single family program requirements and to take account of site constraints and thoroughfare connections.

More details and analysis are provided in the attached staff report and documentation, particularly Exhibit B of the draft Ordinance.

3. PROS and CONS	
<u>PROS</u>	<u>CONS</u>
Complies with the intent of the Comprehensive Plan and Land Development Code.	

4. RECOMMENDATION

At their meeting on June 11, 2024, the Planning and Zoning Commission recommended approval to the combined Neighborhood Plan and Employment Center Plan including the warrants as requested by the applicant.

5. FUNDING SOURCE

n/a

6. TIMELINE

Planning & Zoning Commission public hearing and recommendation - June 11, 2024
 City Council public hearing and introduce ordinance - June 27, 2024
 City Council consider ordinance approval - July 11, 2024

7. OTHER OPTIONS

n/a

8. ATTACHMENTS

1. _06_PZ-2023-1831_Megatel EC & Neighborhood Plan Staff Report
2. _06a_PZ-2023-1831_Megatel EC & Neighborhood Plan LOI
3. _06b_PZ-2023-1831_Location Map
4. _06c_PZ-2023-1831_Growth Sector
5. _06d_PZ-2023-1831_Future Land Use
6. _06e_PZ-2023-1831_Current Zoning
7. _06f_PZ-2023-1831_Floodplain Map
8. _06g_PZ-2023-1831_Notification Map
9. _06h_PZ-2023-1831_Megatel EC & Neighborhood Plan Draft Ordinance 2024-29
10. _06h1_PZ-2023-1831_Megatel EC & Neighborhood Plan Survey_Exhibit A
11. _06h2_PZ-2023-1831_Megatel Employment & Neighborhood Plan_Exhibit B
12. _06p_PZ_2023_1831_Presentation

City of Taylor
PZ-2023-1831
Employment Center & Neighborhood Plan
Staff Report

Item Details

Subject Property:	Acreage North of US 79 between Lorax Lane and Justin Lane
Total Acreage:	Approximately 329.476 acres
Legal Description:	Approximately 329.476 acres of land situated in the William Kincaid Survey No. 5, Abstract No. 373, the Samuel Pharrass Survey No. 1, Abstract No. 496, and the H.G. Johnson Survey No. 6, Abstract No. 348, more particularly described by the Williamson Central Appraisal District Parcels R019625, R635748, and R406314, Taylor, Williamson County, Texas.
Applicant:	Ryan Quinn, Quiddity Engineering, LLC
Property Owner(s):	Megatel Austin Taylor, LLC
Request:	A request for an Employment Center and Neighborhood Plan
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant is requesting an Employment Center and a Neighborhood Plan to allow for Employment Center Place Type south and east of the FEMA floodplain, and Place Types: CS – Civic Space, P1 – Nature (Floodplain Overlay) P3 – Neighborhood, P4 – Mix, and P5 – Urban Center in the developable area north-northwest of the FEMA Floodplain. The Regulating Plan (Megatel Plan page B.3) identifies these areas that will collectively support residential, retail, commercial and industrial developments in their respective locations.

The applicant and the City's urban design consultant, Michael Watkins Architect, created an Employment Center and a Neighborhood Plan to address the combined Industrial and Residential/Commercial structure and scale, civic spaces, and frontage types. The plan (see attached) contains:

- a master plan with development program and annotations,
- a regulating plan with both general and design-specific standards to allow flexibility and is based on Primary and Secondary frontages,
- a thoroughfare plan with applicable front types or cross sections,
- a civic space plan,
- a fire apparatus access diagram, and an addressing plan.

The applicant, city staff, and Michael Watkins and his team of urban designers met to collaboratively conduct an in person design charette the week of November 13, 2023. The

proposed community closely aligns with the City’s long-term goals and will help the City meet the growing demand for walkable communities.

Location:

The subject property is located North of US 79 between Lorax Lane and Justin Lane.

Physical and Natural Features:

The subject property is vacant land that is not entirely flat with inundation of the FEMA 100-year floodplain across the center of the property.

Growth Sector Designations:

The subject property is located within the Controlled Growth Sector Tier I (G-2.1) and Controlled Growth Sector Tier II (G-2.2). Extension of utilities to serve the property will be required.

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. Controlled Growth Sector Tier II consists of areas where infrastructure is planned but not yet installed or areas where existing infrastructure lacks capacity and needs to be upgraded prior to expansion. (Envision Taylor Comprehensive Plan Page 50).

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designations as Employment Center: Special Zone and Employment Center: Regional.

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 current zoning is EC – Employment Center. Employment Centers are mixed use areas centered around office or industrial uses that can support significant employment. The office and industrial uses help support local retail and restaurants. Neighborhood, Community, and Regional Employment Centers differ by the scale of the development and the employment area they draw from but not in the types of uses or the walkable nature. Special Employment Zones provide a location for other, large-scale employment land uses that are associated with Samsung or other regional high-tech businesses.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	EC – Employment Center	Controlled Growth Sector Tier I	Employment: Special Zone	Vacant and one single-family home
South	EC	Controlled Growth Sector Tier II	Employment: Regional	Vacant & Commercial
East	EC	Controlled Growth Sector Tier II	Employment: Regional	Vacant
West	EC	Controlled Growth Sector Tier I	Employment: Special Zone	Vacant and single-family home

Transportation

The subject property gains access from US 79 to the south and Lorax Lane to the west.

Utilities

The subject property is located within the City of Taylor Water and Sewer CCN. The property has a 12-inch wastewater line at the southeast corner of the property and has a 24-inch water line along Lorax Lane to the east of the property. Extension of utilities will be required. Proceeding steps in the development process will identify any off-site improvements.

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. Nineteen (19) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, May 26, 2024.

Staff Analysis

Upon analyzing the request for an Employment Center and a Neighborhood Plan the EC – Employment Center Place Type is consistent with the surrounding zoning of the properties along all sides, immediately adjacent to the subject property. The request is consistent with the following Land Use Policy in Envision Taylor Comprehensive Plan:

- **LU11** – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.
 - Developing in an area with planned infrastructure allows the subject property to connect to utilities and the mix of uses provide a denser development while keeping with the desires of the Comprehensive Plan.

- **H4** – Infill missing middle housing and accessory dwelling units should be prioritized over new, large lot single family development.
 - The applicant has proposed a variety of Place Types which accommodate a range of residential building types and serves to provide missing middle housing.

During design it was determined that the following warrants are recommended:

The proposed Employment Center Plan and Neighborhood Plan seeks warrants (page B.3) for the following:

- To allow higher ratio of P5 – Urban Center Place Type zoning than specified in the Traditional Neighborhood Development (in Table 3.6.1 (A) of the Land Development Code), in order to achieve the higher density for residential uses that is specified in the description of the Special Employment District in the Comprehensive Plan.
- For larger block size in P5 – Urban Center Place Type than specified in Table 3.8.2 (J) of the Land Development Code. The parking area to exceed 1.5 times the building footprint as specified in section 5.4.7 of the Land Development Code. Both (ii) and (iii) are requested by the applicant to accommodate the multifamily buildings and associated parking.
- For larger blocks in P3 – Neighborhood and P4 – Mix Place Types than specified in Table 3.8.2 (J) of the Land Development Code. The applicant's request is to accommodate their single-family program requirements and to take account of site constraints and thoroughfare connections.
- A warrant is recommended to allow parking in the Second Lot Layer in the identified locations on page B.5 only if it is enclosed in a building and screened from view at Frontages.

Staff Recommendation

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

Planning and Zoning Commission Recommendation

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

Is the Employment Center and Neighborhood Plan consistent with the Comprehensive Plan?

- The Plan is consistent with the Comprehensive Plan. The applicant would like to use the property to develop the site with an appropriate mixture of Industrial (south and southeast, adjacent US 79 and Justin Lane) and Building Types that are identified in P3, P4, and P5 Place Types to accommodate residential, retail, commercial etc.

Is the 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 Plan promote the public health, safety, or general welfare?

- Staff analysis determined that the proposed 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?

- The property has a 12” wastewater line at the southeast corner of the property and has a 24” water line along Lorax Lane to the east of the property. Utility extensions will be required to and through the site to accommodate further development westward.

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

- The Employment Center and Neighborhood Plan allows the subject property to consist of a combination of building types in proximity to existing and proposed residential, commercial, and industrial uses while still allowing for a walkable community.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Growth Sectors Map
4. Future Land Use Map
5. Current Zoning Map
6. Floodplain Map
7. Notification Map
 - a. Draft Ordinance 2024-29
 - b. Survey – Exhibit A
 - c. Proposed Employment Center & Neighborhood Plan – Exhibit B



MEMO

TO: Mr. Tom Yantis, A.I.C.P.

FROM: Mr. Ryan P. Quinn, P.E.

DATE: August 3, 2023

RE: Letter of Intent - Taylor Mixed-Use Park

Mr. Yantis,

Megatel Homes, LLC (Megatel) is a developer and homebuilder based in Dallas-Fort Worth with developments across Texas and parts of Oklahoma. As they seek to grow, they have recently identified, and purchased a tract of land within the City of Taylor's corporate city limits. This tract is located on the east side of City of Taylor (City), west of Carlos G. Parker Boulevard and north of Highway 79 in Williamson County (County), Texas. The tract is comprised of three (3) parcels totaling roughly 329-acres.

It is Megatel's intent to develop this tract as a Mixed-Use Park that will feature three (3) distinct development uses: Industrial, Multi-Family, and Single-Family. The locations of these uses as well as sizing can be seen in the attached Concept Site Plan.

The development will also support natural amenities by providing a substantial trail network and linear park. The property is bisected by roughly 74-acres of floodplain and adjacent natural areas that are not desirable for industrial or residential use but ideal for walking and biking trails.

Current Zoning for the tracts is a combination of Rural Agriculture (R/A) and Single Family 1 (R-1). Current Future Land Uses for the tracts are Employment Special Zone and Employment Regional.

The requested zoning for the tracts will be a combination of Light Industrial (M-1), Multi-Family 2 – Residential Planned Development (MF-2/RPD), and Residential Planned Development (R-1/RPD). It is our current understanding that the Future Land Use will not need to be modified to meet these requested zoning categories.

It is the Developer's understanding that to confirm and finalize the Zoning and RPD documents needed to move forward with the project, a design charrette with the City of Taylor's preferred design/planning consultant will be required.

This development will require significant infrastructure improvements, particularly related to roadways and utilities. After an initial review of the water and wastewater GIS found on the City website, it appears that the primary water connection point will be off Lorax Lane and will require very little offsite

improvements. For wastewater service substantial offsite improvements will be required to extend the gravity lines from the Airport Lift Station to Mustang Creek.

For roadways, the development will align with the planned roadways currently shown in the City's GIS database. This includes a north/south extension of County Road 401 and an east/west Community Boulevard. There will also be local roads within the development to serve end users.

Megatel's desire is to visit with City Council and staff regarding all the above items with the hopes of building a long-term partnership. We believe that this development will provide a benefit to current and future residents of Taylor by creating a unique community and opportunity for an increased tax base. We welcome any immediate feedback and look forward to discussing these items soon. Thank you for your time and consideration.

Sincerely,

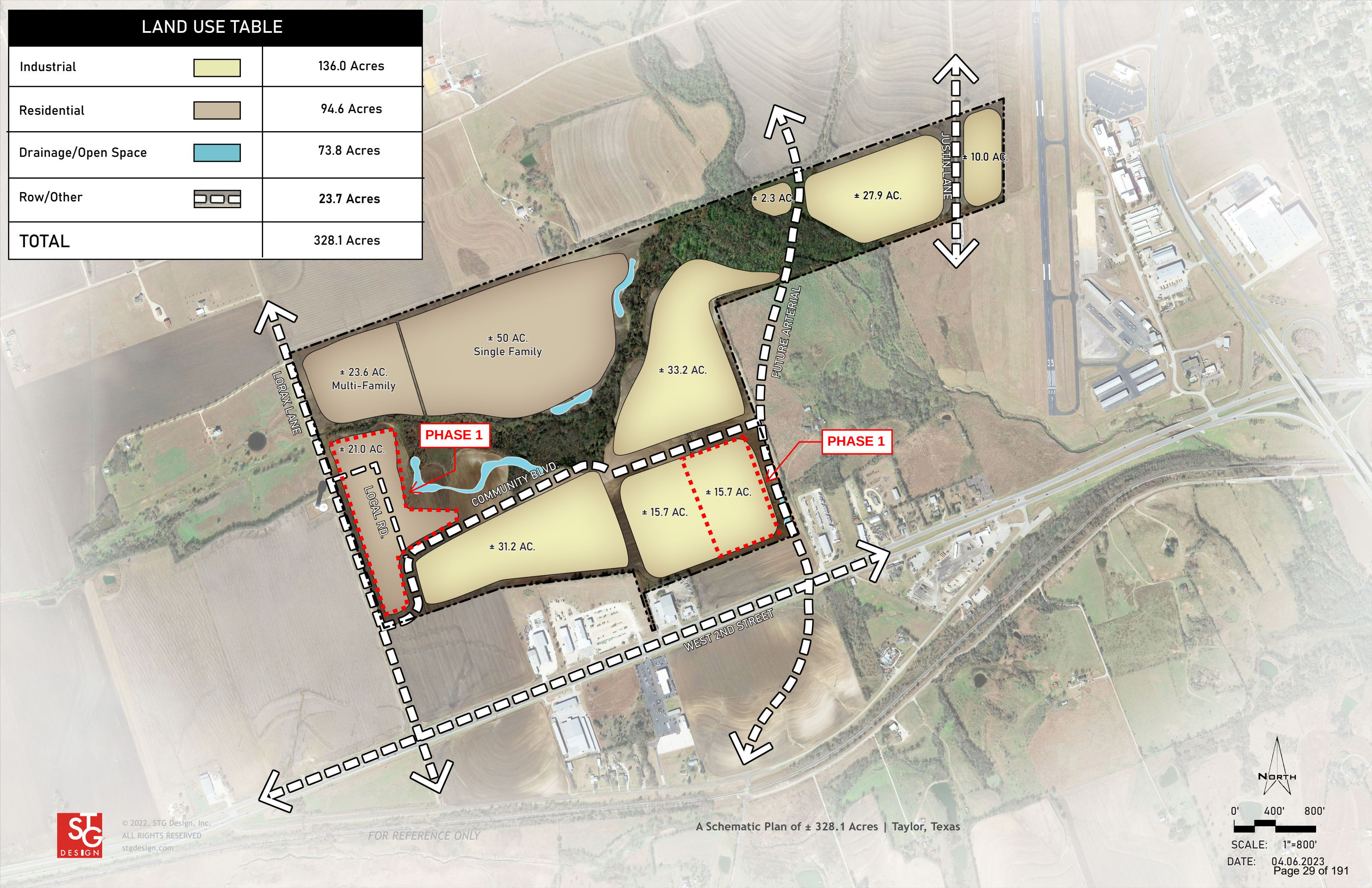


Ryan P. Quinn, P.E.
Vice President | Central Texas
Quiddity Engineering, LLC

Attachments: Concept Site Plan

LAND USE TABLE

Industrial		136.0 Acres
Residential		94.6 Acres
Drainage/Open Space		73.8 Acres
Row/Other		23.7 Acres
TOTAL		328.1 Acres



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stgdesign.com

FOR REFERENCE ONLY

A Schematic Plan of ± 328.1 Acres | Taylor, Texas



0' 400' 800'

SCALE: 1"=800'

DATE: 04.06.2023
Page 29 of 191



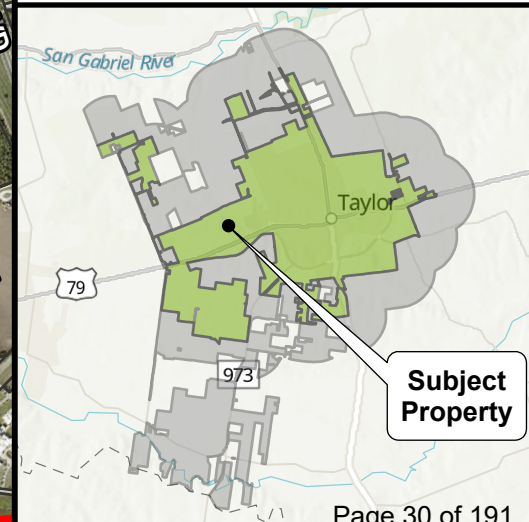
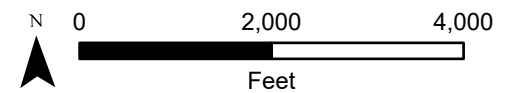
PZ-2023-1831

Generally located between US 79, Lorax Ln. & Justin Ln.

Employment Center &
Neighborhood Plan

Location Map
Approximately 300 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels





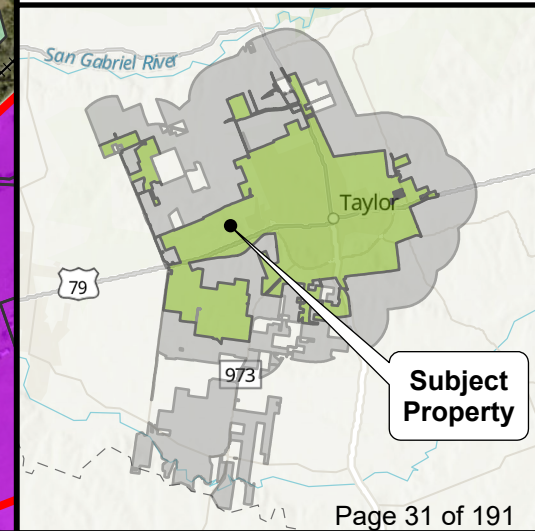
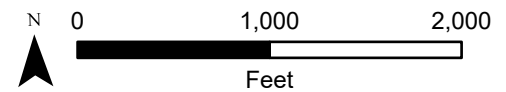
PZ-2023-1831

Generally located between US 79, Lorax Ln. & Justin Ln.

**Employment Center & Neighborhood Plan
Growth Sector Map**

Approximately 300 acres

- | | |
|------------------|--|
| City Limits | Controlled Growth Sector Tier I (G-2.1) |
| ETJ Boundary | Controlled Growth Sector Tier II (G-2.2) |
| Subject Property | Intended Growth Sector (G-3) |
| Parcels | Infill Growth Sector (G-5) |
- Growth Sector**
- | | |
|----------------------------|------------------------------|
| Reserved Open Sector (O-2) | Intended Growth Sector (G-3) |
| Future Growth Sector (G-1) | Infill Growth Sector (G-5) |





PZ-2023-1831

Generally located between US 79, Lorax Ln. & Justin Ln.

Employment Center &
Neighborhood Plan

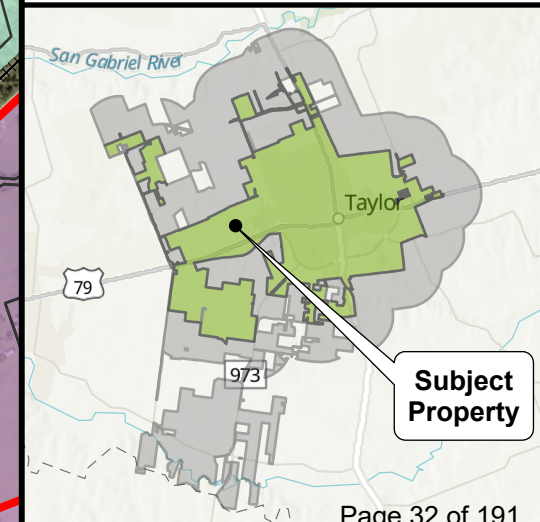
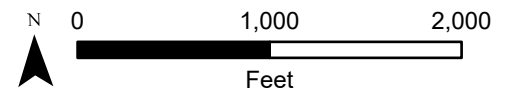
Future Land Use Map

Approximately 300 acres

- | | |
|------------------|--------------------------|
| City Limits | Employment: Community |
| ETJ Boundary | Employment: Regional |
| Subject Property | Employment: Special Zone |
| Parcels | Market: Community |

Future Land Use

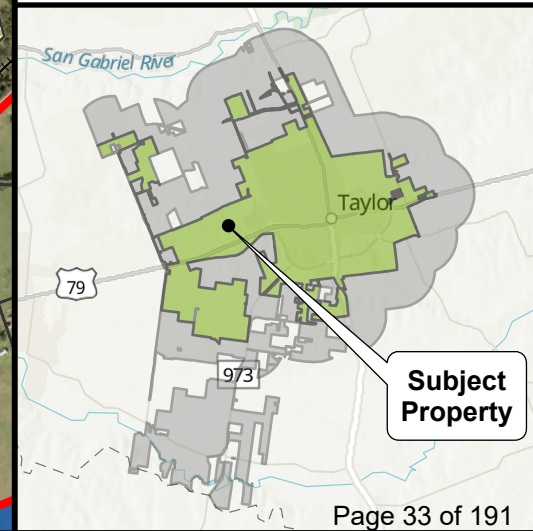
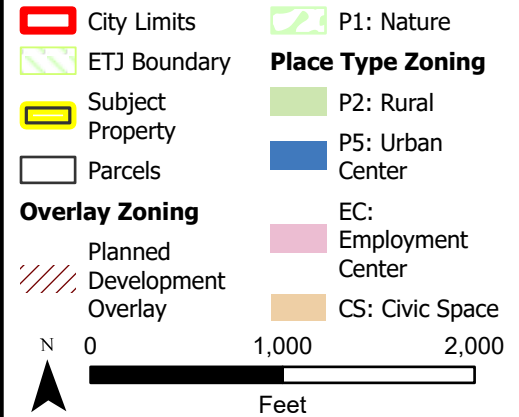
- | | |
|------------------------|------------|
| Area of Minimal Change | Open Space |
|------------------------|------------|





PZ-2023-1831

Generally located between US
79, Lorax Ln. & Justin Ln.
**Employment Center &
Neighborhood Plan**
Current Zoning Map
Approximately 300 acres





PZ-2023-1831

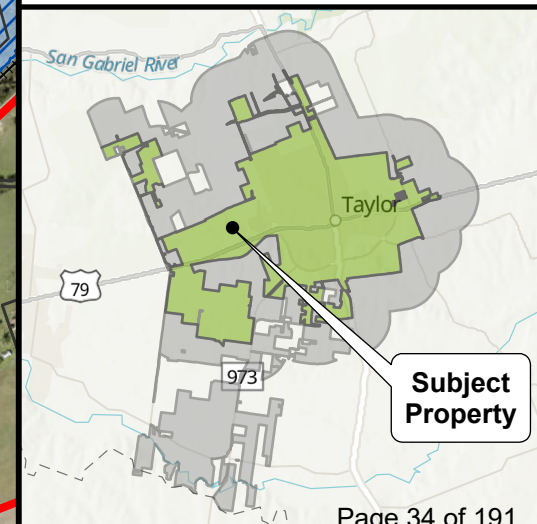
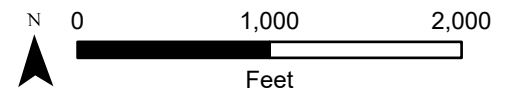
Generally located between US 79, Lorax Ln. & Justin Ln.

Employment Center &
Neighborhood Plan

Location Map

Approximately 300 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels
- FEMA 100-year Floodplain
- Taylor 100-year Floodplain

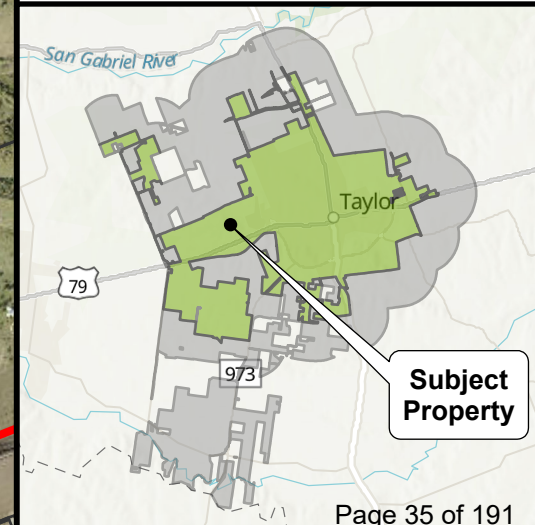
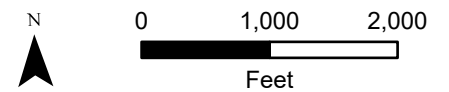




PZ-2023-1831

Generally located between US
79, Lorax Ln. & Justin Ln.
Employment Center &
Neighborhood Plan
Notification Map
Approximately 300 acres

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



ORDINANCE NO. 2024-29

AN ORDINANCE APPROVING A COMBINED EMPLOYMENT CENTER AND NEIGHBORHOOD PLAN FOR PROPERTY GENERALLY LOCATED BETWEEN U.S. HIGHWAY 79, LORAX LANE, AND JUSTIN LANE, LEGALLY DESCRIBED AS APPROXIMATELY 329.476 ACRES OF LAND SITUATED IN THE WILLIAM KINCAID SURVEY NO. 5, ABSTRACT NO. 373, THE SAMUEL PHARRASS SURVEY NO. 1, ABSTRACT NO. 496, AND THE H.G. JOHNSON SURVEY NO. 6, ABSTRACT NO. 348, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R019625, R635748, AND R406314, 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 June 27, 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 an Employment Center and Neighborhood Plan referred to as Megatel; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on June 11, 2024, to consider the zoning request, and recommended approval of the Employment Center and Neighborhood Plan to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Employment Center and Neighborhood Plan and 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 an Employment Center and Neighborhood 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 and Neighborhood 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 2024-29 was introduced before the Taylor City Council on the 27th day of June 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. 2024-29, 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.

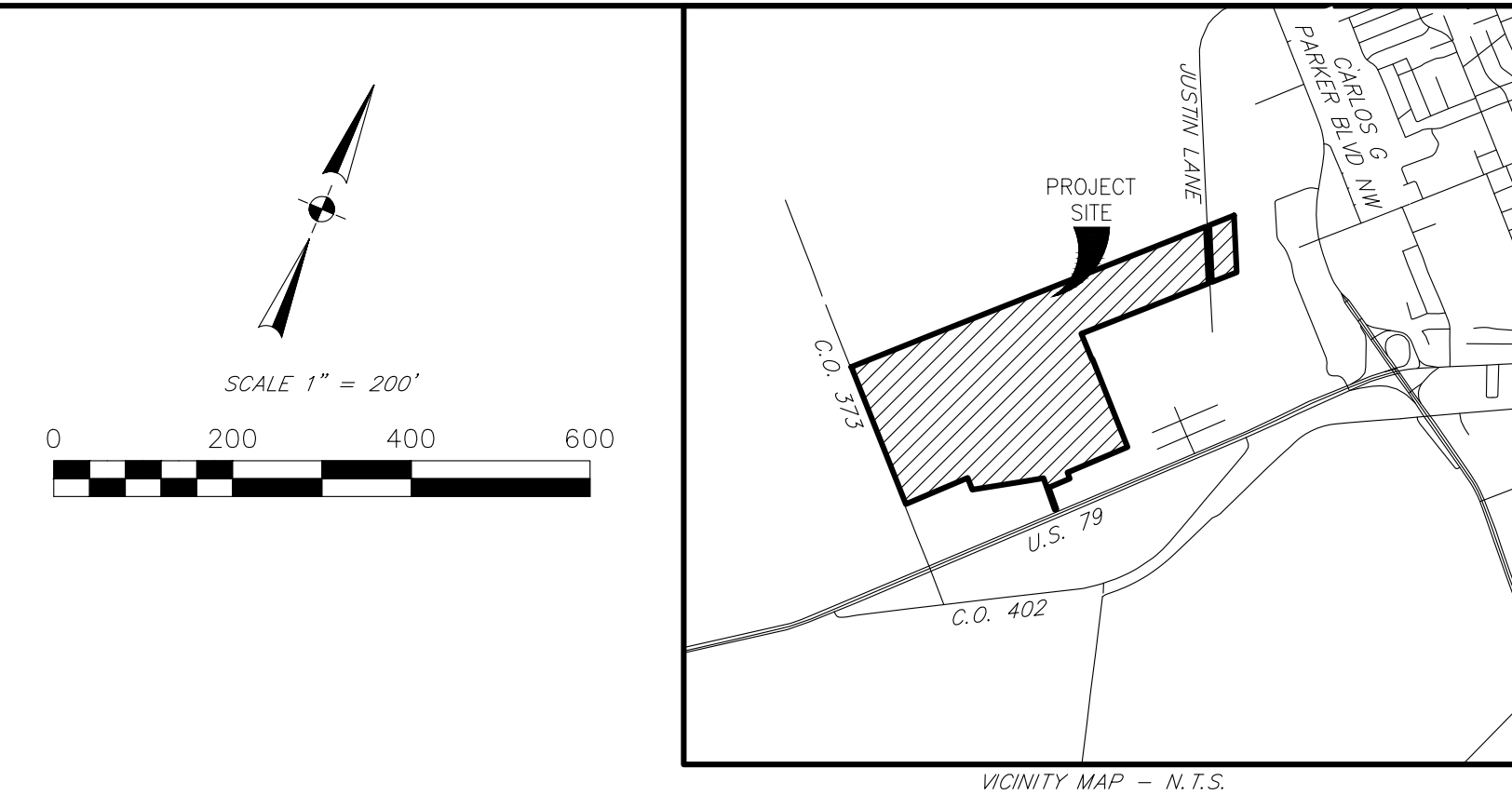
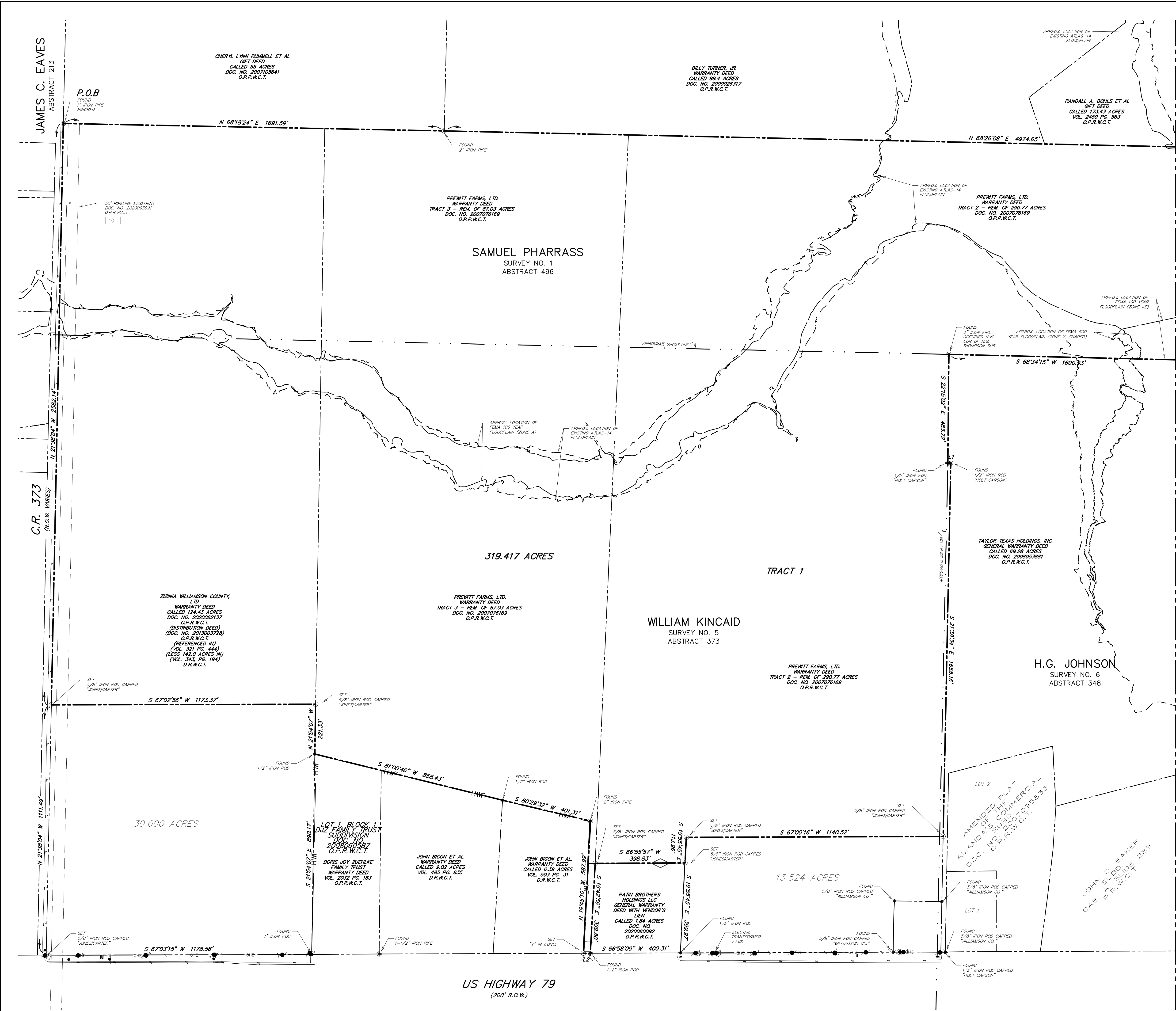
Dianna McLean
City Clerk

EXHIBIT A
(Legal Description/Survey)

DRAFT

EXHIBIT B
EMPLOYMENT CENTER & NEIGHBORHOOD PLAN

DRAFT



LEGEND	
●	IRON ROD FOUND
○	IRON PIPE FOUND
○	MONUMENT FOUND AS NOTED
○	5/8" IRON ROD SET W/CAP
○	STAMPED "JONES/CARTER"
△	CALCULATED POINT
●	FIRE HYDRANT
●	WATER VALVE
●	UTILITY POLE
●	GUY ANCHOR
●	SIGN
MH	WATER MANHOLE
○	TELEPHONE CABLE MARKER
○	ELECTRIC TRANSFORMER
○	OVERHEAD UTILITIES
○	CHAIN LINK FENCE
○	EDGE OF ASPHALT
10xx	SCHEDULE B ITEM NO.
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
R.P.R.W.C.T.	REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

SCHEDULE B ITEMS:

10e. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company.
Purpose: electric transmission and distribution lines and appurtenances
Recording Date: April 6, 1950
Recording No: Volume 360, Page 329, Deed Records of Williamson County, Texas.
MAY AFFECT Tracts, location cannot be determined from document.

