

AGENDA
CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET
TAYLOR, TX, 76574
APRIL 8, 2025, 6:00 PM

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, April 8, 2025.

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

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

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

III. CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission may act on with a single vote. The Chair or a Commissioner may pull any item from the Consent Agenda to discuss and act upon it Individually as part of the Regular Agenda.)

1. Review and approve minutes from the meeting held on February 11, 2025 and March 11, 2025
Courtney Peres

IV. REGULAR AGENDA

2. **PZ-2025-2414** Consider Conditional Approval of Block 55, Doak's Addition Replat generally located at the corner of 1300 W. 2nd Street and 203 Ferguson Street, consisting of approximately 1.550 acres of land, legally described as Doak Addition, Block 55, Lots 1, 2 through 5, and lots 6 through 10, more particularly described by Williamson Central Appraisal District Parcels R016657, R016658, R016660, Taylor, Williamson County, Texas *Cole Bakley*
3. **PZ-2025-2436** Hold a public hearing and consider making a recommendation regarding a request for a Place Type Amendment from P2 – Rural to P2C – Rural Commercial on property generally located at 1900 OLG Cemetery Road, legally described as Honey Bucket Lot 1, Block 1, 4.02 acres, more particularly described by Williamson Central Appraisal District Parcel R665367, Taylor, Williamson County, Texas. *Preston Gunn*
4. **PZ-2025-2437** Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to allow lodging without a full time, on-site operator for property generally located at 2908 Tyler Lane, legally described as Rob Roy Estates, Lot 133, Block B, more particularly described by Williamson Central Appraisal District Parcel R427194, Taylor, Williamson County, Texas. *Preston Gunn*
5. **PZ-2025-2442** Hold a public hearing and consider making a recommendation regarding a

request for a Special Use Permit, with conditions, to allow drive-through services in the second and third layer of the lot for property generally located at 2101 N. Main Street, legally described as 0.5717 acres of land in the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018711, Taylor, Williamson County, Texas. *Cole Bakley*

6. **PZ 2025-2393** Hold a public hearing and consider making a recommendation regarding a request for an amendment to the Planned Development on property generally located at 3811 N. Main Street, legally described as a 21.782 acres of land part of the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018654, Taylor, Williamson County, Texas.
7. **PZ-2024-2267** Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan referred to as Forterra Business Park, generally located at 100 County Road 403, consisting of approximately 47.634 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019185 and R019954, Taylor, Williamson County, Texas. *Courtney Peres*
8. **PZ-2024-2268** Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan referred to as Forterra Mixed Use, generally located at 650 County Road 403, consisting of approximately 52.501 acres of land situated in the H.G. Johnson Survey, Abstract No. 348, and the James C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019991 and R019335, Taylor, Williamson County, Texas. *Courtney Peres*
9. Hold a discussion and take a vote regarding a meeting date change for the month of May; from May 13, 2025, to a date proposed by the Planning and Zoning Commission (considering Monday, May 12th or Wednesday, May 14th).

V. DISCUSSION ITEMS

10. 1. Update regarding City Council actions on items referred by the Planning and Zoning Commission.

VI. ADJOURN

The Commission may vote and/or act upon each of the items listed in this Agenda. The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally Justified under the Open Meetings Act.

I certify that the notice of this meeting was posted in the City of Taylor Hall Lobby continuously for 72 continuous hours before April 8, 2025. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by:



Victoria Winchester, Administrative Assistant

Date:

April 4, 2025

MINUTES

CITY OF TAYLOR, TEXAS PLANNING AND ZONING COMMISSION MEETING

February 11, 2025, at 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

PRESENT

Amy Everhart
Nora Roy
Donna Frazier
Annette Maruska
Kellie Billings-Ray
Alexander Allrich
Barbara-Aviles Torsberg
Jim Newman

ABSENT

Mike Eaton

STAFF PRESENT

Courtney Peres, Planning Manager
Cole Bakley, Senior Planner
Preston Gunn, Planner

I. CALL TO ORDER AND DECLARE A QUORUM

Chair, Amy Everhart, called to order and declared a quorum at 6:00 P.M.

II. CITIZEN'S COMMUNICATION

(The Planning and Zoning Commission welcomes public comments on items not listed on the Agenda. However, the Commission cannot respond until an item is posted on a future meeting Agenda. Registration forms are available at the sign in table.)

- *Chair, Amy Everhart, opened the Citizen's Communication. There was no one present to speak. Chair Everhart closed the Citizen's Communication.*

III. CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission may act on with one single vote. The Chair or a Commissioner may pull any item from the Consent Agenda to discuss and act upon it individually as part of the Regular Agenda.)

