AGENDA

CITY OF TAYLOR, TEXAS

CITY COUNCIL MEETING

CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET

JULY 25, 2024, 6:00 PM

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION

PLEDGE OF ALLEGIANCE

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.)

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.)

1. Approve minutes from the July 11, 2024 regular Council Meeting and the July 18, 2024 budget workshop. *Dianna McLean*

2. Consider Resolution R24-24 approving a Memorandum of Understanding (MOU) between the Taylor Independent School District and the Taylor Police Department Concerning the School Resource Officer positions. *Henry Fluck*

3. Consider First Amendment to the Cooperation Agreement with Williamson County to participate in the Williamson County CDBG program and authorize the City Manager to execute the amendment. *Jeffery Jenkins*

PUBLIC HEARINGS / ORDINANCES

4. Hold a Public Hearing and Introduce Ordinance 2024-32 for a Neighborhood Plan, referred to as Turner Springs, covering approximately 99 acres and generally located at 450 CR 398. *Tom Yantis*

5. Hold a Public Hearing and Introduce Ordinance 2024-33 for Employment Center Plan, referred to as iMarket, covering approximately 212 acres and generally located at Carlos G. Parker Blvd, SE and FM 112. *Tom Yantis*

6. Hold a Public Hearing and Introduce Ordinance 2024-34 regarding an amendment to the Envision Taylor Comprehensive Plan to include the creation of a Small Area Plan referred to as the Small Area Plan - Special Employment District North covering approximately 1,500

acres. *Tom Yantis*

7. Introduce Ordinance 2024-35, Zoning for Traffic and Rate of Speed on Portions of FM973. *Jim Gray*

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. Project Sam
b. Project Star

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 July 22, 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: July 22, 2024

City Council Meeting
July 25, 2024
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 1.

Agenda Title: **Approve minutes from the July 11, 2024 regular Council Meeting and the July 18, 2024 budget workshop**

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

Department Submitted: City Clerk

Staff Contact: Dianna McLean, City Clerk

1. PURPOSE / DESCRIPTION

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

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

NA

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. July 11, 2024 meeting minutes
2. July 18, 2024 Budget workshop

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
July 11, 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 Dwayne Ariola	Jeff Jenkins, Deputy City Manager
Council Member Robert Garcia	Tom Yantis, Assistant City Manager
Council Member Shelli Cobb	Ted Hejl, City Attorney
Council Member Gerald Anderson	Dianna McLean, City Clerk

Absent: Mayor Pro-Tem Kelly Cmerek

INVOCATION – Pastor Jimmy Hejl

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

Parks and Recreation Month proclamation.

Mayor Ariola read the proclamation and presented it to Tyler Bybee and his staff.

Mr. Bybee also introduced and recognized the 6U All Star softball team qualifying for state finals.

CITIZENS COMMUNICATION

Rick Von Pfeil – requested the city replace the large rocks in downtown landscaping with something that can't be thrown into windows.

CONSENT AGENDA

1. **Approve minutes from the May 31, 2024 Council workshop and the June 27, 2024 regular Council Meeting.**
2. **Concur with Monthly Financial Report for May 2024.**
3. **Consider 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.**
4. **Consider Ordinance 2024-31 vacating and abandoning a twenty-foot-wide alley located within Block 4 of the Washington Heights Addition.**
5. **Consider Resolution R24-22 accepting Petitions for Release from the Taylor Extraterritorial Jurisdiction.**
6. **Consider Tax Increment Financing (TIF) Fund application from Jeff's Resurrections (c/o Jeff Snyder) for a Fire Suppression and Alarm System at 209 East 1st Street.**
7. **Discuss and take possible action on Resolution R24-23 to purchase approximately 0.4051 acres of land generally located at 705 NW Carlos G. Parker Blvd, Taylor, Texas and authorize the Mayor to execute all documents necessary to complete the purchase of the real property.**
8. **Consider awarding the contract for management of the Heritage Square Farmers Market.**

Motion was made by Councilmember Garcia to approve the consent agenda items as presented. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

9. **Introduce the Preliminary Budget for Fiscal Year 2025.**
   Jeff Wood, Chief Financial Officer – gave a brief overview of the proposed FY2025 budget.

   Motion was made by Councilmember Anderson to receive the preliminary budget as presented as a basis for further discussion. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

10. **Consider the Wellness/Recreation Center feasibility study scope and contract.**
    Tyler Bybee, P&R Director – City Council approved using Barker Rinker Seacat(BRS) Architecture for the planning and design of the wellness center at their April 25th meeting, and gave a presentation on Barker, Rinker, and Seacat. Staff recommend approval of the scope/contract with Barker Rinker Seacat Architecture to conduct the Wellness/Recreation Center Feasibility Study.

    Motion was made by Councilmember Garcia approve the scope/contract with Barker Rinker Seacat Architecture to conduct the wellness/recreation center feasibility study. Motin was seconded by Councilmember Anderson. Motion carried unanimously.

11. **Consider an Executive Steering Committee for the Wellness and Recreation Center study and make any Steering Committee appointments as needed.**
    Jeff Jenkins, Deputy City Manager - Taylor is conducting a feasibility study for a Wellness/Recreation Center. As part of the process, an Executive Steering Committee has been recommended to be approved and appointed to assist with the process. Mayor Ariola recommended each Council Member appoint someone to sit on that committee, plus one member from a large employer.

    Motion was made by Councilmember Anderson to have each Council Member appoint one person to sit on the committee and to appoint Michele Glaze with Samsung as the large employer member. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

12. **Provide a five-year water & wastewater capital improvements plan (CIP) update with added projects and consider reallocating a portion of debt issued for water projects to wastewater projects to address the utility's needs.**
    Troy St. Tours, HDR Engineering – gave a presentation on the updated five-year water and wastewater CIP with added projects. Changes and adjustments have been made to the five-year CIP to include added wastewater projects to address system needs, added wastewater treatment plant (WWTP) to address TCEQ deficiencies identified, and added waterline replacement projects not previously included (upsizing 2" waterlines, etc.). The updated CIP proposes reallocating approximately $3.3M from the $4.1M debt issued for water projects to wastewater projects and use the remaining $800K from the debt issue for a water project.

    Motion was made by Councilmember Garcia to receive the updated water and wastewater five-year CIP and authorize the reallocation of $3.3M from debt issued for water projects to wastewater projects, and use $800K from the debt issue for a water project. Motion was seconded by Councilwoman Cobb. Motion carried unanimously.

13. **Consider and provide direction to staff on a Request for Qualifications (RFQ) for the building permit process audit.**
Tom Yantis, Assistant City Manager - At the May 2024 City Council retreat, the Council identified the need to review the City's building permit process to identify ways to improve the process for applicants, to shorten review time frames and to make the process more efficient for City staff. Approval to release an RFQ would begin that process.
Citizen Communication: Rachael Westerman, Taylor Chamber – commends Council for audit consideration and gave a brief explanation of the Chamber's project of preparing a resource guide for residents and businesses who are planning building projects.

Councilmember Garcia requested this audit revisit the banner sign process.

Motion was made by Councilmember Garcia to authorize the city manager to solicit qualifications from consultants to conduct a permit process audit. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

ADJOURN
With no further business Mayor Ariola declared the meeting adjourned at 7:42p.m.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

City of Taylor
Special Called City Council Workshop
Taylor City Hall, Council Chambers, 400 Porter Street
July 18, 2024 at 6:00 p.m.

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

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

Brian LaBorde, City Manager
Jeff Jenkins, Deputy City Manager
Dianna McLean, City Clerk

CITIZEN COMMUNICATION

Shannon Luedtke, 804 Howard St. – spoke on behalf of Taylor Citizen Coalition; concerned about the practice of transferring money from the utility fund to the general fund.

Ian Davis – asked Council to consider a shade canopy at Robinson Park, mini golf at Murphy Park, a shade canopy at Bull Branch Park, and a Teen Hut as amendments to the purposed budget.

REGULAR AGENDA

1. **Conduct Budget Workshop #1 for the FY 2025 Preliminary Budget.**
   Jeff Wood, Chief Financial Officer – gave a presentation and went over the FY2025 proposed budget.

   Workshop for discussion only. No action was taken.

ADJOURN

With no further business Mayor Ariola declared the meeting adjourned at 7:35p.m.

ATTEST:

_____
Dianna McLean, City Clerk

City Council Meeting
July 25, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life

Agenda Item Number: 2.

Agenda Title: **Consider Resolution R24-24 approving a Memorandum of Understanding (MOU) between the Taylor Independent School District and the Taylor Police Department Concerning the School Resource Officer positions.**

Council Action to be Taken: Approve Resolution

Department Submitted: Police

Staff Contact: Henry Fluck, Chief of Police

1. PURPOSE / DESCRIPTION

The Memorandum of Understanding (MOU) between the Taylor Independent School District and the Taylor Police Department for the School Resource Officer (SRO) positions needs to be renewed. The content of the MOU is the same as the MOU approved by City Council on July 13, 2023.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

On August 5, 1999, the City of Taylor Board of Commissioners approved the first MOU. On July 12, 2018, the City Council approved the MOU for the school year 2018-2019. On July 25, 2019, the City Council approved the MOU for the school year 2019-2020. On July 23, 2020, the City Council approved the MOU for the school year 2020-2021. On July 22, 2021, the City Council approved the MOU for the school year 2021-2022. On July 28, 2022, the City Council approved the MOU for the school year 2022-2023. On July 13, 2023, the City Council approved the MOU for the school year 2023-2024.

3. PROS and CONS

PROS	CONS
• 2 SRO Police Officer Positions are primarily funded by the Taylor ISD.	• The City of Taylor funds 25% of two SRO Police Officer Positions.

• Enhance partnerships between the City of Taylor and the Taylor ISD. • Establish positive relationships between Taylor Police Officers and Taylor Youth. • Prompt Police response to school criminal activity or other critical incidents. • Enhanced safety in the schools. • Taylor Police SROs instruct "Civilian Interaction with the Police" to 9th Grade Students at Taylor HS and Legacy Early College HS.	• If the assigned SRO is off (sick, training, etc.), then the Police Department must fill the position with Patrol Officers or Criminal Investigation Detectives for that day(s).

4. RECOMMENDATION

Approve Resolution

5. FUNDING SOURCE

75% funded by Taylor ISD
25% funded by the City of Taylor Police Department 100-552-111 to 129.

6. TIMELINE

The SROs are to be available to start the 2024-2025 school year on August 7, 2024.

7. OTHER OPTIONS

Not approve the Resolution and not have Taylor ISD primarily fund the SRO position

8. ATTACHMENTS

1. Resolution R24-24 for School Resource Officer MOU 2024-2025
2. SRO TISD MOU 2024-2025
3. TISD 2024-2025 Calendar

RESOLUTION R24-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR, AUTHORIZING THE CHIEF OF POLICE TO SIGN A MEMORANDUM OF UNDERSTANDING FOR THE SCHOOL RESOURCE OFFICER POSITIONS WITH THE TAYLOR INDEPENDENT SCHOOL DISTRICT.

WHEREAS, the Taylor City Council finds it in the best interest of the citizens of Taylor that the Police Department enter in an agreement and have a Memorandum of Understanding with the Taylor Independent School District for the positions of the School Resource Officer to deliver direct police services to the students, staff and faculty of the Taylor Independent School District for the year 2024-2025; and

WHEREAS, the Taylor City Council designates, Henry Fluck, Chief of Police, as the authorized official to sign the Memorandum of Understanding on behalf of the City of Taylor.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, THAT: the Taylor City Council approves that the Chief of Police sign the Memorandum of Understanding between the Taylor Police Department and the Taylor Independent School District for the position of the School Resource Officer.
.

Passed and approved this 25th day of July, 2024.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

SCHOOL RESOURCE OFFICER
MEMORANDUM OF UNDERSTANDING
2024-2025

1. PARTIES

1.1. This agreement is entered into between the City of Taylor, Texas, hereinafter referred to as the "City", the Taylor Police Department, hereinafter referred to as the "Police Department" and the Taylor Independent School District, hereinafter referred to as the "District".

2. PURPOSE OF AGREEMENT

2.1. The purpose of this agreement is for the Police Department to assign uniformed police officers and marked patrol cars to the schools outlined on Attachment A, for the School Resource Officer Program per the terms of this agreement.

2.2. The School Resource Officers, hereinafter referred to as "SRO", will work with the school administrator(s) to provide alcohol and drug education, gang resistance education, maintain a peaceful campus environment, and take appropriate action regarding illegal activity occurring on campus or at school related functions.

3. TERMS OF THE AGREEMENT

3.1. This Agreement shall be effective on the 10th day of August 2023, and shall be in effect for a period of one year.

3.1a As needed, one or more SROs will be available a week prior to the first day of school (8/7/24) for Taylor ISD staff training.

3.2. The Police Department shall provide SRO's to provide service to the designated campuses on each day that school is in regular session. The District will provide the Police Department with a school calendar for the upcoming school year on or before July 1st of each year.

3.3. During days that schools are not in session, a SRO is subject to other assignments as determined by the Police Department.

3.4. The agreement shall be reviewed annually prior to renewal

3.5. All police reports, citations, and other written documents generated by the SRO are the property of the City and will be maintained by the Police Department.

4. OBLIGATIONS OF PARTIES

4.1 The City, including the SROs, shall have the status of an independent contractor for the purposes of this Agreement. A SRO assigned to the District is an employee of the City and shall not be considered an employee of the District. As such, the SRO shall be subject to Police Department control, supervision, policies, procedures and General Orders.

4.2 Compensation and fringe benefits shall be paid directly by the City and shall be in accordance with the Police Department's policies as established for its employees. The City shall maintain appropriate Worker's Compensation and Unemployment Insurance coverage for each SRO in accordance with coverage maintained for all other police officers employed by the City.

4.3 The Police Department will provide the SRO with uniforms and equipment in accordance with Police Department policy.

4.4 The District will provide the SRO with a portable two-way radio or program an existing radio to enable the SRO to communicate directly with the campus administrator(s).

4.5 The Police Department will provide the SRO with all training necessary for the acquisition and maintenance of state licensing and certification requirements for police officers.

4.6 The SRO is subject to current procedures in effect for City police officers, including attendance at all mandated training and testing to maintain state peace officer licensing and certification. This training and certification takes place throughout the year and may necessitate the temporary absence of the SRO from his/her assigned campus.

4.7 When a SRO is temporarily absent from his/her assigned campus for training or other reasons on a day that the school is in session, the Police Department will make reasonable efforts to provide a police presence for that campus by assigning other SROs or police officers to spend a portion of the school day on the affected campus. When a police officer is needed on campus at times when the SRO or other officer is not on campus, school personnel should call police dispatch at 512-352-5551 (non-emergency) or dial 9-1-1 in case of emergency.

4.8 The District will provide the SRO with access to an office that affords security and privacy and such equipment as is necessary at the assigned school. This equipment should include, but is not limited to, a telephone, fax, copier, filing space capable of being secured and access to a computer and/or secretarial assistance.

5. SCHOOL RESOURCE OFFICER SELECTION, TRANSFER AND REMOVAL

5.1 The SRO Program Selection Panel will be comprised of Police Department representatives as determined by the Chief of Police and the District Administration. The Chief of Police or his appointed designee will make the final decision on all appointments and assignments related to the SRO program.

5.2 If the District is dissatisfied with the performance of an SRO, the District will notify the SRO program supervisor who will attempt to resolve the issue to the satisfaction of both the District and the Police Department. If the SRO program supervisor cannot resolve the issue, he/she will refer the issue with a recommended course of action to the Chief of Police.

5.3 The Police Department may take appropriate corrective or disciplinary action regarding any allegation of misconduct on the part of an SRO in accordance with Police Department policy and civil service guidelines.

5.4 The Department is responsible for providing annual performance evaluations to each SRO, and input from school personnel will be solicited.

5.5 The Chief of Police and/or his appointed designee may dismiss or reassign a SRO based on Departmental guidelines and/or Police Policy and when it is in the best interest of the City and/or District.

5.6 In the event of a resignation, retirement, dismissal or reassignment of a SRO, or in the case of long-term absences by a SRO, the Police Department will provide a temporary replacement for the SRO within thirty (30) school days of receiving notice of such

absence, dismissal, resignation or reassignment. Long term absences without replacement coverage for a period of ten or more days will result in financial credit being given to the District proportionately for that time based on salary and benefits. As soon as practicable, the Selection Panel shall convene and recommend a permanent replacement for the SRO position.

6. **SCHOOL RESOURCE OFFICER RESPONSIBILITIES**

6.1 The SRO will work in concert with the school principal(s), or the school designate, meeting with the principal(s) on a periodic basis.

6.2 The SRO will check in and out with designated school staff upon arriving or departing from campus unless circumstances prevent the SRO from doing so.

6.3 The SRO may provide a program of educational leadership by acting as a guest speaker in addressing tobacco, alcohol, and other drug issues, and in addressing violence diffusion, violence prevention, and safety issues in the school community.

6.4 The SRO will act as a communication liaison with law enforcement agencies, and provide basic information concerning students on the campus served by the officer.

6.5 The SRO may present programs to parents on issues related to tobacco, alcohol, and other drugs, violence prevention and safety.

6.6 Then SRO may provide informational programs for District staff on issues related to alcohol and other drugs and the law, violence, gangs, safety and security.

6.7 The SRO will gather information regarding potential problems such as criminal activity, gang activity and student unrest, and attempts to identify particular individuals who may be a substantial or material disruptive influence to the school and/or students.

6.8 The SRO will assist District staff in maintaining order on school property

6.9 The SRO will take appropriate law enforcement action, consistent with a police officer's duty. As soon as practicable, the SRO shall make the principal of the school aware of such action. At the principal's request, the SRO shall take appropriate law enforcement action against intruders and unwanted guests who may appear at the school and related school functions, to the extent that the SRO may do so under the authority of law. Whenever practicable, the SRO will advise the principal before requesting additional police assistance on campus.

6.10 The SRO will refer students and/or their families to the appropriate agencies for assistance when need is determined.

6.11 The SRO shall not act as a school disciplinarian. However, if the principal believes an incident involves a violation of the law, the principal may contact the SRO and the SRO will then determine whether law enforcement action is appropriate.

6.12 The SRO may perform other duties as may be mutually agreed upon in writing by the Police Department and the District.

6.13 Provided further that nothing required herein is intended to or will constitute a relationship or duty for the assigned police officer or the City beyond the general duties that exist for law enforcement officers within the state.

7. COST SHARING

7.1 The District agrees to reimburse the City for seventy five percent of the annual salaries, fringe benefits and travel expenses.

7.2 The District shall pay all expenses related to off-duty security performed by District personnel including those off-duty securities performed by SROs and other Taylor Police Officers.

7.3 With the knowledge and consent of the District, the City may apply for a funding grant to offset the cost of the SRO Program or a portion thereof. In the event the City applies for and receives a grant, the District agrees to fund one-half of the City's required funding match. Once grant funding ceases, the District agrees to cost sharing as stipulated in paragraph 7.1 above.

7.4 The City and District will share the cost of training for the SROs as stipulated in paragraph 4.6 above.

7.5 The City shall invoice the District quarterly in equal installments.

7.6 In the event the City does not receive payment within thirty days of the due date, the City is authorized to terminate this agreement without further notice

7.7 The City will own the Patrol Vehicle(s) and it will not be the property of the District nor will the District have special right of access to it.

7.8 The City will pay for all repairs, upkeep and other costs for the life of the Patrol Vehicle(s).

8. TIME AND PLACE OF PERFORMANCE

8.1 The Police Department will assure that the SROs will report to the campus of their assigned school each day that school is in session during the regular school year.

8.1a Follow up home visits when needed as a result of school related student problems.

8.1b School related off-campus activities when the principal requests officer participation and approved by the Police Department.

8.1c Response to off-campus, but school related criminal activity.

8.1d Response to emergency law enforcement activities or court appearances.

8.1e Transport of persons arrested on campus to a detention or holding facility.

8.1f Other official business approved by the SROs supervisor.

8.2 Regular working hours may be adjusted on a situational basis with the consent of the SRO's supervisor. These adjustments should be approved prior to their being required and should be to cover scheduled school related activity requiring the presence of a law enforcement officer.

8.3 The District will provide the SRO's with access to an office that allows for security and privacy. The office must include, but is not limited to, a telephone, desk, chair, office supplies, filing cabinet which can be properly locked and secured and a computer.

9. TERMINATION AND DEFAULT

9.1 Prior to the expiration of the Term, either Party is authorized to terminate this Agreement without cause by giving the other party at least thirty (30) days advance written notice of its intention to do so, specifying therein the effective date of such termination.

9.2 Except as outlined in paragraph 7.6 above, if either party breaches this agreement and/or its obligations hereunder, the no-breaching party shall give written notice thereof and the breaching party shall have 30 days to cure the alleged breach. In the

event the breach is not cured within the 30 days, the non-breaching party may terminate this Agreement with or without notice.

9.3 In the event this Agreement is terminated for any reason before the expiration of the term, the City shall prepare a final account, as of the effective date of the termination, if the District's share of the SRO Program.

10. NOTICE

10.1 Any notice permitted or required to be given to the City, hereunder, may be given by registered or certified United States Postal Mail, postage prepaid, return receipt requested, and addressed to:

Chief of Police
Taylor Police Department
500 S. Main Street
Taylor, TX, 76574

10.2 Any notice permitted or required to be given to the City, hereunder, may be given by registered or certified United States Postal Mail, postage prepaid, return receipt requested, and addressed to:

Superintendent
Taylor Independent School District
3101 N. Main Street, Suite 104
Taylor, TX 76574

10.3 Notice shall be deemed given upon deposit of the notice in the United States Postal Main as aforesaid.

10.4 Either Party may designate a different address by giving at least ten (10) days written notice in the manner provided above.

11. MISCELLANEOUS

11.1 The terms and provisions of this agreement constitute the entire Agreement between the City, the Police Department and the District, and no modification of this agreement is effective unless in writing and executed by all parties.

11.2 Nothing herein shall be construed as a waiver of any defense or immunity that any part is entitled by statute or common law.

SIGNED in duplicate originals this _____ day of _____ 20___

Taylor Independent School District

_____
Superintendent of Schools

City of Taylor

_____
Chief of Police

2024-2025 TAYLOR ISD SCHOOL CALENDAR

BOARD APPROVED 2-26-24

AUGUST

1-2	NEW TEACHER ORIENTATION
5-9,12-13	STAFF DEVELOPMENT/ WORK DAY
14	FIRST DAY OF SCHOOL

SEPTEMBER

2	STUDENT/STAFF HOLIDAY
3	STUDENT HOLIDAY/ STAFF DEVELOPMENT

OCTOBER

11	COMPLIANCE TRAINING COMP DAY STAFF & STUDENT HOLIDAY
14	STUDENT HOLIDAY/ STAFF DEVELOPMENT

NOVEMBER

1	STUDENT HOLIDAY/ STAFF DEVELOPMENT
25-29	THANKSGIVING BREAK

DECEMBER

20	STUDENT EARLY RELEASE
23-27, 30-31	WINTER BREAK

JANUARY

1-3	WINTER BREAK
6-8	STUDENT HOLIDAY/ STAFF DEVELOPMENT
20	STUDENT/ STAFF HOLIDAY

FEBRUARY

14	STUDENT HOLIDAY/ STAFF DEVELOPMENT
17	STUDENT HOLIDAY/ STAFF DEVELOPMENT

MARCH

10-14	SPRING BREAK

APRIL

18	STUDENT/ STAFF HOLIDAY
21	STUDENT HOLIDAY/ STAFF DEVELOPMENT

MAY

22	STUDENT EARLY RELEASE
23	STUDENT HOLIDAY/ STAFF DEVELOPMENT HIGH SCHOOL GRADUATION
26	STUDENT /STAFF HOLIDAY

CALENDAR KEY

- STUDENT/ STAFF HOLIDAY
- STAFF DEVELOPMENT/ STUDENT HOLIDAY
- COMPLIANCE TRAINING COMP. DAY/ STUDENT HOLIDAY
- STUDENT EARLY RELEASE
- NEW TEACHER ORIENTATION

[ ] SEMESTER FIRST DAY THS GRADUATION

[ ] SECONDARY SIX WEEK GRADING PERIOD [ ] ELEMENTARY NINE WEEK GRADING PERIOD

3101 N. MAIN STREET
SUITE 104
TAYLOR, TX 76574

512-365-1391

WWW.TAYLORISD.ORG

2024

AUGUST

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DECEMBER

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2025

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City Council Meeting
July 25, 2024
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure

Agenda Item Number: 3.

Agenda Title: **Consider First Amendment to the Cooperation Agreement with Williamson County to participate in the Williamson County CDBG program and authorize the City Manager to execute the amendment.**

Council Action to be Taken: Approve amendment and authorize the City Manager to execute agreement.

Department Submitted: City Management

Staff Contact: Jeffery Jenkins, Deputy City Manager

1. PURPOSE / DESCRIPTION

The City of Taylor has an agreement with Williamson County, which allows the city to participate in the Williamson County CDBG program. This item would amend the agreement and allow the city to continue to participate.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City of Taylor has an agreement with Williamson County to participate in the Williamson County Urban County Program for CDBG Funding. This agreement was approved on June 11, 2015. This program provides local governments federal funding for a variety of needs including infrastructure development/upgrades and social services. The funding is provided by the US Department of Housing and Urban Development (HUD) and is targeted at areas with low to moderate income persons.

It is a competitive program and the city does compete against other cities in the County. Recently, the city was selected for a $659,000 grant for a water project, and we are awaiting final documents to sign off accepting this grant through this program.

Participation in the Urban Counties Program does not limit the City from applying for other federal or state funds, competitively, such as the Home program or other grant opportunities.

The agreement with the County auto-renews each year, unless an amendment is requested. HUD has contacted the County to update the agreement with an updated Section X. The updated Section X gives more information regarding the federal laws the County and City must be compliant with and the implementing regulations. There are no issues with this updated Section

X being added to the agreement, as it provides additional details regarding Fair Housing Laws.

The City has to update this agreement to continue to be eligible for this program.

3. PROS and CONS

PROS	CONS
• Maintains city eligibility for the program • Funding opportunities for infrastructure	• NA

4. RECOMMENDATION

Approve amendment and authorize the City Manager to execute agreement.

5. FUNDING SOURCE

Na

6. TIMELINE

Will send to the County for them to send to HUD.

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. Taylor Amendment 2025
2. Taylor 2015 Agreement

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

FIRST AMENDMENT TO COOPERATION AGREEMENT
WILLIAMSON COUNTY URBAN COUNTY PROGRAM FISICAL YEARS 2025-2027

This AMENDMENT to the AGREEMENT is made by and between WILLIAMSON COUNTY, TEXAS (the "COUNTY") and the City of Taylor (the "CITY").

WHEREAS, County and City entered into the Cooperation Agreement executed on July 20, 2015 (the "AGREEMENT");

WHEREAS, the Agreement now requires an amendment in order to add additional provisions to Section X;

WHEREAS, the parties desire to amend the Agreement as herein provided;

NOW, THEREFORE, for and in consideration of the terms and provisions set forth herein, for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, County and City hereby agree to the following amendment to the Agreement:

Section X

The County and the City shall take all actions necessary to assure compliance with the County's certification under Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, that the grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964, and the implementing regulations at 24 CFR Part 1, and the Fair Housing Act, and the implementing regulations at 24 CFR Part 100, and will comply with the obligation to affirmatively further fair housing. The Parties shall comply with Section 109 of Title I of the Housing and Community Development Act of 1974, and the implementing regulations at 24 CFR Part 6, which incorporates Section 504 of the Rehabilitation Act of 1973, and the implementing regulations at 24 CFR Part 8, Title II of the Americans with Disabilities Act of 1974, and the implementing regulations at 28 CFR Part 35, the Age Discrimination Act of 1975, and the implementing regulations at 24 CFR Part 146, and Section 3 of the Housing and Urban Development Act of 1968, and all other applicable laws and regulations. The Parties agree that Urban County funding in no event will be used for activities in, or in support of, any cooperating unit of general local government that impedes the County's actions to comply with the County's fair housing certification and duty to affirmatively further fair housing.

Executed and effective as of the approved Original Cooperation Agreement executed on July 20, 2015.

COUNTY OF WILLIAMSON

BY:

_____ Date: _____
Bill Gravell
County Judge

CITY OF TAYLOR, TX

BY:

_____ Date: _____
City Official (Mayor or Chief Executive Officer)
Name:
Title:

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

COMMUNITY DEVELOPMENT BLOCK GRANT
COOPERATION AGREEMENT

THIS AGREEMENT, made and entered into by and between the County of Williamson, a political subdivision of the State of Texas, hereafter referred to as the "County" and the City of TAYLOR, a municipal corporation under the laws of the State of Texas, hereafter sometimes referred to as the "City".

WITNESSETH

WHEREAS, The City has elected to have its population included as a portion of that population of the County in the County's "Urban County" application to the U.S. Department of Housing and Urban Development for the Community Development Block Grant Program and the HOME investment Partnership Program, said applications being hereinafter sometimes referred to as the "Grants Applications"; and

WHEREAS, The County is willing to include all of the City's population in the Grant Applications; and

WHEREAS, The 93rd Session of the Congress passed and the President of the Unites States signed into law, the Housing and Community Development Act of 1974 for the specific purpose of developing viable communities; and

WHEREAS, Williamson County desires to be designated as an "Urban County" by the Department of Housing and Urban Development in order to receive a formula share of program funds provided said County has an appropriate population under the enabling legislation in its unincorporated areas and its included units of general local governments with which it has entered cooperation agreements; and

WHEREAS, Article III, Section 64 of the Texas Constitution authorizes Texas counties to enter into cooperation agreements with local governments for essential Community Development and Housing and Assistance activities.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the County and the City do mutually agree as following:

SECTION I

The City agrees to allow the County to include the City's population in order to qualify for a formula share of entitlement program funds through the Department of Housing and Urban Development's Community Development Block Grant Program, the HOME Investment Partnership Program and other funding as may be authorized by HUD and included in the

County's Consolidated Plan Strategy. The City and County agree to include the same in the Grant Application.

This Agreement covers the CDBG Entitlement program and, where applicable, the HOME Investment Partnership (HOME) and Emergency Solutions Grants (ESG) Programs (i.e., where the urban county receives funding under the ESG program, or receives funding under the HOME program as an urban county or as a member of a HOME consortium).

By executing this Agreement, the City understands that it:

1. May not apply for grants from appropriations under the State CDBG Program for fiscal years during the period in which it participates in the urban county's CDBG program; and

2. May receive a formula allocation under the HOME Program only through the urban county. Thus, even if the urban county does not receive a HOME formula allocation, the participating unit of local government cannot form a HOME consortium with other local governments. (Note: This does not preclude the urban county or a unit of government participating with the urban county from applying to the State for HOME funds, if the state allows.); and

3. May receive a formula allocation under the ESG Program only through the urban county. (Note: This does not preclude the urban county or a unit of government participating with the urban county from applying to the State for ESG funds, if the state allows.)

SECTION II

The County and the City agree to cooperate to undertake, or assist in undertaking, community renewal and lower income housing assistance activities, specifically urban renewal and publicly assisted housing activities pursuant to this Agreement. Such activities include but are not limited to these activities included in the Annual One Year Plan contained in the Consolidated Plan Strategy as required under 24 CFR Part 570 and approved by the Department of Housing and Urban Development which is on file at the Urban County Program office and which may be amended in the future. The parties agree, further, to cooperate in all other activities listed as "Community Development Program Activities Eligible for Assistance" under Public Law 93-383, The Housing and Community Development Act of 1974, Title I, Section 105, listed as "Eligible Activities" under the CFR, Title 24, Chapter V Part 570, as amended, Community Development Block Grants, should any of these activities be identified to be carried out in the City.

SECTION III

All activities to be carried out with annual Community Development Block Grant funds and HOME Investment Partnership Program funds, should the Grant Applications be approved, will be carried out during the three fiscal years following approval of said applications, including such additional time as may be required for the expenditure of funds granted to the participating unit of local government. The City agrees to inform the County of any income generated by the expenditure of Consolidated Plan Strategy Program funds received by the City. It is expressly understood by the City that such program income must be paid to the County unless the City has

been authorized by prior written Agreement from the County to retain such program income and that the City must use such funds only for eligible activities in accordance with all applicable Program guidelines and requirements. It is further understood by the City that the County has full responsibility for monitoring and reporting to the Department of Housing and Urban Development on the use of any such program income and that in the event of close-out, the City's change of status or the discontinued use of Program funds for approved activities, and program income that is on hand or received subsequent to the closeout or change of status shall be paid to the County.

SECTION IV

Neither party to the Agreement may veto or in any way obstruct the implementation of the approved Consolidate Plan Strategy (CPS) or such other Community Development program activities eligible for assistance during the three years for which the County is seeking to qualify as an "Urban County" or for such additional time as may be required for expenditure of funds granted to the County for such period. In addition, nothing contained in this Agreement shall deprive any municipality or other unit of government of any powers of zoning, development control, or other lawful authority which it presently possesses.

SECTION V

The City understands that it may not apply for grants under the Small Cities or State CDBG Programs from appropriations for fiscal years in which this Agreement is in effect. Further, the City may not participate in a HOME consortium except through the County, regardless of whether the County receives a HOME formula allocation during the fiscal years in which this Agreement is in effect.

SECTION VI

This Agreement shall be effective for the three year qualification period of Fiscal Years 2016-2018 and it will automatically be renewed for participation in successive three-year qualification periods, unless the County or the City provides written notice it elects not to participate in a new qualification period. By the date specified in HUD's urban county qualification notice for the next qualification period, the County will notify the City in writing of its right not to participate.

Each party shall adopt any amendment to the Agreement incorporating changes necessary to meet the requirements for cooperation agreements set forth in an Urban County Qualification Notice applicable for a subsequent three-year urban county qualification period, and shall submit such amendment to HUD as provided in the urban county qualification notice (see Section IV, Documents to be Submitted to HUD, paragraph E of the Notice) and failure to comply will void the automatic renewal for such qualification period. Failure by either party to adopt an amendment to this Agreement incorporating all changes necessary to meet the requirements for cooperation agreements set forth in the Urban County Qualification Notice applicable for a new qualification period, and to submit the amendment to the U.S. Department of Housing and Urban Development, shall void the automatic renewal of this Agreement for such qualification period.

This Agreement shall remain in effect until the CDBG (and, where applicable, HOME and ESG) funds and program income received (with respect to activities carried out during the three-year

qualification period, and any successive qualification periods under agreements that provide for automatic renewals) are expended and the funded activities completed. The County and City cannot terminate or withdraw from this Agreement while it remains in effect, unless the County fails to qualify as an urban county.

SECTION VII

Should the U.S. Department of Housing and Urban Development reject or refuse to accept this Agreement for any reason, the County may terminate this Agreement by giving written notice or same to the City. The County shall not be liable for any cause, action or damage arising from HUD's rejection of the application. Should the U.S. Department of Housing and Urban Development, for any reason terminate funding to the County during any time of the three year period of qualifications, the County shall not be held liable for any obligation or expenses incurred by the City.

SECTION VIII

This Agreement remains in effect until the CDBG and HOME funds and income received with respect to the three-year qualification period and any successive qualification periods are expended and the funded activities completed, and the County and participating unit of general local government may not terminate or withdraw from this Agreement while it remains in effect.

SECTION IX

It is understood by the City and County that the County will adhere to HUD requirements regarding the public hearings and will have final responsibility for selection of projects, the filing of annual grant requests and the preparation of annual performance reports.

SECTION X

The County and the City agree to take all actions necessary to assure compliance with the urban county's certification required by Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, including Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 109 of Title I of the Housing and Community Development Act of 1974 (which incorporates Section 504 of the Rehabilitation Act of 1973 and the Age Discrimination Act of 1975), or other applicable laws and affirmatively further fair housing. It is prohibited to use urban county funding for activities in, or in support of, any cooperating unit of general local government that does not affirmatively further fair housing within its own jurisdiction or that impedes the County's actions to comply with the County's fair housing certification.

SECTION XI

This Agreement may be voided if (1) the City is advised by HUD, prior to the completion of the current requalification process, that the City is eligible to become a metropolitan city; (2) the City elects to take its entitlement status; **and** (3) the City provides the County and HUD with notice of its election to take its entitlement status prior to the completion of the current requalification process. If, prior to the completion of the County's current requalification

process, (1) the City has not been advised by HUD that it is eligible to become a metropolitan city; (2) the City has not elected to take its entitlement status **and** (3) the City has not provided the County and HUD with notice of its election to take its entitlement status, this Agreement shall not be voidable and the City must remain a part of the County Entitlement for the entire three-year period of the county's qualification, regardless of population.

SECTION XII

The County and the City agree to take all required actions to comply with the provisions of the National Environmental Policy Act of 1969, Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974, as amended, and other applicable laws.

SECTION XIII

Pursuant to 24 CFR 570.501(b), the unit of local government is subject to the same requirements applicable to subrecipients, including the requirement of a written agreement as described in 24 CFR 570.503.

SECTION XIV

The County and the participating units of general local government have adopted and are enforcing:

1) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and
2) a policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such nonviolent civil rights demonstrations within the jurisdiction.

SECTION XV

The City may not sell, trade, or otherwise transfer all or any portion of such funds to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Act.

SECTION XVI

This Agreement shall be of no force and effect unless and until it is executed by both parties hereto and certified by counsel for the County.

SECTION XVII

No amendment, modification or alteration of the terms hereof shall be binding unless the same be in writing, dated, subsequent to the date hereof, and duly executed by the parties hereto.

IN WITNESS THEREOF, the Agreement is executed in duplicate originals, each to have the force and effect of an original, on the later date set forth herein below.

COUNTY OF WILLIAMSON

BY: _____ Date: 07-20-2015

Dan A. Gattis
County Judge

CITY OF TAYLOR

BY: _____ Date: 6/11/15

City Official (Mayor or Chief Executive Officer)
Name: Jesse Ameira, JR.
Title: MAYOR

CERTIFICATION BY COUNTY LEGAL COUNSEL

I, the undersigned, have examined the foregoing Agreement, and as a statutory civil counsel to the County named therein, I certify that the terms and provisions of the Agreement are fully authorized under State and local laws and that the Agreement provides full legal authority for the County to undertake or assist in undertaking essential community development and housing assistance activities.

County Attorney

BY: _____ Date: 7/22/2015

Shannon C. Francis
Assistant County Attorney

Williamson County Community Development Office
Attn: Sally Bardwell
710 Main Street
Georgetown, TX 78626

RE: Williamson County Urban County Qualification for Community Development Block Grant

Dear Ms. Bardwell:

In accordance with your request for our City's approved decision regarding the participation in the Community Development Block Grant Cooperative Agreement, our City respectfully selects one of the following options:

☑ The City of TAYLOR agrees to continue its participation in the Urban County CDBG for Fiscal Years 2016-2018.

☐ The City of _____ elects not to continue its participation in the Urban County CDBG to Fiscal Years 2016-2018.

Signed and Attested By:

City Official — Date: 6/11/15

Susan Brock
City Secretary — Date: 6/11/15

City Council Meeting
July 25, 2024
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure Quality of Life Economic Vitality

Agenda Item Number: 4.

Agenda Title: **Hold a Public Hearing and Introduce Ordinance 2024-32 for a Neighborhood Plan, referred to as Turner Springs, covering approximately 99 acres and generally located at 450 CR 398.**

Council Action to be Taken: Hold a Public Hearing and Introduce Ordinance 2024-32 for a Neighborhood Plan

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE / DESCRIPTION

Hold a Public Hearing and Introduce Ordinance 2024-32 for a Neighborhood Plan

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The proposed Neighborhood Plan covering approximately 99 acres proposes a mixed use development with an estimate of 449 single family units, 702 multi-family units and 24,000 sq ft of live/work floor space.

See the attached staff report for more details and an assessment of the proposal including two requested warrants.
The two requested warrants relate to larger block lengths for blocks B, C, E, G, J, K and O to accommodate the applicants' multi-family and mixed-use proposed buildings. The second warrant relates to a lower ratio of P1 Nature than is permitted in the traditional neighborhood development pattern (table 3.6.1 (A) of the Land Development Code). However, this shortage of place type P1 within the proposed built area is offset by the extensive civic space along the eastern side of the site.

3. PROS and CONS

PROS	CONS

• Complies with the intent of the Comprehensive Plan and Land Development Code	•

4. RECOMMENDATION

At their meeting on July 9, 2024, the Planning and Zoning Commission recommended approval of the request.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission - July 9, 2024 for public hearing and recommendation
City Council - July 25, 2024 for public hearing and introduce the ordinance
City Council - August 8, 2024 for consideration of the ordinance.

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. _08_PZ-2023-1970 Turner Spring Neighborhood Plan Staff Report
2. _08a_PZ-2023-1970_Turner Spring NP LOI
3. _08b_PZ-2023-1970 Location Map
4. _08c_PZ-2023-1970 Current Zoning
5. _08d_PZ-2023-1970 Growth Sector
6. _08e_PZ-2023-1970 Future Land Use
7. _08f_PZ-2023-1970 Floodplain
8. _08g_PZ-2023-1970 Notification Map
9. Ord 2024-32 08h_PZ-2023-1970_Turner Spring NP Draft Ordinance
10. _08h1_PZ-2023-1970_Turner Spring NP Survey_Exhibit A
11. _08h2_Turner Springs Neighborhood Plan_Exhibit B
12. CC Presentation PZ 2023 1970_Turner Spring

City of Taylor

PZ-2023-1970

Neighborhood Plan

Staff Report

Item Details

Subject Property:	450 CR 398
Total Acreage:	Approximately 99.488 acres
Legal Description:	Approximately 99.488 acres of land as part of and out of the Samuel Pharrass Survey Abstract No. 496, more particularly described by the Williamson Central Appraisal District Parcels R019622 and R020057 Taylor, Williamson County, Texas.
Applicant:	Brad Robbins, Top Notch Properties
Property Owner(s):	Billy Turner
Request:	A request for a Neighborhood Plan
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant is seeking approval of a Neighborhood Plan referred to as Turner Springs, which integrates commercial, retail, multi-family and single-family residences, and civic spaces.

The applicant chose to work with the City's design consultant, Michael Watkins Architect, to furnish the applicant and the City with Neighborhood Plan to address a neighborhood structure and scale, civic spaces, and frontage types to support the industrial uses in the area. 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 a design charette. A neighborhood layout was developed and after the charette, a plan was sent out and reviewed by staff and the applicant before finalizing the proposed Neighborhood Plan attached with this report. 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 south of CR 398 between Justin Lane and East of Lorax Lane.

Physical and Natural Features:

The subject property is mostly vacant land with an existing single-family dwelling in the lower western half of the property that is not entirely flat with inundation of the FEMA 100-year floodplain and Taylor floodplain across the eastern portion of the property.

Growth Sector Designations:

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

The Controlled Growth Sector Tier I consists of areas with incomplete infrastructure. As development occurs in the Controlled Growth Sector Tier II, infrastructure systems will be extended and may allow for development to occur in Tier I (Envision Taylor Comprehensive Plan Page 55).

Future Land Use and Zoning Designations:

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

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 proposed Neighborhood Plan would seek to amend the Employment Center designation and enact the following Place Types P3 – Neighborhood, P4 – Mix, P5 – Urban Center, and CS – Civic Space with P1 Overlay (floodplain).

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	ETJ	Future Growth Sector (G-1)	Area of Minimal Change	Vacant Agricultural Land and large lot residential
South	EC – Employment Center	Controlled Growth Sector Tier II	Employment: Special Zone	Vacant
East	EC	Intended Growth Sector (G-3)	Employment: Regional	Vacant
West	EC	Controlled Growth Sector Tier II	Employment: Special Zone	Vacant and single-family home

Transportation

The subject property gains access from CR 398.

Utilities

The subject property is located within the City of Taylor Water and Sewer CCN. The property has a 24-inch wastewater line along the northern property boundary 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 zoning map amendment request. Eleven (11) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, July 23, 2024.

Staff Analysis

Upon analyzing the request for Neighborhood Plan for multi-family, and single-family uses in EC: Employment Center Place Type, the proposed plan is highly compatible with the approved Neighborhood Plan on the adjacent Megatel property, immediately south of the request property. This plan is also consistent with the intent of creating walkable and connected neighborhoods that allow people to live in proximity to jobs and amenities.

The request is consistent with the following Land Use, Transportation, and Housing Policy in Envision Taylor Comprehensive Plan:

- LU8 – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
- LU 10 – New development should generate sufficient revenue to support the long-term cost of maintaining the infrastructure that serves it.
- T3 – The transportation network should encourage all modes of travel including support for a future transit network.

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

The applicant has proposed a mix of Place Types – P3, P4, P5 which address the desired missing middle housing. The applicant is also proposing a large civic space at the center of the development using the topography to provide majestic view of the floodplain/open space.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends **approval** of the requested neighborhood plan with the following warrants:

- A warrant to allow for a lower ratio of P1 than is permitted for Traditional Neighborhood Development, given that there is a large area of P1 in proximity to the subject property immediately adjacent to the Pedestrian Shed boundary.
- A warrant to allow for larger block size for Blocks B, C, F, G, J, K, and O to accommodate the applicant's proposed multi-family and mixed-use buildings and their associated parking in order to allow a layout that accommodates a larger civic space in the center for views open to the public.

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 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 a mix of commercial, retail, multifamily and single family uses.

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 24” wastewater line along the northern end of the property and has a 24” water line along Lorax Lane to the west of the property.

Do current conditions indicate that a Neighborhood Plan is necessary?

- The Neighborhood Plan allows the subject property to consist of a walkable community of multi-family, single family and civic uses broken down into transect zones to reflect distinct physical environments and have compatibility with plans for neighboring properties in proximity to industrial uses closer to US 79 and Samsung area.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Zoning Map
4. Growth Sectors Map
5. Future Land Use Map
6. Notification Map
7. Floodplain Map
8. Ordinance 2024-32
    a. Survey – Exhibit A
    b. Neighborhood Plan – Exhibit B

Brad Robbins of Top Notch Properties
119 West 4th Street
Taylor,TX 76574
Brad@TopNotchProperties.com
512-269-5278
Dec 1, 2023

City Planning Department
City of Taylor
400 Porter St.
Taylor, TX 76574

Dear City Planning Department,

We are writing to express our intent to develop an Employment Center in the City of Taylor. This initiative is driven by our commitment to contribute to the economic growth and urban development of our community.

Proposal Overview:
Our proposed Employment Center land use plan encompasses a multi-faceted development approach, integrating Commercial, Retail, Multifamily, Single Family Detached residences, and potential Civic Space. This development spans approximately 78 acres, translating to 3,397,680 square feet.

Compliance with City Plans:
We have meticulously designed our plan to align with the City of Taylor's Comprehensive Plan and Land Development Code. Our approach ensures a harmonious blend of various land uses, fostering a vibrant and sustainable community environment.

Employment Opportunities:
While the exact number of jobs to be generated by this project is currently under evaluation, we are optimistic about its significant potential for job creation. The development will offer employment opportunities predominantly in the retail and commercial sectors, and possibly within a civic space.

Commitment to Community Growth:
We are enthused by the recent developments and growth trends in the City of Taylor. It is our earnest desire to collaborate closely with city officials and stakeholders to bring this unique development to fruition. We believe this project will significantly contribute to the city's landscape and serve the people of Taylor for many years.

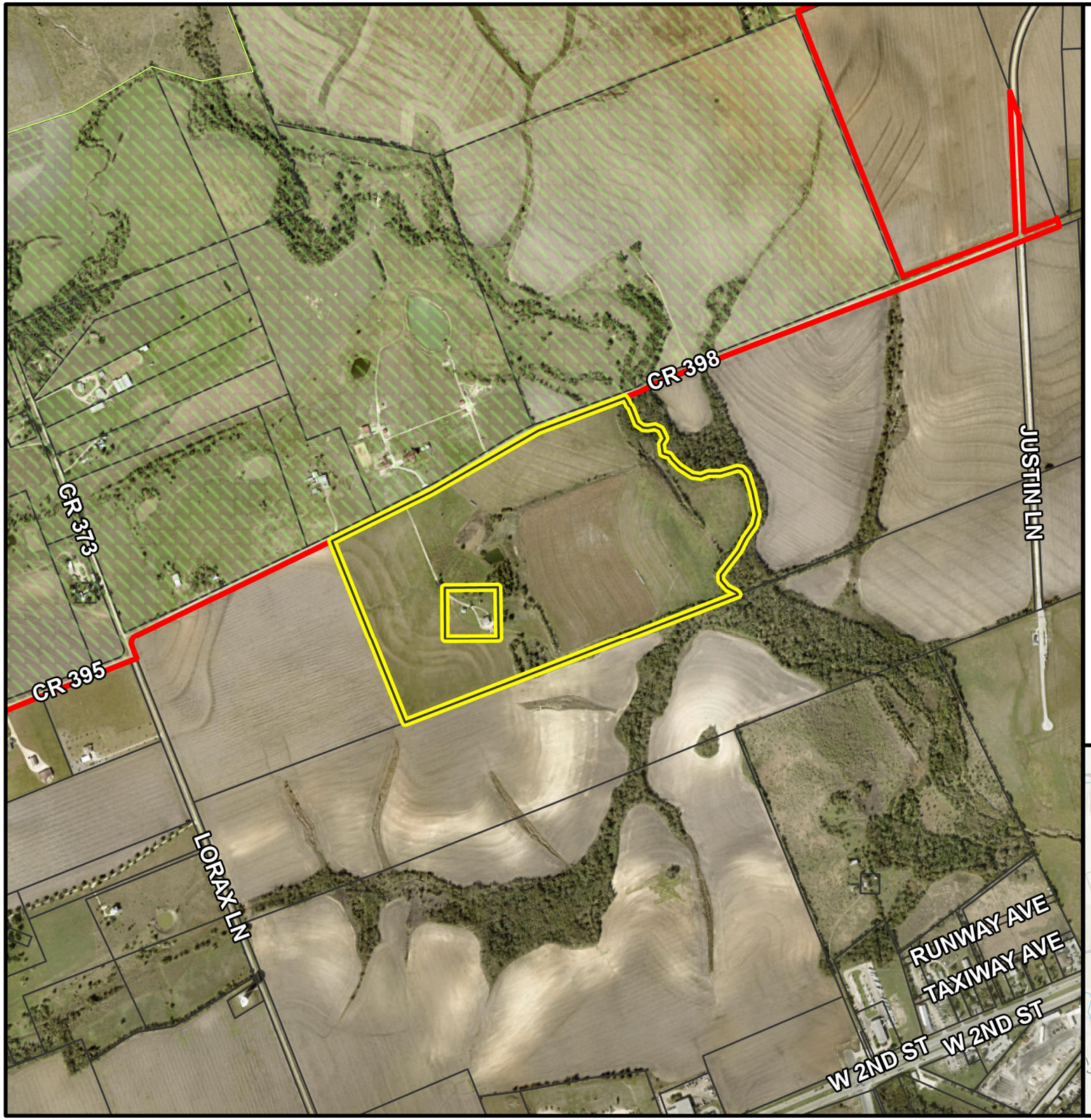
Next Steps:
We are eager to discuss this project further with the relevant city departments and look forward to any guidance or requirements that the City of Taylor may have for this development.

We appreciate your consideration and are ready to provide any additional information or documentation required. Thank you for the opportunity to contribute to the City of Taylor's continued growth and prosperity.

Sincerely,



Brad Robbins
Top Notch Properties

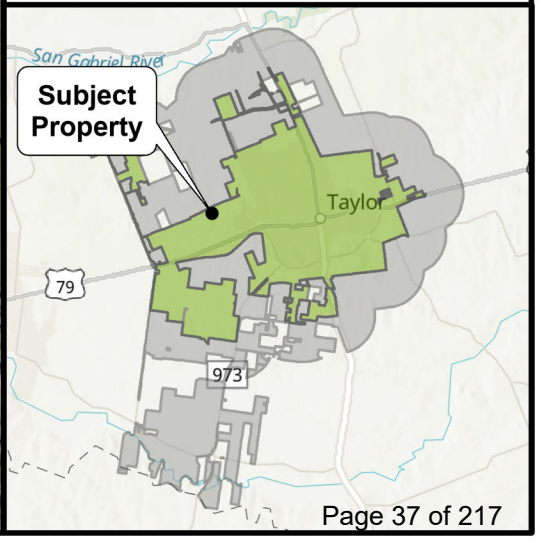


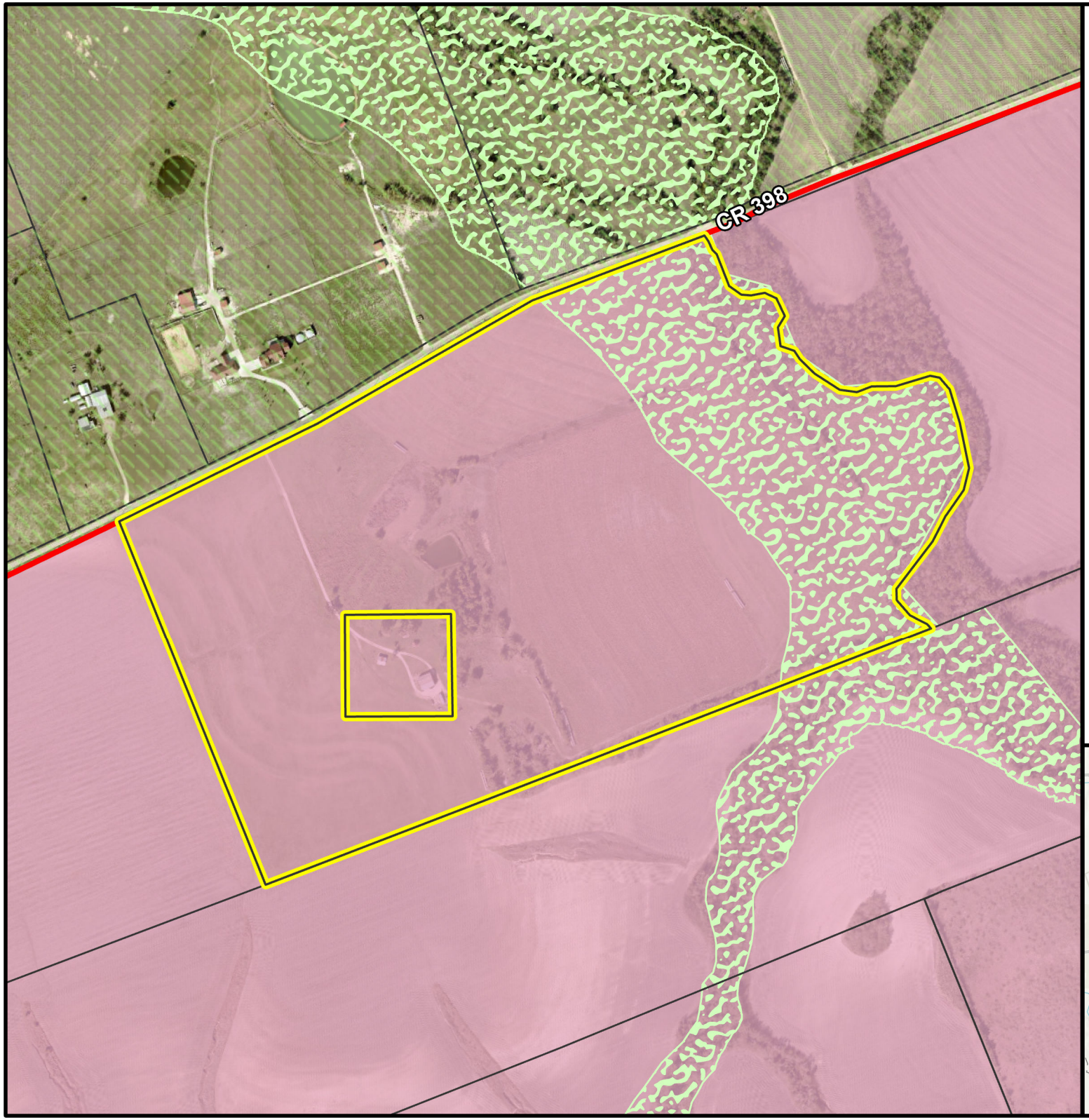
PZ-2023-1970

450 CR 398
Neighborhood Plan
Location Map
Approximately 99 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 1,000 2,000
Feet





PZ-2023-1970

450 CR 398
Neighborhood Plan
Current Zoning Map
Approximately 99 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

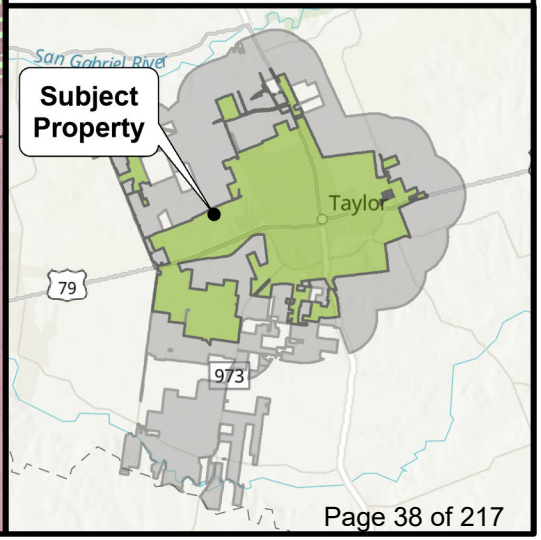
Overlay Zoning

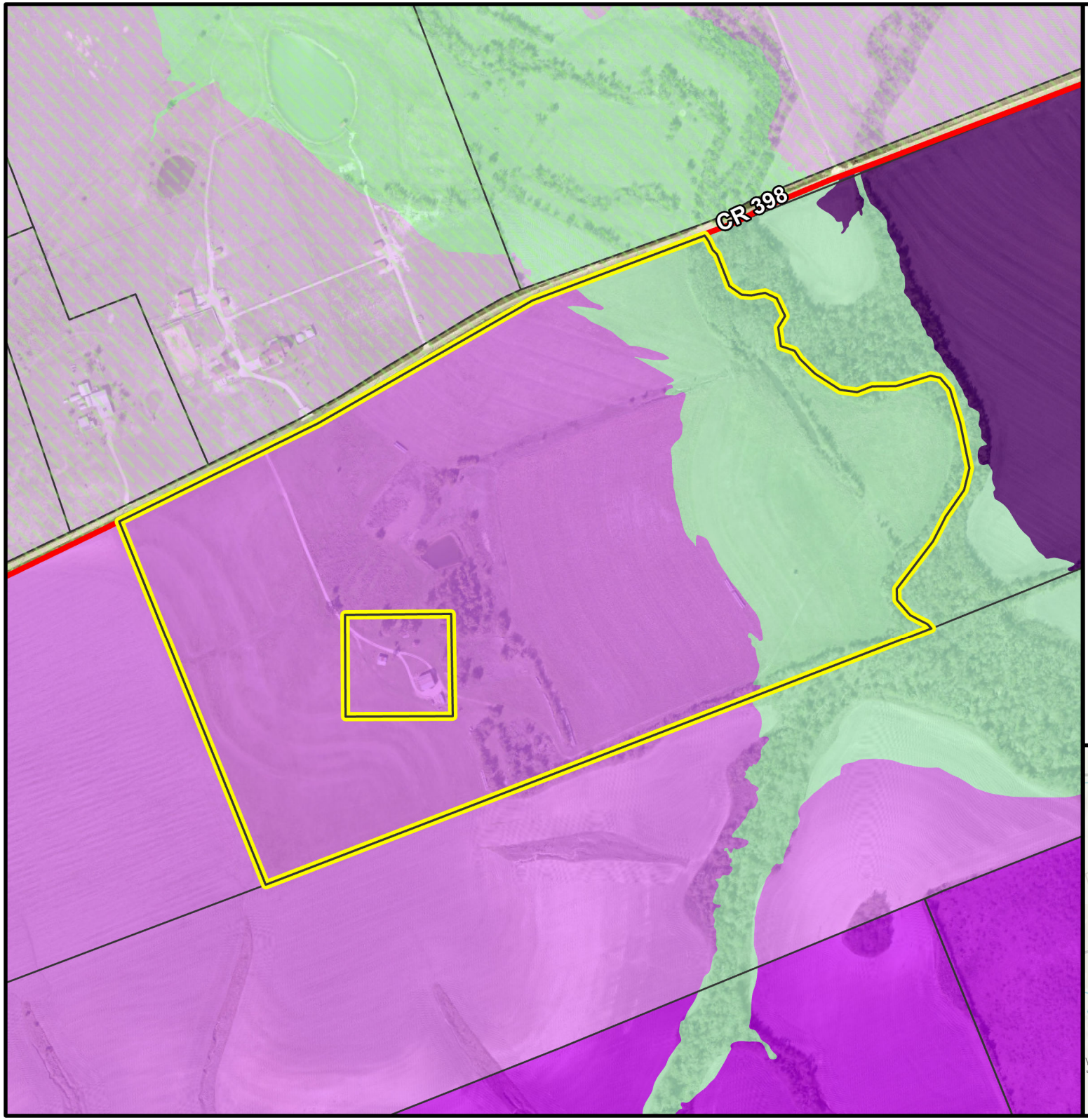
- P1: Nature

Place Type Zoning

- EC: Employment Center

N 0 500 1,000
Feet





PZ-2023-1970

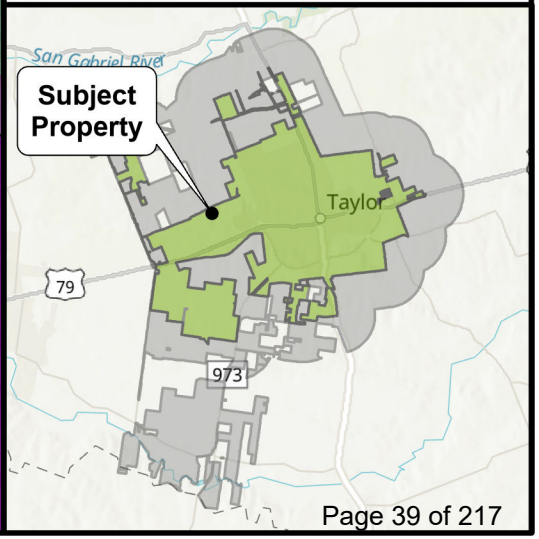
450 CR 398
Neighborhood Plan
Growth Sector Map
Approximately 99 acres

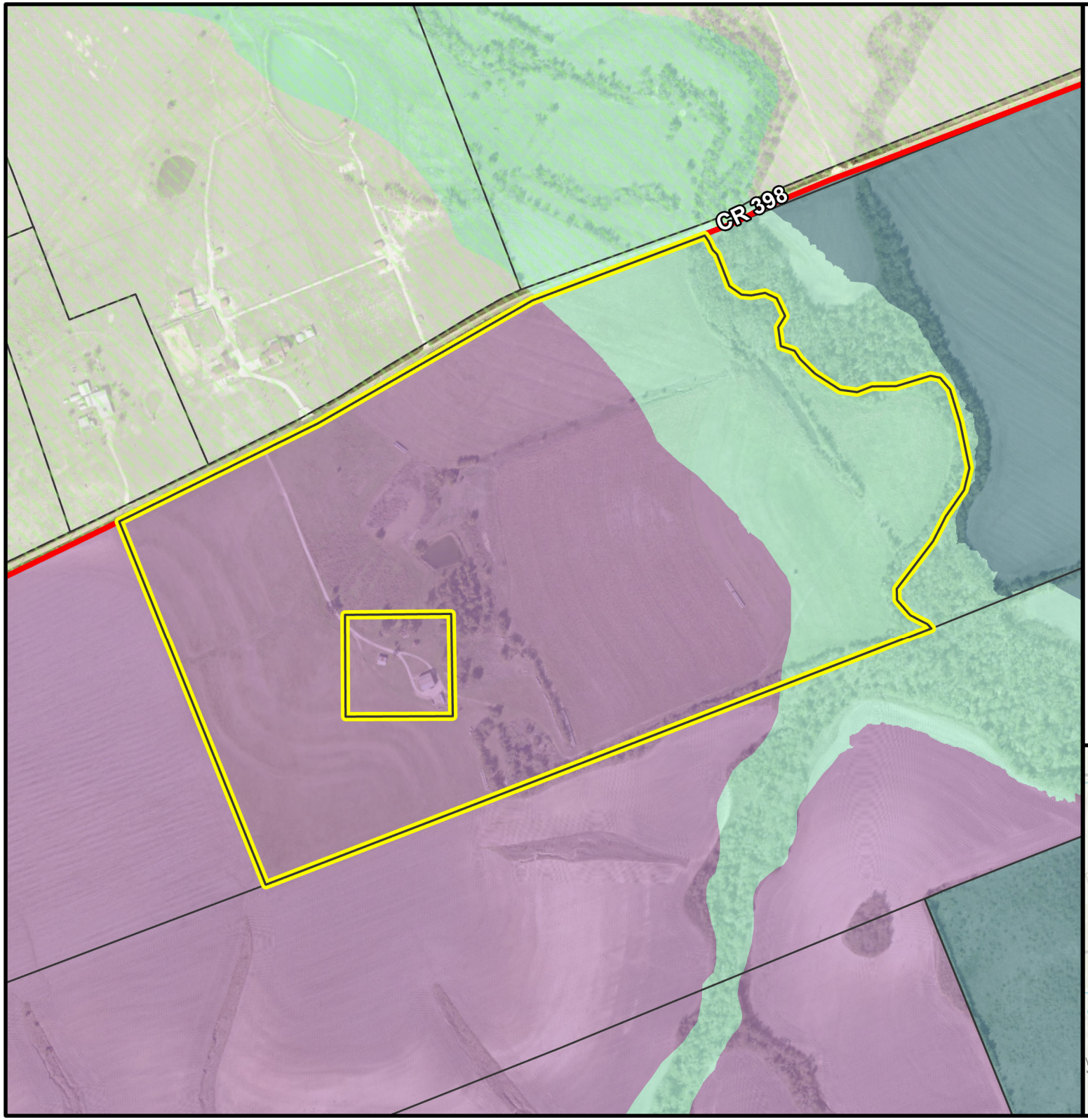
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Growth Sector

- Reserved Open Sector (O-2)
- Future Growth Sector (G-1)
- Controlled Growth Sector Tier I (G-2.1)
- Controlled Growth Sector Tier II (G-2.2)
- Intended Growth Sector (G-3)

N 0 500 1,000
Feet





PZ-2023-1970

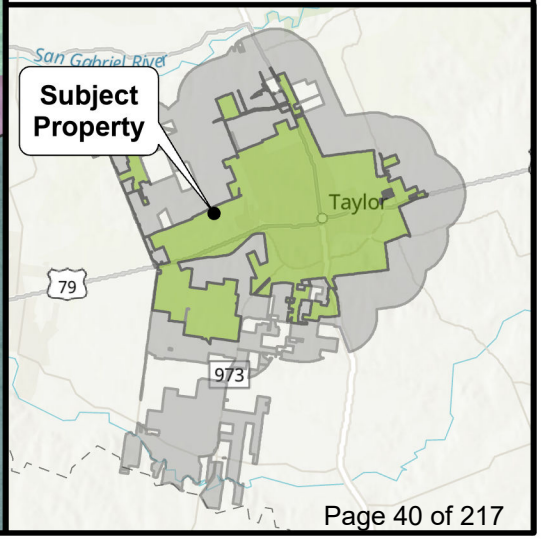
450 CR 398
Neighborhood Plan
Future Land Use Map
Approximately 99 acres

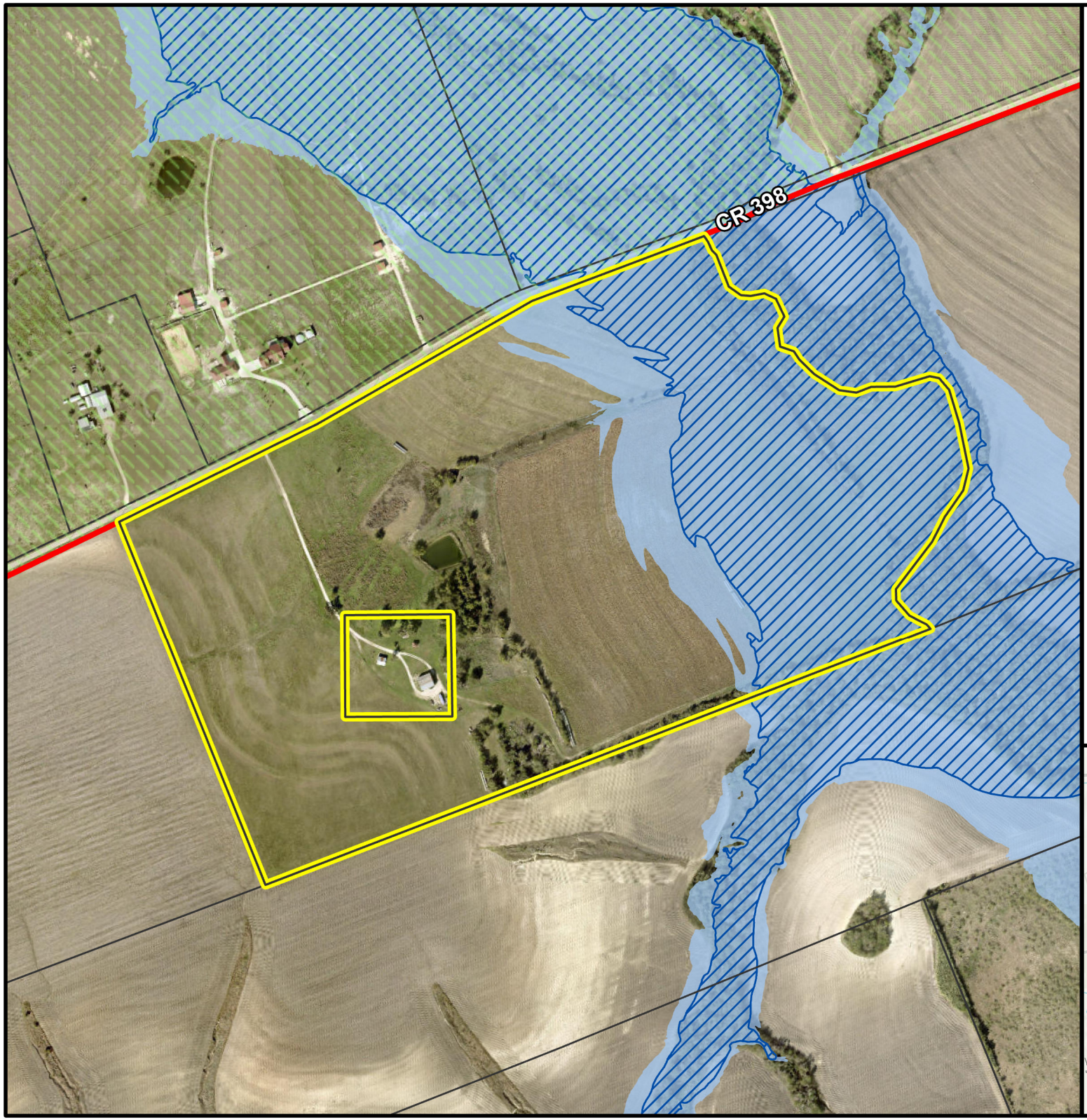
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Future Land Use

- Area of Minimal Change
- Employment: Regional
- Employment: Special Zone
- Open Space

N 0 500 1,000
Feet



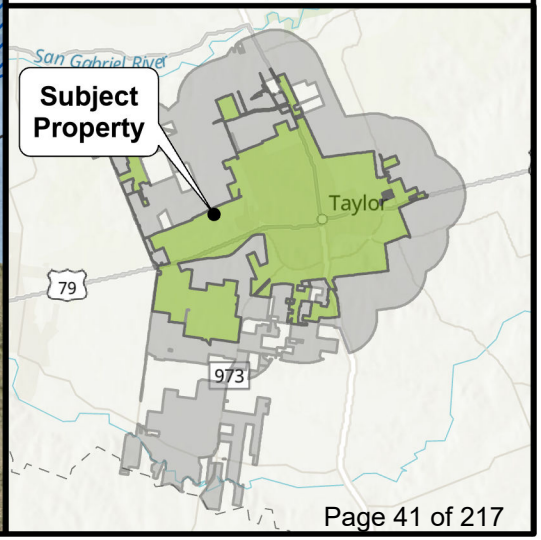


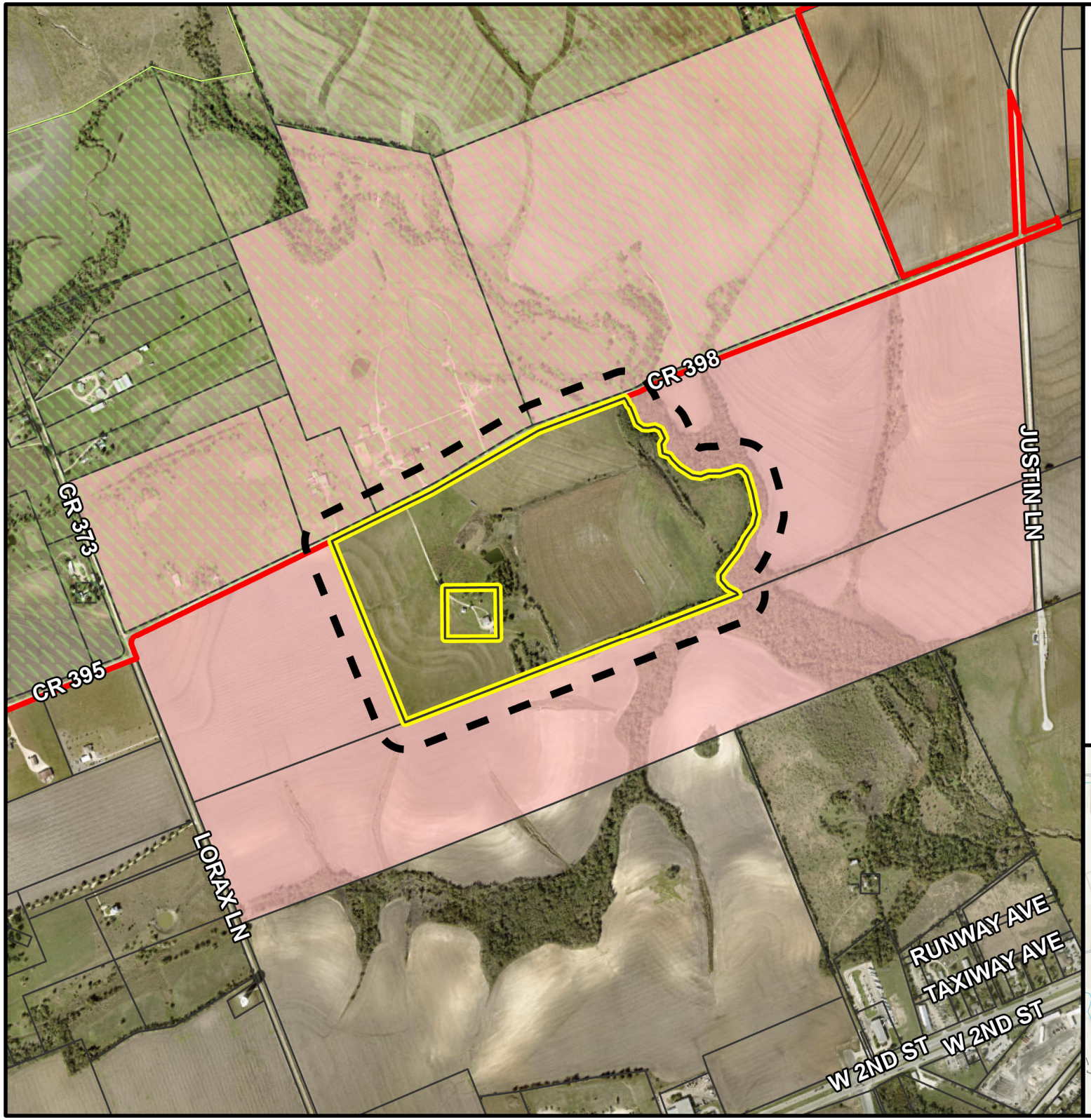
PZ-2023-1970

450 CR 398
Neighborhood Plan
Floodplain Map
Approximately 99 acres

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

N 0 500 1,000
Feet



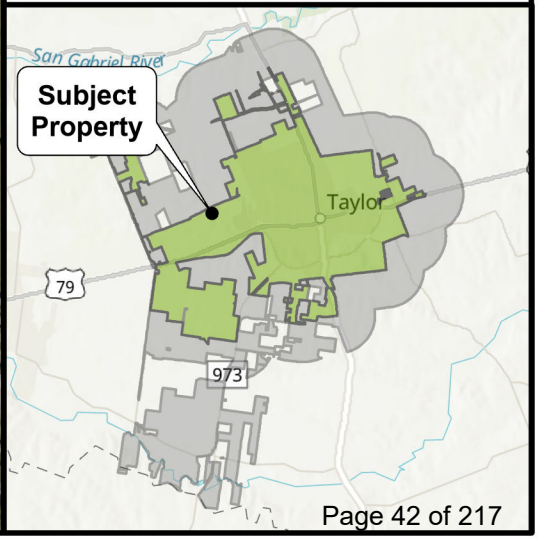


PZ-2023-1970

450 CR 398
Neighborhood Plan
Notification Map
Approximately 99 acres

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

N 0 1,000 2,000
Feet



ORDINANCE NO. 2024-32

AN ORDINANCE APPROVING A NEIGHBORHOOD PLAN REFERRED TO AS TURNER SPRINGS, GENERALLY LOCATED AT 450 CR 398, LEGALLY DESCRIBED AS A 99.48-ACRE TRACT OF LAND OUT OF THE SAMUEL PHARRASS SURVEY, ABSTRACT 496, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R019622 AND R020057, 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 July 25, 2024, to consider the request made by the applicant, whose property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to approve the Neighborhood Plan, referred to as Turner Springs; and

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

WHEREAS, the City Council, after the public hearing, approves the request for the Neighborhood Plan and the Property zoning change.