10f. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company.
Purpose: electric transmission and distribution lines and appurtenances
Recording Date: September 23, 1957
Recording No: Volume 419, Page 484, Deed Records of Williamson County, Texas.
Affects: Tract 1
MAY AFFECT Tracts, location cannot be determined from document.

10g. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Jonah Water Supply Corp.
Purpose: water lines
Recording Date: March 5, 1973
Recording No: Volume 564, Page 45, Deed Records of Williamson County, Texas.
Affects: Tracts 1
MAY AFFECT Tracts, location cannot be determined from document.

10h. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Noack Water Supply Corporation
Purpose: water lines and all related facilities
Recording Date: July 17, 2015
Recording No: 2015061237, Official Public Records of Williamson County, Texas.
Affects: Tracts 1
MAY AFFECT Tracts, location cannot be determined from document.

10i. Terms, conditions and provisions contained in that certain unrecorded Agreement as disclosed by Recording Memorandum, by and among Zizina Williamson County, Ltd., and Prewitt Farms, Ltd., as "Grantors", and M2E3 LLC, as "Grantee", in instrument recorded on August 12, 2020 in Document No. 2020093091, Official Public Records of Williamson County, Texas.
Affects: Tracts 1
AFFECTS Tracts 1 as shown hereon.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 66°48'09" E	13.10'
L2	S 67°04'21" W	30.61'

ALTA/NSPS LAND TITLE SURVEY
OF
329.476 ACRES
OUT OF THE
W. KINCAID SURVEY, A-373, S. PHARRASS SURVEY, A-496 & THE H.G. JOHNSON SURVEY, A-348
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
MAY 2022



LEGAL DESCRIPTION

BEING 329.476--acres of land situated in the William Kincaid Survey No. 5, Abstract No. 373, the Samuel Pharrass Survey No. 1, Abstract No. 496 and the H.G. Johnson Survey No. 6, Abstract No. 348, Williamson County, Texas; being a portion of a called 124.43 acres to Zizinia Williamson County, Ltd. as described in Document No. 2020062137 of the Official Public Records of Williamson County, Texas; further described in Volume 321, Page 444, less a called 142.0 acres in Volume 343, Page 194 of the Deed Records of Williamson County, Texas; a remainder portion of Tract 2 -- called to contain 290.77 acres and Tract 3 -- called to contain 87.03 acres to Prewitt Farms Ltd. as described in a Warranty Deed in Document No. 2007076169 of the Official Public Records of Williamson County, Texas; said 329.476--acres being more particularly described by metes and bounds as 2 (two) tracts as follows with bearings referenced to the Texas Coordinate System of 1983, Central Zone:

TRACT 1 -- 319.417 ACRES

BEGINNING: at a 1--inch iron pipe with pinched top found on the Eastern line of County Road 373 (R.O.W. Varies), on the northwestern line of the said called 124.43--acre tract, for the southwestern corner of that certain tract of land called to contain 55 acres to Cheryl Lynn Rummell et al in a Gift Deed in Document No. 2007105641 of the Official Public Records of Williamson County, Texas, for the northwestern corner of this herein described tract;

THENCE: North 68°18'24"East a distance of 1691.59 feet along the southeastern line of the said 55--acre tract, the northwestern line of the said called 124.43 acres, the northwestern line of said Tract 3 called 87.03 acres to a 2--inch iron pipe found for the southeastern corner of the said 55--acre tract, the southwestern corner of a that certain tract of land called to contain 99.4 acres to Billy Turner, Jr. in Document No. 2000026317 of the Official Public Records of Williamson County, Texas, for a corner of this herein described tract;

THENCE: North 68°26'08"East a distance of 4974.65 feet along the southeastern line of the said 99.4 acres, the southeastern line of that certain tract of land called to contain 173.43 acres to Randall A. Bohls et al as described in a Gift Deed in Volume 2450, Page 563 of the Official Records of Williamson County, Texas to a 5/8--inch iron rod with cap stamped "JonesCarter" set for the Northwestern corner of Justin Lane (63 foot R.O.W.) called Tract 3 -- 1.3718 acres to the City of Taylor as described in a Warranty Deed in Document No. 2000057184 of the Official Public Records of Williamson County, Texas, the same being the southwestern corner of that certain tract of land called Tract 2 -- 2.4158 acres (Justin Lane R.O.W. Varies) as described in a Warranty Deed to the City of Taylor in Document No. 2000057185 of the Official Public Records of Williamson County, Texas, for the Northeastern corner of this herein described tract, from which a 5/8--inch iron rod with cap stamped "JonesCarter" set for the northeastern corner of said Tract 3 -- 1.3718 acres, the southeastern corner of said Tract 2 -- 2.4158 acres, for the Northwestern corner of a 10.059 acre tract (Tract 2), this day further described below, bears North 68°31'19"East a distance of 63.35 feet;

THENCE: South 02°46'20"East a distance of 995.96 feet along the southwestern line of said Tract 3 -- 1.3718 acres to a 5/8--inch iron rod with cap stamped "JonesCarter" set for the southwestern corner of said Tract 3 -- 1.3718 acres on the northern line of that certain tract of land called to contain 120.355 acres to the City of Taylor as described in a Deed in Volume 325, Page 284 of the Deed Records of Williamson County, Texas, a southeastern line of the said Tract 2 -- 290.77 acres, for the easternmost southeastern corner of this herein described tract, from which a 5/8--inch iron rod with cap stamped "JonesCarter" set for the southeastern corner of said Tract 3 -- 1.3718 acres, the southwestern corner of the said 10.059 acre tract (Tract 2), this day further described below, bears North 68°29'36"East a distance of 63.36 feet;

THENCE: South 68°08'23"West a distance of 790.83 feet along the northwestern line of the said 120.355--acre tract, a southeastern line of the said Tract 2 -- 290.77 acres to a 1--inch Aisle found for the Northwestern corner of the said 120.355 acre tract, the northeastern corner of that certain tract of land called to contain 69.28 acres of land to Taylor Texas Holdings, Inc. as described in a General Warranty Deed in Document No. 2008053881 of the Official Public Records of Williamson County, Texas, for a corner of this herein described tract;

THENCE: South 68°34'15"West a distance of 1600.93 feet continuing along a southeastern line of the said Tract 2 -- 290.77--acres, the northwestern line of the said 69.28--acre tract to a 3--inch iron pipe found for the northwestern corner of the said 69.28 acre tract, the occupied northwestern corner of the said H.G. Thompson Survey, Abstract No. 348, an interior corner of the said Tract 2 -- 290.77 acres, for a corner of this herein described tract;

THENCE: South 22°15'02" East a distance of 483.22 feet along the southwestern line of the said 69.28--acre tract to a 1/2--inch iron rod with cap stamped "Holt Carson" found for a corner of the said 69.28--acre tract, for a corner of this herein described tract;

THENCE: North 66°48'09" East a distance of 13.10 feet continuing along a line of the said 69.28--acre tract to a 1/2--inch iron rod with cap stamped "Holt Carson" found for a corner of the said 69.28--acre tract, for a corner of this herein described tract;

THENCE: South 21°38'34" East a distance of 1658.16 feet along a southwestern line of the said 69.28--acre tract, the northeastern line of said Tract 2--290.77 acres, to a 5/8--inch iron rod with cap stamped "JonesCarter" set for a corner of this herein described tract;

THENCE: South 67°00'16" West a distance of 1140.52 feet across said Tract 2 -- 290.77 acres to a 5/8--inch iron rod with cap stamped "JonesCarter" set for a corner of this herein described tract;

THENCE: South 19°55'45" East a distance of 113.96 feet continuing across said Tract 2 -- 290.77 acres to a 5/8--inch iron rod with cap stamped "JonesCarter" set for the northeastern corner of that certain tract of land called to contain 1.84 acres to Potin Brothers Holdings, LLC in a General Warranty Deed with Vendor's Lien in Document No. 2020060092 of the Official Public Records of Williamson County, Texas, for a corner of this herein described tract;

THENCE: South 66°55'57" West a distance of 398.83 feet along the northwestern line of the said 1.84--acre tract to a 5/8--inch iron rod with cap stamped "JonesCarter" set on the common line of said Tract 2 -- 290.77 acres and Tract 3 -- 87.03 acres for the northwestern corner of the said 1.84--acre tract, for a corner of this herein described tract;

THENCE: South 19°42'56" East a distance of 399.80 feet continuing along a common line of said Tract 2 -- 290.77 acres and Tract 3 -- 87.03 acres, the same being the southwestern line of the said 1.84--acre tract to a 1/2--inch iron rod found on the northwestern line of said U.S. Highway 79, for the southwestern corner of the said 1.84--acre tract, for a corner of this herein described tract;

THENCE: South 67°04'21" West a distance of 30.61 feet across said Tract 3 -- 87.03 acres and along the northwestern line of of U.S. Highway 79 to a chiseled "X" in concrete set on a southwestern line of said Tract 3 -- 87.03 acres, for the southeastern corner of that certain tract of land called to contain 6.39 acres to John Bigon, et al as described in a Warranty Deed in Volume 503, Page 31 of the Deed Records of Williamson County, Texas, for a corner of this herein described tract;

THENCE: North 19°45'10" West a distance of 587.99 feet along a line of the said Tract 3 -- 87.03 acres, the northeastern corner of the said 6.39--acre tract to a 2--inch iron pipe found for a corner of said Tract 3, the northeastern corner of the said 6.39--acre tract, for a corner of this herein described tract;

THENCE: South 80°29'32" West a distance of 401.31 feet along a line of said Tract 3 -- 87.03 acres, the northwestern line of the said 6.39--acre tract to a 1/2--inch iron rod found for the northwestern corner of the said 6.39--acre tract, the northeastern corner of that certain tract of land called to contain 9.02 acres to John Bigon et al as described in a Warranty Deed in Volume 485, Page 635 of the Deed Records of Williamson County, Texas, for a corner of this herein described tract;

THENCE: South 81°00'46" West a distance of 858.43 feet continuing along a line of the said Tract 3 -- 87.03 acres, the northwestern line of the said 9.02 acre tract, the northwestern line of Lot 1, Block 1 -- DJZ Family Trust Subdivision as shown on a plat recorded in Document No. 2008060587 of the Official Public Records of Williamson County, Texas, being the same tract of land to Dorothy Zurbrugg Family Trust as described in Volume 2022, Page 183 of the Official Public Records of Williamson County, Texas, to a 1/2--inch iron rod found for the northwestern corner of said DJZ Family Trust Subdivision on the northeastern line of the said Zizinia Williamson County, LTD -- called 124.43 acres, for a corner of this herein described tract;

THENCE: North 21°54'07" West a distance of 221.33 feet along the northeastern line of the said called 124.43--acre tract, the southwestern line of said Tract 3 -- 87.03 acres to a 5/8--inch iron rod with cap stamped "JonesCarter" set for a corner of this herein described tract;

THENCE: South 67°02'56" West a distance of 1173.37 feet across the said 124.43--acre tract to a 5/8--inch iron rod with cap stamped "JonesCarter" set on the northeastern line of said County Road No. 373 for the southwestern corner of this herein described tract;

THENCE: North 21°38'04" West a distance of 2582.14 feet along the northeastern line of said County Road No. 373 to the POINT OF BEGINNING and containing 319.417 acres of land.

TRACT 2 -- 10.059 ACRES

BEGINNING: at a 5/8--inch iron rod with cap stamped "JonesCarter" set for the northeastern corner Justin Lane being the said Tract 3 -- 1.3718 acres to the City of Taylor in Document No. 2000057184, the southeastern corner of Justin Lane being the southeastern corner of said Tract 2 -- 2.4158 acres to the City of Taylor in Document No. 2000057185, the southwestern corner of that certain tract of land called to contain 16.070 acres to RNJ Bohls Family Enterprises, LLC as described in a Warranty Deed in Document No. 2020000459 of the Official Public Records of Williamson County, Texas, for the northwestern corner of this herein described tract, from which a 5/8--inch iron rod with cap stamped "JonesCarter" set for the northwestern corner of said Tract 3 -- 1.3718 acres, the southwestern corner of said Tract 2 -- 2.4158 acres, the same being the Northeastern corner of the 322.452 acre tract (Tract 1), this day further described above, bears South 68°31'19"West a distance of 63.35 feet;

THENCE: North 68°31'16"East a distance of 464.54 feet along the southeastern line of the said 16.070--acre tract, the southeastern line of that certain tract of land called Tract 1 called to contain 24.4870 acres of land to the City of Taylor in a Warranty Deed in Document No. 2000057185 of the Official Public Records of Williamson County, Texas to a 5/8--inch iron rod with cap stamped "JonesCarter" set for the Northwestern corner of that certain that certain Tract 1 -- called to contain 3.4342 acres of land to the City of Taylor as described in a Warranty Deed in Document No. 2000057184 of the Official Public Records of Williamson County, Texas, for the northeastern corner of this herein described tract;

THENCE: South 02°46'20"East a distance of 995.69 feet along the southwestern line of the said Tract 1 -- 3.4342 acres to a 5/8--inch iron rod with cap stamped "JonesCarter" set for the southwestern corner of the said Tract 1, on the northwestern line of the said tract of land called to contain 120.355 acres to the City of Taylor as described in a Deed in Volume 325, Page 284 of the Deed Records of Williamson County, Texas, for the southeastern corner of this herein described tract;

THENCE: South 68°29'36"West a distance of 464.62 feet along the northwestern line of the said 120.355 acre tract to a 5/8--inch iron rod with cap stamped "JonesCarter" set for the southwestern corner of the said Tract 3 -- 1.3718 acre tract, for the southwestern corner of this herein described tract, from which a 5/8--inch iron rod with cap stamped "JonesCarter" set for the easternmost southeastern corner of the 322.452 acre tract (Tract 1), this day further described above, bears South 68°29'36"West a distance of 63.36 feet;

THENCE: North 02°46'20"West a distance of 995.93 feet along the northeastern line of the said Tract 3 -- 1.3718 acres to the POINT OF BEGINNING and containing 10.059 acres of land;

Having a combined acreage of 329.476 acres of land in both tracts.

SCHEDULE B ITEMS:

10e. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company
Purpose: electric transmission and distribution lines and appurtenances
Recording Date: April 6, 1950
Recording No: Volume 350, Page 329, Deed Records of Williamson County, Texas.
MAY AFFECT Tracts, location cannot be determined from document.

10f. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company
Purpose: electric transmission and distribution lines and appurtenances
Recording Date: September 23, 1957
Recording No: Volume 419, Page 484, Deed Records of Williamson County, Texas.
Affects: Tract 1
MAY AFFECT Tracts, location cannot be determined from document.

10g. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Jonah Water Supply Corp.
Purpose: water lines
Recording Date: March 5, 1973
Recording No: Volume 564, Page 45, Deed Records of Williamson County, Texas.
Affects: Tracts 1
MAY AFFECT Tracts, location cannot be determined from document.

10h. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Noack Water Supply Corporation
Purpose: water lines and all related facilities
Recording Date: July 17, 2015
Recording No: 2015061237, Official Public Records of Williamson County, Texas.
Affects: Tracts 1
MAY AFFECT Tracts, location cannot be determined from document.

10i. Terms, conditions and provisions contained in that certain unrecorded Agreement as disclosed by Recording Memorandum, by and among Zizinia Williamson County, Ltd., and Prewitt Farms, Ltd., as "Grantors", and M253 LLC, as "Grantee", in instrument recorded on August 12, 2020 in Document No. 2020093091, Official Public Records of Williamson County, Texas.
Affects: Tracts 1
AFFECTS Tracts 1 as shown hereon.

NOTES:

- The survey shown hereon has been prepared as the result of an on the ground survey completed on July 6, 2021.
- The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Central Zone. Coordinates and distances shown are Surface Values. Combined Scale Factor is 1.0001141126.
- The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by Chicago Title Insurance Company, GF No. CTH63--8055632100332--EL, effective date February 17, 2022, issue date April 19, 2022. The Surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.
- By scaling the surveyed tract onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 48491C0530F and 48491C0540F, revised date December 20, 2019, a portion of the subject property is in ZONE AE, defined as special flood hazard areas subject to flooding by the 1% annual chance flood with base flood elevations determined, a portion of the subject property is in ZONE A, defined as special flood hazard areas subject to flooding by the 1% annual chance flood without base flood elevations determined, a portion of the subject property is in ZONE X (shaded), defined as areas of 0.2% annual chance flood; annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood and a portion of the subject property is in ZONE X (unshaded), defined as areas determined to be outside the 0.2% annual chance floodplain. The Surveyor makes no representation as to the accuracy of said FIRM or that it is the most current published flood map.
- The utility appurtenances shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.
- The buildings and other improvements shown hereon represent the outline at ground level. The Surveyor has not located any underground buildings, overhead protrusions or improvements not obvious and located at ground level, unless otherwise noted.
- Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting there from.

SURVEYOR'S CERTIFICATION

To: Megatel Austin--Taylor, LLC, a Wyoming limited liability company and Trez Capital (2015) Corporation, a British Columbia corporation, its successors and assigns, Chicago Title Insurance Company, and Chicago Title of Texas, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11 (observed evidence only), 13, 14, 16 and 17 of Table A thereof. The fieldwork was completed on July 15, 2021.

Date of Plat or Map: July 15, 2021.
Revised: December 13, 2021
Revised: February 11, 2022
Revised: May 25, 2022
Revised: May 31, 2022
Revised: October 7, 2022
Revised: August 3, 2023

Rex L. Hackett
Rex L. Hackett
Registered Professional Land Surveyor No. 5573



ALTA/NSPS LAND TITLE
SURVEY
OF
329.476 ACRES
OUT OF THE
W. KINCAID SURVEY, A-373, S.
PHARRASS SURVEY, A-496
& THE H.G. JOHNSON SURVEY,
A-348
CITY OF TAYLOR, WILLIAMSON COUNTY,
TEXAS
MAY 2022





NEIGHBORHOOD AND EMPLOYMENT CENTER PLAN
FOR
MEGATEL
TAYLOR, TEXAS

A BACKGROUND

Regional Context	A.2
Site in Context.....	A.3
Comprehensive Plan Excerpts.....	A.4
Place Types in Context	A.5
Existing Conditions.....	A.6
Elevation Analysis	A.7

B REGULATIONS

Place Type Allocation Plan	B.2
Regulating Plan.....	B.3
Design-Specific Standards	B.4
Employment Center Standards.....	B.5
Thoroughfare Plan	B.7
Transportation Master Plan Diagram.....	B.8
Thoroughfare Types.....	B.9
Civic Space Plan.....	B.13

C SUPPLEMENTAL PLANS

Master Plan in Context	C.2
Illustrative Master Plan.....	C.3
with Program Summary	C.4
Fire Apparatus Access.....	C.5
Addressing Plan	C.6
Program Acreage	C.7
Detailed Program and Parking	C.8

FOR
THE CITY OF TAYLOR, TEXAS
AND
MEGATEL AUSTIN TAYLOR, LLC
by
MICHAEL WATKINS ARCHITECT, LLC
JUNE 3, 2024

A. BACKGROUND

The Background chapter summarizes information about the site, program, zoning, and other relevant constraints provided by the Applicant and the City of Taylor that inform the design of the Neighborhood and Employment Center Plans.

Regional Context.....	A.2
Site in Context	A.3
Comprehensive Plan Excerpts.....	A.4
Place Types in Context.....	A.5
Existing Conditions	A.6
Elevation Analysis	A.7

REGIONAL CONTEXT

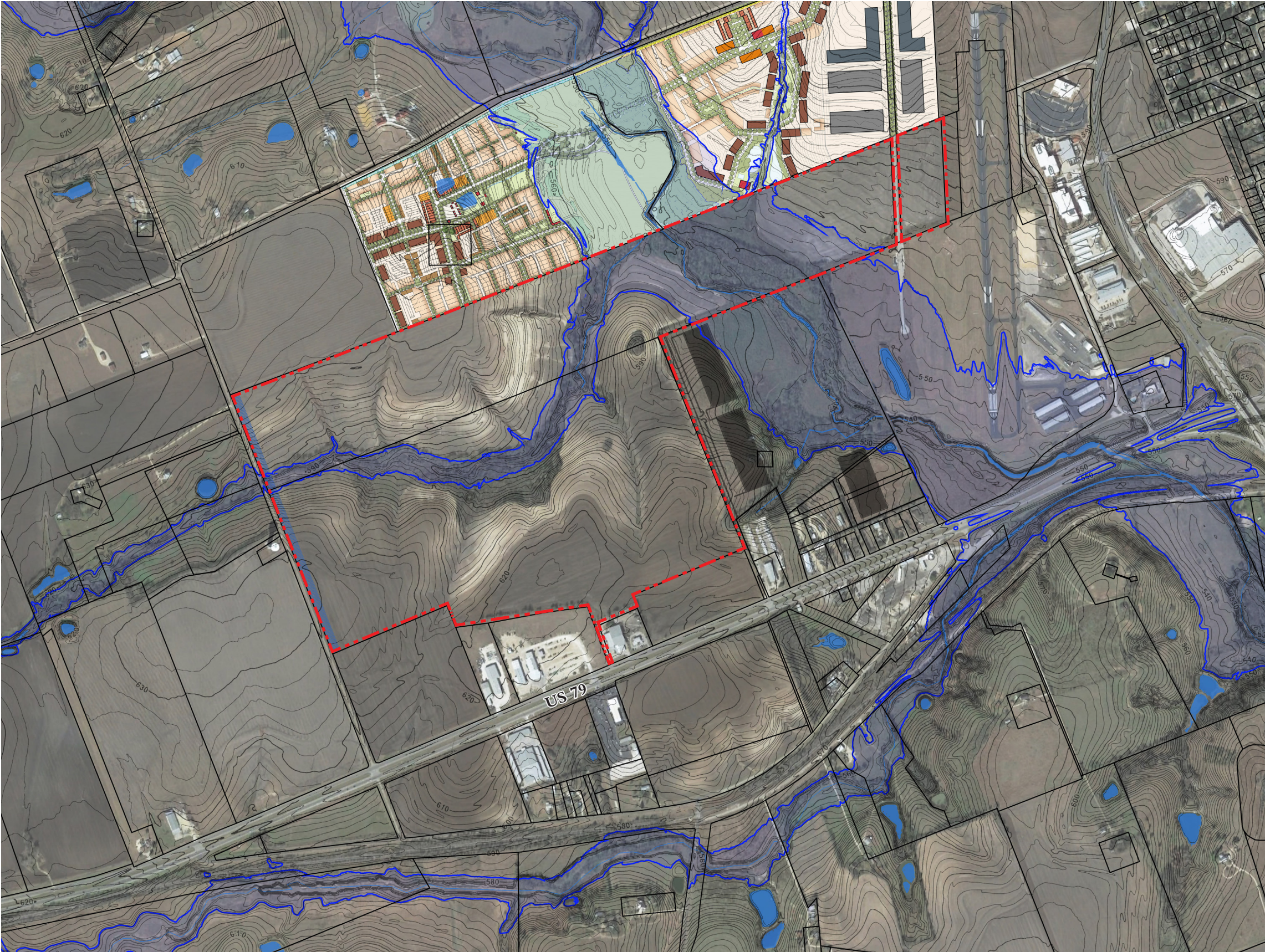


Key

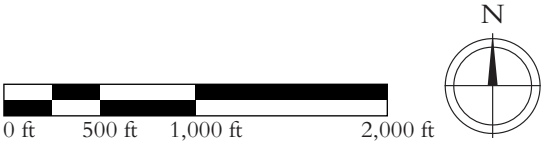
- City Boundary
- Subject Property
- Samsung Campus
- RCR Taylor Complex