1. Review and approve minutes from the meeting held on January 14, 2024.
2. **PZ-2024-2368** Consider Disapproval of the The Foundry Preliminary Plat, generally located at the intersection of Old Granger Road and North Main Street, legally described as a 10.69-acre tract of land in the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcel R102540, Taylor, Williamson County, Texas.
3. **PZ-2025-2392** Consider Disapproval of the K&J Subdivision Minor Plat, generally located at 2506 Meadow Lane, legally described as a 0.85-acre tract of land in the William J. Baker Survey, Abstract No. 65, more particularly described by the Williamson Central Appraisal District Parcel R018764, Taylor, Williamson County, Texas.

- **Chair, Amy Everhart, introduced the Consent Agenda. A motion was made by Commissioner Annette Maruska and seconded by Commissioner Newman. Motion passed unanimously (8-0).**

IV. REGULAR AGENDA

4. **WITHDRAWN - PZ-2025-2393** –Hold a public hearing and consider a request regarding a Planned Development Amendment for property generally located at 3811 N. Main Street, on approximately 21.782 acres of land part of and out of the William J. Baker Survey, Abstract No. 65, more particularly described by the Williamson Central Appraisal District Parcel R018654, Taylor, Williamson County, Texas (Scott Dunlop).

- *This agenda item was formally withdrawn from consideration by the applicant. A public hearing and recommendation were not conducted.*

5. DISCUSSION ITEMS

1. Update regarding City Council actions on items referred by the Planning and Zoning Commission.

6. ADJOURN

- *Meeting was adjourned at 6:05 P.M.*

Approved by Chair:	
	<i>Amy Everhart, Chair</i>
Date:	
Attest by Administrative Assistant:	
	<i>Victoria Winchester, Admin. Assistant</i>
Date:	

MINUTES

CITY OF TAYLOR, TEXAS PLANNING AND ZONING COMMISSION MEETING

March 12, 2025, at 6:00 P.M.

City Hall Council Chambers
400 Porter Street, Taylor, TX 76574

PRESENT

Amy Everhart
Nora Roy
Donna Frazier
Annette Maruska
Barbara Aviles-Torsberg
Jim Newman
Joseph Gonzalez
James (Jim) Buzan

ABSENT

Alexander Allrich

STAFF PRESENT

Scott Dunlop, Director
Victoria Winchester, Administrative Assistant
Cole Bakley, Senior Planner
Preston Gunn, Planner

I. CALL TO ORDER AND DECLARE A QUORUM

Chair, Amy Everhart, called to order and declared a quorum at 6:00 P.M.

II. CITIZEN'S COMMUNICATION

(The Planning and Zoning Commission welcomes public comments on items not listed on the Agenda. However, the Commission cannot respond until an item is posted on a future meeting Agenda. Registration forms are available at the sign in table.)

- *Chair, Amy Everhart, opened the Citizen's Communication. There was no one present to speak. Chair Everhart closed the Citizen's Communication.*

III. DISCUSSION ITEMS

1. Recognize outgoing members of the Planning and Zoning Commission and recognize those newly appointed by the City Council to the Planning and Zoning Commission and take action to elect officers (Chair, Vice Chair, and Secretary).

Chair, Amy Everhart, opened the discussion items to recognize the outgoing P&Z members and newly elected board members, James (Jim) Buzan and Joseph Gonzalez.

Chair, Amy Everhart, opened the floor to vote on (Chair, Vice Chair and Secretary.)

Commissioner, Jim Newman, made a motion to nominate Amy Everhart as Chair.

Commissioner Nora Roy seconded the motion.

Commissioner Maruska nominated Donna Frazier as Chair.

Jim Buzan seconded the motion.

Vote for Donna Frazier as Chair (2-5). Motion failed.

Vote for Amy Everhart as Chair (4-3). Motion Passed.

Vote passed for Amy Everhart as Chair.

Commissioner, Jim Newman, made a motion to nominate Nora Roy for Vice Chair. Amy Everhart seconded the motion.

Commissioner, Annette Maruska, made a motion to nominate Donna Frazier as Vice Chair. Jim Buzan seconded the motion.

Vote for Donna Frazier as Vice Chair (4-3). Motion Passed.

Vote for Nora Roy as Vice Chair (3-4). Motion Failed.

Vote passed for Donna Frazier as Vice Chair.

Commissioner, Donna Frazier, nominated Annette Maruska as Secretary.