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

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The Official Zoning map of the City of Taylor, Texas, is changed to indicate that a 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 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 2024-32 was introduced before the Taylor City Council on the 25th day of July, 2024.

DRAFT

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

DRAFT

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. 2024-32, passed and approved by the City Council of the City of Taylor, Texas, on the 8th day of August 2024, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2024.

_____
Dianna McLean
City Clerk

DRAFT

EXHIBIT A

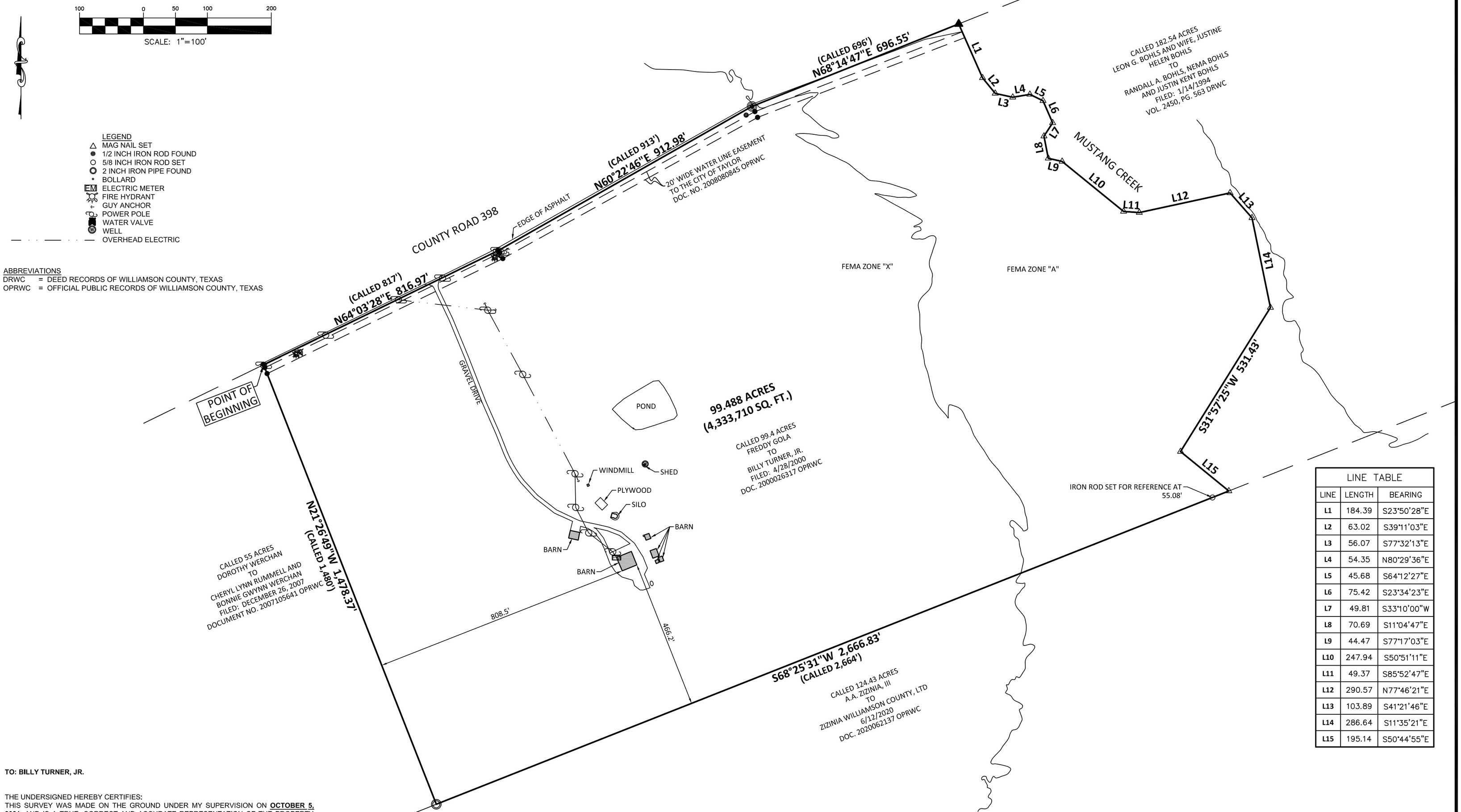
(Legal Description/Survey)

DRAFT

EXHIBIT B

(Neighborhood Plan)

DRAFT



LINE TABLE		
LINE	LENGTH	BEARING
L1	184.39	S23°50'28"E
L2	63.02	S39°11'03"E
L3	56.07	S77°32'13"E
L4	54.35	N80°29'36"E
L5	45.68	S64°12'27"E
L6	75.42	S23°34'23"E
L7	49.81	S33°10'00"W
L8	70.69	S11°04'47"E
L9	44.47	S77°17'03"E
L10	247.94	S50°51'11"E
L11	49.37	S85°52'47"E
L12	290.57	N77°46'21"E
L13	103.89	S41°21'46"E
L14	286.64	S11°35'21"E
L15	195.14	S50°44'55"E

TO: BILLY TURNER, JR.

THE UNDERSIGNED HEREBY CERTIFIES:
THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON **OCTOBER 5, 2021**, AND IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, AND SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR WILLIAMSON COUNTY, TEXAS, COMMUNITY PANEL NUMBER **48491C0530F, EFFECTIVE DECEMBER 20, 2019**, THE SUBJECT TRACT IS LOCATED IN **ZONE "A & X"**, WHICH IN THIS CASE **IS PARTIALLY** LOCATED IN A SPECIAL FLOOD HAZARD AREA.

COREY J. HALL, RPLS
TEXAS REGISTRATION NO. 6362

STATE OF TEXAS
REGISTERED
COREY JOSEPH HALL
6362
PROFESSIONAL
LAND SURVEYOR

NOTES:

1. NO TITLE COMMITMENT WAS SUPPLIED OR REVIEWED FOR THIS PROJECT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
2. THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83.

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

LAND SURVEY

BEING A 99.488 ACRE (4,333,710 SQ. FT.) TRACT OF LAND OUT OF THE SAMUEL PHARRASS SURVEY, IN WILLIAMSON COUNTY, TEXAS, BEING THE ALL OF THE TRACT CONVEYED FROM FREDDY GOLA TO BILLY TURNER, JR., FILED APRIL 28, 2000 AND RECORDED IN DOCUMENT No. 2000026317 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

NO.	DATE	REVISIONS	BY

DRAWN BY:	BRC
CHECKED BY:	CJH
DATE:	10/5/2021
SCALE:	1" = 200'
JOB NO.:	4012.001

P:\Shared drives\Active\Survey\County\WILLIAMSON\TAYLOR\SAMUEL PHARRASS SURVEY, A-\4012.001.00\DWG\4012.001_total bndy.dwg 10/5/2021 2:21:55 PM



NEIGHBORHOOD PLAN FOR TURNER SPRINGS 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

Regulating Plan in Context B.2
Regulating Plan B.3
Thoroughfare Type Maps B.5
Thoroughfare Sections B.6
Civic Space Plan B.8

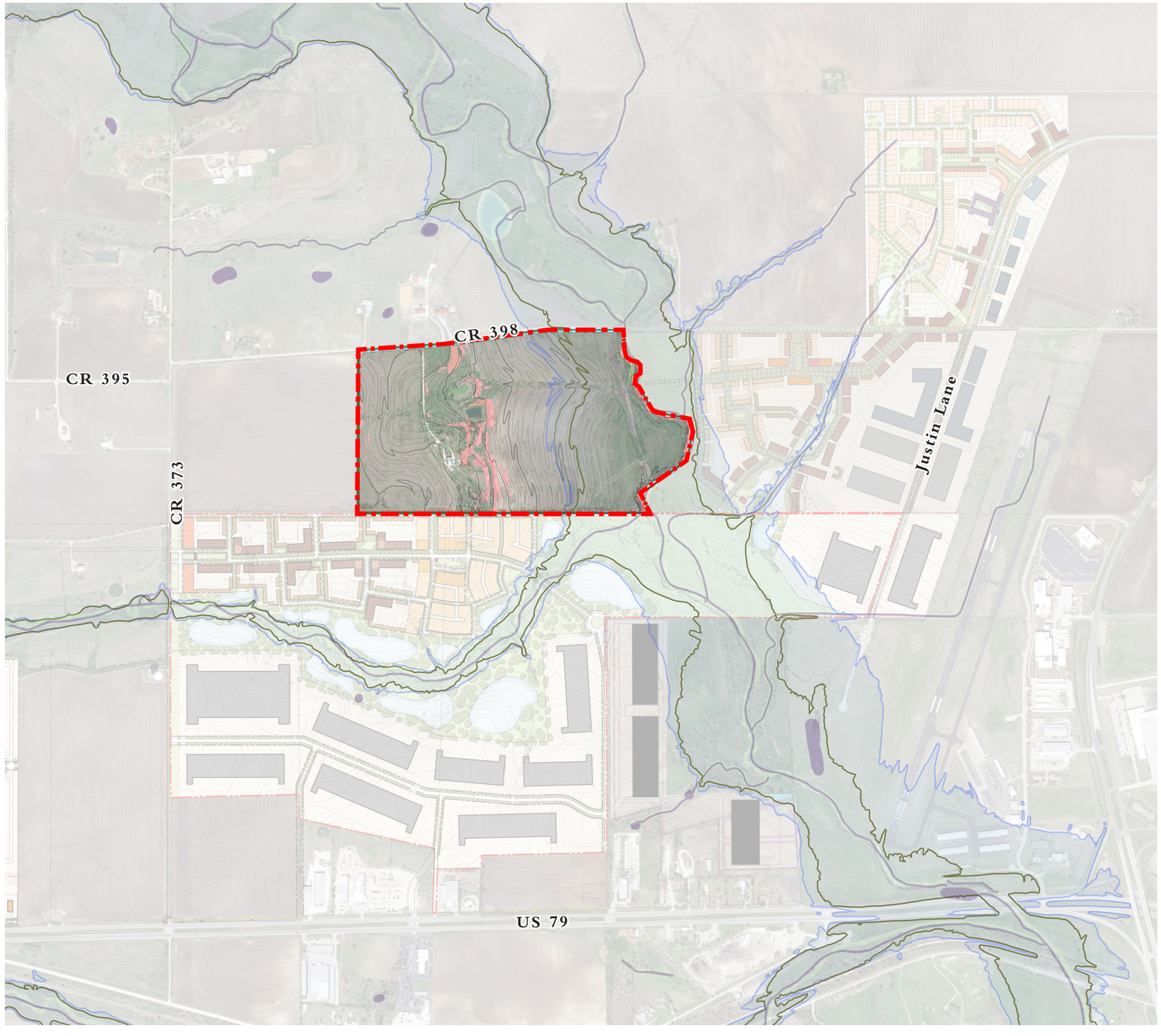
C SUPPLEMENTAL PLANS

Illustrative Plan in Context C.2
Illustrative Plan C.3
with Program C.4
Fire Apparatus Access Diagram C.5
Addressing Plan C.6
Program Acreage C.7
Detail Program and Parking C.8
Illustrative Plan with Annotation C.10
Character Images C.11

X APPENDIX

Charrette Plans X.2
Charrette Photos X.5

FOR
THE CITY OF TAYLOR, TEXAS
AND
TOP NOTCH PROPERTIES
by
MICHAEL WATKINS ARCHITECT, LLC
JULY 15, 2024

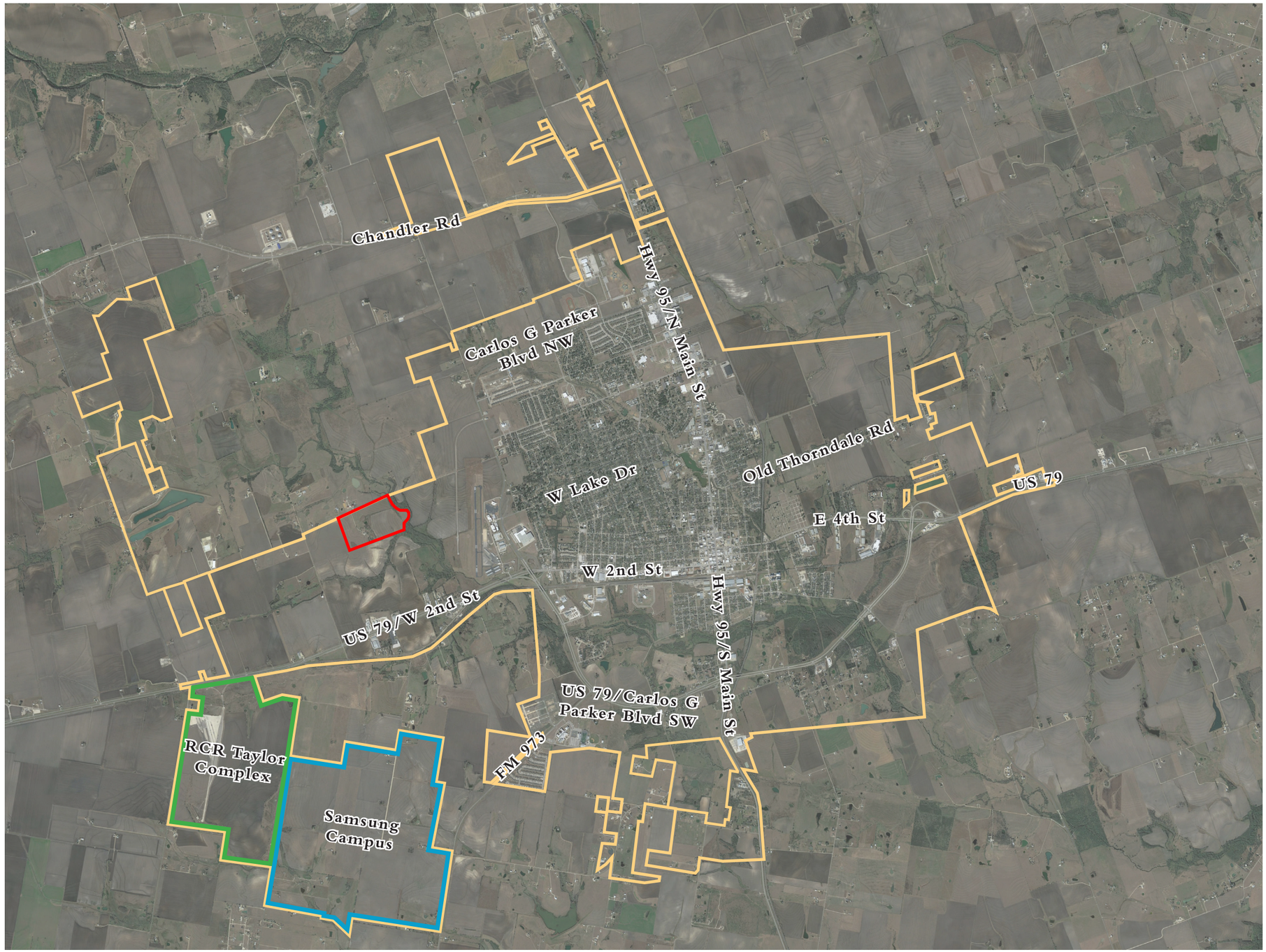


A. Background

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 Plan.

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



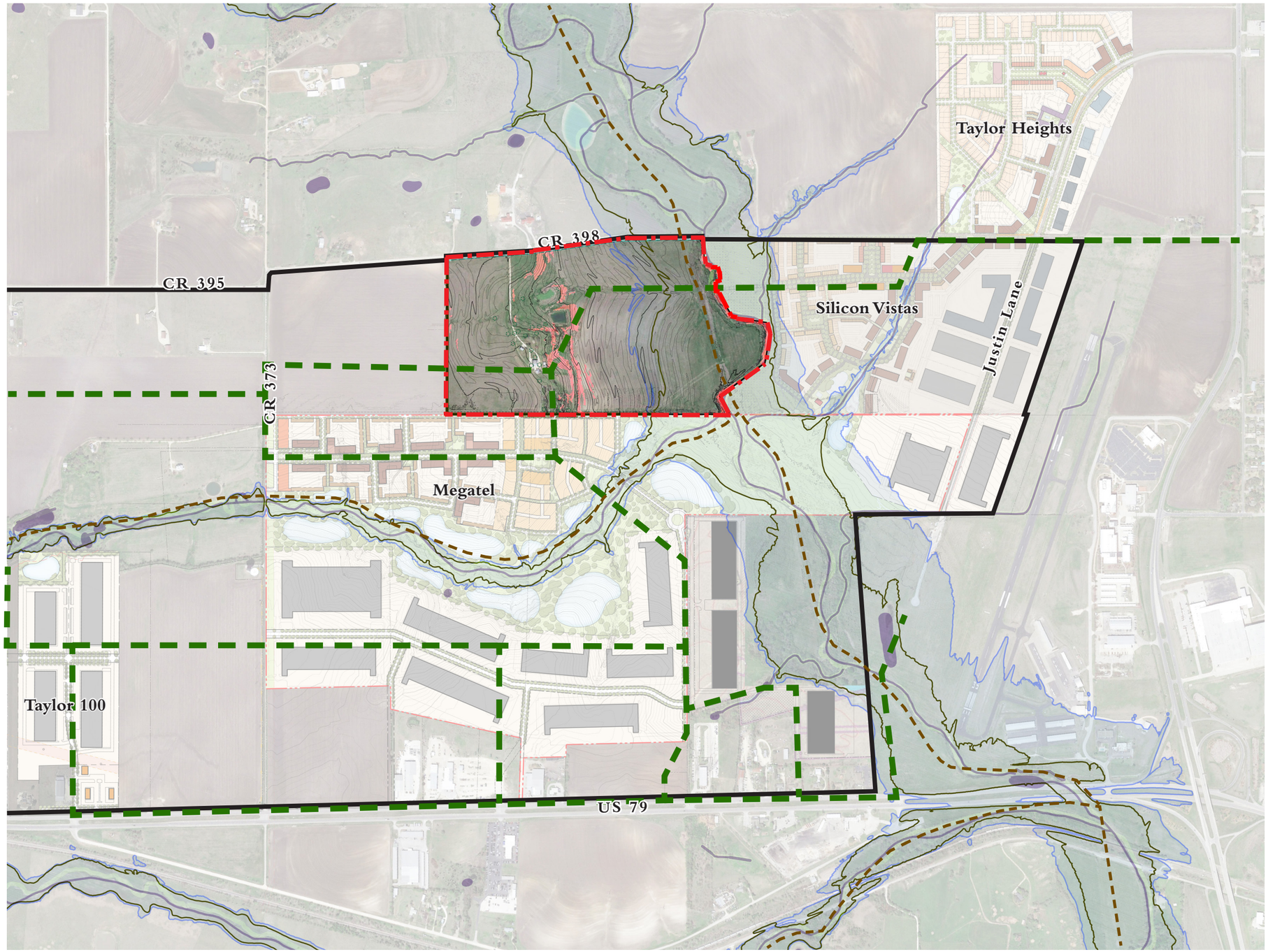
Key

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

N

0 ft 2,250 ft 4,500 ft 9,000 ft

SITE IN CONTEXT



Key

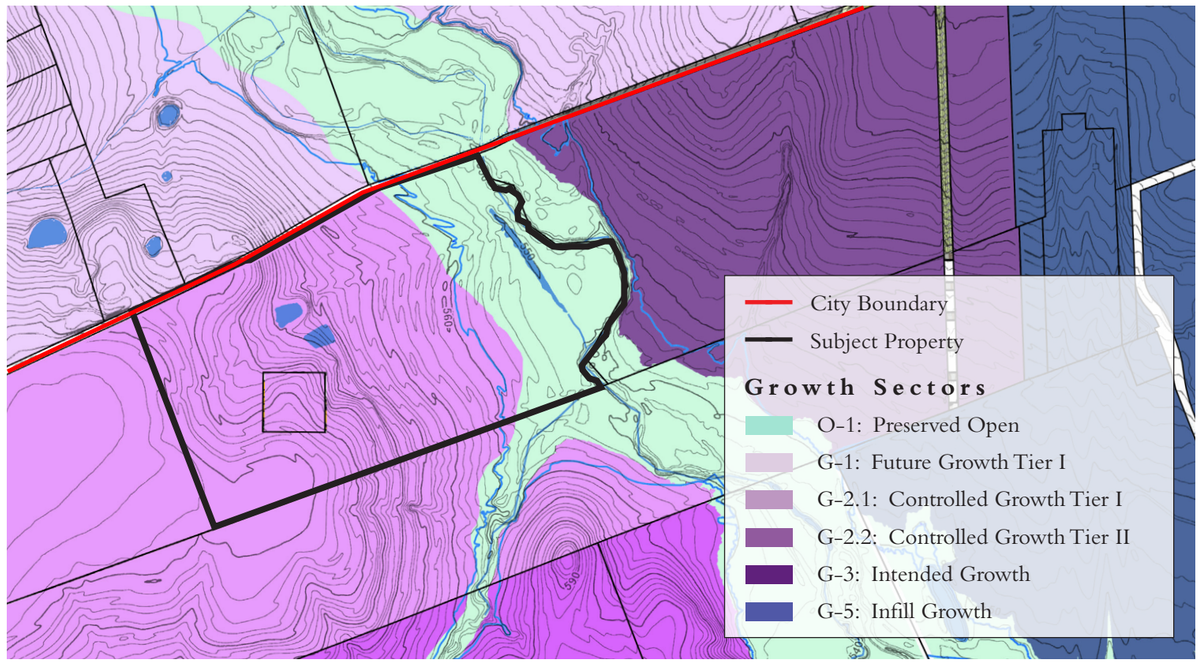
- Subject Property
- Small Area Plan Special Employment District-North
- 2-ft Contour
- 10-ft Contour
- Taylor Flood Plain
- FEMA 100 Year Flood Plain
- Wetlands
- Ponds
- 10%+ Steep Slopes
- Required Community Boulevard
- Required Trail

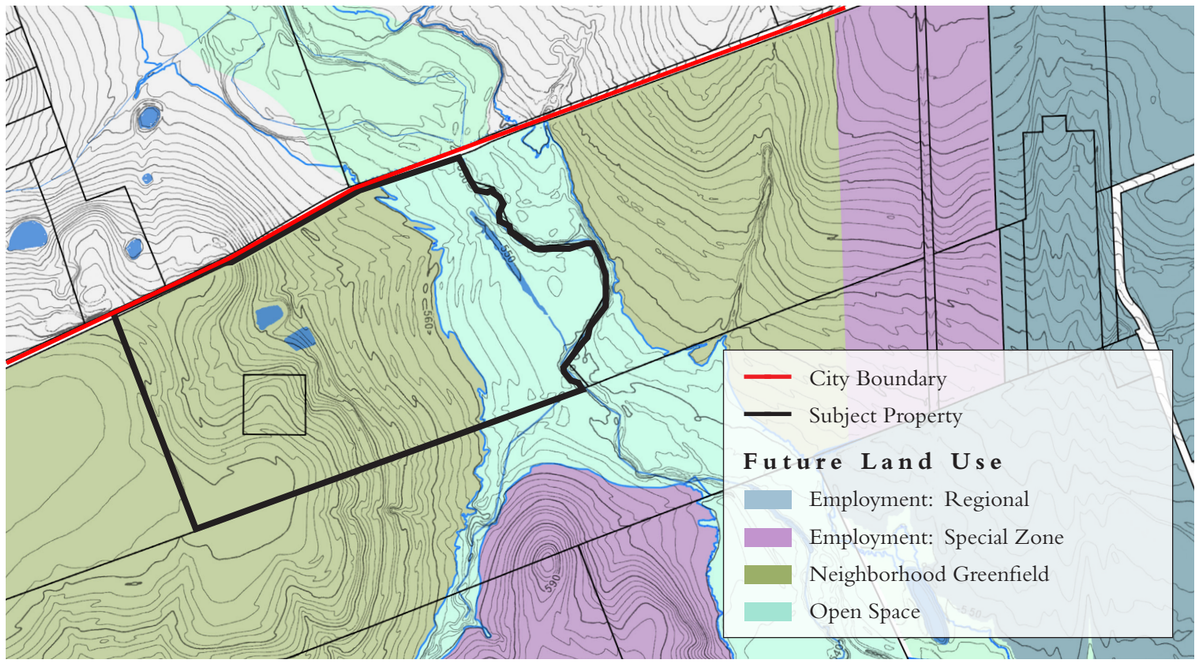
N

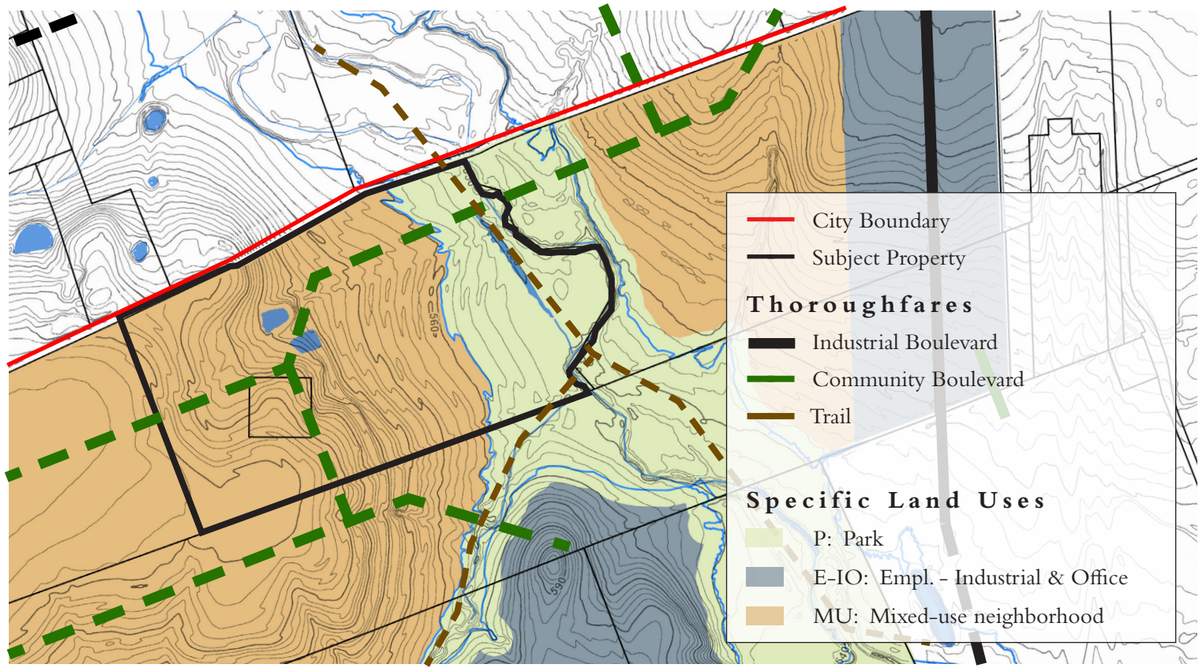
0 ft 500 ft 1000 ft 2000 ft

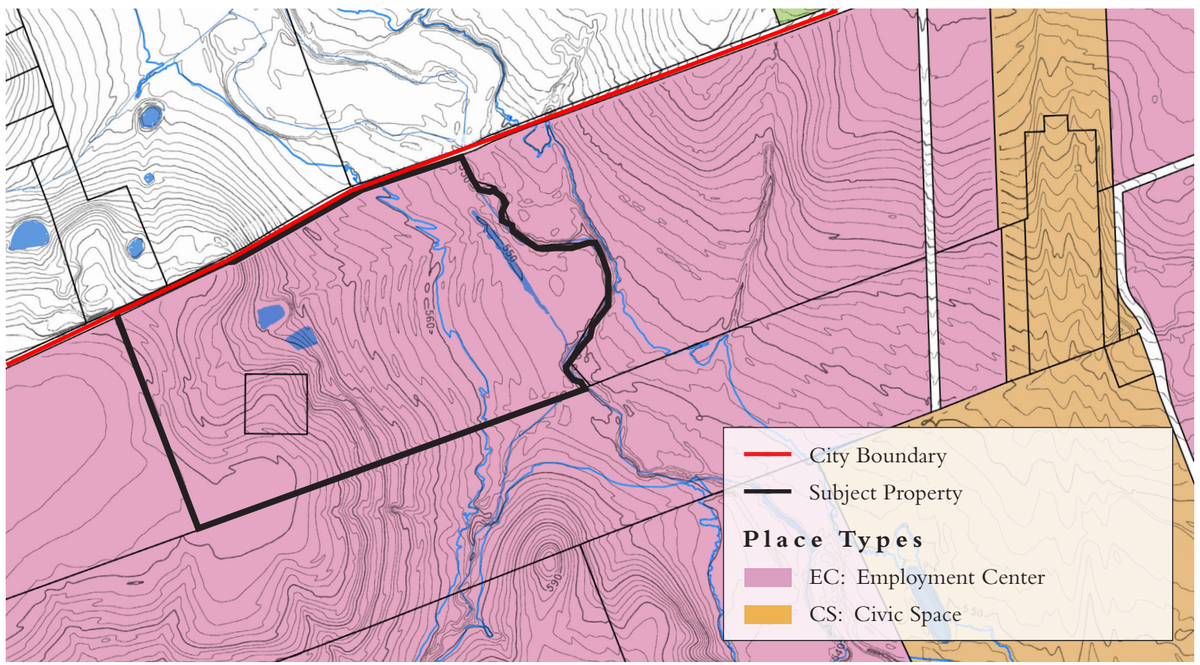
The design is subject to change. Not for construction.

COMPREHENSIVE PLAN EXCERPTS

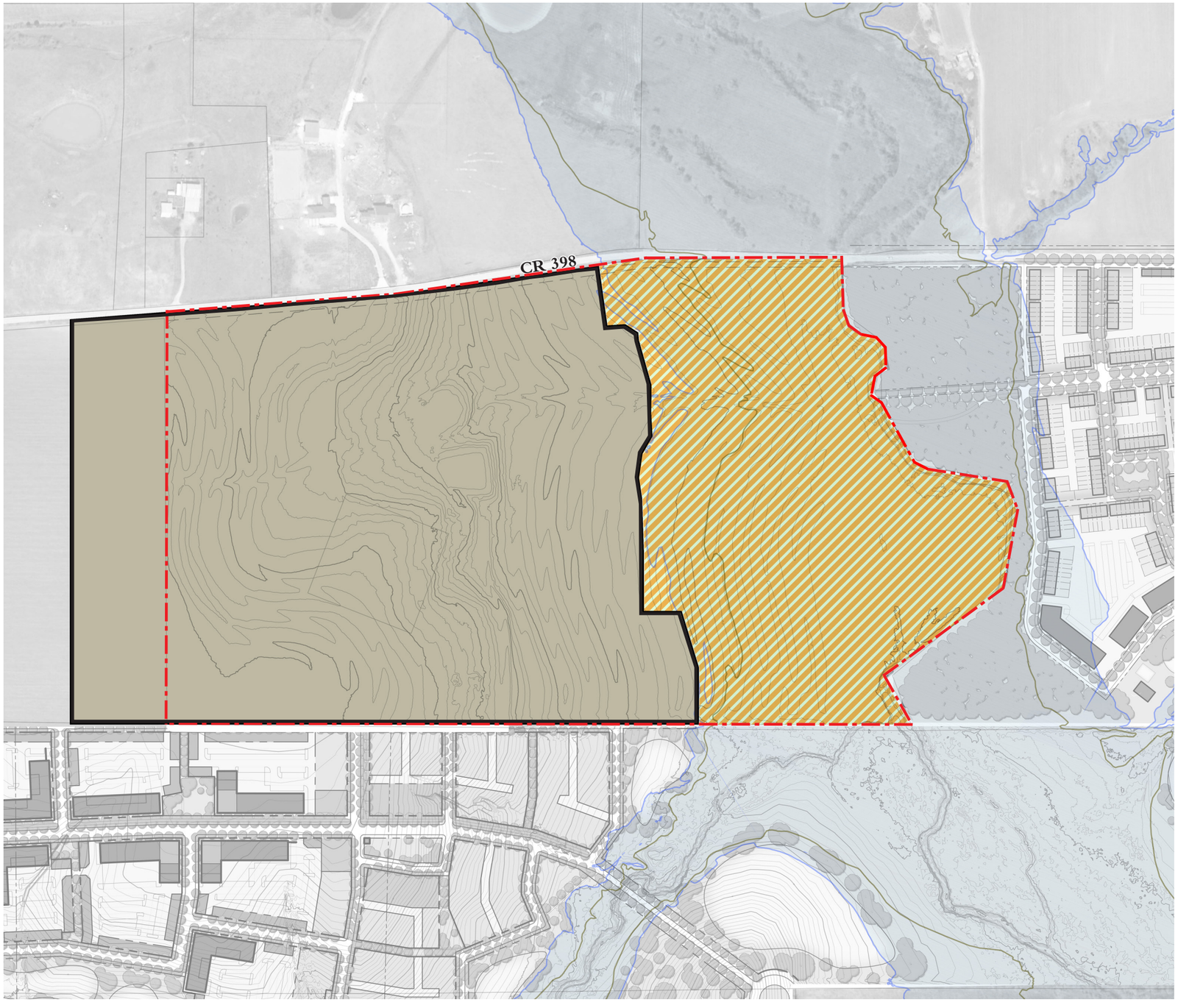








TARGET PLACE TYPE ALLOCATIONS



Key

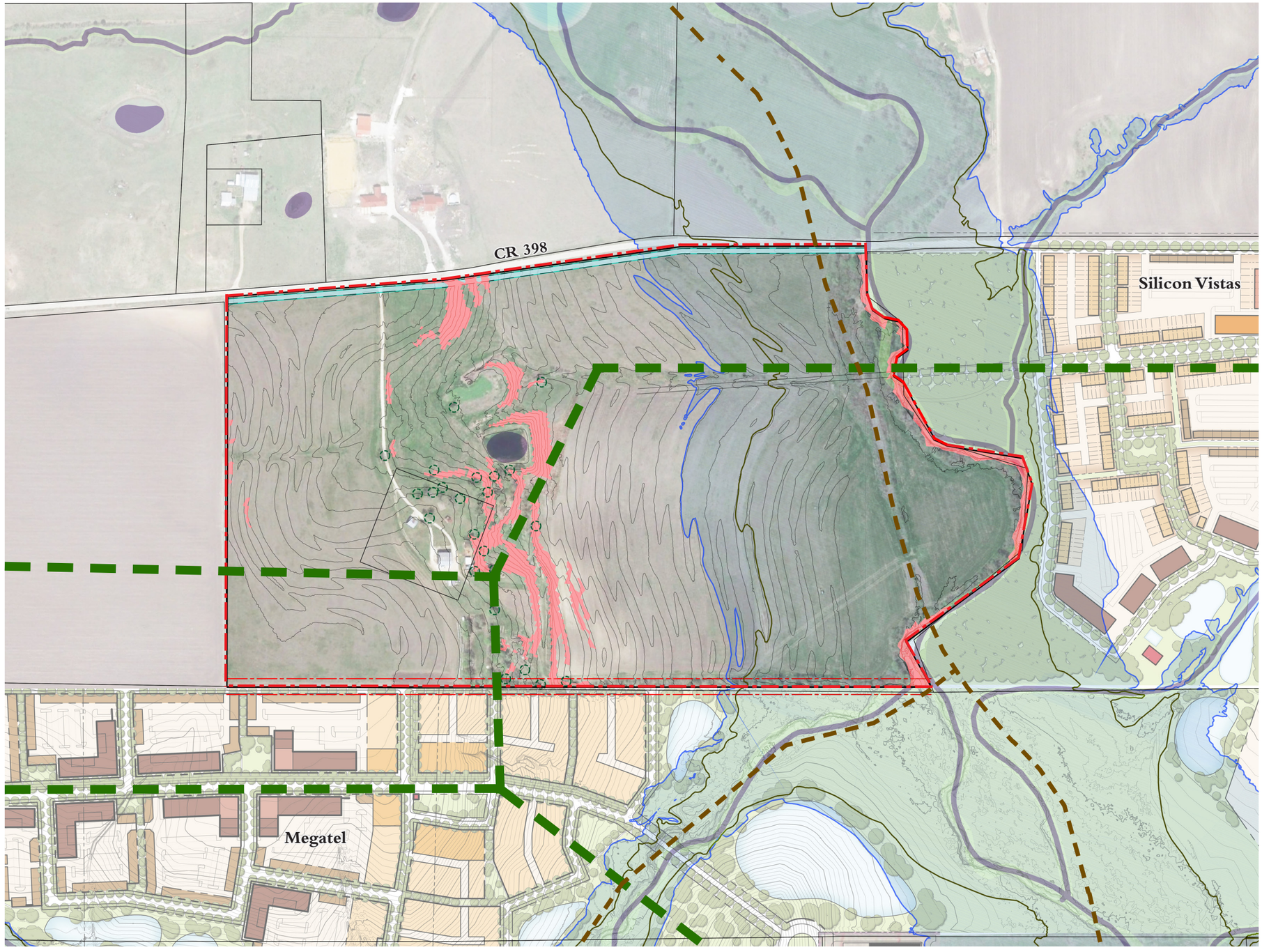
- Subject Property
- Pedestrian Shed
- Civic Space with P1 Overlay

Place Type	Permitted for a TND	Total in Pedestrian Shed	Outside Subject Property	In Subject Property	Target for Subject Property
P1	5% min.	-	-	TBD	3 ac. min.
P3	10-30%	TBD	-	TBD	6-17 ac.
P4	40-60%	TBD	-	TBD	23-34 ac.
P5	10-30%	TBD	-	TBD	6-17 ac.
CS	10% min.	TBD	-	TBD	5.63 ac. min.
TBD	-	8.83 ac.	8.83 ac.	47.50	-
Total	**100%**		**8.83 ac.**	**47.50 ac.**	**-**

1. *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 design is subject to change. Not for construction.

EXISTING CONDITIONS



Key

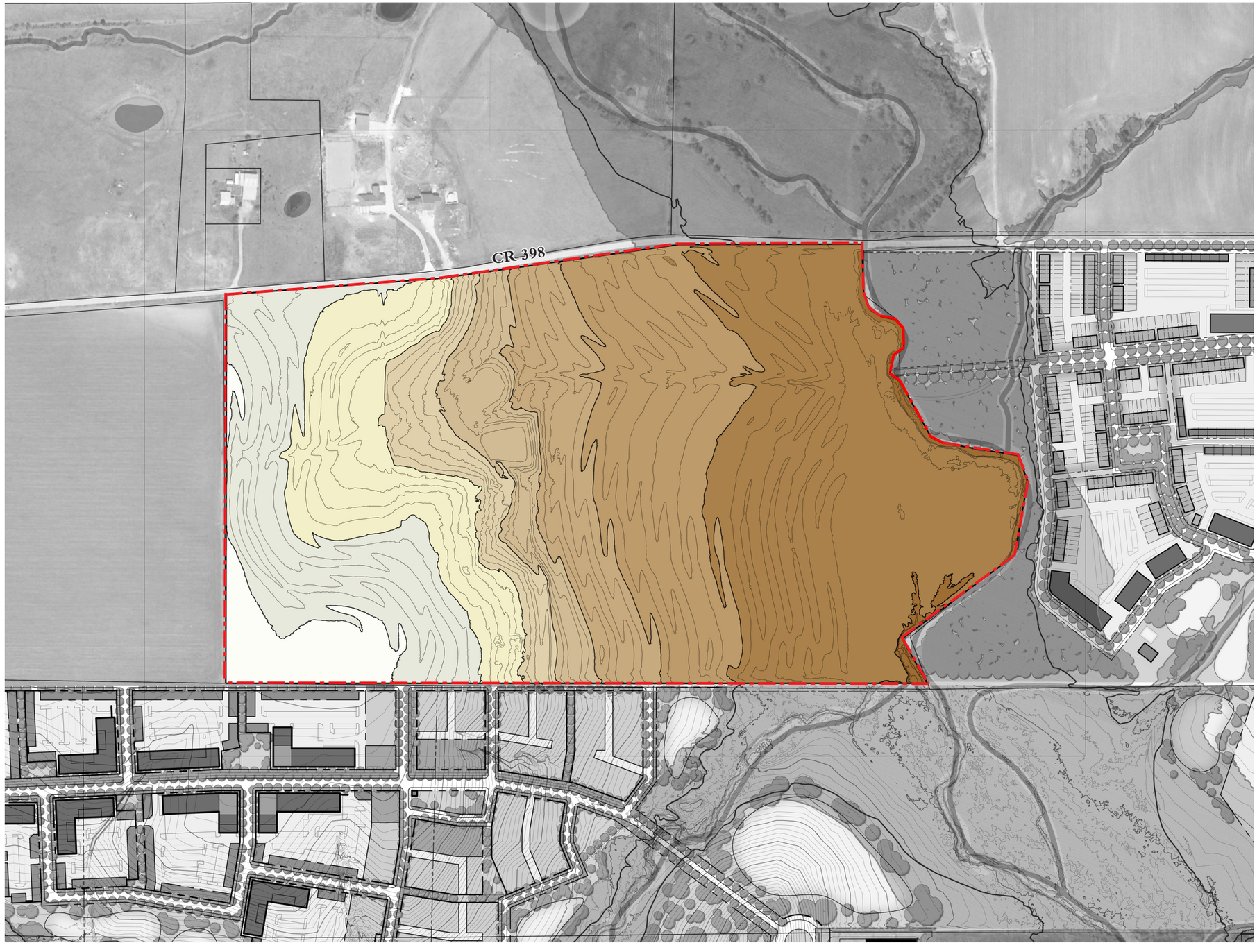
- Subject Property
- 2-ft Contour
- 10-ft Contour
- Taylor Flood Plain
- FEMA 100 Year Flood Plain
- Wetlands
- Ponds
- 10%+ Steep Slopes
- Heritage Trees
- Existing Building
- Waterline Easement
- Required Community Boulevard
- Required Trail Network

0 ft 200ft 400 ft 800 ft

N

The design is subject to change. Not for construction.

ELEVATION ANALYSIS

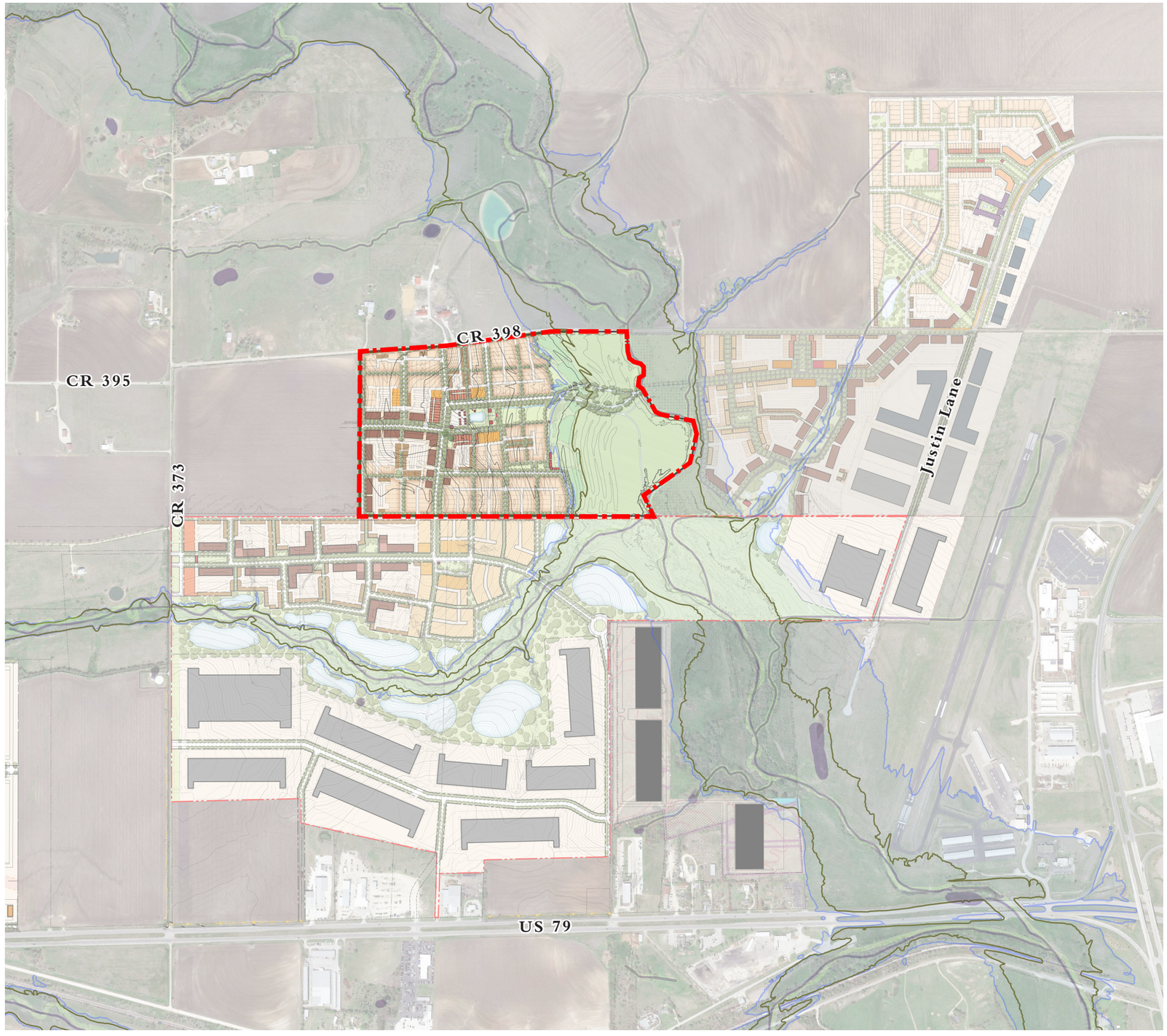


Key

- Subject Property
- 2-Ft Contours
- 10-Ft Contours
- 620+
- 610-620
- 600-610
- 590-600
- 580-590
- 570-580
- 560-570
- 550-560
- 540-550

N

0 ft 200 ft 400 ft 800 ft

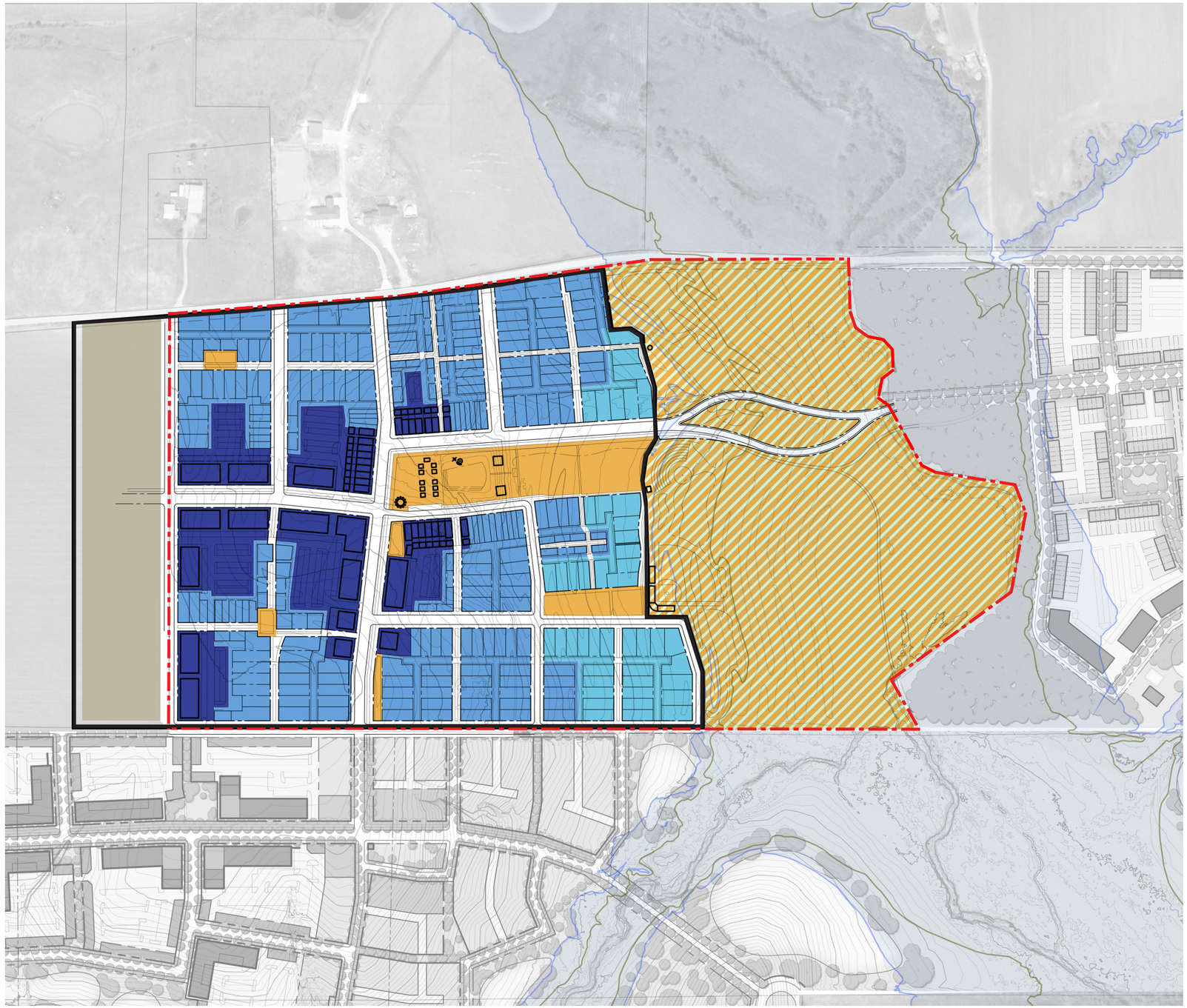


B. Regulations

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

Regulating Plan in Context B.2
Regulating Plan B.3
Thoroughfare Types Map B.5
Thoroughfare Sections B.6
Civic Space Plan B.8

PLACE TYPE ALLOCATIONS



The design is subject to change. Not for construction.

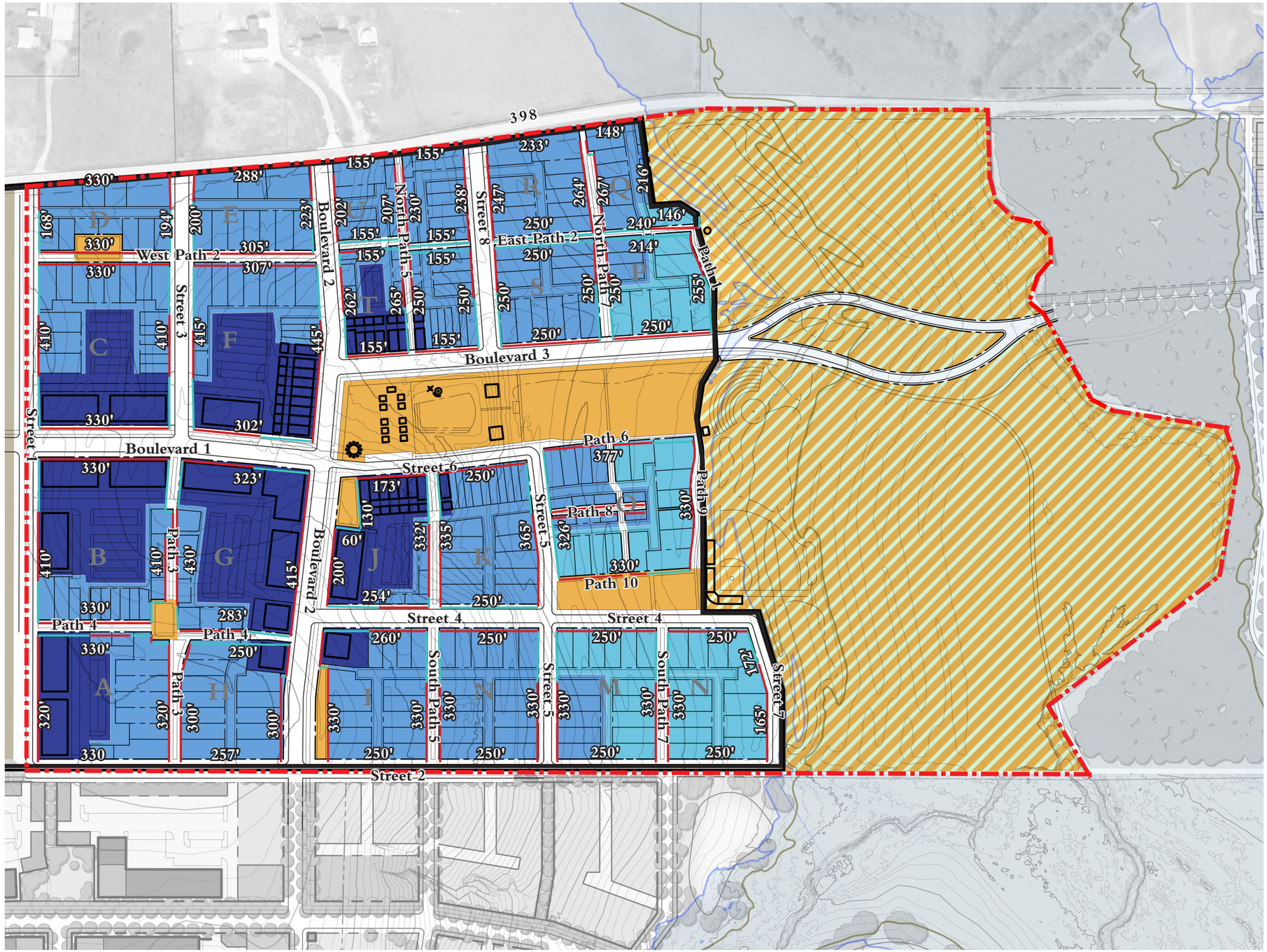
Key

- Subject Property
- Pedestrian Shed
- Civic Space with P1 Overlay

Place Type	Permitted for a TND	Within Pedestrian Shed			Target for Subject Property
		Total	Outside Subject Property	Inside Subject Property	
P1	5% min.	0.0 ac. (0.0%) [5]	-	0.0 ac.	3 ac.
P3	10-30%	6.0 ac. (10.6%)	-	6.0 ac.	6-17 ac.
P4	40-60%	23.7 ac. (42.0%)	-	23.7 ac.	23-34 ac.
P5	10-30%	11.3 ac. (20.1%)	-	11.3 ac.	6-17 ac.
CS	10% min.	6.6 ac. (11.7%)	-	6.6 ac.	5.63 ac. min.
TBD [2]	-	8.8 (15.7%)	8.8 ac.	-	-
Total	**100%**	**56.3 ac. (100.0%)**	**8.8 ac.**	**47.5 ac.**	**-**

1. *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.*
2. *For portions of the Pedestrian Shed in which Place Types are to be determined (TBD), the area listed reflects 85% of the measured area to account for future Front Type Thoroughfares.*
3. *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.*
4. *For the total Civic Space allocation within the subject property, refer to the Civic Space Plan on page B.8.*
5. *See a recommended Warrant regarding the allocation of P1 in this Pedestrian Shed in the General Standards on page B.3.*

REGULATING PLAN



Key

- Subject Property
- Pedestrian Shed
- 2-foot Contour
- 10-foot Contour
- Taylor Floor Plain
- FEMA 100 Year Flood Plain
- Wetland
- P3
- P4
- P5
- CS
- Civic Space with P1 Overlay
- Primary Frontage
- Secondary Frontage

General Standards

1. A Warrant is recommended to allow for a lower ratio of P1 than is permitted for a TND, given that there is a large area of P1 within the subject property immediately adjacent to the Pedestrian Shed boundary.

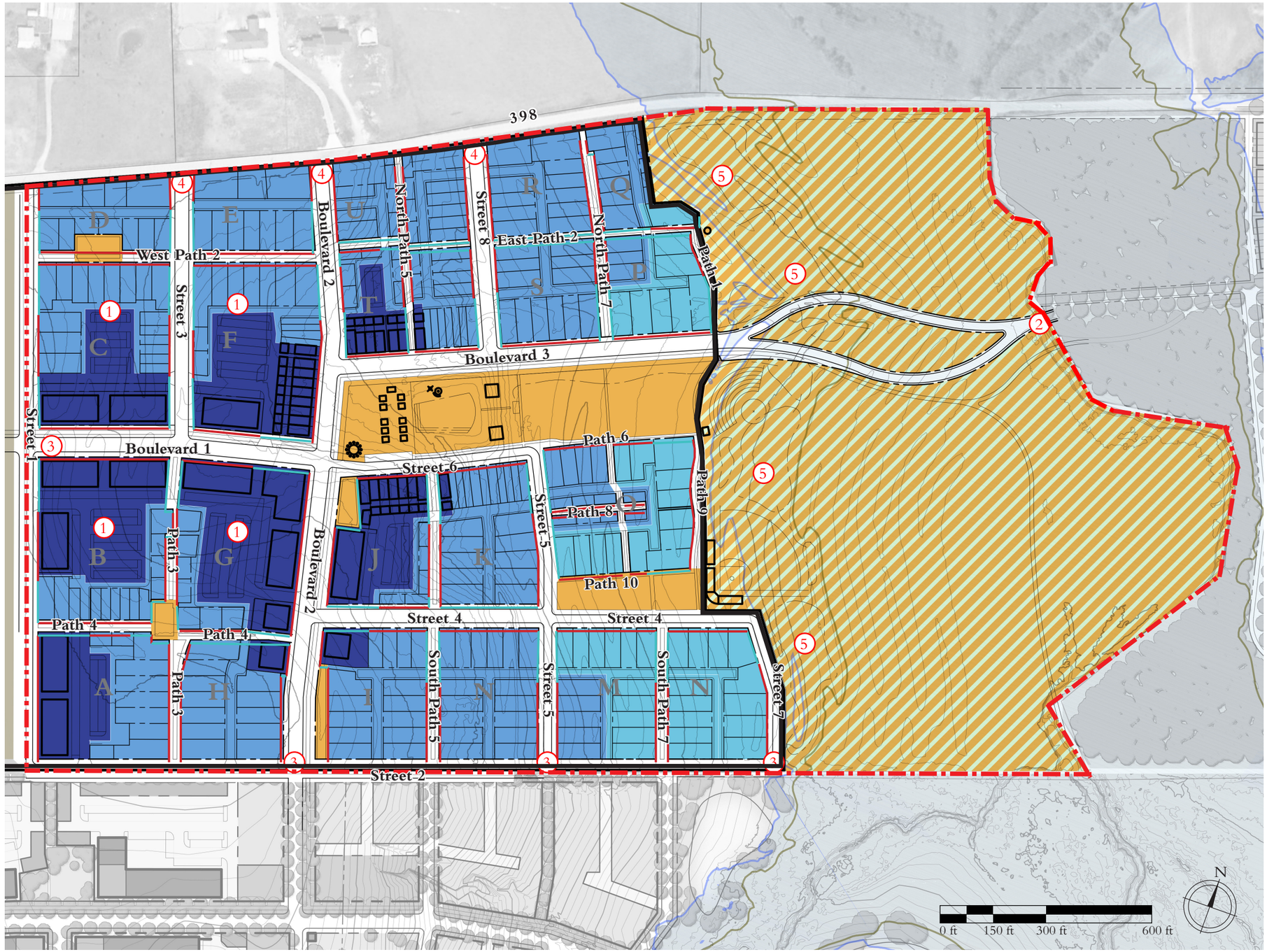
Notes

2. Block dimensions shown are non-binding and are intended to demonstrate compliance with City Standards for block length and perimeter. See the Design Specific Standards on page B.4 for a recommended Warrant for blocks which do not comply.

0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

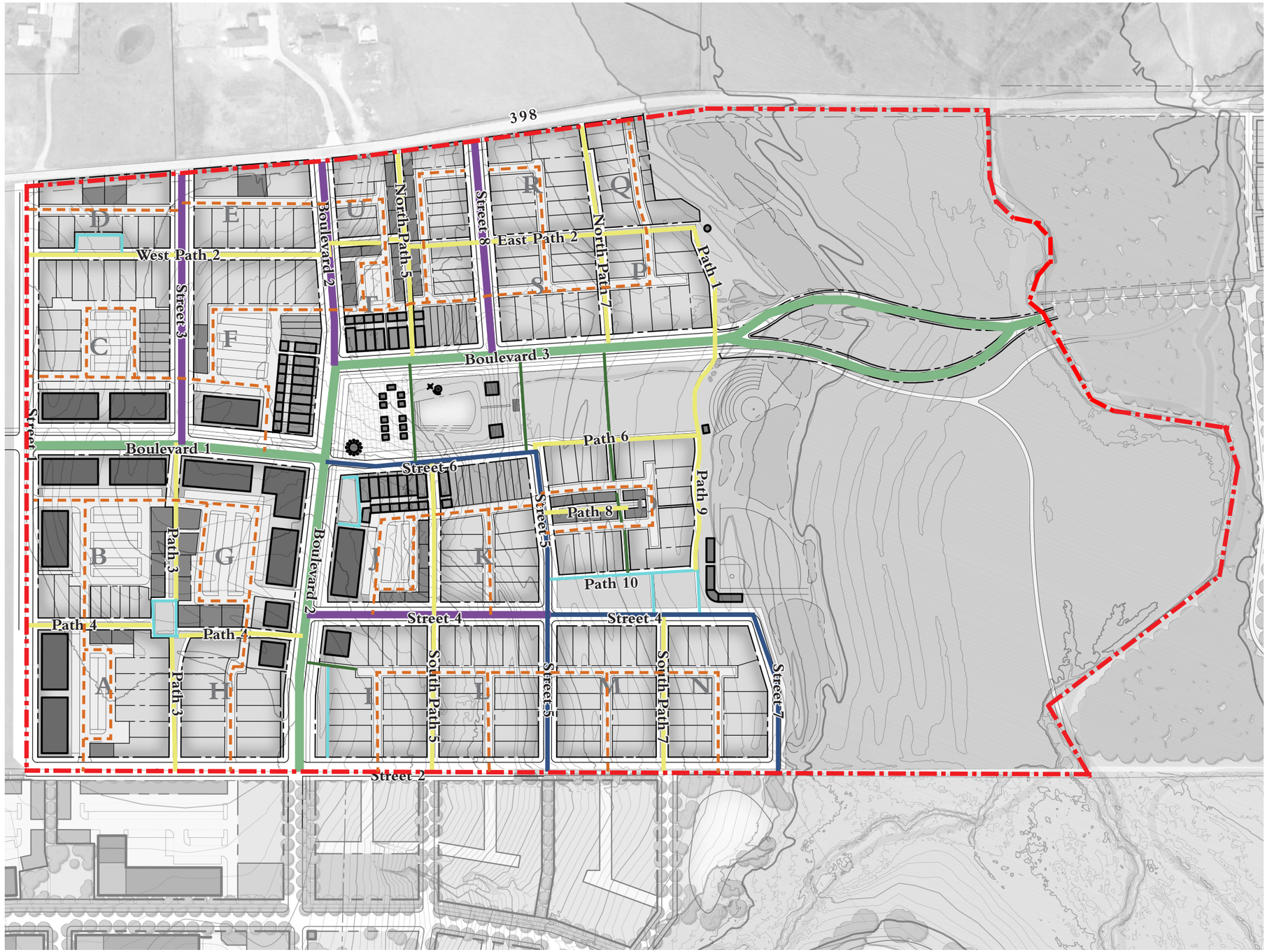


The design is subject to change. Not for construction.

Design Specific Standards

1. A Warrant is recommended to allow for larger Block size for Blocks B, C, F, G, J, K, and O in order to accommodate the applicant's proposed multi-family and mixed-use buildings and their associated parking.
2. Boulevard 3 is intended to connect east across the flood plain to adjacent properties with the exact location of the connection to be determined based on the configuration of any future improvements to those properties
3. Boulevard 3 shall take on a parkway character as it crosses the flood plain, as shown. As site constraints allow, travel lanes should divide and follow the natural lay of the land, the median between travel lanes shall be planted naturalistically, and the shared-use path shall be separated by a varying distance from the travel lanes. Parking lanes should be omitted on the parkway. In addition to vehicular, it shall provide pedestrian and bicycle connections across the floodplain, which may be in the form of a dedicated trail.
4. Streets 1, 2, 5, and 7 and Boulevards 1 and 2 are intended to connect to the adjacent properties, with the exact location of the connection to be determined.
5. Streets 3 and 8 and Boulevard 2 are intended to connect to 398, with the exact location of the connection to be determined.
6. Streets 1 and 2 are shown with their ROW centered on the boundary of the subject property. The construction and maintenance of these Thoroughfares is to be coordinated with the owner of the adjacent property.
7. Stormwater management facilities, whether primarily wet or dry, shall be designed such that they add value to the neighborhood, rather than detract from it.
    a. Dry facilities shall be landscaped to act as an open lawn or space for other unstructured recreation when dry, and shall be landscaped around the perimeter with a variety of plantings including, at a minimum, canopy trees which provide shade for users.
    b. Wet facilities shall be designed to look like natural ponds with gently sloping edges rather than steep "engineered" banks. Wet ponds shall be landscaped around the perimeter with a variety of plantings including, at a minimum, canopy trees which provide shade for users.
    c. Maintenance berms and/or maintenance access shall be accounted for in both wet and dry facilities.

THOROUGHFARE TYPES MAP



Key

- Subject Property
- 2-foot Contour
- 10-foot Contour
- Wetland

Front Thoroughfare Types

Name	Type	ROW	Pavement
Boulevard	BV	80	36
Street	ST	60	34
Street	ST	46	20
Path	PS	V	6-6
Path	PT	V	5

Rear Thoroughfare Types

Name	Type	ROW	Pavement
Fire Alley	FA	30	20

Civic Space Thoroughfare Types

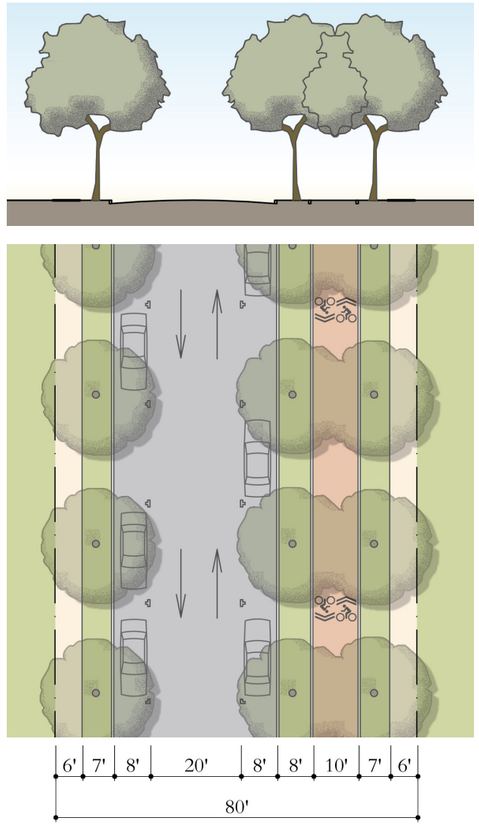
- Sidewalk in Civic Space (See Civic Space Standards)

0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

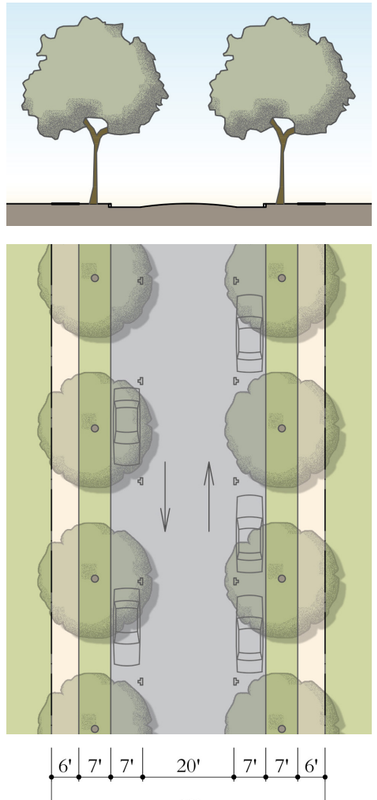
THOROUGHFARE SECTIONS



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
For buildings up to 30 ft. tall

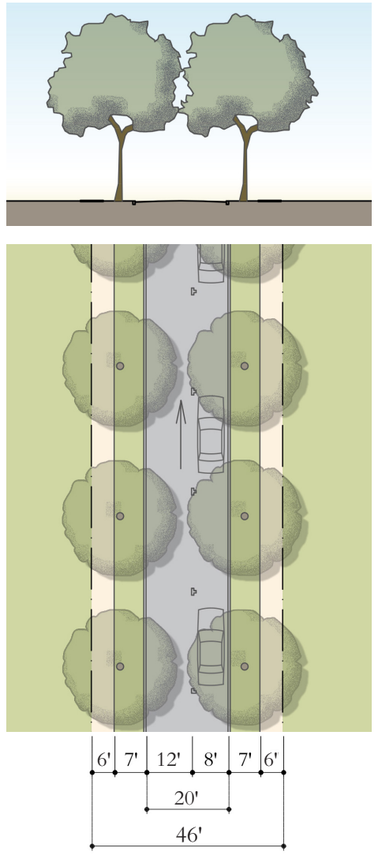
10-foot shared-use path as shown.