SITE IN CONTEXT



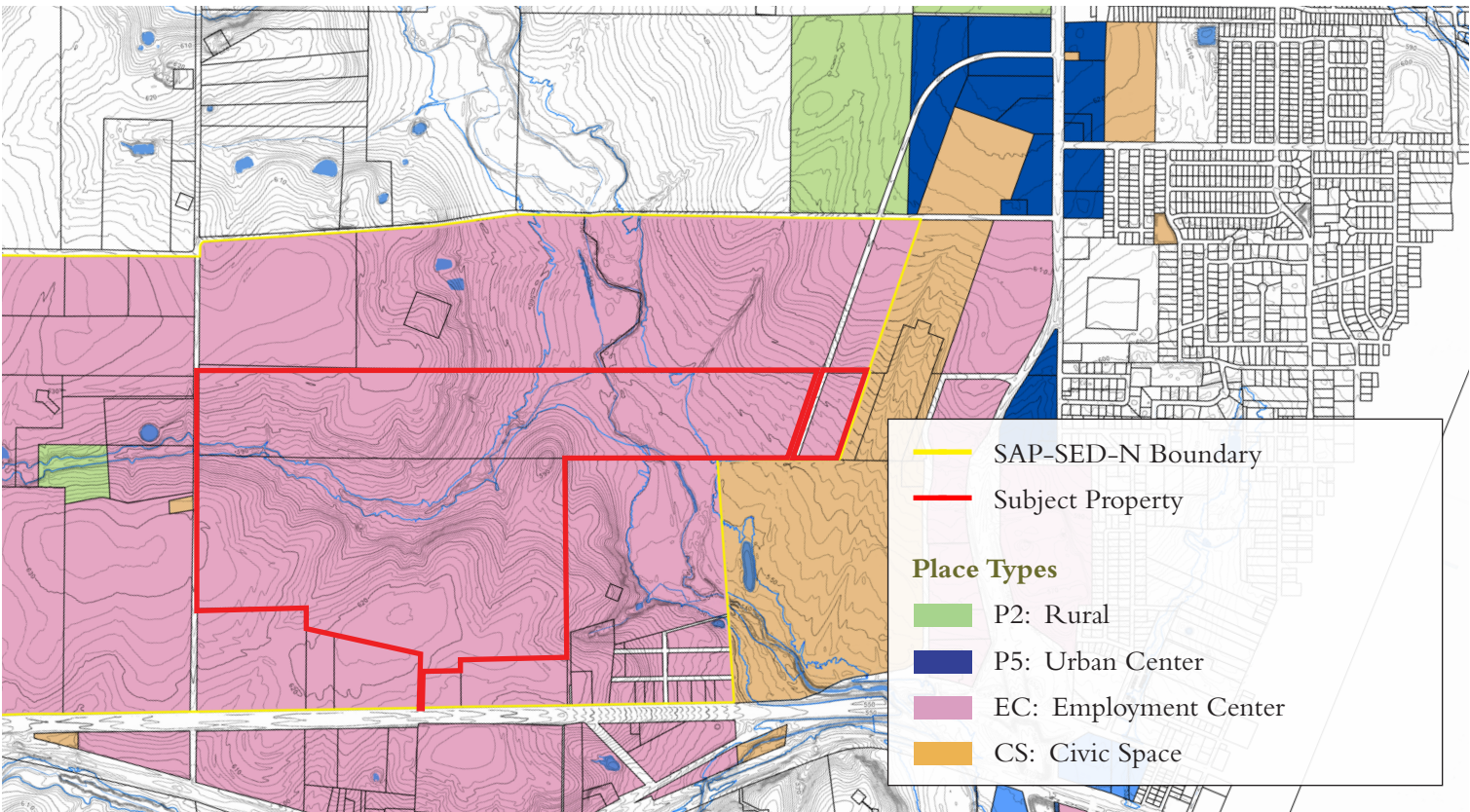
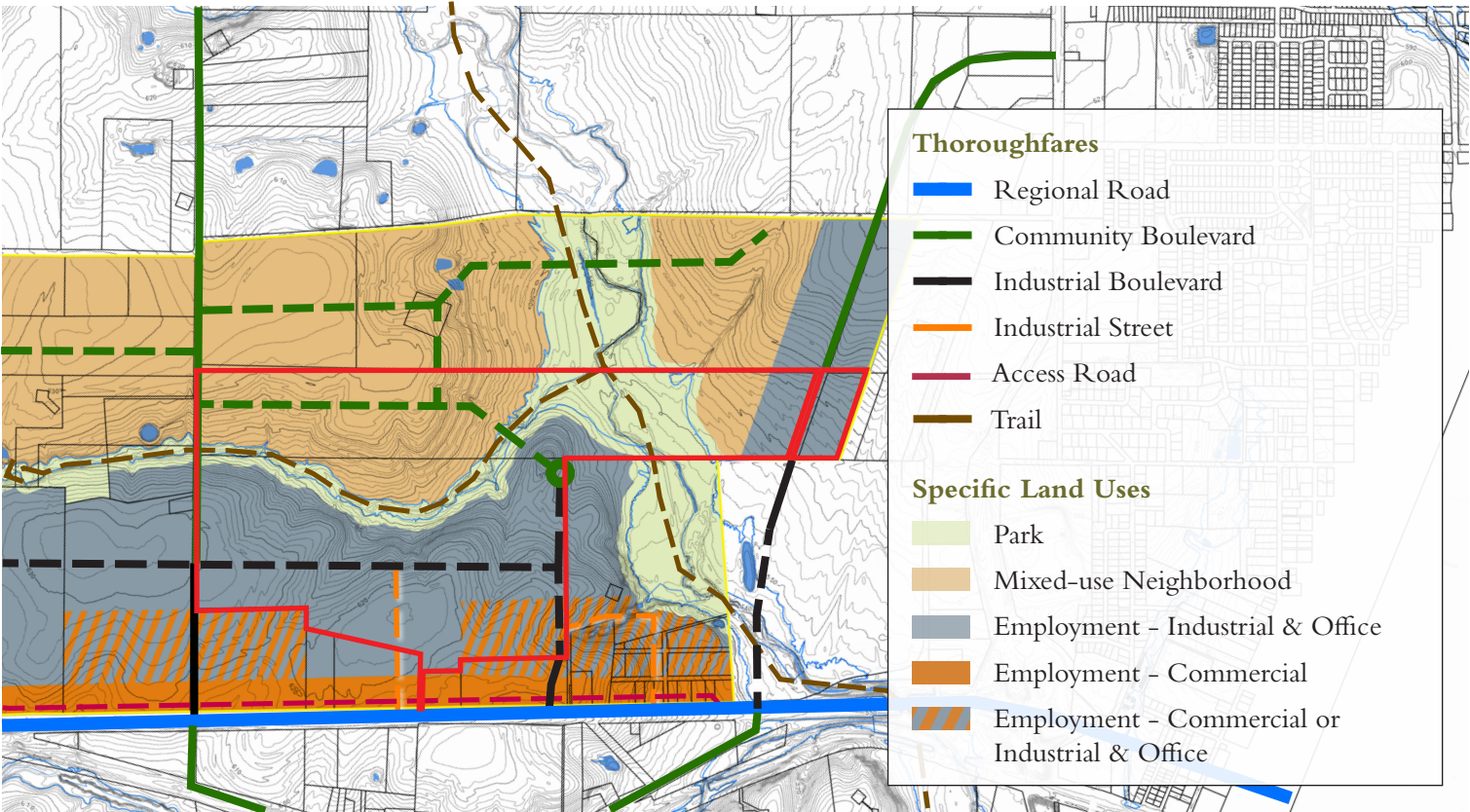
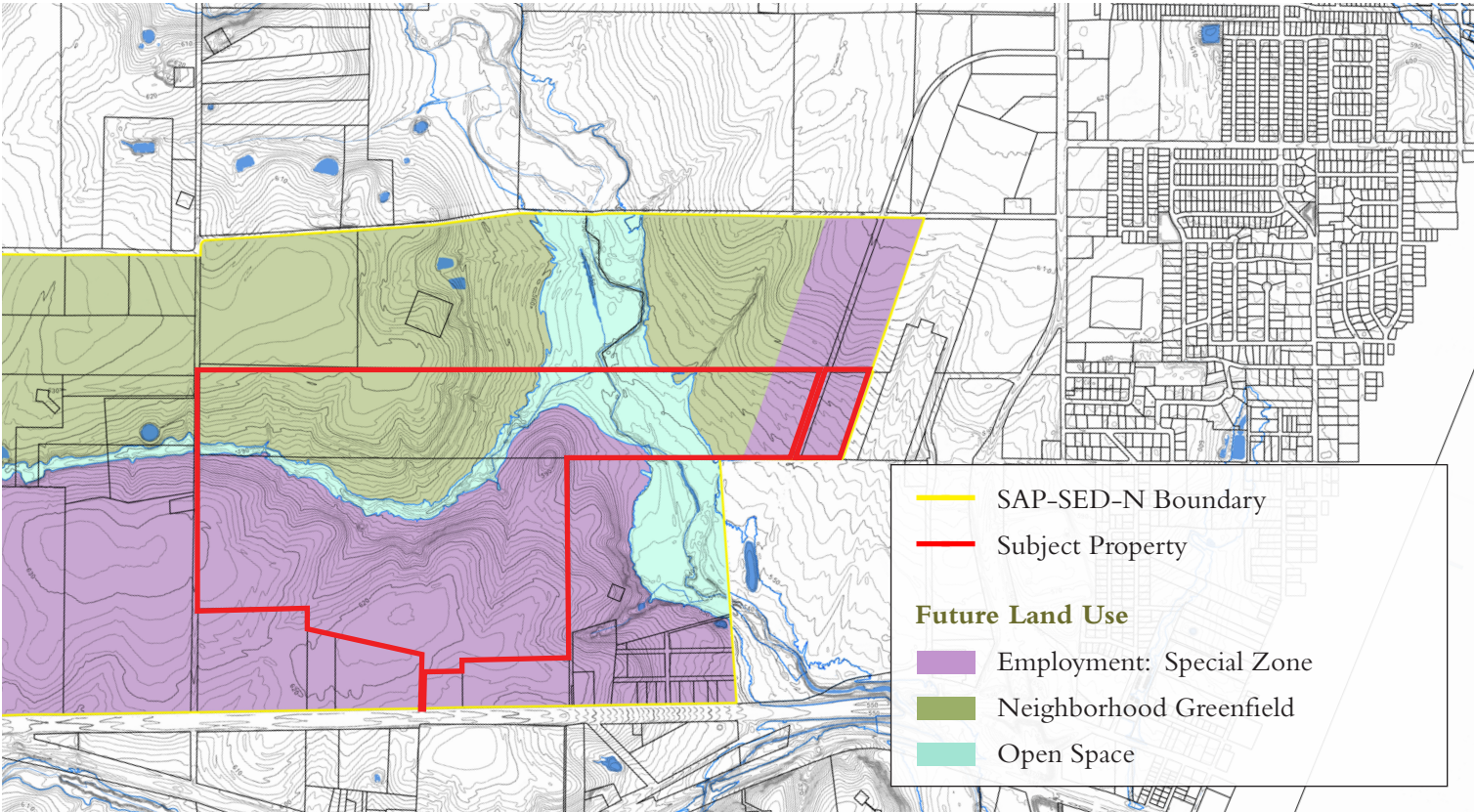
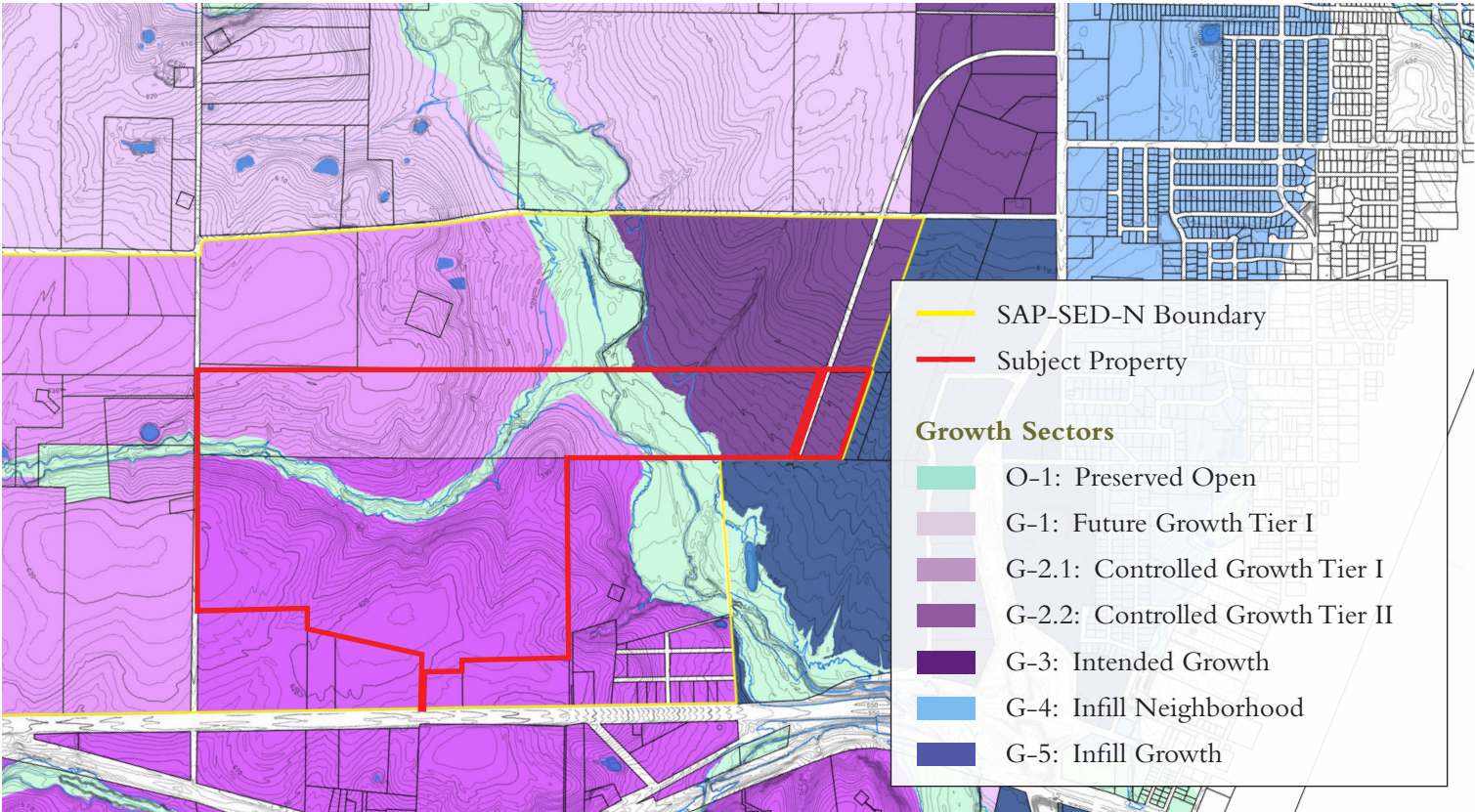
- Key**
- Subject Property
 - ~ 1-foot Contours
 - ~ 5-foot Contours
 - City of Taylor 100-year Floodplain
 - Easement



The design is subject to change. Not for construction.



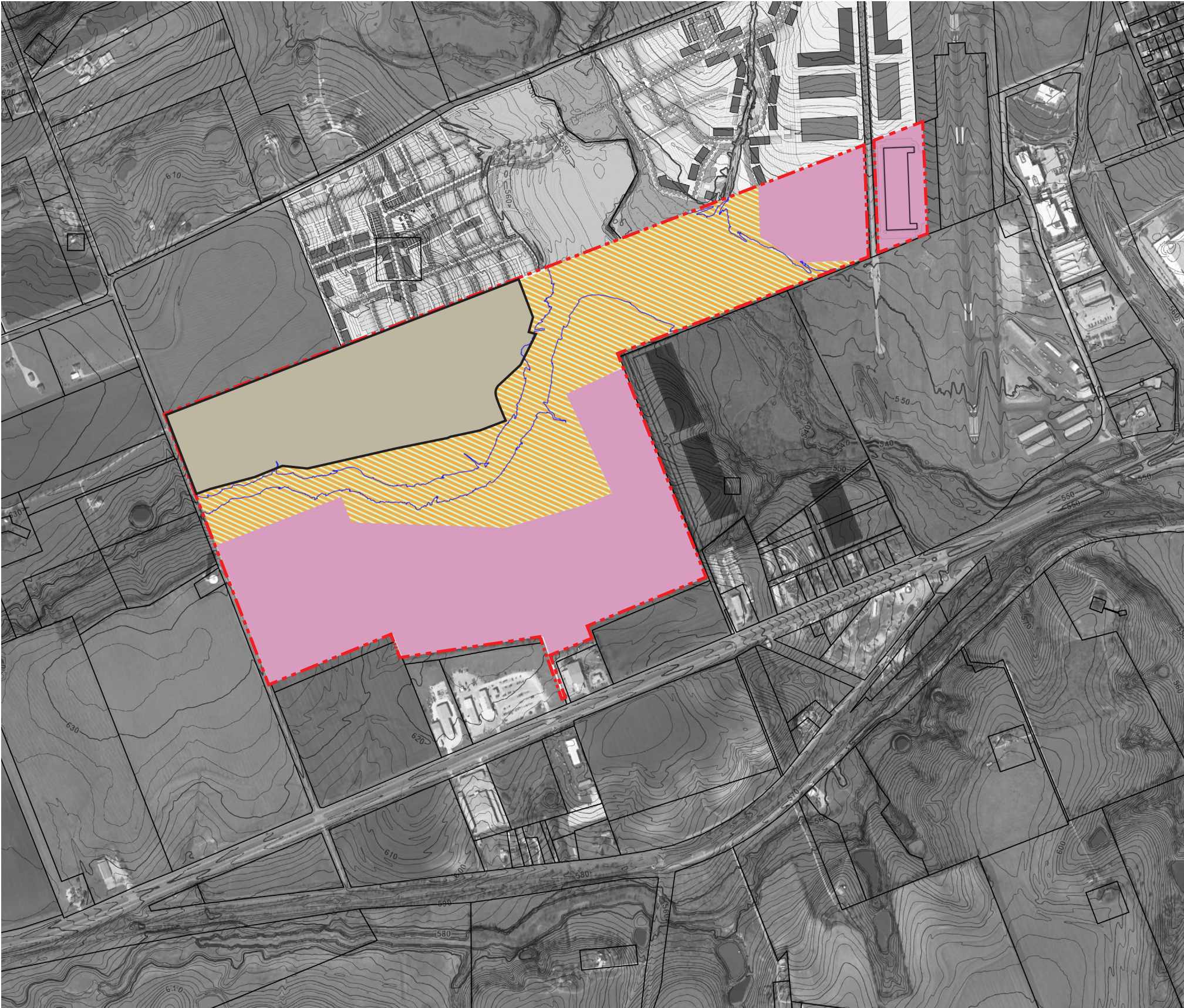
COMPREHENSIVE PLAN EXCERPTS (*SAP VERSION*)



These plans are based on the Small Area Plan for the Special Employment District - North which is not yet adopted.



TARGET PLACE TYPE ALLOCATION



Key

Subject Property

 Pedestrian Shed

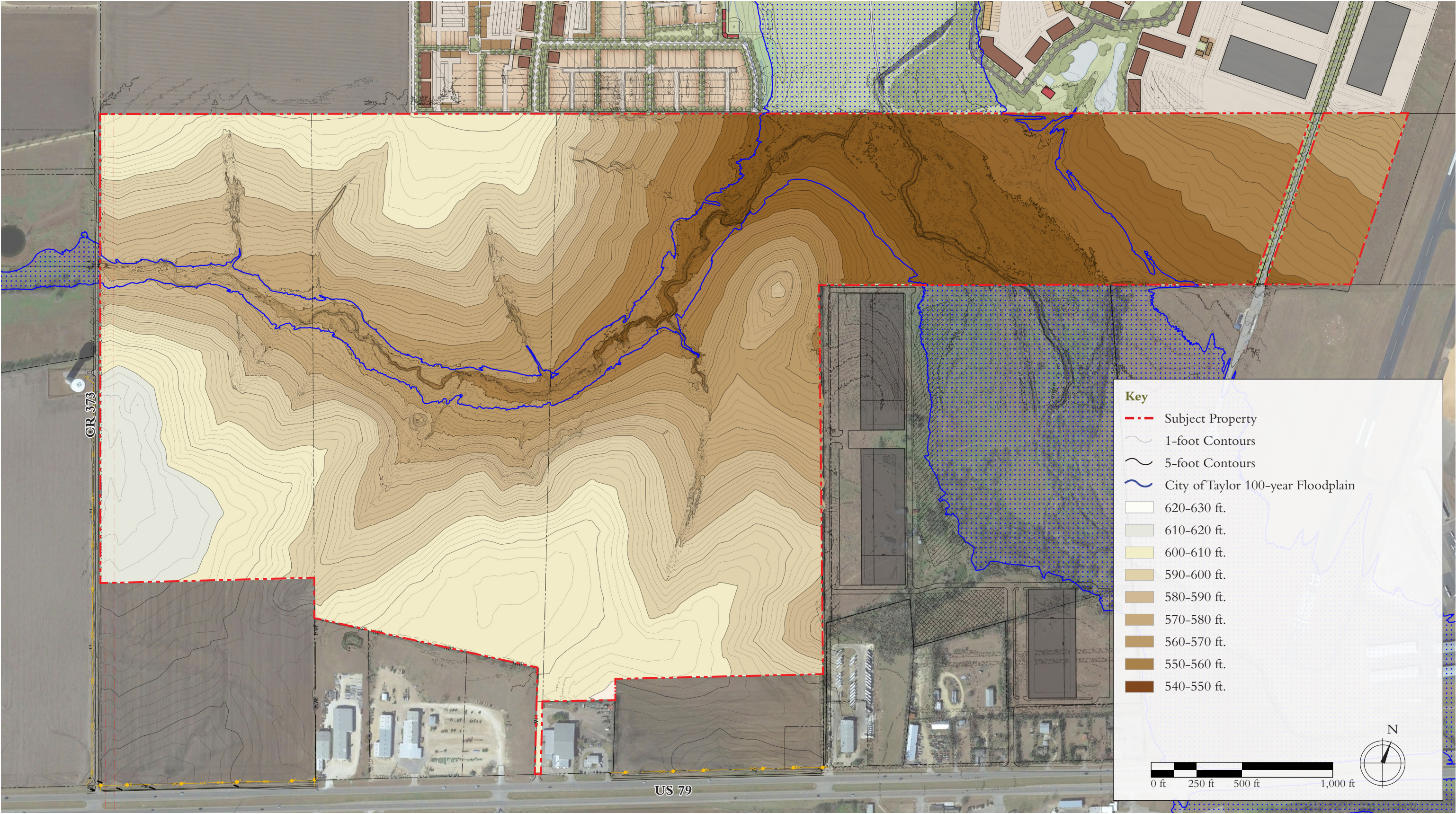
- Notes
- The percentages listed are calculated with respect to the area of the Pedestrian Shed as shown on the accompanying plan. The Pedestrian Shed (as described in LDC § 3.6.1.7) delineates the area of the subject property and adjacent properties intended to constitute a complete TND (as described in LDC § 3.6.1.4). Areas and percentages listed are approximate.
 - The purpose of this page is to establish the target values for comparison to the values proposed in the Neighborhood Plan. All items listed “TBD” here are given values on the Place Type Allocation Plan on page B.2 based on the proposed design.
 - The area of P1 in the Pedestrian Shed is also counted towards the area of Civic Space. For the total Civic Space allocation within the Subject Property, refer to the Civic Space Plan on page B.13.
 - See a recommended Warrant regarding the allocation of P5 in this portion of the Subject Property in the General Standards on page B.3.

The design is subject to change. Not for construction.

EXISTING CONDITIONS



ELEVATION ANALYSIS



B. REGULATIONS

The Regulations chapter includes the plans and standards that specify the requirements of the Neighborhood and Employment Center Plans and that demonstrate how these Plans fulfill the requirements of the Taylor Land Development Code.

Regulating Plan in ContextB.2

Regulating PlanB.3

Design-Specific StandardsB.4

Employment Center StandardsB.5

Thoroughfare Plan.....B.7

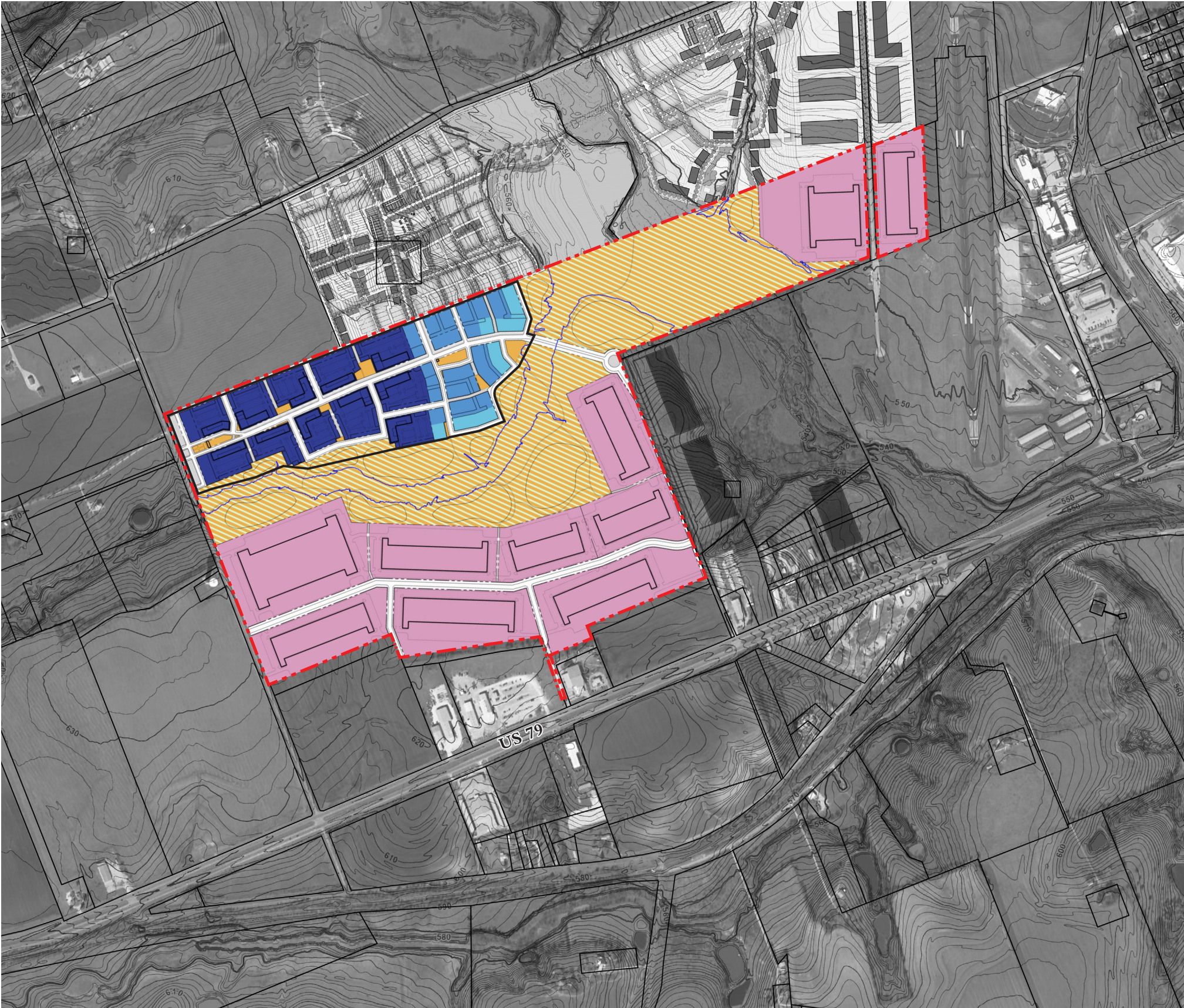
Transportation Master Plan DiagramB.8

Thoroughfare TypesB.9

Civic Space PlanB.13



PLACE TYPE ALLOCATION PLAN



The design is subject to change. Not for construction.

Key

- Subject Property
- Pedestrian Shed

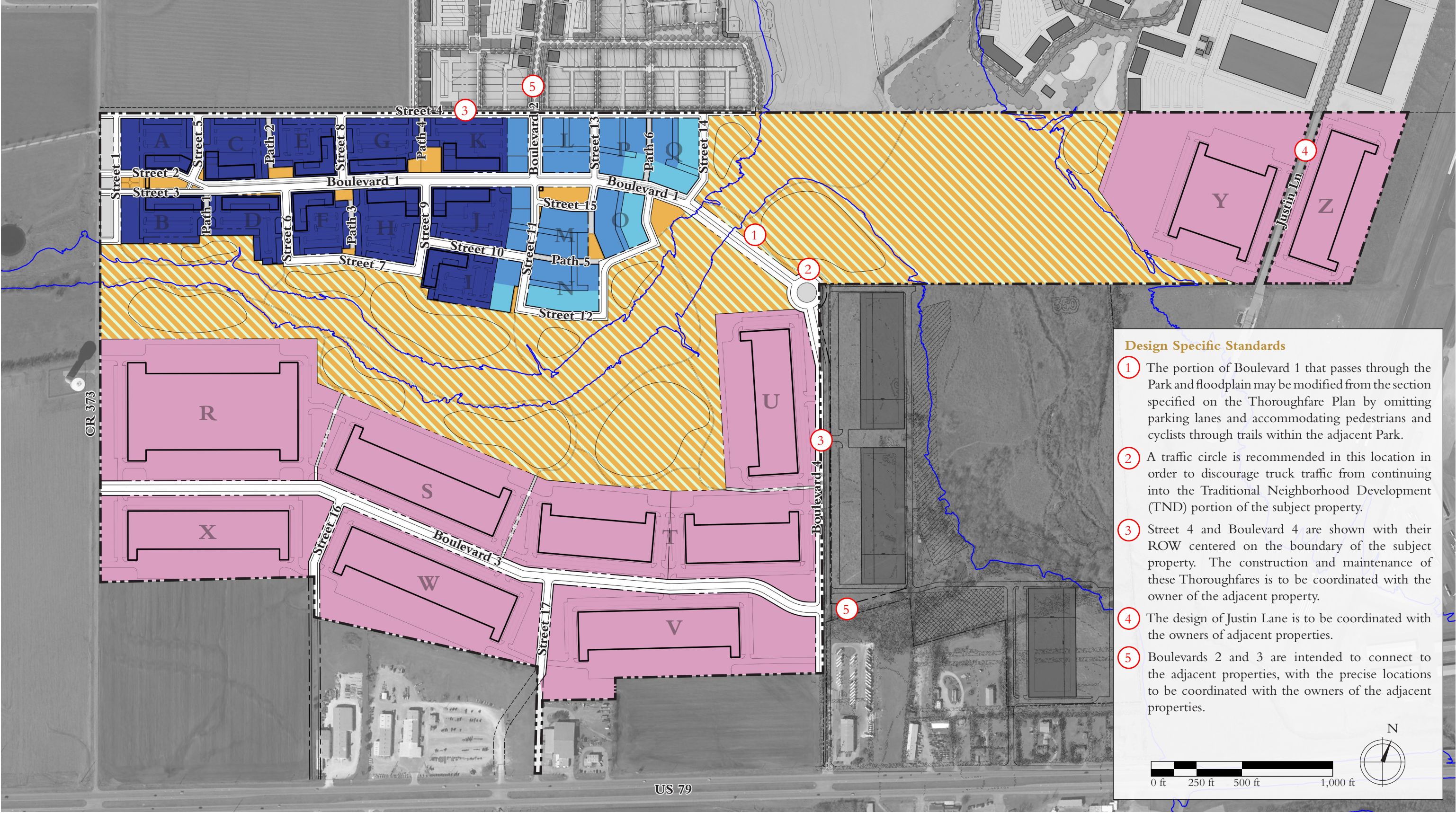
Place Type	Permitted for a TND	In TND Portion of Subject Property ^{1, 2}	Target for TND Portion of Subject Property ¹
P1	5% min.	4.3 ac. (7.5%)	3.5 ac. min.
P3	10-30%	4.1 ac. (7.1%)	7.0-21.1 ac.
P4	40-60%	10.4 ac. (18.1%)	28.1-42.2 ac.
P5 ⁴	10-30%	35.6 ac. (62.0%)	7.0-21.1 ac.
CS ³	10% min.	7.3 ac. (12.8%)	7.0 ac. min.
Total	100%	57.4 ac. (100.0%)	-

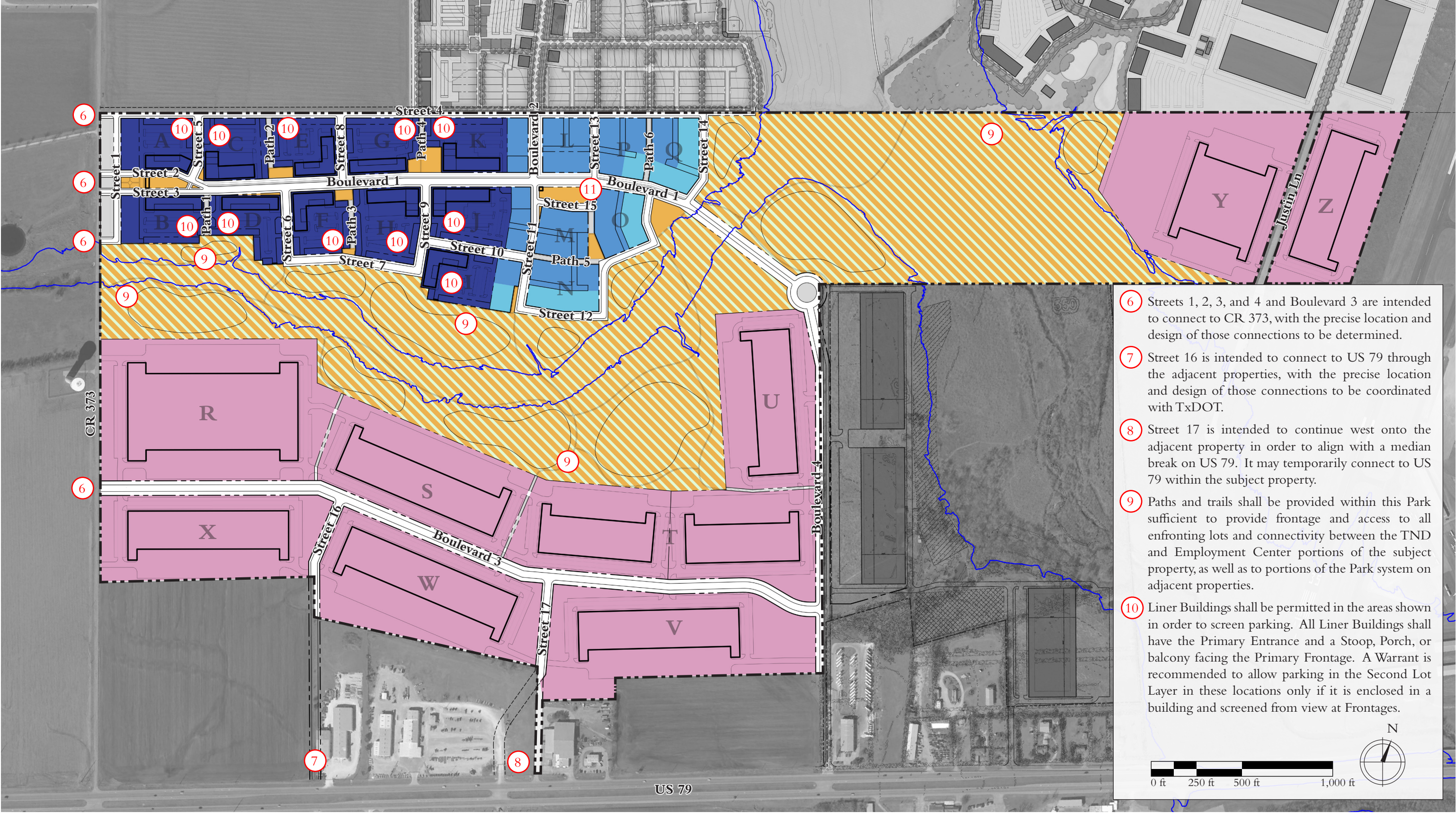
Notes

- The percentages listed are calculated with respect to the area of the Pedestrian Shed as shown on the accompanying plan. The Pedestrian Shed (as described in LDC § 3.6.1.7) delineates the area of the subject property and adjacent properties intended to constitute a complete TND (as described in LDC § 3.6.1.4). Areas and percentages listed are approximate.
- The areas and percentages listed are calculated excluding the following: Front Type Thoroughfares, land within the ETJ or other land outside the Taylor city limits, and TxDOT RsOW.
- The area of P1 in the Pedestrian Shed is also counted towards the area of Civic Space. For the total Civic Space allocation within the Subject Property, refer to the Civic Space Plan on page B.13.
- See a recommended Warrant regarding the allocation of P5 in this portion of the Subject Property in the General Standards on page B.3.

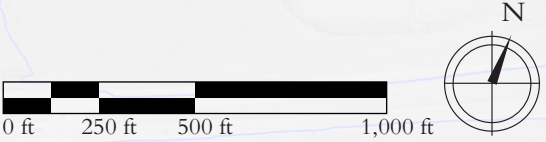








- 6 Streets 1, 2, 3, and 4 and Boulevard 3 are intended to connect to CR 373, with the precise location and design of those connections to be determined.
- 7 Street 16 is intended to connect to US 79 through the adjacent properties, with the precise location and design of those connections to be coordinated with TxDOT.
- 8 Street 17 is intended to continue west onto the adjacent property in order to align with a median break on US 79. It may temporarily connect to US 79 within the subject property.
- 9 Paths and trails shall be provided within this Park sufficient to provide frontage and access to all enfronting lots and connectivity between the TND and Employment Center portions of the subject property, as well as to portions of the Park system on adjacent properties.
- 10 Liner Buildings shall be permitted in the areas shown in order to screen parking. All Liner Buildings shall have the Primary Entrance and a Stoop, Porch, or balcony facing the Primary Frontage. A Warrant is recommended to allow parking in the Second Lot Layer in these locations only if it is enclosed in a building and screened from view at Frontages.