Commissioner, Barbara Aviles-Torsberg, seconded the motion.

Chair, Amy Everhart, nominated Nora Roy for Secretary.

Jim Newman Seconded the motion.

Vote for Nora Roy as Secretary (3-4). Motion Failed.

Vote for Annette Maruska as Secretary (4-3). Motion Passed.

Vote Passed for Annette Maruska as Secretary.

2. Update regarding City Council actions on items referred to by the Planning and Zoning Commission.

Development Services Director, Scott Dunlop, spoke on an update for the proposed LDC Amendment and that the Assistant City Manager, Carly Pearson, is working on an SUP required for Multifamily and RV Parks and manufactured homes being removed from the amendment.

IV. CONSENT AGENDA

3. Review and approve minutes from the meeting held on February 11, 2025.
4. **PZ-2024-2368** Consider Approval of The Foundry Preliminary Plat, generally located at the intersection of Old Granger Road and North Main Street, legally described as a 10.69-acre tract of land in the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcel R102540, Taylor, Williamson County, Texas.
5. **PZ-2025-2410** Consider Disapproval of the Heritage Tree Replat, generally located at 1420 Frink Street, Taylor, consisting of approximately 0.513 acres of land, legally described as Frink and Jones Subdivision, Block 1, Lot 1, 2, and part of Lot 3, more particularly described by the Williamson Central Appraisal District Parcel R017128, Taylor, Williamson County, Texas.
6. **PZ-2025-2411** Consider Disapproval of Spring Creek Phase 3 Subdivision Improvement Plan, generally located on County Road 367, consisting of approximately 15.5 acres of land, legally described as land part of and out of the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcels R018683, Taylor, Williamson County, Texas.
7. **PZ-2025-2414** Consider Disapproval of The Ferguson Minor Plat, generally located at 1300 W. 2nd Street and 203 Ferguson Street, consisting of approximately 1.550 acres of land, legally described as Doak Addition, Block 55, Lots 1, 2 through 5, and lots 6

through 10, more particularly described by Williamson Central Appraisal District Parcels R016657, R016658, R016660, Taylor, Williamson County, Texas.

8. **PZ-2025-2416** Consider Disapproval for Taylor Pointe Subdivision Improvement Plan, generally located at 715 Carlos G. Parker Blvd. SW, consisting of approximately 39.979 acres of land part of the G.M. Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcel R331170, Taylor, Williamson County, Texas.

Vice Chair, Donna Frazier, made a motion to approve the consent agenda but withheld Item 3 for vote and request that the February Minutes be brought back at the April P&Z Meeting and that Item 4 be moved to the Regular Agenda for further discussion. Seconded by Secretary Maruska. Motion for Items 5, 6, 7, and 8 passed unanimously (8-0).

V. REGULAR AGENDA

9. **PZ-2024-2368** Consider Approval of The Foundry Preliminary Plat, generally located at the intersection of Old Granger Road and North Main Street, legally described as a 10.69-acre tract of land in the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcel R102540, Taylor, Williamson County, Texas.

Chair, Amy Everhart, opened the Regular Agenda for Discussion on Agenda Item 4 per request by Commissioner Barbara Aviles-Torsberg. Commissioner Aviles-Torsberg had questions for staff regarding the concern of the adjacent Senior Living next to the proposed development.

Secretary Annette Maruska made a motion to Approve Agenda Item 4 as presented. Commissioner Newman seconded the motion. The motion passed unanimously (8-0).

10. Review and approve minutes from the meeting held on February 11, 2025.

Vice Chair, Frazier made a motion to bring back February 11, 2025, Meeting Minutes of the Planning and Zoning Commission at the April meeting. Commissioner Maruska seconded the motion. The motion passed unanimously (8-0).

VI. ADJOURN

- *The meeting was adjourned at 6:33 P.M.*

Approved by Chair:	
	<i>Amy Everhart, Chair</i>
Date:	
Attest by Administrative Assistant:	
	<i>Victoria Winchester, Administrative Assistant</i>
Date:	



**City Council Meeting
April 8, 2025
Transmittal Letter**

STRATEGIC PILLAR
Economic Vitality

Agenda Item Number: 2.