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[i], 25-30 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. tall

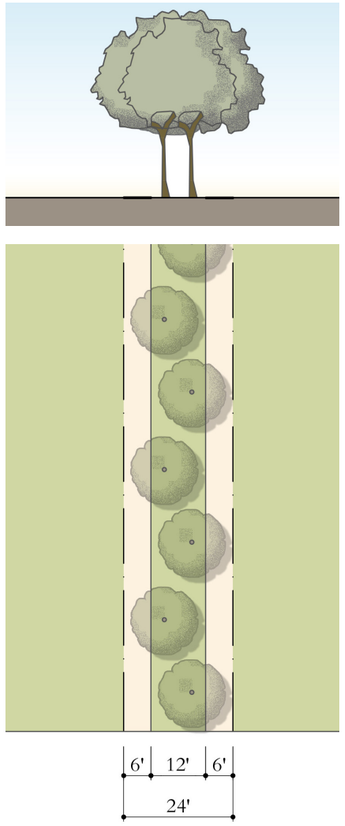
[i](Cluster pattern permitted adjacent to civic spaces.)



ST-46-20

Neighborhood Street
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
For buildings up to 30 ft. tall

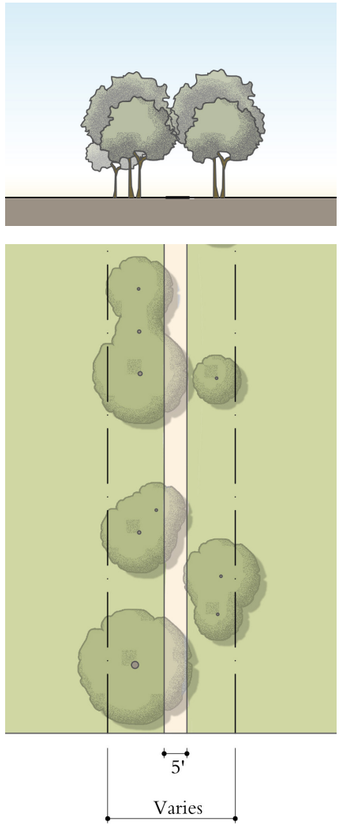
Street trees may be omitted to allow for a Colonnade or Arcade.



PS-V-6-6

Pedestrian Street
24 ft. ROW
N/A
N/A
N/A
N/A
N/A
N/A
12 ft. Planting Zone
Clustered
6 ft. Sidewalk each side
Not provided on this Thoroughfare

This Thoroughfare type will be privately owned and maintained.



PT-V-5

Path
ROW Width Varies
N/A
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.

Thoroughfare Type
ST Street
PS Pedestrian Street
BV Boulevard

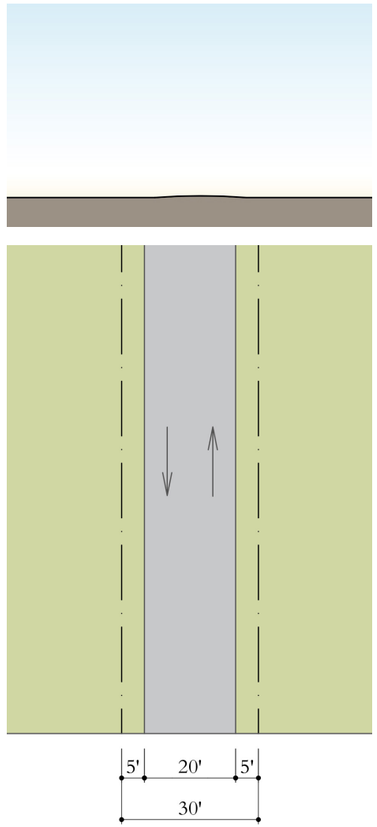
Right-of-Way Width

Pavement Width

XX-##-##

Thoroughfare Type
Place 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

THOROUGHFARE SECTIONS



FA-30-20

Fire Alley
30 ft. ROW
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

CIVIC SPACE PLAN



Key

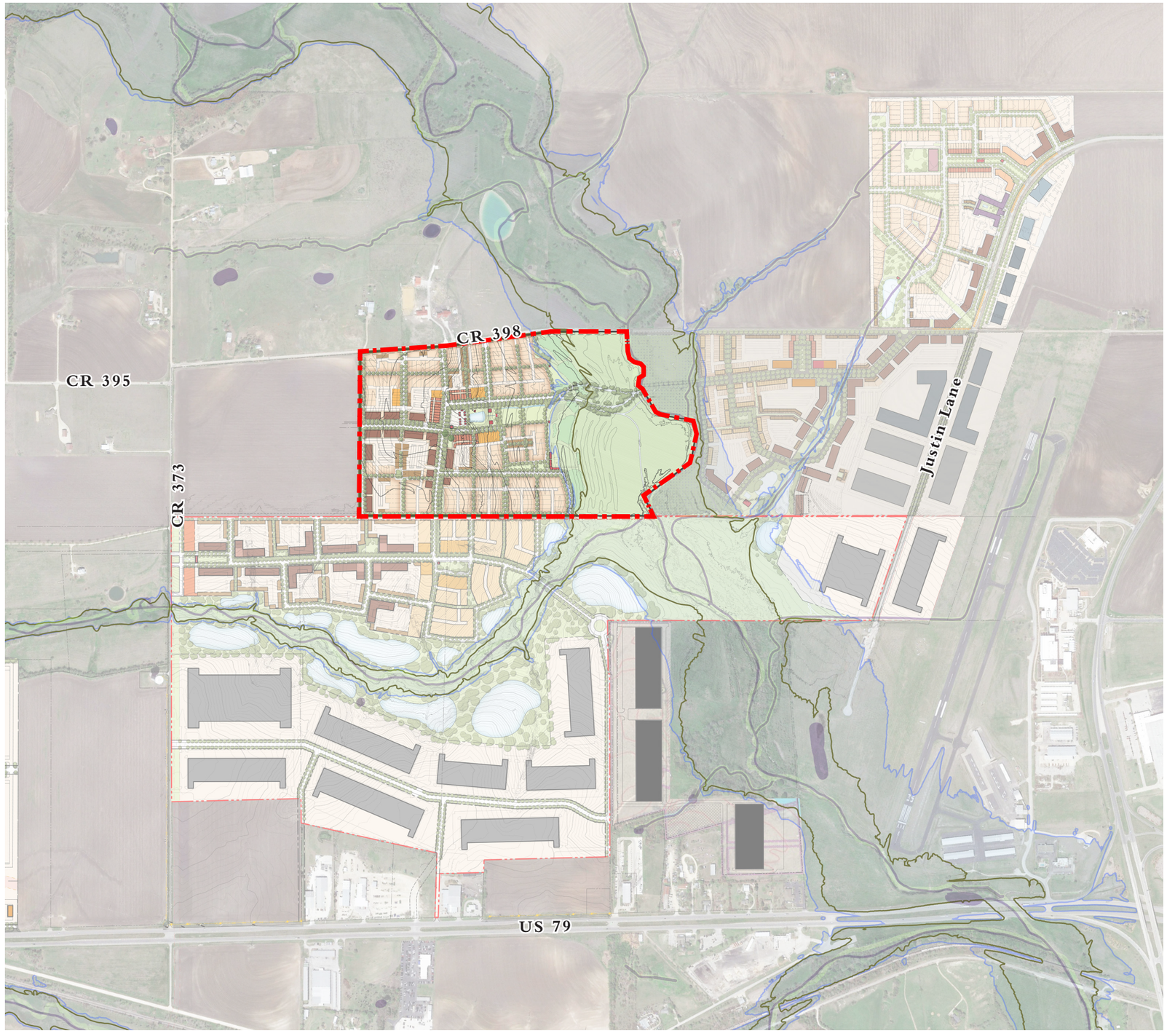
- Subject Property
- Plaza
- Square
- Green
- Pocket Park
- Park

Total Area of Civic Space in subj. prop.: 42.6 ac.

0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

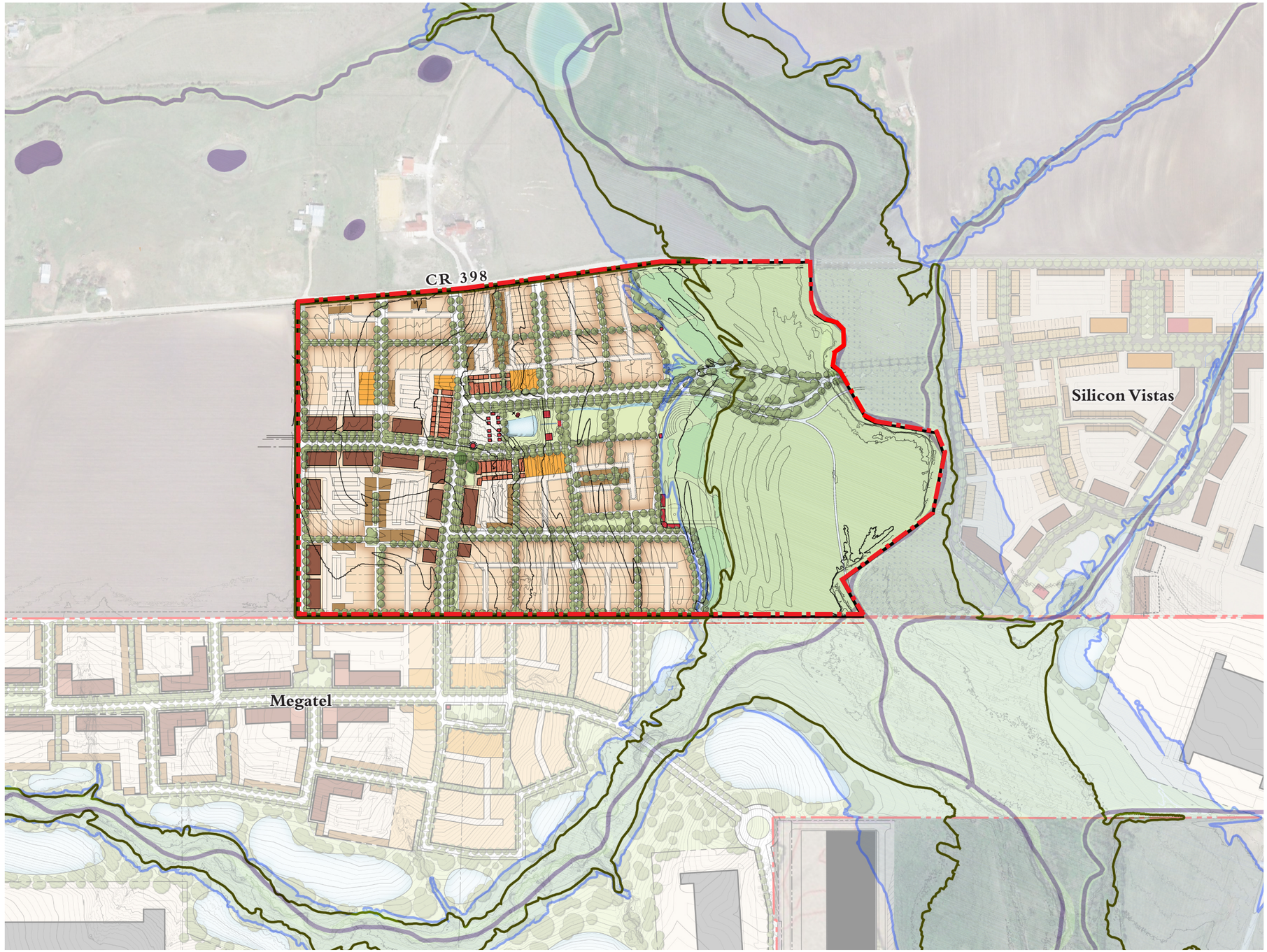


C. Supplemental Plans

The Supplemental Plans chapter includes additional plans and diagrams that elaborate on the design of the Neighborhood Plan 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 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
with Program C.4
Fire Apparatus Access Diagram C.5
Addressing Plan C.6
Program Acreage C.7
Detailed Program & Parking C.8
Master Plan with Annotations C.10
Character Images C.11

MASTER PLAN IN CONTEXT



Key

- Subject Property
- 2-foot Contour
- 10-foot Contour
- Taylor Floor Plain
- FEMA 100-Year Flood Plain
- Wetland
- Retention Pond
- Waterline Easement
- Pool
- Single-Family Lot
- Townhouse
- Liner
- Multi-Family
- Live Work
- Civic
- Preserved Existing Trees

0 ft 250 ft 500 ft 600 ft

N

The design is subject to change. Not for construction.

ILLUSTRATIVE MASTER PLAN



Key

- Subject Property
- 2-foot Contour
- 10-foot Contour
- Taylor Floor Plain
- FEMA 100-Year Flood Plain
- Wetland
- Retention Pond
- Waterline Easement
- Pool
- Single-Family Lot
- Townhouse Lot
- Thin Building Lot
- Multi-Family
- Live Work
- Civic
- Preserved Existing Trees

0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

ILLUSTRATIVE MASTER PLAN WITH PROGRAM



Key

- Subject Property
- 2-foot Contour
- 10-foot Contour
- Taylor Floor Plain
- FEMA 100 Year Flood Plain
- Wetland
- Retention Pond
- Waterline Easement
- Pool

Estimated Residential Program

Single-Family	Lot Width	Lot Depth	253
Mansion / Estate	*50+*	*100*	*47*
House	*40*	*100*	*119*
Cottage	*30*	*100*	*29*
Townhouse	*24*	*100*	*34*
Live-work (Residential)	*24*	*100*	*24*
Multi-Family	**Lot Width**	**Lot Depth**	**449**
Multi-family Mansion	*80*	*100*	*12*
Multi-family Building			*372*
Thin Buildings	*45*	*35*	*49*
Thin Buildings	*55*	*35*	*16*
Total Residential			**702**

Estimated Commercial Program

Commercial	
Live work (Commercial)	*24,000 SF*
Total Commercial	**24,000 SF**

Civic Program

Civic Buildings and Structures

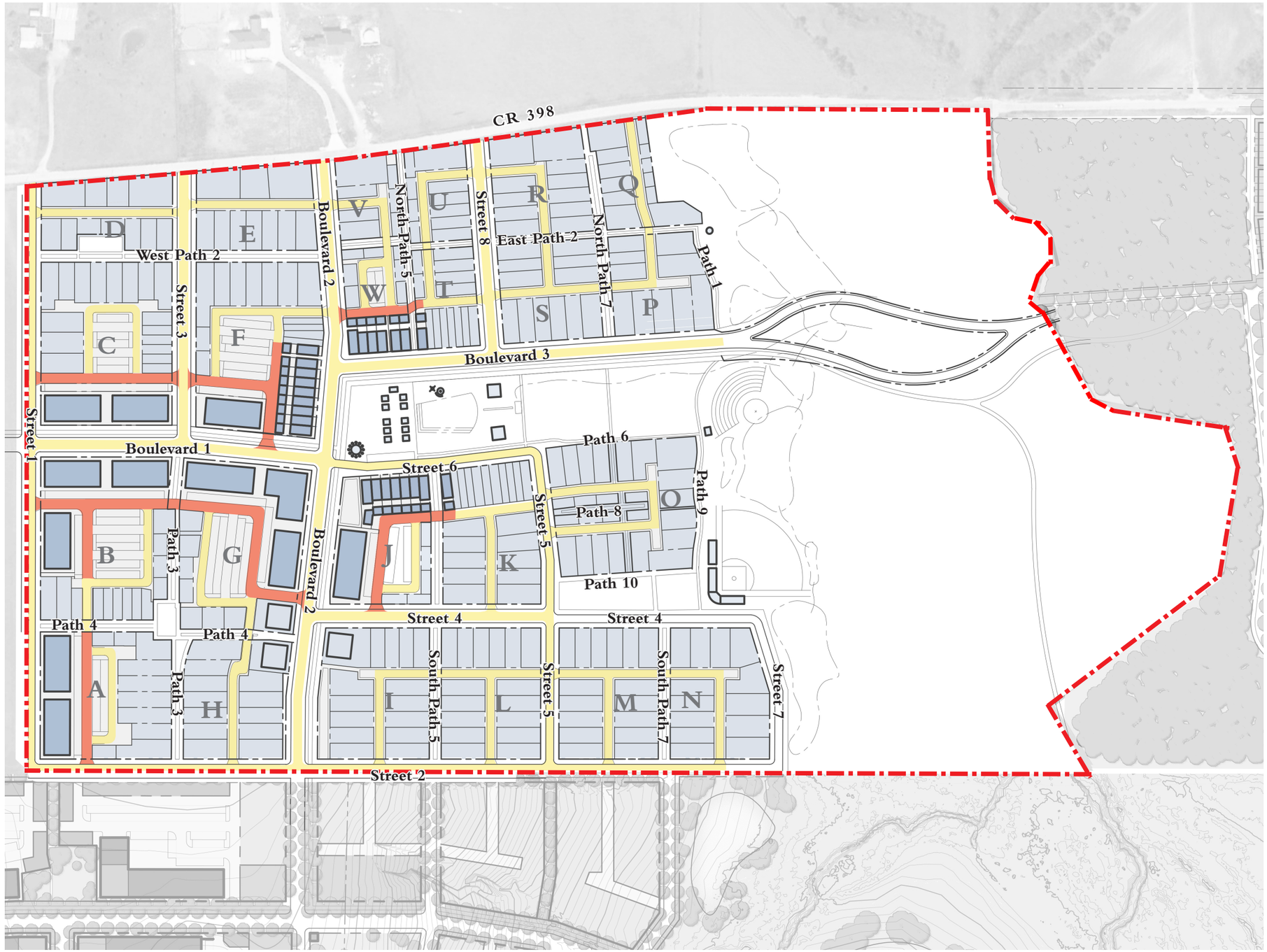
- *Civic*

0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

FIRE APPARATUS ACCESS DIAGRAM

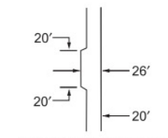


Key

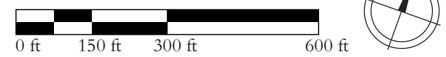
- Subject Property
- 26-foot Fire Apparatus Access Roads
- 20-foot Fire Apparatus Access Roads
- Buildings over 30 feet
- Lots with building under 30 feet

Fire Apparatus Access Notes

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



MINIMUM CLEARANCE AROUND A FIRE HYDRANT



The design is subject to change. Not for construction.

ADDRESSING PLAN



Thoroughfare Names and Addressing Key

1. _____ Boulevard
2. _____ Boulevard
3. _____ Boulevard
4. _____ Street
5. _____ Street
6. _____ Street
7. _____ Street
8. _____ Street
9. _____ Street
10. _____ Street
11. _____ Street
12. _____ Path
13. _____ Path
14. _____ Path
15. _____ Path
16. _____ Path
17. _____ Path
18. _____ Path
19. _____ Path
20. _____ Path
21. _____ Path
22. CR 398

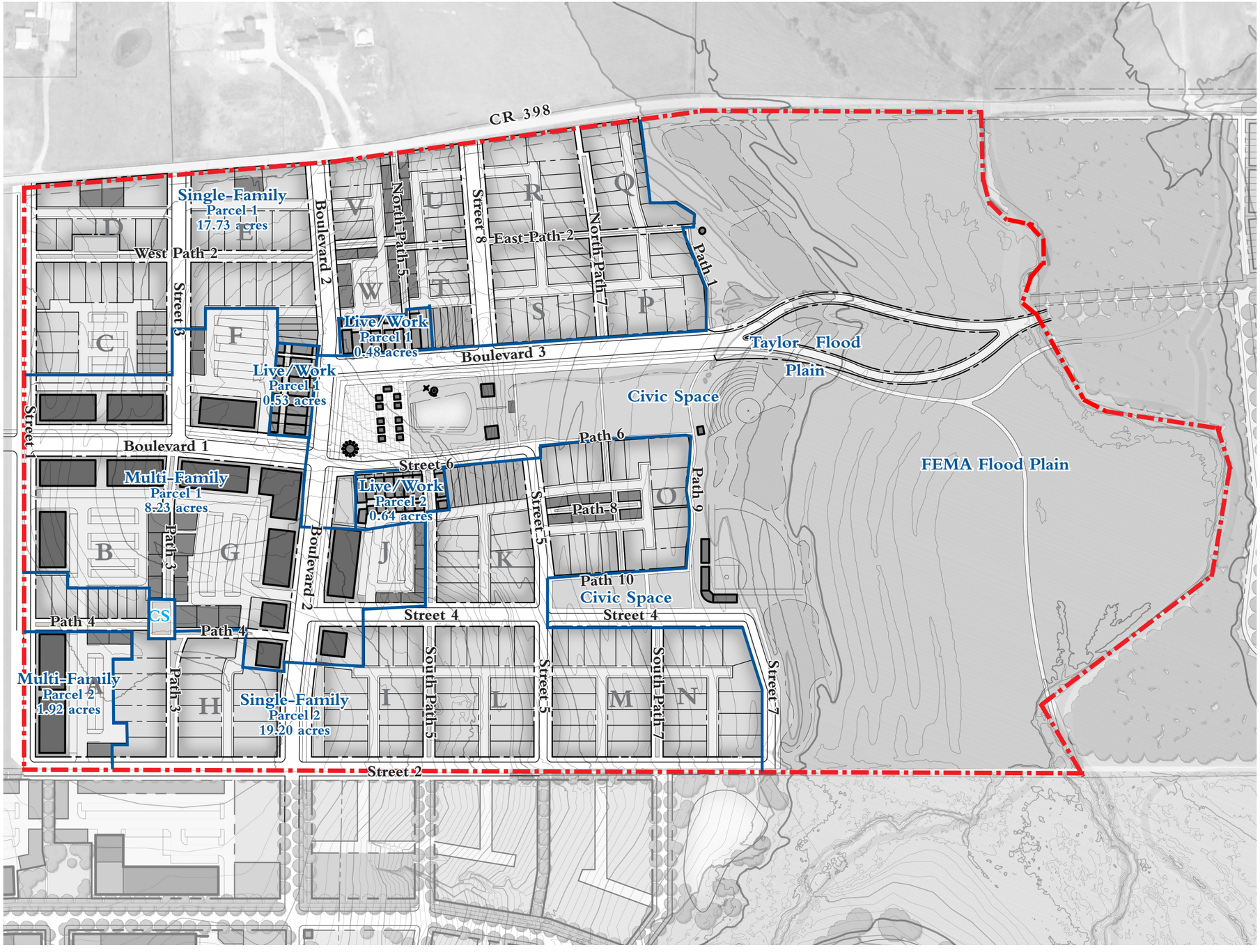
Notes: This addressing plan is conceptual and is subject to refinements in future phases. Lots in the Employment Center Place Type may be addressed to the streets from which they are accessed or to either Carlos G Parker Boulevard SW or FM 973 as appropriate.

0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

PROGRAM ACREAGE



Key

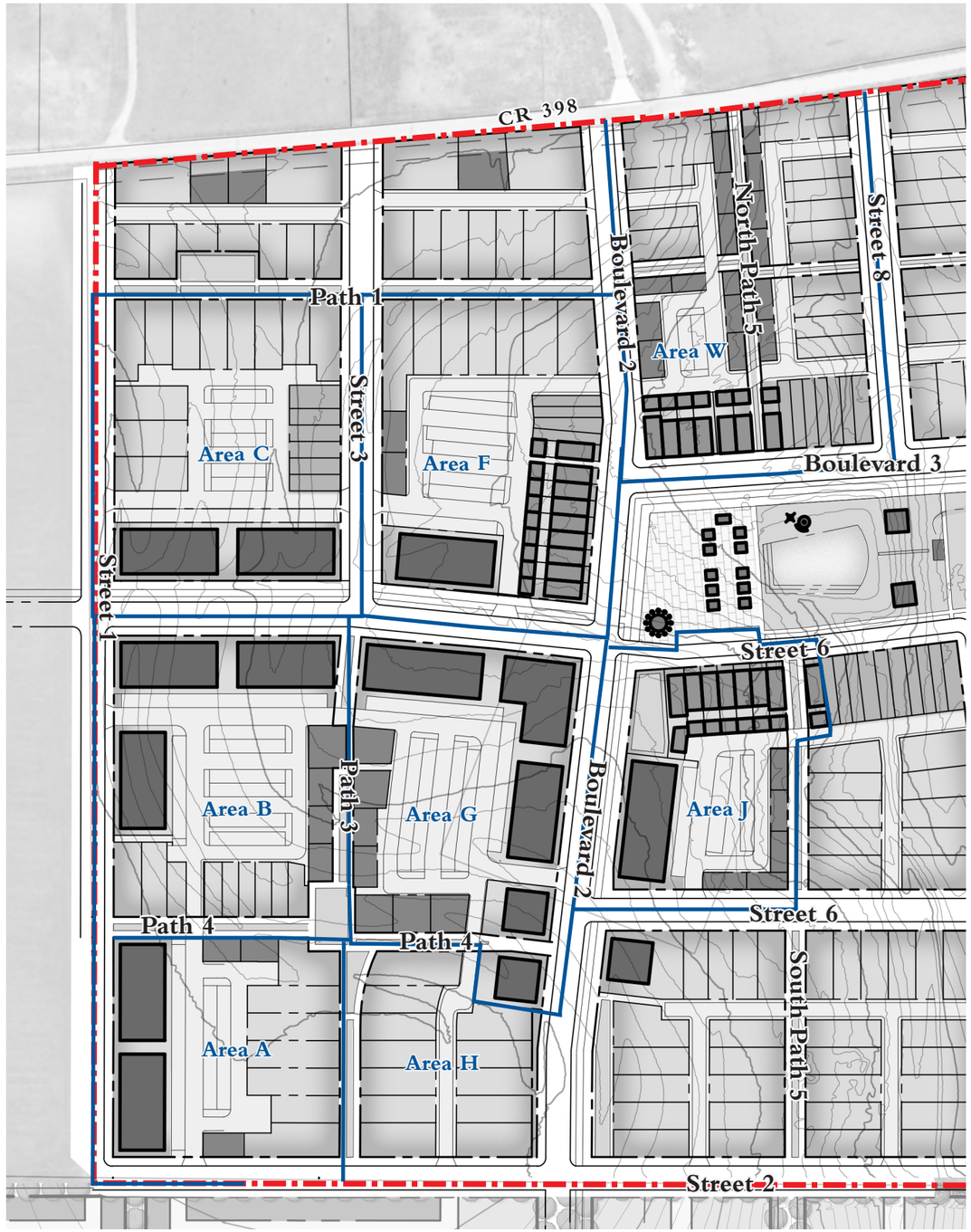
- Subject Property
- 10-foot Contour
- 2-foot Contour
- abc Thoroughfare Label
- A Block Label

0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

DETAILED PARKING AND PROGRAM



Requested Parking Ratios		Spaces
Multi-Family Residential	per unit	1.5
Liner Residential	per unit	1.5
Single-Family Lot	per lot	2
Live/Work	per 1,000 SF	3

Parking counts provided are approximate and assume 10' x 20' spaces with 24' drive aisles. Further refinement will be needed to account for accessible parking, EV charging, dumpster location, etc. Parking area lines are drawn along the center of streets.

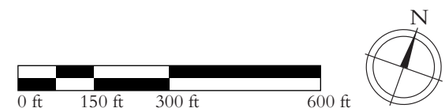
Area A	Program	Spaces
Multi-Family	60 units	90
Liner Multi-Family	3 units	5
Single-Family Lots	7 Lots	14
	Total Requested	**109**
	Provided on Street	25
	Provided in Parking Lots	66
	Provided in Garages	17
	Total Provided	**108**
	Difference	**-1**

Area B	Program	Spaces
Multi-Family	90 units	135
Liner Multi-Family	4 units	6
Single-Family Lots	9 Lots	18
	Total Requested	**164**
	Provided on Street	28
	Provided in Parking Lots	111
	Provided in Garages	23
	Total Provided	**162**
	Difference	**+3**

Area C	Program	Spaces
Multi-Family	60 units	90
Single-Family Lots	17 Lots	34
	Total Requested	**124**
	Provided on Street	40
	Provided in Parking Lots	71
	Provided in Garages	34
	Total Provided	**145**
	Difference	**+21**

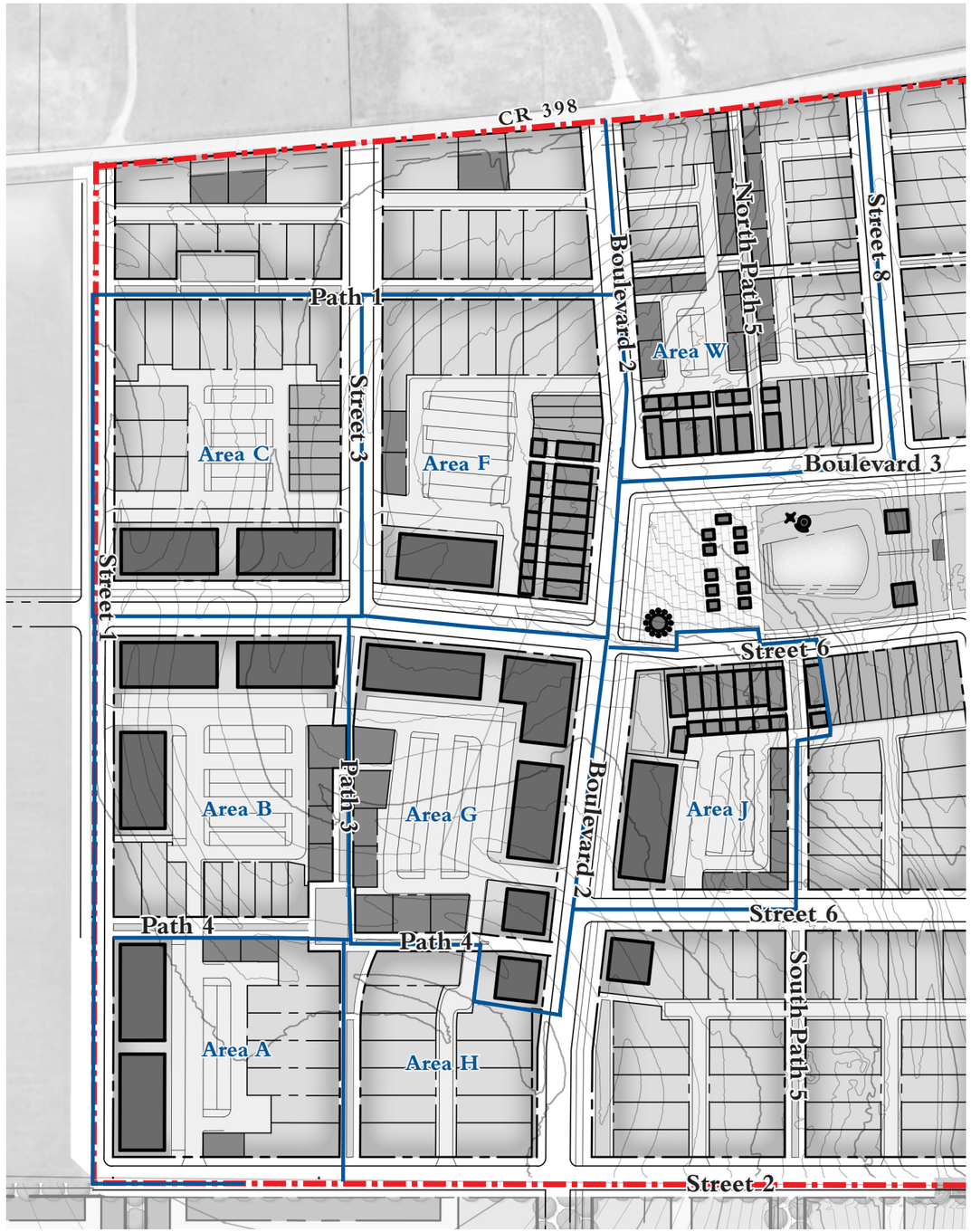
Area F	Program	Spaces
Multi-Family	30 units	45
Liner Multi-Family	2 units	3
Single-Family Lots	20 Lots	40
Live/Works	11,448 SF	34
	Total Requested	**122**
	Provided on Street	38
	Provided in Parking Lots	73
	Provided in Garages	38
	Total Provided	**149**
	Difference	**+27**

Area G	Program	Space
Multi-Family	100 units	150
Liner Multi-Family	7 Lots	11
	Total Requested	**161**
	Provided on Street	25
	Provided in Parking Lots	115
	Provided in Garages	16
	Total Provided	**156**
	Difference	**-5**



The design is subject to change. Not for construction.

DETAILED PARKING AND PROGRAM CONTINUED



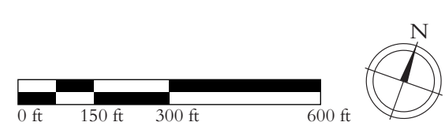
Requested Parking Ratios		Spaces
Multi-Family Residential	per unit	1.5
Liner Residential	per unit	1.5
Single-Family Lot	per lot	2
Live/Work	per 1,000 SF	3

Parking counts provided are approximate and assume 10' x 20' spaces with 24' drive aisles. Further refinement will be needed to account for accessible parking, EV charging, dumpster location, etc. Parking area lines are drawn along the center of streets.

Area J	Program	Space
Multi-Family	36 units	54
Liner Multi-Family	5 units	8
Single-Family Lots	7 Lots	14
Live/Work	9010 SF	27
	Total Requested	**103**
	Provided on Street	45
	Provided in Parking Lots	44
	Provided in Garages	19
	Total Provided	**108**
	Difference	**+5**

Area W	Program	Space
Liner Multi-Family	16 units	24
Single-Family Lots	30 Lots	60
Live/Work	9050 SF	27
	Total Requested	**103**
	Provided on Street	45
	Provided in Parking Lots	44
	Provided in Garages	19
	Total Provided	**108**
	Difference	**+5**

All remaining properties in the subject property consists of Single Family Lots which provide sufficient parking on the lot.



The design is subject to change. Not for construction.

MASTER PLAN WITH ANNOTATIONS



Key

- Subject Property
- 2-foot Contour
- 10-foot Contour
- Taylor Floor Plain
- FEMA 100 Year Flood Plain
- Wetland
- Retention Pond
- Waterline Easement
- Pool
- Preserved Existing Trees
- abc Thoroughfare Label
- A Block Label

Annotations

1. Natural Spring, rebuilt for use as a swimming pool
2. Existing Silo, re-purposed as a Bar
3. Neighborhood Mail Pavilion
4. Market Sheds
5. Tower Facilities
6. Slope Treatment
7. Amphitheater
8. Baseball Fields
9. Spring Overflow Creek

0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

CHARACTER IMAGES



1. Natural Spring - Deep Eddy Pool



2.Venetian Lagoon - Coral Gables



3. Post Office - Norton Commons

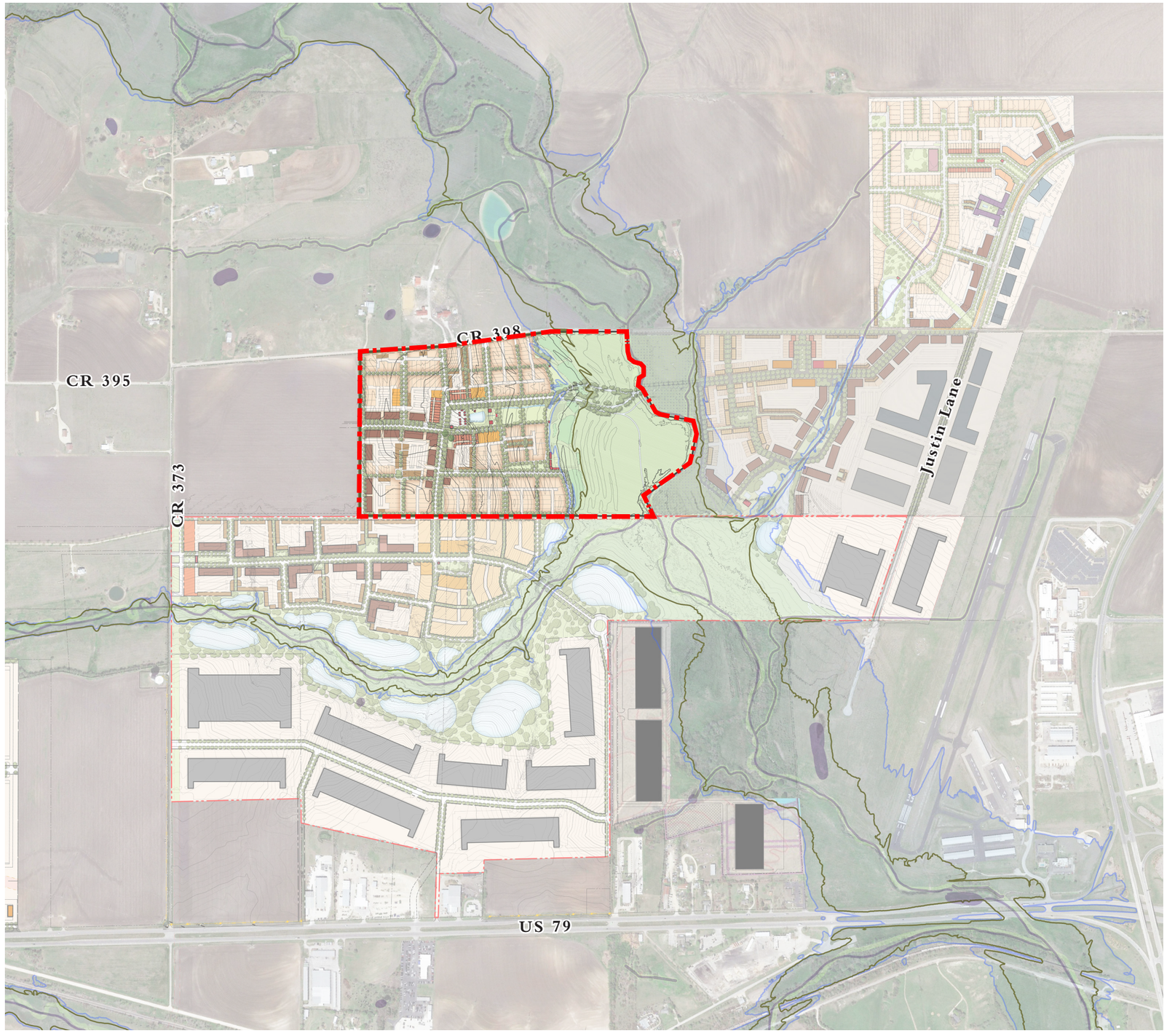


4. Market Sheds - Norton Commons



5. Amphitheater - Norton Commons

The design is subject to change. Not for construction.

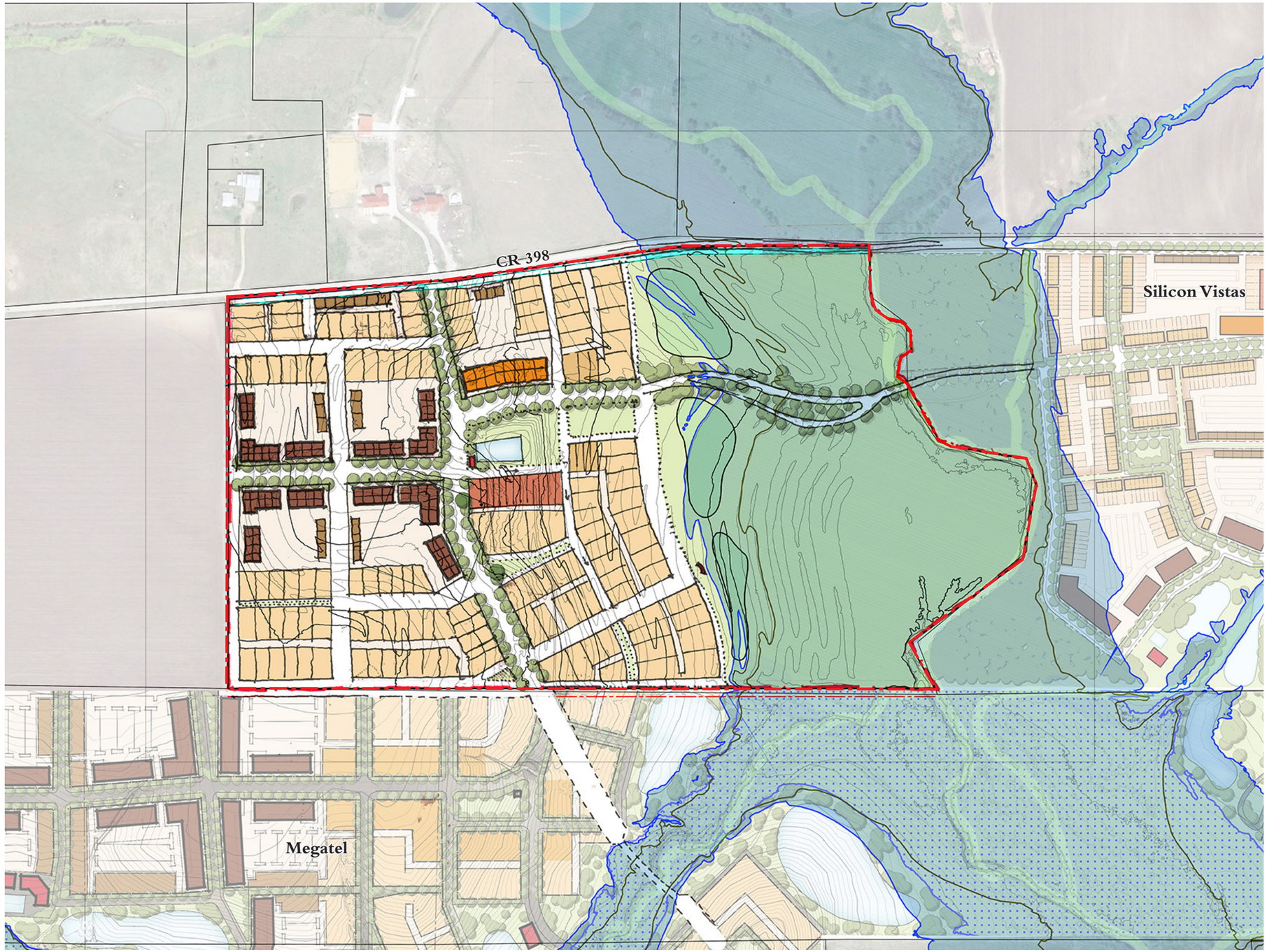


X. Appendix

The Appendix chapter provides additional information for reference that is not directly related to the content of the Neighborhood Plan.

Charrette Plans X.2-X.4
Charrette Photos X.5

CHARRETTE PLAN - WEDNESDAY - SCHEME 1



Key

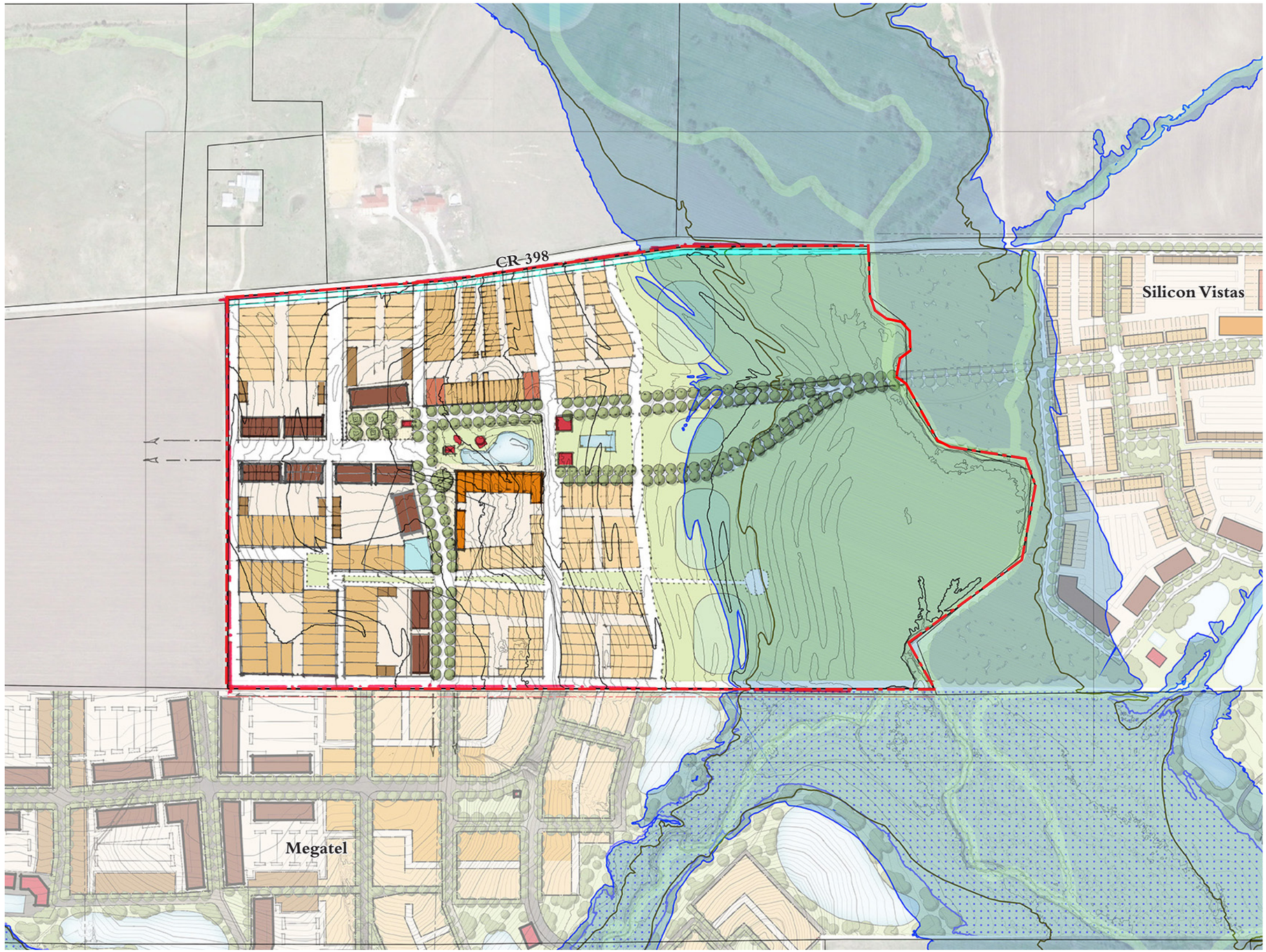
- Subject Property
- 2-foot Contour
- 10-foot Contour
- Taylor Floor Plain
- FEMA 100-Year Flood Plain
- Wetland
- Retention Pond
- Waterline Easement
- Pool
- Single-Family Lot
- Townhouse
- Liner
- Multi-Family
- Live Work
- Civic
- Preserved Existing Trees

0 ft 200 ft 400 ft 800 ft

N

The design is subject to change. Not for construction.

CHARRETTE PLAN - WEDNESDAY - SCHEME 2



Key

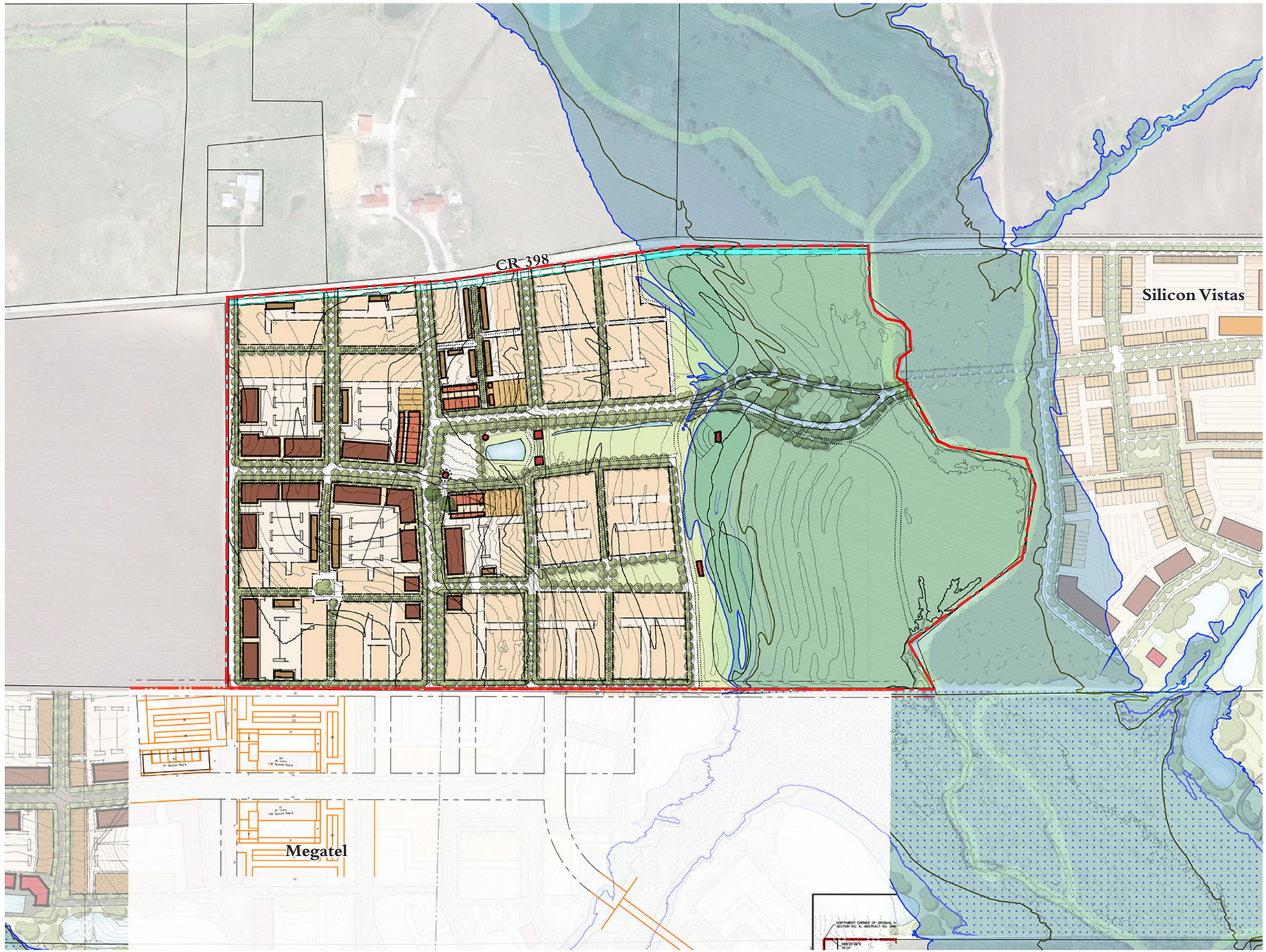
- Subject Property
- 2-foot Contour
- 10-foot Contour
- Taylor Floor Plain
- FEMA 100-Year Flood Plain
- Wetland
- Retention Pond
- Waterline Easement
- Pool
- Single-Family Lot
- Townhouse
- Liner
- Multi-Family
- Live Work
- Civic
- Preserved Existing Trees

0 ft 200 ft 400 ft 800 ft

N

The design is subject to change. Not for construction.

CHARRETTE PLAN - FRIDAY



Key

- Subject Property
- 2-foot Contour
- 10-foot Contour
- Taylor Floor Plain
- FEMA 100-Year Flood Plain
- Wetland
- Retention Pond
- Waterline Easement
- Pool
- Single-Family Lot
- Townhouse
- Liner
- Multi-Family
- Live Work
- Civic
- Preserved Existing Trees

0 ft 200 ft 400 ft 800 ft

N

The design is subject to change. Not for construction.

CHARRETTE PHOTOS













City of Taylor
City Council

July 25, 2024

PZ-2023-1970

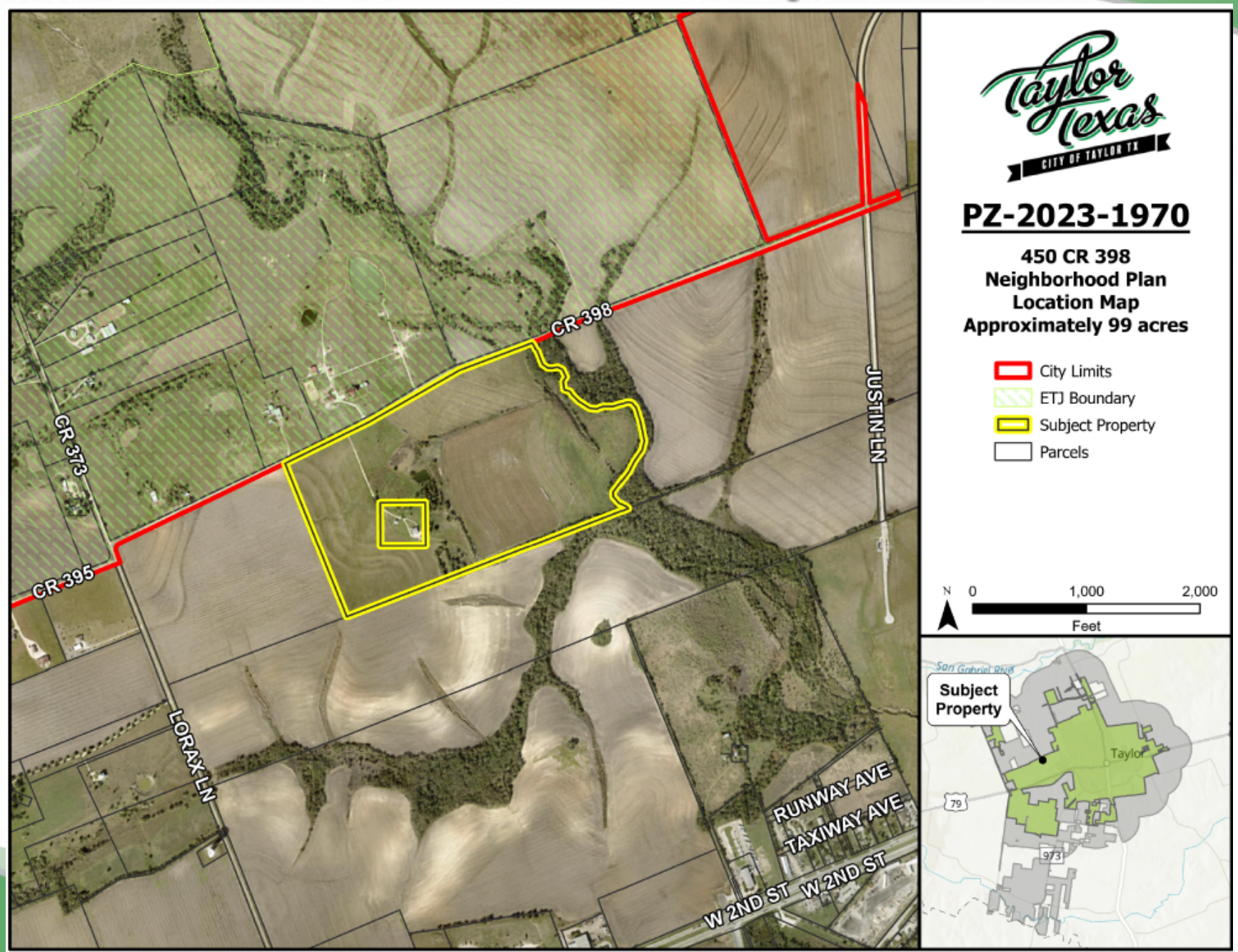
Neighborhood Plan

Turner Spring

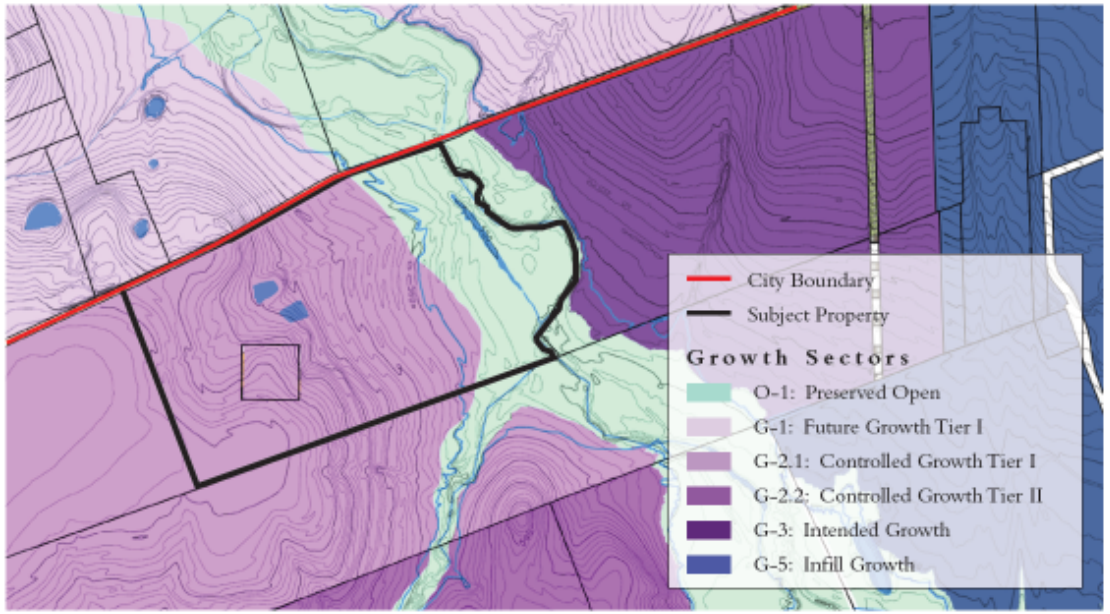
Development Process

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.

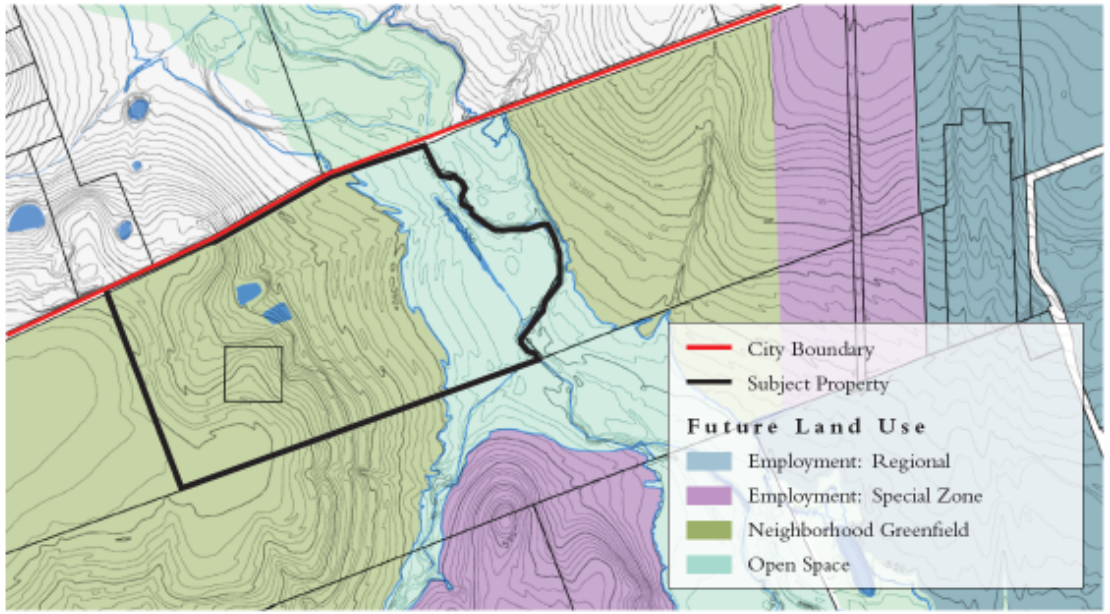
Location Map

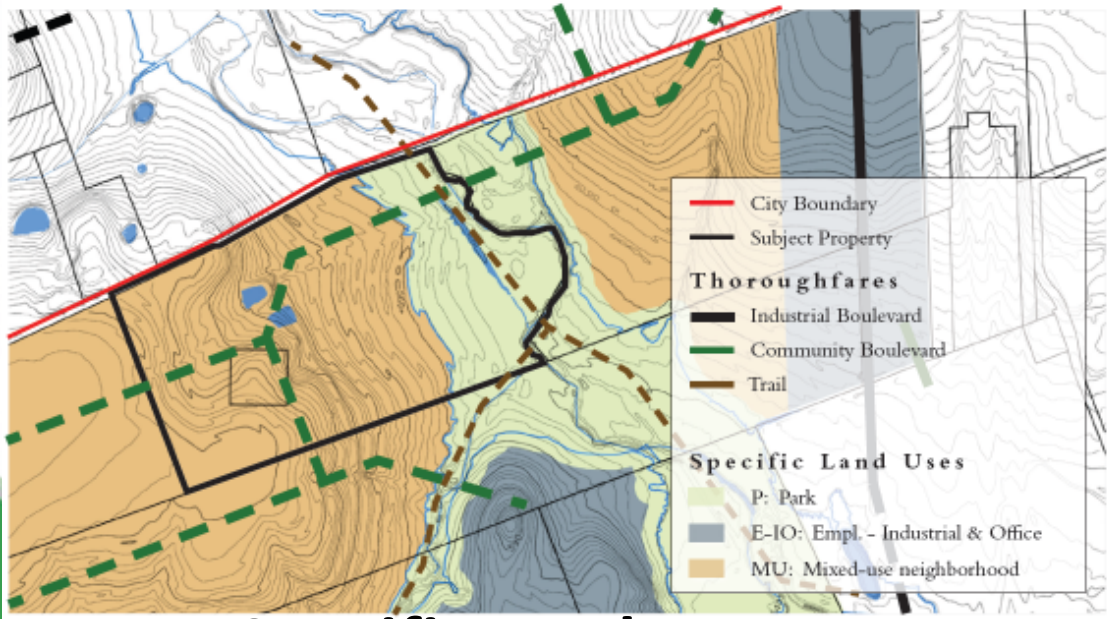


Growth Sector

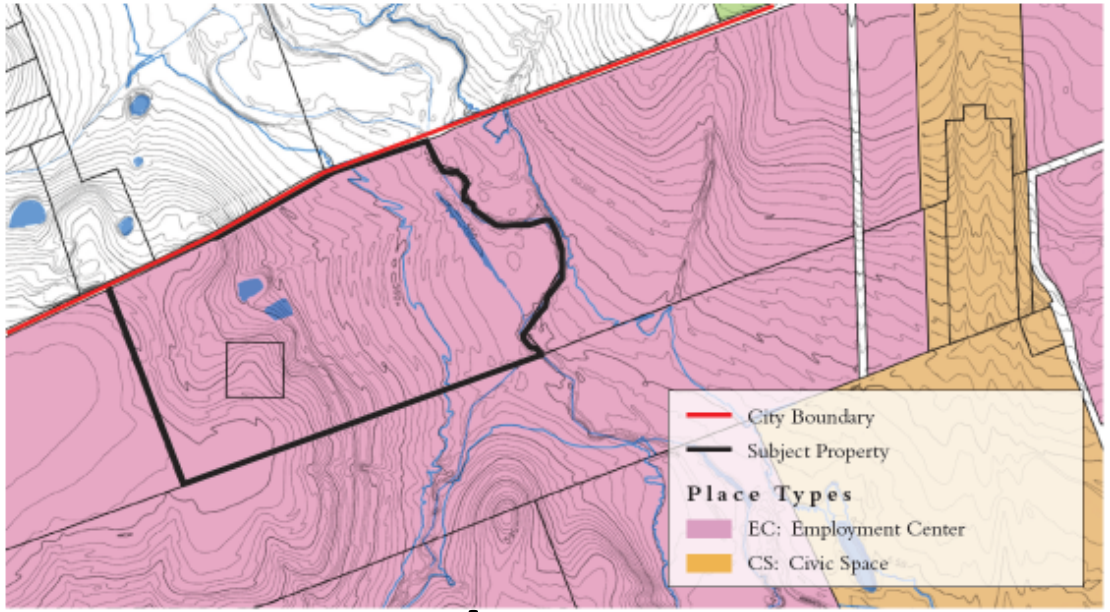


Future Land Use



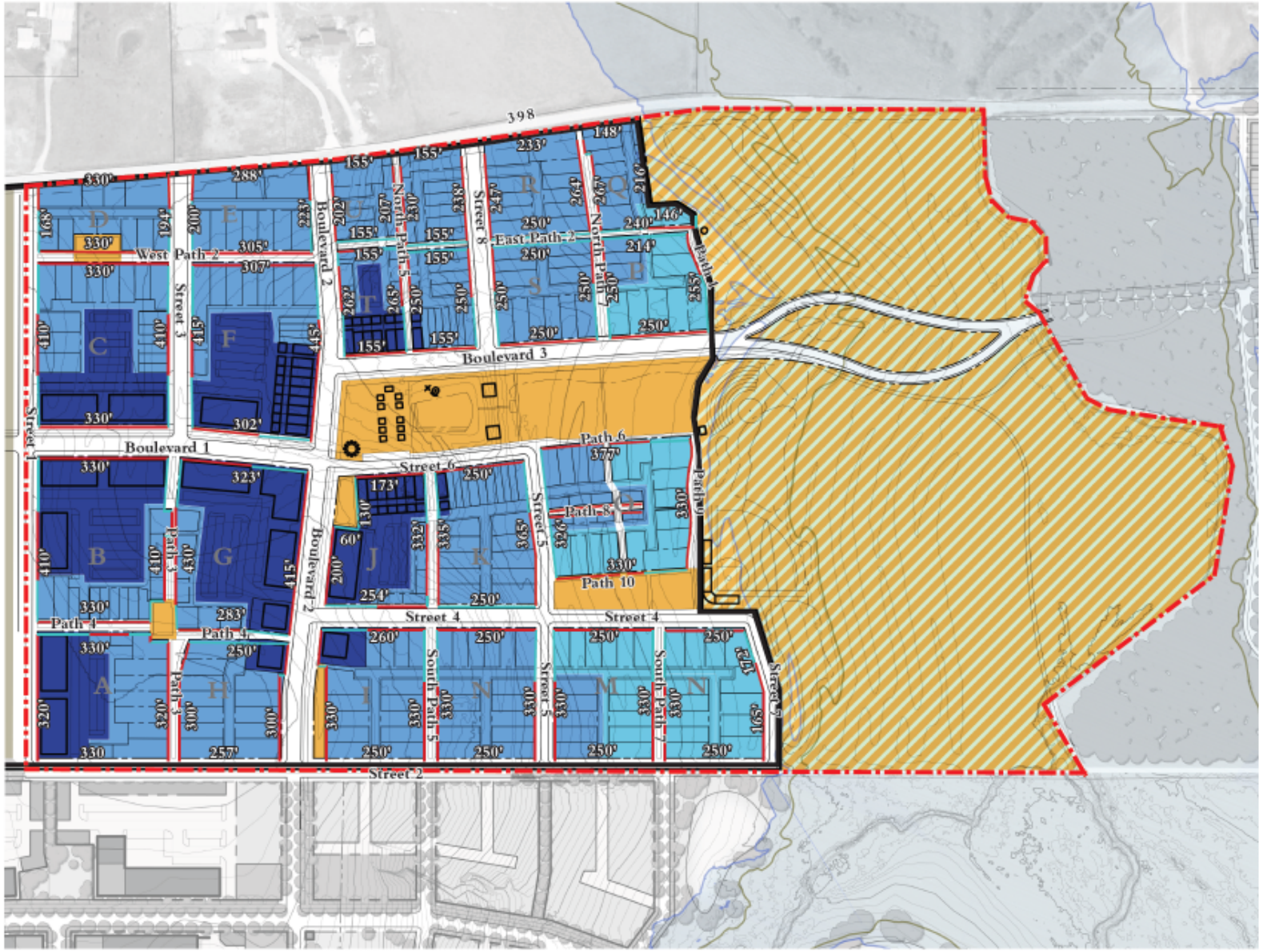


Specific Land Uses



Place Type

Regulating Plan



Key

- Subject Property
- Pedestrian Shed
- 2-foot Contour
- 10-foot Contour
- Taylor Floor Plain
- FEMA 100 Year Flood Plain
- Wetland
- P3
- P4
- P5
- CS
- Civic Space with P1 Overlay
- Primary Frontage
- Secondary Frontage

General Standards

1. A Warrant is recommended to allow for a lower ratio of P1 than is permitted for a TND, given that there is a large area of P1 within the subject property immediately adjacent to the Pedestrian Shed boundary.

Notes

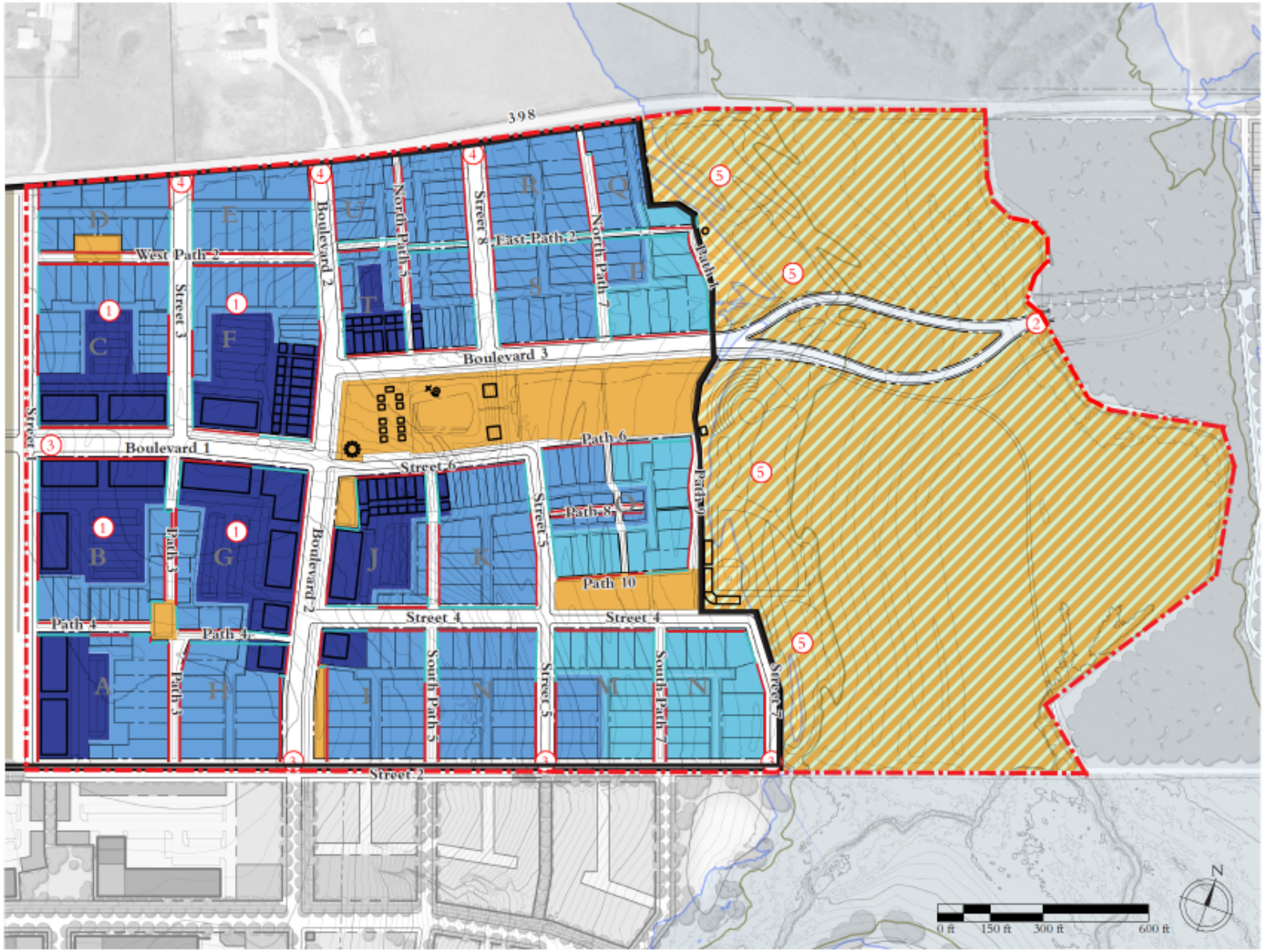
2. Block dimensions shown are non-binding and are intended to demonstrate compliance with City Standards for block length and perimeter. See the Design Specific Standards on page B.4 for a recommended Warrant for blocks which do not comply.