EMPLOYMENT CENTER STANDARDS

Blocks	
Block Length (maximum)	1,800 ft.
Block Perimeter (maximum)	7,200 ft.
Public Frontage (Right of Way)	
Sidewalk Zone Width	See <i>Thoroughfares (B.8-B.12)</i>
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

Lots	
Width (minimum)	none
Area (minimum)	none
Lot coverage (maximum)	none
Build-to-Line (range)	none
Facade Buildout (minimum)	none
Stories (maximum)	5 stories
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
Building Disposition	
Edgeyard	permitted
Sideyard	permitted
Courtyard	permitted
Rearyard	permitted

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

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

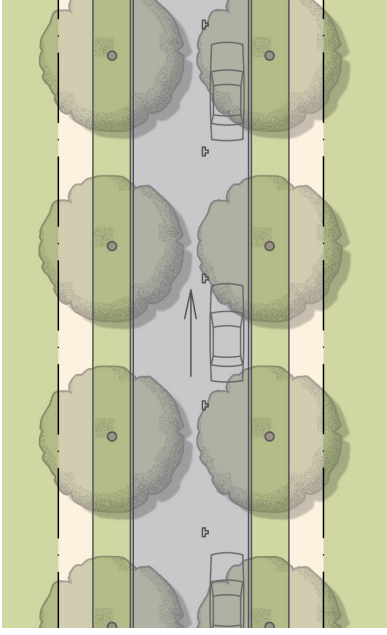
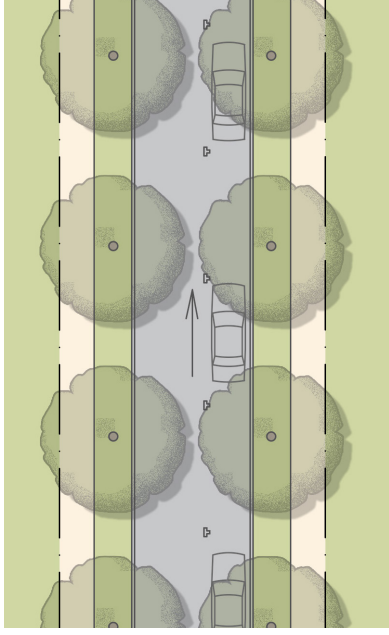
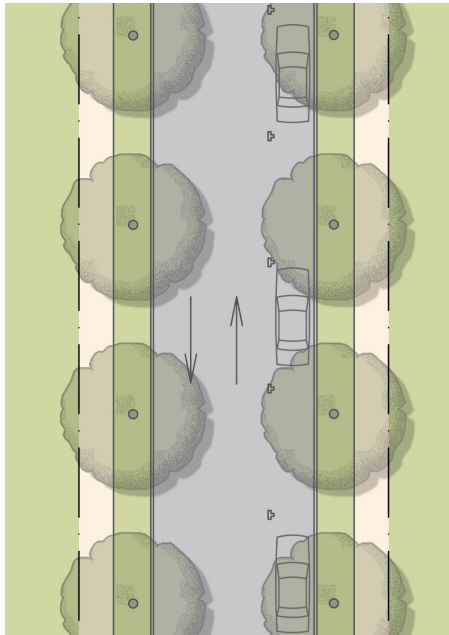
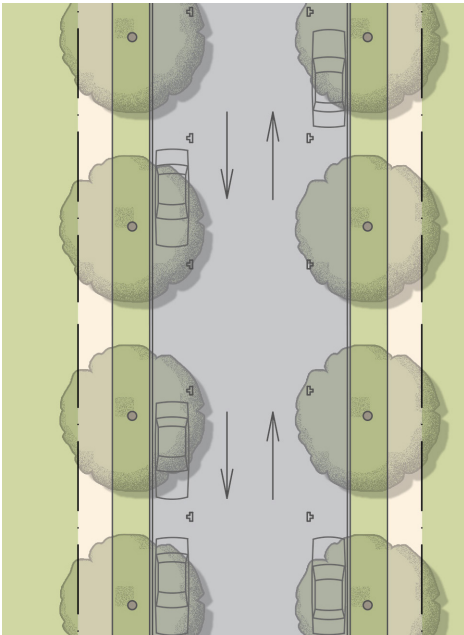
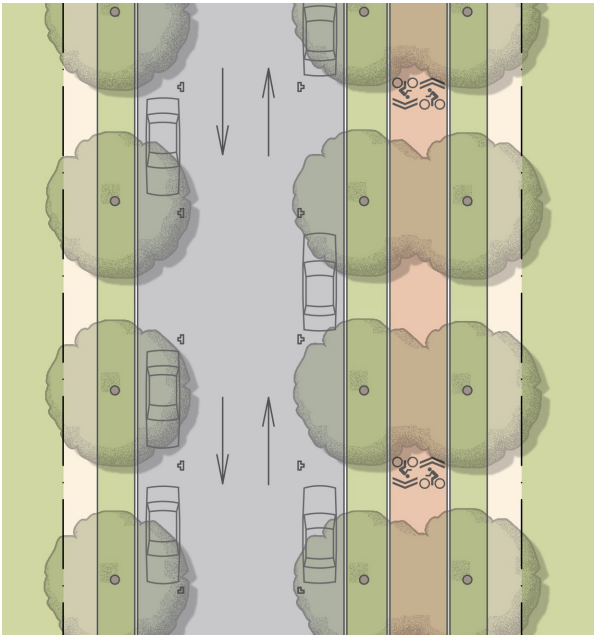
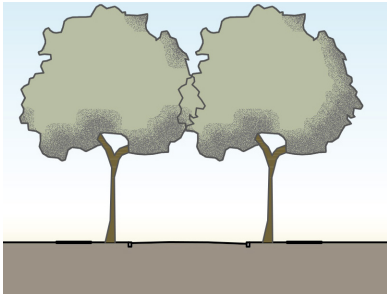
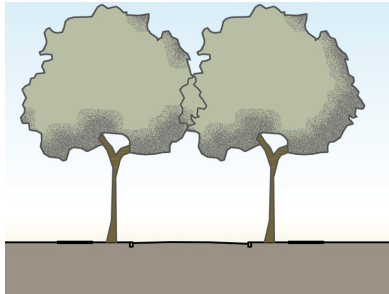
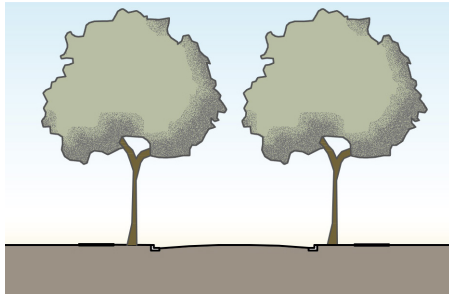
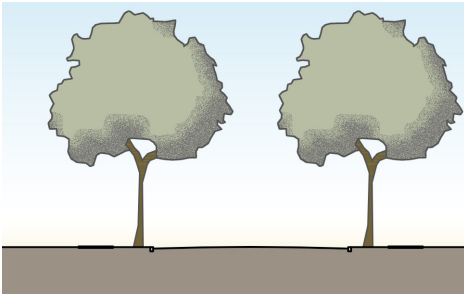
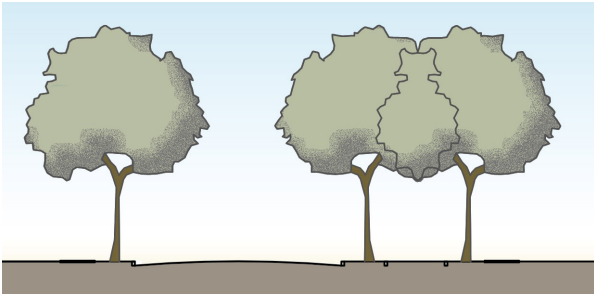
1. **Intent.** The intent of the Employment Center is to provide a place for large-footprint industrial uses (and associated loading areas and truck access) with sufficient connectivity to surrounding walkable neighborhoods, Civic Spaces, and commercial centers that pedestrian and bicycle connections 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.



TRANSPORTATION MASTER PLAN DIAGRAM



THOROUGHFARE TYPES



Thoroughfare Type
ST Street
PS Passage
BV Boulevard

Right-of-Way Width

Pavement Width

XX - ## - ##

BV-80-36	
Neighborhood 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	
Allee, 25-30 ft. o.c.	
6 ft. Sidewalk; 10 ft. Shared-use Path	
20-foot clear width	

ST-60-34	
Neighborhood Street	
60 ft. ROW	
34 ft. Pavement	
Slow Movement	
Two-Way Traffic	
Parking Both Sides	
12 ft. Curb Radius	
Header Curbs	
7 ft. Tree Lawn	
Allee ¹ , 25-30 ft. o.c.	
6 ft. Sidewalk	
20-foot clear width	

¹(Cluster pattern permitted adjacent to civic spaces.)

ST-50-28	
Neighborhood Street	
50 ft. ROW	
28 ft. Pavement	
Slow Movement	
Two-Way Traffic	
Parking One Side	
12 ft. Curb Radius	
Header Curbs	
6 ft. Tree Lawn	
Allee ¹ , 25-30 ft. o.c.	
5 ft. Sidewalk	
20-foot clear width	

¹(Cluster pattern permitted adjacent to civic spaces.)

This Thoroughfare type may be converted to a Yield Street with parking on both sides.

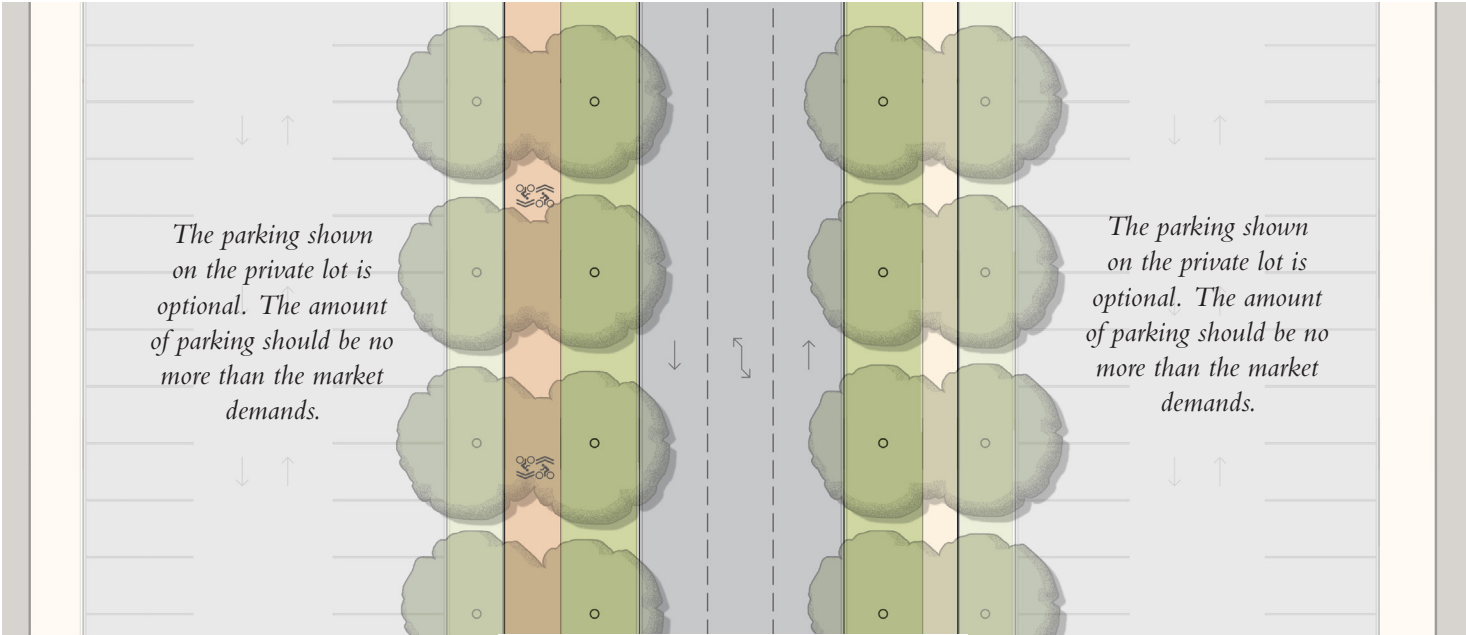
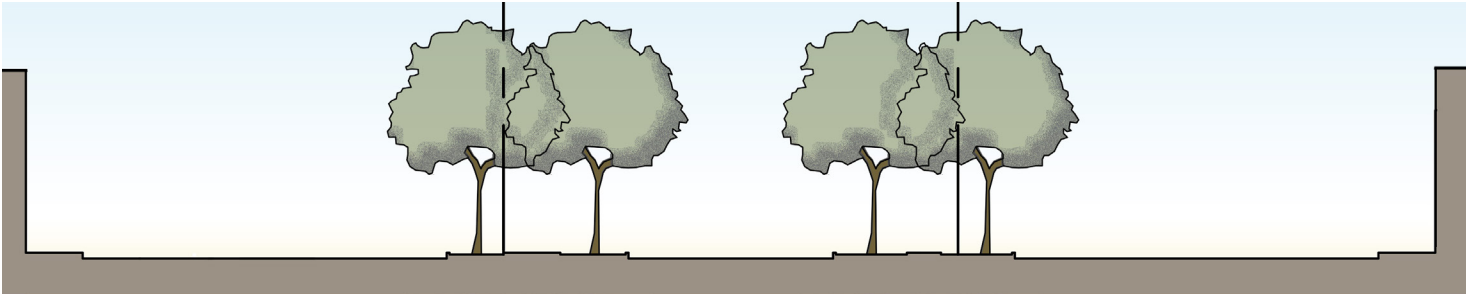
ST-46-20	
Neighborhood Street ¹	
46 ft. ROW	
20 ft. Pavement	
Slow Movement	
One-Way Traffic	
Parking One Side	
12 ft. Curb Radius	
Header Curbs	
7 ft. Tree Lawn	
Allee, 25-30 ft. o.c.	
6 ft. Sidewalk	
Not provided on this Thoroughfare	

¹This Thoroughfare type may also serve as a Community Boulevard if paired with a Civic Space in between.

ST-44-20	
Neighborhood Street	
44 ft. ROW	
20 ft. Pavement	
Slow Movement	
One-Way Traffic	
Parking One Side	
12 ft. Curb Radius	
Header Curbs	
7 ft. Tree Lawn	
Allee, 25-30 ft. o.c.	
5 ft. Sidewalk	
Not provided on this Thoroughfare	

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

THOROUGHFARE TYPES



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.	
6 ft. Sidewalk; 10 ft. Shared-use Path	
36-foot clear width	

Thoroughfare Type

- ST Street
- PS Passage
- BV Boulevard

Right-of-Way Width

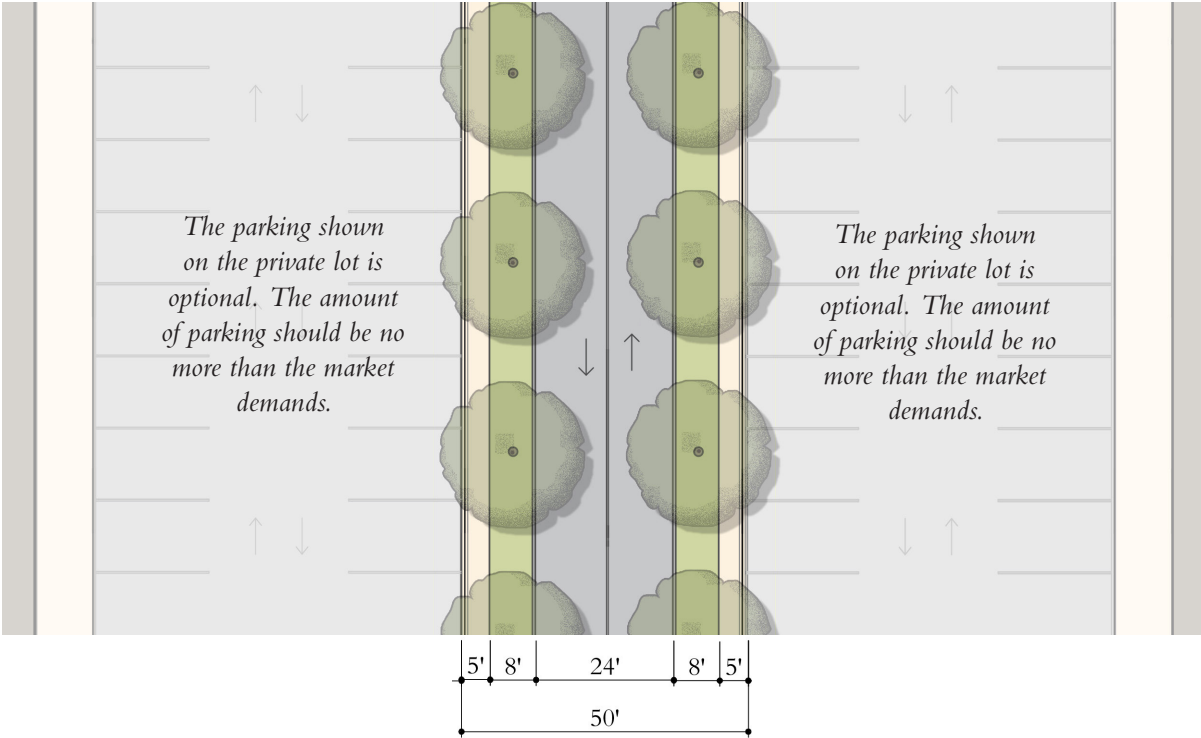
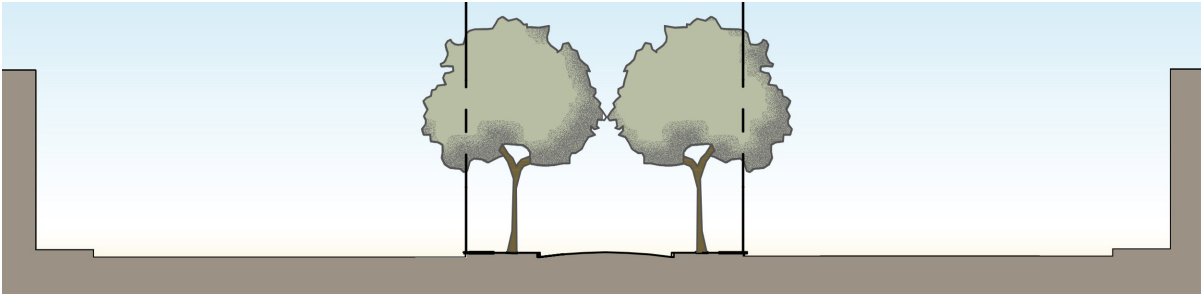
Pavement Width

XX - ## - ##

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



THOROUGHFARE TYPES



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	
24-foot clear width	

Thoroughfare Type

- ST Street
- PS Passage
- BV Boulevard

Right-of-Way Width

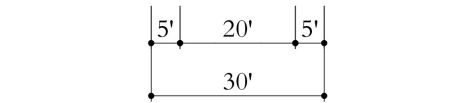
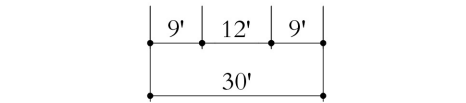
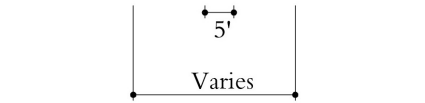
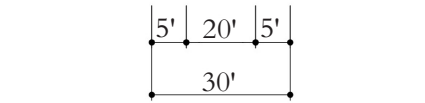
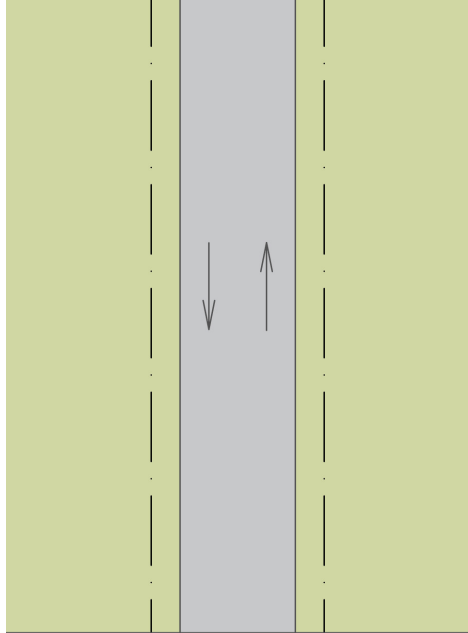
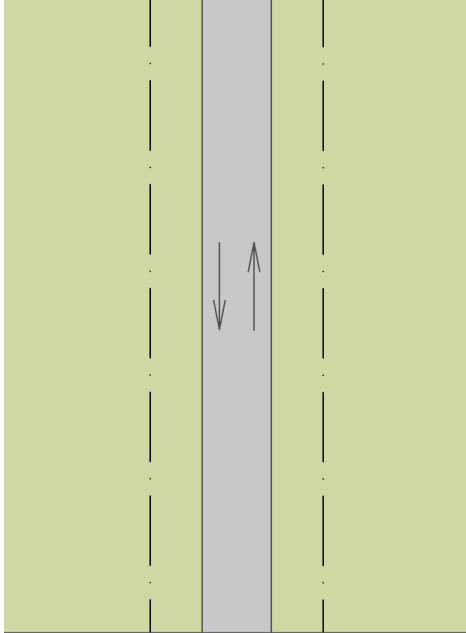
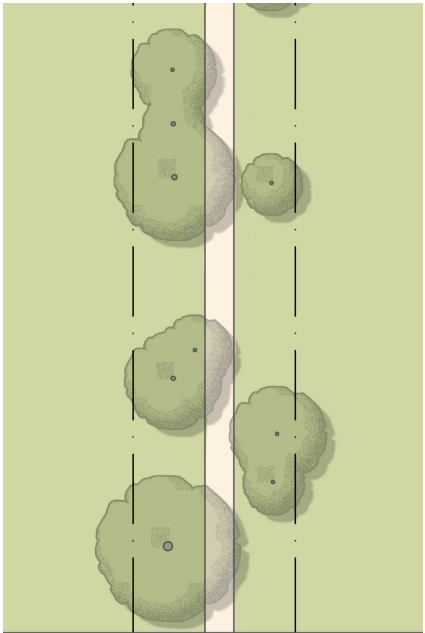
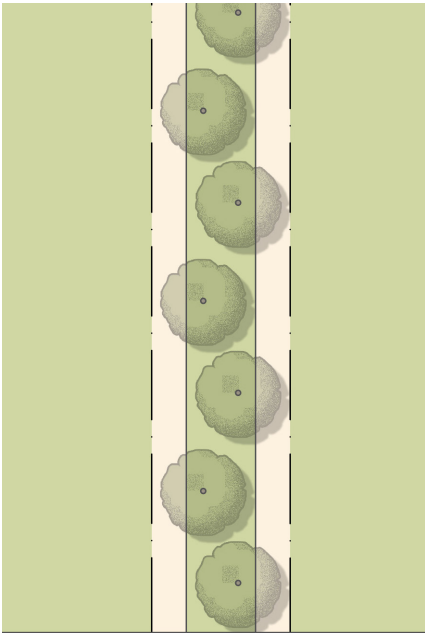
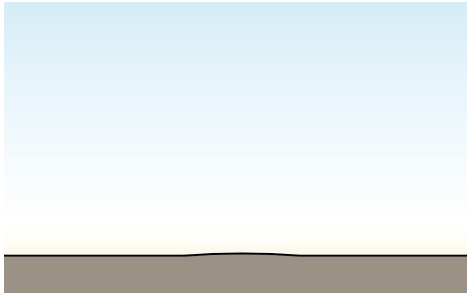
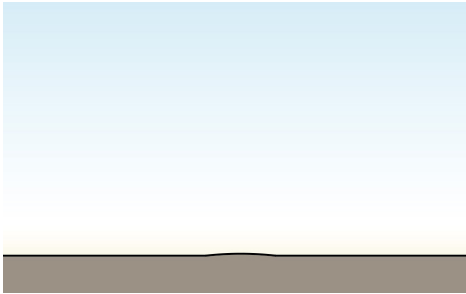
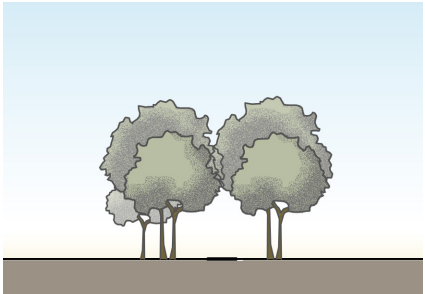
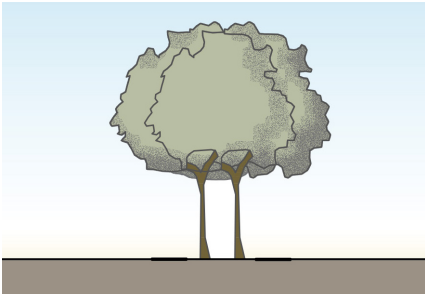
Pavement Width

XX - ## - ##

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



THOROUGHFARE TYPES



PS-30-5-5

PT-V-5

RA-30-12

FA-30-20

Path
30 ft. ROW
N/A
N/A
N/A
N/A
N/A
20 ft. Planting Zone
Clustered
5 ft. Sidewalk each side
Not provided on this Thoroughfare

This Thoroughfare type will be privately owned and maintained.

Path
ROW Width Varies
N/A
N/A
N/A
N/A
N/A
Planting zone varies
Trees, ground cover, shrubs, lawn
5-12 ft. Sidewalk
Not provided on this Thoroughfare

This Thoroughfare type will be privately owned and maintained.

Rear Alley
30 ROW ft.
12 ft.
Slow Movement
Two-Way Traffic, Fire Access
No Parking
15 ft. Curb Radius; Apron at Street
Inverted Crown and/or Ribbon Curb
N/A
N/A
No Sidewalk
Not provided on this Thoroughfare

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

Fire Alley
30 ROW ft.
20 ft.
Slow Movement
Two-Way Traffic, Fire Access
No Parking
15 ft. Curb Radius; Apron at Street
Inverted Crown and/or Ribbon Curb
N/A
N/A
No Sidewalk
20-foot clear width

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

Thoroughfare Type
FA Fire Alley

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

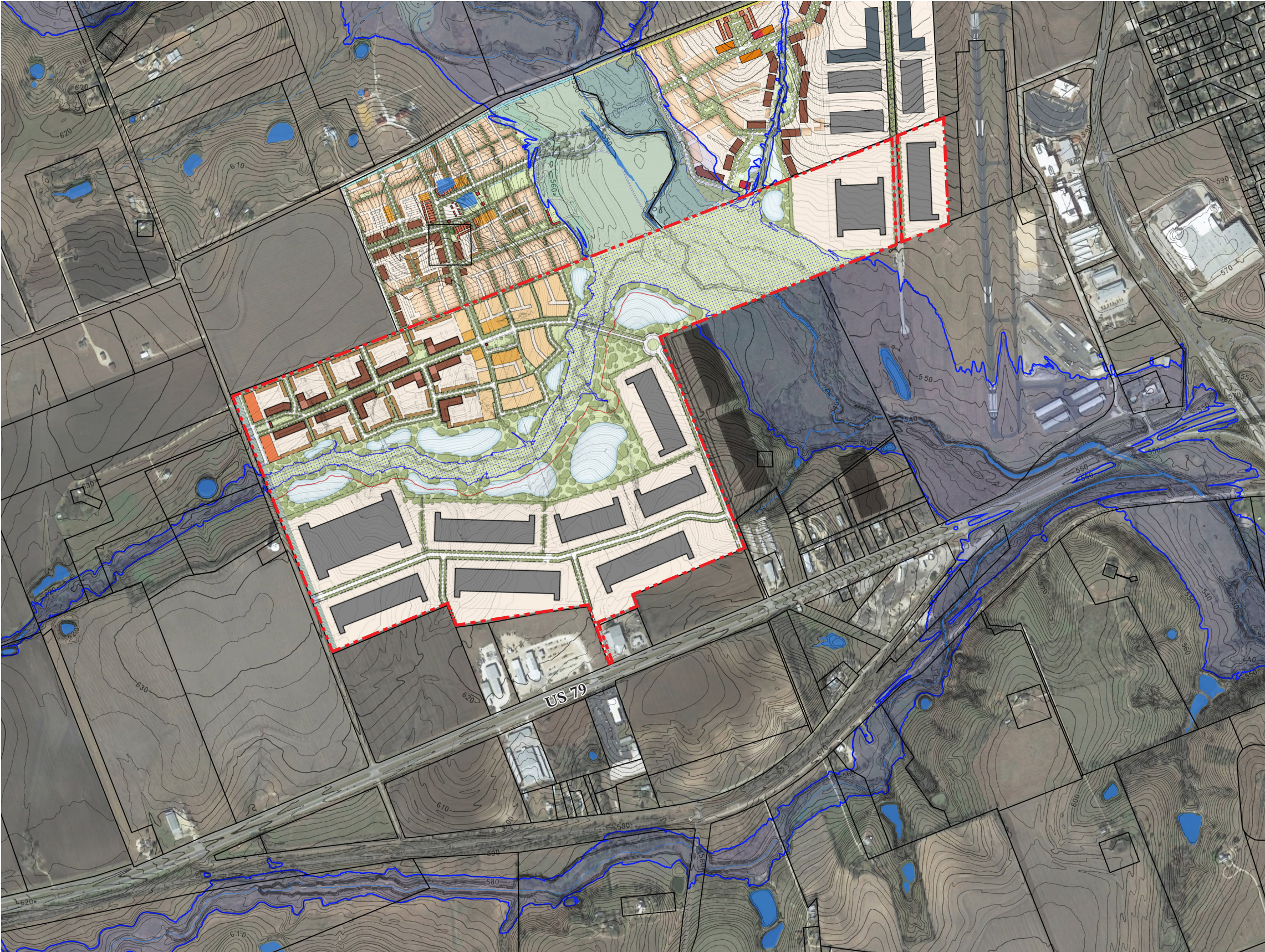


C. SUPPLEMENTAL PLANS

The Supplemental Plans chapter includes additional plans and diagrams that elaborate on the design of the Neighborhood and Employment Center Plans and provide additional information to the Applicant and City Reviewers. This information includes the particular program incorporated into the design and how the design addresses matters such as fire apparatus access and addressing. The information presented in this chapter reflects one possible scenario for the development of this Neighborhood and Employment Center Plan, and modifications to the design are anticipated within the bounds of the requirements found in the Regulations chapter and all other applicable regulations.

Master Plan in Context.....	C.2
Illustrative Master Plan.....	C.3
Illustrative Master Plan with Program Summary.....	C.4
Fire Apparatus Access	C.5
Addressing	C.6
Program Acreage.....	C.7
Detailed Program and Parking	C.8

MASTER PLAN IN CONTEXT



- Key**
- Subject Property
 - 1-foot Contours
 - 5-foot Contours
 - City of Taylor 100-year Floodplain
 - Easement



The design is subject to change. Not for construction.



ILLUSTRATIVE MASTER PLAN



The design is subject to change. Not for construction.