Agenda Title: **PZ-2025-2414 Consider Conditional Approval of Block 55, Doak's Addition Replat generally located at the corner of 1300 W. 2nd Street and 203 Ferguson Street, consisting of approximately 1.550 acres of land, legally described as Doak Addition, Block 55, Lots 1, 2 through 5, and lots 6 through 10, more particularly described by Williamson Central Appraisal District Parcels R016657, R016658, R016660, Taylor, Williamson County, Texas**

Council Action to be Taken:

Department Submitted: Development Services

Staff Contact: Cole Bakley, Senior Planner

1. PURPOSE / DESCRIPTION

Consider Conditional Approval of Block 55, Doak's Addition Replat

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Infill Development	•

4. RECOMMENDATION

The submitted Replat partially meets the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Conditional Approval of the proposed

Replat. Conditions for approval are outlined in the Staff Comment Letter

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

- 1. _02_PZ-2025-2414_Block 55 Doaks Addition Replat Staff Report
- 2. _02a_PZ-2025-2414_Block 55 Doaks Addition Replat Staff Comments
- 3. _02b_PZ-2025-2414_Block 55 Doaks Addition Replat Proposed Plat
- 4. _02c_PZ-2025-2414-Block 55 Doaks Addition Replat Location Map

City of Taylor
PZ-2025-2414
Block 55 Doak's Addition Replat
Staff Report

Item Details

Agenda No.	2
Requested Action:	Consider Conditional Approval of Block 55, Doak's Addition Replat
Address/Location:	Generally located at the corner of 1300 W. 2nd Street and 203 Ferguson Street, consisting of approximately 1.550 acres of land
Legal Description:	Legally described as Doak Addition, Block 55, Lots 1, 2 through 5, and lots 6 through 10, more particularly described by Williamson Central Appraisal District Parcels R016657, R016658, R016660, Taylor, Williamson County, Texas.
Current Zoning:	P5: Urban Center
Current Use:	Vacant
Applicant:	WGI
Case History:	This is the second submission of the Replat.
Staff Recommendation:	The submitted Replat partially meets the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Conditional Approval of the proposed Replat. Conditions for approval are outlined in the Staff Comment Letter.

Attachments

1. Staff Comment Letter
2. Proposed Plat
3. Location Map



City of Taylor

400 Porter Street
Taylor, TX 76574
(512) 352-3675
www.ci.taylor.tx.us

Date: Friday, March 28, 2025

Address: 203 FERGUSON STREET, TAYLOR 76574

Permit Number PZ-2025-2414

Dear Marco Sanchez,

Staff has completed its review of plans for the 203 Ferguson Street - minor plat that is to be located at 203 FERGUSON STREET, TAYLOR 76574. Staff will recommend approval with conditions that need to be made prior to recording the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Cole Bakley. Should you have any questions or require additional information regarding any of these comments, please contact Cole Bakley at or by email at cole.bakley@taylortx.gov.

Planning comments sufficiently addressed. Title should change to "Amending Plat" to better align with City terminology.

Engineering Department Review

The following comments have been provided by Javier Vasquez. Should you have any questions or require additional information regarding any of these comments, please contact Javier Vasquez at (713) 576-3691 or by email at javier.vasquez@hdrinc.com.

*See Associated Documents section of the permit page to download a PDF containing the following comments:
Resubmittal has been reviewed and approved with the following conditions noted:

Preliminary Plat - Engineering Review 02

- Provide existing layout of layouts prior to Minor Plat
- Minor text edits on Owner's certificate

Fire Department Comments (PZ)

The following comments have been provided by Bobby Copeland. Should you have any questions or require additional information regarding any of these comments, please contact Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylortx.gov.

Reviewed and the previous fire department comment has been addressed.

Please revise the plat to address the comments noted above.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at 512.309.6797 ext. 1256, or by e-mail at cole.bakley@taylortx.gov.