0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

Design Specific Standards



The design is subject to change. Not for construction.

Design Specific Standards

1. A Warrant is recommended to allow for larger Block size for Blocks B, C, F, G, J, K, and O in order to accommodate the applicant's proposed multi-family and mixed-use buildings and their associated parking.
2. Boulevard 3 is intended to connect east across the flood plain to adjacent properties with the exact location of the connection to be determined based on the configuration of any future improvements to those properties
3. Boulevard 3 shall take on a parkway character as it crosses the flood plain, as shown. As site constraints allow, travel lanes should divide and follow the natural lay of the land, the median between travel lanes shall be planted naturalistically, and the shared-use path shall be separated by a varying distance from the travel lanes. Parking lanes should be omitted on the parkway. In addition to vehicular, it shall provide pedestrian and bicycle connections across the floodplain, which may be in the form of a dedicated trail.
4. Streets 1, 2, 5, and 7 and Boulevards 1 and 2 are intended to connect to the adjacent properties, with the exact location of the connection to be determined.
5. Streets 3 and 8 and Boulevard 2 are intended to connect to 398, with the exact location of the connection to be determined.
6. Streets 1 and 2 are shown with their ROW centered on the boundary of the subject property. The construction and maintenance of these Thoroughfares is to be coordinated with the owner of the adjacent property.
7. Stormwater management facilities, whether primarily wet or dry, shall be designed such that they add value to the neighborhood, rather than detract from it.
   a. Dry facilities shall be landscaped to act as an open lawn or space for other unstructured recreation when dry, and shall be landscaped around the perimeter with a variety of plantings including, at a minimum, canopy trees which provide shade for users.
   b. Wet facilities shall be designed to look like natural ponds with gently sloping edges rather than steep "engineered" banks. Wet ponds shall be landscaped around the perimeter with a variety of plantings including, at a minimum, canopy trees which provide shade for users.
   c. Maintenance berms and/or maintenance access shall be accounted for in both wet and dry facilities.

Civic Spaces

CIVIC SPACE PLAN



Key

- Subject Property
- Plaza
- Square
- Green
- Pocket Park
- Park

Total Area of Civic Space in subj. prop.: 42.6 ac.

0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

Illustrative Master Plan



Key

- Subject Property
- 2-foot Contour
- 10-foot Contour
- Taylor Floor Plain
- FEMA 100-Year Flood Plain
- Wetland
- Retention Pond
- Waterline Easement
- Pool
- Single-Family Lot
- Townhouse Lot
- Thin Building Lot
- Multi-Family
- Live Work
- Civic
- Preserved Existing Trees

Estimated Residential Program

Single-Family	Lot Width	Lot Depth	253
Mansion / Estate	*50+*	*100*	*47*
House	*40*	*100*	*119*
Cottage	*30*	*100*	*29*
Townhouse	*24*	*100*	*34*
Live-work (Residential)	*24*	*100*	*24*
Multi-Family	**Lot Width**	**Lot Depth**	**449**
Multi-family Mansion	*80*	*100*	*12*
Multi-family Building			*372*
Thin Buildings	*45*	*35*	*49*
Thin Buildings	*55*	*35*	*16*
Total Residential			**702**

Estimated Commercial Program

Commercial	
Live work (Commercial)	*24,000 SF*
Total Commercial	**24,000 SF**

Civic Program

Civic Buildings and Structures

- *Civic*

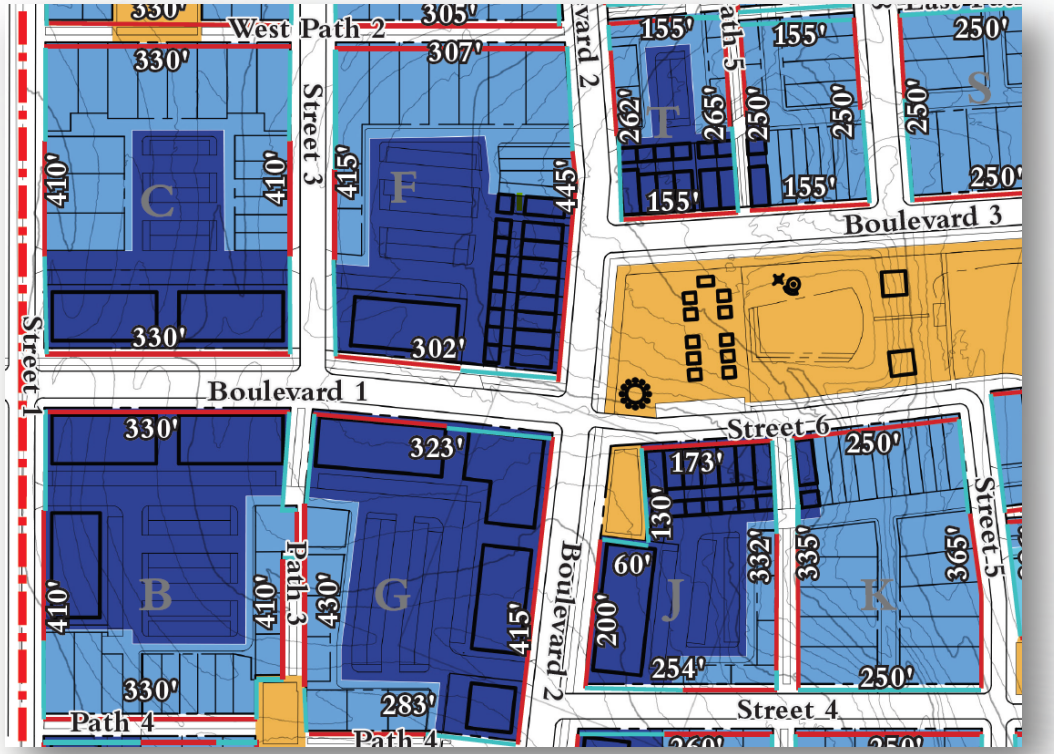
0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

Proposed Warrants

1. A Warrant is recommended to allow for a lower ratio of P1 than is permitted for a TND, given that there is a large area of P1 within the subject property immediately adjacent to the Pedestrian Shed boundary.
2. A Warrant is recommended to allow for larger Block size for Blocks B, C, F, G, J, K, and O in order to accommodate the applicant's proposed multi-family and mixed-use buildings and their associated parking.



Planning & Zoning Commission Recommendation

Planning & Zoning Commission recommends **Approval** of the proposed Neighborhood Plan and associated warrants.

City Council Meeting
July 25, 2024
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure Quality of Life Economic Vitality

Agenda Item Number: 5.

Agenda Title: **Hold a Public Hearing and Introduce Ordinance 2024-33 for Employment Center Plan, referred to as iMarket, covering approximately 212 acres and generally located at Carlos G. Parker Blvd, SE and FM 112.**

Council Action to be Taken: Hold a Public Hearing and Introduce Ordinance 2024-33 for Employment Center Plan referred to as iMarket

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE / DESCRIPTION

Hold a Public Hearing and Introduce Ordinance 2024-33 for Employment Center Plan referred to as iMarket

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The proposed Employment Center covering approximately 212 acres proposes a mixed use development of approximately 2,230,000 sq ft of industrial uses, 66,000 sq ft of commercial uses and an amenity pavilion.

See the attached staff report for more details and assessment, including a requested variance and warrant. The requested variance seeks to raise the maximum amount of parking permitted in Block E. The warrant requests a larger block size for Block A, which is adjacent to the railroad, limiting connectivity and affecting the resulting block length.

3. PROS and CONS

PROS	CONS
• Complies with the intent of the Comprehensive Plan and Land	•

Development Code with the exception of the requested variance	

4. RECOMMENDATION

At their meeting on July 9, 2024, the Planning and Zoning Commission recommended approval of the request.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission - July 9, 2024 for public hearing and recommendation
City Council - July 25, 2024 for public hearing and introduce the ordinance
City Council - August 8, 2024 for consideration of the ordinance

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. _09_PZ_2024-2140_iMarket America ECP Staff Report
2. _09a_PZ-2024-2140_iMarket ECP LOI
3. _09b_PZ-2024-2140 Location Map
4. _09c_PZ-2024-2140 Growth Sector
5. _09d_PZ-2024-2140 Future Land Use
6. _09e_PZ-2024-2140 Current Zoning
7. _09f_PZ-2024-2140 Floodplain Map
8. _09g_PZ-2024-2140 Notification Map
9. Ord 20241-33 09h_PZ-2024-2140_iMarket ECP Draft Ordinance
10. _09h1_PZ-2024-2140_iMarket ECP Survey_Exhibit A
11. _09h2_PZ-2024-2140_iMarket Employment Center Plan_Exhibit B
12. CC Presentation PZ 2024 2140_I Market

City of Taylor

PZ-2024-2140

Employment Center Plan

Staff Report

Item Details

Subject Property:	Generally located northeast at the intersection of Carlos G. Parker Boulevard Southeast and FM 112.
Total Acreage:	Approximately 211.84 acres
Legal Description:	Approximately 211.84 acres of land Parthinia Coursey Survey, Abstract No. 131, more particularly described by Williamson Central Appraisal District Parcels R357492, R318771, R006142, R620065, R624522, R620064, Taylor, Williamson County, Texas
Applicant:	Ethan Harwell, Kimley-Horn and Associates
Property Owner(s):	Charles Kim, iMarketAmerica, Inc.
Request:	A request for an Employment Center Plan
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant is requesting an Employment Center Plan to allow for industrial, commercial, office, uses on the subject property.

The applicant and the City's design consultant worked collaboratively to furnish the applicant and the city with an Employment Center Plan to address industrial building structure and scale, civic spaces, frontage types, and thoroughfares. 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 the city's urban design consultant hosted a design charette to develop an Employment Center Plan. Iterations of the plan were reviewed by staff and the applicant before finalizing the proposed plan attached to this report. The proposed Employment Center plan closely aligns with the City's long-term goals.

Location:

The subject property is located northeast at the intersection of Carlos G. Parker Boulevard Southeast and FM 112.

Physical and Natural Features:

The subject property is vacant land that is generally flat with FEMA Effective 100-year floodplain across the center of the property.

Growth Sector Designations:

The subject property is located within the Intended Growth Sector (G-3) and Controlled Growth Sector Tier II (G-2.2)

The Intended Growth Sector consists of areas with access to existing or planned transportation/ infrastructure and are on the periphery of existing developed areas. These are primarily vacant, underutilized, or poorly developed commercial areas adjacent to existing centers and service areas. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development. 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 designation of Employment Regional.

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 (Envision Taylor Comprehensive Plan page 75).

The subject property is currently zoned as EC – Employment Center. The Employment Center plan will retain a majority of the property as EC and add in CS – Civic Space as a Park through the existing FEMA Flood Hazard area and an area for a Civic Building Site (page B.10 in EC Plan).

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P2 – Rural	Intended Growth Sector	Area of Minimal Change & Employment Center: Regional	Agricultural and Commercial
South	EC – Employment Center & P2	Controlled Growth Sector Tier II & Future Growth Sector	Area of Minimal Change	Vacant Agricultural Land
Direction	**Zoning District**	**Growth Sector**	**Future Land Use**	**Existing Land Use**

East	Extraterritorial Jurisdiction	Controlled Growth Sector Tier I	Employment: Special Zone	Vacant Agricultural Land
West	EC & P2	Intended Growth Sector & Reserved Open Sector	Neighborhood Greenfield & Employment: Regional	Vacant and Commerical

Transportation

The subject property has identified two access points from US 79, two access points from FM 112, and one access from FM 619.

Industrial Boulevard and Street thoroughfare sections were integrated to accommodate the unique level of traffic anticipated within the proposed industrial development. The plan seeks to comply with the adopted transportation master plan.

Utilities

The subject property is located within the City of Taylor and Manville Water Supply Company water CCN and City of Taylor Sewer CCN.

The property has an 8-inch waterline along the southwestern boundary of the property. Further extensions and/or upsizing of utilities will be required and determined at subsequent phases of development.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Thirteen (13**)** notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, July 23, 2024.

Staff Analysis

Upon analyzing the request for an Employment Center Plan for industrial uses in EC – Employment Center Place Type, the proposed plan 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 Policies in the Envision Taylor Comprehensive Plan:

- LU 9 – Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.
    - The subject property is within the City Limits and there immediate availability and extension of water and wastewater are available within proximity to the subject property.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends **Approval** of the requested employment center plan with the following warrants and variances:

- A warrant is recommended to allow a truck loading dock facing the Primary Frontage of lot F in order to accommodate the footprint and vehicular circulation of the proposed cross-

dock building. This truck loading dock shall be screened with a landscape buffer as described in the General Standards (B-2) of the attached documents (page B.3).

- A warrant is recommended to permit larger block size for Block A due to the adjacent Union Pacific Railroad which limits the number of possible connections to the north. A warrant is also recommended to permit larger block size for Block D due to the adjacent US 79 highway which limits the number of possible connections to the west (page B.4).
- A variance is recommended to raise the maximum allowable parking area for buildings in Block E to 2 times the size of the building footprints in order to accommodate this building type's high occupancy uses, relatively small footprints, and a parking ratio of 1 space per 362 square feet, which is consistent with parking ratios for similar uses in other municipalities in the region (page B.4).

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 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 a mix of industrial, commercial, and office uses.

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 access to an 8-inch water line along the southwestern boundary of the property. Additional connections to the subject property will be determined at later stages of development.

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

- The Employment Center Plan allows the subject property to consist of industrial uses and jobs on the east side of the City, closer to US 79 across town from Samsung and RCR industrial developments allowing for balanced job growth along US 79.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Zoning Map

4. Growth Sectors Map
5. Future Land Use Map
6. Existing Zoning Map
7. Floodplain Map
8. Notification Map
9. Draft Ordinance
    a. Survey – Exhibit A
    b. Employment Center Plan – Exhibit B

Kimley»Horn

May 2, 2024

City of Taylor
Attn: Colin Harrison, Director of Development Services
400 Porter St
Taylor, TX 76574

Re: Application for an Employment Center Plan on approximately 211.73 acres generally located on the southside of US 79 between E. Martin Luther King Jr. Blvd. and CR 619 (WCAD: R006142, R318771, R318773, R357492, R620065, R620064, R624522)

Mr. Harrison,

Please accept this Application for Employment Center for the above referenced property. The Property is generally located on the south side of US 79 between E. Martin Luther King Jr. Blvd. and CR 619 (see attached location map). The Property consists of seven parcels totaling approximately 211.84 acres. The goal of the Employment Center application is to plan for the development of the Property as an Employment Center. The proposed project is zoned to the Employment Center (EC) Place Type. The Future Land Use is designated as Employment Center: Regional.

The proposed land uses within the Employment Center Plan will include uses of an industrial nature including but not limited to warehouse/distribution, office/warehouse, manufacturing, office, and accessory uses. This Employment Center Plan requests a minimum of 2.2 million square feet of industrial floor area. Additionally, sites for commercial development are desired to provide complementary amenities and services to the employment center. The total number of jobs created by the development is unknown at this time.

This Employment Center Plan is fully aligned with the intent of the Comprehensive Plan: it supports the purpose and objectives of the Employment Center Future Land Use designation and the ultimate design for the Transportation Master Plan. The proposed Employment Center plan is wholly focused on facilitating the development of quality industrial space for Samsung supporting industries in Taylor – supporting industrial growth and significant employment (LDC 3.6.1.8). Additionally, the Property is located along US 79, a strategic, auto-oriented regional thoroughfare, which can support this volume of traffic. The proposed Employment Center Plan will integrate into the local and planned street network, too, by designing for our transportation context. This site is bounded on all sides by a Community Boulevards (E MLK Jr. St.) future Regional Road (CR 619). The internal street network will be developed as called for in the transportation plan.

If you have any questions or comments regarding this request, please contact me at 512-580-5803.

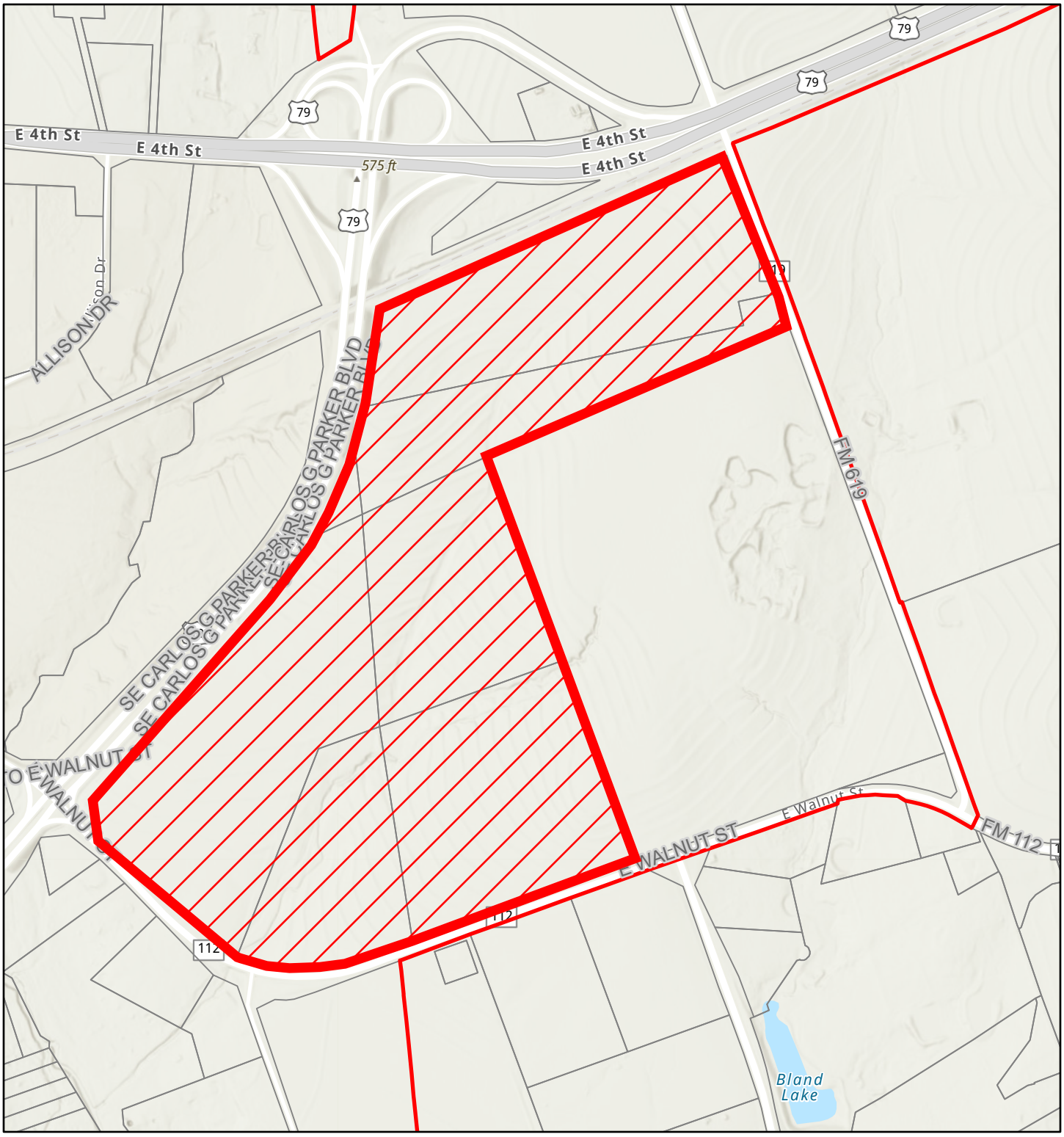
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Ethan Harwell, AICP
Project Manager

Location Map



4/8/2024, 12:50:16 PM

City Limits

ETJ Boundary

WCAD Parcels

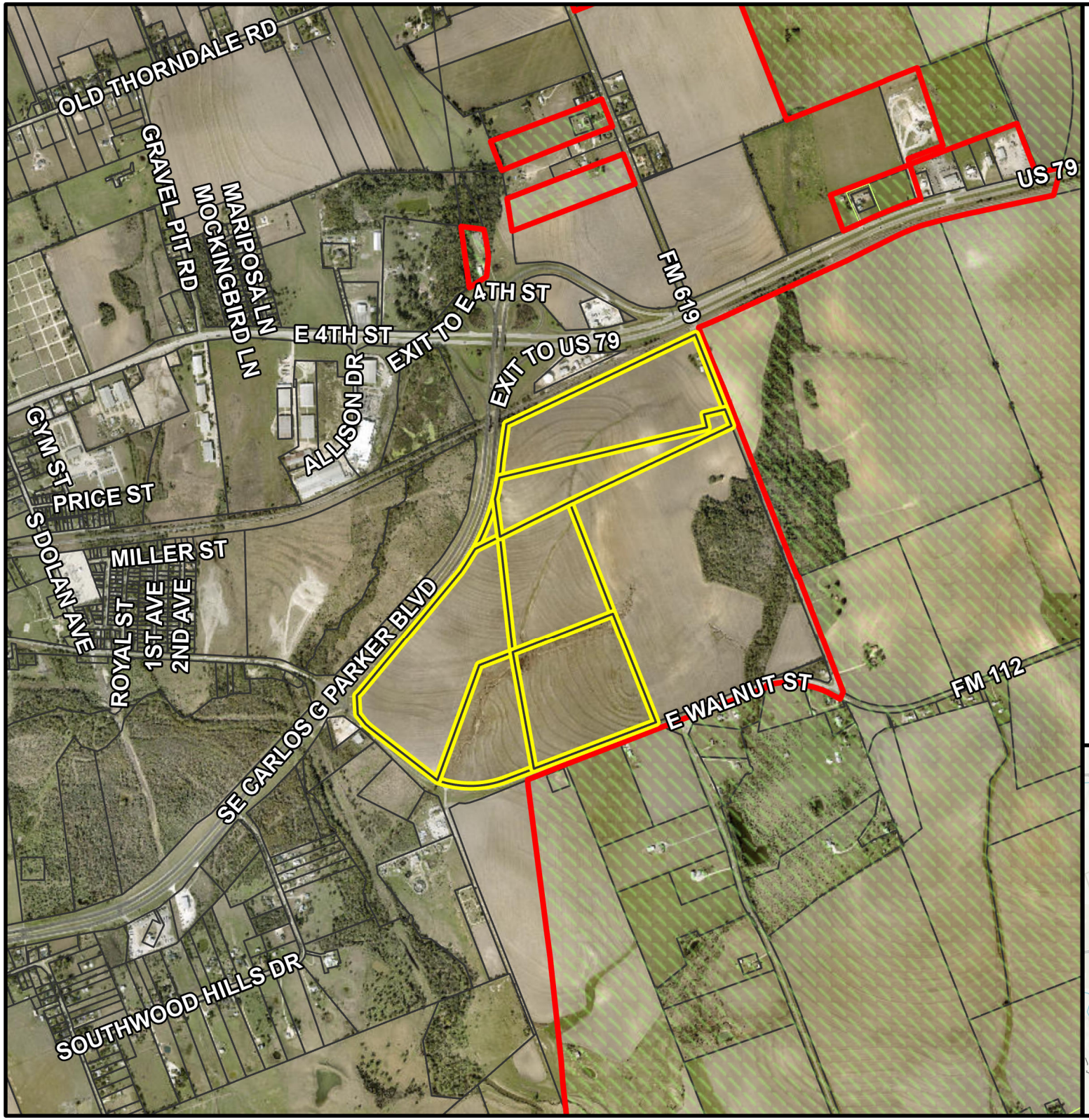
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0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Baylor University, City of Austin, County of Williamson, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

ArcGIS Web AppBuilder
Esri Community Maps Contributors, Baylor University, City of Austin, County of Williamson, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, ...



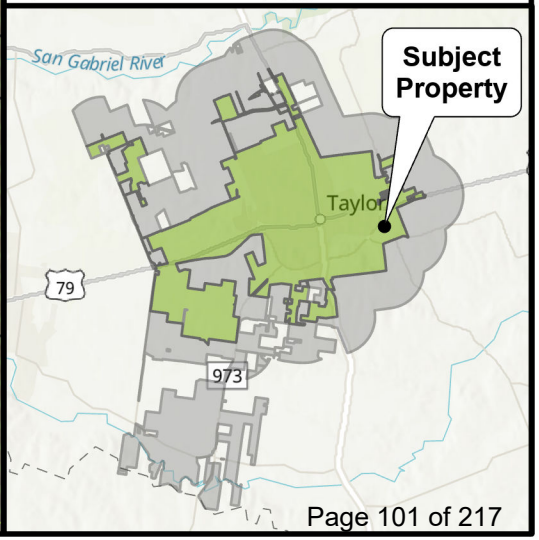
Taylor Texas
CITY OF TAYLOR TX

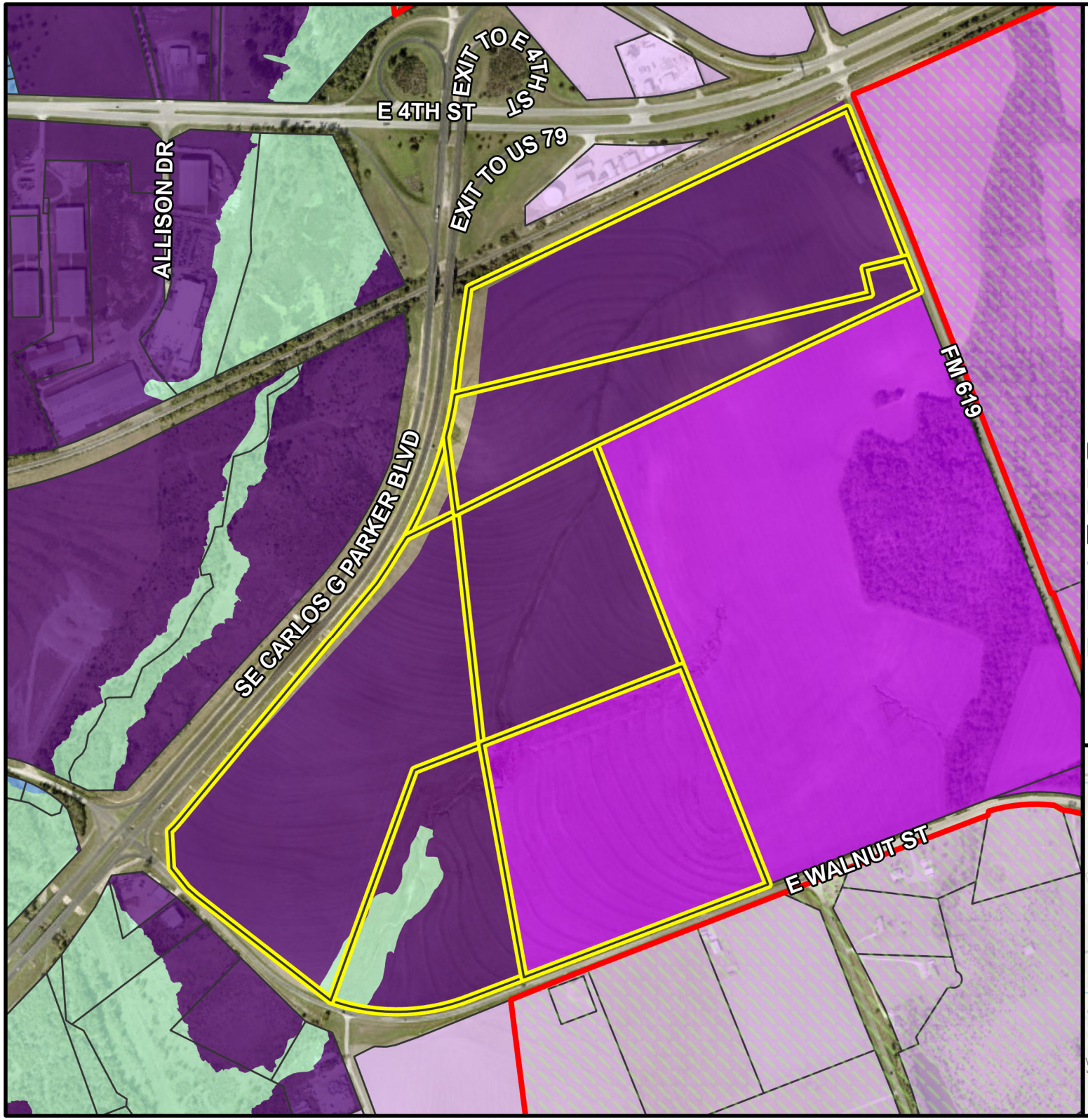
PZ-2024-2140

Generally located NE at the intersection of SE Carlos G. Parker Blvd. and FM 112
Employment Center Plan
Location Map
Approximately 171 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N
0 1,000 2,000
Feet





PZ-2024-2140

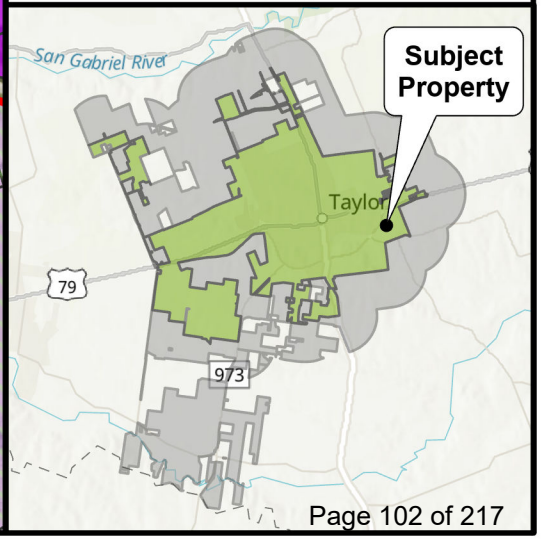
Generally located NE at the intersection of SE Carlos G. Parker Blvd. and FM 112
Employment Center Plan
Growth Sector Map
Approximately 171 acres

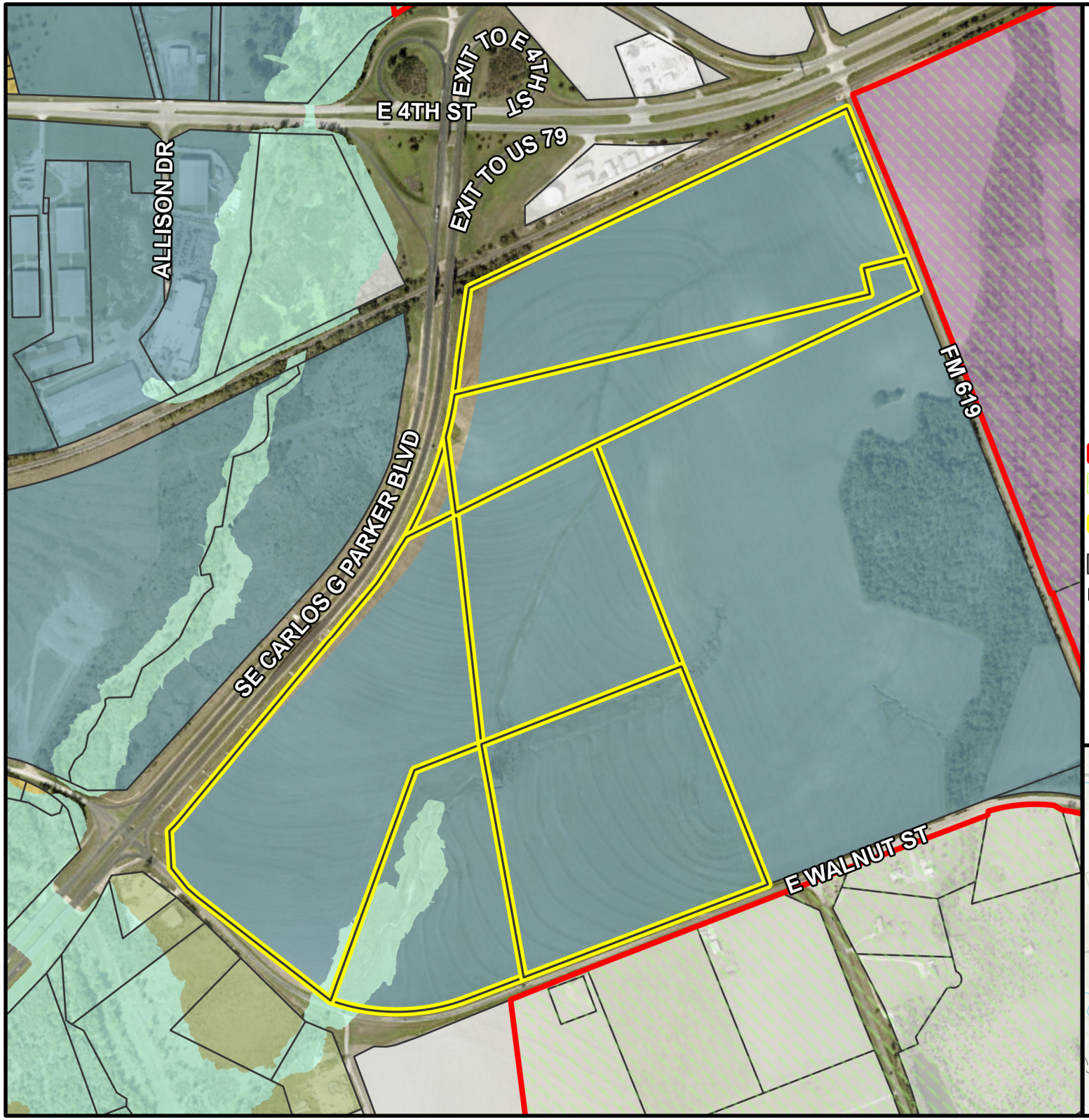
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Growth Sector

- Reserved Open Sector (O-2)
- Future Growth Sector (G-1)
- Controlled Growth Sector Tier I (G-2.1)
- Controlled Growth Sector Tier II (G-2.2)
- Intended Growth Sector (G-3)
- Infill Neighborhood Sector (G-4)

N 0 760 1,520
Feet





PZ-2024-2140

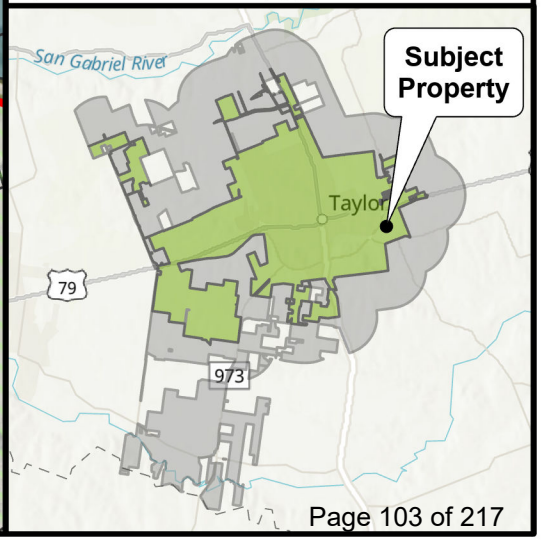
Generally located NE at the intersection of SE Carlos G. Parker Blvd. and FM 112
Employment Center Plan
Future Land Use Map
Approximately 171 acres

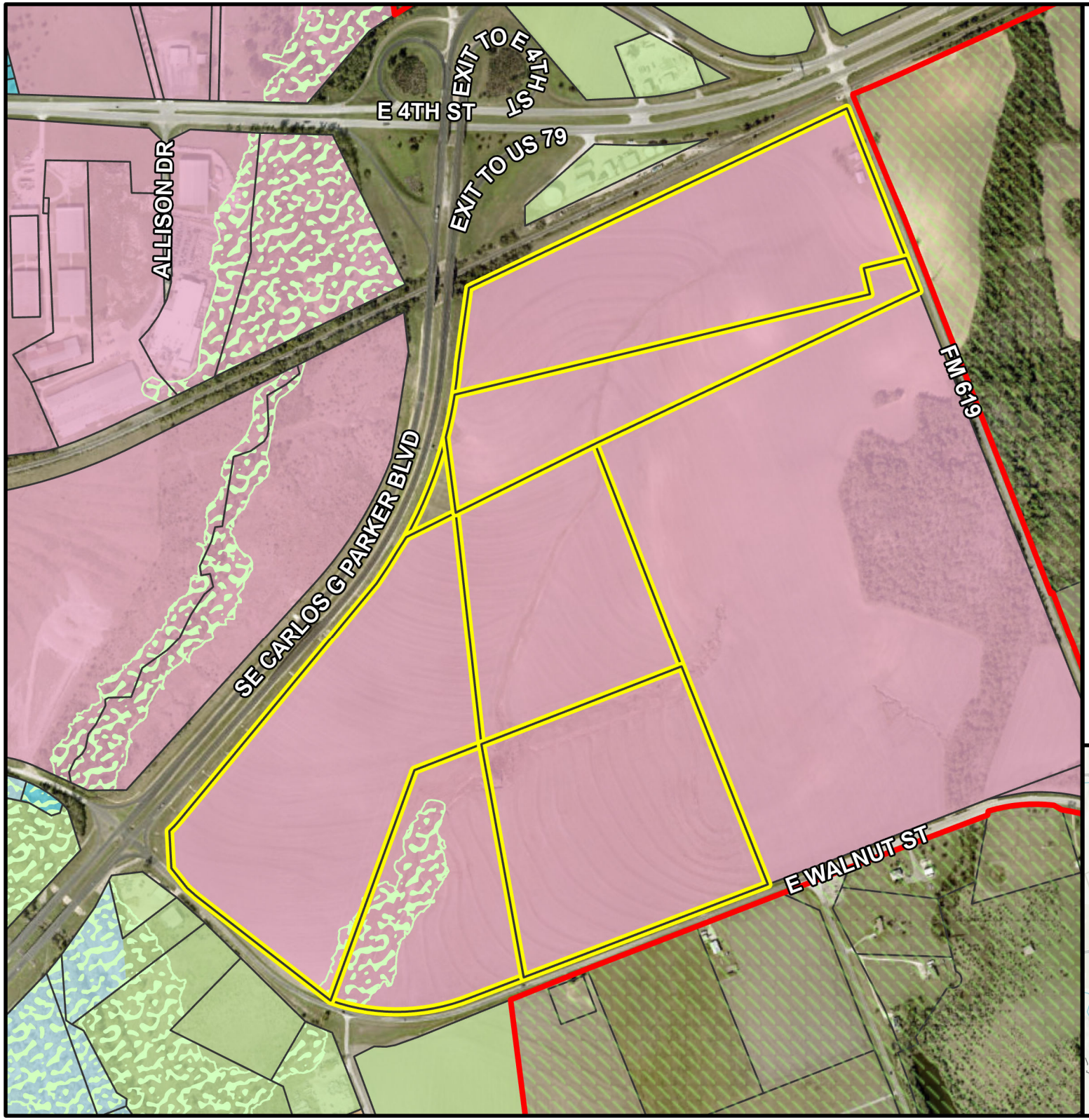
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Future Land Use

- Area of Minimal Change
- Neighborhood Greenfield
- Neighborhood Infill
- Employment: Regional
- Employment: Special Zone
- Open Space

N 0 760 1,520
Feet





PZ-2024-2140

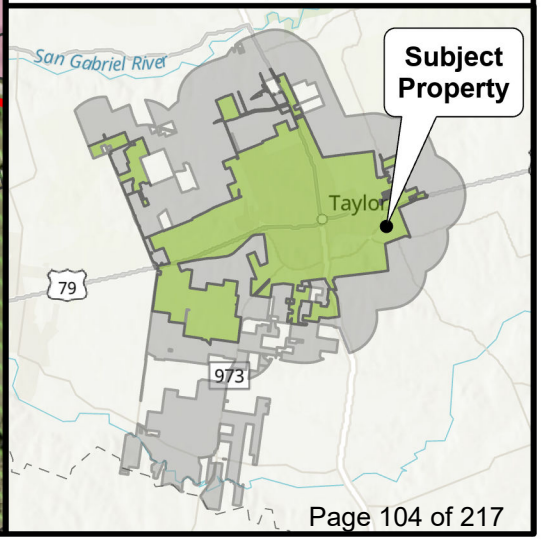
Generally located NE at the intersection of SE Carlos G. Parker Blvd. and FM 112
Employment Center Plan
Current Zoning Map
Approximately 171 acres

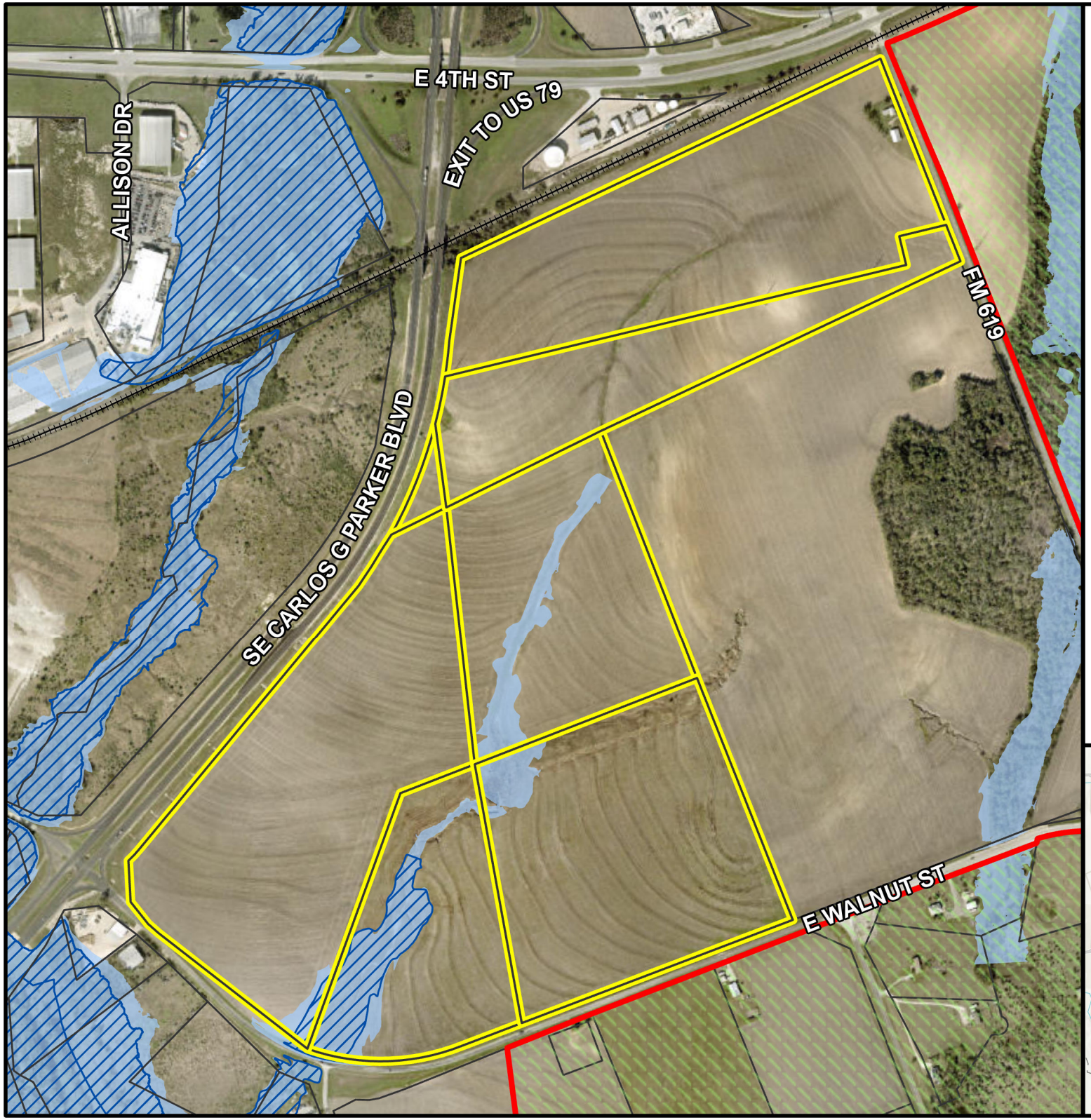
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Overlay Zoning
- P1: Nature

Place Type Zoning
- P2: Rural
- P2.5: Large Lot
- P3: Neighborhood
- EC: Employment Center
- CS: Civic Space

N 0 760 1,520
Feet



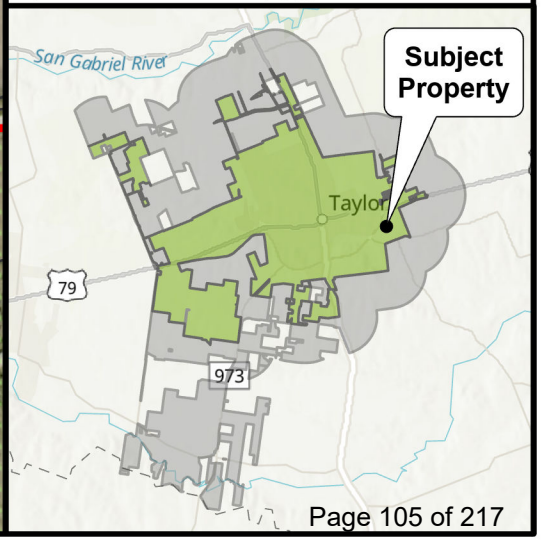


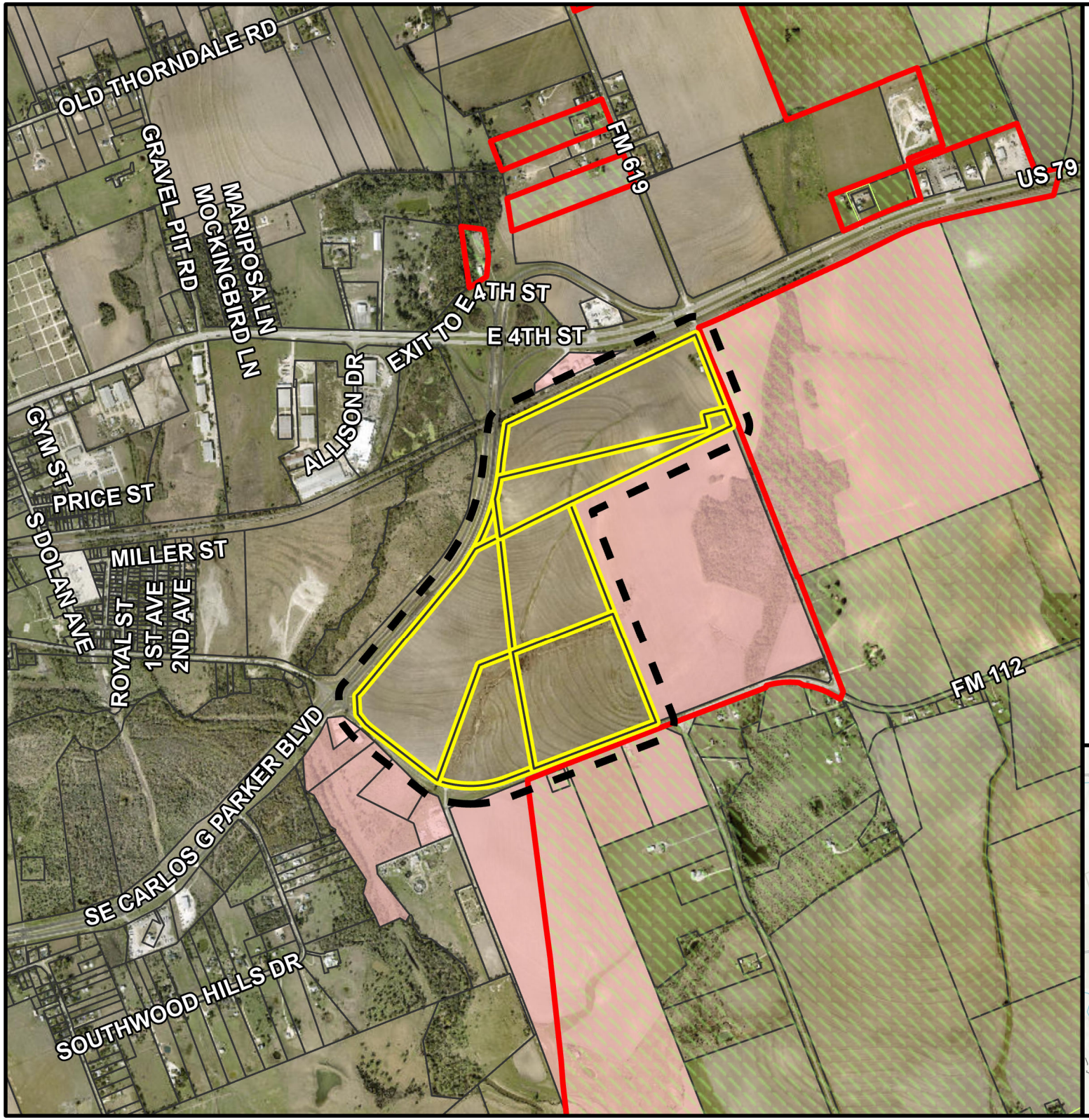
PZ-2024-2140

Generally located NE at the intersection of SE Carlos G. Parker Blvd. and FM 112
Employment Center Plan
Current Zoning Map
Approximately 171 acres

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

N 0 680 1,360
Feet





PZ-2024-2140

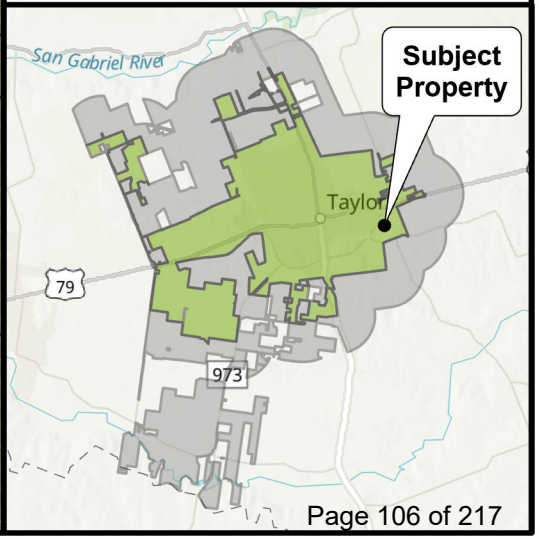
Generally located NE at the intersection of SE Carlos G. Parker Blvd. and FM 112 Employment Center Plan Notification Map Approximately 171 acres

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

N

0 1,000 2,000

Feet



ORDINANCE NO. 2024-33

AN ORDINANCE APPROVING AN EMPLOYMENT CENTER PLAN REFERRED TO AS IMARKET AMERICA GENERALLY LOCATED NORTHEAST AT THE INTERSECTION OF CARLOS G. PARKER BOULEVARD SOUTHEAST AND FM 112, LEGALLY DESCRIBED AS A 211.84-ACRE TRACT OF LAND IN THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R357492, R318771, R006142, R620065, R624522, R620064, 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 July 25, 2024, to consider the request made by the applicant, whose property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to approve the Employment Center Plan, referred to as iMarket America; and

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

WHEREAS, the City Council, after the public hearing, approves the request for the Employment Center Plan and the Property zoning change.

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

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The Official Zoning map of the City of Taylor, Texas, is changed to indicate that a Employment Center Plan has been approved for the Property and to show the allocation and location of Place Types on the Property as depicted in the Employment Center Plan attached hereto for all purposes as Exhibit "B".

SECTION 3. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 4. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

DRAFT

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2024-33 was introduced before the Taylor City Council on the 25th day of July 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

DRAFT

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. 2024-33, passed and approved by the City Council of the City of Taylor, Texas, on the 8th day of August 2024, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2024.

_____
Dianna McLean
City Clerk

DRAFT

EXHIBIT A

(Legal Description/Survey)

DRAFT

EXHIBIT B

(Employment Center Plan)

DRAFT

EXHIBIT "_____"

ZONING EXHIBIT DESCRIPTION

Page **1** of **5**

FIELD NOTES to that certain 211.84 acre tract situated in the Parthinia Coursey Survey, Abstract No. 131, City of Taylor, Williamson County, Texas, being all of a called 43.99 acre tract described in a General Warranty Deed to iMarketAmerica, Inc., a California corporation recorded under Instrument Number 2022132993, of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), a 62.60 acre tract described in a General Warranty Deed to iMarketAmerica, Inc., a California corporation, recorded under Instrument Number 2023038605, O.P.R.W.C.T., and a 105.25 acre tract described in a General Warranty Deed to iMarketAmerica, Inc., a California corporation, recorded under Instrument Number 2023055308, O.P.R.W.C.T.; the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, Central Zone):

BEGINNING at a Texas Department of Transportation bronze disk (Type II) with a punch hole found in concrete in the north right-of-way line of Farm to Market Highway No. 112 as monumented (a variable width right-of-way, partially described in a Deed to the State of Texas, recorded in Volume 335, Page 127 and Volume 418, Page 334, Deed Records, Williamson County, Texas (D.R.W.C.T.)) and at the southeast corner of said 62.60 acre tract;

THENCE along the north right-of-way line of said Farm to Market Highway No. 112 the following calls:

1. SOUTH 68° 53' 46" WEST, a distance of 1,776.16 feet to a 1/2-inch capped rebar stamped "JPH LAND SURVEYING" found at the beginning of a curve to the right, having a radius of 1,106.00 feet and a chord which bears NORTH 78° 40' 43" WEST, a distance of 1,201.42 feet;
2. Along said curve to the right an arc length of 1,270.07 feet to a 1/2-inch capped rebar stamped "DIAMOND SURVEYING" found;

3. NORTH 45° 42' 57" WEST, a distance of 569.57 feet to a Texas Department of Transportation tapered concrete monument (Type I) found at the intersection of the north right-of-way line of said Farm to Market Highway No. 112 and the east right-of-way line of State Highway No. 79 (a variable width right-of-way, described in a Deed to the State of Texas, recorded in Volume 516, Page 153, D.R.W.C.T.);

THENCE along the east right-of-way line of said State Highway No. 79 the following calls:

1. NORTH 38° 19' 37" WEST, a distance of 151.07 feet to a Texas Department of Transportation tapered concrete monument (Type I) found;
2. NORTH 02° 10' 04" WEST, a distance of 217.46 feet to a Texas Department of Transportation tapered concrete monument (Type I) found;
3. NORTH 41° 32' 21" EAST, a distance of 699.23 feet to a Texas Department of Transportation tapered concrete monument (Type I) found;
4. NORTH 39° 19' 39" EAST, a distance of 834.81 feet to a Texas Department of Transportation tapered concrete monument (Type I) found;
5. NORTH 41° 37' 10" EAST, a distance of 268.36 feet to a Texas Department of Transportation tapered concrete monument (Type I) found at the beginning of a curve to the left (concave northwest), having a radius of 2,427.01 feet, and a chord which bears NORTH 19° 53' 15" EAST, a distance of 1,277.12 feet;
6. along said curve to the left an arc length of 1,292.34 feet to a Mag nail found in a broken Texas Department of Transportation Type I concrete monument;
7. NORTH 07° 59' 43" EAST, a distance of 420.14 feet to the intersection of the east right-of-way line of said State Highway 79 and the south right-of-way line of Union Pacific Railroad (a variable width right-of-way per Volume 17, Page 581, D.R.W.C.T.), at the northwest corner of said 43.99 acre tract, from which a Texas Department of Transportation tapered concrete monument (Type I) found bears NORTH 20° 52' WEST a distance of 0.50 feet;

THENCE NORTH 64° 37' 32” EAST along the common line of said 43.99 acre tract and the south right-of-way line of said Union Pacific Railroad, a distance of 2,330.18 feet to a 1/2 inch capped rebar stamped "HALFF" found at the intersection of the south right-of-way line of said Union Pacific Railroad and the west right-of-way line of Farm to Market Highway No. 619 (an 80' right-of-way, partially described in a Deed to the State of Texas, recorded in Vol. 468, Pg. 239 of said deed records), and at the northeast corner of said 43.99 acre tract;

THENCE SOUTH 21° 34' 49” EAST along the common line of said 43.99 acre tract and the west right-of-way line of said Farm to Market Highway No. 619, a distance of 895.27 feet to a 1/2-inch capped rebar stamped “HALFF” found at the common east corner of said 43.99 acre tract and said 105.25 acre tract;

THENCE SOUTH 21° 32' 58” EAST, along the common line of said 105.25 acre tract and the west right-of-way line of said Farm to Market Highway No. 619, a distance of 196.16 feet to a 1/2-inch capped rebar stamped “HALFF” found at the southeast corner of said 105.25 acre tract;

THENCE SOUTH 64° 45' 58” WEST, along south line of said 105.25 acre tract, a distance of 1,995.04 feet to a 1/2-inch capped rebar stamped “HALFF” found for an internal corner of said 105.25 acre tract;

THENCE SOUTH 21° 47' 23” EAST, along an east line of said 105.25 acre tract, a distance of 1,332.50 feet to a 1/2-inch rebar found at the common east corner of said 105.25 acre tract and said 62.60 acre tract;

THENCE SOUTH 21° 46' 15” EAST, along the east line of said 62.60 acre tract, a distance of 1,305.49 feet to the POINT OF BEGINNING, containing 211.84 acres of land.



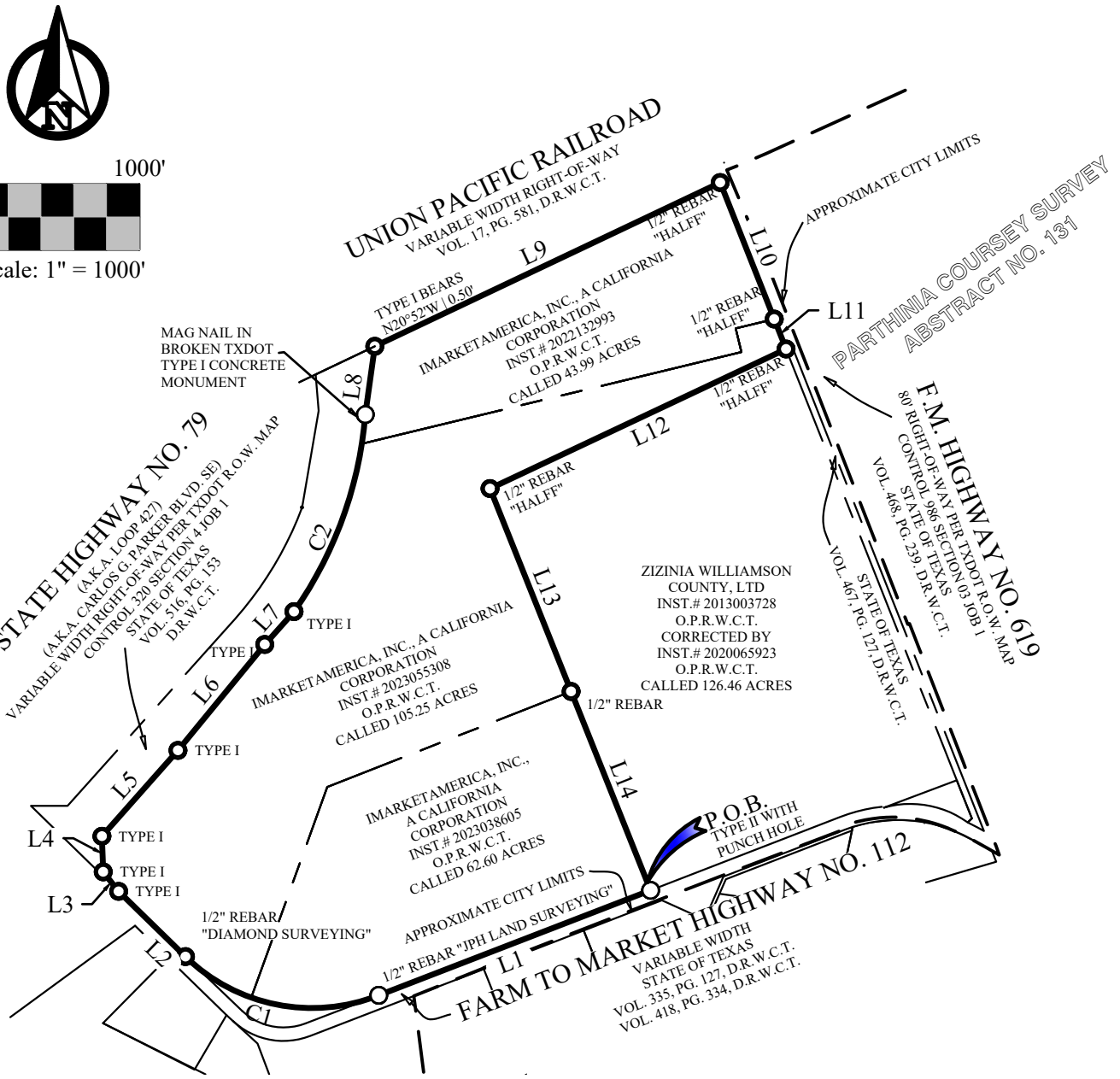
Colt Chenault
Registered Professional
Land Surveyor № 7086
cchenault@langan.com
April 25, 2024
TBPELS Firm #10194888

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
THIS DOCUMENT IS NOT TO BE USED FOR CONVEYANCE PURPOSES

EXHIBIT "___"

PAGE 4 OF 5

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
THIS DOCUMENT IS NOT TO BE USED FOR CONVEYANCE PURPOSES



LEGEND OF ABBREVIATIONS

P.R.W.C.T.	Plat Records of Williamson County, Texas
O.P.R.W.C.T.	Official Public Records of Williamson County, Texas
D.R.W.C.T.	Deed Records of Williamson County, Texas
POB/POC	Point of Beginning/Point of Commencing

MONUMENTS / BEARING BASIS

- ○ Calculated point (Not found or set)
- ◎ Found monuments are as noted

The bearings shown hereon are Texas State Plane Grid bearings (Texas Central Zone, NAD83).

LANGAN
Langan Engineering and Environmental Services, LLC
17220 Katy Freeway, Suite 125
Houston, TX 77094
TBPELS Firm #10194888
T: 281.675.7900 F: 281.675.7901 www.langan.com

Project	Taylor Technology Park PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131 CITY OF TAYLOR WILLIAMSON COUNTY TEXAS
Drawing Title	211.84 Acre Zoning Exhibit
Project No.	531031801
Date	4/25/2024
Drawn By	CDC
Checked By	KRO
Sheet	4 of 5

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Filename: \\langan.com\data\AUS\data8\531031801\2022.322.001 6000 FM 619, Taylor, TX\6000 FM 619 Taylor Wilco.TX - OVERALL.dwg Date: 4/25/2024 Time: 12:48 User: cchenault Style Table: JPH Land Surveying.ctb Layout: ANSIA-BP

EXHIBIT "___"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
THIS DOCUMENT IS NOT TO BE USED FOR CONVEYANCE PURPOSES

Line Data Table		
Line #	Bearing	Distance
L1	S68°53'46"W	1776.16'
L2	N45°42'57"W	569.57'
L3	N38°19'37"W	151.07'
L4	N02°10'04"W	217.46'
L5	N41°32'21"E	699.23'
L6	N39°19'39"E	834.81'
L7	N41°37'10"E	268.36'
L8	N07°59'43"E	420.14'
L9	N64°37'32"E	2330.18'
L10	S21°34'49"E	895.27'
L11	S21°32'58"E	196.16'
L12	S64°45'58"W	1995.04'
L13	S21°47'23"E	1332.50'
L14	S21°46'15"E	1305.49'

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	1270.07'	1106.00'	065°47'43"	N78°40'43"W	1201.42'
C2	1292.34'	2427.01'	030°30'32"	N19°53'15"E	1277.12'

Colt Chenault
Registered Professional
Land Surveyor No. 7086
cchenault@langan.com
April 25, 2024

STATE OF TEXAS
REGISTERED
PROFESSIONAL
LAND SURVEYOR

LANGAN
Langan Engineering and Environmental Services, LLC
17220 Katy Freeway, Suite 125
Houston, TX 77094
TBPELS Firm #10194888
T: 281.675.7900 F: 281.675.7901 www.langan.com

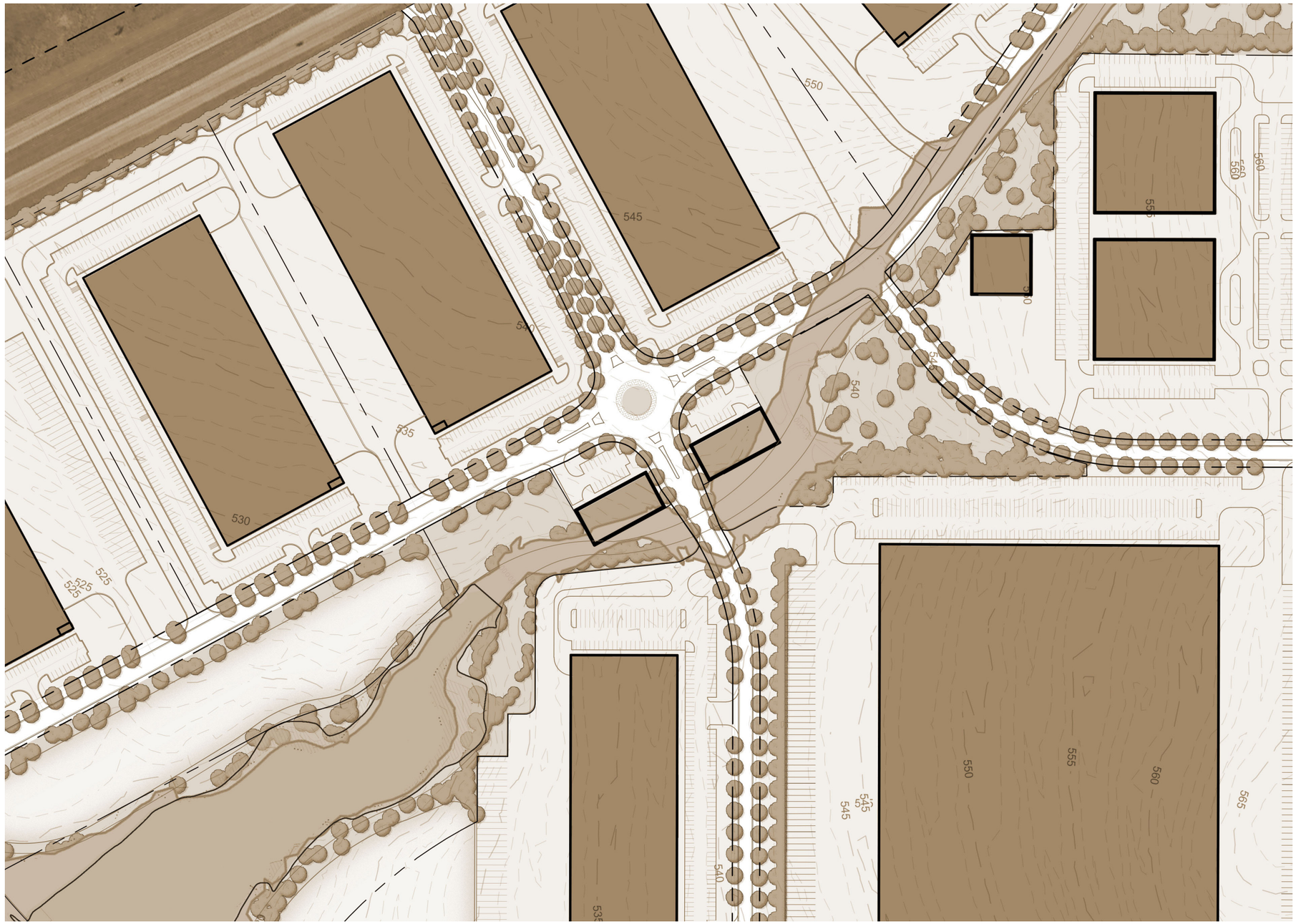
Project
Taylor Technology Park
PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131
CITY OF TAYLOR
WILLIAMSON COUNTY TEXAS

Drawing Title
211.84 Acre Zoning Exhibit

Project No. 531031801
Date 4/25/2024
Drawn By CDC
Checked By KRO
Sheet 5 of 5

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AN EMPLOYMENT CENTER PLAN
FOR
iMARKETAMERICA
TAYLOR, TEXAS

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

B NEIGHBORHOOD PLAN
Regulating Plan B.2
Employment Center Standards B.5
Thoroughfare Types Plan B.6
Transportation Master Plan Diagram B.7
Thoroughfare Sections B.8
Civic Space Plan B.10

C ILLUSTRATIVE PLAN AND DIAGRAMS
Illustrative Plan in Context C.2
Illustrative Plan C.3
with Program Summary C.4
Fire Apparatus Access Diagram C.5
Addressing Plan C.6

X APPENDIX
Initial Design Review X.2

FOR
THE CITY OF TAYLOR, TEXAS
AND
IMARKETAMERICA
by
MICHAEL WATKINS ARCHITECT, LLC

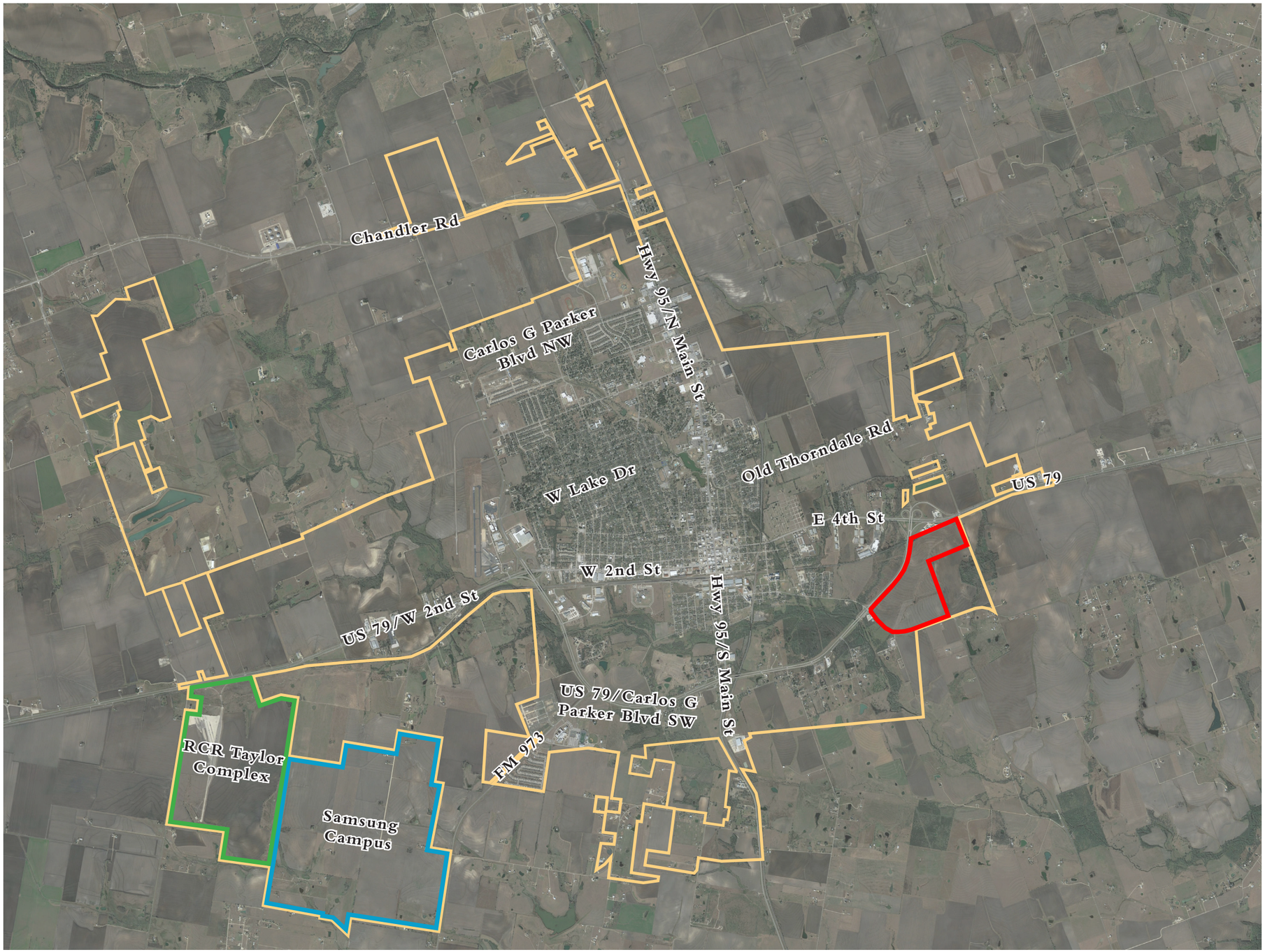
JUNE 26, 2024

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 Employment Center Plan.