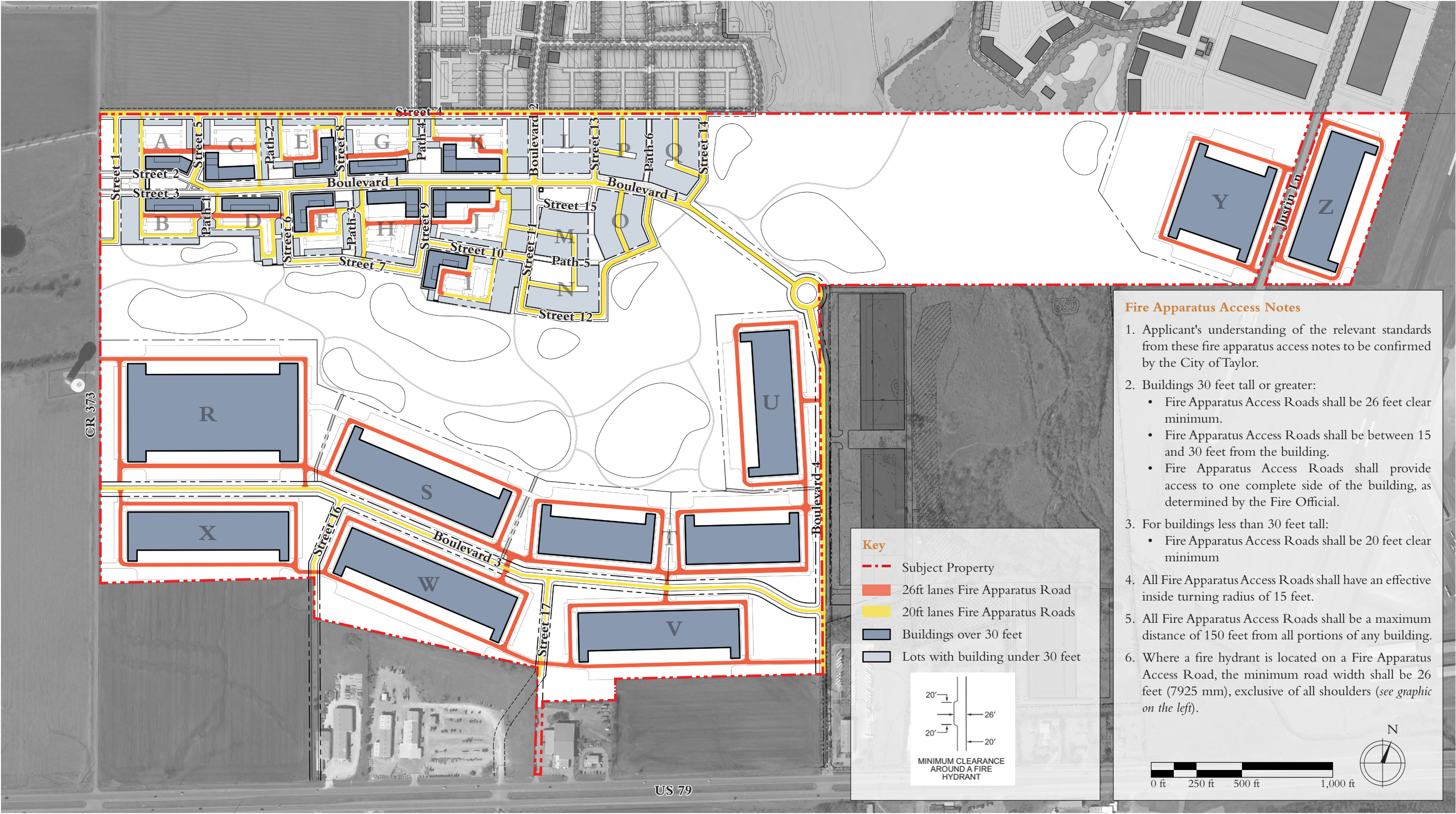


ILLUSTRATIVE MASTER PLAN WITH PROGRAM SUMMARY



The design is subject to change. Not for construction.





ADDRESSING PLAN



PROGRAM ACREAGE



DETAILED PARKING AND PROGRAM



Multi-family Area 1		
Large Multi-Family		Spaces
Building 1a	48 units	82
Building 1b	65 units	111
Building 1c	75 units	127
Total		191 units 320
Live-works		21 units 105
Carriage Houses		35 units 70
Total Requested		495
Parking Provided		Spaces
Provided on Street		146
Provided in Parking Lots		236
Provided in Garages		140
Total Provided		522
Difference		+27

Multi-family Area 2		
Large Multi-Family		Spaces
Building 2a	65 units	110
Building 2b	75 units	128
Building 2c	75 units	128
Total		215 units 366
Carriage Houses		52 units 104
Total Requested		470
Parking Provided		Spaces
Provided on Street		94
Provided in Parking Lots		265
Provided in Garages		134
Total Provided		493
Difference		+23

Multi-family Area 3		
Large Multi-Family		Spaces
Building 3a	75 units	128
Building 3b	65 units	110
Building 3c	84 units	143
Total		224 units 381
Carriage Houses		44 units 88
Total Requested		469
Parking Provided		Spaces
Provided on Street		98
Provided in Parking Lots		284
Provided in Garages		118
Total Provided		500
Difference		+31

Multi-family Area 4		
Large Multi-Family		Spaces
Building 4a	84 units	143
Building 4b	75 units	127
Total		159 units 270
Carriage Houses		22 units 44
Total Requested		314
Parking Provided		Spaces
Provided on Street		53
Provided in Parking Lots		217
Provided in Garages		59
Total Provided		329
Difference		+15

DETAILED PARKING AND PROGRAM



Industrial Area 1		
Large Industrial	417,120 SF	417
Total Requested		417
Parking Provided		Spaces
Provided in Parking Lots		195
Total Provided		195
Difference		-222

Industrial Area 2		
Large Industrial	191,640 SF	191
Total Requested		191
Parking Provided		Spaces
Provided in Parking Lots		297
Total Provided		297
Difference		+106

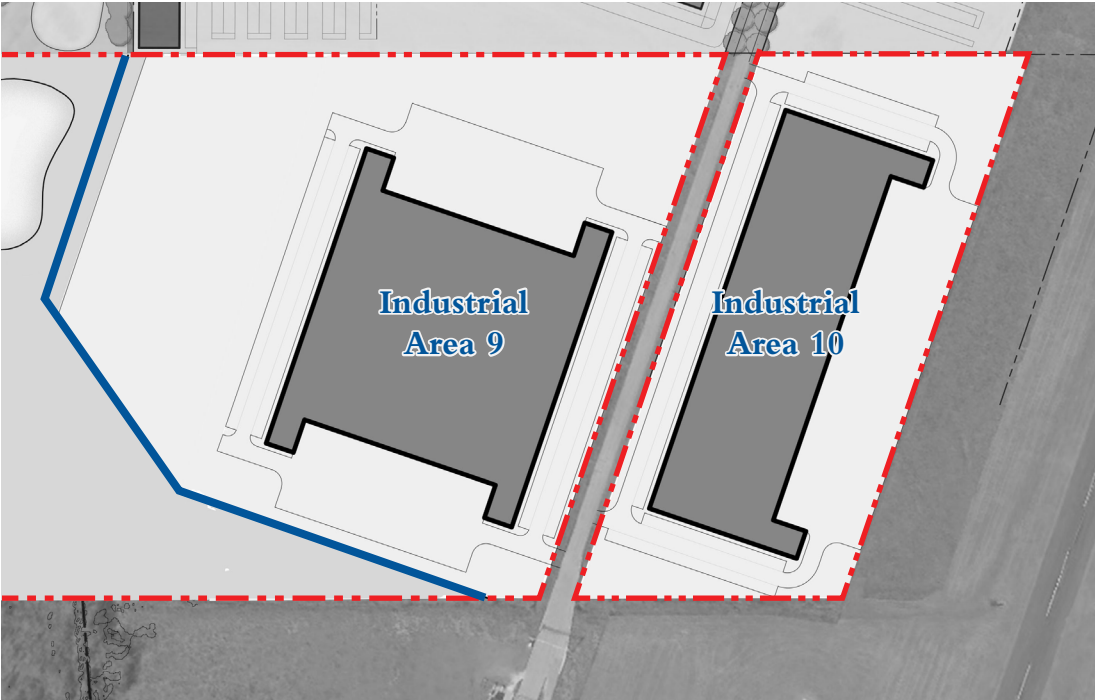
Industrial Area 3		
Large Industrial	202,560 SF	202
Total Requested		202
Parking Provided		Spaces
Provided in Parking Lots		296
Total Provided		296
Difference		+94

Industrial Area 4		
Large Industrial	213,480 SF	213
Total Requested		213
Parking Provided		Spaces
Provided in Parking Lots		314
Total Provided		314
Difference		+101

Industrial Area 5		
Large Industrial	137,040 SF	137
Total Requested		137
Parking Provided		Spaces
Provided in Parking Lots		236
Total Provided		236
Difference		+99



DETAILED PARKING AND PROGRAM



Industrial Area 6		
Large Industrial	191,640 SF	191
Total Requested		191
Parking Provided		Spaces
	Provided in Parking Lots	290
Total Provided		290
Difference		+99

Industrial Area 7		
Large Industrial	137,040 SF	137
Total Requested		137
Parking Provided		Spaces
	Provided in Parking Lots	234
Total Provided		234
Difference		+97

Industrial Area 8		
Large Industrial	172,740 SF	172
Total Requested		172
Parking Provided		Spaces
	Provided in Parking Lots	268
Total Provided		268
Difference		+96

Industrial Area 9		
Large Industrial	201,000 SF	201
Total Requested		201
Parking Provided		Spaces
	Provided in Parking Lots	212
Total Provided		212
Difference		+11

Industrial Area 10		
Large Industrial	172,740 SF	172
Total Requested		172
Parking Provided		Spaces
	Provided in Parking Lots	181
Total Provided		181
Difference		+9



City Council

June 27, 2024

PZ-2023-1831

Employment Center and Neighborhood Plan

Megatel

Development Process

- 1. Plan and/or Place Type Designation** – Projects 2.5 acres and greater will go through an Employment Center, Neighborhood, or Infill Neighborhood Plan to layout new Centers or Neighborhoods and allocate Place Type Zoning Districts.
- 2. Preliminary Plat** – Division of land into lots (identifying lot boundaries, streets, easements, etc.).
- 3. Subdivision Improvement Plans** – Public Infrastructure Plans (Water, Sewer, Drainage).
- 4. Final Plat** To be recorded after approved and accepted infrastructure improvements.
- 5. Building Permit** - Layout of building(s) on lot(s) and detailed construction drawings.

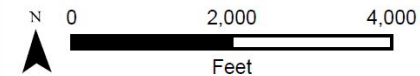
Location Map



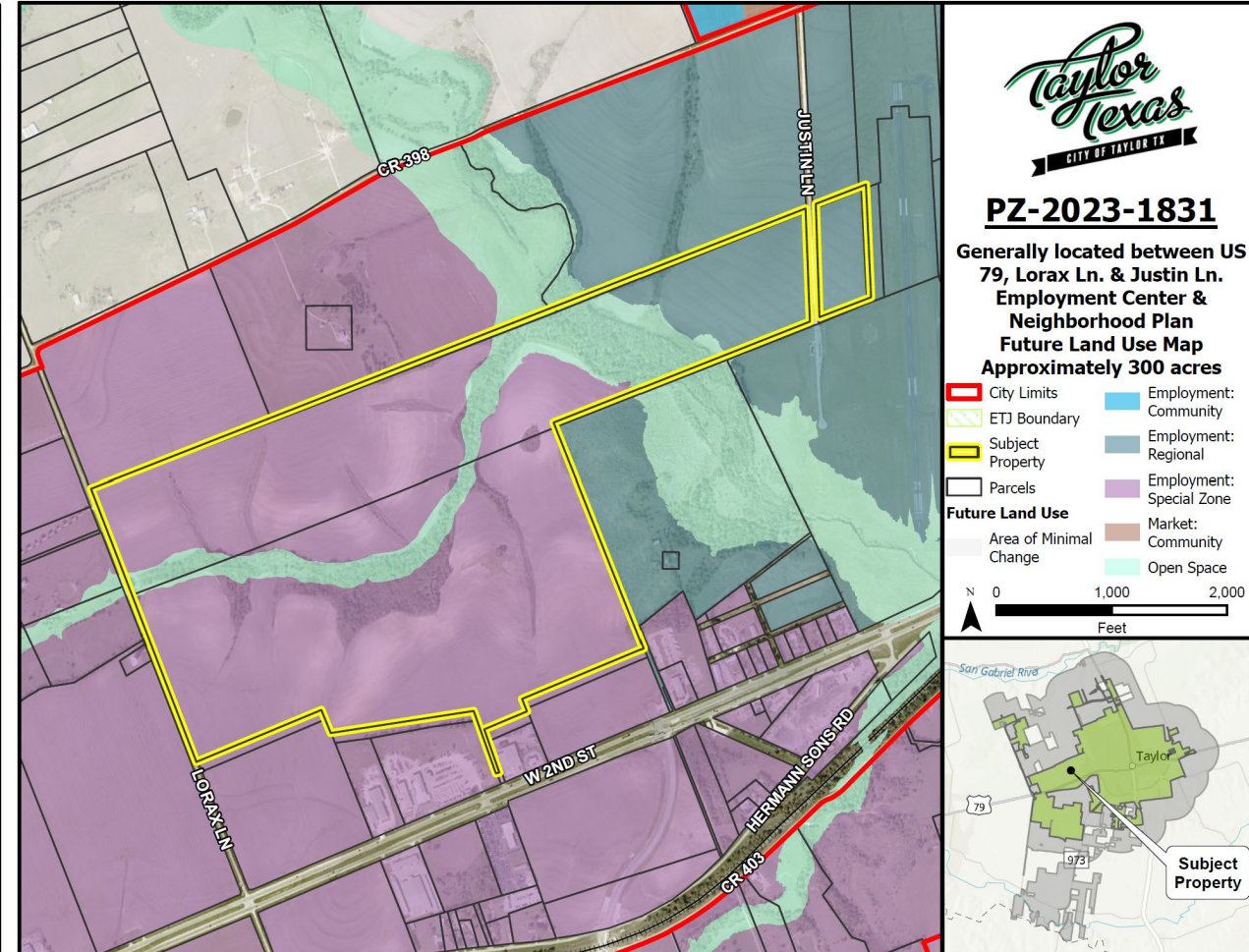
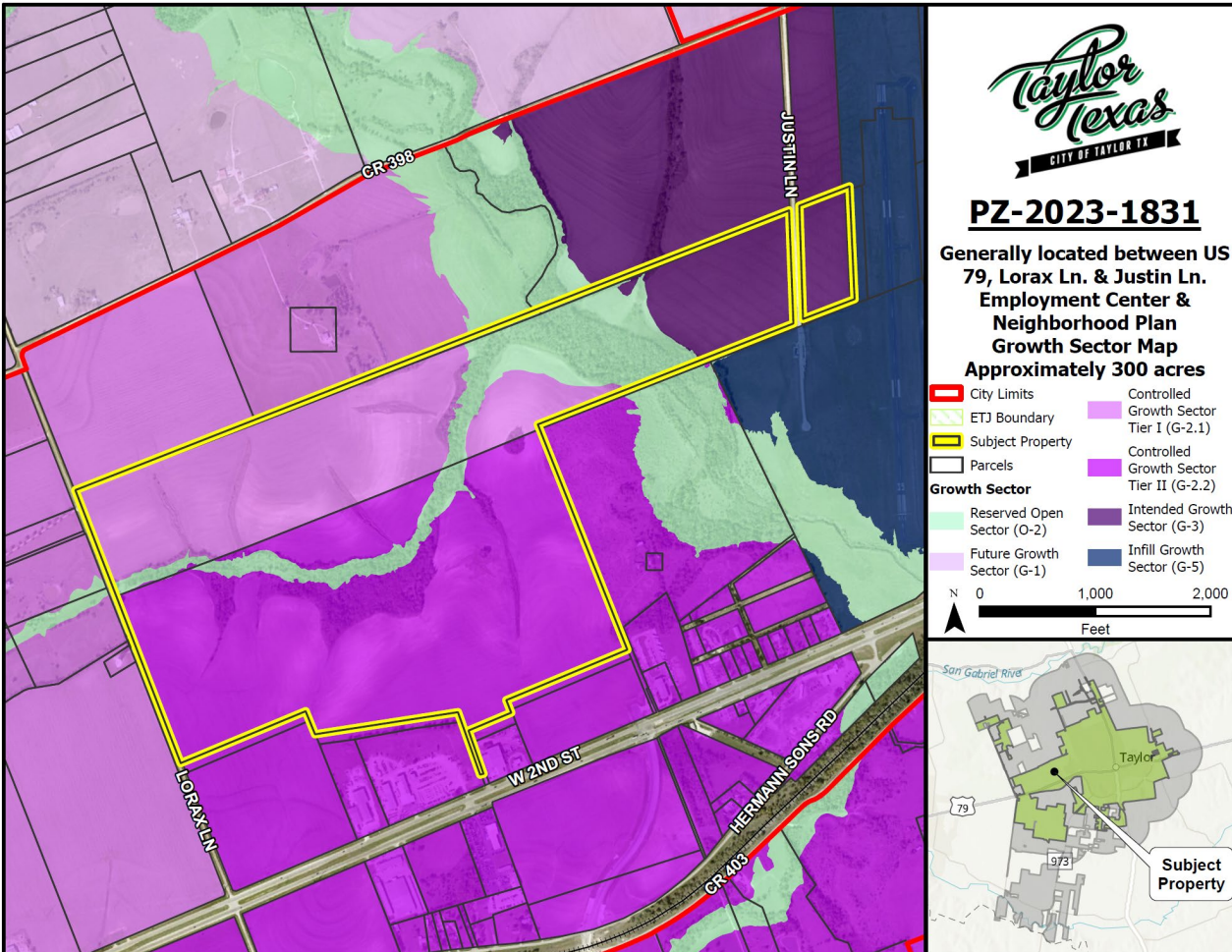
PZ-2023-1831

**Generally located between US
79, Lorax Ln. & Justin Ln.
Employment Center &
Neighborhood Plan
Location Map
Approximately 300 acres**

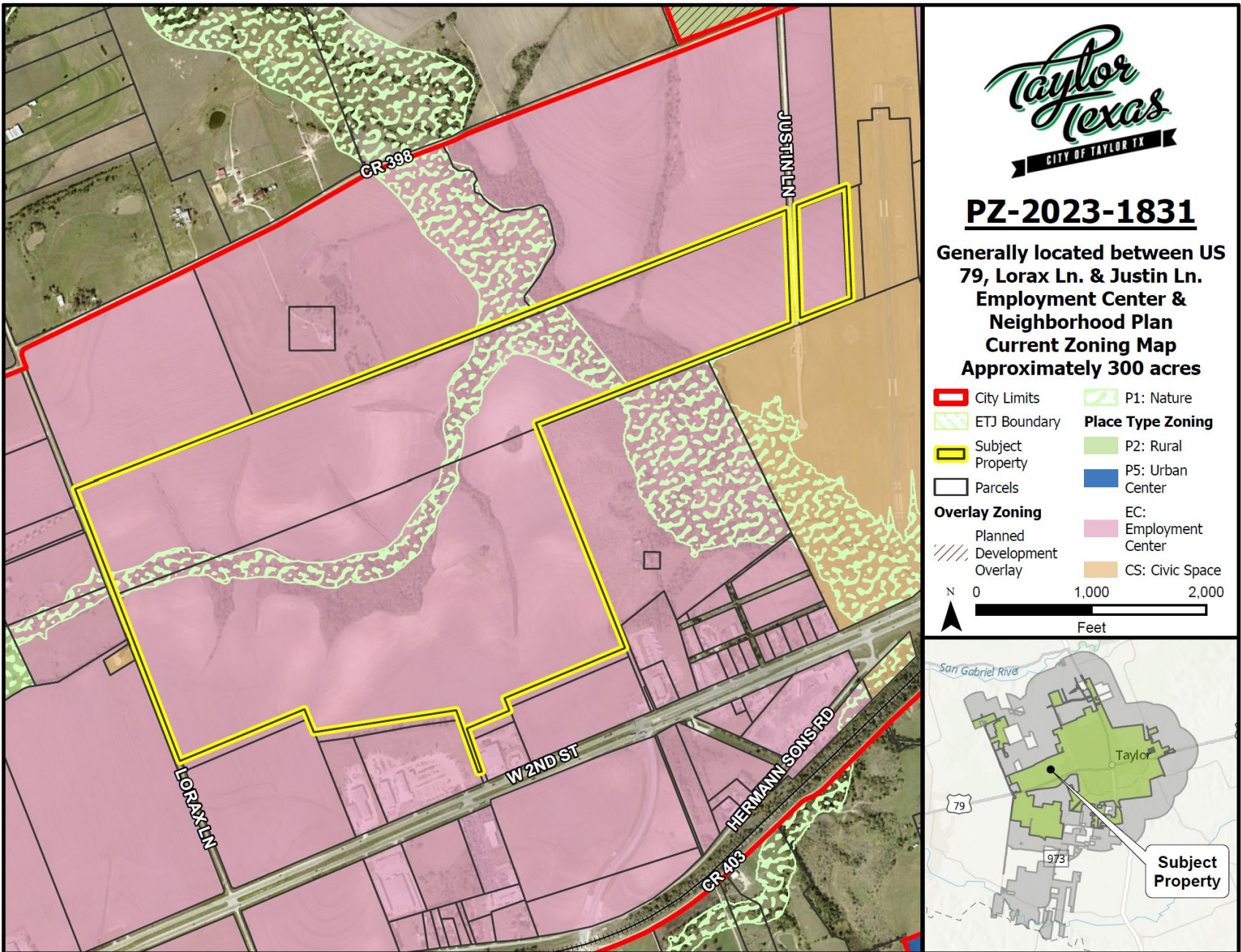
-  City Limits
 ETJ Boundary
 Subject Property
 Parcels



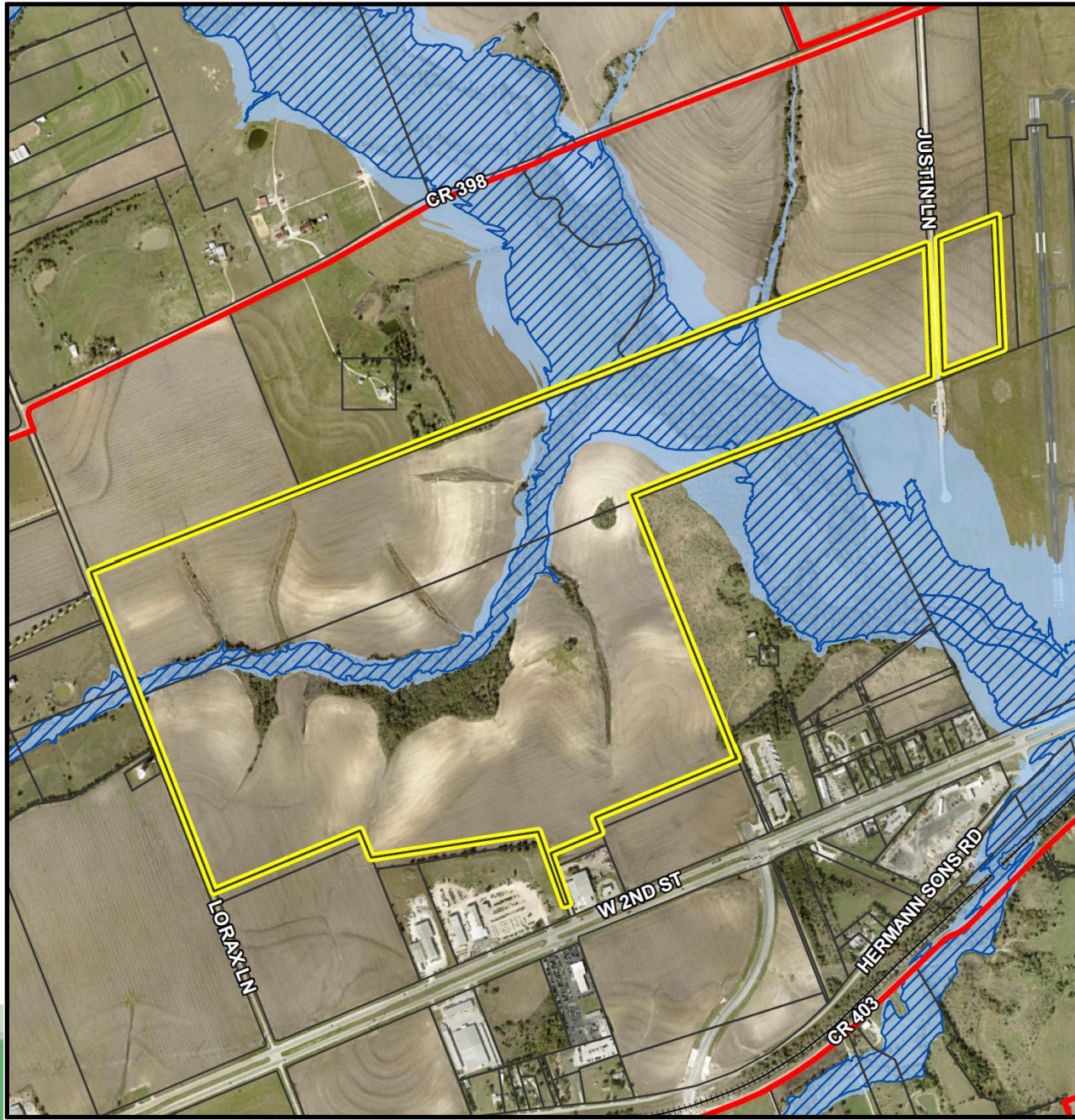
Growth Sector & Future Land Use Maps



Existing Zoning Map



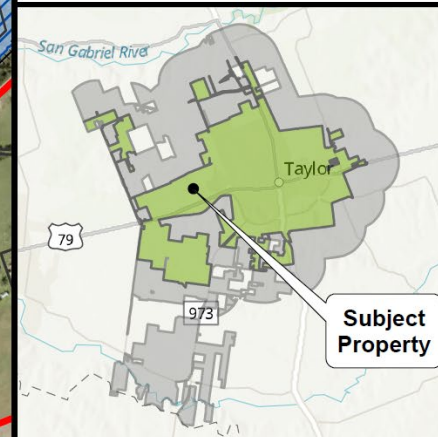
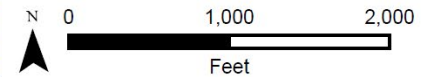
Floodplain Map



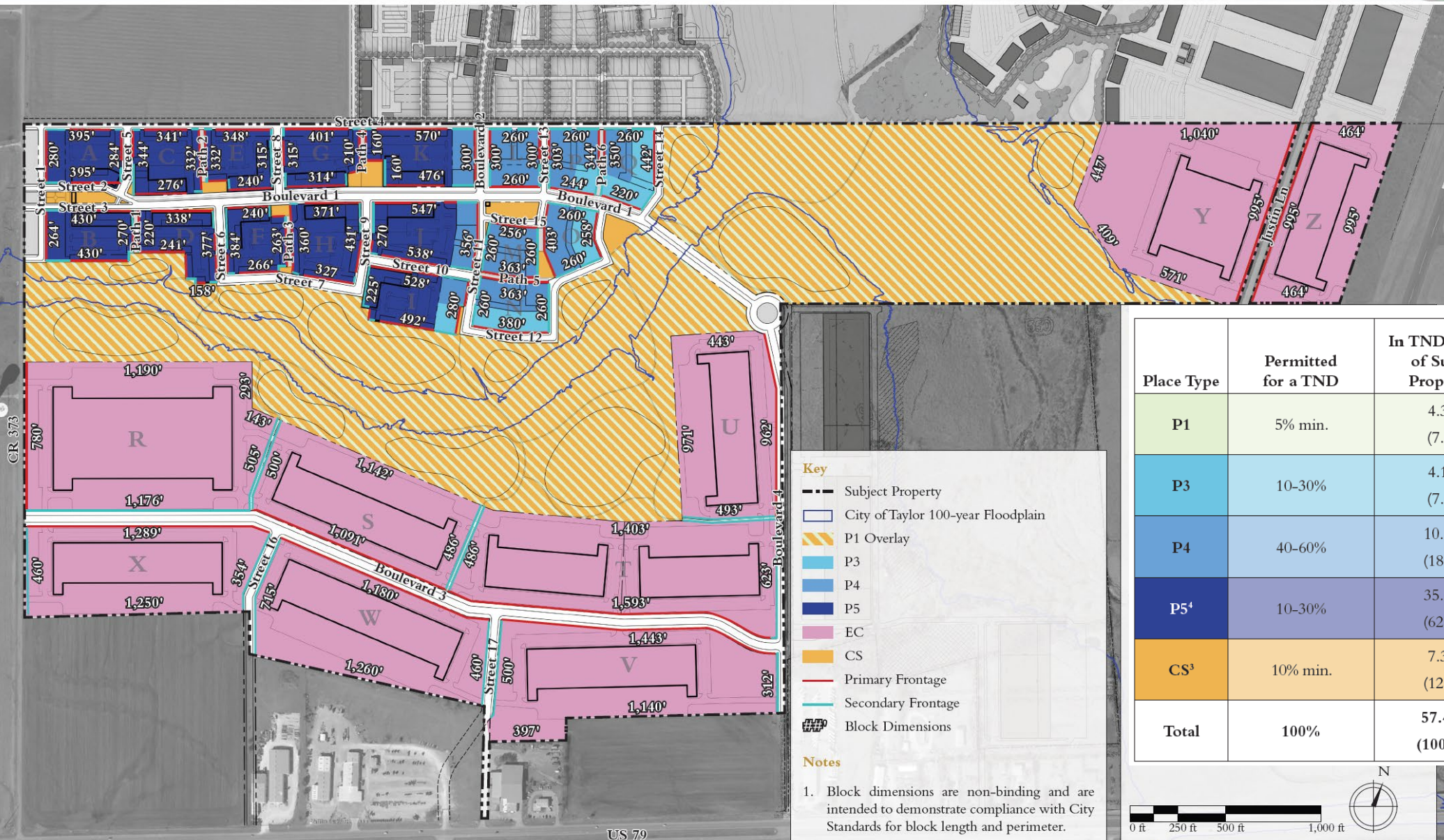
PZ-2023-1831

Generally located between US
79, Lorax Ln. & Justin Ln.
Employment Center &
Neighborhood Plan
Location Map
Approximately 300 acres

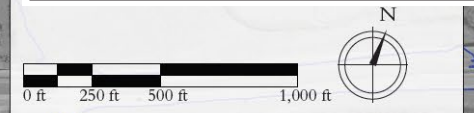
- City Limits
- ETJ Boundary
- Subject Property
- Parcels
- FEMA 100-year Floodplain
- Taylor 100-year Floodplain



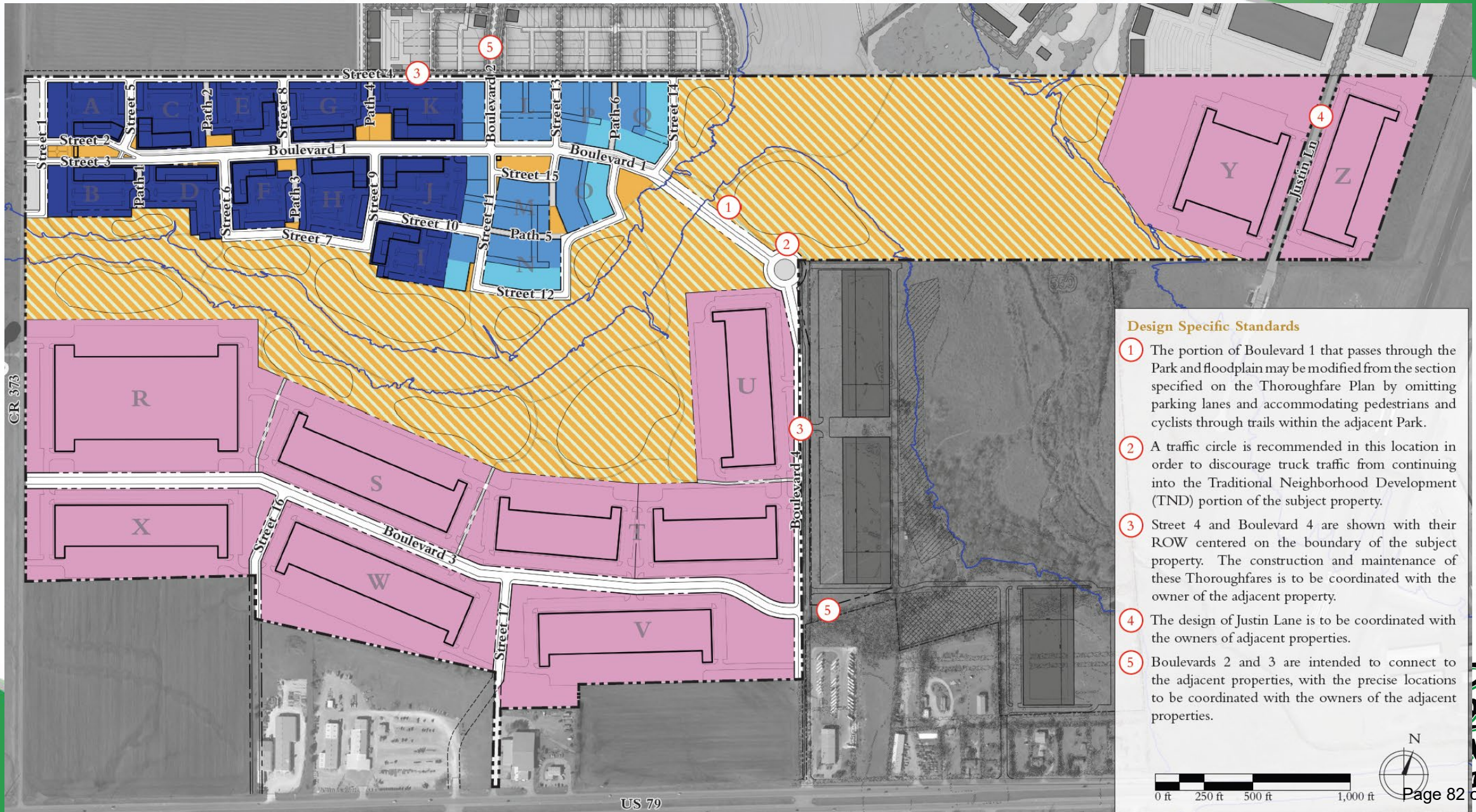
Regulating Plan



Place Type	Permitted for a TND	In TND Portion of Subject Property ^{1, 2}	Target for TND Portion of Subject Property ¹
P1	5% min.	4.3 ac. (7.5%)	3.5 ac. min.
P3	10-30%	4.1 ac. (7.1%)	7.0-21.1 ac.
P4	40-60%	10.4 ac. (18.1%)	28.1-42.2 ac.
P5 ⁴	10-30%	35.6 ac. (62.0%)	7.0-21.1 ac.
CS ³	10% min.	7.3 ac. (12.8%)	7.0 ac. min.
Total	100%	57.4 ac. (100.0%)	-



Design Specific Standards



Design Specific Standards



Master Plan

ILLUSTRATIVE MASTER PLAN



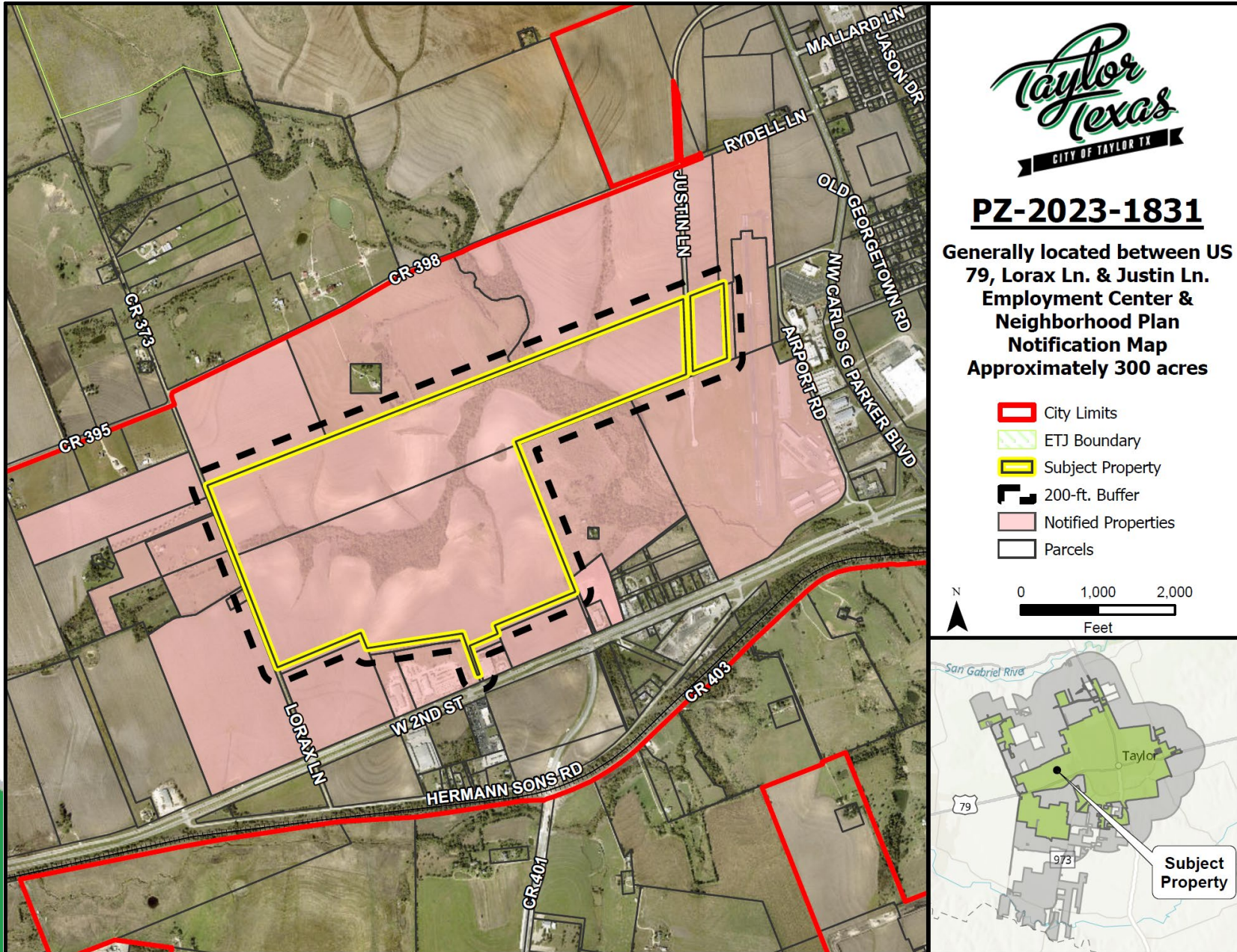
Proposed Warrants

- i. To allow higher ratio of P5 – Urban Center Place Type zoning than specified in the Traditional Neighborhood Development (in Table 3.6.1 (A) of the Land Development Code), in order to achieve the higher density for residential uses that is specified in the description of the Special Employment District in the Comprehensive Plan.
- ii. For larger block size in P5 – Urban Center Place Type than specified in Table 3.8.2 (J) of the Land Development Code. The parking area to exceed 1.5 times the building footprint as specified in section 5.4.7 of the Land Development Code. Both (ii) and (iii) are requested by the applicant to accommodate the multifamily buildings and associated parking.
- iii. For larger blocks in P3 – Neighborhood and P4 – Mix Place Types than specified in Table 3.8.2 (J) of the Land Development Code. The applicant's request is to accommodate their single-family program requirements and to take account of site constraints and thoroughfare connections.
- iv. A warrant is recommended to allow parking in the Second Lot Layer in the identified locations on *page B.5* only if it is enclosed in a building and screened from view at Frontages.

General Standards

1. A Warrant is recommended to allow a higher ratio of P5 than is specified for a TND in order to achieve the higher density for residential uses that is specified in the description of the Special Employment District in the Comprehensive Plan.
2. A Warrant for larger block size is recommended throughout the portion of the subject property zoned P5. A Warrant is also recommended for the parking area for buildings in P5 to exceed 1.5 times the building footprint. Both of these Warrants are recommended in order to accommodate the Applicant's proposed multi-family buildings and their associated parking.
3. A Warrant for larger block size is recommended throughout the portion of the subject property zoned P3 and P4 in order to accommodate the Applicant's requested single-family program with consideration to site constraints and require Thoroughfare connections.

Notification Map



- 19 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 Commission Recommendation

Planning & Zoning Commission recommended **Approval** of the proposed EC – Employment Center and Neighborhood Plan and the requested Warrants.



City Council Meeting June 27, 2024 Transmittal Letter

STRATEGIC PILLAR

Streets/Infrastructure

Agenda Item Number: 4.

Agenda Title: Introduce Ordinance 2024-31 vacating and abandoning a twenty-foot wide alley located within Block 4 of the Washington Heights Addition.

Council Action to be Taken: Introduce ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE / DESCRIPTION

The purpose of this ordinance is to vacate an unused alley.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The property owner adjacent to this alley has requested its abandonment. City records indicate this alley is unused.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
Removes the unused alley from public right-of-way inventory.	Prevents future access to the rear of lots adjacent to the alley.

4. RECOMMENDATION

Staff recommends introducing the ordinance.

5. FUNDING SOURCE

N/A

6. TIMELINE

Ordinance introduction - June 27, 2024

Ordinance consideration - July 11, 2024

7. OTHER OPTIONS

The Council may choose not to abandon the alley.

8. ATTACHMENTS

1. Ord 2024-31 Epperson Alley Vacation Ordinance FINAL

ORDINANCE NO. 2024-31

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, VACATING AND ABANDONING THE TWENTY-FOOT-WIDE ALLEY LOCATED WITHIN BLOCK 4 OF THE WASHINGTON HEIGHTS ADDITION TO THE CITY OF TAYLOR RECORDED IN CABINET A, SLIDE 193 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND PROVIDING A SAVINGS CLAUSE

WHEREAS, the City of Taylor, Texas, desires to vacate and abandon a twenty-foot-wide alley within Block 4 as shown in the plat on file in Cabinet A, Slide 193 of the Williamson County records, being the plat of the Washington Heights Addition to the City of Taylor, Texas, which alley is legally described in *Exhibit A* attached hereto and incorporated by reference herein ("Alley").

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

SECTION 1. All the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied herein verbatim.

SECTION 2. The City Council of the City of Taylor, Texas, does hereby vacate and abandon the Alley described herein.

SECTION 3. A certified copy of this Ordinance may be filed in the Official Records of Williamson County, Texas, to evidence the City has abandoned the Alley and vacated the Alley right of way show on the plat records and described herein to the adjoining property owners.

SECTION 4. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of this Ordinance to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Taylor, Texas, declares that it would have passed each and every part of this Ordinance notwithstanding the omission of any part declared to be invalid or unconstitutional.

In accordance with Article VIII, Section 1, of the City Charter, Ordinance No. 2011-17 was introduced before the Taylor City Council on the 27th day of June, 2024.

PASSED, APPROVED, and ADOPTED on the ____ 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 City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2024-31, passed and approved by the City Council of the City of Taylor, Texas, on the 11th day of July, 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 the _____ day of _____, 2024.

Dianna McLean
City Clerk

Exhibit "A"





City Council Meeting June 27, 2024 Transmittal Letter

STRATEGIC PILLAR

Quality of Life

Agenda Item Number: 5.

Agenda Title: Consider Resolution R24-19 nominating an individual to fill a vacant seat on the Williamson Central Appraisal District Board (WCAD).

Council Action to be Taken: Consider nomination(s).

Department Submitted: City Clerk

Staff Contact: Dianna McLean, City Clerk

1. PURPOSE / DESCRIPTION

To submit nomination(s) to the Williamson Central Appraisal District Board (WCAD) to fill a vacated seat.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

One of the Board of Director members on the WCAD Board was publicly elected during the May 4th general election; therefore, she will be unable to complete her 2024 term on the Board. The Tx Property Code requires that if a vacancy occurs on the Board of Directors, each taxing unit that is entitled to vote may nominate a candidate to fill the vacancy.

On May 17th, Council was notified of the vacancy and asked for nominations to submit to WCAD. One nomination was submitted by Councilmember Garcia to nominate Rick Von Pfeil. The attached resolution makes that nomination.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Adopt Resolution R24-19

5. FUNDING SOURCE

NA

6. TIMELINE

Deadline for nominations is June 30th.

7. OTHER OPTIONS

Do not nominate anyone.

8. ATTACHMENTS

1. RESOLUTION NO R24-19, WCAD nomination

RESOLUTION NO. R24-19

**A RESOLUTION OF THE CITY OF TAYLOR, TEXAS,
NOMINATING A CANDIDATE TO FILL A VACANCY ON
THE WILLIAMSON CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS.**

WHEREAS, due to an unexpected vacancy on the Williamson Central Appraisal District Board of Directors, the City of Taylor, Texas wishes to nominate a candidate to fill said vacancy:

Rick Von Pfeil

NOW, THEREFORE be it resolved by the City Council that the City of Taylor, Texas hereby nominates Rick Von Pfeil as a candidate to fill a vacancy on the Williamson Central Appraisal District Board of Directors.

RESOLVED the 27th day of June, 2024.

Dwayne Ariola, Mayor

Dianna McLean, City Clerk



City Council Meeting June 27, 2024 Transmittal Letter

STRATEGIC PILLAR

Streets/Infrastructure
Quality of Life

Agenda Item Number: 6.

Agenda Title: Consider Resolution R24-18 waiving permit fees for the reconstruction of the Dickey Museum and Multipurpose Center.

Council Action to be Taken: Consider approving resolution.

Department Submitted: City Management

Staff Contact: Jeffery Jenkins, Deputy City Manager

1. PURPOSE / DESCRIPTION

The purpose of this item is to consider waiving regulatory development fees for two year to construct the Dickey Musuem and Multipurpose Center.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Dickey Museum, a non-profit, is dedicated to collecting, preserving and disseminating information about Dr. Dickey through the reconstruction of this Museum and Multipurpose Center. This organization is in the process of rebuilding the Museum and Multipurpose Center. Back in 2022, the Center was destroyed by a fire set by an arsonist. The plan at this time is to reconstruct the Museum and Multipurpose Center.

The non-profit has requested a waiver of the regulatory fees for the reconstruction. A waiver was also done previously for the remodeling project. The Center is located within a Neighborhood Empowerment Zone, which has the goal to create new housing, and increase quality of life social services or rehab projects. Through this resolution the following are the key points within:

- Fee waiver must be used between July 1, 2024-July 1, 2026. Additional time frame would require a new waiver request.
- The City Council also recognizes that the project will incur plan review and inspection fees, and does hereby waive, during the time frame in section 2, all the development fees estimated to be approximately \$2,725, which includes fees for the building permit and fees for a right of way permit. This total assumes no more than 2 rounds of plan reviews. Any additional reviews would be an additional \$95.
- Water meter will be moved at no cost if needed and boring under Burkett to connect the

line into service if Burkett is determined to be the best location to connect to the system.

Jennifer Harris with the Dickey Museum and Fred Robinson, the project architect, will be in attendance at the Council meeting.

3. PROS and CONS	
<u>PROS</u>	<u>CONS</u>
• Helps funding the reconstruction project by waiving fees • Assists with continuing legacy and memory of Dr. Dickey • Could cause more redevelopment within the area	• NA

4. RECOMMENDATION

Approve resolution.

5. FUNDING SOURCE

Waives certain fees

6. TIMELINE

Gives two years to use the waivers.

7. OTHER OPTIONS

Reduce the amount of waiver or modify agreement.

8. ATTACHMENTS

1. RESOLUTION R24-18 Dickey Multipurpose
2. Resolution Presentation R 24-18.1 (003)

RESOLUTION R24-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, WAIVING THE REGULATORY DEVELOPMENT FEES FOR TWO YEARS TO CONSTRUCT THE DICKEY MUSEUM AND MULTIPURPOSE CENTER.

WHEREAS, the City of Taylor has adopted ordinances regulating the construction of buildings within its jurisdiction; and

WHEREAS, the City of Taylor has also adopted permitting fees associated with the administration of the building codes; and

WHEREAS, the City of Taylor has occasionally in consideration of unique and exceptional projects that will have a remarkable impact on the community, may from time to time waive the permitting fees; and

WHEREAS, Dr. James Dickey served the Taylor Community for many years and worked tirelessly to improve the quality of life of all Taylor citizens; and

WHEREAS, the Dickey Museum, a non-profit 501, C3 organization, dedicated to collecting, preserving and disseminating information about Dr. Dickey through the construction of this Museum and Multipurpose Center at 500 Burkett Street ; and

WHEREAS, the Dr. James Dickey Museum & Multipurpose Center is regarded as an example of such a project of significant impact.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS;

1. Given that the Museum's public education purpose and its activities of collecting, preserving, and disseminating information about Dr. Dickey's history and his legacy, the Council hereby declares that the Museum and Multipurpose Center's proposal to establish this center in the City is of great value to the community and its citizens,
2. This fee waiver must be used for services within the next two years starting July 1, 2024 and ending July 1, 2026. If not used during this timeframe, a new waiver request can be requested.
3. Th City Council also recognizes that the project will incur plan review and inspection fees, and does hereby waive, during the timeframe in section 2, all the development fees estimated to be approximately \$2,725, which includes fee for the building permit and fees for a right of way permit. This total assumes no more than 2 rounds of plan reviews. Any additional reviews would be an additional \$95.
4. The City of Taylor will move the water meter at no cost and the city will bore under Burkett Street to connect the meter into service line. This portion will be completed if determined that Burkett Street is the best place at that time to connect back into the water system.

5. The fees listed in section 2 are the only fees being waived and this resolution does not provide for other fee waivers or additional work not normally done on other properties.

PASSED, and APPROVED the 27th day of June 2024.

Dwayne Ariola, Mayor

ATTEST:

Dianna McLean, City Clerk

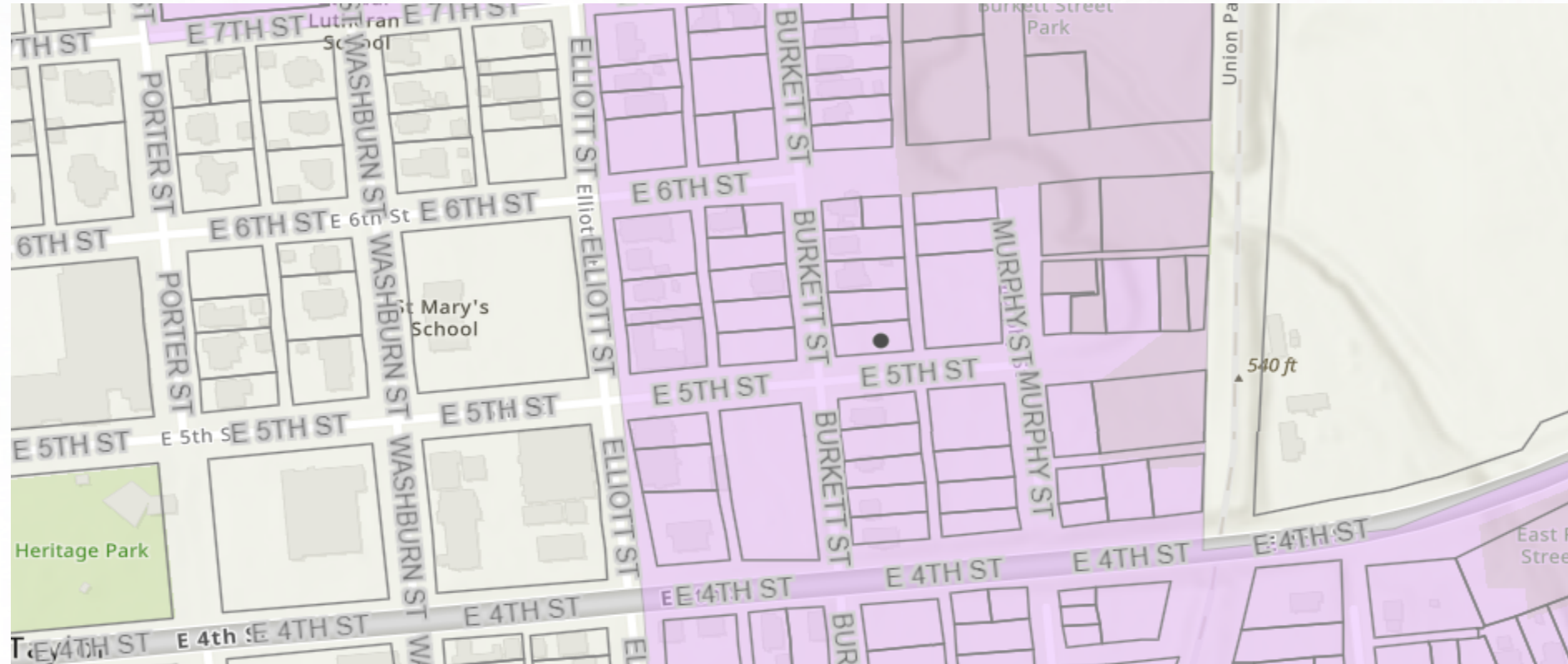
*Consider Resolution R 24-18
waiving permit fees for construction of the
Dickey Museum and Multipurpose Center*

City Council Meeting Presentation
June 27, 2024

Current Status

- Dickey Museum non-profit, is in the planning and development process to build the Dickey Museum and Multipurpose Center
- The Center will be built at 500 Burkett Street and provides for honoring Dr. Dickey's legacy by completing this facility
- Previously the approved waiving the permit fees for the previous remodeling project
- Center is located in Neighborhood Empowerment Zone No 1- which allows a 50% discount on building permit fees to increase creation of housing, increase quality of life social services or rehab projects

Neighborhood Empowerment Zone No.1



Resolution R 24-18

- Fee waiver must be used between July 1, 2024-July 1, 2026
 - Can request additional waiver
- The City Council also recognizes that the project will incur plan review and inspection fees, all the development fees estimated to be approximately \$2,725, which includes fee for the building permit and fees for a right of way permit. This total assumes no more than 2 rounds of plan reviews. Any additional reviews would be an additional \$95.
- Water meter will be moved at no cost if needed and boring under Burkett to connect the line into service if Burkett is determined to be the best location to connect into the system. This is normally how this would be managed, but noted in the agreement.

Questions??



City Council Meeting June 27, 2024 Transmittal Letter

STRATEGIC PILLAR

Quality of Life

Agenda Item Number: 7.

Agenda Title: Receive Compensation Study Presentation.

Council Action to be Taken: Recieve presentaion

Department Submitted: Human Resources

Staff Contact: LaShon Gros, Director

1. PURPOSE / DESCRIPTION

The purpose of this agenda item is to provide the Council with an update on the Compensation Study completed by Logic Compensation Group (LCG). A presentation will be made by Lori Messer, Managing Director, LCG.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Staff completed a compensation study in fiscal year 2022 assessing the City's pay ranges and supplemental pay compared to the defined labor market. One of the recommendations from the study was to complete a study every 2–3 years to assess the City's market position. As a part of the FY 2024 budget, Council approved funds to complete a compensation study. Logic Compensation Group was selected to perform the compensation study. The purpose of the compensation study was to assess the City's level of competitiveness from a base pay perspective and understand pay practices relative to supplemental pay and certifications.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Receive the results of compensation and recommendations	•

4. RECOMMENDATION

Staff recommends the receipt of the report and consideration of recommended actions during the budget process.

5. FUNDING SOURCE

N/A

6. TIMELINE

7. OTHER OPTIONS

8. ATTACHMENTS

1. 20240529_City of Taylor Compensation Survey Presentation



Compensation Survey

June 27, 2024

City of Taylor, TX



Logic Compensation Group
Total Rewards Consulting

OVERVIEW

Presentation Topics

- ❖ Study Objectives and Key Deliverables
- ❖ Project Initiation
- ❖ Market Survey
- ❖ Structure Adjustment Recommendations
- ❖ Implementation Costing Recommendations
- ❖ Pay Practices, Supplemental Pay, and Level of Work Recommendations
- ❖ Guidelines for Pay Administration

STUDY OBJECTIVES & KEY DELIVERABLES

Pay Strategy	Identify Labor Market	Survey Market	Pay Plan	Pay Guidelines	Presentation
• Defined desired market position • Identified pay practice items to collect • Identified benchmark jobs	• Who City competes with for talent • Similar to City's size and characteristics • Those included in last survey	• Evaluate data for reliability and validity • Understand current market position	• Align with market to aid in recruitment & retention • Maintain internal alignment	• Annual Process that is consistent • Fiscally responsible & sustainable	• Study Team • City Council
DELIVERABLES					
Custom Survey Instrument Developed	Labor Market Identified	Custom Survey Instrument Disseminated & Results Tabulated	Pay Structure Adjustments Recommended	Implementation and Pay Administration Guidelines	Question and Answer Session



PROJECT INITIATION

- ❖ Meeting with City to understand the current and ***desired state*** of the compensation systems.
- ❖ City's Project Team:

LaShon Gros	Director of Human Resources & Civil Service
Jeffrey Wood	Chief Financial Officer (study results meetings only)
Christina Cummings-Medina	Senior Human Resources Generalist
- ❖ Identified metrics to utilize in determining the City's ***level of competitiveness*** and ***comparator labor market organizations***

MARKET SURVEY

Factors Considered for Comparator Labor Market Selection

- ❖ Competition for talent
- ❖ Location/proximity to the City
- ❖ Cities of similar budget, population, and employee size
- ❖ Cities included in last study

MARKET SURVEY

Invited Peer Organizations (17)

Participant	No Response
City of Austin ¹	City of Kyle
City of Bastrop	City of Pflugerville
City of Belton	
City of Brenham	
City of Cedar Park	
City of Copperas Cove	
City of Georgetown	
City of Harker Heights	
City of Hutto ¹	
City of Leander	
City of Liberty Hill	
City of Manor ¹	
City of Round Rock ²	
City of Temple ¹	
Williamson County	

Notes:

Data was obtained from 88% of the identified labor market.

¹ The participant may not have completed all aspects of the survey and/or some portions of the data was data mined by Logic Comp.

²The survey was completed by Logic Comp using materials provided to Logic Comp by the City of Round Rock.

MARKET SURVEY

Benchmark Jobs (64)

City Manager	Equipment Operator I	Police Chief
Assistant City Manager	Equipment Operator II	Fire Chief
City Clerk	Equipment Operator III	Utility Clerk
Executive Assistant	Public Works Director	Senior Utility Clerk
Administrative Assistant	Accounts Payable Specialist	Utility Billing Manager
Clerk of Municipal Court of Record	Senior Accountant	Meter Technician
Deputy Municipal Court Clerk	Chief Financial Officer	Utility Worker I
Senior Deputy Municipal Court Clerk	Deputy Chief Financial Officer	Utility Worker II
Code Enforcement Officer	Budget Analyst	Utility Superintendent
Permit Technician I	Purchasing Agent	Wastewater Operator I
Senior Planner	Director of Human Resources & Civil Service	Wastewater Operator II
Grounds Operator I	Senior Human Resources Generalist	Crew Leader I (Water)
Grounds Operator III	Human Resources Coordinator	Firefighter - EMT
Custodian	Library Aide	Driver/Operator
Building Maintenance Technician	Library Assistant	Fire Lieutenant
Building Maintenance Superintendent	Technology Librarian	Assistant Fire Chief
Mechanic I	Library Director	Police Cadet
Mechanic II	Animal Control Officer	Police Officer
Fleet Services Superintendent	Animal Control Supervisor	Police Corporal
Director of Development Services	Communications Officer	Police Sergeant
Parks and Recreation Director	Communications Supervisor	Police Commander
	Records and Evidence Supervisor	

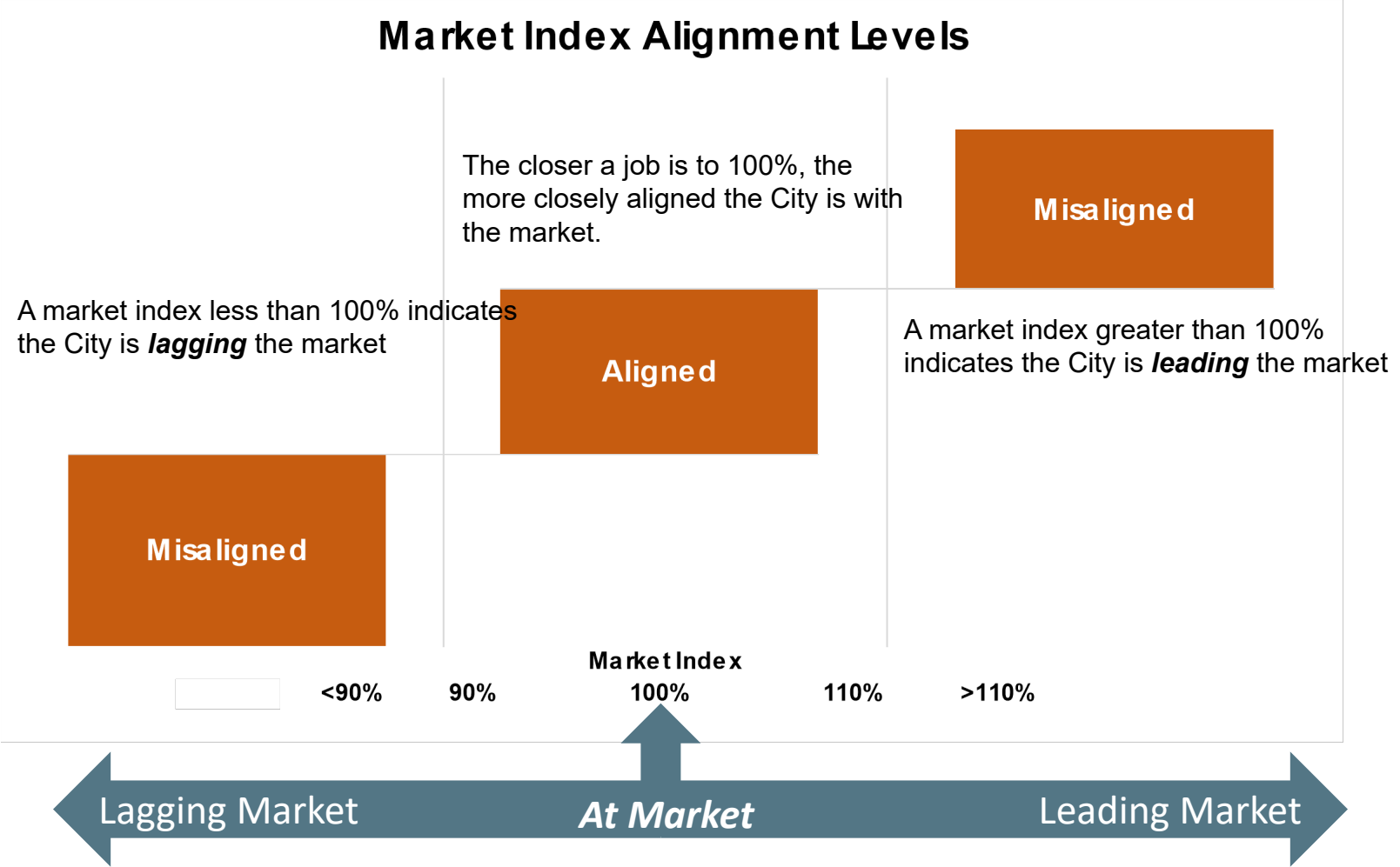
MARKET SURVEY

Custom Survey Data & Validation

- ❖ Data obtained from comparator organizations included: job title, number of incumbents, FLSA status, average time in position, base hours worked, average actual salary, and salary range
- ❖ Several data validation steps were completed to ensure the reliability of collected survey data, including:
 - Follow-up calls were initiated by Logic Comp to clarify missing or questionable data submissions
 - Comparator organization job descriptions were reviewed for questionable job matches
 - Reported salary data were adjusted based on annual hours worked consistent with the City
 - 2,912 for Fire except Assistant Fire Chief
 - 2,080 for all other jobs including Assistant Fire Chief
 - Survey inputs were reviewed by senior level Logic Comp staff to ensure data integrity and validity

MARKET SURVEY

Summary of Findings: Base Pay



MARKET SURVEY

Summary of Findings: Base Pay

- ❖ The median of market midpoint were referenced as the basis for adjustment recommendations for ranges for the General Population salary structure
- ❖ The median of market minimums were referenced as the basis for adjustment recommendations for ranges for Sworn Fire and Sworn Police
- ❖ Overall, Logic Comp found that the City is misaligned with the market for the General Population, Sworn Fire, and Sworn Police