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

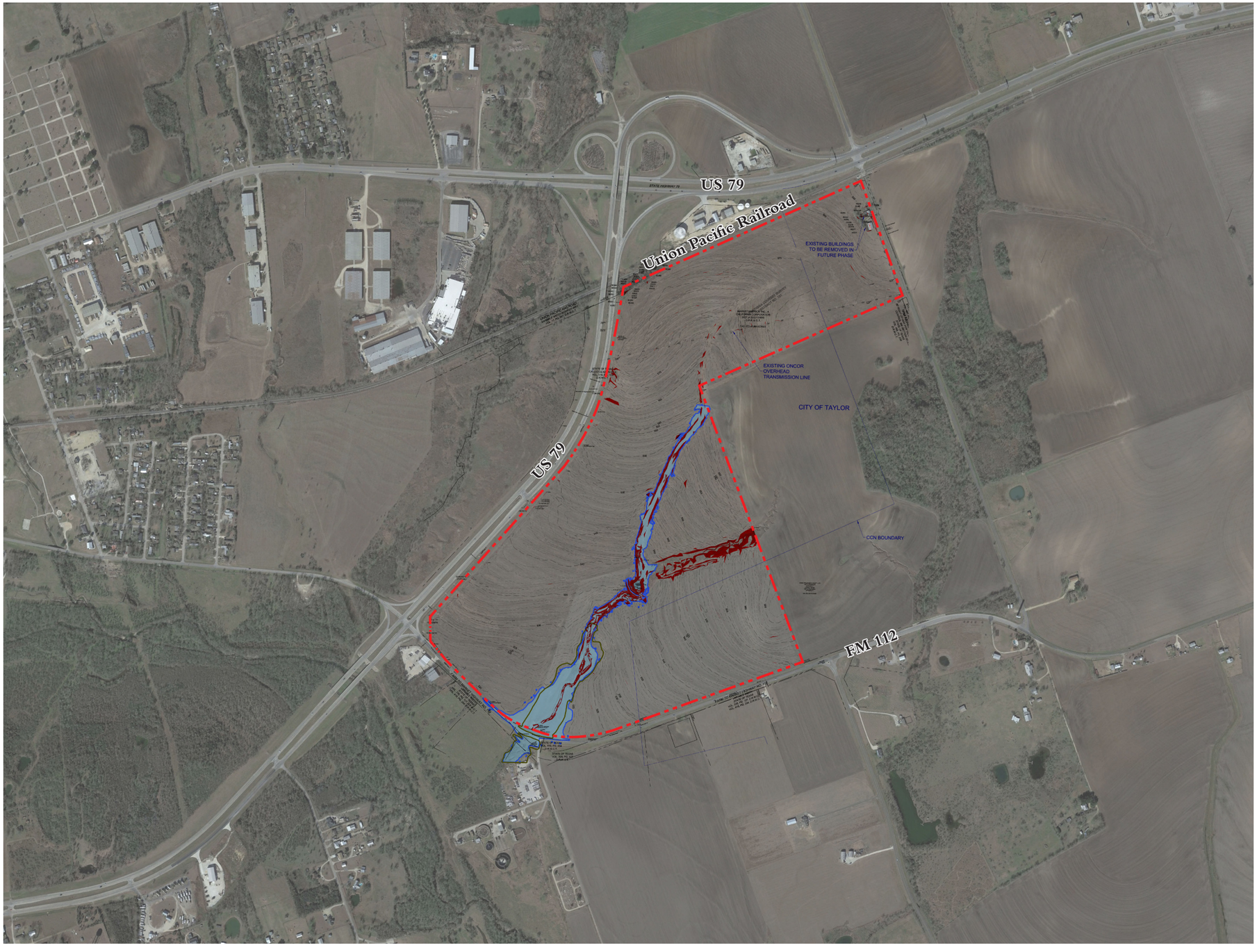
REGIONAL CONTEXT



Key

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

SITE IN CONTEXT



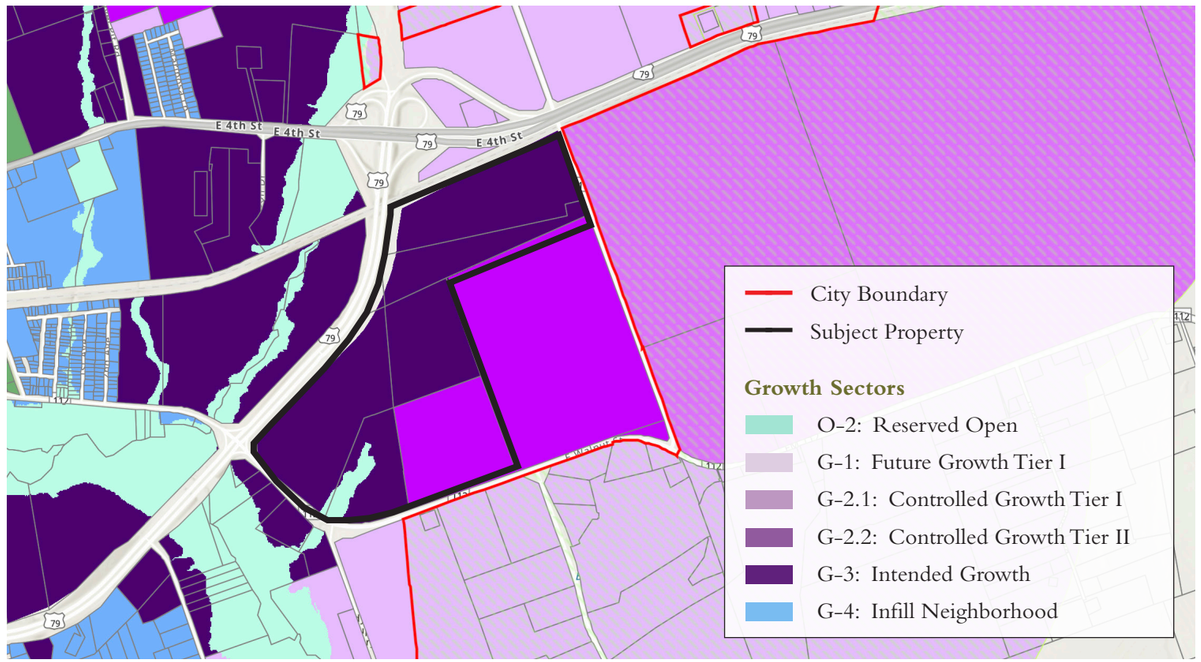
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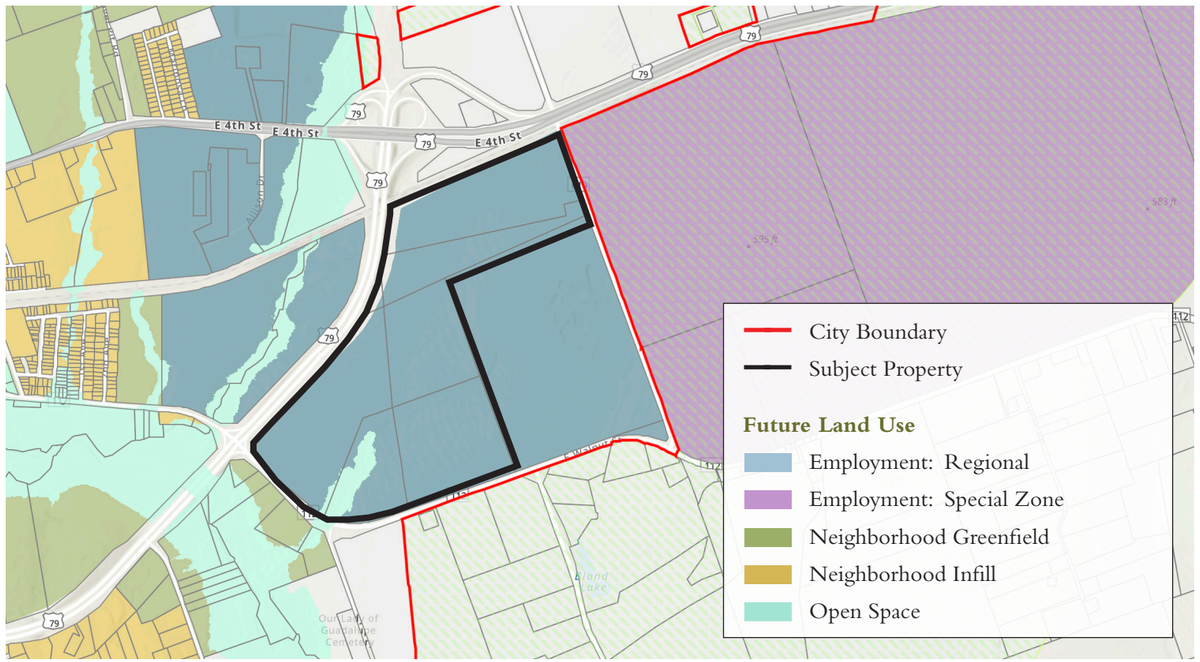
- Subject Property
- City of Taylor 100-year Flood Plain
- FEMA 100 Year Flood Plain
- 10%+ Steep Slopes

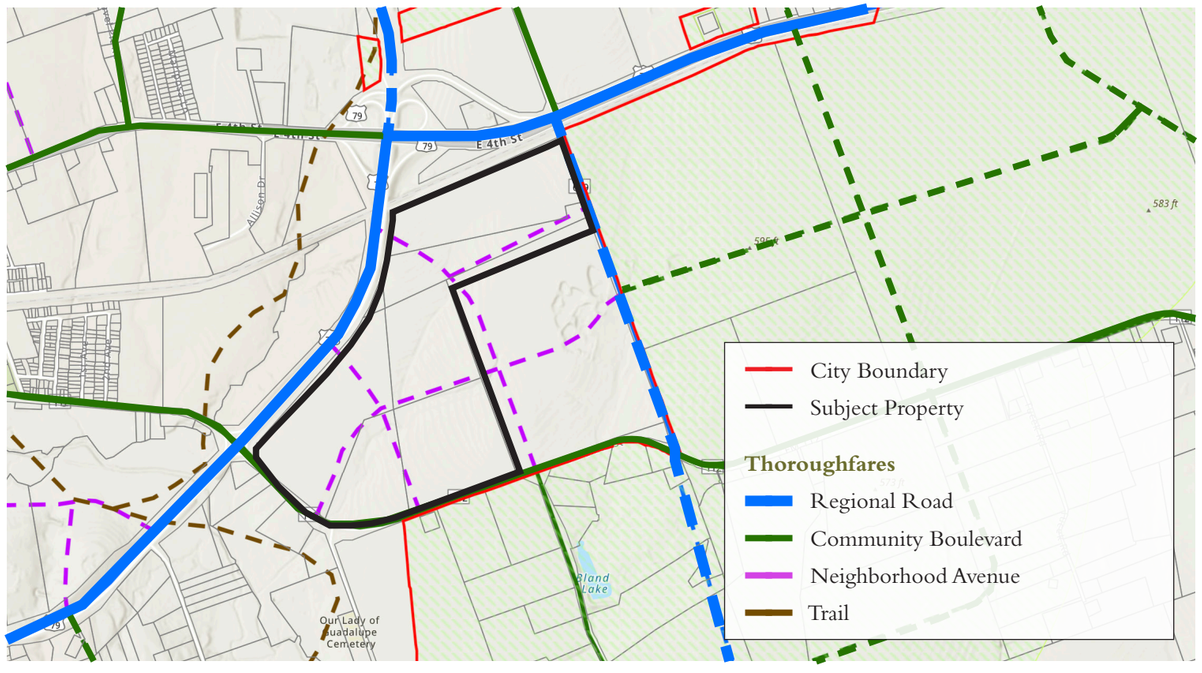
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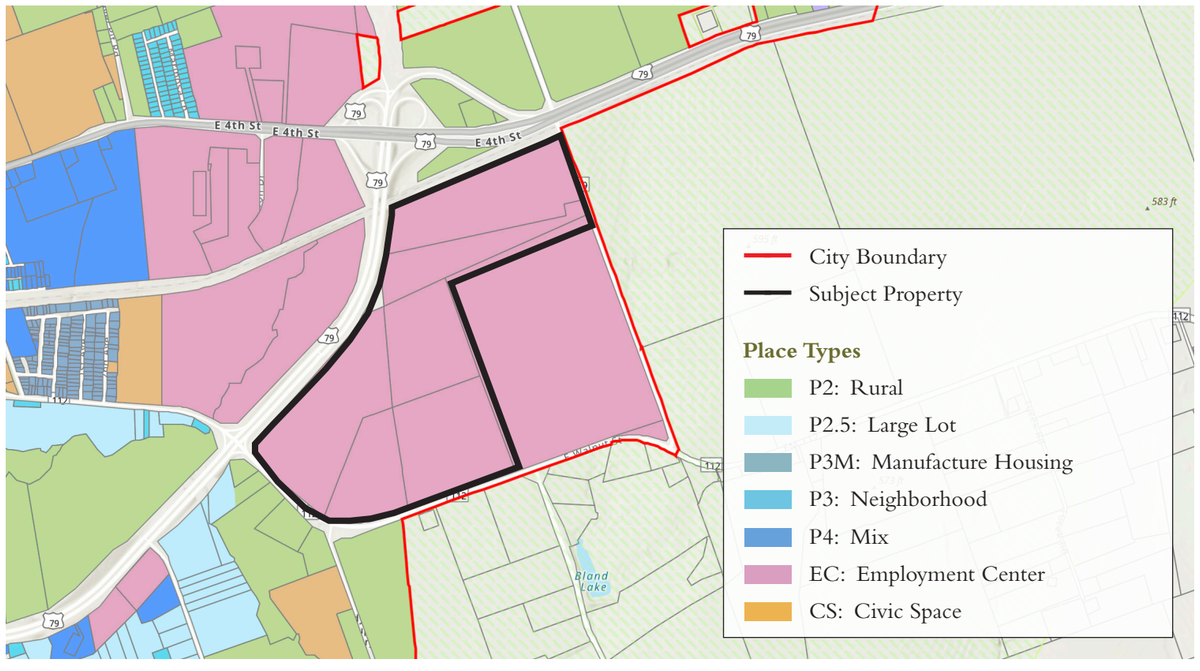
0 ft 500 ft 1,000 ft 2,000 ft

COMPREHENSIVE PLAN EXCERPTS

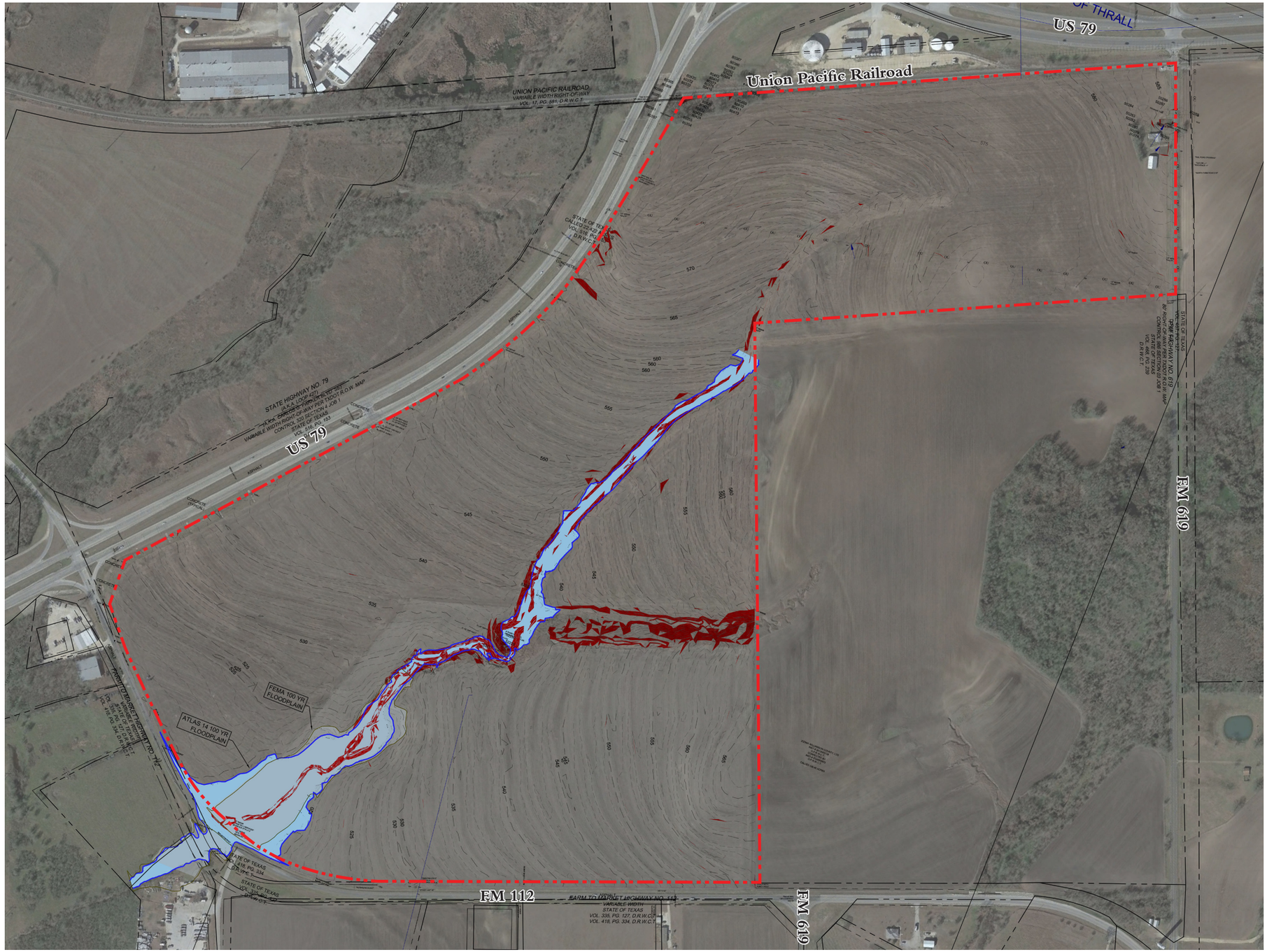








EXISTING CONDITIONS



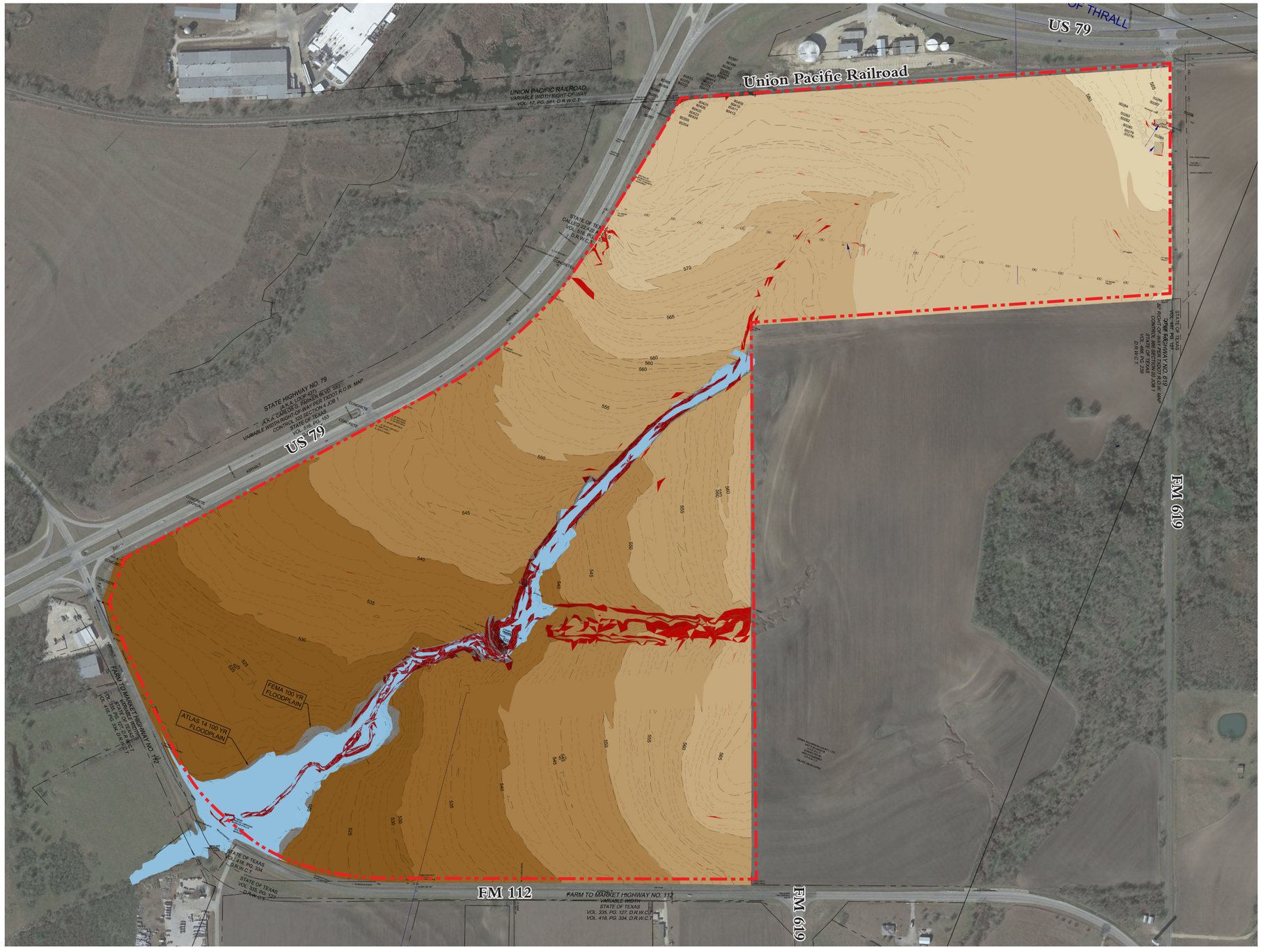
Key

- Subject Property
- 1-ft Contour
- 5-ft Contour
- City of Taylor 100-year Flood Plain
- FEMA 100 Year Flood Plain
- 10%+ Steep Slopes

0 ft 250 ft 500 ft 1,000 ft

N

ELEVATION ANALYSIS



Key

- Subject Property
- 1-ft Contour
- 5-ft Contour
- City of Taylor 100-year Flood Plain
- FEMA 100 Year Flood Plain
- 10%+ Steep Slopes
- 580-590 ft.
- 570-580 ft.
- 560-570 ft.
- 550-560 ft.
- 540-550 ft.
- 530-540 ft.
- 520-530 ft.

N

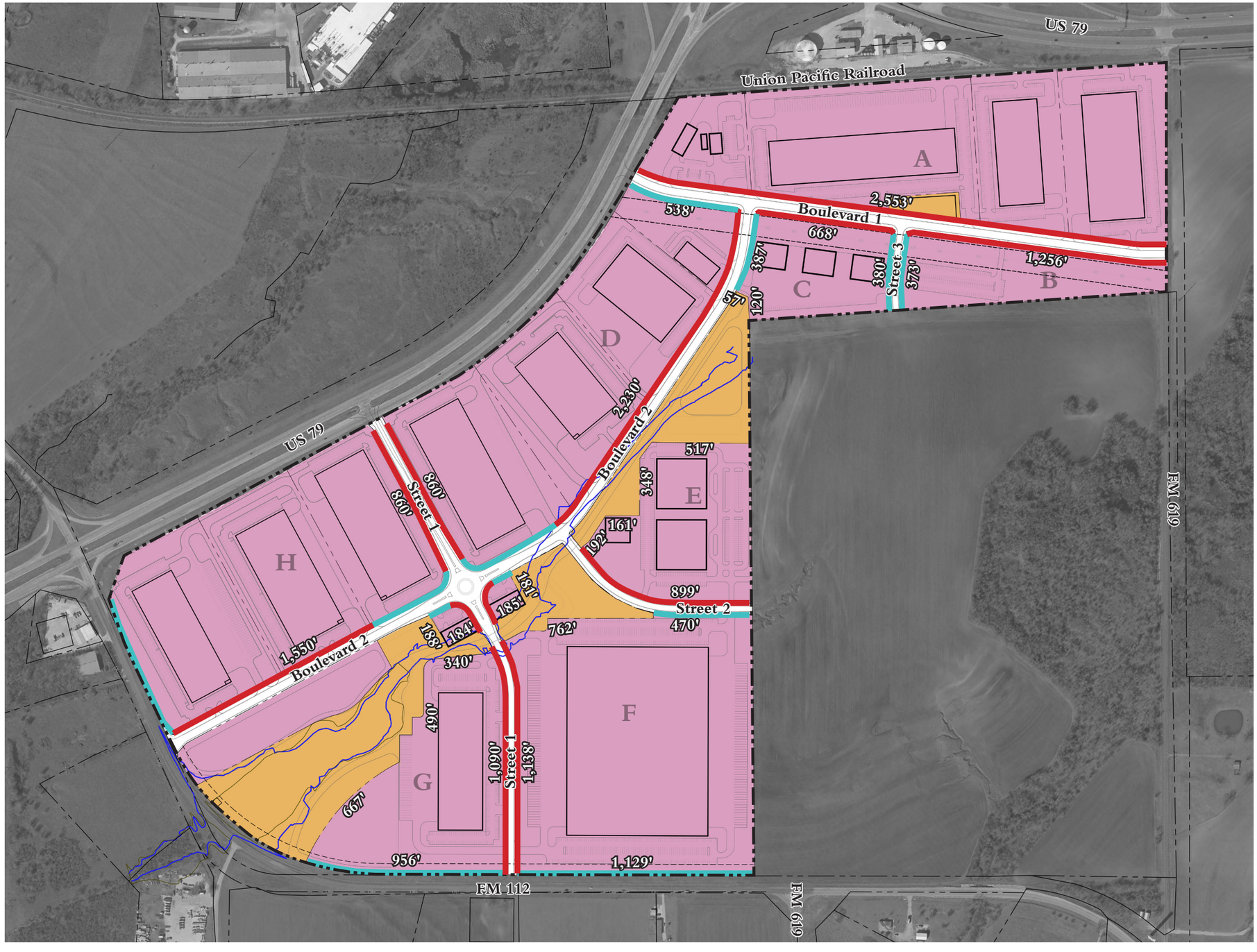
0 ft 250 ft 500 ft 1,000 ft

B. Regulations

The Regulations chapter includes the plans and standards that specify the requirements of the Employment Center Plan and that demonstrate how this Plan fulfills the requirements of the Taylor Land Development Code.

Regulating Plan B.2
Employment Center Standards B.5
Thoroughfare Types Plan B.6
Transportation Master Plan Diagram B.7
Thoroughfare Types B.8
Civic Space Plan B.10

REGULATING PLAN



Key

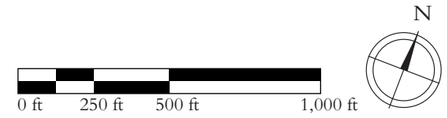
- Subject Property
- City of Taylor 100-year Flood Plain
- FEMA 100 Year Flood Plain
- EC - Employment Center
- CS - Civic Space
- Primary Frontage
- Secondary Frontage
- Block Dimensions

Notes

1. Building footprints and parking configurations are conceptual and subject to revision. Block dimensions are non-binding and are intended to demonstrate compliance with City Standards for block length and perimeter.

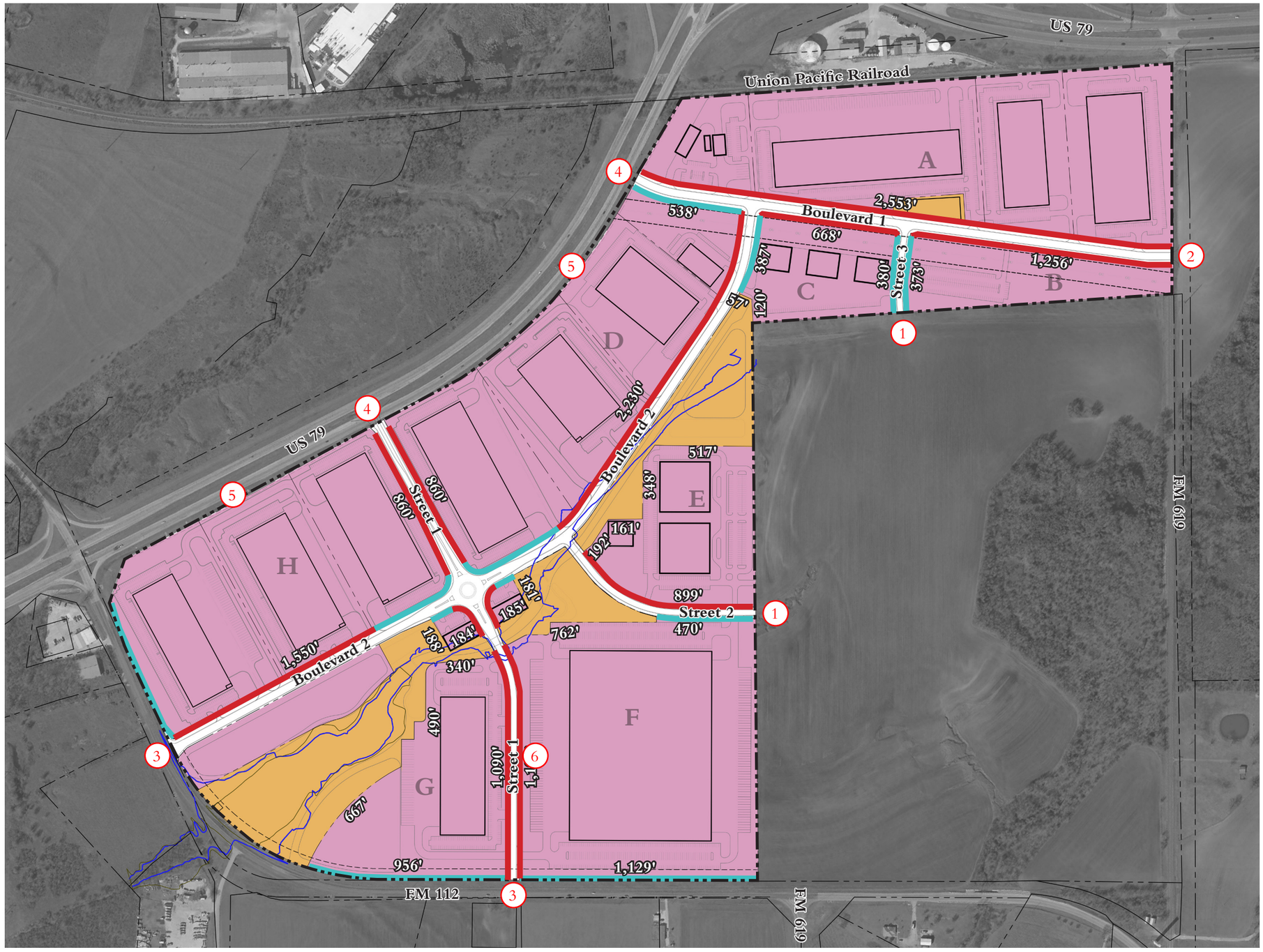
General Standards

1. Based on the proposed industrial land uses and associated block sizes, this Employment Center Plan proposes revisions to the Transportation Master Plan. These revisions are illustrated on the Transportation Master Plan Diagram (B.7).
2. Where required based the Design-Specific Standards (B.3-B.4), or elsewhere as deemed necessary by Warrant, a minimum 10-foot wide landscape buffer shall be provided and shall include the following:
   - A minimum of 1 Large Tree spaced 40' on center throughout the length of the buffer.
   - A minimum of 1 Small Tree 40' on center spaced 40' on center throughout the length of the buffer or an opaque screening wall.
   - A minimum of 80% of the length of the buffer must be screened with evergreen Large Shrubs.
   - In the event of conflicts with overhead utilities, a Warrant or Variance may be proposed to allow ornamental trees to be counted towards the required number of canopy trees.



The design is subject to change. Not for construction.

REGULATING PLAN



Key

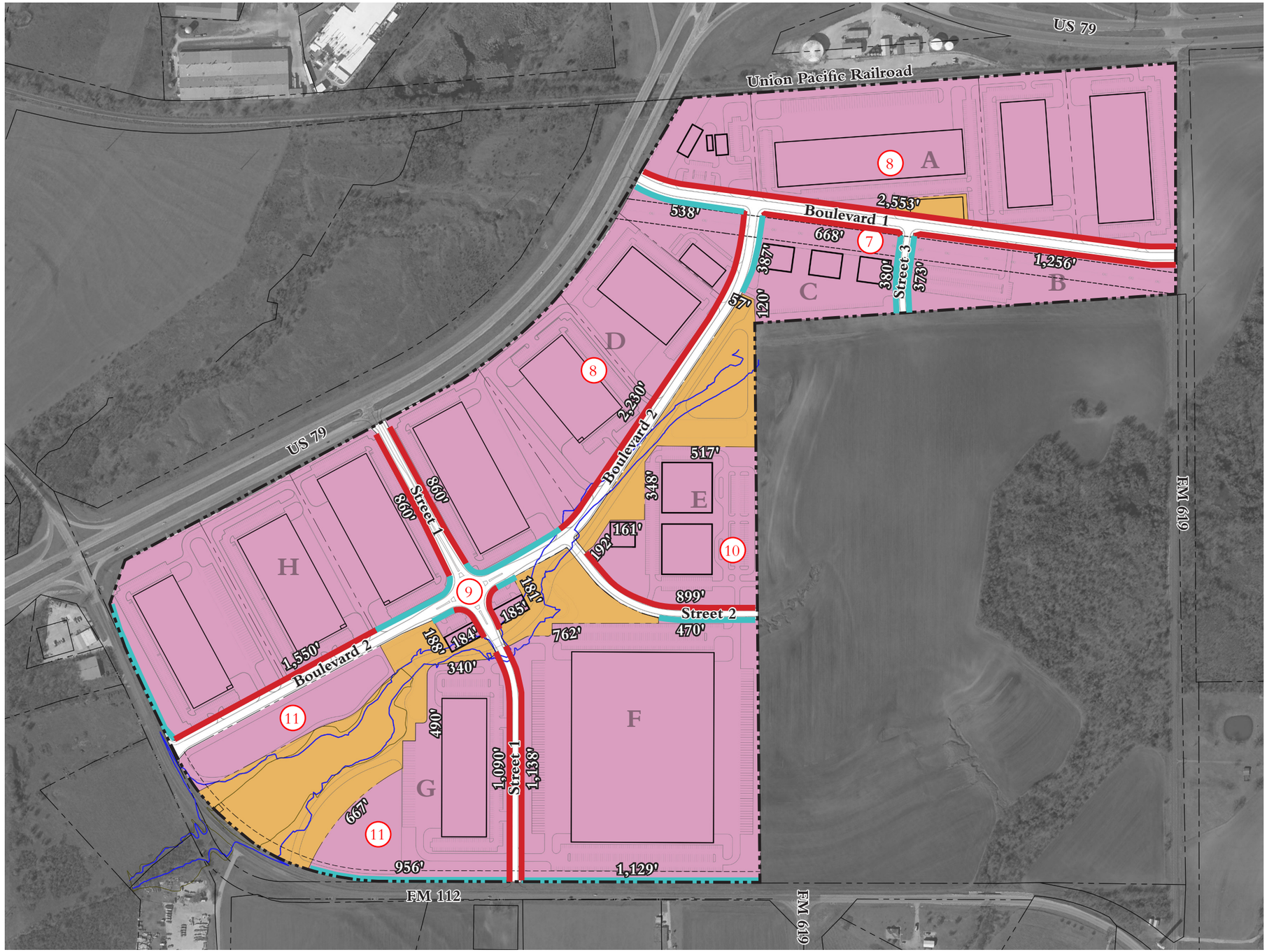
- Subject Property
- City of Taylor 100-year Flood Plain
- FEMA 100 Year Flood Plain
- EC - Employment Center
- CS - Civic Space
- Primary Frontage
- Secondary Frontage
- Block Dimensions

Design-Specific Standards

1. Streets 2 and 3 are intended to connect to the adjacent property, with the precise locations to be verified to ensure reasonable extension in the future.
2. Boulevard 1 is intended to connect to FM 619, location and design of those connections to be coordinated with TxDOT.
3. Street 1 and Boulevard 2 are intended to connect to FM 112, with the precise location and design of those connections to be coordinated with TxDOT.
4. Street 1 and Boulevard 1 are intended to connect to US 79, with the precise location and design of those connections to be coordinated with TxDOT.
5. A landscape buffer, as described in the General Standards (B.2), shall be provided along US 79 to screen the industrial buildings from view. This buffer shall be located adjoining the property boundary or as close to it as reasonably possible based on the location of required utilities.
6. A Warrant is recommended to allow a truck loading dock facing the Primary Frontage of this lot in order to accommodate the footprint and vehicular circulation of the proposed cross-dock building. This truck loading dock shall be screened with a landscape buffer as described in the General Standards (B.2).

The design is subject to change. Not for construction.

REGULATING PLAN



Key

- Subject Property
- City of Taylor 100-year Flood Plain
- FEMA 100 Year Flood Plain
- EC - Employment Center
- CS - Civic Space
- Primary Frontage
- Secondary Frontage
- Block Dimensions

Design-Specific Standards

7. Due to the location of an easement along the Primary Frontage of this lot, the required access to the Primary Entrance of buildings may be provided from Secondary Frontages.
8. A warrant is recommended to permit larger Block size for Block A due to the adjacent Union Pacific Railroad which limits the amount of possible connections to the north. A warrant is also recommended to permit larger Block size for Block D due to the adjacent US 79 highway which limits the amount of possible connections to the west.
9. For the traffic circle at the intersection of Boulevard 2 and Street 1, the IB-80-36 Thoroughfare standards shall apply.
10. A variance is recommended to raise the maximum allowable parking area for buildings in Block E to 2 times the size of the building footprints in order to accommodate this building type's high occupancy uses, relatively small footprints, and a parking ratio of 1 space per 362 square feet, which is consistent with parking ratios for similar uses in other municipalities in the region.
11. These stormwater management facilities, while not included in the Civic Space, shall be designed in a way that is integrated with the adjacent Civic Space.

N

0 ft 250 ft 500 ft 1,000 ft

The design is subject to change. Not for construction.

EMPLOYMENT CENTER STANDARDS

Blocks	
Block Length (maximum)	1,800 ft.
Block Perimeter (maximum)	7,200ft.
Public Frontage (Right of Way)	
Sidewalk Zone Width	See *Thoroughfare Types (B.8-B.9)*
Landscape Zone	
Vehicular Parking Zone Width	
Vehicular Travel Zone Width	
Street Types	
Rural Street	not permitted
Residential Alley	not permitted
Commercial Alley	permitted
Yield Street	not permitted
Neighborhood Street	permitted
Neighborhood Avenue	permitted
Side Street	permitted
2-Lane Community Boulevard	permitted
4-Lane Community Boulevard	permitted
Path	permitted
Trail	permitted

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 connectivity to surrounding walkable neighborhoods, Civic Spaces, and commercial centers sufficient for pedestrian and bicycle connections between the two to be 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.
6. **Landscaping.** Required landscaping shall follow the following standards, which supersede any conflicting requirements of Chapter 28 of the Taylor City Code:
   a. 1 tree shall be provided for every 4,000 SF of required landscape area.
   b. Landscaping in Thoroughfares and Civic Spaces may be counted towards the required landscaping for a private lot.

THOROUGHFARE TYPES PLAN



Front Thoroughfare Types

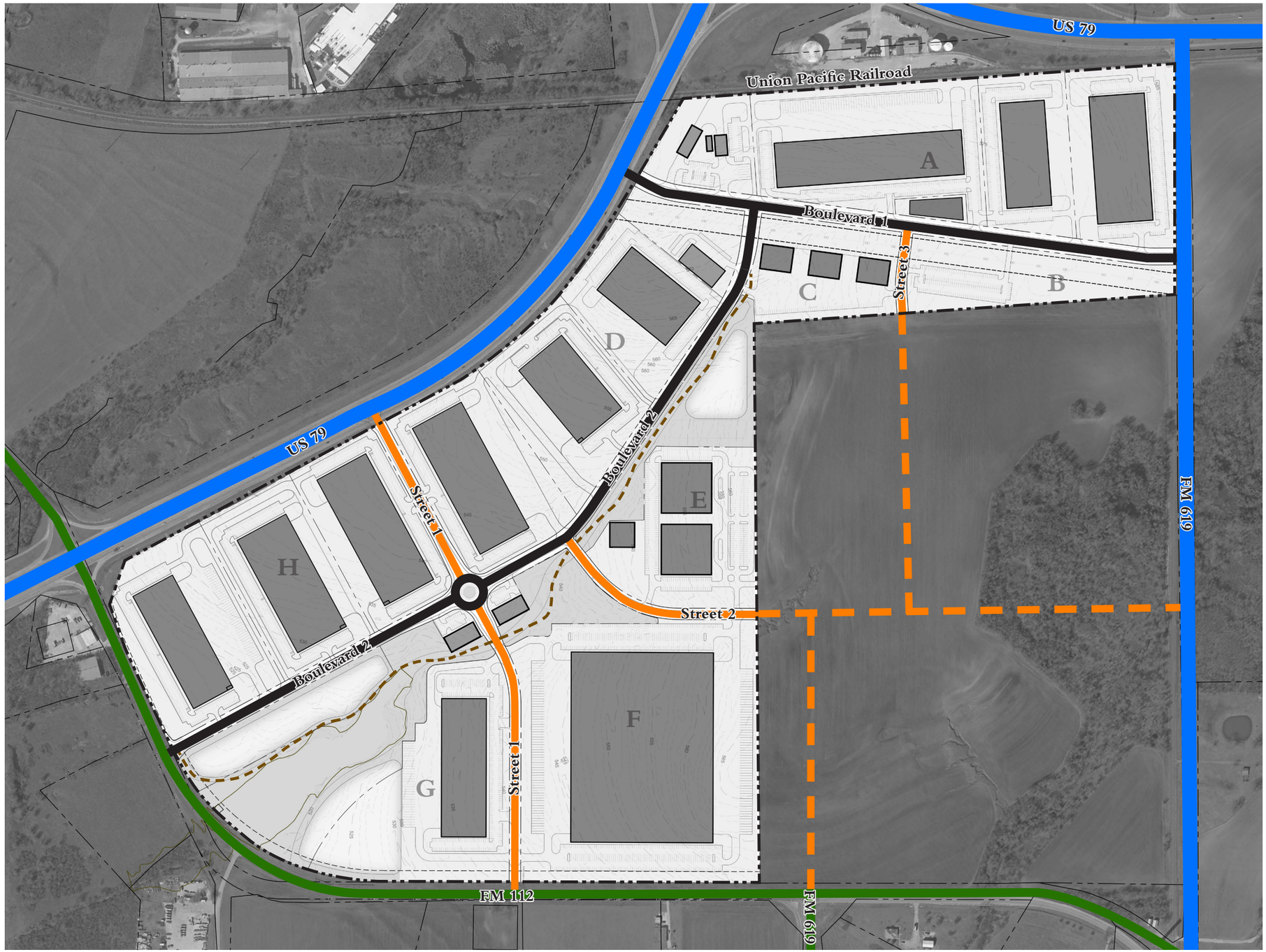
	Name	Type		ROW		Pavement
	Boulevard	IB	-	80	-	36
	Boulevard	IB	-	65	-	36
	Street	IS	-	65	-	12-12
	Street	IS	-	54	-	28
	Trails in Civic Space					

0 ft 250 ft 500 ft 1,000 ft

N

The design is subject to change. Not for construction.

TRANSPORTATION MASTER PLAN DIAGRAM



Thoroughfare Designations

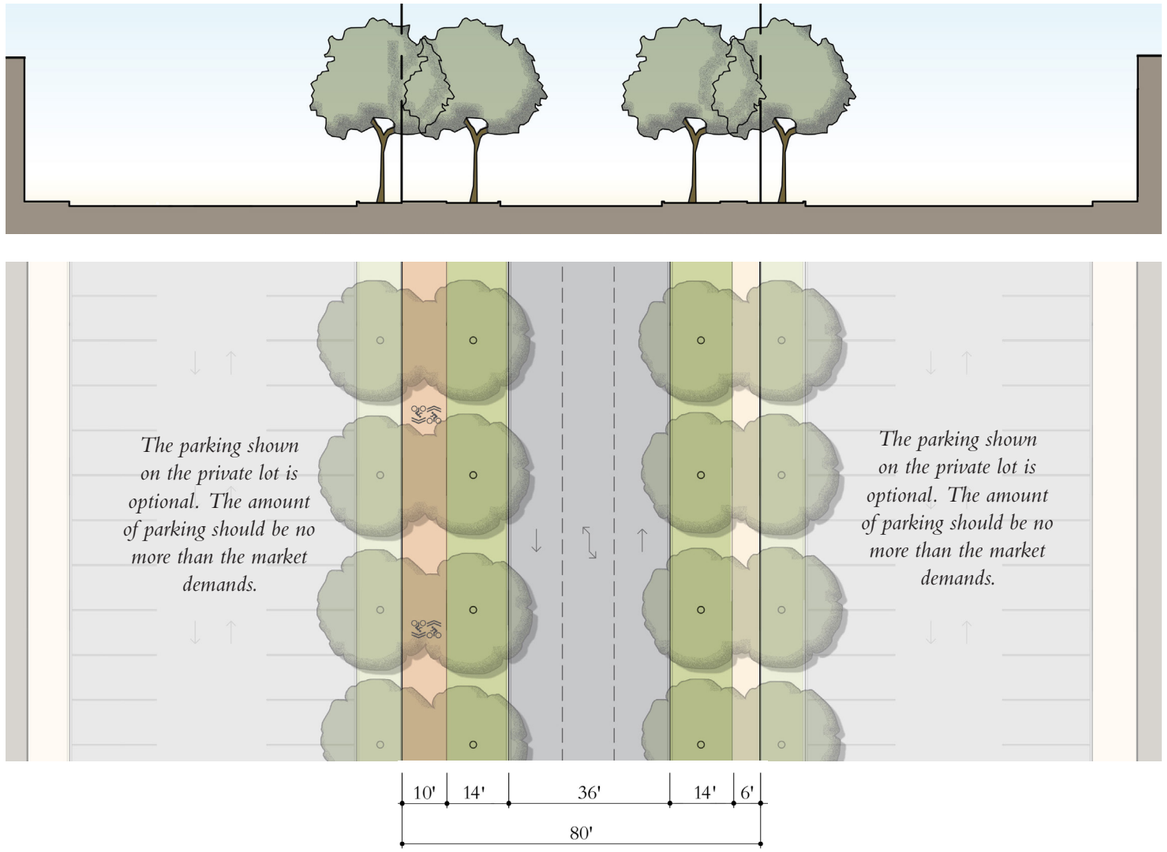
- Regional Road
- Community Boulevard
- Industrial Boulevard
- Industrial Street
- Trail

0 ft 250 ft 500 ft 1,000 ft

N

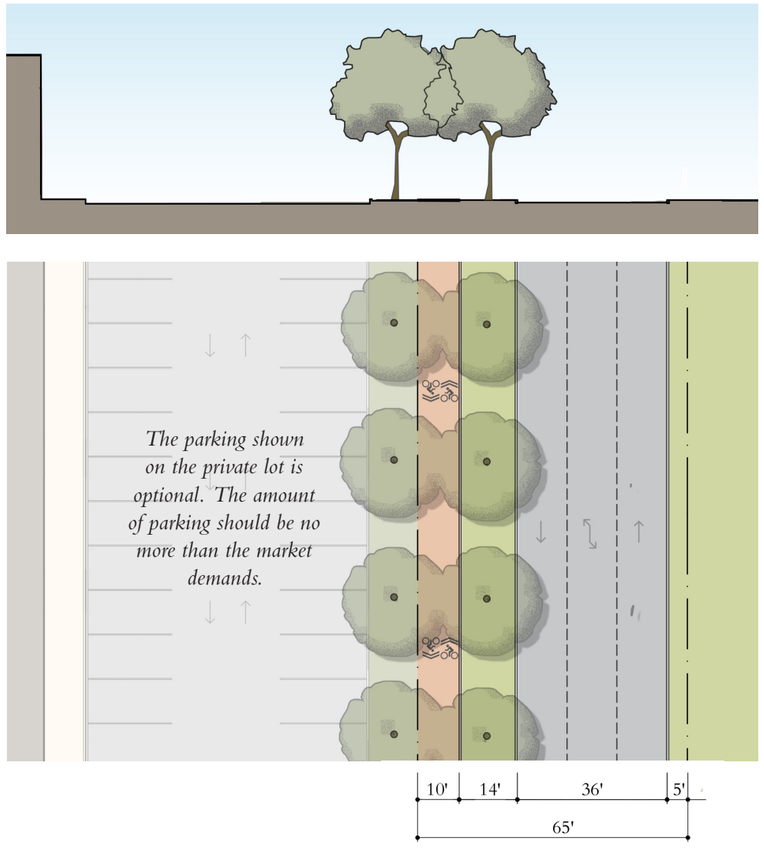
The design is subject to change. Not for construction.

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, 30-35 ft. o.c.
6 ft. Sidewalk; 10 ft. Shared-use Path
36-foot clear width



IB-65-36

Industrial Boulevard
65 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, 30-35 ft. o.c.
10 ft. Shared-use Path
36-foot clear width
This Thoroughfare section shall be paired with a separate trail for pedestrians and cyclists on the side without a sidewalk or shared-use path.

Notes

These Thoroughfare Sections represent the typical condition. Actual conditions, such as those at intersections, will vary. The standards for the typical condition shall apply to the actual condition and, where necessary, may be modified or refined in a reasonable manner to achieve the intent of this Employment Center Plan.

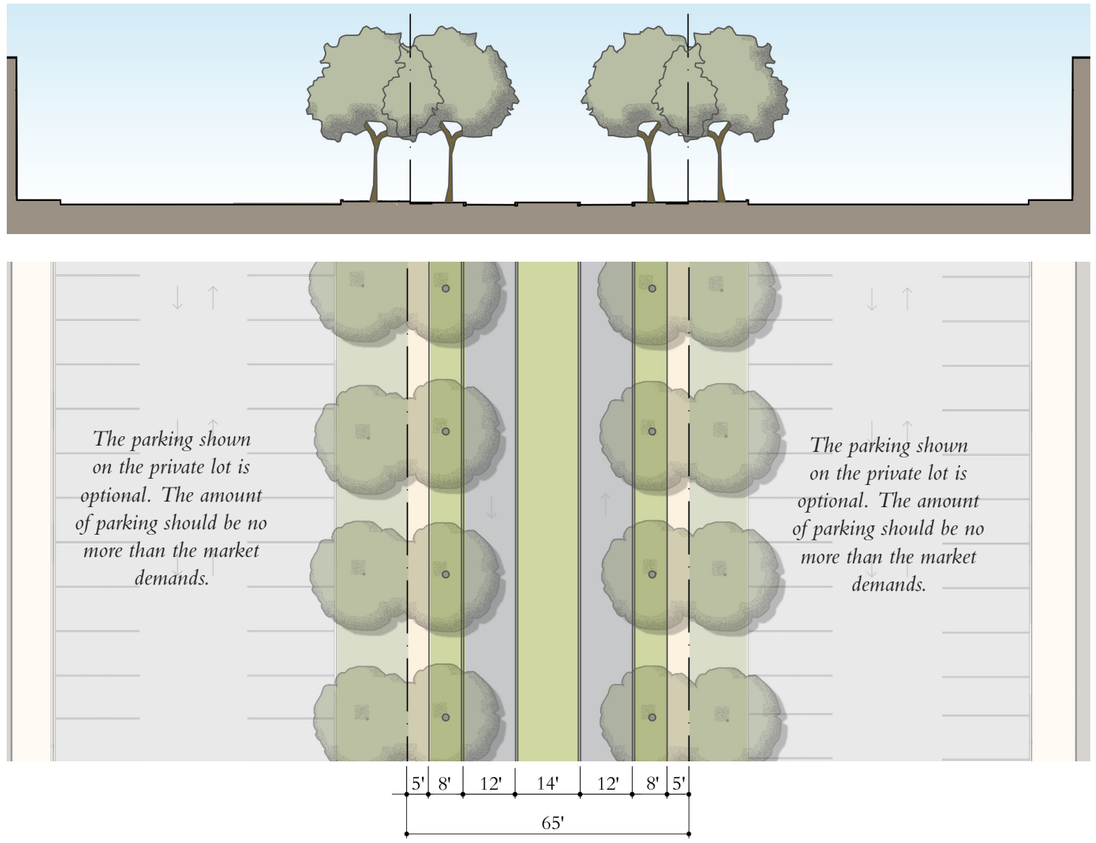
Thoroughfare Type
ST Street
PS Passage
BV Boulevard

Right-of-Way Width

Pavement Width

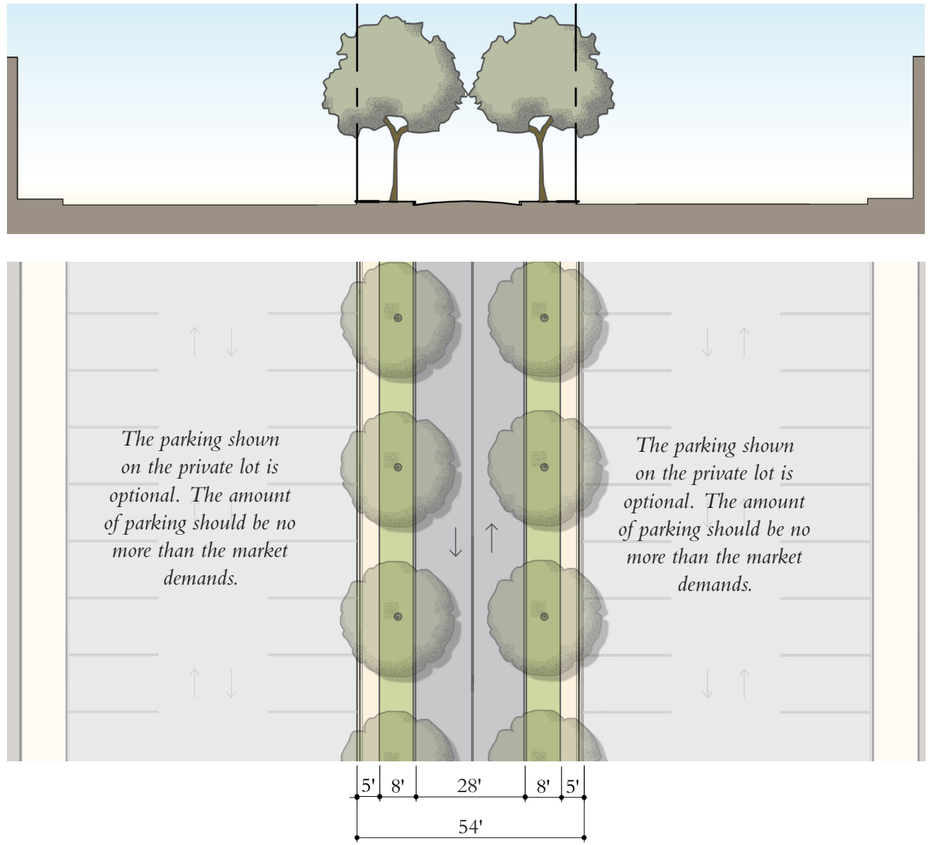
XX-##-##

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



IS-54-12-12

Industrial Street
54 ft. ROW
12 ft. Pavement (paired)
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
8 ft. Tree Lawn
Allee, 30-35 ft. o.c.
5 ft. Sidewalk
12-foot clear width
This Thoroughfare may be modified where a left-turn lane is needed in place of a median.



IS-54-28

Industrial Street
50 ft. ROW
28 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
8 ft. Tree Lawn
Allee, 30-35 ft. o.c.
5 ft. Sidewalk
28-foot clear width

Notes

These Thoroughfare Types represent the typical condition. Actual conditions, such as those at intersections, will vary. The standards for the typical condition shall apply to the actual condition and, where necessary, may be modified or refined in a reasonable manner to achieve the intent of this Employment Center Plan.

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

CIVIC SPACE PLAN



Key

- Subject Property
- City of Taylor 100-year Flood Plain
- FEMA 100 Year Flood Plain
- Park
- Civic Building Site

Civic Space Allocation

22.10 ac.	Civic Space in Subject Property
211.84 ac.	Total Area of Subject Property
10.43%	**Civic Space Ratio**

0 ft 250 ft 500 ft 1,000 ft

N

The design is subject to change. Not for construction.

C. Supplemental Plans

The Supplemental Plans chapter includes additional plans and diagrams that elaborate on the design of the Employment Center Plan 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 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 regulation.

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

MASTER PLAN IN CONTEXT



Key

- Subject Property
- 1-ft Contour
- 5-ft Contour
- City of Taylor 100-year Flood Plain
- FEMA 100 Year Flood Plain

N

0 ft 500 ft 1,000 ft 2,000 ft

The design is subject to change. Not for construction.

ILLUSTRATIVE MASTER PLAN



Key

- Subject Property
- 1-ft Contour
- 5-ft Contour
- City of Taylor 100-year Flood Plain
- FEMA 100 Year Flood Plain
- Industrial Building
- Commercial Building
- Amenity Pavilion

N

0 ft 250 ft 500 ft 1,000 ft

The design is subject to change. Not for construction.

ILLUSTRATIVE MASTER PLAN WITH PROGRAM SUMMARY



Key

- Subject Property
- 1-ft Contour
- 5-ft Contour
- City of Taylor 100-year Flood Plain
- FEMA 100 Year Flood Plain

Summary Program

Industrial Types	
Factory	1,356,056 SF
Warehouse	690,511 SF
R&D	115,200 SF
Infra(MEP)	68,400 SF
Total Industrial	**2,230,167 SF**
Commercial Types	
Support Facilities	48,800 SF
Gas Station	17,250 SF
Total Commercial	**66,050 SF**

N

0 ft 250 ft 500 ft 1,000 ft

The design is subject to change. Not for construction.

FIRE APPARATUS ACCESS

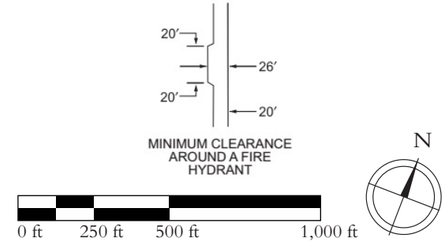


Key

- Subject Property
- 26-ft. Fire Apparatus Road
- 20-ft. Fire Apparatus Roads
- Buildings over 30 feet
- Buildings under 30 feet

Fire Apparatus Access Notes

1. The applicant's understanding of the relevant standards from these Fire Apparatus Access Notes are to be confirmed by the City of Taylor.
2. This plan illustrates one manner of providing Fire Apparatus Access based on the particular scenario for development of this Employment Center Plan shown. This development scenario and correspondingly the Fire Apparatus Access is subject to change within the parameters of this Employment Center Standard and subject to approval by the Fire Official.
3. Buildings 30 feet tall or greater:
   - Fire Apparatus Access Roads shall be 26 feet clear minimum.
   - Fire Apparatus Access Roads shall be between 15 and 30 feet from the building.
   - Fire Apparatus Access Roads shall provide access to one complete side of the building, as determined by the Fire Official.
4. For buildings less than 30 feet tall:
   - Fire Apparatus Access Roads shall be 20 feet clear minimum
5. All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet.
6. All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
7. Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum road width shall be 26 feet (7925 mm), exclusive of all shoulders (*see graphic below*).



The design is subject to change. Not for construction.

ADDRESSING PLAN



Thoroughfare Names and Addressing Key

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

N

0 ft 250 ft 500 ft 1,000 ft

The design is subject to change. Not for construction.

X. Appendix

The Appendix chapter provides additional information for reference that is not directly related to the content of the Employment Center Plan. This primarily includes description of the design process that resulted in this document.

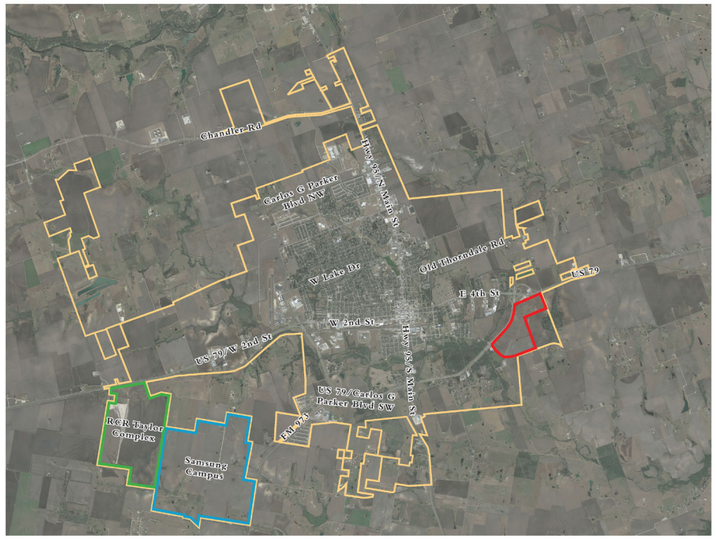
Initial Design Review X.2



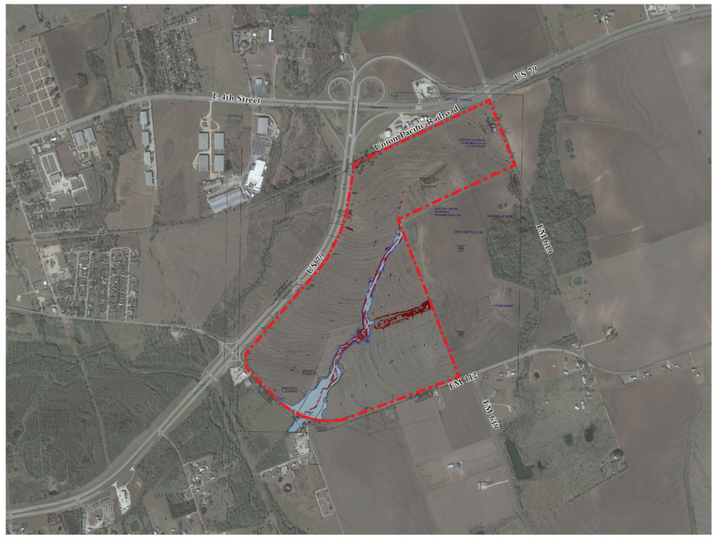
iMarket Design Review

Regional Context 2
Site in Context 3
Comprehensive Plan Excerpts 4
Existing Conditions 5
Proposed Plan in Context 6
Proposed Plan 7
Proposed Plan with Comments 8
Thoroughfare Types 11

REGIONAL CONTEXT

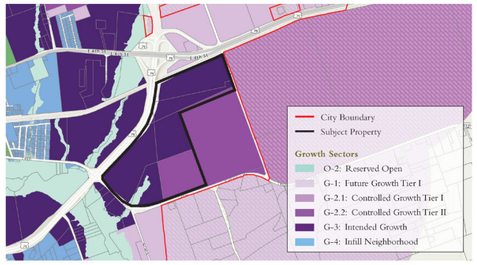


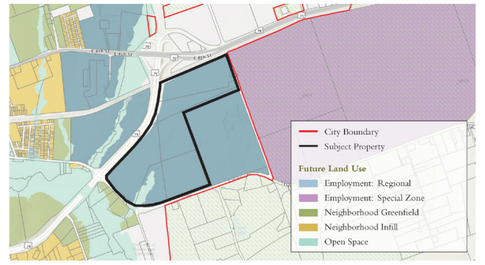
SITE IN CONTEXT

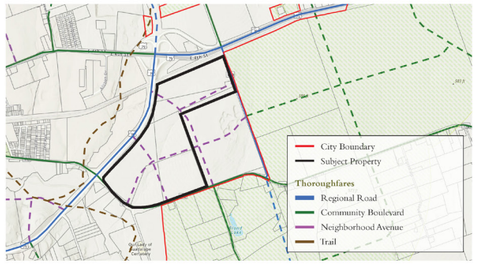


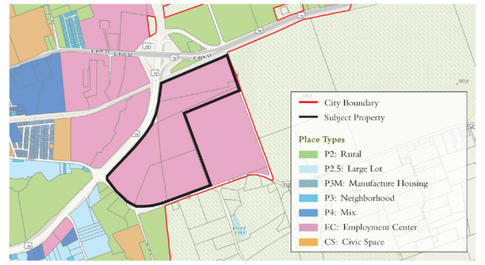
The design is subject to change. Not for construction.

COMPREHENSIVE PLAN EXCERPTS







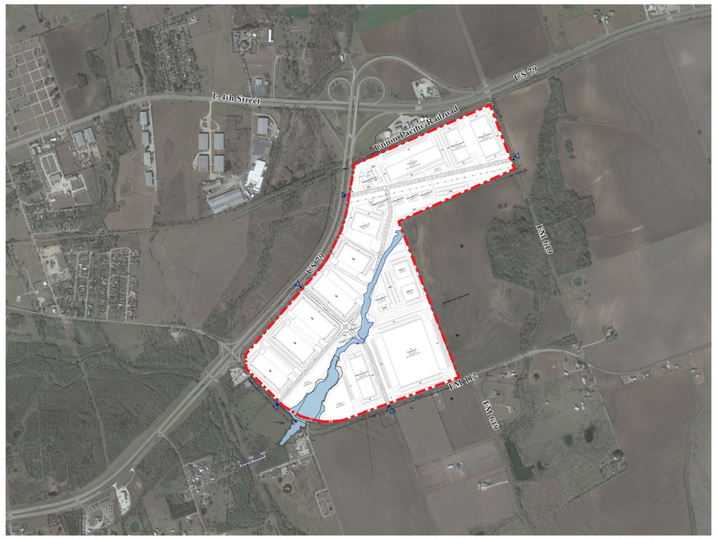


EXISTING CONDITIONS



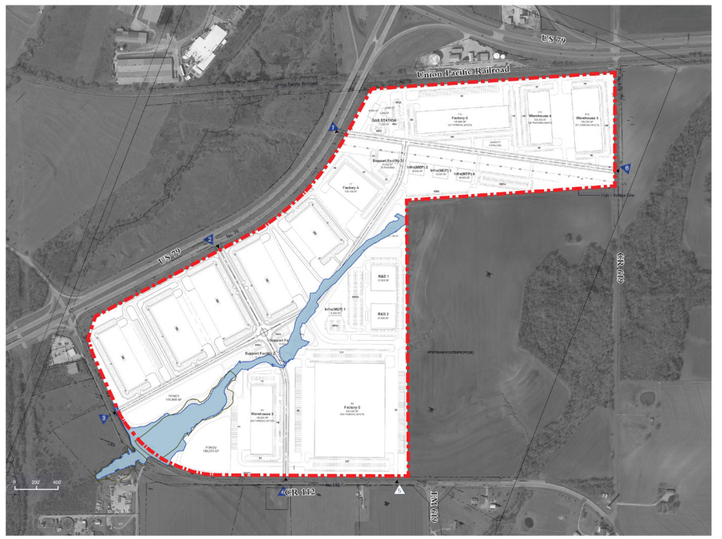
The design is subject to change. Not for construction.

PROPOSED PLAN IN CONTEXT



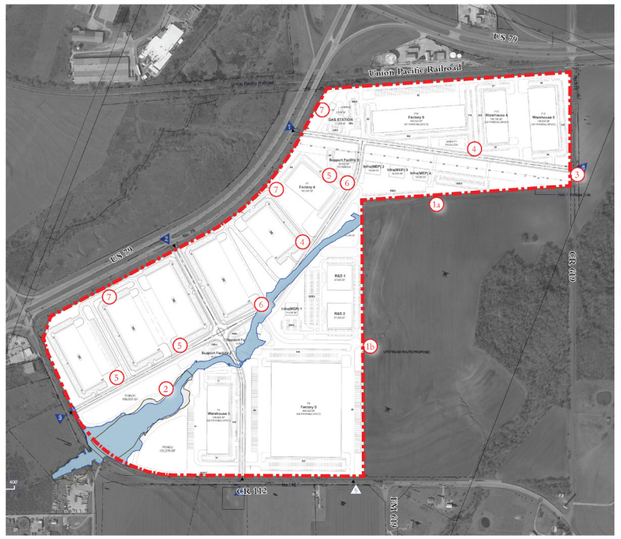
The design is subject to change. Not for construction.

PROPOSED PLAN



The design is subject to change. Not for construction.

PROPOSED PLAN WITH COMMENTS



Design Review Comments

The following comments are applicable based on Taylor's Comprehensive Plan, Land Development Code (LDC) and Engineering Manual & Details (EMD):

1. The Thoroughfare configuration will need to evaluated in terms of how it modifies the Transportation Master Plan and provides connections for adjacent properties.
   a. In particular a connection to the east should be provided in a manner that reflects the Neighborhood Avenue that continues south to FM 619. The Employment Center Plan will include a diagram of the proposed revisions to the Transportation Master Plan.
   b. Another connection should be provided to the south along this side of the property boundary per the Transportation Master Plan.
2. The Employment Center Development Pattern requires a minimum of 10% Civic Space. Please provide the area of Civic Space (including flood plain). [LDC 3.6.1 Table]
3. Streets are to intersect at 90-degree angles. Deviations from this rule may be proposed as Warrants orVariances in the Employment Center Plan. [LDC 3.8.1.6(1)]
4. Employment Center Place Type maximum block length is typically 720 feet and maximum block perimeter is typically 2,880 feet. Warrants may be required to accommodate larger building types and block sizes. [LDC 3.8.2(J) Table]
5. Adjacent lots need to have cross circulation between parking lots. A few more vehicular connections may be necessary. [LDC 5.4.3.4]
6. Minimum Horizontal Inside Radius for a Community Boulevard (including Industrial Boulevard) is 762 feet. A warrant or variance would be required to permit less. [EMD Table 2-3]
7. A 30-foot landscape buffer should be provided along US 79 to screen the industrial buildings from view.

The design is subject to change. Not for construction.

PROPOSED PLAN WITH COMMENTS



Design Review Comments

The following are typically included in an Employment Center Plan. [LDC 3.6.4.1 and LDC 2.2.8]:

- Standards which specify all items labeled "TBD" on page 4-133 of the LDC. [LDC 4.3.1.9]
- A Regulating Plan identifying, at a minimum, the following:
  a. Place Types (Given the anticipated use, it is expected that the Employment Center Plan will be Place Type EC)
  b. Thoroughfare Types
  c. Civic Space Types
  d. Primary and Secondary Frontages (All frontages facing IB-80-36 shall be Primary Frontages)
- The following specific standards are typically included:
  a. A means of pedestrian/bicycle access shall be provided to the primary entrance of each building from public right-of-way. Access may be provided through some combination of sidewalks, crosswalks, and paths, all with a minimum clear width of 5 feet.
  b. The primary pedestrian entrance to the building shall face the Primary Frontage. To the extent reasonably possible, office uses shall face the industrial boulevard and shall have windows.
  c. Loading docks shall not face Primary Frontages.
  d. Adjacent to IB-80-36, the first 10 feet minimum (measured from the Right-of-Way) shall be landscaped in compliance with Sec. 28-28 of the Taylor Code of Ordinances except where interruptions are necessary for drive aisles or Paths.
  e. Minimum and Maximum front setbacks shall be established in the Standards, and are typically a minimum of 10 feet and a maximum of 90 feet.
  f. Parking lots of widths (measured perpendicular to the Frontage Line) greater than 70 feet are not permitted in front of the first Layer.

The following are portions of the proposed design that conflict with these typical standards. These conflicts may be resolved by noting specific exceptions or by revising the standards. Any other conflicts anticipated by the Applicant should be raised so that they can be resolved or accommodated on the Employment Center Plan.

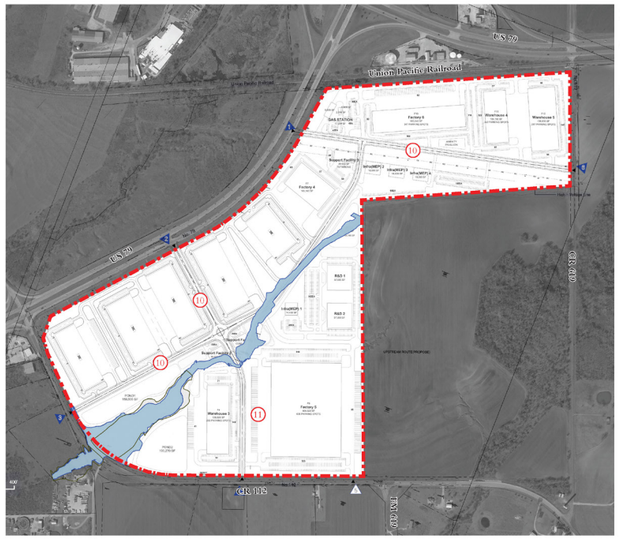
8 These lots have deeper parking lots in the front than is typically permitted. If these are the only lots where this configuration is anticipated the preferred solution would be specify exceptions for these lots and maintain the typical standard for other lots.

9 What use(s) are anticipated for this building? The typical uses permitted are industrial retail, office, and auto-oriented commercial, so if it does not fell under those categories the standard can be modified.

0 ft 300 ft 600 ft 1200 ft N

The design is subject to change. Not for construction.

PROPOSED PLAN WITH COMMENTS



Design Review Comments

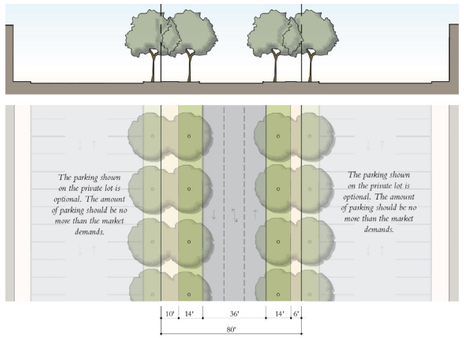
10 The typcal street sections for industrial areas in the city are shown on pages 10, 11 & 12 of this document. The Thoroughfare Plan will assign these Types to all Thoroughfares in the Employment Center Plan. Any other types desired by the Applicant should be identified and incorperated into the Plan as appropriate.

11 These loading docks face the primary for the primary frontage for this lot. Given the building footprint, an exception to this rule should be included for this lot.

0 ft 300 ft 600 ft 1200 ft N

The design is subject to change. Not for construction.

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.
10 ft. Sidewalk
36-foot clear width

Thoroughfare Type
ST Street
PS Passage
BV Boulevard

Right-of-Way Width

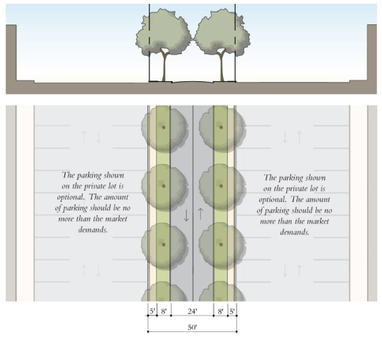
Pavement Width

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

The design is subject to change. Not for construction.

THOROUGHFARE TYPES



IS-60-34

Industrial Street
60 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

The design is subject to change. Not for construction.

City of Taylor
City Council

July 25, 2024

PZ-2024-2140

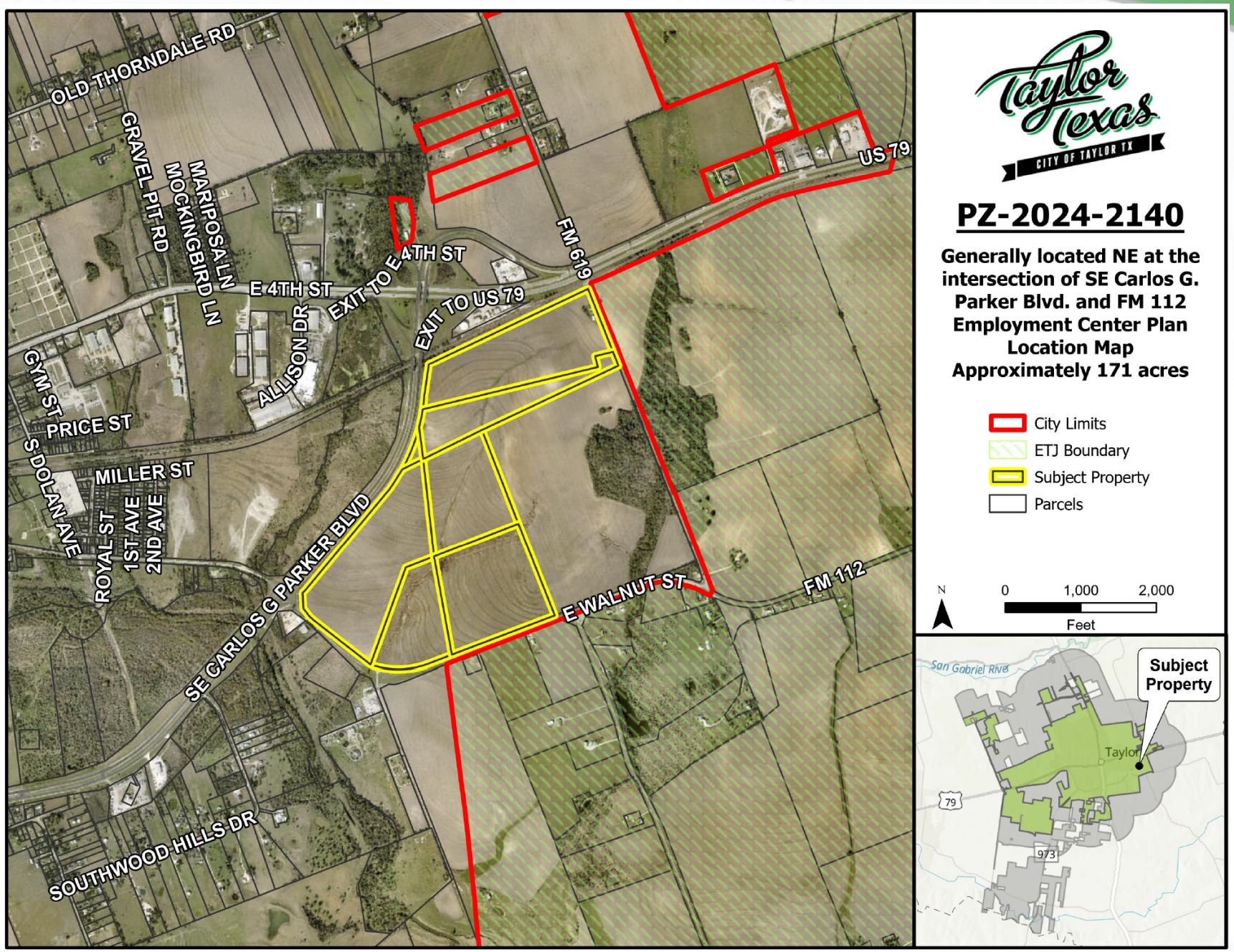
Employment Center Plan

iMarket

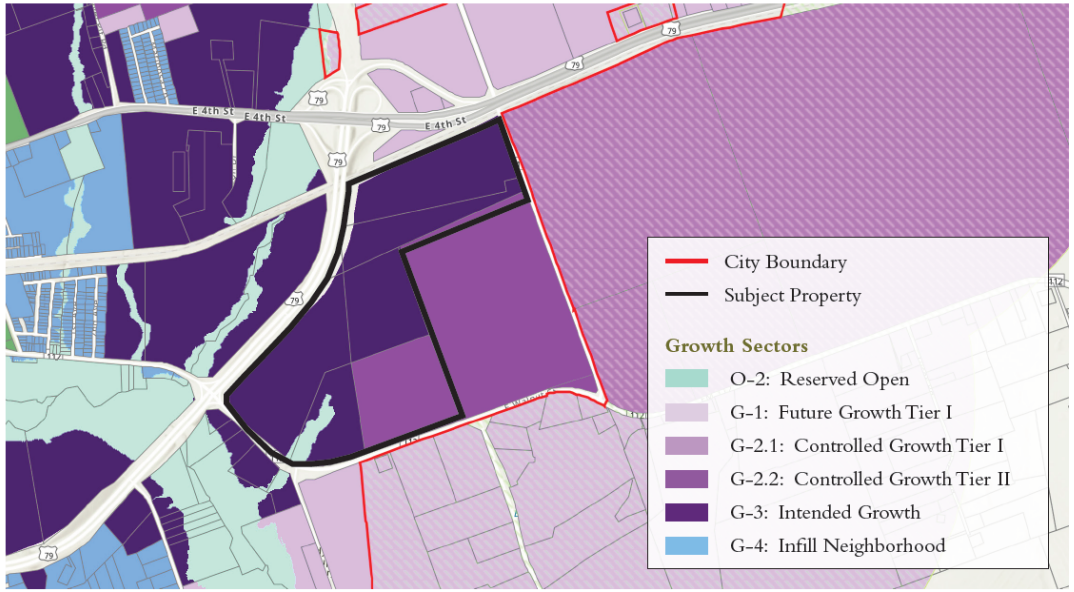
Development Process

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. **Site Development Plan**
6. **Building Permit** - Layout of building(s) on lot(s) and detailed construction drawings.

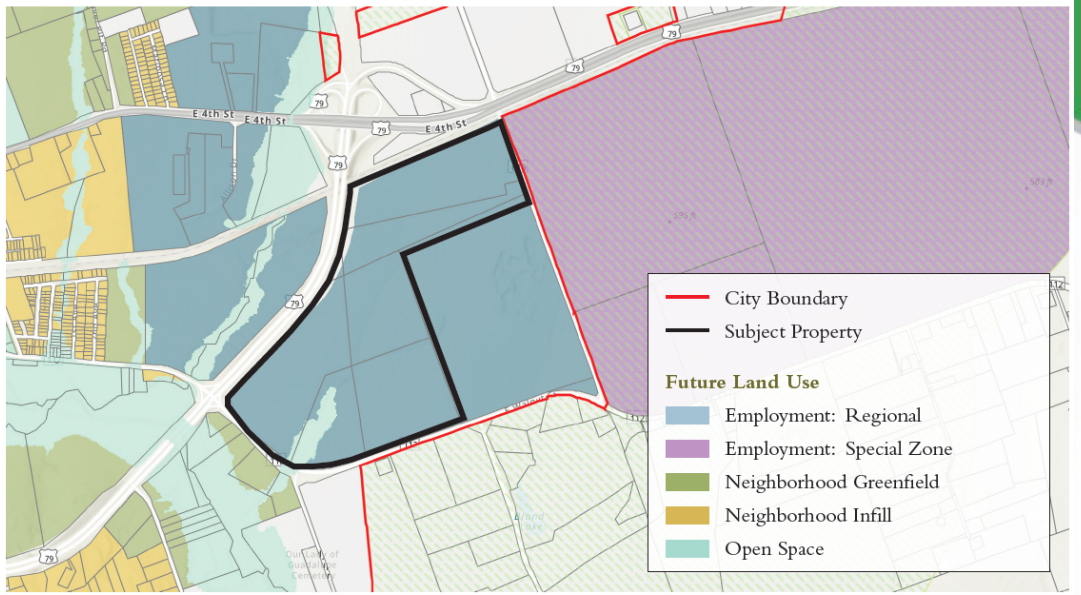
Location Map

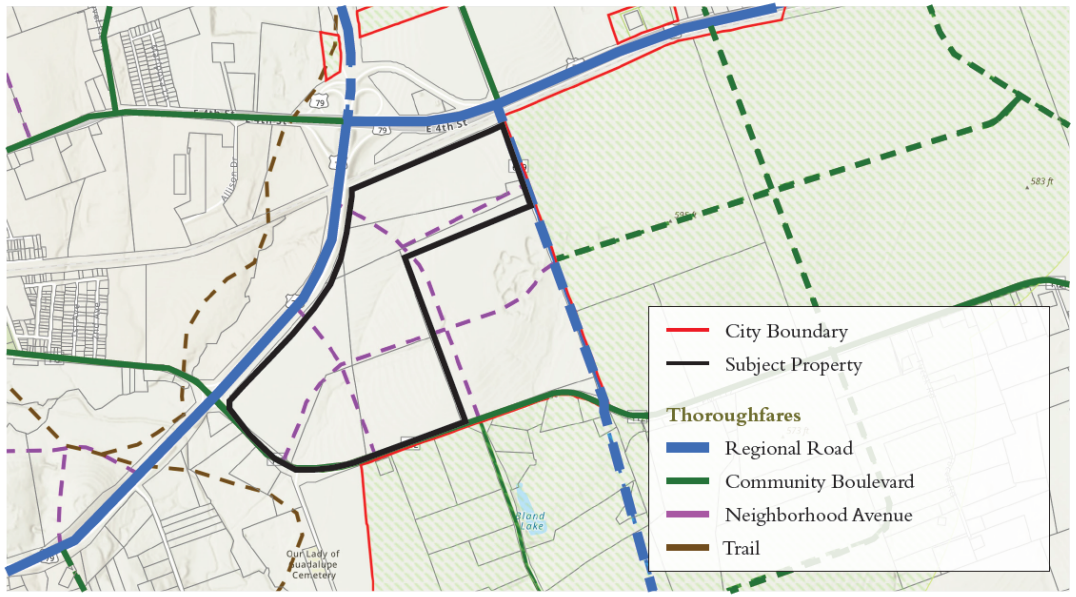


Growth Sector

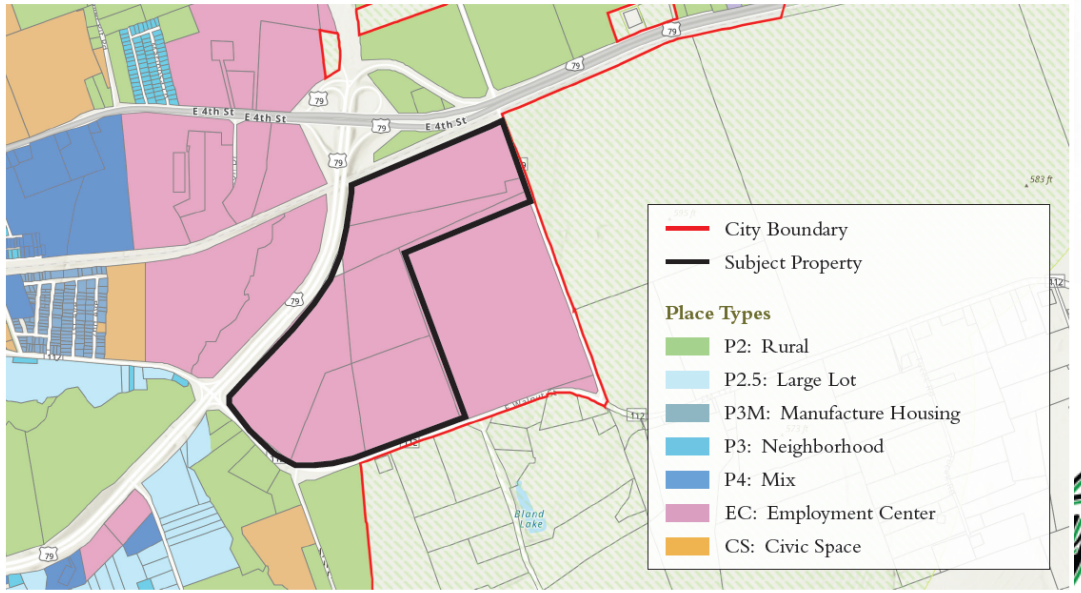


Future Land Use





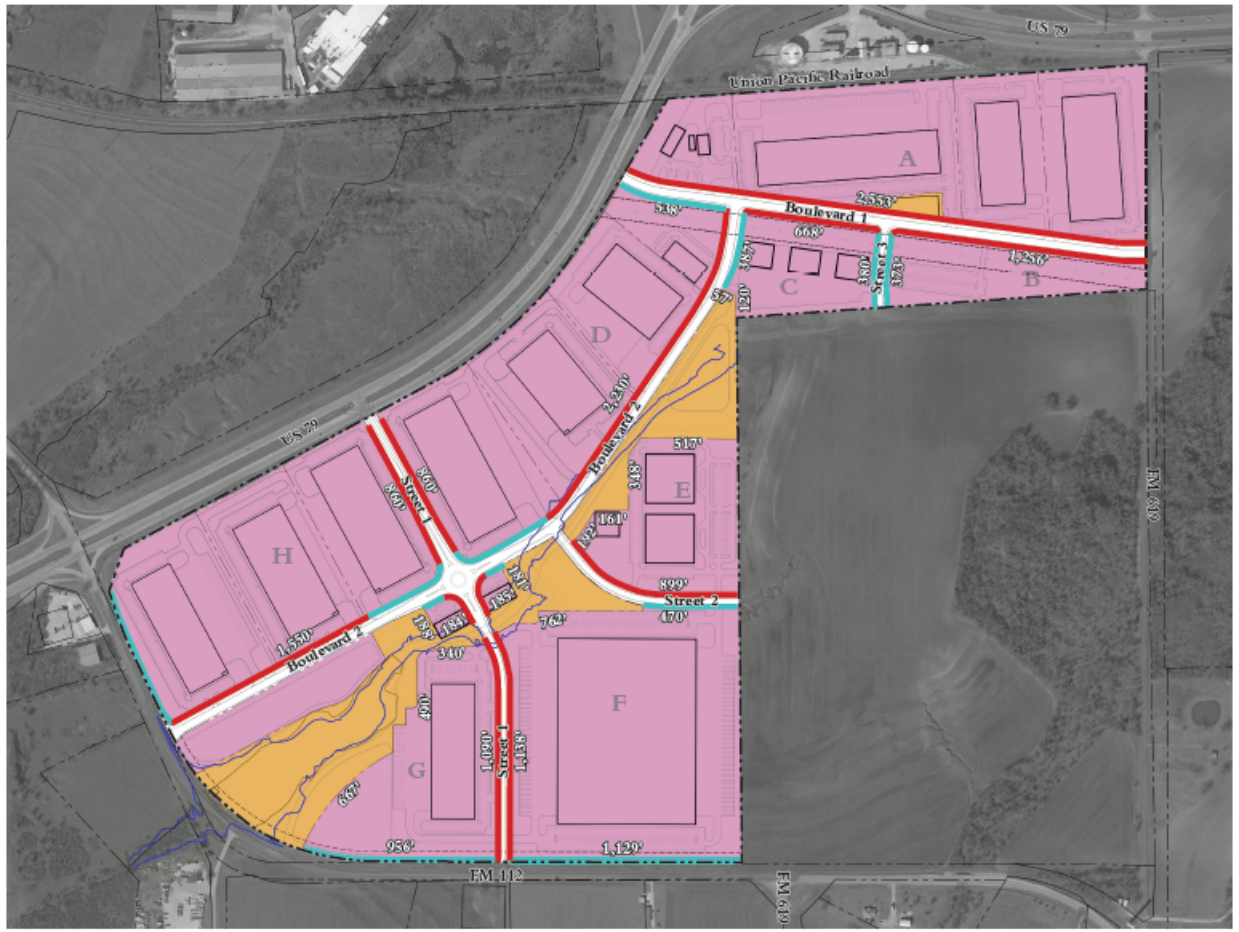
Thoroughfare Network



Place Type

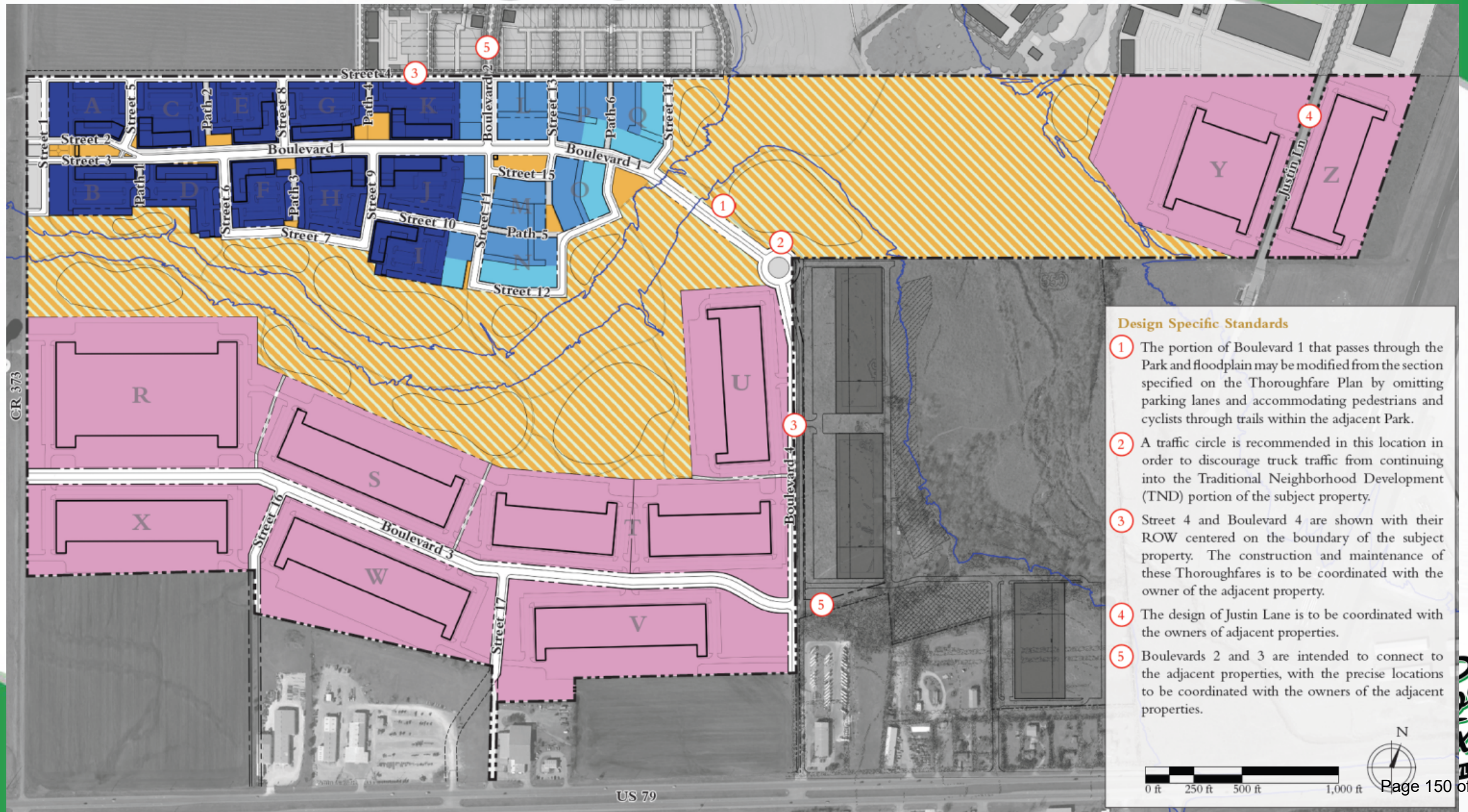
Regulating Plan

REGULATING PLAN

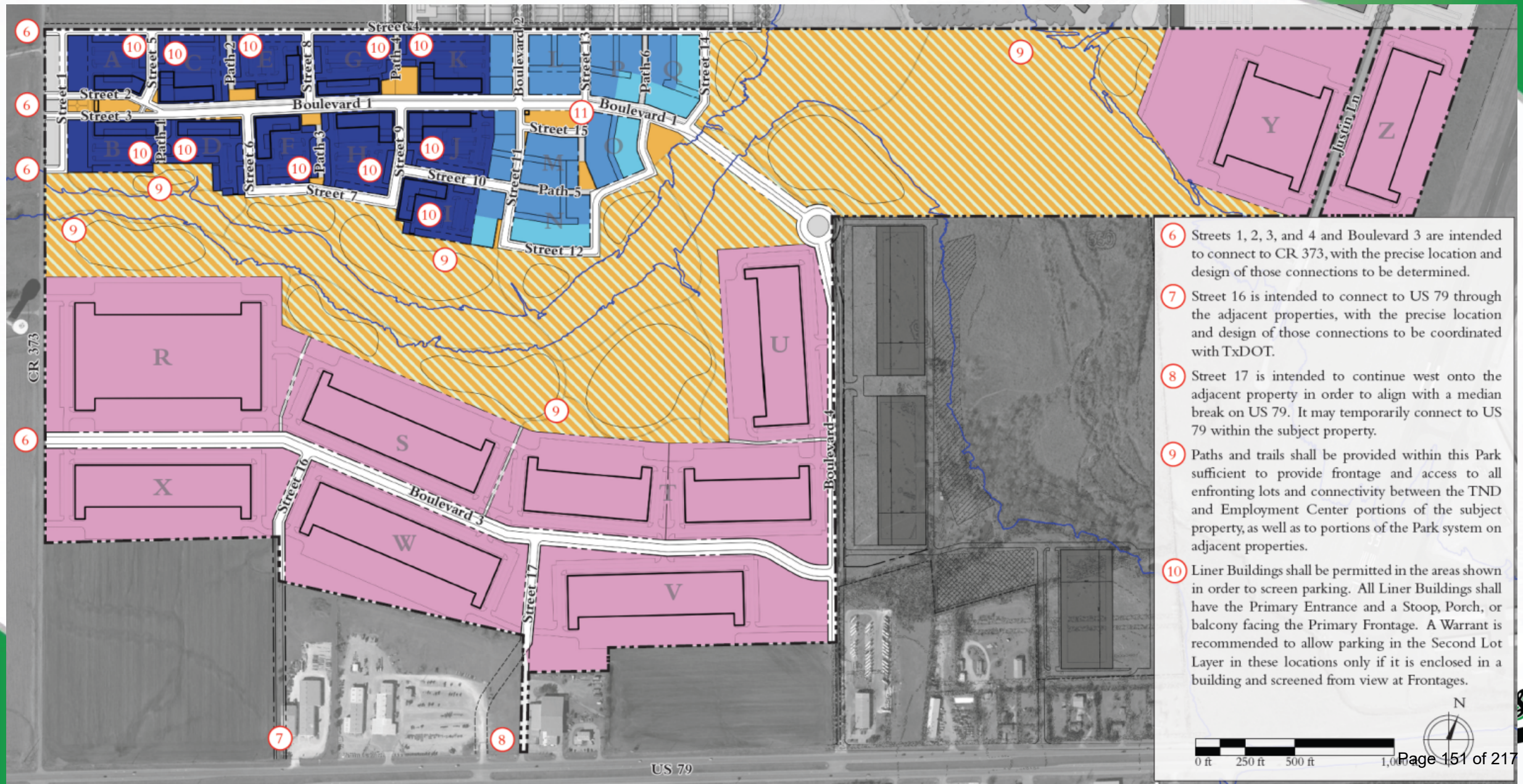


The design is subject to change. Not for construction.

Design Specific Standards



Design Specific Standards



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.

N

0 ft 250 ft 500 ft 1,000 ft

Master Plan

ILLUSTRATIVE MASTER PLAN



Residential		
	Single-Family Detached (50' x 115')	35 Units
	Single-Family Detached (40' x 115')	35 Units
	Single-Family Attached (24' x 115')	31 Units
	Live-Works	21 Units
	Total Single-Family	**122 Units**
	Large Multi-Family Buildings	786 Units
	Carriage House Apartments	153 Units
	Total Multi-Family	**939 Units**
Total Residential		**1,061 Units**
Commercial		
	Live-Works	21,000 SF
Industrial		
	Industrial Buildings	2,037,000 SF

N

0 ft 250 ft 500 ft 1,000 ft

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.

Page B.3

Planning & Zoning Commission Recommendation

The Planning and Zoning Commission recommended approval to this Employment Centre Plan and associated warrants and variance.

City Council Meeting
July 25, 2024
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure Quality of Life Economic Vitality

Agenda Item Number: 6.

Agenda Title: **Hold a Public Hearing and Introduce Ordinance 2024-34 regarding an amendment to the Envision Taylor Comprehensive Plan to include the creation of a Small Area Plan referred to as the Small Area Plan - Special Employment District North covering approximately 1,500 acres.**

Council Action to be Taken: Hold a Public Hearing and Introduce Ordinance 2024-34 regarding an amendment to the Envision Taylor Comprehensive Plan to include the creation of a Small Area Plan referred to as the Small Area Plan - Special Employment District North.

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE / DESCRIPTION

Hold a Public Hearing and Introduce Ordinance 2024-34 regarding an amendment to the Envision Taylor Comprehensive Plan to include the creation of a Small Area Plan referred to as the Small Area Plan - Special Employment District North.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Due to an increase in development interest within the area deemed as the Special Employment District – North, staff began organizing for the design of a small area plan by the city's urban design consultant in Fall 2023.

Staff were tasked with reaching out to the property owners within the Special Employment District - North to include them in the design process. Staff and the city's urban design consultant team hosted the following meeting with property owners/stakeholders and the Planning and Zoning Commission:

- **September 14 & 15, 2023** – Initial kick-off of the SAP SED – N, design review with property owners/stakeholders
- **April 1, 2024** – Refinement of the SAP SED – N, (draft presentation with property

owners/stakeholders
- **May 28, 2024** – Special Called Meeting with the Planning and Zoning Commission to provide background information on SAP SED – N.

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

Modifications were made to the existing thoroughfare plan within the SAP SED – North. Various locations of Community Boulevards were refined to better serve anticipated neighborhood centers within the mixed-use areas. The addition of an Industrial Boulevard is introduced to be hierarchically equivalent to a Community Boulevard, but is modified for use in industrial areas, especially to accommodate truck traffic. Additionally, an access road is designated parallel to US 79 since private driveways are not permitted on US 79. An access road is proposed to provide access to commercial uses along the US 79 frontage.

Further analysis and details are provided in the attached staff report. At the time of preparing this report, three letters were received from notified property owners. See attached letters to this report.

3. PROS and CONS

PROS	CONS
• Complies with the intent of the Comprehensive Plan and Land Development Code • Provide clear and comprehensive guidelines for property owners and developers within this area • Further improve the planning framework to provide a holistic and integrated expansion of the western part of City, which will be created by various piecemeal developments over time.	• Inconvenience and disturbance to existing businesses and residents during the construction process

4. RECOMMENDATION

At their meeting on July 9, 2024, the Planning and Zoning Commission recommended approval

with the addition of a 170-foot buffer between properties designated as Special Employment District and Neighborhood Greenfield.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission - July 9, 2024 for public hearing and recommendation
City Council - July 25, 2024 for public hearing and introduce the ordinance
City Council - August 8, 2024 for consideration of the Ordinance.

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. _10_PZ-2023-1848_SAP SED N Staff Report
2. _10a_PZ-2023-1848 Location Map
3. _10b_PZ-2023-1848_SED SAP-N Planset
4. _10c_PZ-2023-1848 Floodplain Map
5. _10d_PZ-2023-1848 Notification Map
6. _10e_PZ-2023-1848_Citizen Response_Naivar
7. _10f_PZ-2023-1848_Citizen Response_Patel
8. _10g_PZ-2023-1848_Citizen Response_Hughes
9. Ord 2024-34 10h_PZ-2023-1848_SAP SED-N_Ordinance 2024-34
10. _10b_PZ-2023-1848_SED SAP-N Planset_Exhibit A
11. CC Presentation PZ 2024 1848_Small Area Plan _SED N

City of Taylor
PZ-2023-1848
Comprehensive Plan Amendment
Staff Report

Item Details

Subject Property:	Acreage within the City of Taylor generally located east of County Road 101, South of County Road 395 and County Road 398, West of Justin Lane, and North of US 79
Total Acreage:	Approximately 1,500 acres
Applicant:	City of Taylor
Property Owners:	Various
Request:	A request to amend the Comprehensive Plan to establish a Special Employment District – Small Area Plan North in accordance with Chapter 5 Implementation Strategies.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The Envision Taylor Comprehensive Plan identifies Implementation Strategies to aid in achieving the plans goals and objectives. The last amendment to the plan enacted a Special Employment District to provide a location for large-scale employment land uses that are associated with Samsung or other regional high-tech businesses. The implementation strategy for this area was advised to take shape in the form of a small area plan that should establish community goals with the aid of property owners and stakeholders and identify specific land uses, parks and open space, and transportation.

Due to increasing interest for development within the area deemed as the Special Employment District – North, staff began organizing for the design of a small area plan by the city's urban design consultant in Fall 2023.

Staff were tasked with reaching out to the property owners within the Special Employment District – North to include them in the design process. Staff and the city's urban design consultant team hosted the following meetings with property owners/stakeholders and the Planning and Zoning Commission:

- **September 14 & 15, 2023** – Initial kick-off of the SAP SED – N design review with property owners/stakeholders
- **April 1, 2024** – Refinement of the SAP SED – N (draft presentation) with property owners/stakeholders
- **May 28, 2024** – Special Called Meeting with the Planning and Zoning Commission to provide background information on the SAP SED – N.

The proposed Small Area Plan - Special Employment District North (SAP SED – North) provides a clear path and framework for identifying more specifically where each of the desired uses might

be allocated and how an appropriate transition might be made between more onerous and auto-oriented uses and the mixed-use neighborhoods. The plan designates most of the land as large-footprint commercial and industrial uses, though a reasonable portion will accommodate high-density mixed-use neighborhoods.

Growth Sector

No changes were made to the Growth Sector Map as a part of the SAP SED – North.

Transportation

Modifications were made to the existing thoroughfare plan within the SAP SED – North. Various locations of Community Boulevards were refined to better serve anticipated neighborhood centers within the mixed-use areas. The addition of an Industrial Boulevard is introduced to be hierarchically equivalent to the Community Boulevard, but is modified for use in industrial areas, especially to accommodate truck traffic. Additionally, an access road is designated parallel to US 79 since private driveways are not permitted on US 79, an access road is proposed to provide access to commercial uses along the US 79 frontage.

Future Land Use

Most of the subject area will remain designated as, Special Employment District. This area consists of parcels of generally flat land to be reserved for large industrial uses. However, within the study it was determined that a mixed-use pattern of development made up of a wide range of housing types and a mix of uses can be anticipated north of the floodplain where relatively steeper topography lends itself to smaller building footprints. This area is proposed as Neighborhood Greenfield. The land inundated by a FEMA Flood Hazard Area will remain as Open Space.

Specific Land Uses consists of Employment Commercial, Industrial and Office, and Commercial or Industrial & Office, Mixed Use Neighborhood, and Park/Open Space.

- **Employment – Commercial**: Located to take advantage of the access, visibility, and drive-by traffic on US 79
- **Employment – Commercial or Industrial & Office**: To be allocated either auto-oriented commercial or industrial.
- **Employment – Industrial & Office**: Large parcels of generally flat land in the study area reserved for large Industrial uses and may include office uses as well.
- **Mixed-Use Neighborhood:** A mix of neighborhood-scale development is anticipated. Multiple pedestrian sheds are to include a mix of housing types and a variety of uses, anchored around neighborhood centers.
- **Park & Open Space:** The Park zone increases the size of the Future Land Use Open Space area. The Park zone serves the purpose of providing a buffer between the mixed-use residential neighborhoods and the more noxious and auto-oriented uses found in the Employment - Commercial and Industrial & Office zones.

Public Notification

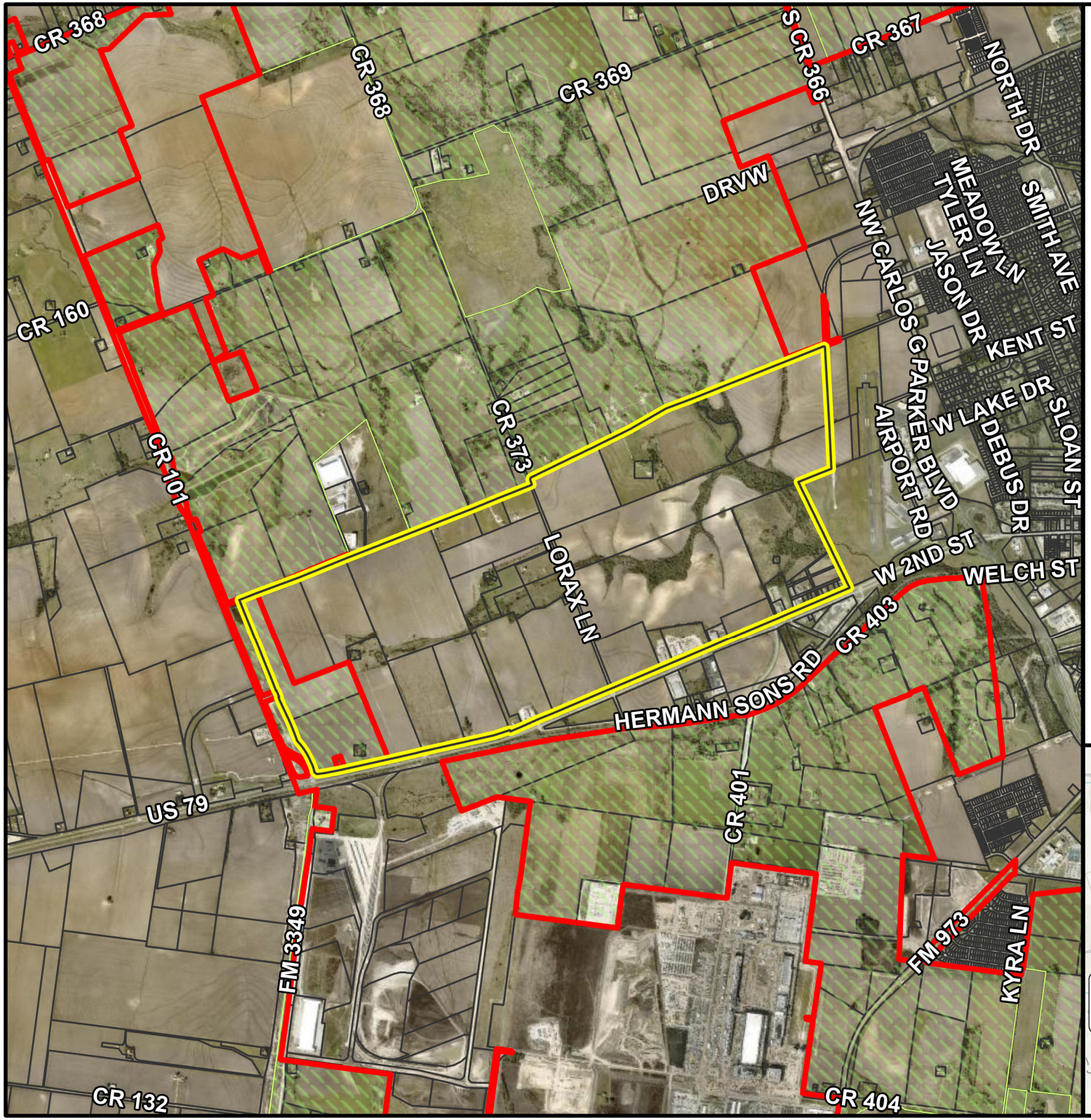
As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the Comprehensive Plan Amendment request. A total of 65 property owners were provided with notice of the request. A legal notice advertising the public hearing was placed in the Taylor Press on June 23, 2024.

Staff Recommendation

Staff recommends that the Planning and Zoning Commission recommend approval of the Small Area Plan – Special Employment District – North.

Attachments:

1. Location Map
2. Draft Small Area Plan – Special Employment District – North
3. Floodplain Map
4. Notification Map
5. Citizen Response(s) – 1



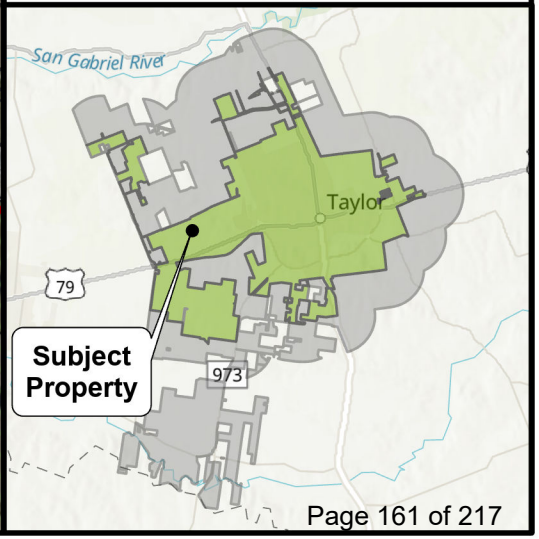
Taylor Texas
CITY OF TAYLOR TX

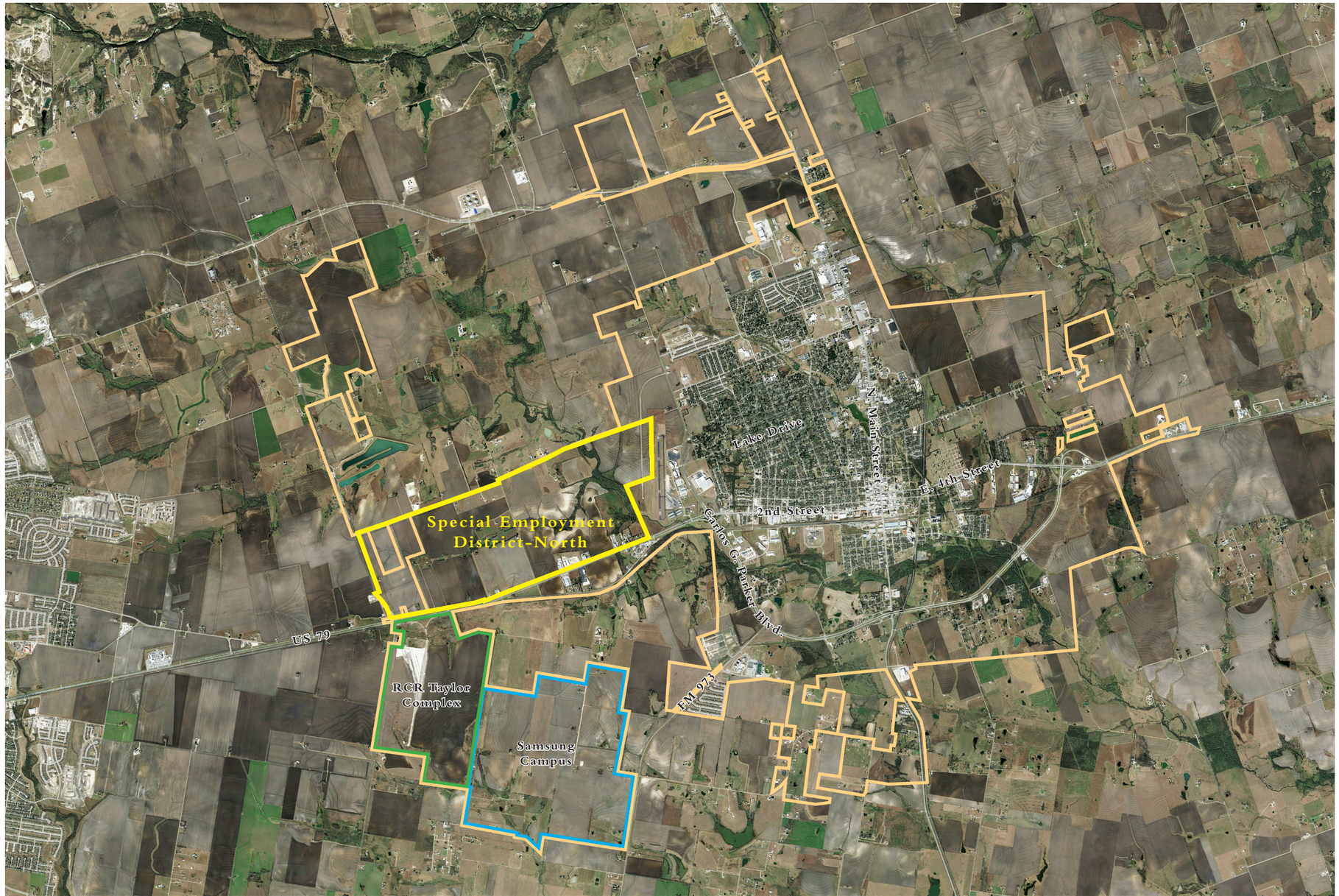
PZ-2023-1848

Generally located east of CR 101, south of CR 395 and CR398, west of Justin Lane, and north of US 79
Small Area Plan
Location Map
Approximately 1,500 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 3,000 6,000
Feet





West of downtown Taylor, a 1,500-acre area has been designated as a Special Employment District (SED). Demand has been expressed for industrial and auto-oriented commercial uses. Identifying a site for these uses presents a challenge, as they do not fit the form of Taylor's walkable, mixed-use neighborhoods, existing or planned. However, with the proximity of the Samsung plant, which is under construction, as well as the adjacent highways of US 79 and CR 101, the SED-North is a suitable location. The Special Employment District is anchored by high-tech related employment with nearby uses such as multi-family or commercial services which support the job center. Low density and predominantly single-family residential neighborhoods are not recommended within the SED and appropriate land use transitions should occur between single-family and employment uses when constructed adjacent to this district. [Envision Taylor Comprehensive Plan]

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

Small Area Plan:

Special Employment District-North

Taylor, Texas

A BACKGROUND

Study Area Map A.1
Study Area Map with Concept Plans A.2
Study Area Map with Approved Plans A.3
Elevation Analysis A.4

B MAPS

Growth Sector Maps B.1
per Comprehensive Plan
Thoroughfare Plans B.2
per Comprehensive Plan
per SAP SED-North
Future Land Use Maps B.4
per Comprehensive Plan
per SAP SED-North
Specific Land Use Map B.6
per SAP SED-North

C THOROUGHFARES

Thoroughfare Sections C.1

X APPENDIX

Charrette Plans X.1

For

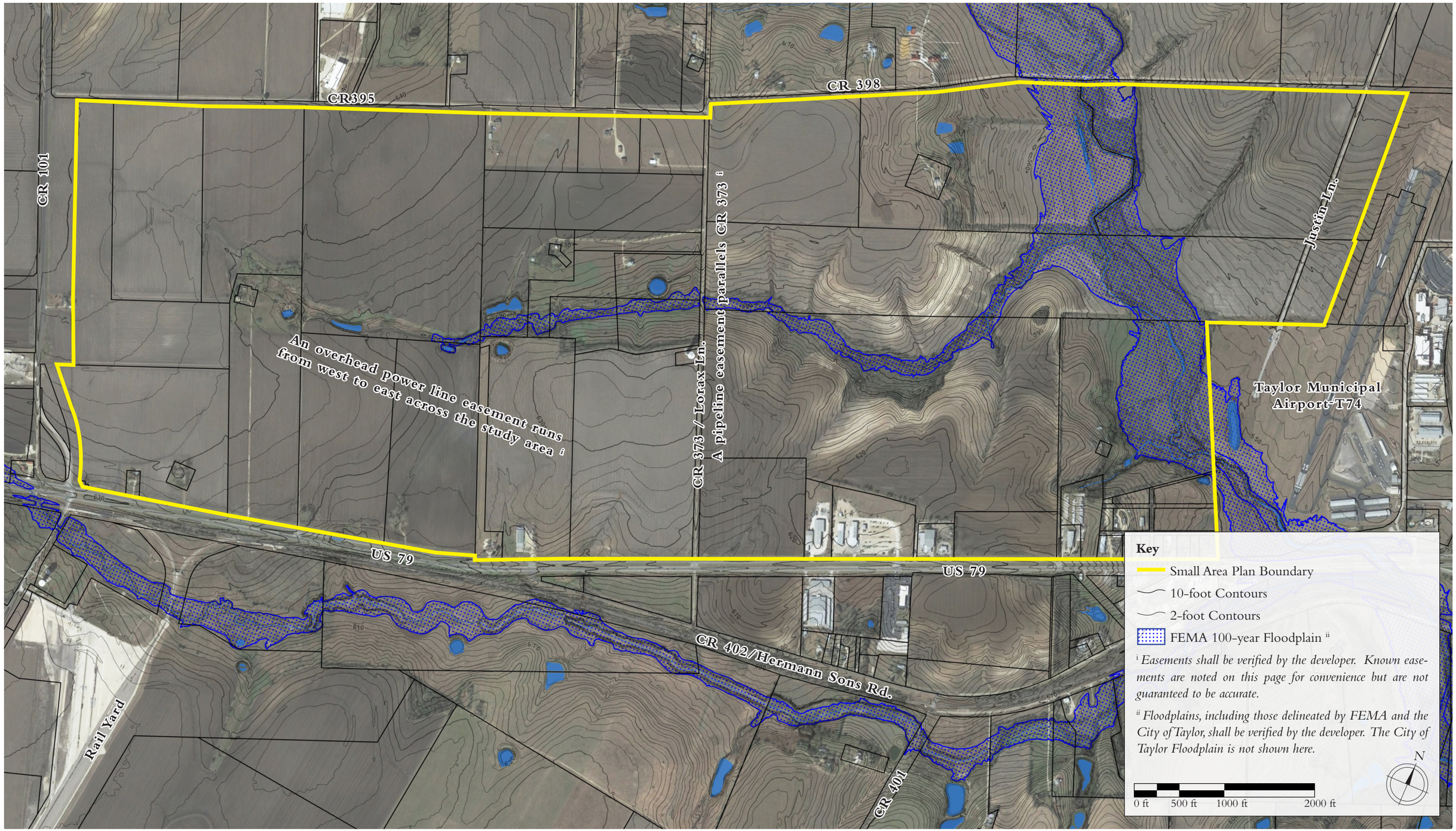
The City of Taylor, Texas

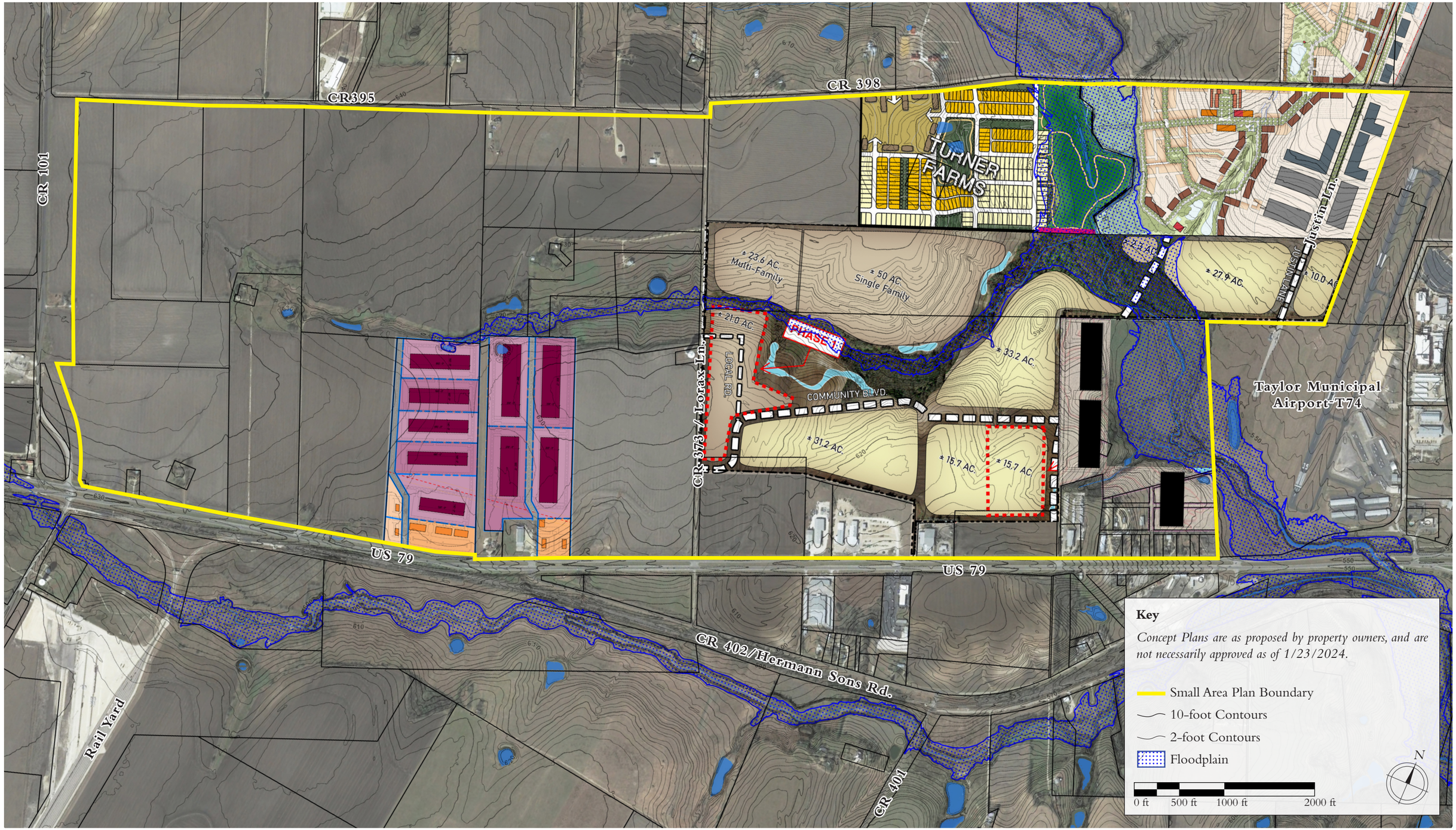
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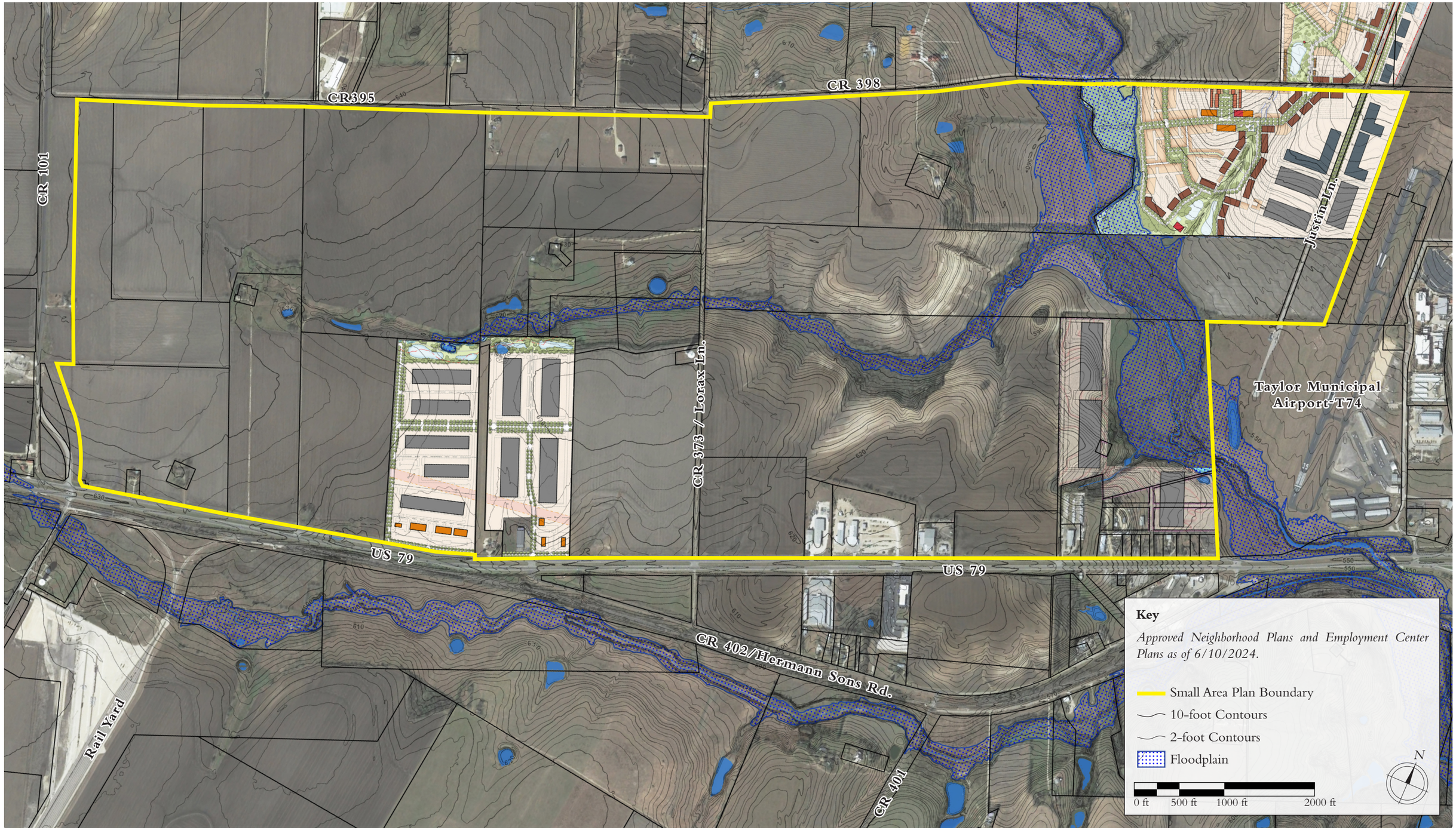
The City of Taylor, Texas

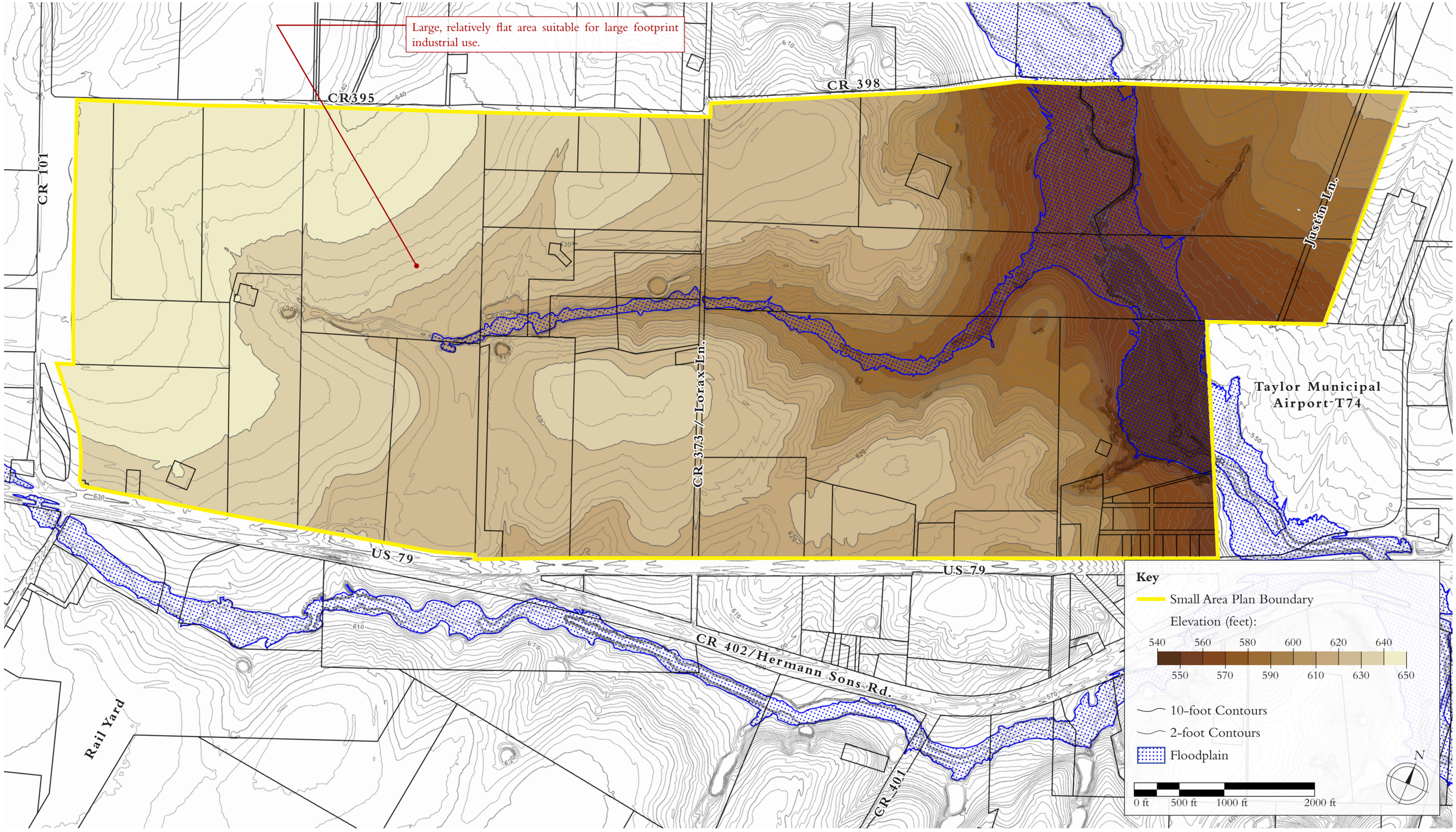
and

Michael Watkins Architect, LLC


CR395
CR 398
CR 101
Justin Ln.
An overhead power line easement runs from west to east across the study area [i]
CR 373 / Lorax Ln.
A pipeline easement parallels CR 373 [i]
Taylor Municipal Airport-T74
US 79
US 79
CR 402/Hermann Sons Rd.
Rail Yard
CR 401
Key
Small Area Plan Boundary
10-foot Contours
2-foot Contours
FEMA 100-year Floodplain [ii]
[i] Easements shall be verified by the developer. Known easements are noted on this page for convenience but are not guaranteed to be accurate.
[ii] Floodplains, including those delineated by FEMA and the City of Taylor, shall be verified by the developer. The City of Taylor Floodplain is not shown here.
N
0 ft
500 ft
1000 ft
2000 ft


CR395
CR 398
CR 101
TURNER FARMS
Justin Ln.
± 23.6 AC.
Multi-Family
± 50 AC.
Single Family
± 2.3 AC.
± 27.9 AC.
± 10.0 AC.
± 21.0 AC.
PHASE 1
LOCAL RD.
CR 373 / Lorax Ln.
COMMUNITY BLVD.
± 33.2 AC.
± 31.2 AC.
± 15.7 AC.
± 15.7 AC.
Taylor Municipal Airport T74
US 79
US 79
CR 402/Hermann Sons Rd.
Rail Yard
CR 401
Key
Concept Plans are as proposed by property owners, and are not necessarily approved as of 1/23/2024.
Small Area Plan Boundary
10-foot Contours
2-foot Contours
Floodplain
N
0 ft
500 ft
1000 ft
2000 ft


CR395
CR 398
CR 101
CR 373 / Lorax Ln.
Justin Ln.
Taylor Municipal Airport-T74
US 79
US 79
CR 402/Hermann Sons Rd.
Rail Yard
CR 401
Key
Approved Neighborhood Plans and Employment Center Plans as of 6/10/2024.
Small Area Plan Boundary
10-foot Contours
2-foot Contours
Floodplain
N
0 ft
500 ft
1000 ft
2000 ft


Large, relatively flat area suitable for large footprint industrial use.
CR395
CR 398
CR 101
Justin Ln.
CR 373/Lorax Ln.
Taylor Municipal Airport-T74
US 79
US 79
CR 402/Hermann Sons Rd.
Rail Yard
CR 401
Key
Small Area Plan Boundary
Elevation (feet):
540 560 580 600 620 640
550 570 590 610 630 650
10-foot Contours
2-foot Contours
Floodplain
N
0 ft 500 ft 1000 ft 2000 ft

No changes are applied to the Growth Sector Map as a part of the SAP SED-North.

CR 395

CR 398

CR 101

CR 373 / Lorax Ln.

Justin Ln.

Taylor Municipal Airport-T74

US 79

US 79

CR 402/Hermann Sons Rd.

CR 401

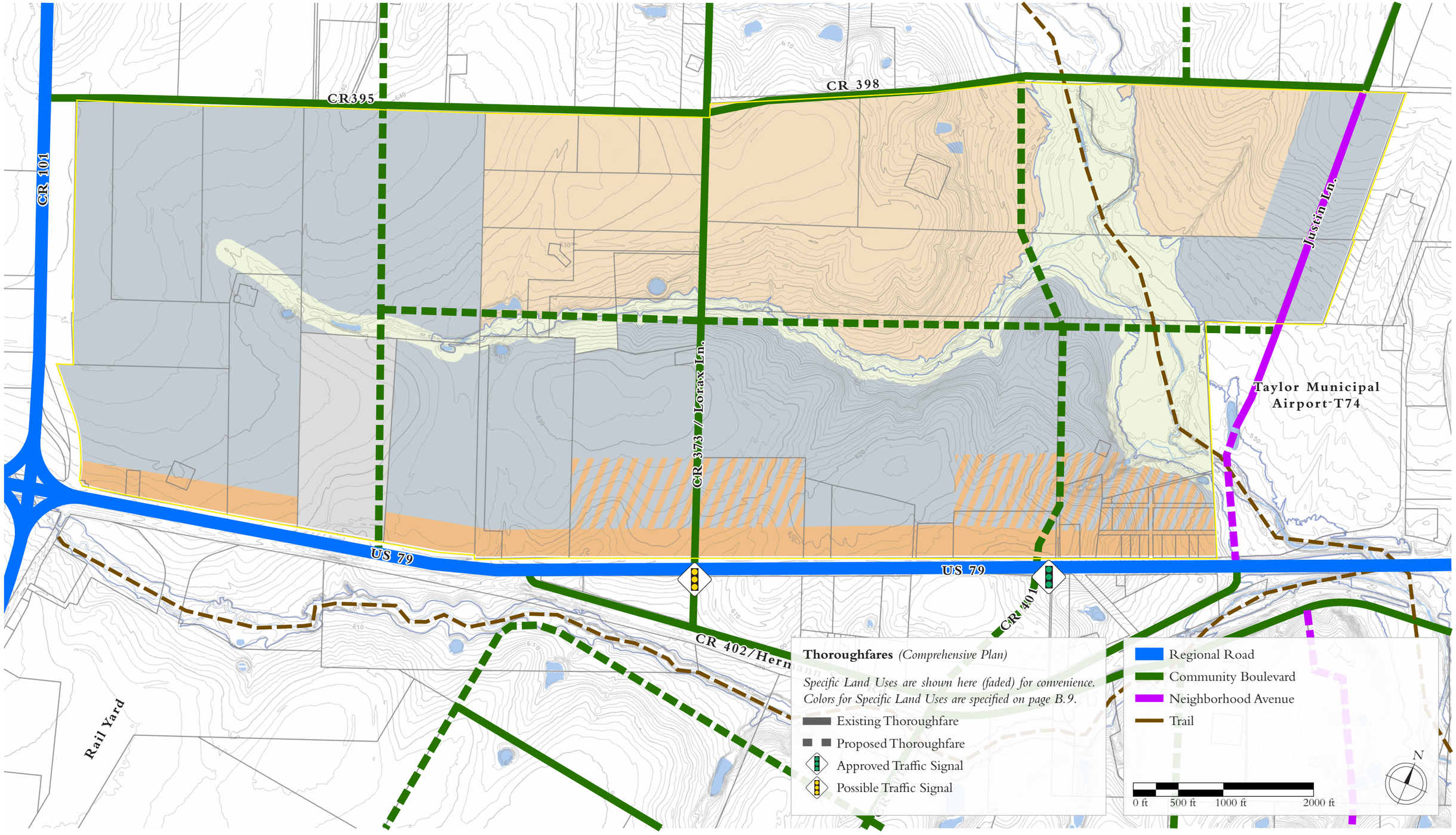
Rail Yard

Growth Sectors *(Comprehensive Plan)*

- Reserved Open Space O-2
- Future Growth G-1
- Controlled Growth Tier I G-2.1
- Controlled Growth Tier II G-2.2
- Intended Growth G-3
- Infill Neighborhood G-4
- Infill Growth G-5

N

0 ft 500 ft 1000 ft 2000 ft


CR 101
CR395
CR 398
Justin Ln.
Taylor Municipal
Airport-T74
CR 373 / Lorax Ln.
US 79
US 79
CR 401
CR 402/Hern
Rail Yard
Thoroughfares (Comprehensive Plan)
Specific Land Uses are shown here (faded) for convenience.
Colors for Specific Land Uses are specified on page B.9.
Existing Thoroughfare
Proposed Thoroughfare
Approved Traffic Signal
Possible Traffic Signal
Regional Road
Community Boulevard
Neighborhood Avenue
Trail
N
0 ft
500 ft
1000 ft
2000 ft

Industrial Boulevards. The Industrial Boulevard is hierarchically equivalent to the Community Boulevard, but is modified for use in industrial areas, especially to accommodate truck traffic (see IB-80-36 on page C.1).

Community Boulevards. The location of Community Boulevards has been refined to better serve anticipated neighborhood centers within mixed-use areas.

Access Road. Since private driveways are not permitted on US 79, an access road is proposed to provide access to commercial uses along the US 79 frontage.

CR395

CR 398

CR 101

CR 373 / Lorax Ln.

Justin Ln.

Taylor Municipal Airport-T74

US 79

US 79

CR 402/Hern

CR 401

Rail Yard

Thoroughfares *(SAP SED-North)*

Specific Land Uses are shown here (faded) for convenience. Colors for Specific Land Uses are specified on page B.9.

- Existing Thoroughfare
- Proposed Thoroughfare
- Approved Traffic Signal
- Possible Traffic Signal

- Regional Road
- Community Boulevard
- Industrial Boulevard
- Industrial Street
- Access Road
- Trail
- Traffic Circle

N

0 ft 500 ft 1000 ft 2000 ft

CR 395

CR 398

CR 101

CR-373=/-Lorax-Ln.

Justin-Ln.

Taylor Municipal Airport-T74

US 79

US-79

CR 402/Hermann Sons Rd.

CR 401

Rail Yard

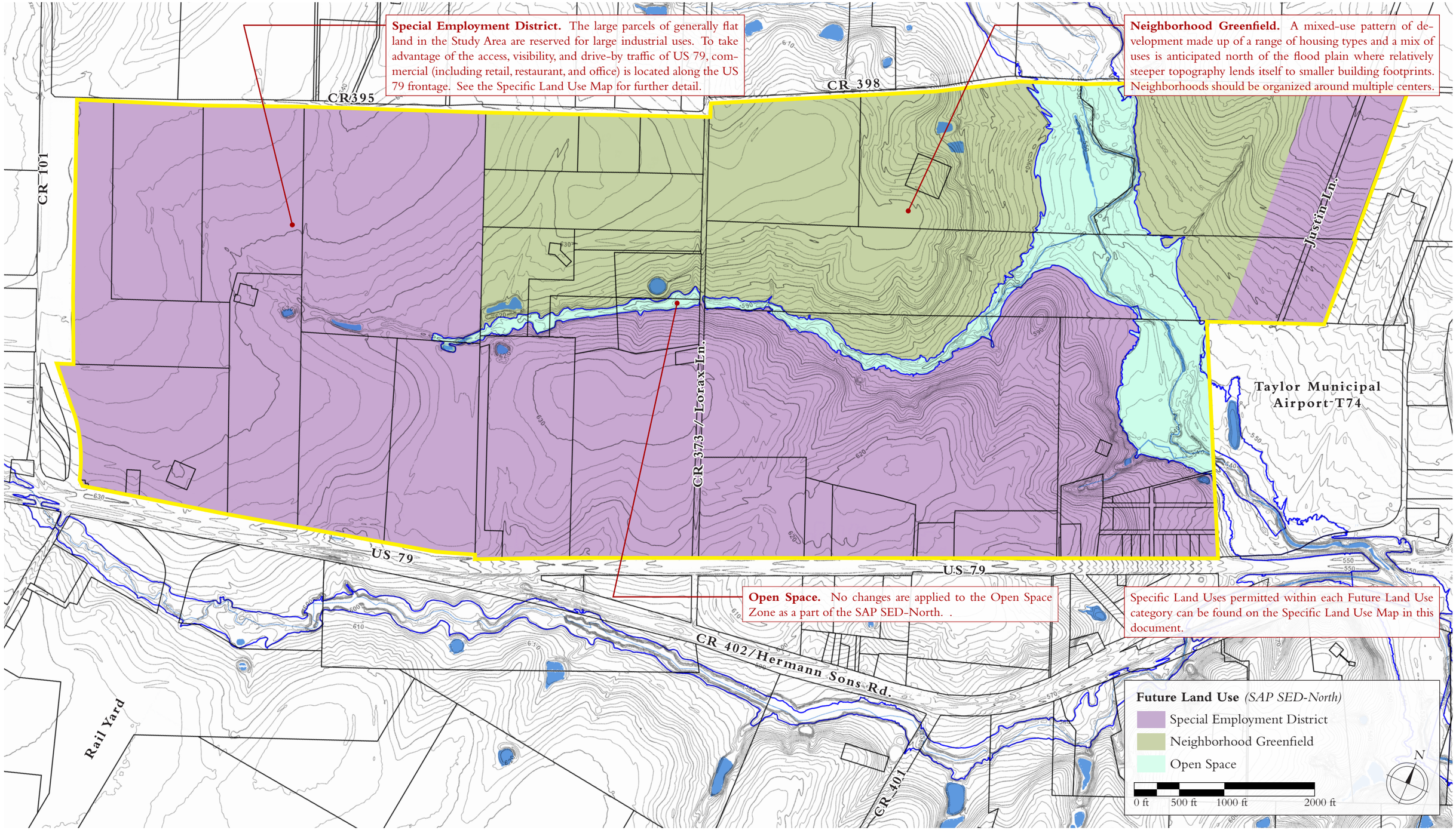
Future Land Use *(Comprehensive Plan)*

Some parcels within the Study Area have a land use designation of Regional Employment Center. Even though they are not designated Special Employment District, they have been deliberately included in the Small Area Plan.