Market Index	City Midpoint vs. Market 50 th Midpoint	City Minimum vs. Market 50 th Minimum
General Population	88.3%	
Sworn Fire		87.6%
Sworn Police		86.0%

MARKET SURVEY

Summary of Findings: Pay Practices

City Leads Market	City Lags Market
Offers Certification or Supplemental Pay • Fire: Fire Inspector, Fire Investigator • Police: Criminal Investigation Unit • Bilingual: ASL • Wastewater: Collection I	Most recent adjustments/increases: • Pay structure adjustment %: General Population (0% vs 2%) • Merit increase %: General Population (0% vs 4%) • COLA increase %: Sworn Fire and Sworn Police (0% vs 3%)
Certification Pay Amounts • Fire: Intermediate, Advanced, Master • Police: Intermediate, Advanced, Master • Public Safety Dispatch/Telecommunicator: All levels	Certification or Supplemental Pay Amounts • Fire: Fire Training Officer • Bilingual: Spanish • Water Distribution: All levels • Wastewater: All levels
	Education Incentive Amount: • Police: All degrees

STRUCTURE ADJUSTMENT RECOMMENDATIONS

Salary Structure Adjustment Recommendations: Non-Civil Service

Salary Structure Adjustment:

- ❖ Adjust current structure starting midpoint by 18.8% (recommendation based on the average of the median midpoint of positions in the survey for Grade 12)
- ❖ Increase range spreads to 50% from 35% to align closer to the market averages; this also provides more opportunity for employee growth within their same position
- ❖ Maintain a 5% midpoint to midpoint differential
- ❖ Calculate new range minimums and maximums applying percentage updates indicated above

Grade Adjustments:

- ❖ Jobs where the current midpoint is considered either misaligned or significantly misaligned
- ❖ Jobs where adjustments are necessary to maintain internal equity

Employee Pay Adjustments:

- ❖ No employee should be paid less than the minimum of the new salary range for their job
- ❖ No employee should be paid more than the maximum of the new salary range for their job
- ❖ No employee's salary should decrease from their current rate
- ❖ If an employee's current midpoint differential is less than 3.5%, their salary would increase by 3.5%
- ❖ If an employee's current midpoint differential is greater than 10%, their salary increase is capped at 10%

STRUCTURE ADJUSTMENT RECOMMENDATIONS

Salary Structure Adjustment Recommendations: Civil Service

Salary Structure Adjustment:

- ❖ Utilize median (50th percentile) of market minimum differential as a reference for developing salary ranges
- ❖ Calculate new minimums for each rank based upon applying a 10% increase to the current minimums; 1% for Police Recruits
- ❖ Adjust steps increments to equal percentage increments between steps. Step increment percentages:
 - Fire: Firefighter 2.7%, Drive/Operator 2.5%, and Lieutenant 2.4%
 - Police: Officer 1.5%, Corporal 1.5%, Sergeant 1.5%, Commander 1.7%
- ❖ Range spreads changed slightly because of the change in step increments

Step Pay Adjustments:

- ❖ Employee remains in the same step as current

Employee Pay Adjustments:

- ❖ No employee should be paid less than their current step
- ❖ No employee's salary should decrease from their current rate
- ❖ Given that a flat percent increase was applied, all employees receive an increase to bring to the new rate

IMPLEMENTATION COSTING RECOMMENDATIONS

Costing

- ❖ Several costing scenarios were reviewed with the City Study Team
- ❖ After consideration was given to each scenario, the following are the three recommended scenarios:
 - General Population: Adjust by the market midpoint differential using a minimum adjustment of 3.5% and a maximum of 10%
 - Sworn Fire and Police: Cap the structure minimum adjustment to 10% (1% for Recruits); keep the employee in the same step
- ❖ The estimated cost to implement the recommended scenarios is: \$990,154*

Scenario	Employee Group	Scenario Description	Estimated Cost
Bring to Minimum			
	General Population	Bring to Minimum	\$66,099
	Sworn Fire	Closest Step without EE Losing Pay	\$58,256
	Sworn Police	Closest Step without EE Losing Pay	\$37,845
		Total	\$162,200
10% Cap			
	General Population	Proposed Midpoint Diff 3.5% Min to 10% Max	\$781,705
	Sworn Fire	Same Step Cap Range Minimum Increase to 10%	\$94,192
	Sworn Police	Same Step Cap Range Minimum Increase to 10%; Recruit Cap at 1%	\$114,256
		Total	\$990,154
Full Cost - No Cap			
	General Population	Proposed Midpoint Diff 3.5% min no cap	\$1,305,238
	Sworn Fire	Remain in the Same Step	\$232,300
	Sworn Police	Remain in the Same Step	\$229,575
		Total	\$1,767,113
Combined Estimated Costs- City Preferred Scenarios			
10% Cap	General Population	Proposed Midpoint Diff 3.5% Min to 10% Max	\$781,705
10% Cap	Sworn Fire	Same Step Cap Range Minimum Increase to 10%	\$94,192
10% Cap	Sworn Police	Same Step Cap Range Minimum Increase to 10%; Recruit Cap at 1%	\$114,256
		Total	\$990,154

*Estimated costs to adjust base pay only

PAY PRACTICES RECOMMENDATIONS

Adjustments/Increases: Pay Structures, Merit, and COLA

Pay Structure Adjustments:

- ❖ Continue with annual adjustments; doing so in October is aligned with the market
- ❖ Ensure that adjustment percentages are competitive

Merit Increases:

- ❖ Monitor the market from a competitive perspective to see if there are changes in the use of merit increases
- ❖ If/when offering, ensure that the increase percentages are competitive

COLA Increases:

- ❖ Continue the practice of competitive COLA increases for the General Population
- ❖ Consider the addition of COLA increases for Sworn Police
- ❖ Monitor/consider the use of COLA increases for Sworn Fire (COLAs are not as prevalent as with Sworn Police)

Frequency of Increases – Sworn Fire and Sworn Police:

- ❖ Continue the practice of annual increase

PAY PRACTICES RECOMMENDATIONS

Structure Design

Open Range vs. Steps:

- ❖ No change to the current use of open ranges vs steps is recommended

Number of Steps:

- ❖ No change to the number of steps in the current structures is recommended

Payment Over Maximum:

- ❖ No change to the current practice of not allowing payments over the range maximum is recommended

SUPPLEMENTAL PAY RECOMMENDATIONS

Supplemental Pay: Sworn

Sworn Fire:

- ❖ Consider updating the supplemental pay for the Fire Training Officer to market rates
 - ❖ City pays up to \$35/month and market average is \$100/month

Sworn Police:

- ❖ Consider increasing the education incentive across all degree types to be more competitive
 - ❖ City pays between \$600 and \$1,800 whereas the market pays between \$900 and \$2,100

SUPPLEMENTAL PAY RECOMMENDATIONS

Supplemental Pay: General Population

Bilingual:

- ❖ Consider increasing the supplemental pay for Spanish to align closer to the market rate
 - ❖ The City pays \$75/month compared to the market median of \$125/month

Water Distribution and Wastewater Collection:

- ❖ Increase the certification pay across all levels
 - ❖ The City pays between \$25 and \$35/month whereas the market median is between \$50 to \$150/month

LEVELS OF WORK

Levels of Progression and Distinguishing Factors

Numbers of Levels of Progression:

- ❖ Conduct a classification review to determine the appropriate number of levels per classification

Numbers of Levels and Distinguishing Factors:

- ❖ Review factors currently utilized to distinguish between levels of work, incorporating best practices that base levels of work on distinctions of essential duties, skills, certifications, licensures, and/or supervision received rather than years of experience.

GUIDELINES FOR PAY ADMINISTRATION

Cost Implementation Considerations

- ❖ Initial calculated cost to implement new structure will not take into consideration legally required payroll expenses (i.e., FICA), benefits costs associated with payroll expenses (i.e., retirement contributions), overtime, and/or supplemental/certification pay
- ❖ The City may wish to apply discretion in some instances to account for performance and tenure that have not been implemented in the past
- ❖ A multi-year strategy for implementation may need to be considered, depending on the financial ability of the City to implement; however, Logic Comp does not recommend extending the phase-in period beyond two years
- ❖ Logic Comp recommends that an adjustment of up to 10% be applied immediately and the difference for those individuals requiring greater than a 10% increase be applied within a reasonable period of time (the following fiscal year) along with any required cost of labor adjustments, providing fiscal resources are available

GUIDELINES FOR PAY ADMINISTRATION

Maintenance of Compensation System

- ❖ Annual adjustments to the salary structure based on cost of labor changes
 - Helps to ensure the salary structure(s) remain externally competitive
- ❖ Annual increases in employee pay
- ❖ Conduct a salary survey approximately every three (3) years
 - Validate the pay system against the City's targeted comparator market to ensure pay structures remain competitive and aligned with desired market positions

QUESTIONS





Thank You

Lori Messer, Managing Director



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Logic Compensation Group



Logic Compensation Group
Total Rewards Group



City Council Meeting June 27, 2024 Transmittal Letter

STRATEGIC PILLAR

Economic Vitality
Streets/Infrastructure

Agenda Item Number: 8.
Agenda Title: Receive Utility Rate Study.
Council Action to be Taken: Receive Presentation
Department Submitted: Finance
Staff Contact: Jeff Wood, Chief Financial Officer

1. PURPOSE / DESCRIPTION

This agenda item is to present the results of the recently completed utility rate study. Grady Reed of HDR will present the study results.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City of Taylor did a utility rate study in 2021 and completed an update to that study in 2023 for the Samsung development. The 2023 study recommended rate increases of 8% per year for water and 0% per year for sewer for FY2024 - FY2028.

The 2024 rate study update has been developed by HDR and takes advantage of their knowledge of the City's utility system through their work as City Engineers. The 2024 study was intended to update rates based on the latest information available regarding the utility demands of Samsung and updated development projections. HDR and City Public Works staff have developed a comprehensive 5-year capital improvement plan that looks at the needed improvements of the system. This plan is extensive and would require significant rate increases to cover the debt that would be required to complete the 5-year plan. HDR and staff then worked to identify the most critical projects that could be funded with a reasonable annual rate increase over the next five years. The improvement plan will be completed through a combination of cash-funding and debt issuance that will be paid by user fees established within the rate study. Even with the planned rate increases and debt, there will still be millions of dollars worth of repairs that remain unfunded.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
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• Identifies needed improvements and an estimated cost of said improvements • Provides the utility rate structure to support the improvement plan • Establishes utility rate guidance for the development of future budgets	• The needed improvements require higher utility rates to fund the projects • Higher rates may lead to increased consumer water conservation that could result in less revenue than anticipated by the rate increases
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4. RECOMMENDATION

Receive the utility rate presentation and provide feedback on the study to staff. Any rate increase proposed in the study will be incorporated into the budget and approved as part of the updated fee schedule in September.

5. FUNDING SOURCE

Increased costs will be funded through user fees.

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. Rate Study Presentation



FY25 UPDATE OF WATER & WASTEWATER RATES

City Council Presentation

City of Taylor

June 27, 2024



RATE MODELING APPROACH

- Fund the most critical capital projects first.
- Planned debt issues in FY25 (\$5 million), FYs 28 and 29 (\$10 million). Total debt issues of \$25 million. Debt would be issued late in the year. Half of total annual debt payment included in year of issue.
- Samsung peak use occurs in FY25 and then declines to the long-term use projections.
- \$1 million per year budgeted for cash projects.
- Other budget items for critical/emergency repairs (\$400,000).
- Most budget items are projected to increase at a rate of 2.0% / year.

WATER

- Assumes 7,028 connections for FY25 with a total billed use of 1,086 mg (includes Samsung use).
 - Residential average consumption – 5,323 gallons/month.
 - Commercial average consumption – 15,000 gallons/month.
- Growth rate is 5.0% a year for residential and 2.5% a year for commercial customers.
- Total water expenses of \$10.0 million.
- Approximately \$500,000/year of cash funded projects.
- \$1.9 million of debt issued in FY28 and \$1.3 million issued in FY29

WATER CIP

Project Name	Source of Funding	Estimated Project Cost by Year					Five-Year CIP Total
		2025	2026	2027	2028	2029	
New 12" line along Carlos Parker with PRV	Fees	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 600,000
New 16" Line west of RR from Highland Dr to E Lake Dr	Fees	\$ 500,000	\$ 750,000	\$ 550,000	\$ -	\$ -	\$ 1,800,000
New 16" line along E Lake Dr.	Fees	\$ 500,000	\$ 750,000	\$ 550,000	\$ -	\$ -	\$ 1,800,000
New 8" line between Old Granger Road and RR	Fees	\$ -	\$ -	\$ 200,000	\$ 400,000	\$ -	\$ 600,000
Upsize existing 8" Line along Old Thorndale, west of Gravel Pit Road	Fees	\$ 300,000	\$ 500,000	\$ 400,000	\$ -	\$ -	\$ 1,200,000
New 8" line along Rio Grande Street	Fees	\$ -	\$ -	\$ 300,000	\$ 600,000	\$ -	\$ 900,000
Upsize existing 2" line to 8" along Oscar St	Fees	\$ -	\$ 200,000	\$ 400,000	\$ -	\$ -	\$ 600,000
New 12" connection under Main St at West 12th Street	Fees	\$ -	\$ 100,000	\$ 300,000	\$ -	\$ -	\$ 400,000
Valve inventory and exercising program	Cash	\$ 100,000	\$ 100,000	\$ 50,000	\$ -	\$ -	\$ 250,000
Lead service line inventory and replacements	Cash	\$ 400,000	\$ 400,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 2,300,000
Water leakage detection - City wide	Cash	\$ -	\$ 52,500	\$ -	\$ 57,500	\$ -	\$ 110,000
Replace existing 8" along N Main from Hosack to 6th	Debt	\$ -	\$ -	\$ -	\$ 1,900,000	\$ 1,300,000	\$ 3,200,000
							\$ -
		\$ 2,400,000	\$ 2,852,500	\$ 3,250,000	\$ 3,457,500	\$ 1,800,000	\$ 13,760,000

WASTEWATER

- Assumes 6,785 connections for FY25 with a total billed use of 784 mg (includes Samsung use).
- Growth rate is 5.0% a year for residential customers and 2.5% a year for commercial customers.
- Total wastewater expenses of \$7.1 million.
- Approximately \$500,000/year of cash funded projects.
- Debt issue of \$5.0 million in FY25 to fund WWTP repairs and other critical projects.
- More debt issued in FY28 (\$8.0 million) and FY29 (\$8.0 million).

WASTEWATER CIP

Project Name	Source of Funding	Estimated Project Cost by Year					Five-Year CIP Total
		2025	2026	2027	2028	2029	
Upsize existing 12" and 15" along Bull Branch, from W Lake to W 1:	Fees	\$ 400,000	\$ 900,000	\$ 400,000	\$ -	\$ -	\$ 1,700,000
I&I Investigation and Reduction & Condition Based Repairs	Cash	\$ 200,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 700,000
I&I Investigation and Reduction & Condition Based Repairs - Tamn	Cash	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Smoke Detection - City wide	Cash	\$ 157,500	\$ -	\$ 172,500	\$ -	\$ 187,500	\$ 517,500
Upsize along Bull Branch, from Main to E 7th St	Debt	\$ 1,150,000	\$ -	\$ -	\$ -	\$ -	\$ 1,150,000
Upsize along Bull Branch, from E 7th to Robinson Pk	Debt	\$ 1,400,000	\$ -	\$ -	\$ -	\$ -	\$ 1,400,000
Fine Screen	Debt	\$ 1,423,695	\$ -	\$ -	\$ -	\$ -	\$ 1,423,695
Handrail	Debt	\$ 393,015	\$ -	\$ -	\$ -	\$ -	\$ 393,015
Headworks	Debt	\$ -	\$ -	\$ -	\$ 3,842,160	\$ 2,625,000	\$ 6,467,160
Automatic telescopic valves and actuators	Debt	\$ -	\$ -	\$ -	\$ 220,000	\$ 642,560	\$ 862,560
Train 1 rehab	Debt	\$ -	\$ -	\$ -	\$ 2,383,800	\$ 1,807,500	\$ 4,191,300
Sludge thickener drive replacement	Debt	\$ -	\$ -	\$ -	\$ -	\$ 779,000	\$ 779,000
New aerobic digester	Debt	\$ -	\$ -	\$ -	\$ 1,590,000	\$ 3,013,375	\$ 4,603,375
Second belt press	Debt	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
							\$ -
		\$ 5,724,210	\$ 1,400,000	\$ 572,500	\$ 8,035,960	\$ 9,054,935	\$ 24,787,605

RATE RECOMMENDATION

Percent Rate Increase

Utility	FY24	FY25	FY26	FY27	FY28	FY29
Water		5.0%	5.0%	5.0%	3.0%	3.0%
Wastewater		3.0%	3.0%	3.0%	3.0%	3.0%

Monthly Bill

Customer	FY24	FY25	FY26	FY27	FY28	FY29
Residential	\$ 137.01	\$ 142.41	\$ 148.04	\$ 153.94	\$ 158.56	\$ 163.33
Commercial	\$ 305.08	\$ 317.43	\$ 330.13	\$ 343.51	\$ 353.82	\$ 364.55

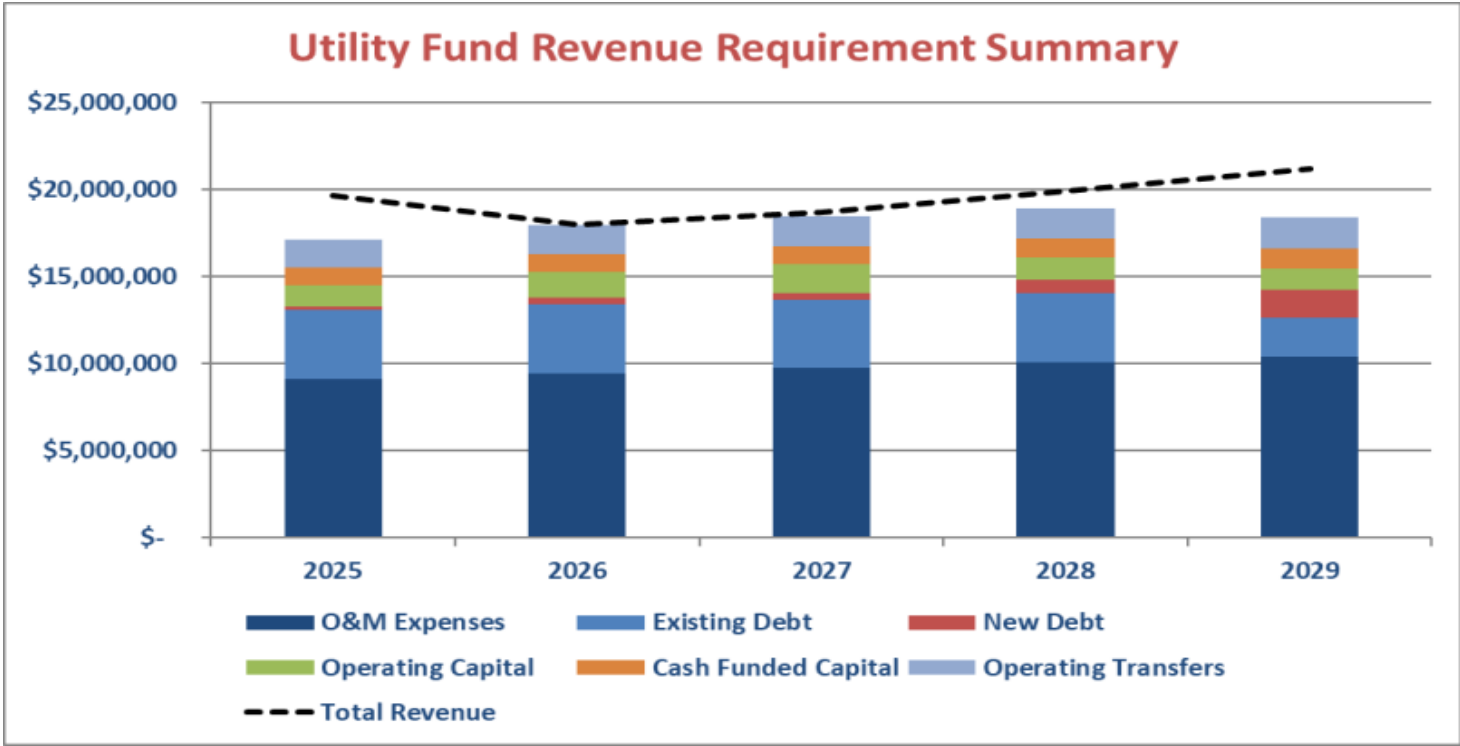
- Average residential customer (5,000 gallons of use) – bill increase of \$5.40/month in 2025
- Average commercial customer (15,000 gallons of use) – bill increase of \$12.35/month in 2025

PROPOSED W/WW BILL CHANGES

			Sample Monthly Bill							Change			% Change	
Utility	Class	Monthly Use	2024	2025	2026	2027	2028	2029		2024-2025	2025-2026		2024-2025	2025-2026
COMBINED WATER AND SEWER														
	Residential w/ 3/4" meter													
		2,500	\$ 106.29	\$ 110.53	\$ 114.96	\$ 119.59	\$ 123.18	\$ 126.88		\$ 4.25	\$ 4.43		4.0%	4.0%
		5,000	\$ 137.01	\$ 142.41	\$ 148.04	\$ 153.94	\$ 158.56	\$ 163.33		\$ 5.40	\$ 5.63		3.9%	4.0%
		7,500	\$ 168.74	\$ 175.33	\$ 182.24	\$ 189.44	\$ 195.13	\$ 201.01		\$ 6.60	\$ 6.91		3.9%	3.9%
		10,000	\$ 201.32	\$ 209.16	\$ 217.38	\$ 225.94	\$ 232.74	\$ 239.74		\$ 7.84	\$ 8.22		3.9%	3.9%
		12,500	\$ 229.22	\$ 238.06	\$ 247.34	\$ 257.01	\$ 264.75	\$ 272.72		\$ 8.85	\$ 9.28		3.9%	3.9%
		15,000	\$ 263.09	\$ 273.24	\$ 283.89	\$ 295.01	\$ 303.90	\$ 313.04		\$ 10.15	\$ 10.65		3.9%	3.9%
		20,000	\$ 330.84	\$ 343.59	\$ 356.99	\$ 371.01	\$ 382.20	\$ 393.69		\$ 12.75	\$ 13.40		3.9%	3.9%
	Commercial w/ 1" meter													
		5,000	\$ 171.48	\$ 178.63	\$ 186.03	\$ 193.81	\$ 199.62	\$ 205.65		\$ 7.15	\$ 7.41		4.2%	4.1%
		10,000	\$ 238.28	\$ 248.03	\$ 258.08	\$ 268.66	\$ 276.72	\$ 285.10		\$ 9.75	\$ 10.06		4.1%	4.1%
		15,000	\$ 305.08	\$ 317.43	\$ 330.13	\$ 343.51	\$ 353.82	\$ 364.55		\$ 12.35	\$ 12.71		4.0%	4.0%
		25,000	\$ 444.48	\$ 462.33	\$ 480.63	\$ 499.91	\$ 514.92	\$ 530.55		\$ 17.85	\$ 18.31		4.0%	4.0%
		50,000	\$ 796.18	\$ 827.93	\$ 860.43	\$ 894.66	\$ 921.52	\$ 949.50		\$ 31.75	\$ 32.51		4.0%	3.9%
		100,000	\$ 1,525.18	\$ 1,585.93	\$ 1,648.43	\$ 1,714.16	\$ 1,765.52	\$ 1,819.00		\$ 60.75	\$ 62.51		4.0%	3.9%
		250,000	\$ 3,778.48	\$ 3,930.13	\$ 4,086.53	\$ 4,250.66	\$ 4,378.12	\$ 4,510.70		\$ 151.65	\$ 156.41		4.0%	4.0%

UTILITY FUND SUMMARY

The proposed rate increase for FY25 results in an increase of \$5.40/month (3.9% increase) for a residential customer with 5,000 gallons of



UTILITY FUND SUMMARY

INCOME STATEMENT									
COMBINED OPERATING FUND									
CITY OF TAYLOR									
Item	2023	2024	2025	2026	2027	2028	2029		
BEGINNING FUND BALANCE	\$ -	\$ -	\$ 5,000,000	\$ 7,544,655	\$ 7,592,191	\$ 7,842,001	\$ 8,838,794		
REVENUES									
Operating Revenues	\$ 13,536,050	\$ 16,606,500	\$ 19,644,304	\$ 17,882,432	\$ 18,606,991	\$ 19,813,131	\$ 21,112,459		
Operating Transfers In	\$ 202,653	\$ -	\$ -	\$ 67,551	\$ 67,551	\$ 67,551	\$ 67,551		
Total Revenues	\$ 13,738,703	\$ 16,606,500	\$ 19,644,304	\$ 17,949,983	\$ 18,674,542	\$ 19,880,682	\$ 21,180,010		
EXPENDITURES									
O&M Expenses (less capital)	\$ 7,273,868	\$ 9,808,847	\$ 9,136,823	\$ 9,438,928	\$ 9,752,896	\$ 10,079,362	\$ 10,419,011		
Operating Capital	\$ 362,384	\$ 1,000,000	\$ 1,240,209	\$ 1,488,059	\$ 1,622,459	\$ 1,265,227	\$ 1,223,009		
Debt Service Requirements									
Debt Service - Existing Debt	\$ 3,133,042	\$ 3,399,362	\$ 3,944,915	\$ 3,942,057	\$ 3,935,634	\$ 3,938,911	\$ 2,232,651		
Debt Service - Proposed New Debt	\$ -	\$ -	\$ 177,702	\$ 355,403	\$ 355,403	\$ 759,299	\$ 1,576,499		
Total Debt Service	\$ 3,133,042	\$ 3,399,362	\$ 4,122,617	\$ 4,297,460	\$ 4,291,037	\$ 4,698,210	\$ 3,809,150		
Transfers									
Operating Transfers	\$ 1,600,000	\$ 1,600,000	\$ 1,600,000	\$ 1,648,000	\$ 1,697,440	\$ 1,748,363	\$ 1,800,814		
Capital Transfers	\$ -	\$ 550,000	\$ 1,000,000	\$ 1,030,000	\$ 1,060,900	\$ 1,092,727	\$ 1,125,509		
Total Transfers	\$ 1,600,000	\$ 2,150,000	\$ 2,600,000	\$ 2,678,000	\$ 2,758,340	\$ 2,841,090	\$ 2,926,323		
Total Expenditures	\$ 12,369,294	\$ 16,358,209	\$ 17,099,649	\$ 17,902,447	\$ 18,424,732	\$ 18,883,889	\$ 18,377,493		
NET REVENUE	1,369,409	248,291	2,544,655	47,536	249,810	996,792	2,802,517		
ENDING FUND BALANCE	\$ 1,369,409	\$ 5,000,000	\$ 7,544,655	\$ 7,592,191	\$ 7,842,001	\$ 8,838,794	\$ 11,641,311		

RESIDENTIAL BILL COMP.

City	WATER	WASTEWATER	TOTAL WATER & WASTEWATER
	Bill for 5,000 Gallons	Bill for 5,000 Gallons	Bill for 5,000 Gallons
Pflugerville	\$ 72	\$ 80	\$ 151
Taylor (Proposed)	\$ 68	\$ 74	\$ 142
Taylor (Current)	\$ 65	\$ 72	\$ 137
Buda	\$ 47	\$ 66	\$ 113
Kyle	\$ 66	\$ 43	\$ 109
Hutto	\$ 51	\$ 57	\$ 108
Bastrop	\$ 47	\$ 59	\$ 107
San Marcos	\$ 52	\$ 55	\$ 106
Belton	\$ 36	\$ 57	\$ 93
Leander	\$ 60	\$ 29	\$ 89
Lockhart	\$ 46	\$ 42	\$ 88
Georgetown	\$ 39	\$ 49	\$ 88
Cedar Park	\$ 33	\$ 36	\$ 70
Round Rock	\$ 29	\$ 29	\$ 58

COMMERCIAL BILL COMP.

City	WATER	WASTEWATER	TOTAL WATER & WASTEWATER
	Bill for 50,000 Gallons	Bill for 50,000 Gallons	Bill for 50,000 Gallons
Pflugerville	\$ 629	\$ 336	\$ 965
Buda	\$ 667	\$ 290	\$ 957
San Marcos	\$ 500	\$ 446	\$ 946
Hutto	\$ 448	\$ 403	\$ 851
Taylor (Proposed)	\$ 403	\$ 425	\$ 828
Taylor (Current)	\$ 383	\$ 413	\$ 796
Kyle	\$ 521	\$ 260	\$ 780
Lockhart	\$ 353	\$ 344	\$ 697
Belton	\$ 210	\$ 417	\$ 628
Leander	\$ 390	\$ 195	\$ 585
Georgetown	\$ 221	\$ 316	\$ 537
Cedar Park	\$ 238	\$ 191	\$ 429
Bastrop	\$ 230	\$ 198	\$ 428
Round Rock	\$ 176	\$ 191	\$ 367

QUESTIONS?



City Council Meeting June 27, 2024 Transmittal Letter

STRATEGIC PILLAR

Quality of Life
Economic Vitality
Streets/Infrastructure

Agenda Item Number: 9.

Agenda Title: Receive a presentation from Rebecca Leonard of Lionheart Places on the Downtown Master Plan update.

Council Action to be Taken: Receive presentation

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE / DESCRIPTION

This item provides an opportunity for Rebecca Leonard, the City's consultant leading the update to the Downtown Master Plan, to brief the Council on the scope and process of the plan update.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

City Council approved the contract with Lionheart Places for the update to the Downtown Master Plan on March 28, 2024.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
Provides an update to Council on the Downtown Master Plan update process	N/A

4. RECOMMENDATION

Receive presentation

5. FUNDING SOURCE

The Downtown Master Plan update is funded by the City of Taylor TIRZ #1 fund.