- Area of Minimal Change
- Regional Employment Center
- Special Employment District
- Open Space

N

0 ft 500 ft 1000 ft 2000 ft

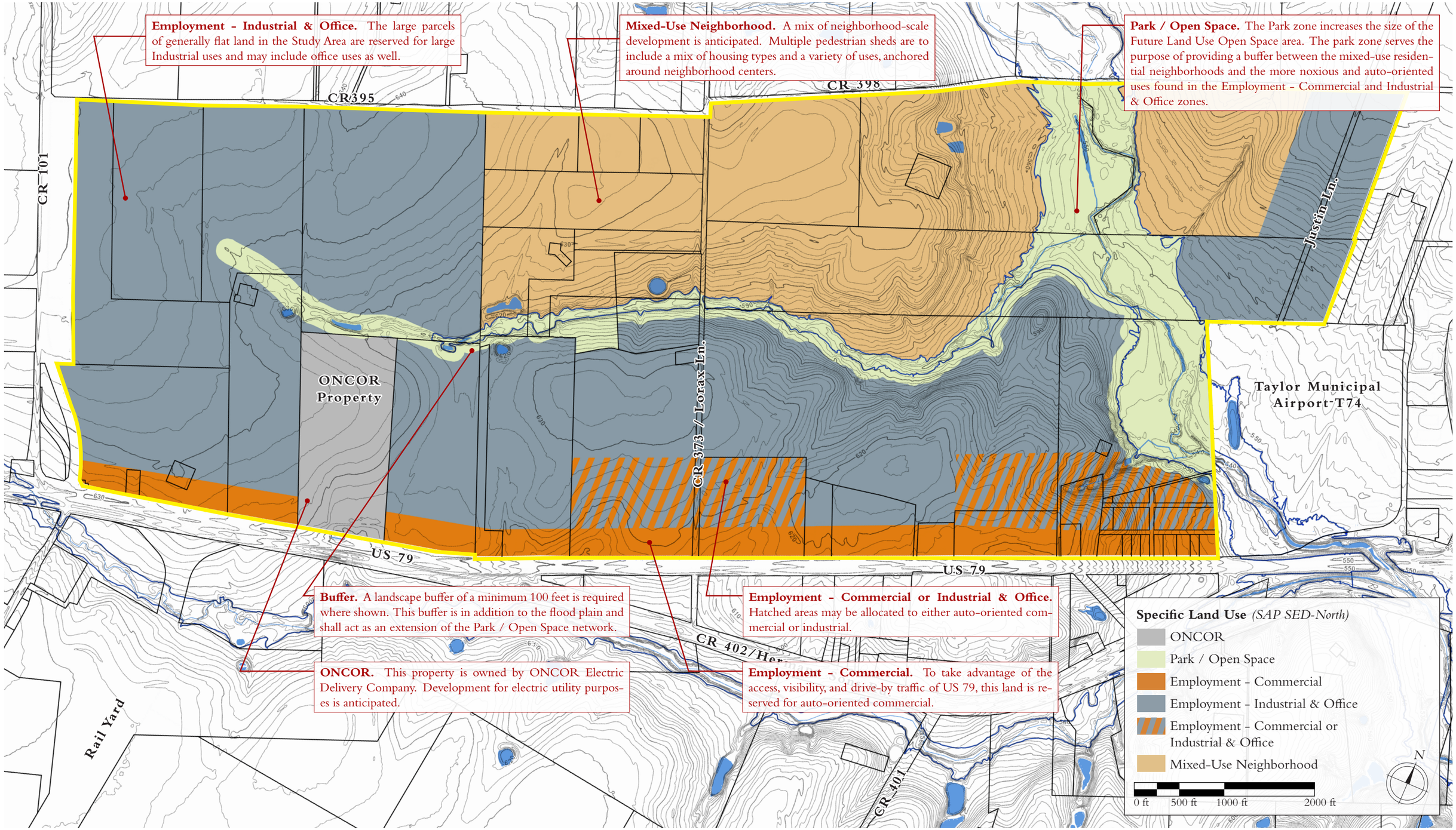


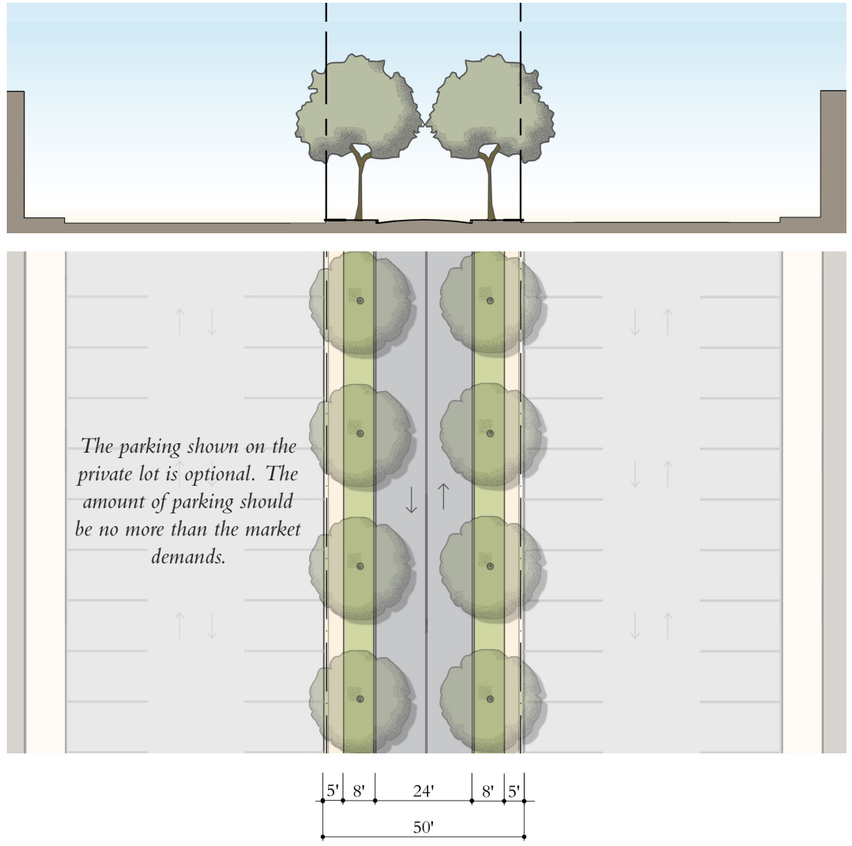
Michael Watkins Architect, LLC © 2024
The design is subject to change. Not for construction.

PROPOSED FUTURE LAND USE MAP
per SAP SED-North

PZ-2023-1848 Special Employment District-North
June 26, 2024

B.5

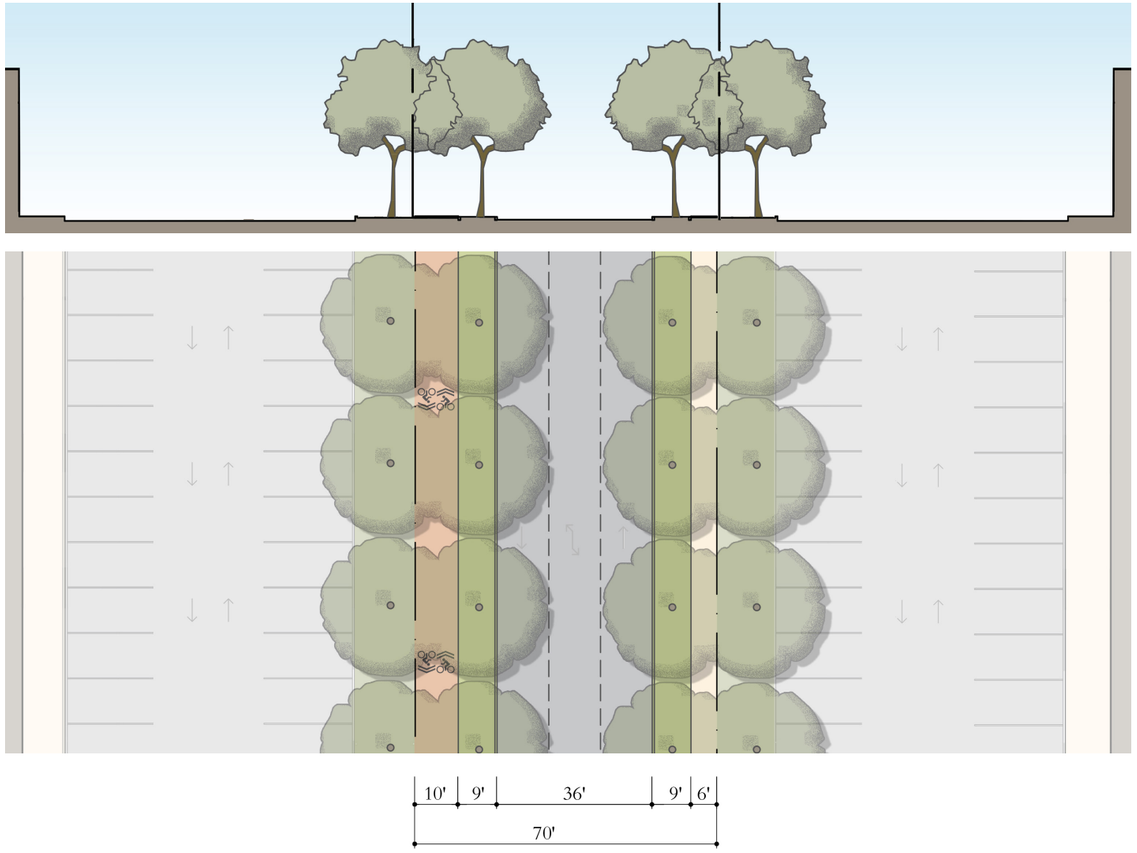

Employment - Industrial & Office. The large parcels of generally flat land in the Study Area are reserved for large Industrial uses and may include office uses as well.
Mixed-Use Neighborhood. A mix of neighborhood-scale development is anticipated. Multiple pedestrian sheds are to include a mix of housing types and a variety of uses, anchored around neighborhood centers.
Park / Open Space. The Park zone increases the size of the Future Land Use Open Space area. The park zone serves the purpose of providing a buffer between the mixed-use residential neighborhoods and the more noxious and auto-oriented uses found in the Employment - Commercial and Industrial & Office zones.
CR 395
CR 398
CR 101
Justin Ln.
ONCOR Property
CR 373 / Lorax Ln.
Taylor Municipal Airport T74
US 79
US 79
Buffer. A landscape buffer of a minimum 100 feet is required where shown. This buffer is in addition to the flood plain and shall act as an extension of the Park / Open Space network.
Employment - Commercial or Industrial & Office. Hatched areas may be allocated to either auto-oriented commercial or industrial.
CR 402 / Her
ONCOR. This property is owned by ONCOR Electric Delivery Company. Development for electric utility purposes is anticipated.
Employment - Commercial. To take advantage of the access, visibility, and drive-by traffic of US 79, this land is reserved for auto-oriented commercial.
Rail Yard
CR 401
Specific Land Use *(SAP SED-North)*
ONCOR
Park / Open Space
Employment - Commercial
Employment - Industrial & Office
Employment - Commercial or Industrial & Office
Mixed-Use Neighborhood
N
0 ft
500 ft
1000 ft
2000 ft



IS-50-24

Industrial Street
50 ft. ROW
24 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
8 ft. Tree Lawn
Allee, 25-30 ft. o.c.
5 ft. Sidewalk
Provided

Trees may need to be maintained to permit a higher vertical clearance to accommodate truck traffic.
Driveways shall be spaced at a minimum of 200 feet from curb to curb.



IB-70-36

Industrial Boulevard
70 ft. ROW
36 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
9 ft. Tree Lawns
Allee, 25-30 ft. o.c.
10 ft. Shared-Use Path / 6 ft. Sidewalk
Provided

Trees may need to be maintained to permit a higher vertical clearance to accommodate truck traffic.
Driveways shall be spaced at a minimum of 200 feet from curb to curb.

Notes:

The intent of these Industrial Thoroughfares is to facilitate the movement of large trucks. The geometry of thoroughfares and intersections may require adjustments to accommodate the appropriate design vehicle.

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

Right-of-Way Width

Pavement Width

XX-##-##

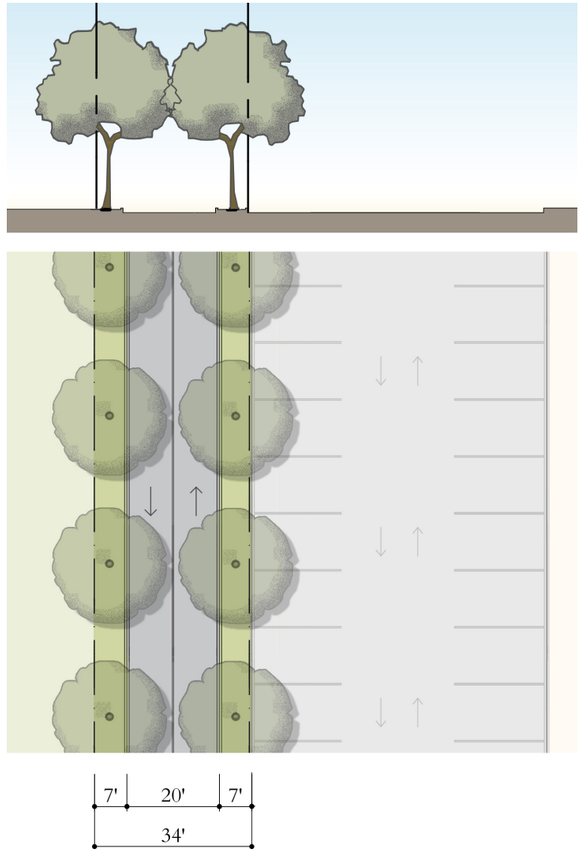
Thoroughfare Type
Thoroughfare Name Suffix
Right-of-Way or Easement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes

Michael Watkins Architect, LLC © 2024
The design is subject to change. Not for construction.

THOROUGHFARE SECTIONS

PZ-2023-1848 Special Employment District-North
June 26, 2024

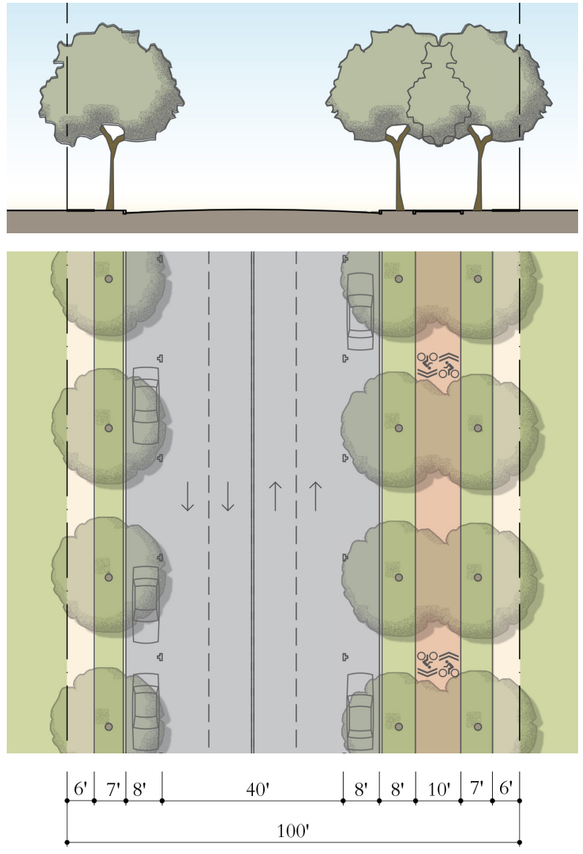
C.1



AR-34-20

Access Road
34 ft. ROW
20 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
7 ft. Tree Lawn
Allee, 25-30 ft. o.c.
None
Provided

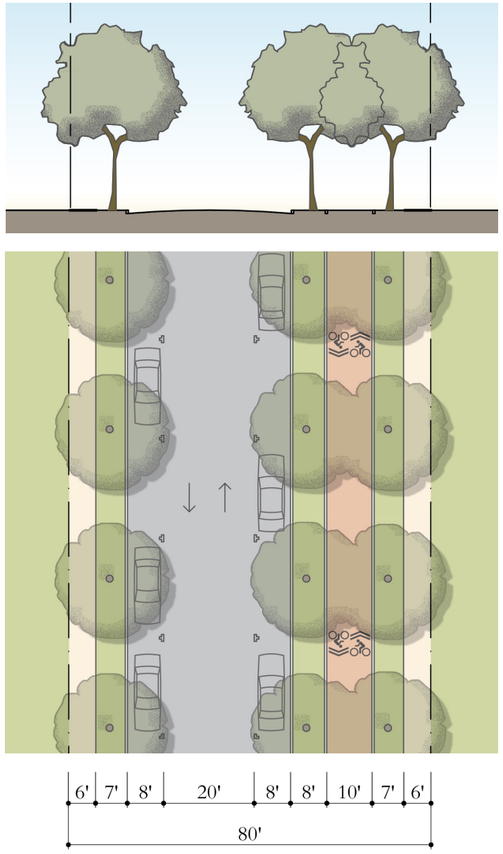
Trees may need to be maintained to permit a higher vertical clearance to accommodate truck traffic.



BV-100-56

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

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



BV-80-36

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

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

Thoroughfare Type

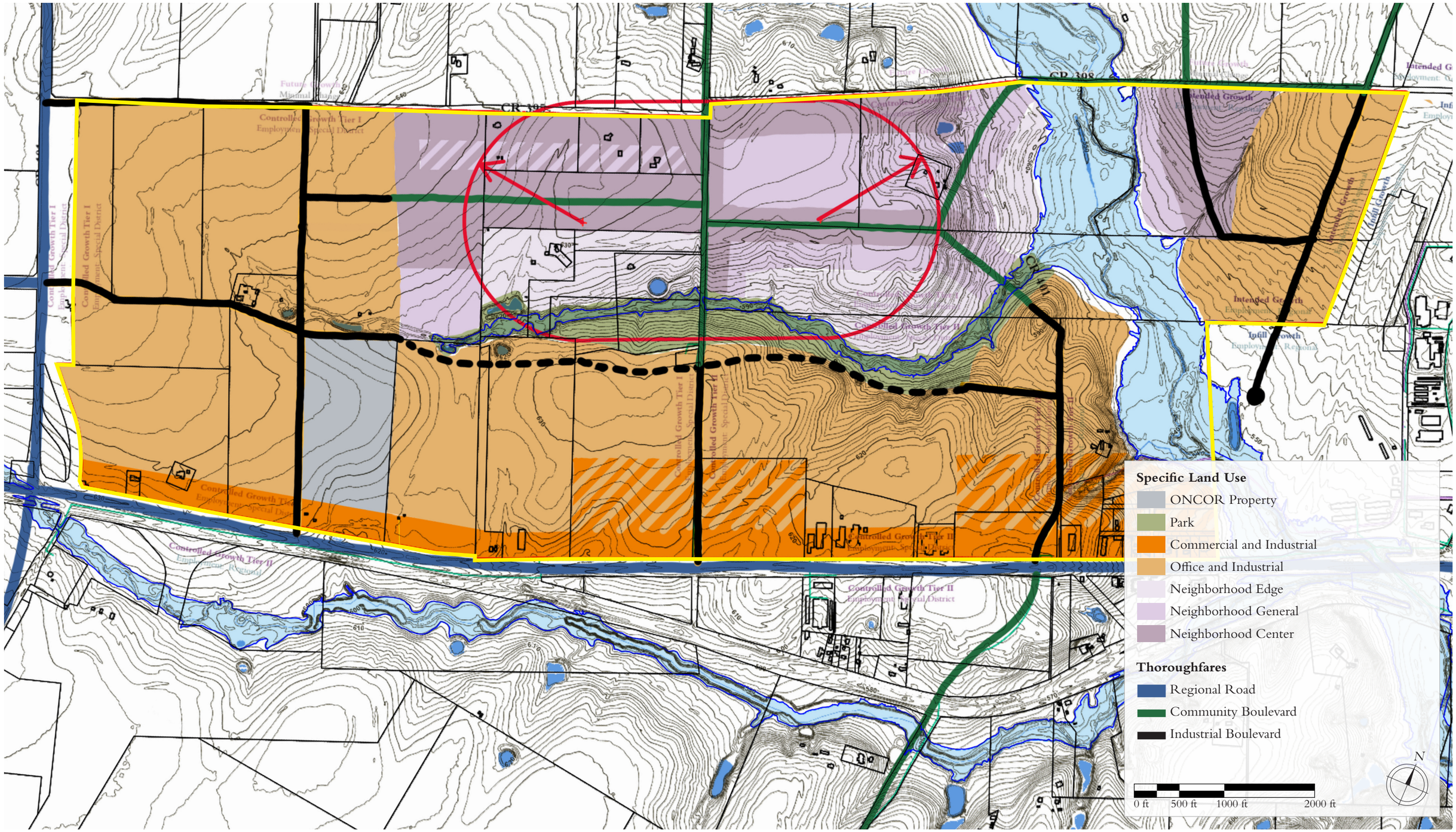
IB Industrial Boulevard
IS Industrial Street
AR Access Road
BV Boulevard

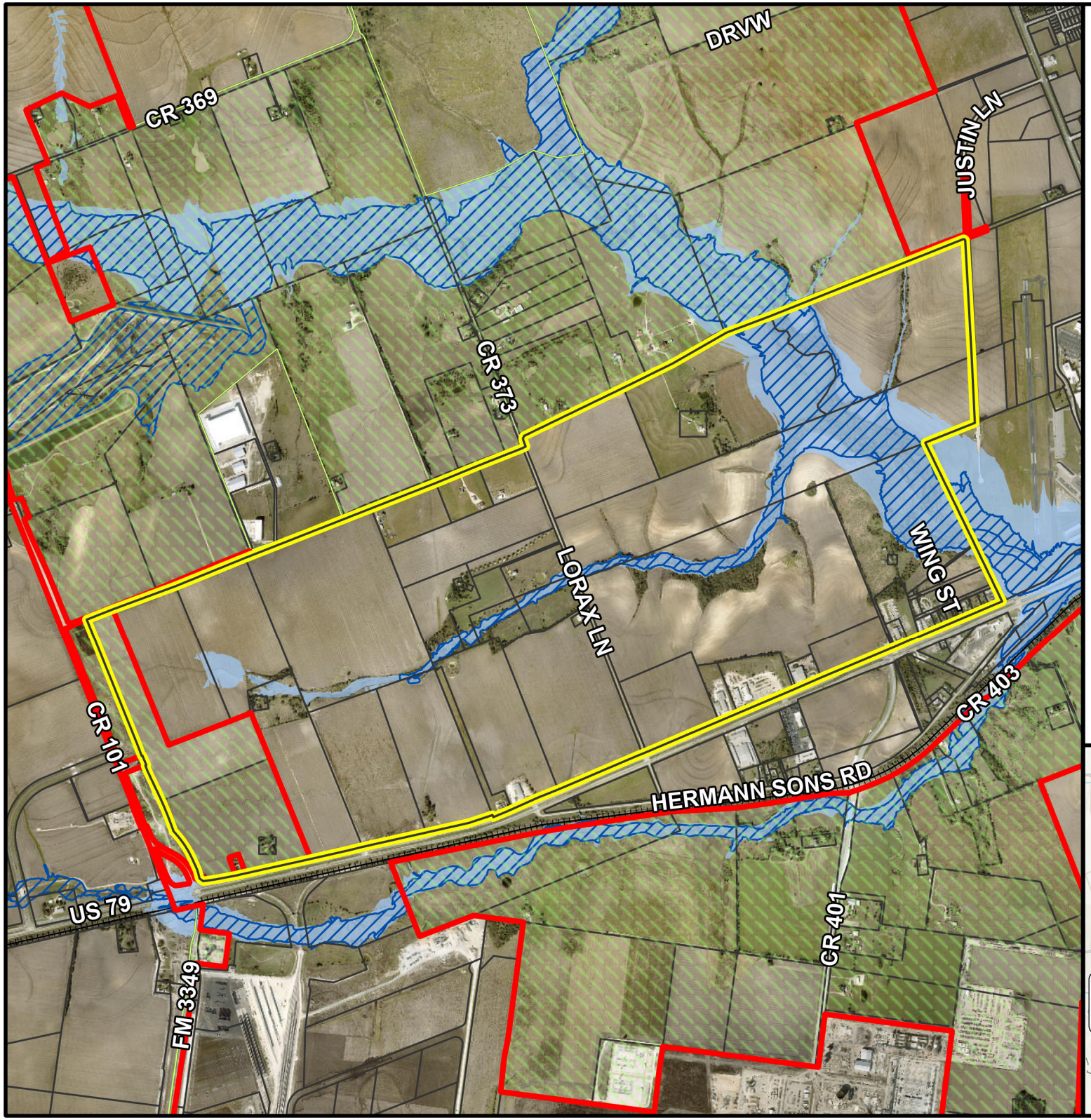
Right-of-Way Width

Pavement Width

XX-##-##

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


CR 308
Controlled Growth Tier I
Employment Special District
Controlled Growth Tier II
Employment Regional
Intended Growth
Infill Growth
Specific Land Use
ONCOR Property
Park
Commercial and Industrial
Office and Industrial
Neighborhood Edge
Neighborhood General
Neighborhood Center
Thoroughfares
Regional Road
Community Boulevard
Industrial Boulevard
N
0 ft
500 ft
1000 ft
2000 ft



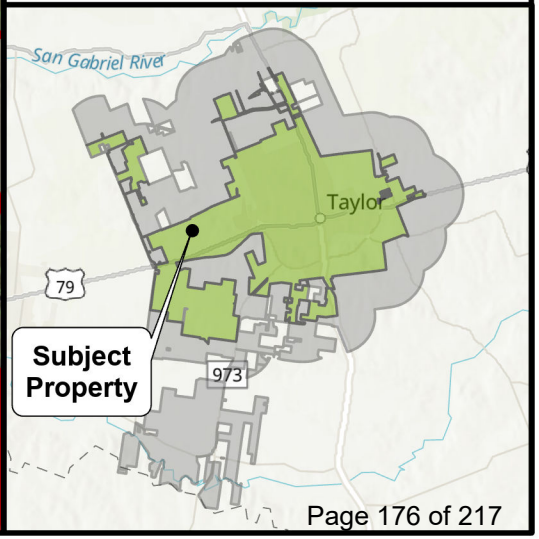
Taylor Texas
CITY OF TAYLOR TX

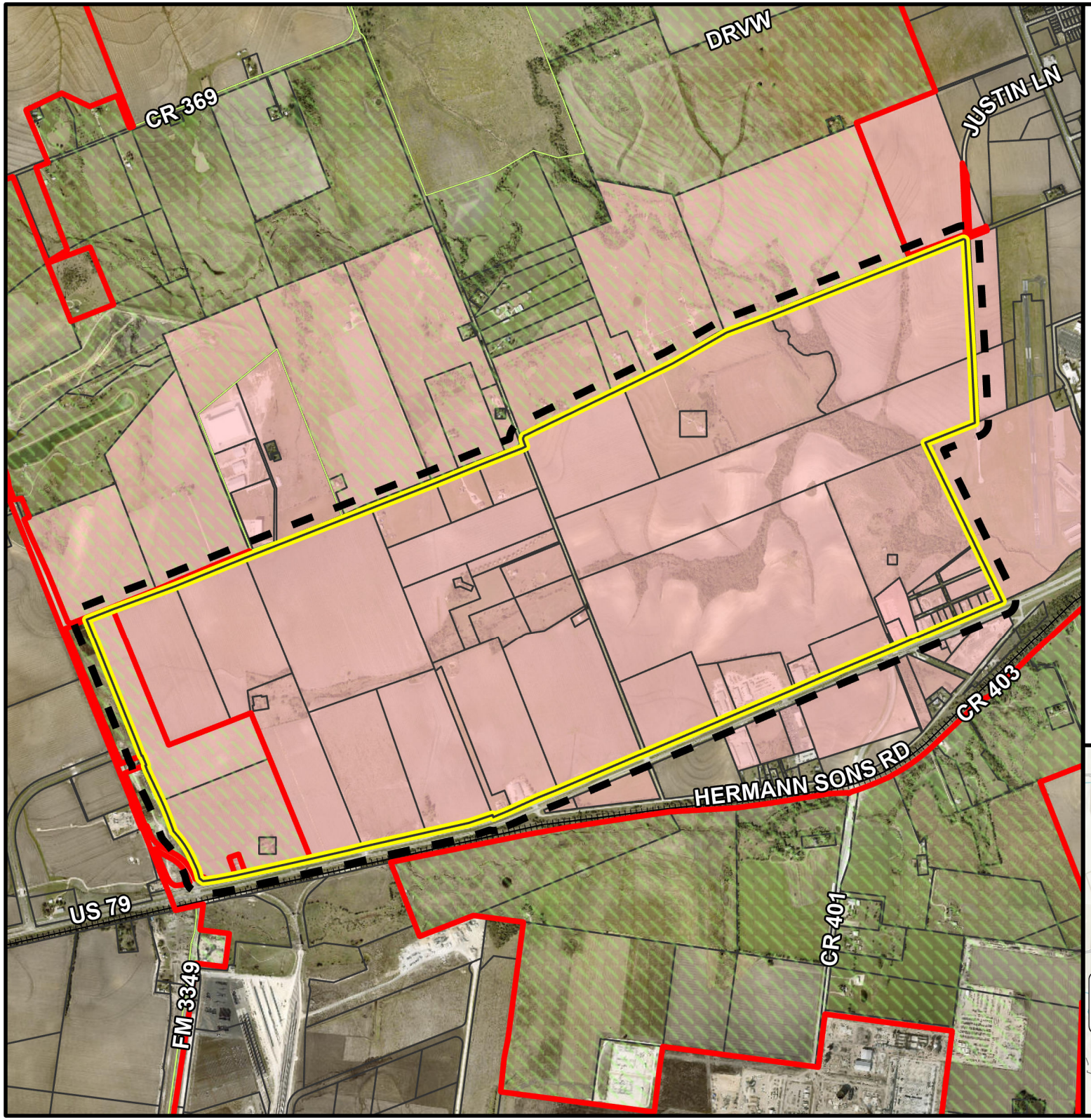
PZ-2023-1848

Generally located east of CR 101, south of CR 395 and CR398, west of Justin Lane, and north of US 79
Small Area Plan
Floodplain Map
Approximately 1,500 acres

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

N 0 2,000 4,000
Feet



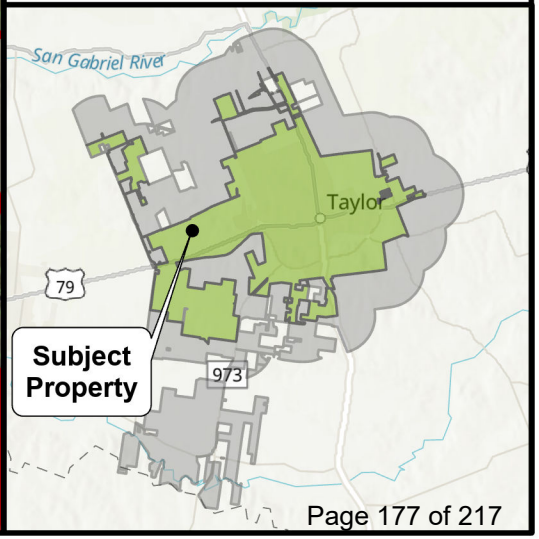


PZ-2023-1848

Generally located east of CR 101, south of CR 395 and CR398, west of Justin Lane, and north of US 79
Small Area Plan Notification Map
Approximately 1,500 acres

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

N 0 2,000 4,000
Feet



June 28, 2024

Tom Yantis
Assistant City Manager
400 Porter Street
Taylor, TX 76574

Dear Mr. Yantis,

This letter is to request inclusion at the July 2024 Property & Zoning meeting.

I own approximately 35 acres that is located in the North Employment Center. WCAD has my property listed as reference #R448962 AWO213 -Eaves, J.C survey 35.38 Acres.

The City of Taylor is scheduled to zone my property residential, but the western boundary of my property borders land that is scheduled to be zone industrial. I'm requesting a buffer of 170 feet be required for the industrial acreage as to minimize the negative impact to my property not only today but in the future.

Please let me know if you have any questions.

Bobby Naivar
512-657-0231
PO Box 531
Taylor, TX 76574

Bobby Naivar
6/28/2024

July 5, 2024

Tom Yantis
Assistant City Manager
400 Porter Street
Taylor, TX 76574

Dear Mr. Yantis,

This letter is to request inclusion at the July 2024 Property & Zoning meeting.

We own approximately 49.91 acres that is located in the North Employment Center. WCAD has my property listed as reference #R019150 AWO213 – Eaves, J.C.survey 49.91 Acres.

We were in the process of purchasing this property in December 2023. This property is zoned as an Employment Center, and we intend to use this property as Urban Residential Development. We bought this parcel due to Employment Center and its uses of Urban Residential use (Live-Work). We annex this parcel and in our annexation application we ask Mixed use Urben residential on this parcel.

We are currently in PD process with the city and MWA.

Due to the topography and location inside of Hwy 79 and surrounding properties, we are kindly requesting that Mixed Use Urban Residential High-Density Development be granted as the use for this parcel with the option for Industrial and Office, which the city is currently planning for this parcel.

Please let us know if you have any questions.

Thank you.

Taylor 49 LLC, a Texas limited liability company
By: Transcend Manager LLC, a Texas limited liability company, its manager

By: _____
Prakash Patel,
Manager

From: Louis Hughes
To: Courtney Peres
Subject: Re: P & Z board
Date: Monday, June 17, 2024 3:54:17 PM

Caution! This message was sent from outside your organization.

Courtney,

I visited with Tom Yantis last week at his office. He said that the North Employment Center is set to go before the PZ board at the July meeting and suggested I make my request for that meeting. My home/land is located in the North Employment Center. I received a buffer of 170 feet on the land that was zoned industrial on my south property line by the Taylor City Council in May. Since there is additional land that is set to be zone industrial that borders my property, I would like to have that same 170 foot buffer applied to those industrial tracts.

To promote consistency, Louis Hughes is requesting a 170 foot buffer be applied to the industrial zoned acreage that borders his approximately 70 acreage tract. (R345474,R468361,R349112) are the tracts to the west and south that border the proposed industrial classifications.

Please let me know if you have any questions or require additional information.

Thank you for your assistance.

Louis Hughes

ORDINANCE NO. 2024-34

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING THE COMPREHENSIVE PLAN TO ADOPT A SMALL AREA PLAN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE;

WHEREAS, it is necessary and reasonable for the public health, safety, morals, and welfare of the City of Taylor, Texas, a Texas home rule municipality (herein the "City"), to provide for and maintain a comprehensive plan for the City in accordance with Chapters 211, 212 and213 of the Texas Local Government Code; and

WHEREAS, the City Council finds that the amendment of the comprehensive plan herein promotes the public health, safety, morals, and welfare and provides for the orderly development of the City; and

WHEREAS, the Planning and Zoning Commission held a public hearing on July 9, 2024, reviewed the amendments, and recommended that the City Council adopt the amendments to the Comprehensive Plan; and

WHEREAS, the City Council held a public hearing on July 25, 2024, at which the public was given the opportunity to give testimony and present written evidence; and

WHEREAS, after review, inquiry, and the opportunity for citizen participation at one or more public hearings and review and recommendation by the Planning and Zoning Commission, the City Council approves the amended Comprehensive Plan hereinafter set forth;

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

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Comprehensive Plan. The City Council hereby adopts the Small Area Plan for the Special Employment District North attached hereto as **Exhibit "A"** as an appendix to the Envision Taylor Comprehensive Plan and directs the City Manager to update all other relevant maps and exhibits to reflect the changes adopted in the Small Area Plan including but not limited to the Future Land Use Plan and the Transportation Master Plan. The amended Comprehensive Plan replaces and supersedes the Comprehensive Plan that was in effect prior to the effective date of this Ordinance. The Comprehensive Plan, as it is amended from time to time, shall be kept in the office of the City Clerk and shall be available for public inspection during normal office hours. Pursuant to Chapter 211 of the Texas Local Government Code, zoning changeapplications, as considered from time to time at the request of the landowner or on motion of the City, shall be acted on in accordance with the Comprehensive Plan, as amended. Pursuant to Chapter 212 of the Texas Local Government Code, the Comprehensive

DRAFT

Plan is the general plan of the City, and all plat applications subject to the City's jurisdiction shall be in conformance with the Comprehensive Plan, as amended. The City may amend the Comprehensive Plan at the discretion of the City Council in accordance with state law as necessary to address changing conditions in the City.

Section 3. Savings Clause. All rights and remedies of the City of Taylor are expressly saved as to any and all violations of the provisions of any ordinances affecting zoning, platting, or the comprehensive plan within the City's jurisdiction which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 4. Severability Clause. 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. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

Section 6. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Tex.Gov't. Code*.

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

DRAFT

CERTIFICATE

THE STATE OF TEXAS

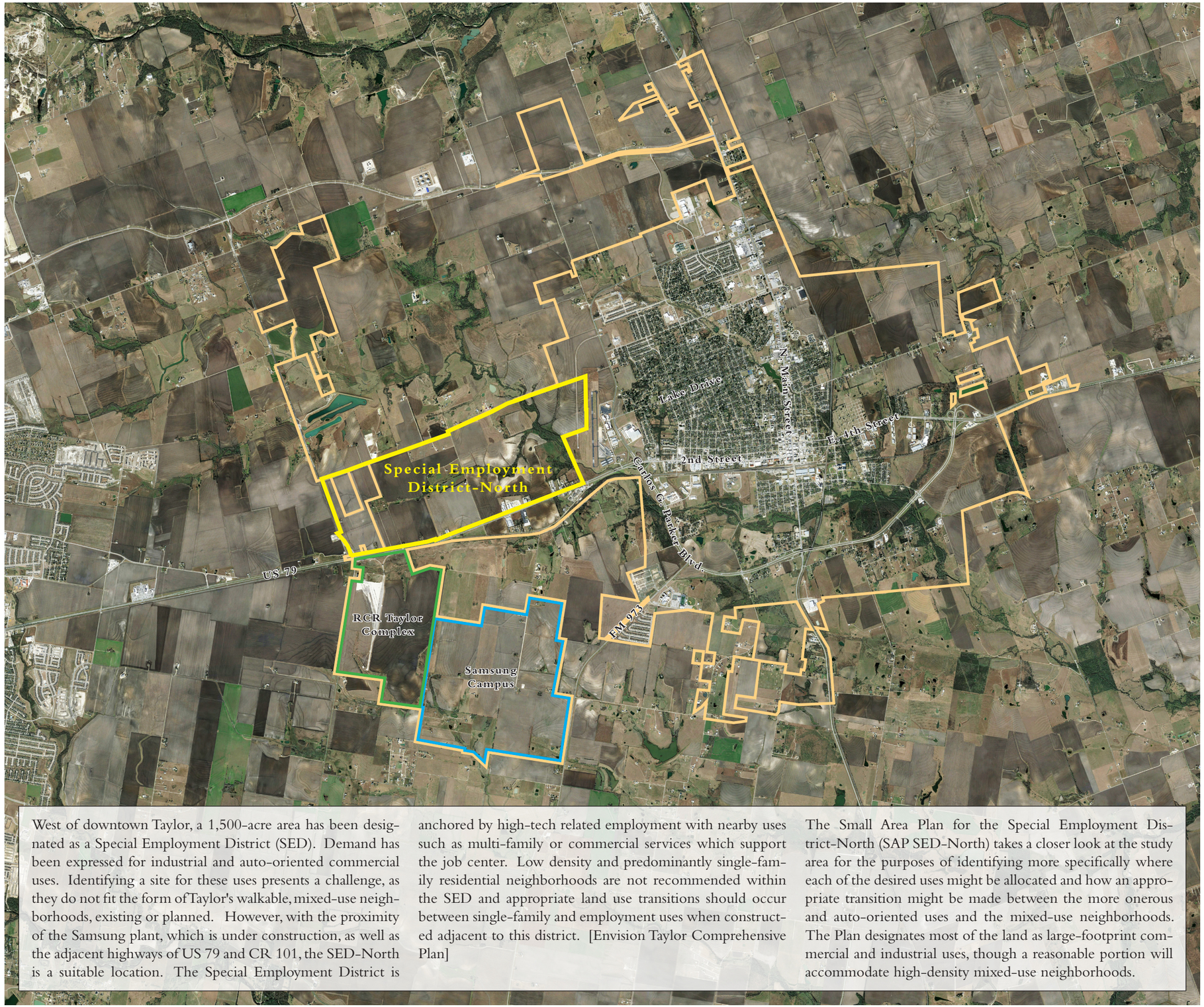
COUNTY OF WILLIAMSON

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. 2024-34, passed and approved by the City Council of the City of Taylor, Texas, on the 8th day of August 2024, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2024.

_____
Dianna McLean
City Clerk

DRAFT



West of downtown Taylor, a 1,500-acre area has been designated as a Special Employment District (SED). Demand has been expressed for industrial and auto-oriented commercial uses. Identifying a site for these uses presents a challenge, as they do not fit the form of Taylor's walkable, mixed-use neighborhoods, existing or planned. However, with the proximity of the Samsung plant, which is under construction, as well as the adjacent highways of US 79 and CR 101, the SED-North is a suitable location. The Special Employment District is anchored by high-tech related employment with nearby uses such as multi-family or commercial services which support the job center. Low density and predominantly single-family residential neighborhoods are not recommended within the SED and appropriate land use transitions should occur between single-family and employment uses when constructed adjacent to this district. [Envision Taylor Comprehensive Plan]

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

Small Area Plan:

Special Employment District-North

Taylor, Texas

A BACKGROUND

Study Area Map A.1
Study Area Map with Concept Plans A.2
Study Area Map with Approved Plans A.3
Elevation Analysis A.4

B MAPS

Growth Sector Maps B.1
per Comprehensive Plan
Thoroughfare Plans B.2
per Comprehensive Plan
per SAP SED-North
Future Land Use Maps B.4
per Comprehensive Plan
per SAP SED-North
Specific Land Use Map B.6
per SAP SED-North

C THOROUGHFARES

Thoroughfare Sections C.1

X APPENDIX

Charrette Plans X.1

For

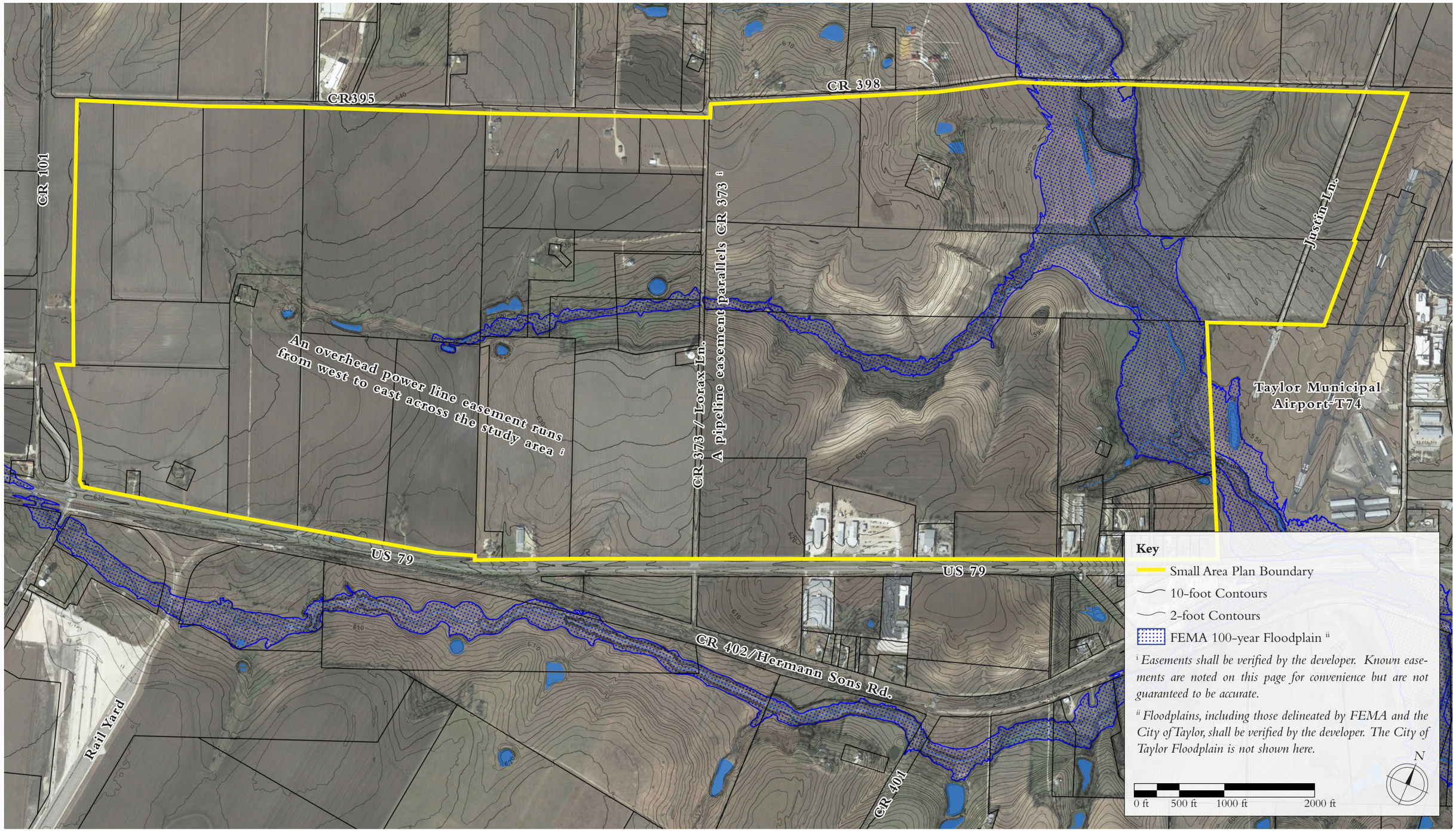
The City of Taylor, Texas

by

The City of Taylor, Texas

and

Michael Watkins Architect, LLC

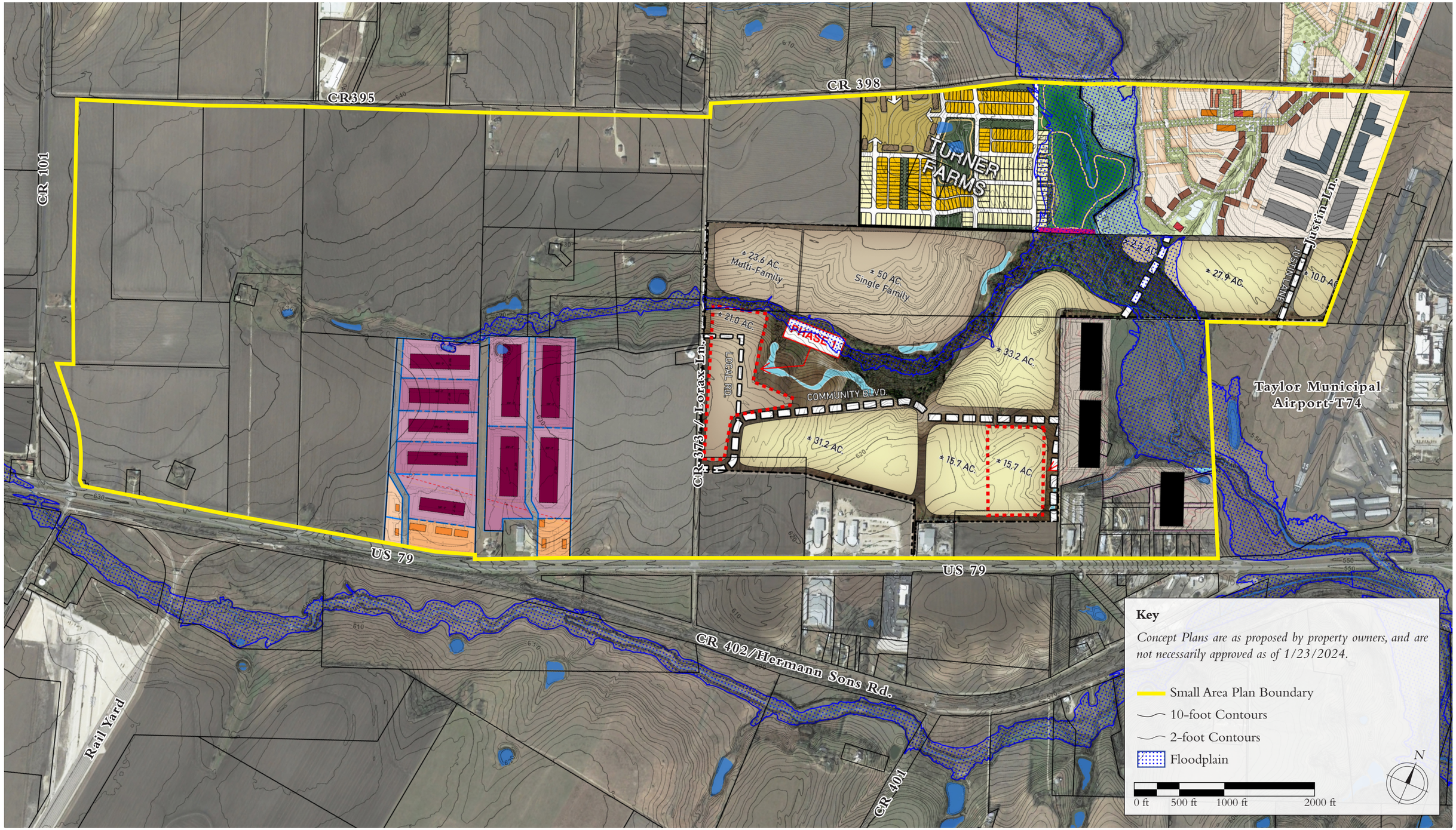


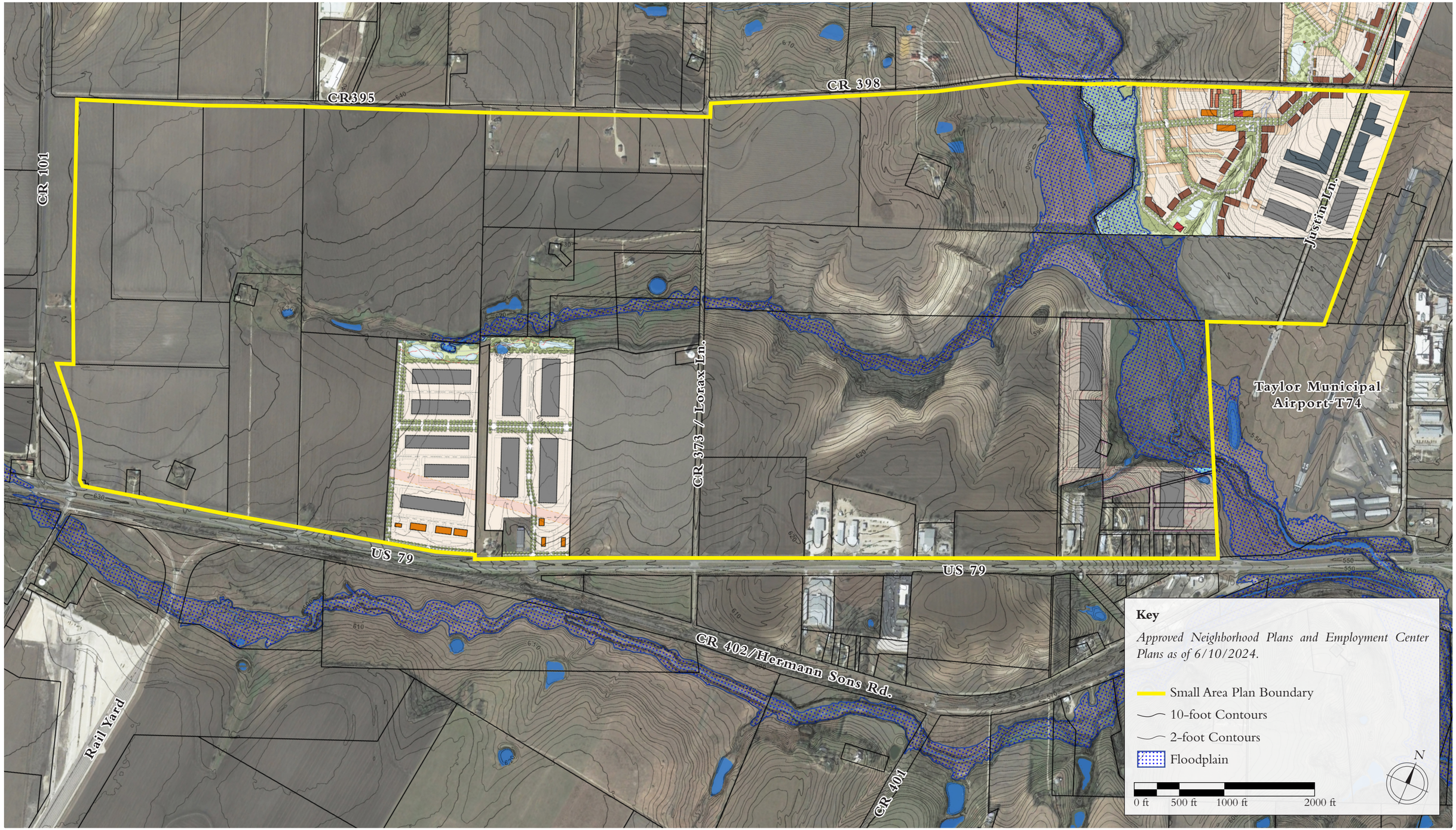
Michael Watkins Architect, LLC © 2024
The design is subject to change. Not for construction.

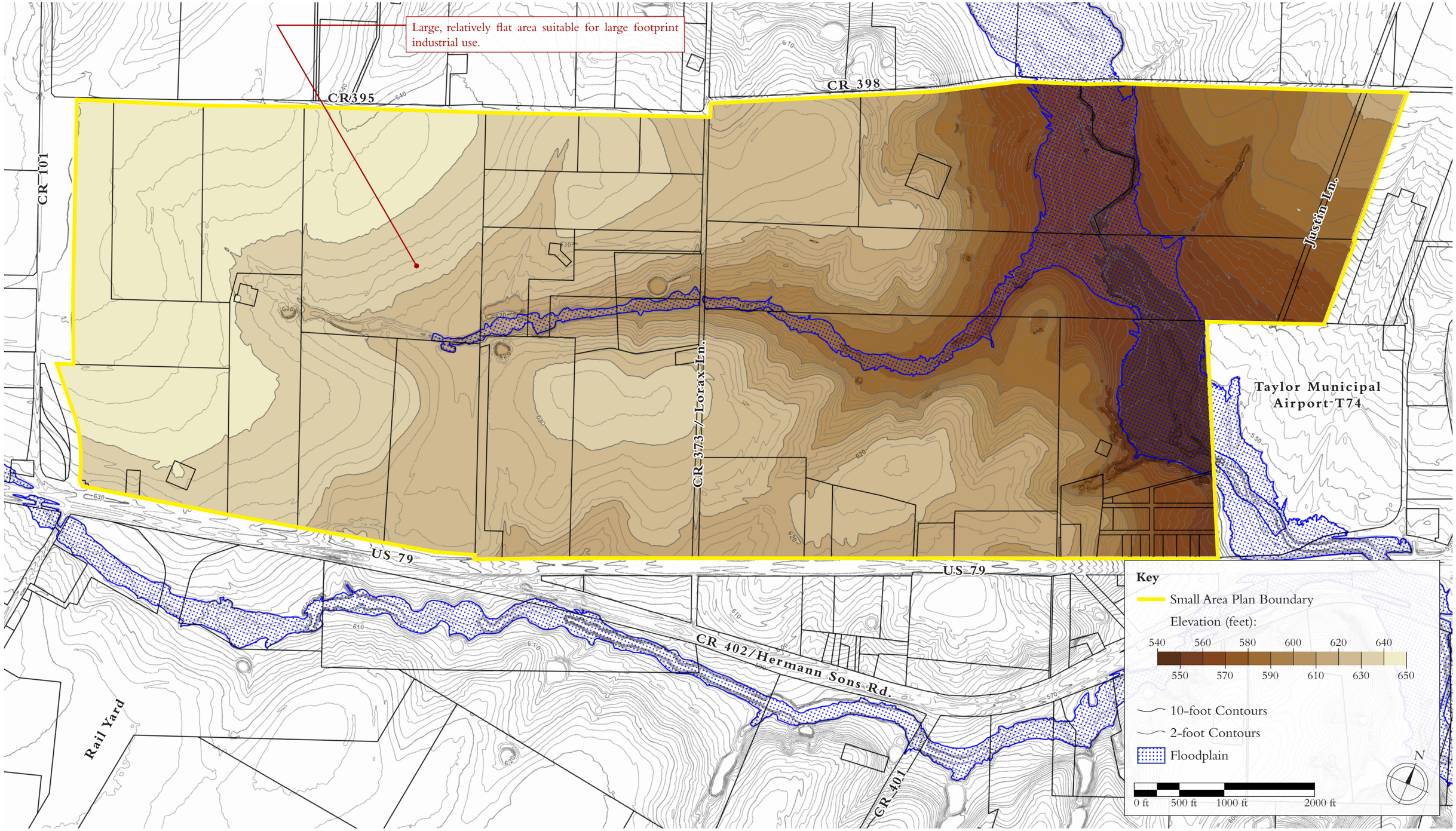
STUDY AREA MAP

PZ-2023-1848 Special Employment District-North
June 26, 2024

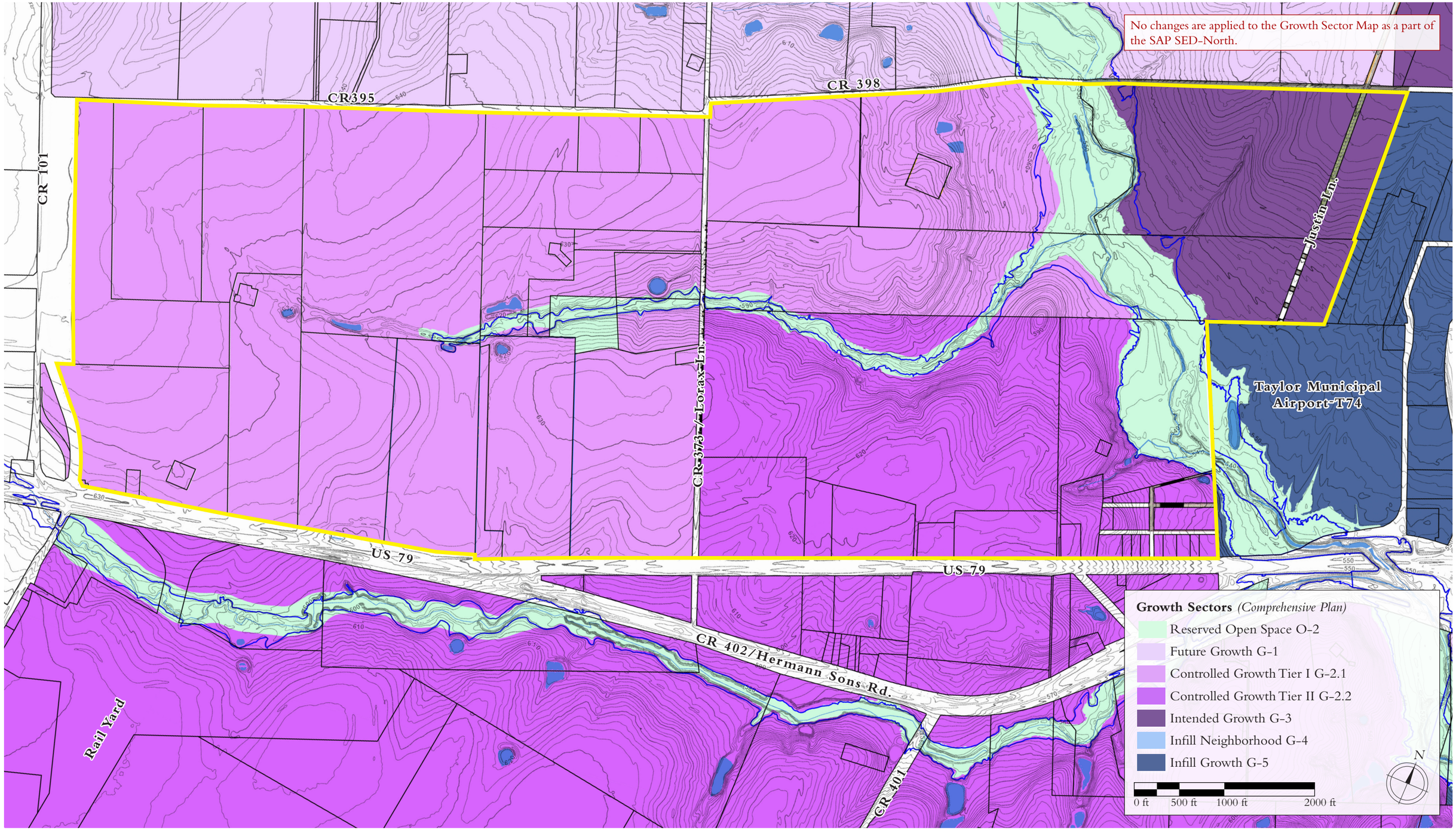
A.1


CR395
CR 398
CR 101
TURNER FARMS
Justin Ln.
± 23.6 AC.
Multi-Family
± 50 AC.
Single Family
± 2.3 AC.
± 27.9 AC.
± 10.0 AC.
± 21.0 AC.
PHASE 1
LOCAL RD.
COMMUNITY BLVD.
± 33.2 AC.
± 31.2 AC.
± 15.7 AC.
± 15.7 AC.
CR 373 / Lorax Ln.
Taylor Municipal Airport T74
US 79
US 79
CR 402/Hermann Sons Rd.
Rail Yard
CR 401
Key
Concept Plans are as proposed by property owners, and are not necessarily approved as of 1/23/2024.
Small Area Plan Boundary
10-foot Contours
2-foot Contours
Floodplain
N
0 ft
500 ft
1000 ft
2000 ft


CR395
CR 398
CR 101
CR 373 / Lorax Ln.
Justin Ln.
Taylor Municipal Airport-T74
US 79
US 79
CR 402/Hermann Sons Rd.
Rail Yard
CR 401
Key
Approved Neighborhood Plans and Employment Center Plans as of 6/10/2024.
Small Area Plan Boundary
10-foot Contours
2-foot Contours
Floodplain
N
0 ft
500 ft
1000 ft
2000 ft


Large, relatively flat area suitable for large footprint industrial use.
CR395
CR 398
CR 101
Justin Ln.
CR-373-/-Lorax-Ln.
Taylor Municipal Airport-T74
US 79
US-79
CR 402/Hermann Sons Rd.
Rail Yard
CR 401
Key
Small Area Plan Boundary
Elevation (feet):
540 560 580 600 620 640
550 570 590 610 630 650
10-foot Contours
2-foot Contours
Floodplain
N
0 ft 500 ft 1000 ft 2000 ft

No changes are applied to the Growth Sector Map as a part of the SAP SED-North.

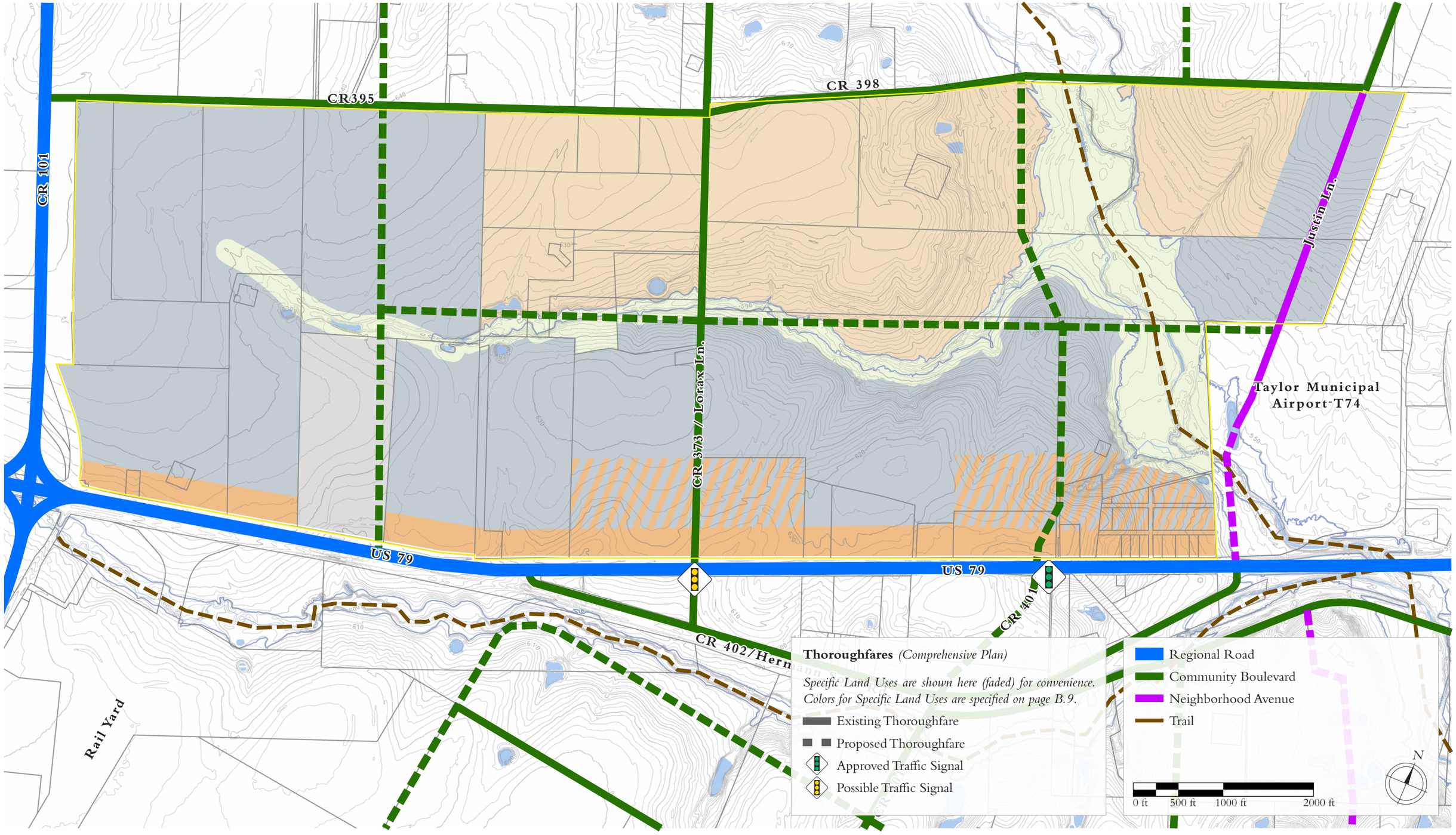


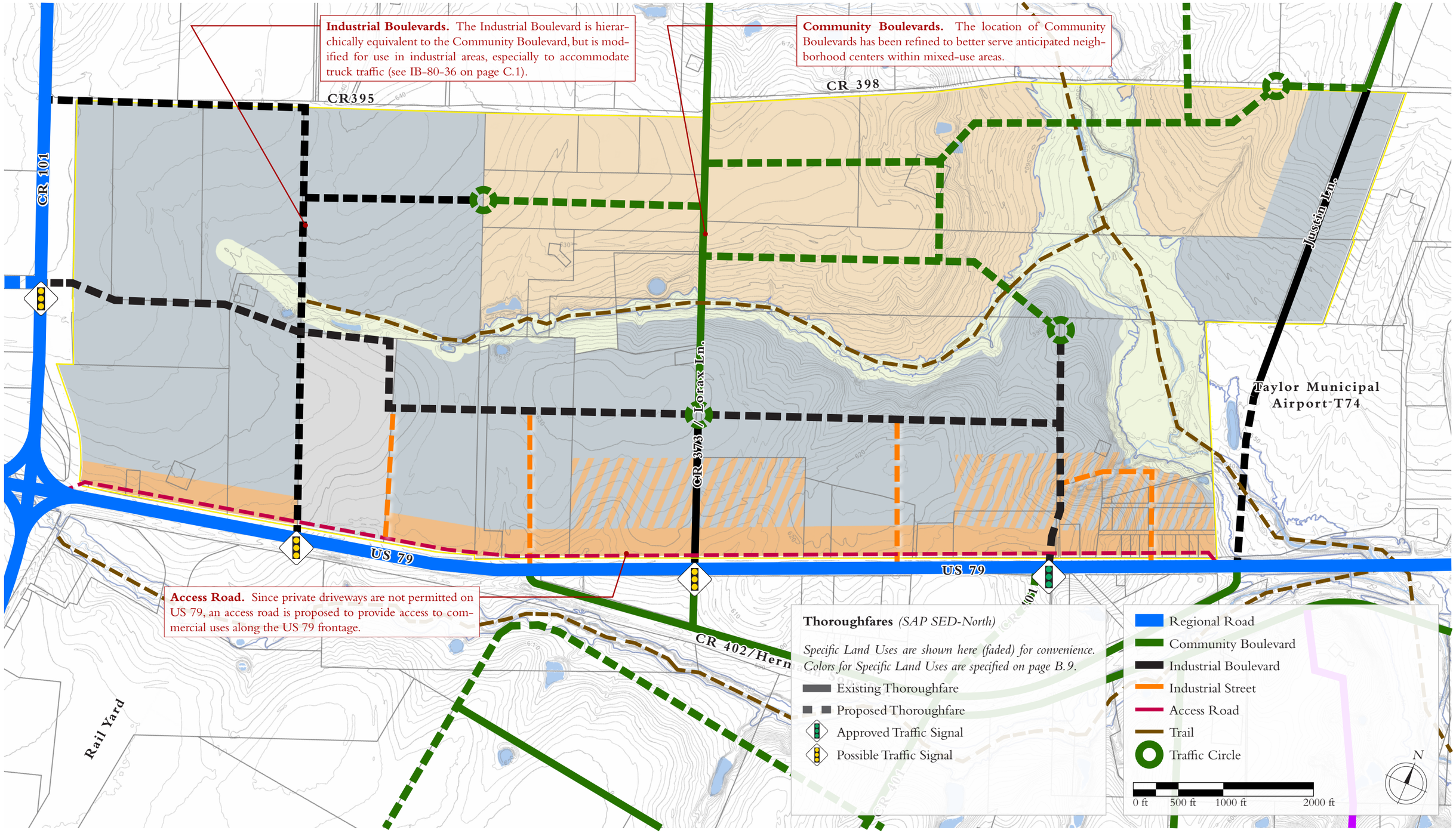
Michael Watkins Architect, LLC © 2024
The design is subject to change. Not for construction.