6. TIMELINE

7. OTHER OPTIONS

8. ATTACHMENTS

1. PRESENTATION - Downtown Master Plan City Council_020627

CITY COUNCIL UPDATE for Taylor Downtown Plan

6/18/2024

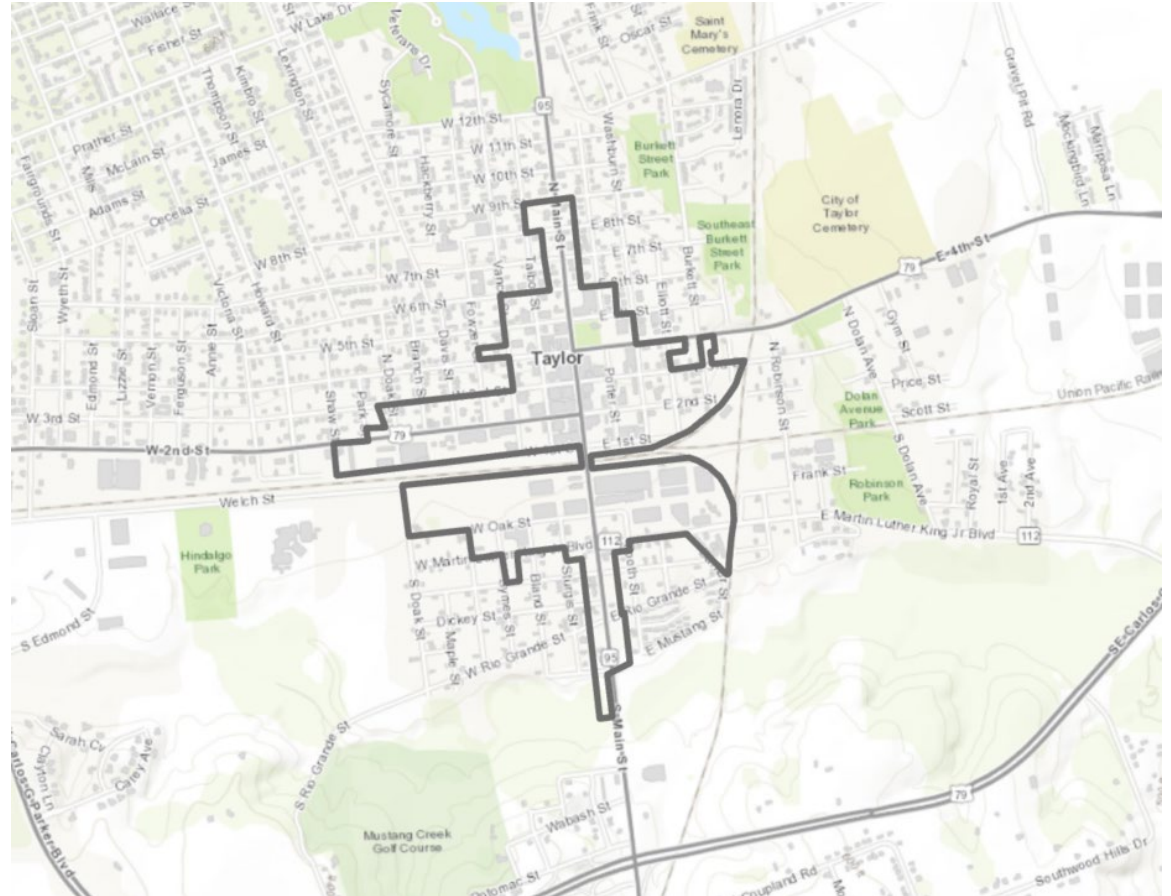


AGENDA

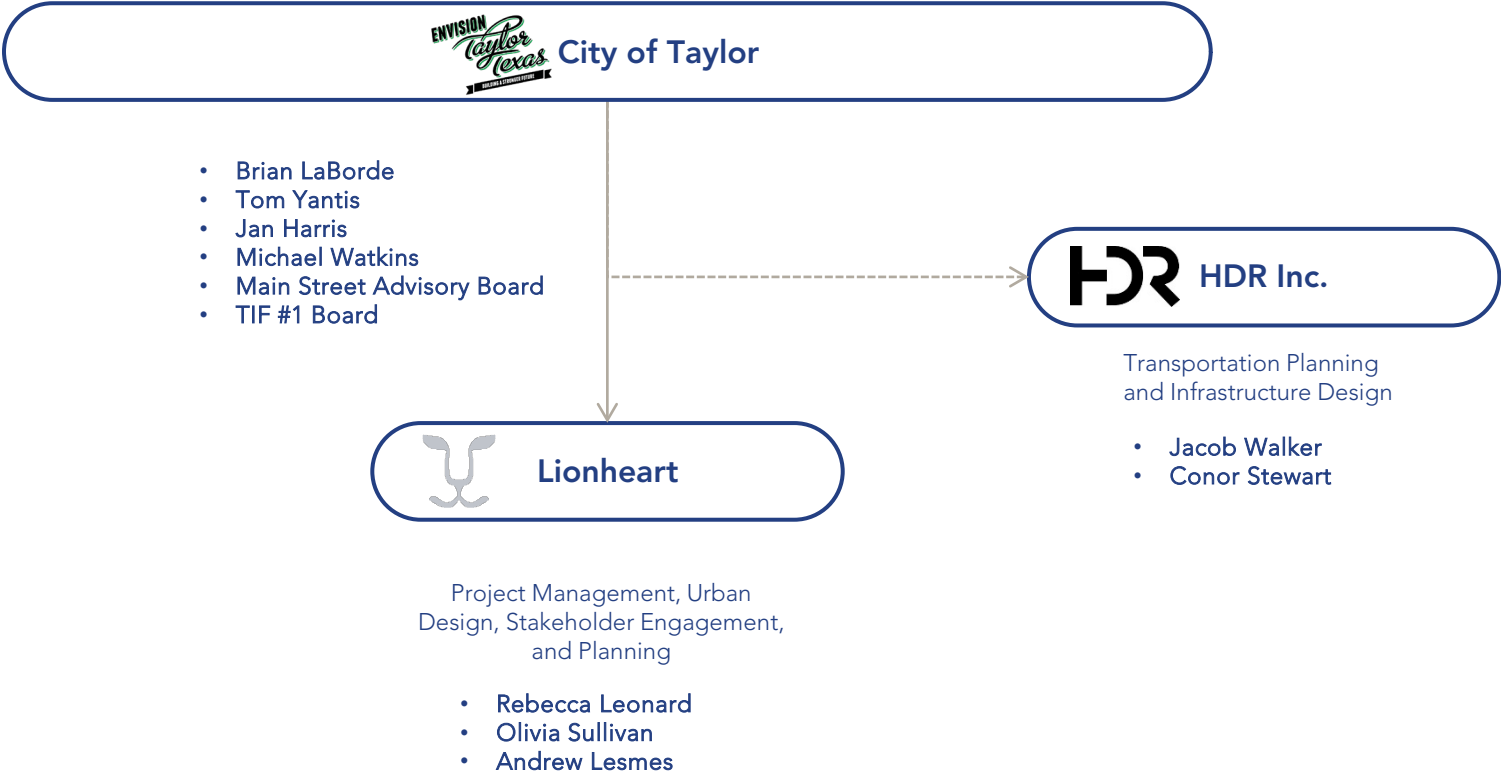
1. INTRODUCTION [5 minutes]
2. PROJECT TIMELINE [5 minutes]
3. STAKEHOLDER ENGAGEMENT STRATEGY [5 minutes]
4. NEXT STEPS

STUDY AREA

TIRZ Boundary: 203 ac

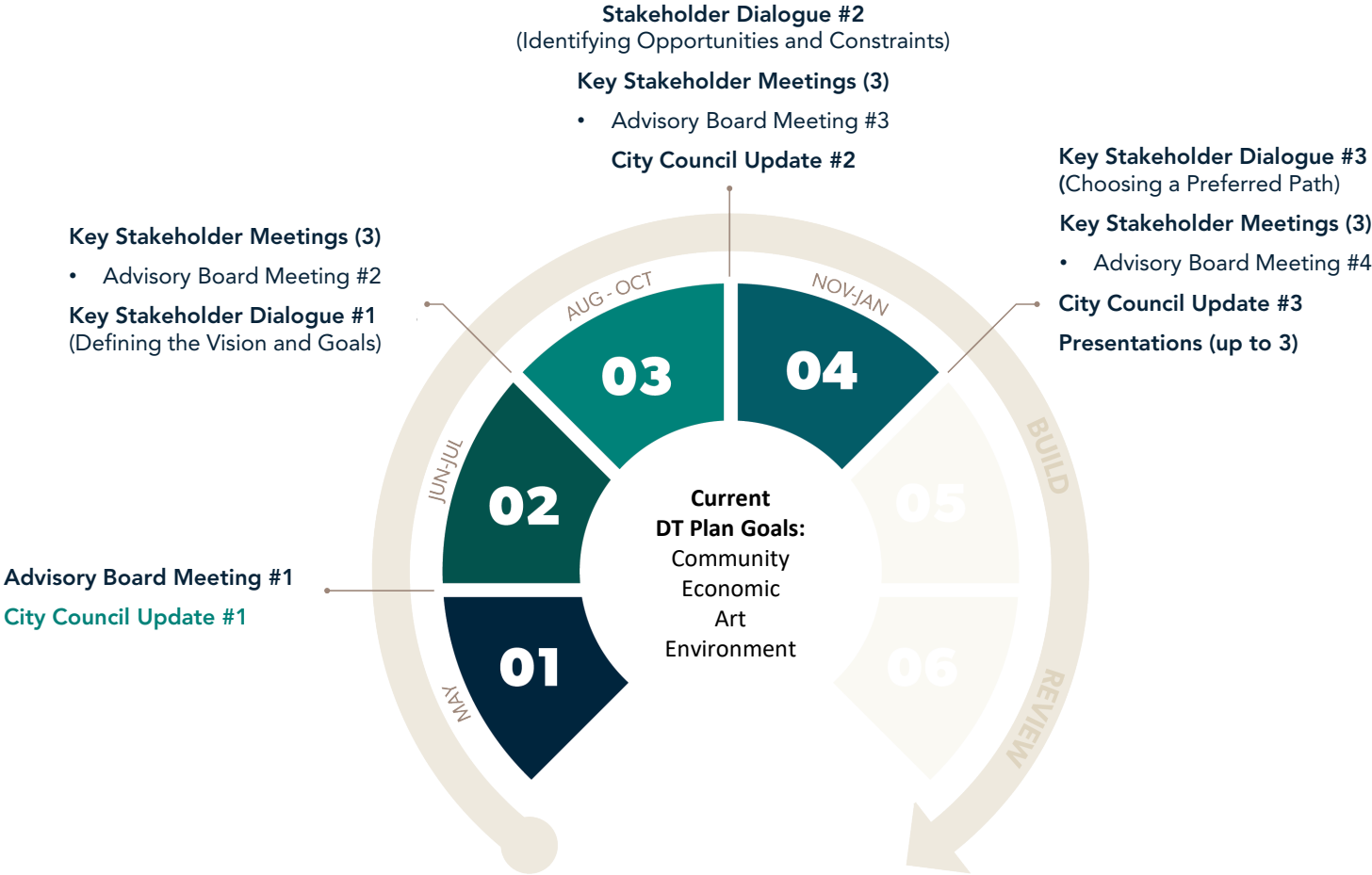


TEAM ORGANIZATION CHART



PROJECT TIMELINE

LIONHEART PROCESS



STAKEHOLDER ENGAGEMENT STRATEGY

STAKEHOLDER APPROACH

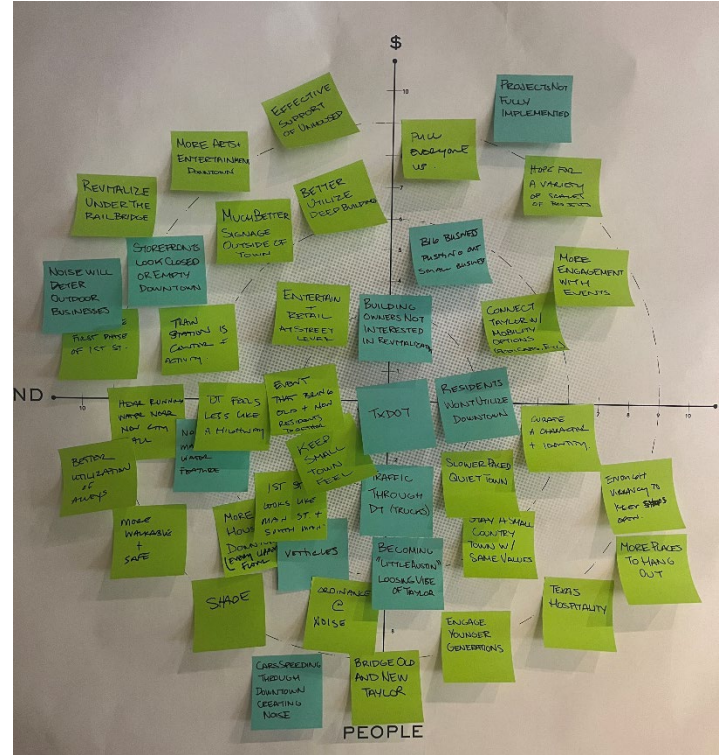
	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
					
GOAL	To provide stakeholders with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain feedback on analysis alternative and/or decisions.	To work directly with stakeholders throughout the process to ensure that concerns and aspirations are consistently understood and considered.	To partner in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
WAYS TO ENGAGE	- Fact Sheets - Websites - Open Houses - Social Media - Volunteer Days - Temporary Installations	- Public Comment - Surveys - Workshops - Interactive Online Engagement	- Focus Groups - Deliberative Polling - Interviews	- Advisory Committees - Consensus Buildings - Participatory Decision Making - One on One Meetings	- Direct Reports to Elected Bodies - Citizen Juries - Ballots - Delegated Decision

STAKEHOLDER APPROACH

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
EXAMPLE	Universal public.	Interested public.	Key stakeholder groups.	Implementers.	Decision-makers.
POTENTIAL PARTICIPANTS	City of Taylor/ Residents of Taylor	Residents of Taylor Property Owners in Taylor Business Owners in Taylor Employers/Employees	Property Owners in Taylor Business Owners in Taylor Employers/Employees City Departments Developers	City of Taylor TXDOT Amtrak Williamson County Main Street Advisory Committee Water Providers Utility Providers TEDC Union Pacific Waste Connections	Zoning and Planning Commission Historic Commission Main Street Board TIRZ City Council
TOOLS FOR ENGAGEMENT	Website Newspaper Articles Press Release	3 Stakeholder Dialogues	3 Stakeholder Dialogues	Key Stakeholder Meetings	Presentations to Boards (up to 3) Advisory Committee

STAKEHOLDER APPROACH

Meeting	Stakeholder Groups	To Be Discussed
Advisory Board Meeting 1	Main Street Advisory Board	Introductions and Roles & Responsibilities
Advisory Board Meeting 2	Main Street Advisory Board	Data Collection & Review Materials
City Council Update 1	City Council	Progress Updates
Key Stakeholder Meeting 1	Property Owners / Business Owners / TXDOT / Amtrak / Union Pacific	Data Collection
Stakeholder Dialogue 1	All Stakeholders	Defining the Vision & Goals
Advisory Board Meeting 3	Main Street Advisory Board	Idea Collaboration & Review Materials
Key Stakeholder Meeting 2	Property Owners / Business Owners / TXDOT / Amtrak / Union Pacific / Utility Providers / Waste Connections	Idea Collaboration
Stakeholder Dialogue 2	All Stakeholders	Understanding the Possibilities
City Council Update 2	City Council	Progress Updates
Advisory Board Meeting 4	Main Street Advisory Board	Commitment to Implementation & Review Materials
Key Stakeholder Meeting 3	Property Owners / Business Owners / TXDOT / Union Pacific / Waste Connections	Commitment to Implementation
Stakeholder Dialogue 3	All Stakeholders	Choosing a Preferred Path Forward
City Council Update 3	City Council	Progress Updates
Public Hearings	City Council / Planning & Zoning Commission / Public	Discussion & Approval



ADVISORY COMMITTEE 2 | STAKEHOLDER MEETINGS

	Meeting 1	Meeting 2	Meeting 3
Goal	Data Collection	Idea Collaboration	Commitment to Implementation
Dates	Between Mid Jun & Early July	August	November
Attendees (3 meetings each)	1. Main Street Advisory Board 2. Property Owners & Business Owners 3. TXDOT, Amtrak, & Union Pacific	1. Main Street Advisory Board 2. Property Owners & Business Owners 3. TXDOT, Amtrak, Union Pacific, Utility Providers, Waste Connections	1. Main Street Advisory Board 2. Property Owners & Business Owners 3. TXDOT, Union Pacific, Waste Connections

ASSESSMENT OF 2015 DOWNTOWN PLAN

PROJECTS BUILT SINCE 2015

54% of all strategies from the 2015 Downtown Plan are completed or in progress.

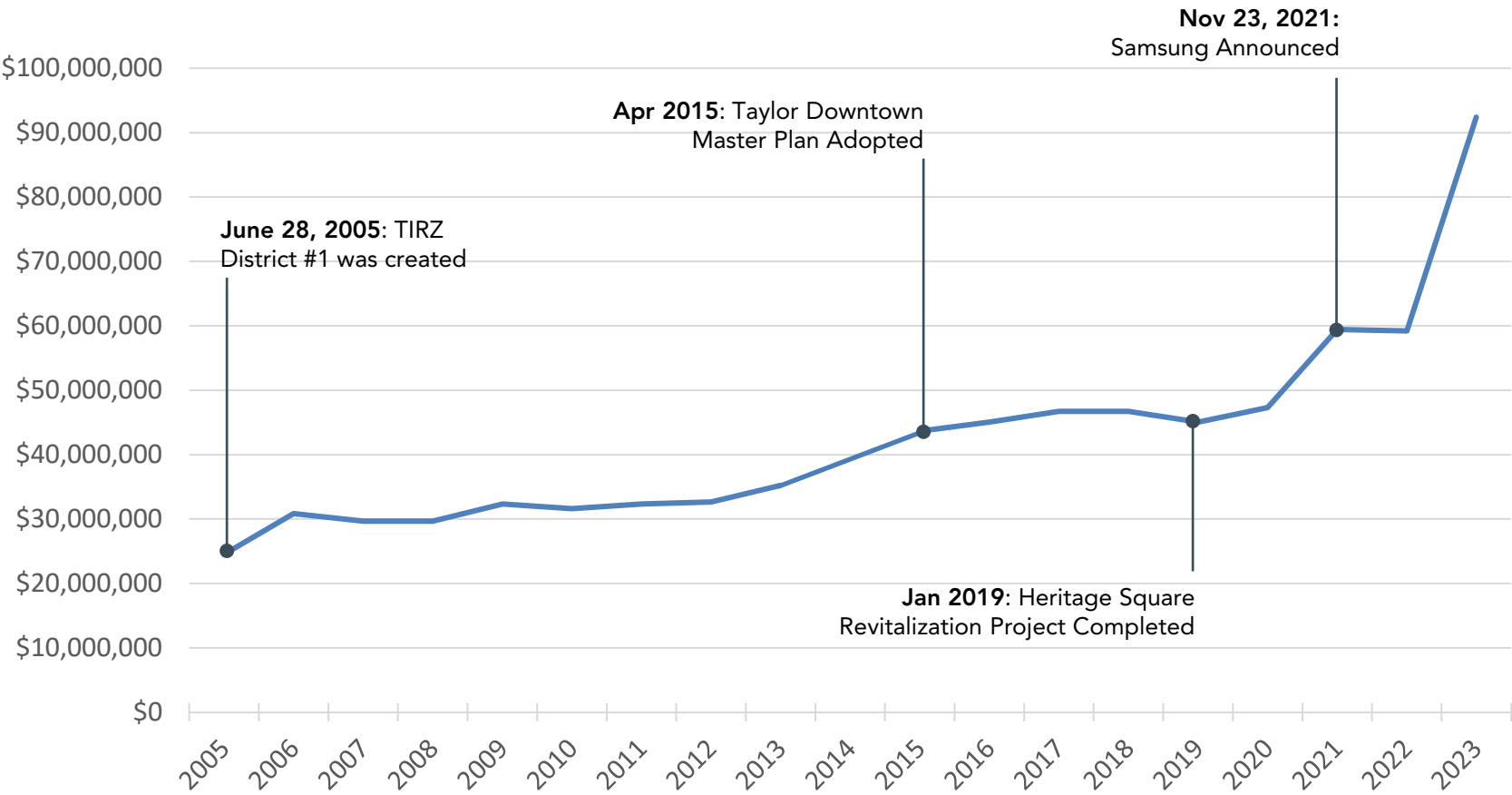
- New City Hall Building (est. 2026)
- Taylor Studio Tour (2024)
- Taylor Made Land Development Code (2023)
- 2nd & Main Street Improvements (2023)
- CARTS Expansion (2022)
- Heritage Square (2019)
- Pierce Park Skatepark (2017)
- Gateways & Wayfinding

PROJECTS THAT HAVE NOT PROGRESSED

Reasons some projects from the 2015 Downtown Plan have not progressed

- Implementers not on board with recommendations
- Additional resources needed
- No longer in line with goals of the community

TIMELINE



NEXT STEPS

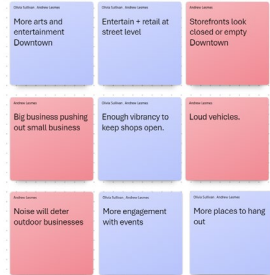
NEXT STEPS

- Stakeholder Dialogue #1 – July 10
- Advisory Board Committee Meeting 3 – August 21
- Stakeholder Dialogue #2 – October 9
- City Council Update – October (TBD)
- Advisory Board Committee Meeting 4 – November 20
- Stakeholder Dialogue #3 – December 4
- City Council Update – December/January (TBD)

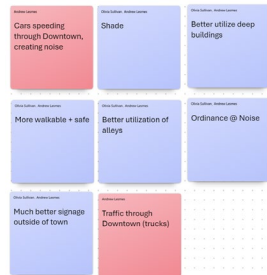


HOPES AND FEARS ACTIVITY OUTCOMES

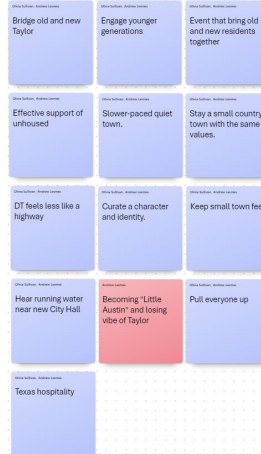
Vibrancy



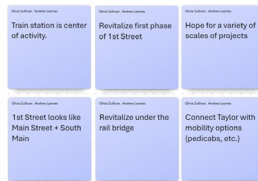
Physical Character



Community



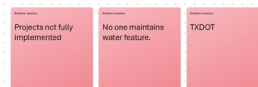
Catalyst Sites



Housing



Implementation



Legend



2015 Downtown Plan Goals

Economic

- Stimulate economic development.
- Provide entertainment, recreation, programming, and events.
- Direct visitors to key locations with signage, parking, and streetscapes.

Community

- Be a pedestrian-friendly destination.
- Meet the vision of a broad range of stakeholders.
- Serve the needs of visitors and residents alike.

Environment

- Provide more recreational opportunities and access to nature.

Art

- Protect the unique history and character of Taylor.



City Council Meeting June 27, 2024 Transmittal Letter

STRATEGIC PILLAR

Quality of Life
Economic Vitality

Agenda Item Number: 10.
Agenda Title: Receive presentation from Greater Taylor Foundation.
Council Action to be Taken: Receive presentation.
Department Submitted: City Management
Staff Contact: Diana Phillips

1. PURPOSE / DESCRIPTION

This item is a presentation about the Greater Taylor Foundation and their goals to support our community.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Greater Taylor Foundation was formed in 2022 on behalf of the Greater Taylor Chamber of Commerce. This item will be a presentation from Diana Phillips, Board Chair of the Greater Taylor Foundation. The presentation will be on the Greater Taylor Foundation Impact Taylor Initiative.

The Greater Taylor Foundation is a public, nonprofit charity created by and for the people. It enables people with philanthropic interests to easily and effectively support the issues they care about in their own community-to give where they live.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• NA	• NA

4. RECOMMENDATION

Receive presentation.

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. IMPACT TAYLOR - Council Presentation 06.23.2024



**Greater Taylor
Foundation**

IMPACT TAYLOR

Six Categories **OF NEED**

**Community
Awareness &
Lack of
Collaboration**

**Economic
Wellbeing**

**Housing &
Environmental
Needs**

**Health Care
Needs**

Child Care

Food Insecurity

“The city needs increased public transportation opportunities, sidewalks, bike lanes, and mass transit.”

-- Community Member

“There is definitely a need for youth programs in Taylor. If a youth is not involved in extracurricular activities at school or sports, there is nothing for them to do in the community.

- Community Member

“Higher than average property tax rates for the area and the cost of utilities make it very difficult for some Taylor residents to survive on the wages they bring home.”

- Community Member

IMPACT TAYLOR INITIATIVE

1

NEEDS ASSESSMENT

- ☐ Secure partners for Phase 1&2
- ☐ Conduct assessment
- ☐ Announce results

Summer/Fall 2023

2

PLANNING

- ☐ Recruit community partners for each interest area
- ☐ Prioritize issues
- ☐ Develop action plans, budgets and metrics
- ☐ Procure funding & resources

Spring /Fall 2024

3

IMPLEMENTATION

- ☐ Implement plan from Phase 2
- ☐ Provides oversight for focus area
- ☐ Measure, report & track outcomes
- ☐ Adjust strategies as needed

Late 2024.Early 2025

Impact Taylor and Collective Impact

Collective Impact - a collaborative approach
to addressing complex social problems
involving a network of
community members, organizations, and institutions
working together to
achieve
population and systems level change.

CHILDCARE & EARLY EDUCATION

VISION

“Taylor is the “model childcare community” with affordable, flexible high-quality Early Care & Education with state of the art centers.”

LANDSCAPE:

- 1,382 Children under age 6 (need 4x that in next 10 yrs)
- 8 Early Learning Centers
- 3 quality providers
- #1 issue of employers
- Long wait lists
- No flexible Early Learning Centers

PRIORITIES:

- Affordable high-quality Child Care with flexible options
- High quality
- Employer options for supporting Early Care and Education

CHILDCARE & EARLY EDUCATION

Subject Experts & Consultants:

OnSite Kids

Ginsburg Kershner Associates

National Facilities Network

Low Income Investment Fund

Local Initiative Support Corp.

United Way for Greater Austin

Workforce Solutions

CHAIRS:

Gabriella Westbrook- Workforce Solutions RCA

Sam Dowdy – S&D Plumbing

COUNCIL MEMBERS:

- Cadence Bank
- Citizen's National Bank
- Durcon
- Parents
- Providers
- Temple College
- TISD
- United Way SX6
- Workforce Solutions, RCA
- YMCA

PENDING:

HeadStart

Samsung



**Greater Taylor
Foundation**

COMMUNITY CONNECTIONS & COLLABORATIONS

VISION

“Taylor is a thriving community optimizing social and economic opportunities through multiple avenues of accessible communication and collaboration.”

Tagline: Taylor is a place where everyone finds community

LANDSCAPE:

- Many community assets
- Lack of collaboration among agencies and community
- Lack of knowledge about how to connect to resources

PRIORITIES:

- Promotion of 211
- Identify effective strategies to connect people & resource
- Collaborate with other councils
- Collaborate with TISD, TEDC, City, Chamber, Faith Community and business on being a “welcoming community”



COMMUNITY CONNECTIONS & COLLABORATIONS

Subject Experts & Consultants:

University of Texas

CHAIRS:

Robin Fagin – St. Vincent de Paul

Janetta McCoy – Community Advocate

COUNCIL MEMBERS:

- Interagency Council
- Maureen Gray
- Ed & Susan Komandosky
- Nakevia Miller – Dr. Dickey Center
- Gail Samuels
- Patrick Taylor
- Edith Waters
- Williamson Co. Cities & County Health District

PENDING:

City of Taylor
Taylor ISD
Taylor PD



**Greater Taylor
Foundation**

ECONOMIC WELLBEING

VISION

“Empowering inclusive growth and shared prosperity, fostering resilient local economies that uplift every community member’s quality of life.”

LANDSCAPE: County Comparison

- Household income =36% less than Williamson Co
- 2X number of single parent households
- 1 in 5 families live in poverty
- 3X number of households with no high school diploma
- 68.9 % TISD Students are economically disadvantaged
- 19% older population

PRIORITIES:

- Financial Literacy
- Skills and workforce training
- Career pathways
- Free tax filing
- GED



ECONOMIC WELLBEING

Subject Experts & Consultants:

Baylor Collaborative on Hunger
and Poverty

Foundation Communities

Temple College

Workforce Solutions

CHAIRS:

DeDe Griffith – Temple College

Tia Stone – Greater Taylor Chamber of Commerce

COUNCIL MEMBERS:

- City National Bank
- Foundation Communities
- Trey Ancira
- Hutto Resource Center
- Temple College
- Taylor ISD
- Workforce Solutions, RCA



FOOD INSECURITY

VISION

“Every individual has equitable access to nutritious food and the knowledge to make healthy eating choices.”

Tagline: Feed Taylor

LANDSCAPE:

- Highest food insecure community in county (62.7%)*
- Food deserts
- Lack of knowledge about healthy eating

PRIORITIES:

- Determine food assets and gaps
- Improve food access and affordability
- Determine barriers to healthy eating
- Provide education and awareness of healthy eating

*www.healthywilliamsoncounty.org/foodinsecurity



FOOD INSECURITY

Subject Experts & Consultants:

Baylor Collaborative on Hunger and Poverty

Central Texas Food Bank

Temple College

United Way for Greater Austin

Williamson Co. & Cities Health District

CHAIRS:

Christina Muhammad – Seed to Soul Food

Dorothy Light – Community Health Connect (United Way for Greater Austin)

COUNCIL MEMBERS:

☐ Agape Food Pantry

☐ Meals on Wheels

☐ Shepherd's Heart Food Pantry

☐ Temple College

☐ Valley of Hope – Rockdale

PENDING:

Dr. Dickey Ctr
Sustainable Food Ctrs



HOUSING

VISION

*“Housing for everyone
and everyone wins.”*

LANDSCAPE:

- 55.7 % cost burdened renters
- 34.4% cost burdened owners
- Teachers and First Responders can't afford housing in Taylor

PRIORITIES:

- Workforce housing programs (Housing for Heroes)
- City permitting & coding
- Homeless



HOUSING

Subject Experts & Consultants:

Foundation Communities

Taylor ISD

Temple College

Texas State Affordable Housing Corp.

CHAIRS:

Ebby Green – Taylor Housing Authority
Sunshine Kapus – Kapusland Inc.

COUNCIL MEMBERS:

- Austin Home Builder's Assoc.
- Candi Buzan
- Jim Buzan
- City of Taylor
- Sam Dowdy
- Julie Downs
- Durcon
- Faykus Financial
- Kapusland Inc.
- Keith Hagler
- Taylor EDC
- Taylor Housing Authority
- Taylor ISD



MENTAL HEALTH

VISION:

“We envisioning a future where mental health is accessible, supported, and prioritized for all in our community.”

LANDSCAPE:

- Long wait lists for services
- Limited providers in Taylor
- Lack of awareness of services

PRIORITIES:

- Reduce stigma
- Promotion of mental health services in Taylor
- Broaden and strengthen community connections to support mental health



MENTAL HEALTH

Subject Experts & Consultants:

National Alliance of Mental
Health Illness

University of Texas School of
Nursing

CHAIRS: *(June Launch)*

Jessica Miller & Pam Johnston - Bluebonnet Trails

Candi Gadison – Impact Counseling

COUNCIL MEMBERS:

☐ 24 providers

☐ NAMI

PENDING:

Lone Star Circle of Care
Police Dept
Victim's Services

COAD

*(Community Organizations
Active in Disaster)*

VISION:

*“To be a “disaster resilient”
community through
collaboration, coordination,
communication, training
and education.”*

LANDSCAPE:

- First Responders have no backup or depth during emergency
- Lack of coordinated volunteer response and recovery plan
- Red Cross isn't available for up to 4 days following an emergency

■ PRIORITIES:

- Be self sufficient following a disaster for 48-72 hours
- Have local Red Cross trained volunteers
- Have a trained CERT Team



COAD

(Community Organizations Active in Disaster)

Subject Experts & Consultants:

211 Texas

Hutto Emergency Mgmt

Leander Emergency Mgmt

Red Cross

TAMU Extension Disaster Mgmt

Texas Dept of Emergency Mgmt

Williamson Co. Emergency Mgmt

Williamson Co. & Cities Health District

CHAIR:

Thomas Martinez

Community Launch – in August

FOUNDING COMMITTEE:

- ☐ Diana Phillips – COAD Consultant & Champion
- ☐ Chief Daniel Baum
- ☐ Priscilla Moreno
- ☐ Yvonne Oude-Reimerink
- ☐ Randall Pick
- ☐ Vicar Terry Pierce
- ☐ Pastor George Qualley

COMING SOON!

2024

- ☐ 2nd Annual GIVE TAYLOR
- ☐ Community Impact Report & Recognition Luncheon

2025

- ☐ Community Day of Caring
- ☐ Nonprofit Center for Growth (30 County Area)



IMPACT TAYLOR DASHBOARD

COMMUNITY INVESTMENT

January 1-June 15, 2024

MEETINGS TO DATE	56
VOLUNTEER ATTENDANCE	453
VOLUNTEER HOURS	970.5
VALUE OF TIME/SERVICE	\$32,502.05
STAFF	0

CALL TO ACTION

☐ **BE A CHAMPION!**

☐ **HELP SUSTAIN THE WORK!**

THANK YOU!

Contact:

Diana Phillips

Cell: 940-704-1694

Email: diana@greatertaylorfoundation.org

www.greatertaylorfoundatio.org



**Greater Taylor
Foundation**