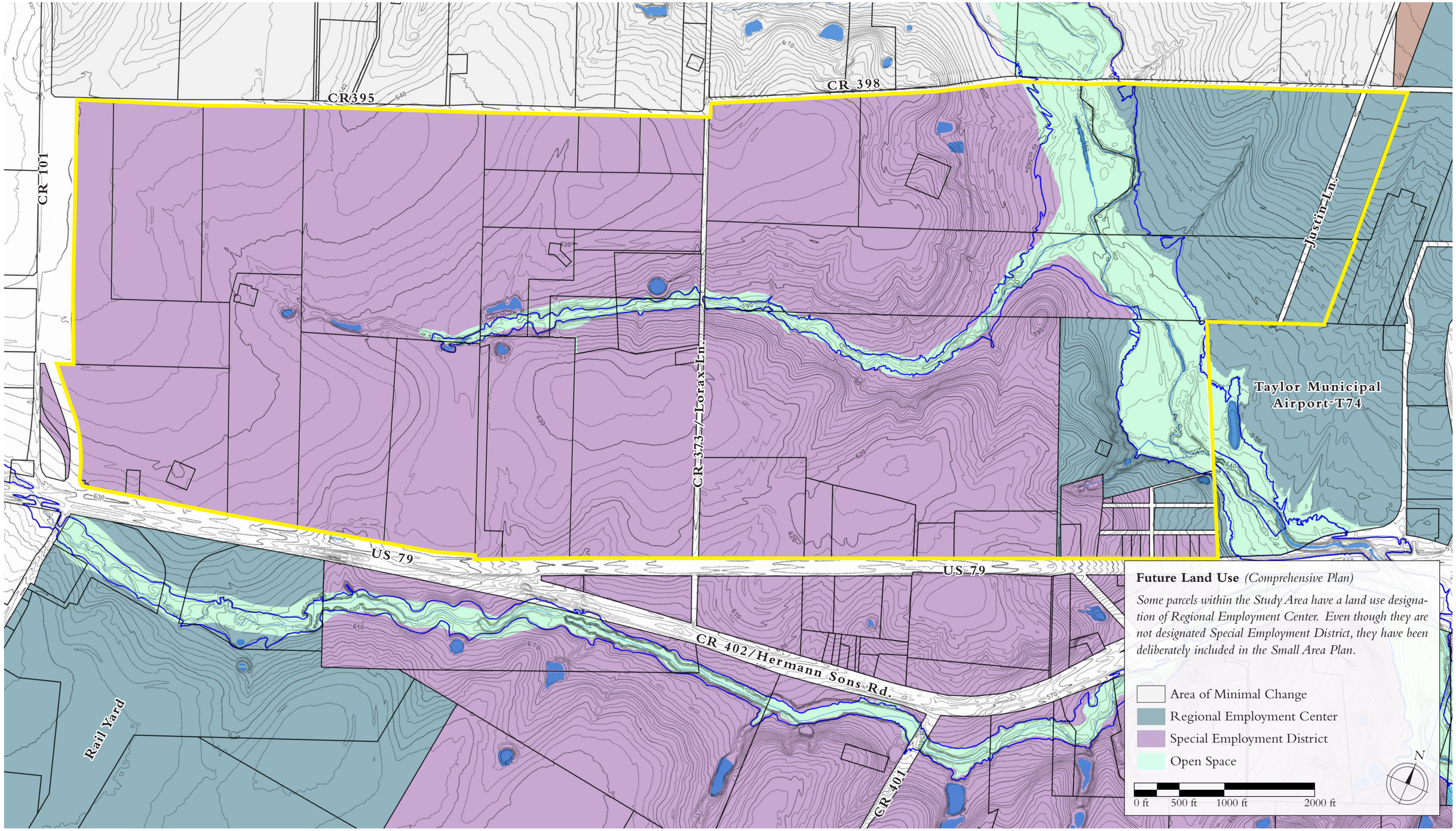
GROWTH SECTOR MAP
per Comprehensive Plan

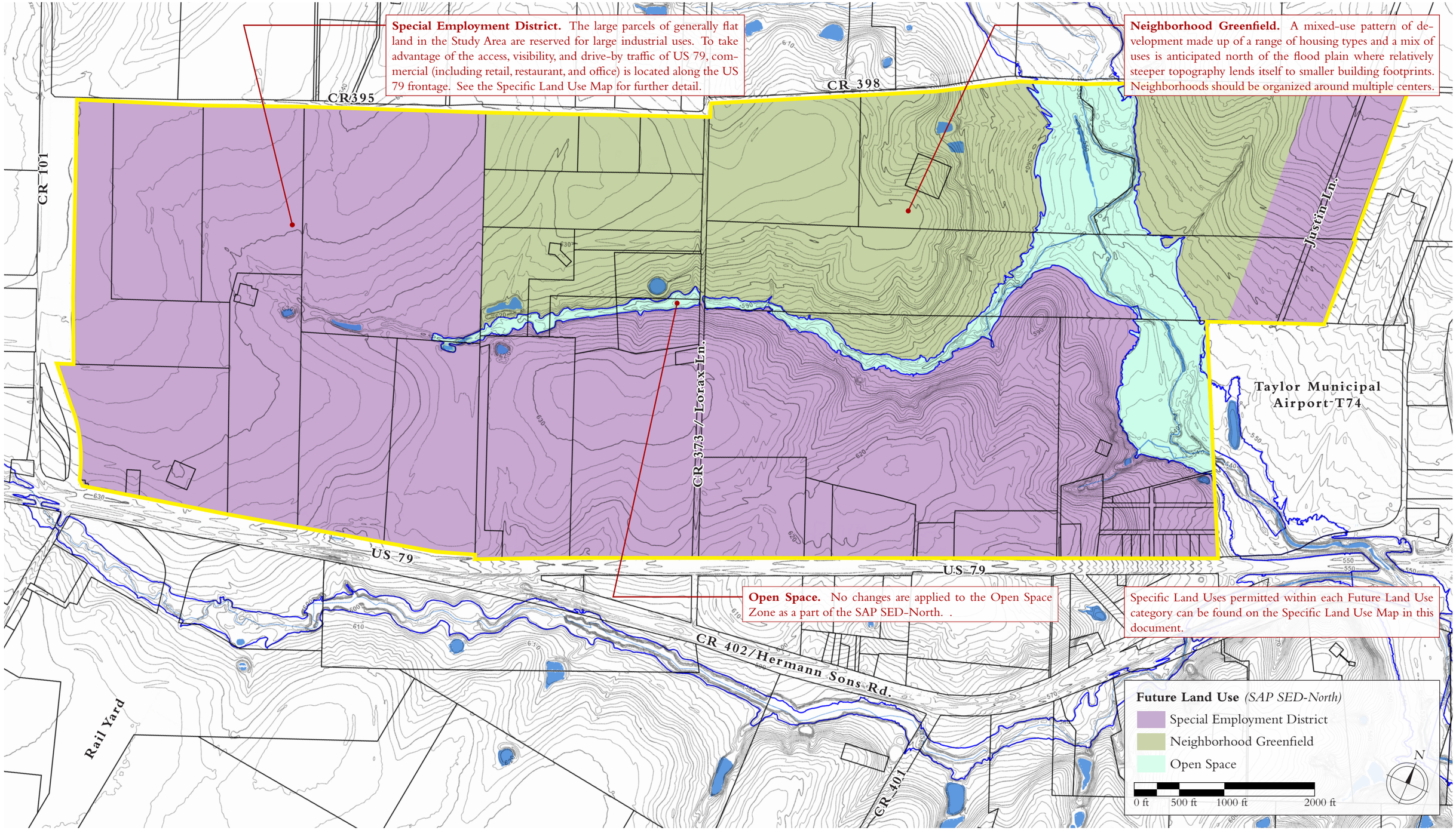
PZ-2023-1848 Special Employment District-North
June 26, 2024

B.1


CR 101
CR395
CR 398
Justin Ln.
Taylor Municipal Airport-T74
CR 373 / Lorax Ln.
US 79
US 79
CR 401
CR 402/Hern
Rail Yard
Thoroughfares (Comprehensive Plan)
Specific Land Uses are shown here (faded) for convenience.
Colors for Specific Land Uses are specified on page B.9.
Existing Thoroughfare
Proposed Thoroughfare
Approved Traffic Signal
Possible Traffic Signal
Regional Road
Community Boulevard
Neighborhood Avenue
Trail
N
0 ft
500 ft
1000 ft
2000 ft


Industrial Boulevards. The Industrial Boulevard is hierarchically equivalent to the Community Boulevard, but is modified for use in industrial areas, especially to accommodate truck traffic (see IB-80-36 on page C.1).
Community Boulevards. The location of Community Boulevards has been refined to better serve anticipated neighborhood centers within mixed-use areas.
Access Road. Since private driveways are not permitted on US 79, an access road is proposed to provide access to commercial uses along the US 79 frontage.
CR395
CR 398
CR 101
CR 373 / Lorax Ln.
Justin Ln.
Taylor Municipal Airport-T74
US 79
US 79
CR 402/Hern
Rail Yard
Thoroughfares (SAP SED-North)
Specific Land Uses are shown here (faded) for convenience. Colors for Specific Land Uses are specified on page B.9.
Existing Thoroughfare
Proposed Thoroughfare
Approved Traffic Signal
Possible Traffic Signal
Regional Road
Community Boulevard
Industrial Boulevard
Industrial Street
Access Road
Trail
Traffic Circle
N
0 ft
500 ft
1000 ft
2000 ft


CR 395
CR 398
CR 101
CR-373=/-Lorax-Ln.
Justin-Ln.
Taylor Municipal Airport-T74
US 79
US-79
CR 402/Hermann Sons Rd.
CR 401
Rail Yard
Future Land Use (Comprehensive Plan)
Some parcels within the Study Area have a land use designation of Regional Employment Center. Even though they are not designated Special Employment District, they have been deliberately included in the Small Area Plan.
Area of Minimal Change
Regional Employment Center
Special Employment District
Open Space
N
0 ft
500 ft
1000 ft
2000 ft


Special Employment District. The large parcels of generally flat land in the Study Area are reserved for large industrial uses. To take advantage of the access, visibility, and drive-by traffic of US 79, commercial (including retail, restaurant, and office) is located along the US 79 frontage. See the Specific Land Use Map for further detail.
Neighborhood Greenfield. A mixed-use pattern of development made up of a range of housing types and a mix of uses is anticipated north of the flood plain where relatively steeper topography lends itself to smaller building footprints. Neighborhoods should be organized around multiple centers.
Open Space. No changes are applied to the Open Space Zone as a part of the SAP SED-North. .
Specific Land Uses permitted within each Future Land Use category can be found on the Specific Land Use Map in this document.
CR 395
CR 398
CR 101
Justin Ln.
CR 373 / Lorax Ln.
Taylor Municipal Airport T74
US 79
US 79
CR 402/Hermann Sons Rd.
Rail Yard
CR 401
Future Land Use (SAP SED-North)
Special Employment District
Neighborhood Greenfield
Open Space
N
0 ft
500 ft
1000 ft
2000 ft

Employment - Industrial & Office. The large parcels of generally flat land in the Study Area are reserved for large Industrial uses and may include office uses as well.

Mixed-Use Neighborhood. A mix of neighborhood-scale development is anticipated. Multiple pedestrian sheds are to include a mix of housing types and a variety of uses, anchored around neighborhood centers.

Park / Open Space. The Park zone increases the size of the Future Land Use Open Space area. The park zone serves the purpose of providing a buffer between the mixed-use residential neighborhoods and the more noxious and auto-oriented uses found in the Employment - Commercial and Industrial & Office zones.

Buffer. A landscape buffer of a minimum 100 feet is required where shown. This buffer is in addition to the flood plain and shall act as an extension of the Park / Open Space network.

ONCOR. This property is owned by ONCOR Electric Delivery Company. Development for electric utility purposes is anticipated.

Employment - Commercial or Industrial & Office. Hatched areas may be allocated to either auto-oriented commercial or industrial.

Employment - Commercial. To take advantage of the access, visibility, and drive-by traffic of US 79, this land is reserved for auto-oriented commercial.

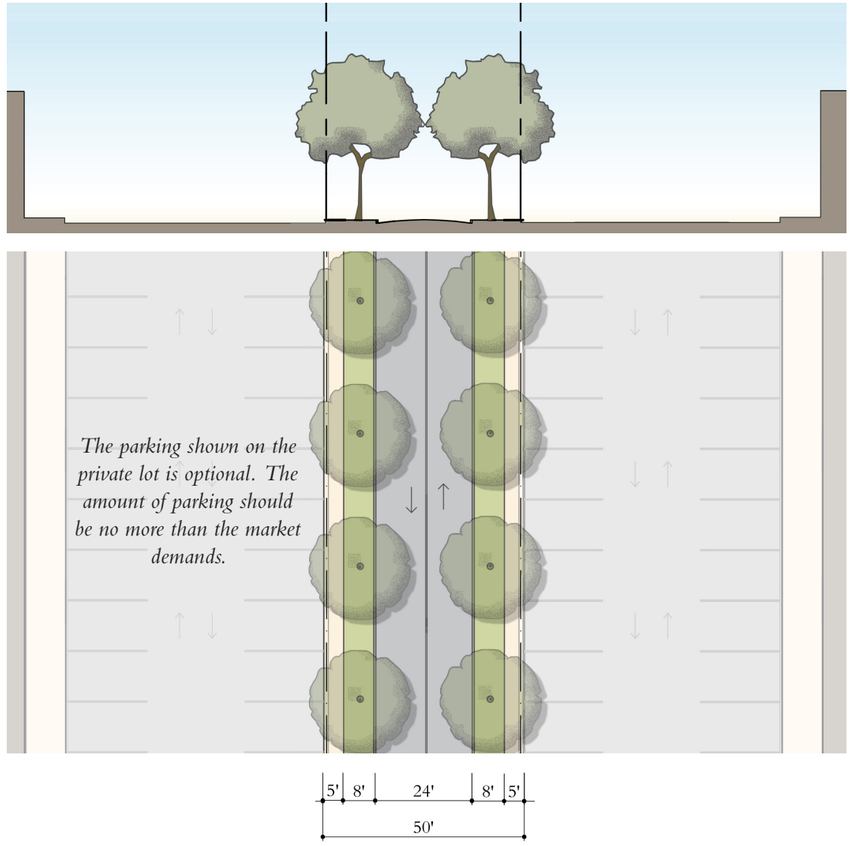
CR 395
CR 398
CR 101
Justin Ln.
ONCOR Property
CR 373 / Lorax Ln.
Taylor Municipal Airport T74
US 79
US 79
CR 402/Her
Rail Yard
CR 401

Specific Land Use *(SAP SED-North)*

- ONCOR
- Park / Open Space
- Employment - Commercial
- Employment - Industrial & Office
- Employment - Commercial or Industrial & Office
- Mixed-Use Neighborhood

N

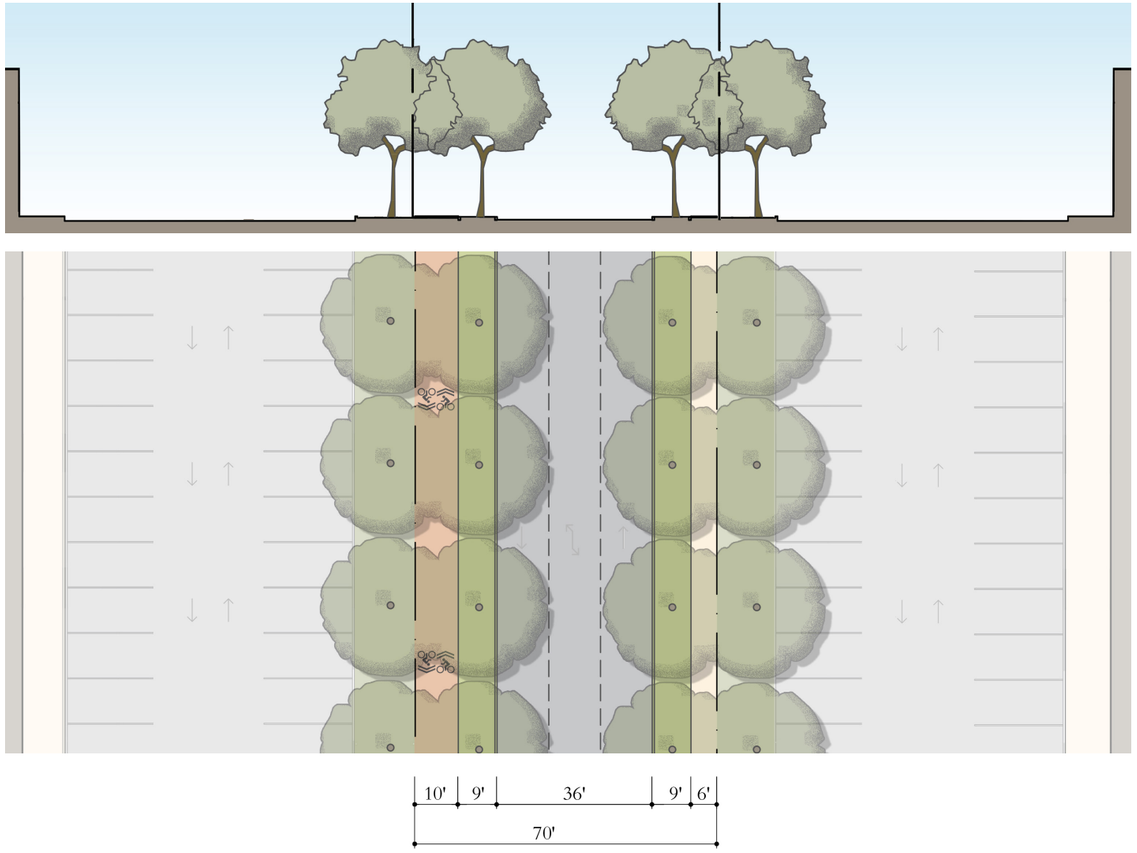
0 ft 500 ft 1000 ft 2000 ft



IS-50-24

Industrial Street
50 ft. ROW
24 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
8 ft. Tree Lawn
Allee, 25-30 ft. o.c.
5 ft. Sidewalk
Provided

Trees may need to be maintained to permit a higher vertical clearance to accommodate truck traffic.
Driveways shall be spaced at a minimum of 200 feet from curb to curb.



IB-70-36

Industrial Boulevard
70 ft. ROW
36 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
9 ft. Tree Lawns
Allee, 25-30 ft. o.c.
10 ft. Shared-Use Path / 6 ft. Sidewalk
Provided

Trees may need to be maintained to permit a higher vertical clearance to accommodate truck traffic.
Driveways shall be spaced at a minimum of 200 feet from curb to curb.

Notes:

The intent of these Industrial Thoroughfares is to facilitate the movement of large trucks. The geometry of thoroughfares and intersections may require adjustments to accommodate the appropriate design vehicle.

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

Right-of-Way Width

Pavement Width

XX-##-##

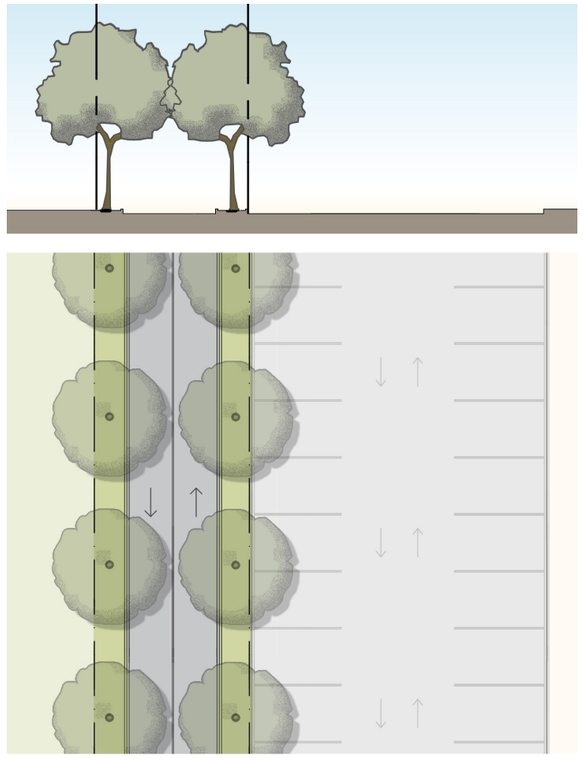
Thoroughfare Type
Thoroughfare Name Suffix
Right-of-Way or Easement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes

Michael Watkins Architect, LLC © 2024
The design is subject to change. Not for construction.

THOROUGHFARE SECTIONS

PZ-2023-1848 Special Employment District-North
June 26, 2024

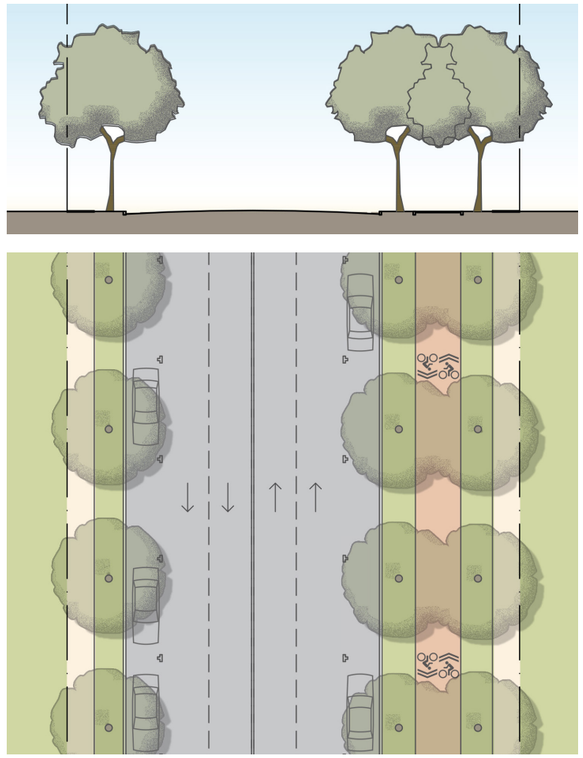
C.1



AR-34-20

Access Road
34 ft. ROW
20 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
7 ft. Tree Lawn
Allee, 25-30 ft. o.c.
None
Provided

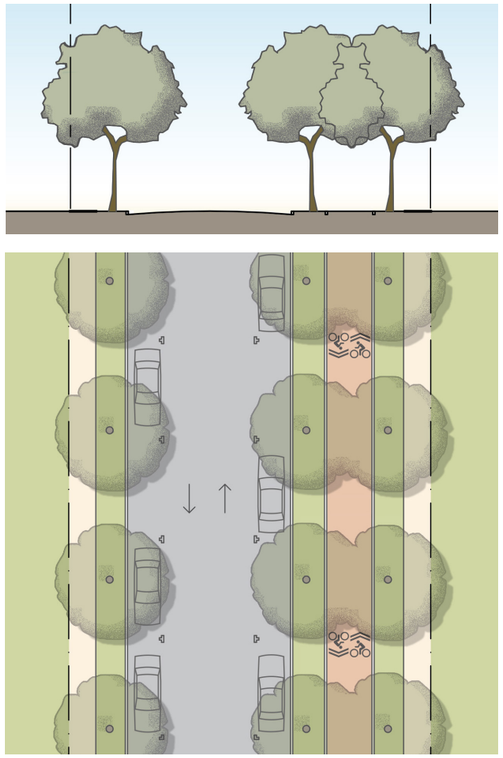
Trees may need to be maintained to permit a higher vertical clearance to accommodate truck traffic.



BV-100-56

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

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



BV-80-36

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

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

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

Right-of-Way Width

Pavement Width

XX-##-##

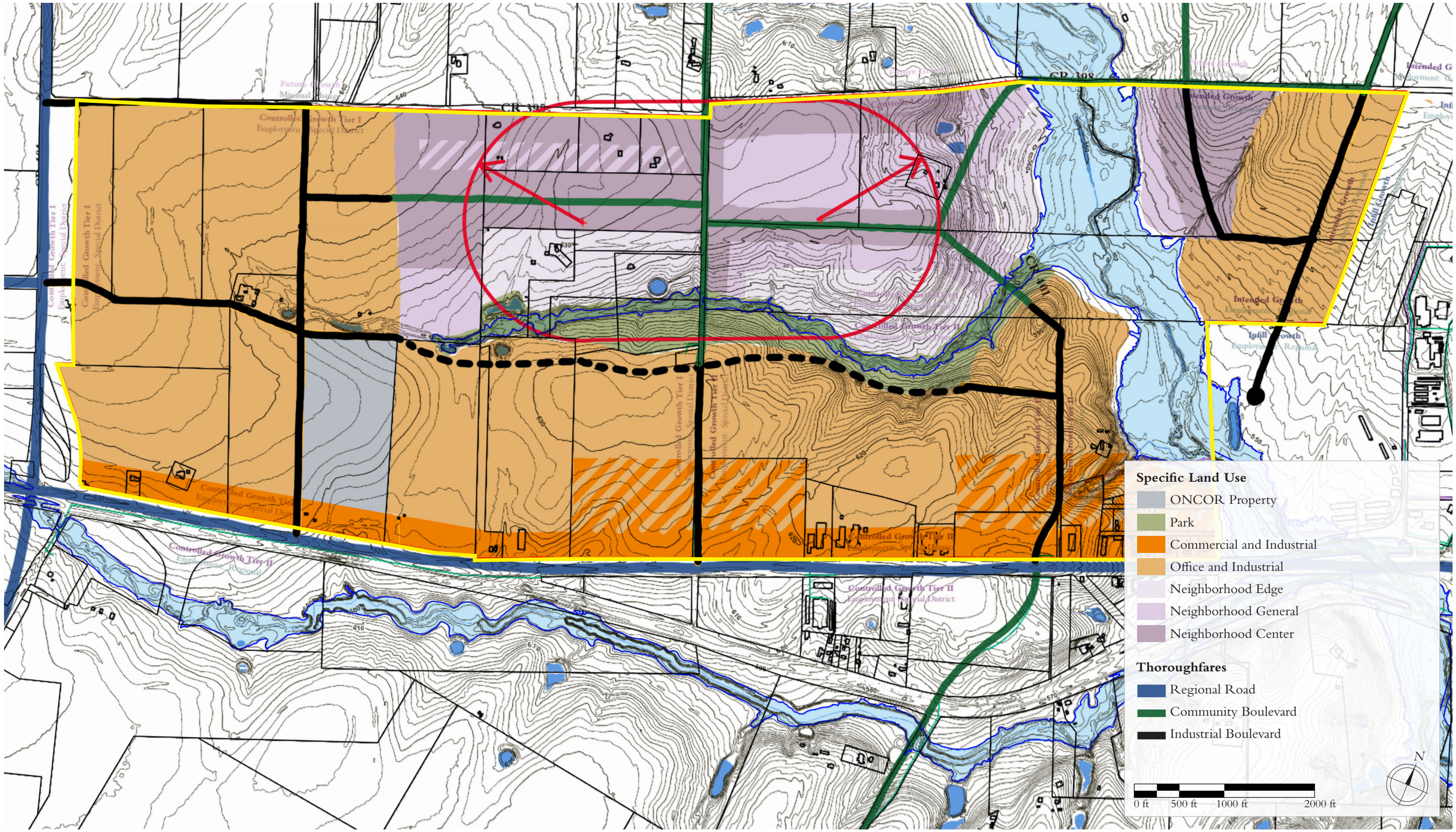
Thoroughfare Type
Thoroughfare Name Suffix
Right-of-Way or Easement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes

Michael Watkins Architect, LLC © 2024
The design is subject to change. Not for construction.

THOROUGHFARE SECTIONS

PZ-2023-1848 Special Employment District-North
June 26, 2024

C.2


CR 308
CR 308
Controlled Growth Tier I
Employment Special District
Controlled Growth Tier II
Employment Regional
Intended Growth
Infill Growth
Specific Land Use
ONCOR Property
Park
Commercial and Industrial
Office and Industrial
Neighborhood Edge
Neighborhood General
Neighborhood Center
Thoroughfares
Regional Road
Community Boulevard
Industrial Boulevard
N
0 ft
500 ft
1000 ft
2000 ft

City of Taylor
City Council

July 25, 2024

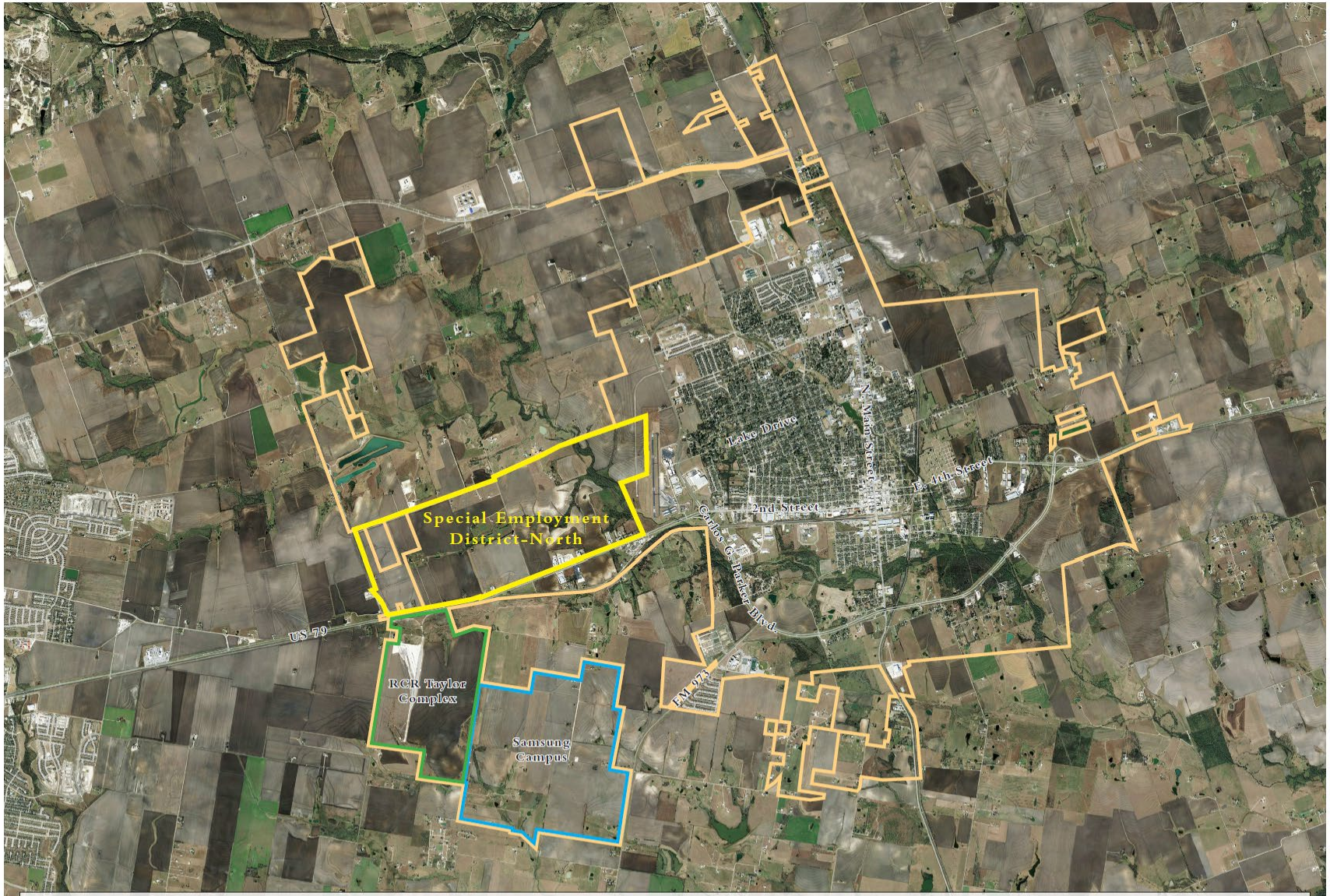
PZ-2023-1848

Comprehensive Plan Amendment

Small Area Plan – Special Employment District North

Development Process

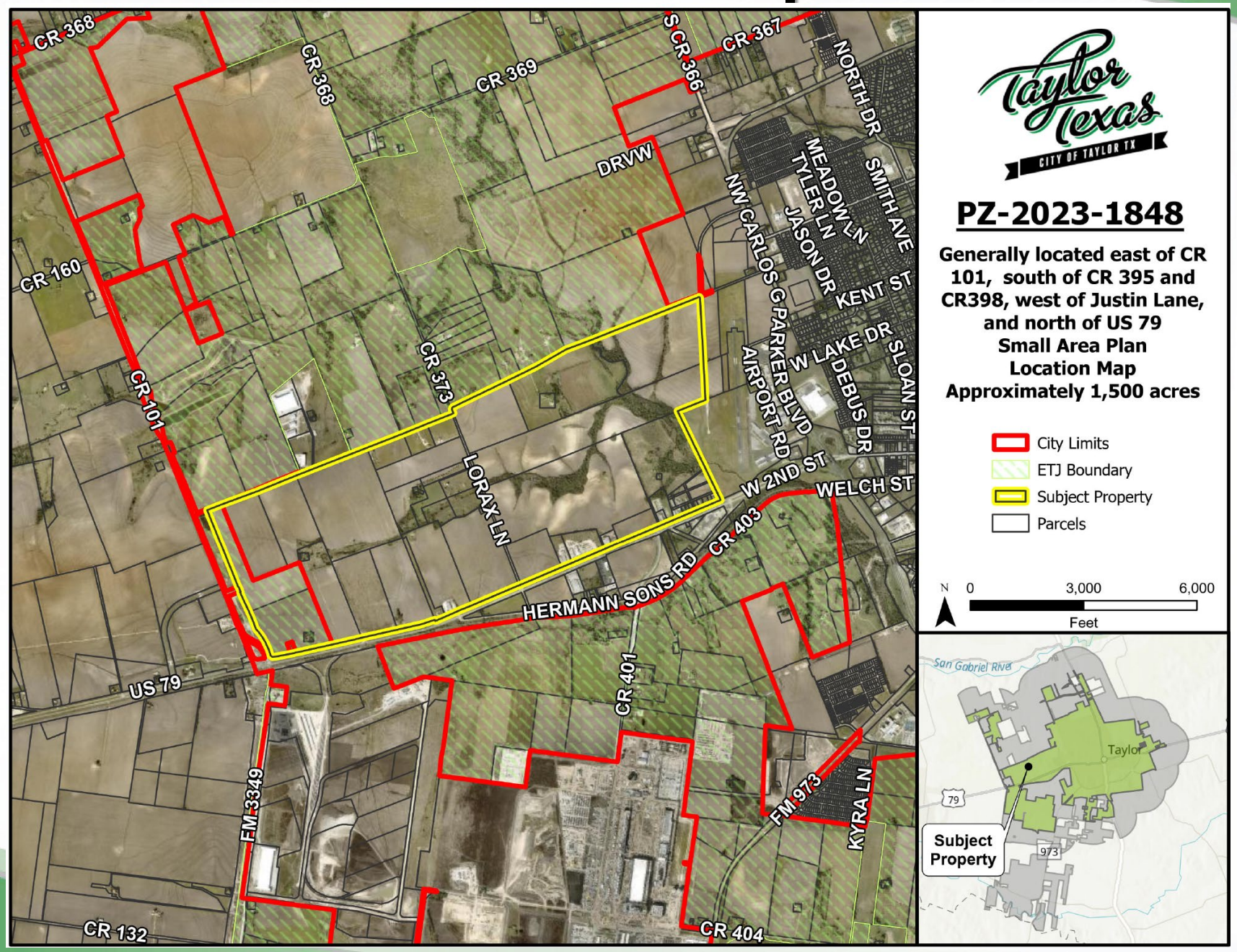
1. **Comprehensive Plan Amendment** – Changes to the Growth Sector, Future Land Use, or Transportation Master Plan. Can also be actions to amend the Comp. Plan to fulfill an Implementation Strategy.
2. **Plan and/or Place Type Designation** – Projects 2.5 acres and greater will go through an Employment Center, Neighborhood, or Infill Neighborhood Plan to layout new Centers or Neighborhoods and allocate Place Type Zoning Districts.
3. **Preliminary Plat** – Division of land into lots (identifying lot boundaries, streets, easements, etc.).
4. **Subdivision Improvement Plans** – Public Infrastructure Plans (Water, Sewer, Drainage).
5. **Final Plat** To be recorded after approved and accepted infrastructure improvements.
6. **Site Development Plans** – Engineered or surveyed drawings depicting proposed development on a lot(s).
7. **Building Permit** - Layout of building(s) on lot(s) and detailed construction drawings.



West of downtown Taylor, a 1,500-acre area has been designated as a Special Employment District (SED). Demand has been expressed for industrial and auto-oriented commercial uses. Identifying a site for these uses presents a challenge, as they do not fit the form of Taylor's walkable, mixed-use neighborhoods, existing or planned. However, with the proximity of the Samsung plant, which is under construction, as well as the adjacent highways of US 79 and CR 101, the SED-North is a suitable location. The Special Employment District is anchored by high-tech related employment with nearby uses such as multi-family or commercial services which support the job center. Low density and predominantly single-family residential neighborhoods are not recommended within the SED and appropriate land use transitions should occur between single-family and employment uses when constructed adjacent to this district. [Envision Taylor Comprehensive Plan]

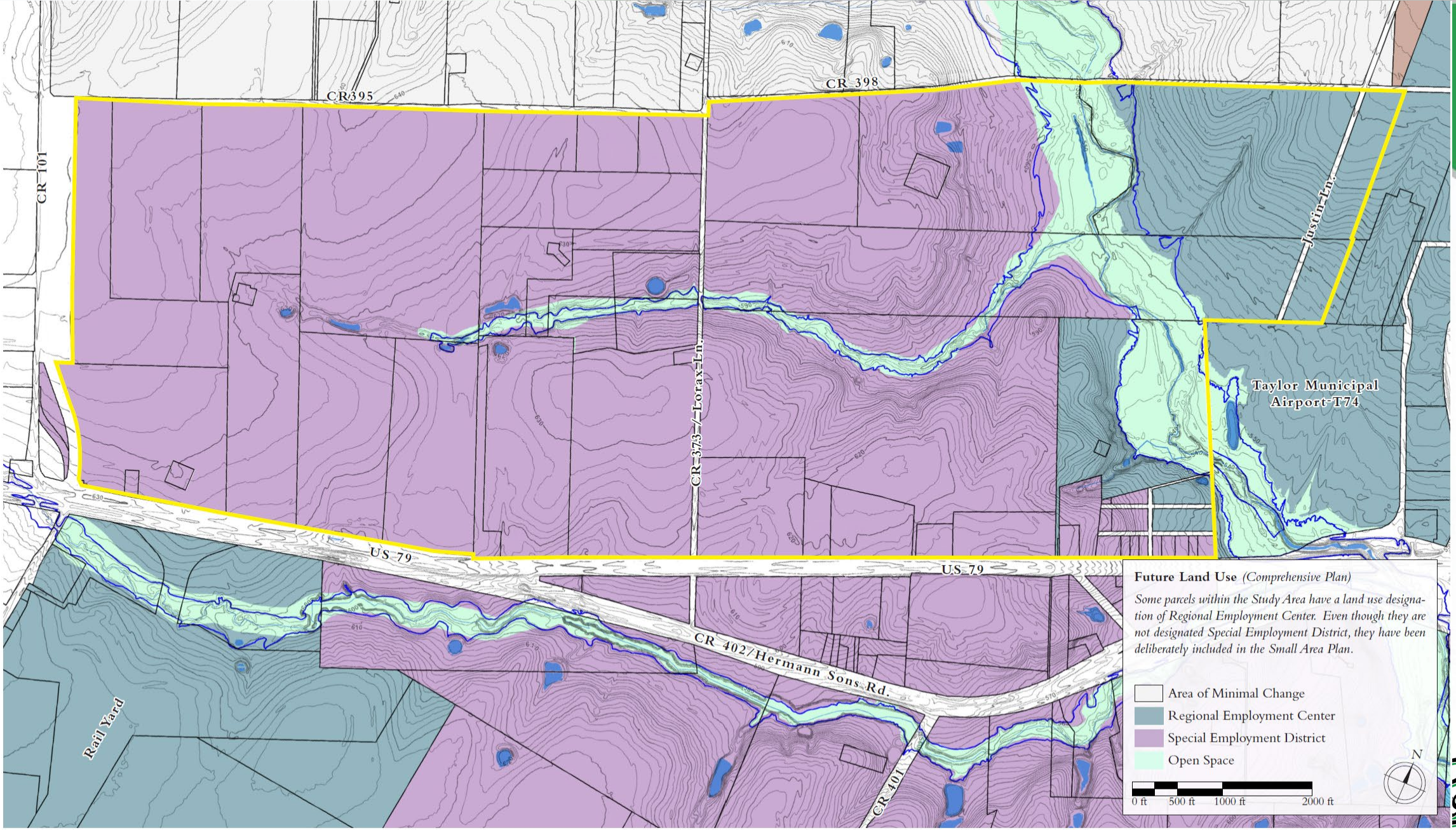
The Small Area Plan for the Special Employment District-North (SAP SED-North) takes a closer look at the study area for the purposes of identifying more specifically where each of the desired uses might be allocated and how an appropriate transition might be made between the more onerous and auto-oriented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

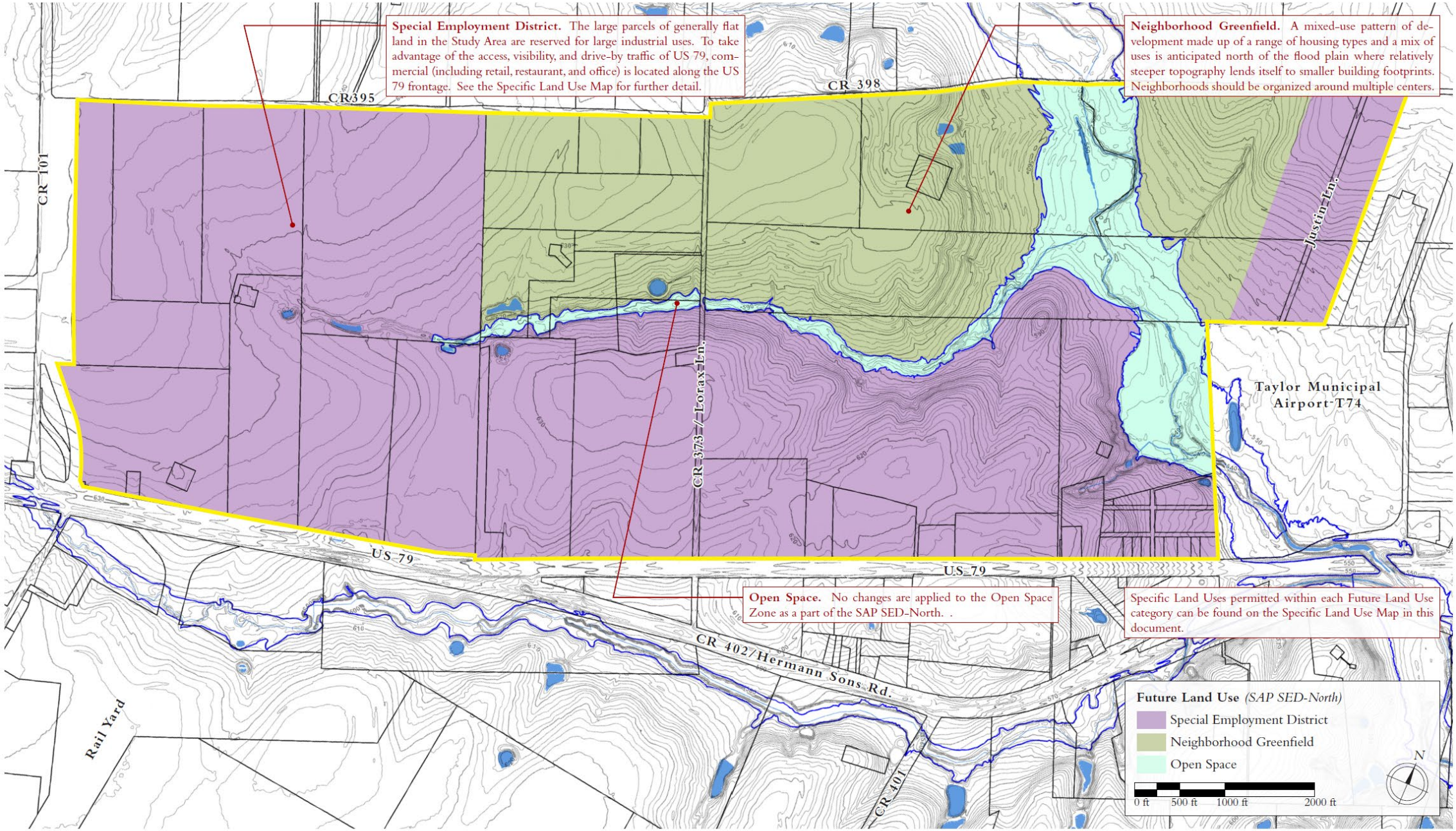
Location Map

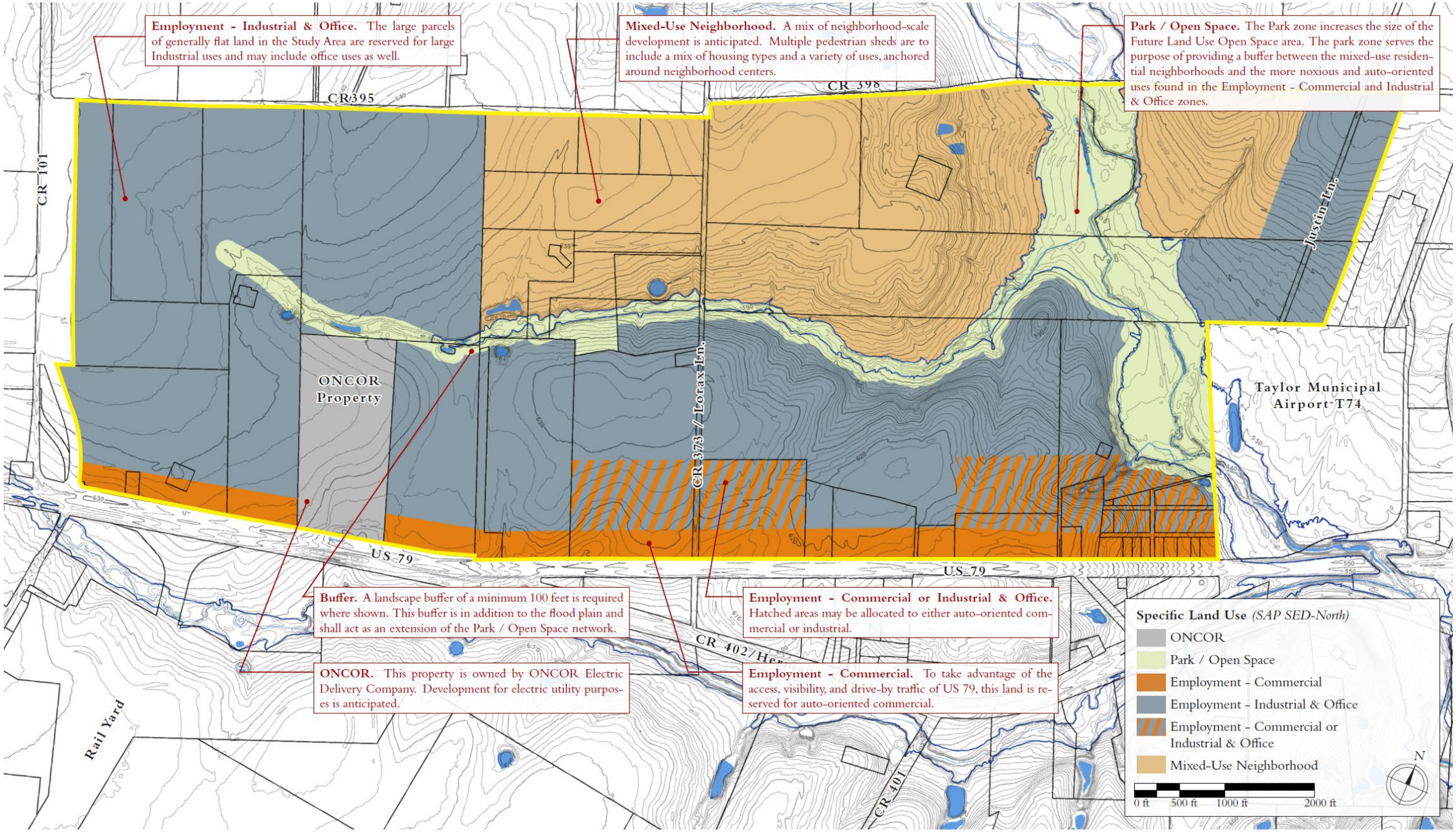


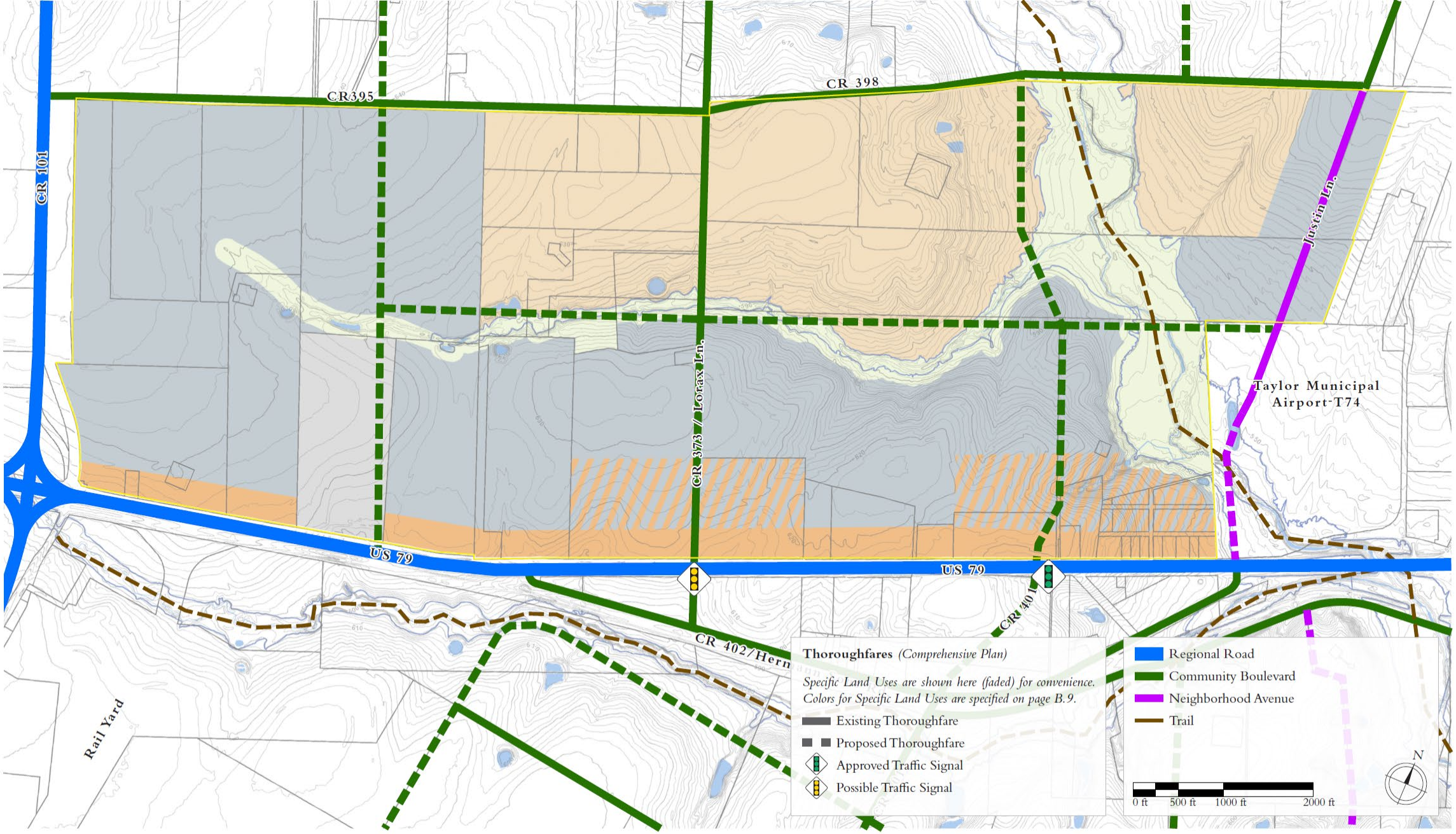
Timeline

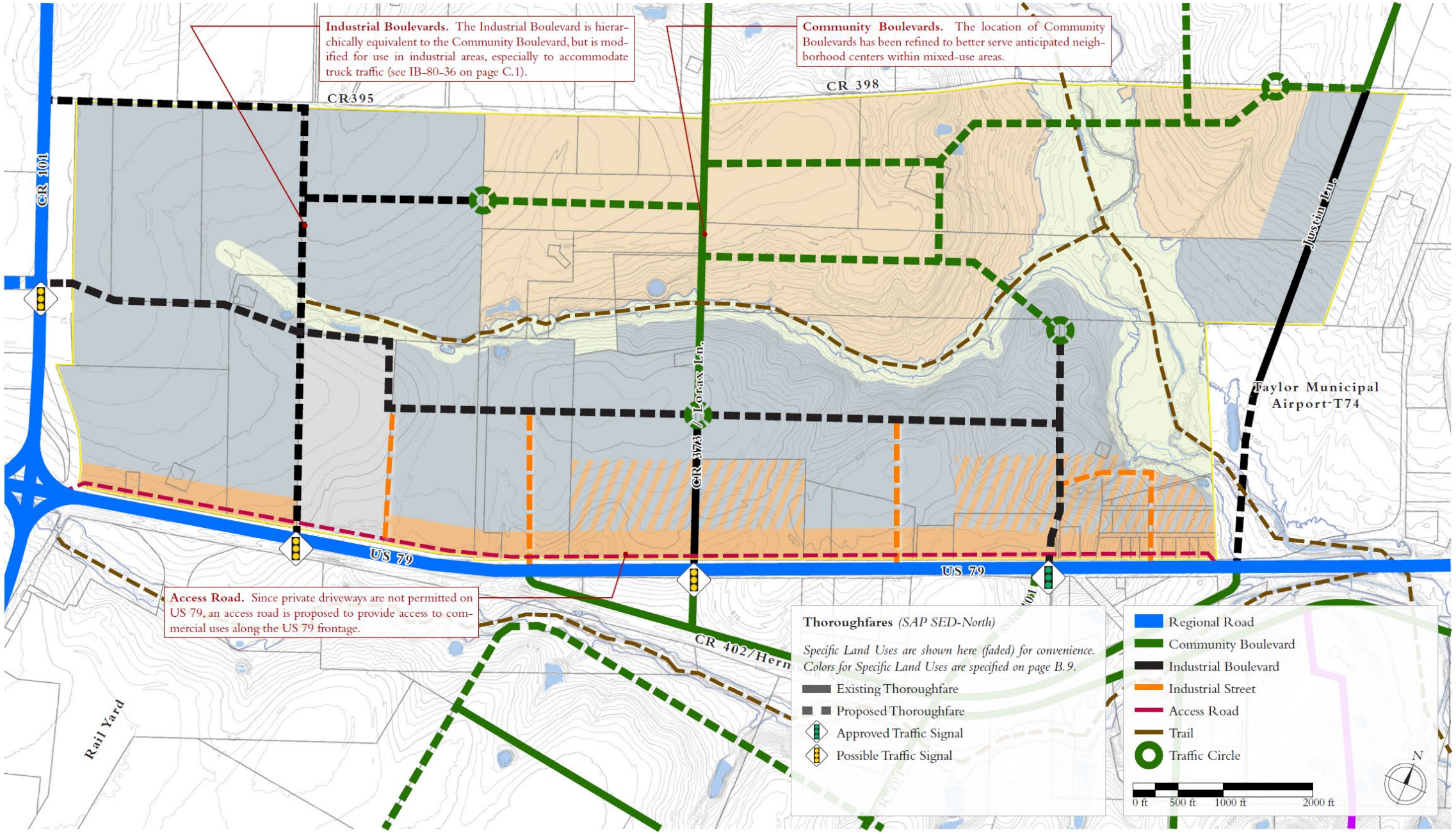
August 24, 2023	City contracted Michael Watkins Architect to conduct a study for a Small Area Plan to be referred to as Small Area Plan – Special Employment District North (SAP SED-N)
September 14 – 15, 2023	Initial kick-off of the SAP SED – N design review with property owners/stakeholders
April 1, 2024	Refinement of the SAP SED – N (draft presentation) with property owners/stakeholders
May 28, 2024	Special Called Meeting with the Planning and Zoning Commission to provide background information on the SAP SED – N


CR 395
CR 398
CR 101
CR-373-/-Lorax-Ln.
Justin-Ln.
Taylor Municipal Airport-T74
US 79
US 79
CR 402/Hermann Sons Rd.
CR 401
Rail Yard
Future Land Use (Comprehensive Plan)
Some parcels within the Study Area have a land use designation of Regional Employment Center. Even though they are not designated Special Employment District, they have been deliberately included in the Small Area Plan.
Area of Minimal Change
Regional Employment Center
Special Employment District
Open Space
N
0 ft
500 ft
1000 ft
2000 ft

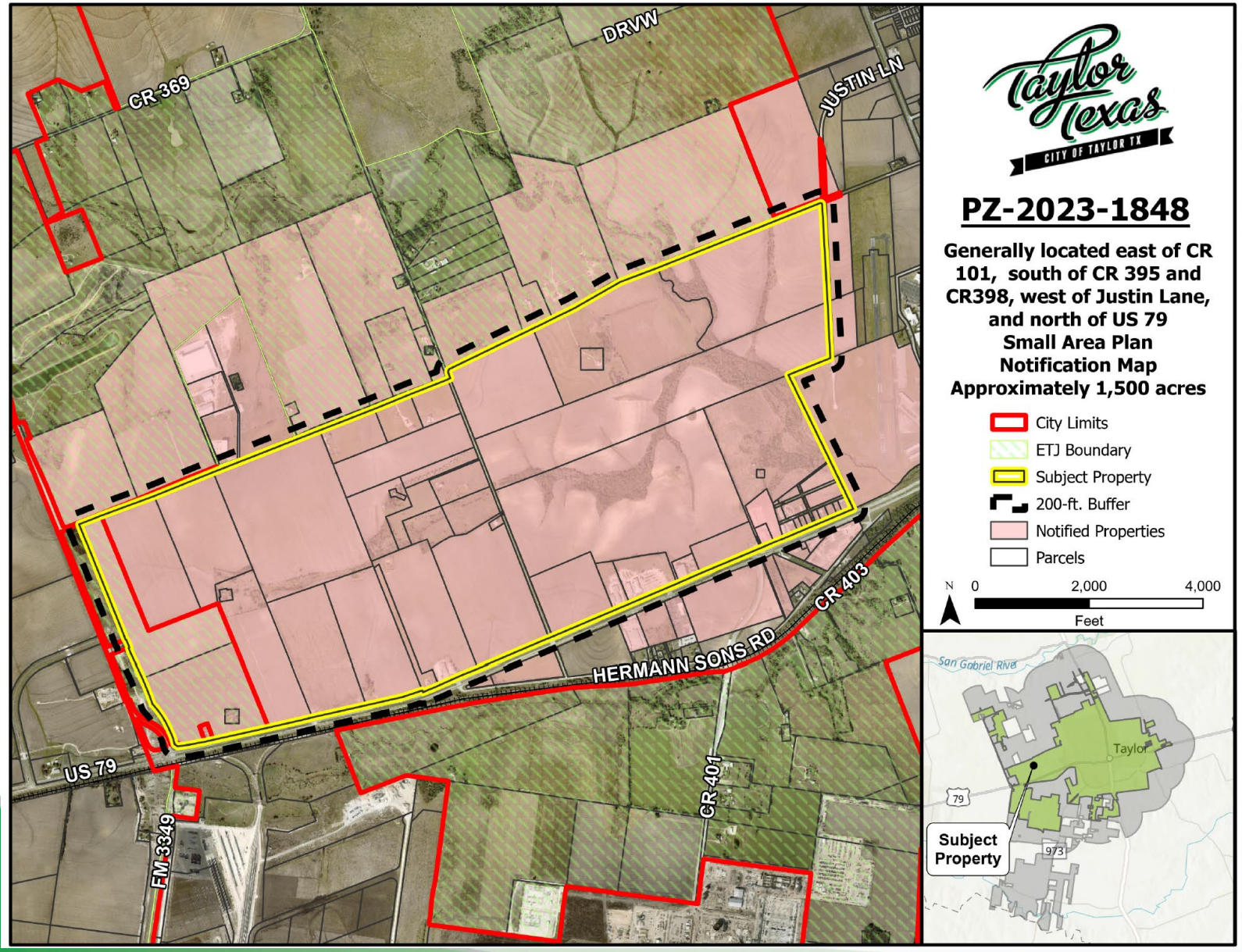

Special Employment District. The large parcels of generally flat land in the Study Area are reserved for large industrial uses. To take advantage of the access, visibility, and drive-by traffic of US 79, commercial (including retail, restaurant, and office) is located along the US 79 frontage. See the Specific Land Use Map for further detail.
Neighborhood Greenfield. A mixed-use pattern of development made up of a range of housing types and a mix of uses is anticipated north of the flood plain where relatively steeper topography lends itself to smaller building footprints. Neighborhoods should be organized around multiple centers.
Open Space. No changes are applied to the Open Space Zone as a part of the SAP SED-North. .
Specific Land Uses permitted within each Future Land Use category can be found on the Specific Land Use Map in this document.
CR 395
CR 398
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CR 373 / Lorax Ln.
Justin Ln.
Taylor Municipal Airport T74
US 79
US 79
CR 402/Hermann Sons Rd.
CR 401
Rail Yard
Future Land Use (SAP SED-North)
Special Employment District
Neighborhood Greenfield
Open Space
N
0 ft
500 ft
1000 ft
2000 ft


Employment - Industrial & Office. The large parcels of generally flat land in the Study Area are reserved for large Industrial uses and may include office uses as well.
Mixed-Use Neighborhood. A mix of neighborhood-scale development is anticipated. Multiple pedestrian sheds are to include a mix of housing types and a variety of uses, anchored around neighborhood centers.
Park / Open Space. The Park zone increases the size of the Future Land Use Open Space area. The park zone serves the purpose of providing a buffer between the mixed-use residential neighborhoods and the more noxious and auto-oriented uses found in the Employment - Commercial and Industrial & Office zones.
CR 395
CR 398
CR 101
Justin Ln.
ONCOR Property
CR 373 / Lorax Ln.
Taylor Municipal Airport T74
US 79
US 79
Buffer. A landscape buffer of a minimum 100 feet is required where shown. This buffer is in addition to the flood plain and shall act as an extension of the Park / Open Space network.
Employment - Commercial or Industrial & Office. Hatched areas may be allocated to either auto-oriented commercial or industrial.
CR 402/Her
ONCOR. This property is owned by ONCOR Electric Delivery Company. Development for electric utility purposes is anticipated.
Employment - Commercial. To take advantage of the access, visibility, and drive-by traffic of US 79, this land is reserved for auto-oriented commercial.
Rail Yard
CR 401
Specific Land Use *(SAP SED-North)*
ONCOR
Park / Open Space
Employment - Commercial
Employment - Industrial & Office
Employment - Commercial or Industrial & Office
Mixed-Use Neighborhood
N
0 ft
500 ft
1000 ft
2000 ft


CR395
CR 398
CR 101
CR 373 / Lorax Ln.
Justin Ln.
Taylor Municipal Airport-T74
US 79
US 79
CR 402/Hern
Rail Yard
Thoroughfares (Comprehensive Plan)
Specific Land Uses are shown here (faded) for convenience.
Colors for Specific Land Uses are specified on page B.9.
Existing Thoroughfare
Proposed Thoroughfare
Approved Traffic Signal
Possible Traffic Signal
Regional Road
Community Boulevard
Neighborhood Avenue
Trail
N
0 ft
500 ft
1000 ft
2000 ft


Industrial Boulevards. The Industrial Boulevard is hierarchically equivalent to the Community Boulevard, but is modified for use in industrial areas, especially to accommodate truck traffic (see IB-80-36 on page C.1).
Community Boulevards. The location of Community Boulevards has been refined to better serve anticipated neighborhood centers within mixed-use areas.
Access Road. Since private driveways are not permitted on US 79, an access road is proposed to provide access to commercial uses along the US 79 frontage.
CR395
CR 398
CR 101
CR 3733 / Lorax Ln.
Justin Ln.
Taylor Municipal Airport-T74
US 79
US 79
CR 402/Hern
Rail Yard
Thoroughfares (SAP SED-North)
Specific Land Uses are shown here (faded) for convenience. Colors for Specific Land Uses are specified on page B.9.
Existing Thoroughfare
Proposed Thoroughfare
Approved Traffic Signal
Possible Traffic Signal
Regional Road
Community Boulevard
Industrial Boulevard
Industrial Street
Access Road
Trail
Traffic Circle
N
0 ft
500 ft
1000 ft
2000 ft

Notification Map



- 65 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received two (2) responses from notified property owners.

Planning & Zoning Commission Recommendation

Planning and Zoning Commission recommends **Approval** of the proposed Comprehensive Plan amendment to adopt the Small Area Plan – Special Employment District – North with the addition of a 170-foot buffer between properties designated as Special Employment District and Neighborhood Greenfield.

City Council Meeting
July 25, 2024
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure

Agenda Item Number: 7.

Agenda Title: **Introduce Ordinance 2024-35, Zoning for Traffic and Rate of Speed on Portions of FM973.**

Council Action to be Taken: Introduce Ordinance

Department Submitted: Public Works

Staff Contact: Jim Gray, Director

1. PURPOSE / DESCRIPTION

TxDOT performed a Speed Study on FM 973 and this ordinance will amend the speed limits near Taylor High School and introduce a school speed zone.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

TxDOT has determined based on an engineering and traffic investigation that a maximum speed limit of 55 miles per hour should be implemented, reduced from the current 65 miles per hour. TxDOT has also determined that a School Speed Zone limit maximum of 35 miles per hour should be implemented when flashing.

3. PROS and CONS

PROS	CONS
• Updates FM 973 to include a school zone - safety for school • Reduces speed limit from 65 MPH to 55 MPH for this area when the school zone times are not in place.	• none

4. RECOMMENDATION

Introduce Ordinance

5. FUNDING SOURCE

TxDOT Funded

6. TIMELINE

TxDOT is trying to get these installed before the first day of school on 8/14/24

7. OTHER OPTIONS

Do not introduce the ordinance

8. ATTACHMENTS

1. Ord 2024-35 Rate of speed on FM973 in front of HS
2. Ord 2024-35 Exhibit, FM 973-STRIP MAP - updated
3. PRESENTATION -FM 973 - School Zone Layout

CITY ORDINANCE NO. 2024-35

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, ZONING FOR TRAFFIC AND RATE OF SPEED THEREIN, ON FM 973 IN THE CITY LIMITS OF THE CITY OF TAYLOR DEFINING SPEEDING AND FIXING A PENALTY THEREFORE; DECLARING WHAT MAY BE A SUFFICIENT COMPLAINT IN PROSECUTIONS HEREUNDER; WITH A SAVING CLAUSE REPEALING CONFLICTING LAWS AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY OF TAYLOR:

Section 1

It is hereby determined upon the basis of an Engineering and Traffic investigation that the prima facie maximum speed limit on those portions of FM 973 routed in the city of Taylor, is hereby stated, which prima facie maximum speed limit shall be effective at all times and signs will be erected giving notice of the prima facie maximum speed limit so declared towit.

Speed Zone

FOR SOUTHBOUND TRAFFIC:

On FM 973 from mile point 1.581 (at US 79) to mile point 2.147 (at the Southern Taylor city limit – 69 feet north of Wesley Miller Lane), a distance of 0.566 miles, a prima facie maximum speed limit of 55 miles per hour.

School Speed Zone:

From milepoint 1.847 (1,457 feet South of US 79) to milepoint 2.147 (at the Southern Taylor city limit – 69 feet north of Wesley Miller Lane), a distance of 0.290 miles, there is a prima facie maximum speed limit of 35 miles per hour when flashing.

FOR NORTHBOUND TRAFFIC:

On FM 973 from mile point 2.147 (at the Southern Taylor city limit – 69 feet north of Wesley Miller Lane) to mile point 1.581 (at US 79), a distance of 0.566 miles, a prima facie maximum speed limit of 55 miles per hour.

School Speed Zone:

From milepoint 2.147 (at the Southern Taylor city limit – 69 feet north of Wesley Miller Lane) to milepoint 1.847 (1,457 feet South of US 79), a distance of 0.290 miles, there is a prima facie maximum speed limit of 35 miles per hour when flashing.

SECTION II

That all of the streets of this city, and all portions of any such streets, are hereby declared to be public streets and that the driving or operating of any motor vehicle on or along any portion of any street of this city at a rate of speed that is greater than the maximum rate of speed for said portion of said street, as fixed by this ordinance shall be guilty of a misdemeanor, which is named " The Offense of Speeding " and that the said offense is punishable by a fine in any sum not to exceed two hundred dollars ($ 200.00). That the use of the word " Speeding " shall be sufficient to designate the said offense, and shall mean that a motor vehicle has been driven upon a public street at a greater rate of speed than fixed by City Ordinance for the street and for the zone thereof, that such motor vehicle was so being driven upon, if zoned.

That in prosecutions under this ordinance, for the offense of speeding, the complaint, if in other respects sufficient in form, shall as to the portion thereof seeking to acknowledge the offense, be sufficient if it in substance alleges that the defendant did while driving a motor vehicle in said city commit the offense of
" Speeding ".

SECTION III

That should any section or any portion of any section hereof be decreed to be void, the invalidity of such section or such portion thereof shall not affect the validity of the remaining portions of this ordinance; and that each section and each portion thereof not decreed to be invalid shall remain valid and enforceable.

That all ordinances and parts of ordinances that are in conflict with this ordinance are hereby repealed.

That the fact that prompt action should be taken in the regulation of traffic, on the streets of this city, in the manner provided for in this ordinance creates an emergency requiring that the rules that provide that an ordinance shall be read at three separate meetings of the city council before final passage, be suspended; and that the said rules are hereby suspended, and this ordinance is here and now passed, and that it is ordered that it take effect from and after its passage and publication.

Passed and approved this the _____ day of _____, 2024.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

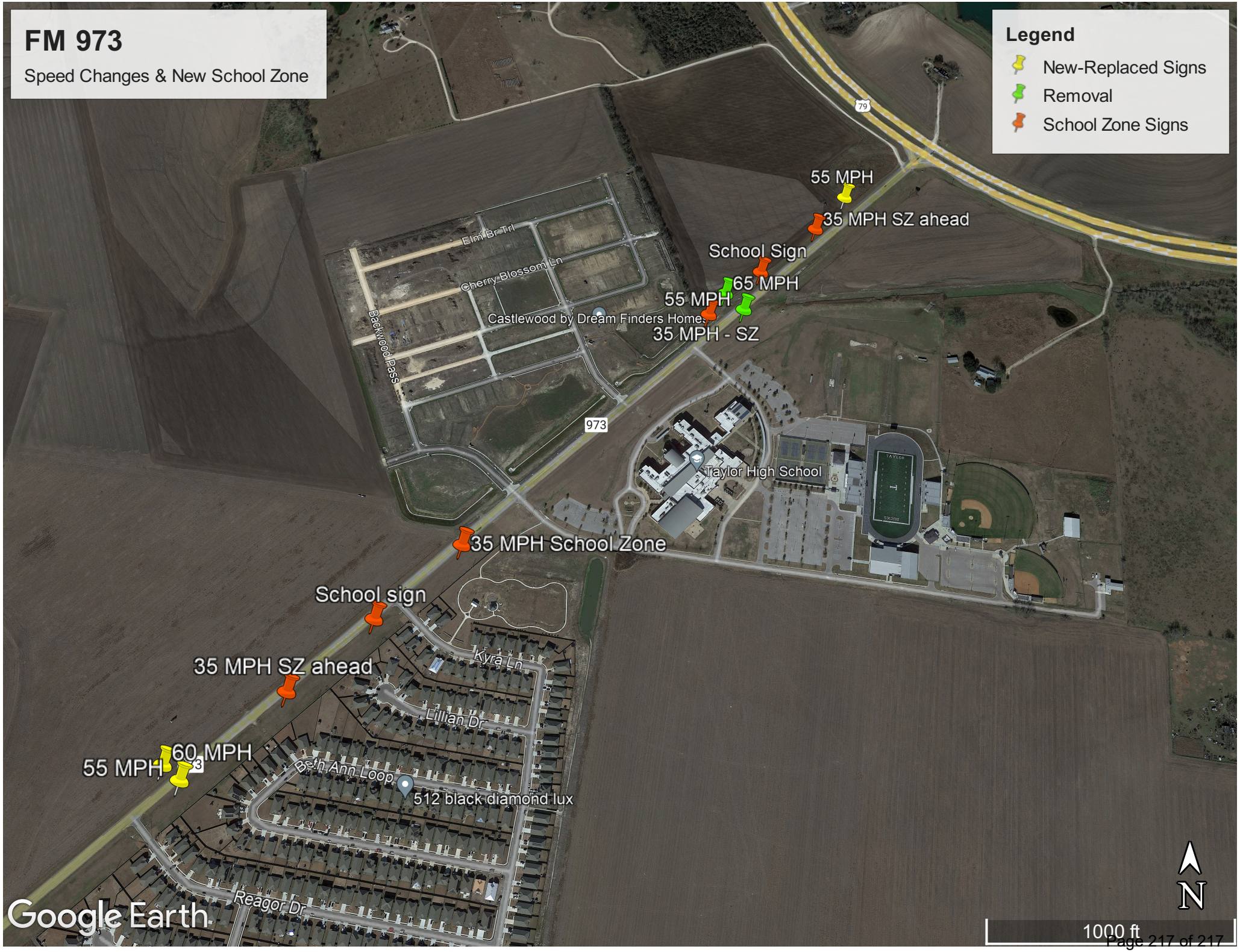
APPROVED AS TO FORM:

_____
Mark Schroeder, City Attorney

MAP 1 OF 1

2-12' LANES - 1-12' TWLTL - 2-4' SHOULDERS

| | | |


FM 973
Speed Changes & New School Zone
Legend
New-Replaced Signs
Removal
School Zone Signs
55 MPH
35 MPH SZ ahead
School Sign
65 MPH
55 MPH
35 MPH - SZ
Castlewood by Dream Finders Homes
Elm Br Trl
Cherry Blossom Ln
Backwood Pass
973
79
Taylor High School
35 MPH School Zone
School sign
35 MPH SZ ahead
Kyra Ln
Lillian Dr
60 MPH
55 MPH
Beth Ann Loop
512 black diamond lux
Reagor Dr
Google Earth
N
1000 ft