Thank you,

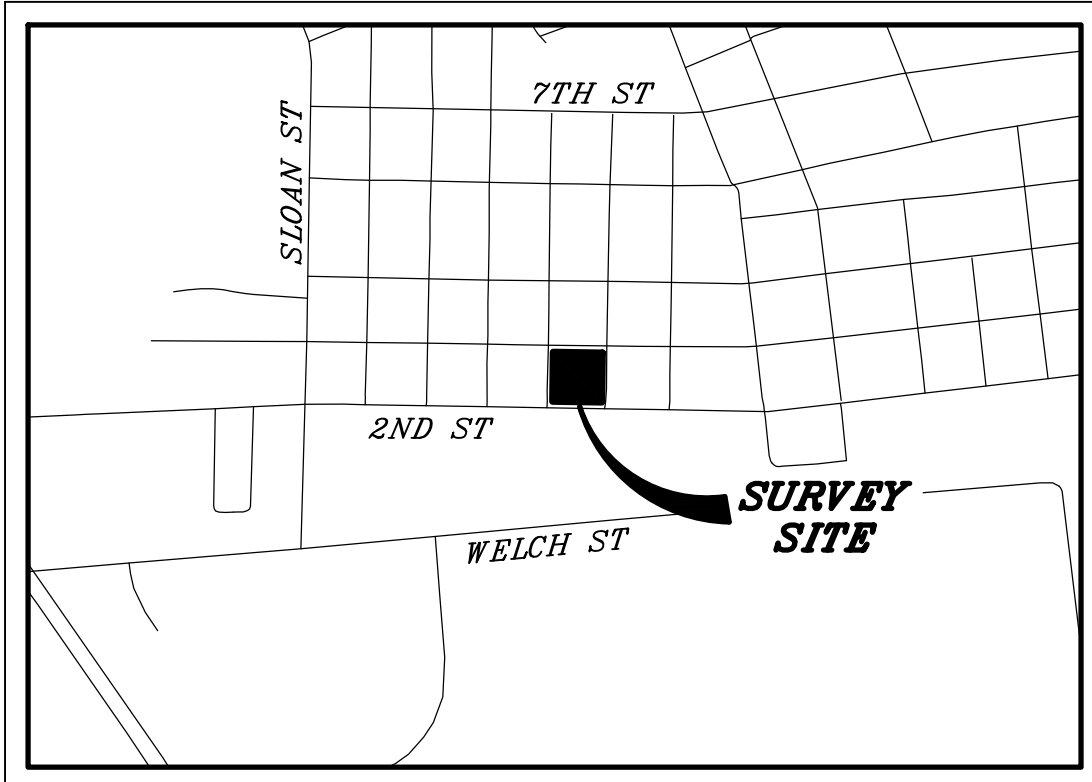
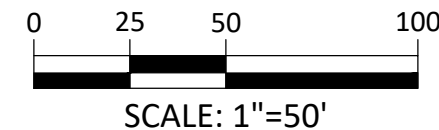
Cole Bakley

Cole Bakley

Attachment

AMENDED PLAT OF BLOCK 55, DOAK'S ADDITION

1.550 ACRES OUT OF THE W.R. WILLIAMS SURV., ABS. 665, IN WILLIAMSON COUNTY, TEXAS, BEING LOTS 1-10 IN BLOCK 55, OF THE DOAK'S ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOL. 56, PG. 483, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

METES AND BOUNDS (FIELD NOTE # 2025.061):

1.550 ACRES OUT OF W.R. WILLIAMS SURVEY, ABSTRACT NO. 665, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING LOTS 1-10, BLOCK 55, DOAK'S ADDITION TO THE CITY OF TAYLOR, A SUBDIVISION OF RECORD IN VOLUME 56, PAGE 483, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.550 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED, IN TWO PARTS, BY METES AND BOUNDS AS FOLLOWS:

PART 1:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF VERNON STREET (60' R.O.W.) AND THE NORTH RIGHT-OF-WAY LINE OF 2ND STREET (R.O.W. VARIES), FOR THE SOUTHWESTERLY CORNER OF SAID LOT 10 AND HEREOF;

THENCE, N00°51'17"E, LEAVING SAID NORTH RIGHT-OF-WAY LINE, ALONG SAID EAST RIGHT-OF-WAY LINE, BEING THE WEST LINE OF SAID LOTS 6-10, A DISTANCE OF 270.29 FEET TO A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET (80' R.O.W.), FOR THE NORTHWESTERLY CORNER OF SAID LOT 6 AND HEREOF;

THENCE, S89°06'20"E, LEAVING SAID EAST RIGHT-OF-WAY LINE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 124.92 FEET TO A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF THAT CERTAIN 20-FOOT RIGHT-OF-WAY TRaversing SAID BLOCK 55, FOR THE NORTHEASTERLY CORNER OF SAID LOT 6 AND HEREOF;

THENCE, S00°49'37"W, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, ALONG SAID WEST RIGHT-OF-WAY LINE, BEING THE EAST LINE OF SAID LOTS 6-10, A DISTANCE OF 270.08 FEET TO A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND SAID NORTH RIGHT-OF-WAY LINE, FOR THE SOUTHEASTERLY CORNER OF SAID LOT 10 AND HEREOF;

THENCE, N89°12'02"W, LEAVING SAID WEST RIGHT-OF-WAY LINE, ALONG SAID NORTH RIGHT-OF-WAY LINE, BEING THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 125.05 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.775 ACRE (33,768 SQUARE FEET) OF LAND, MORE OR LESS;

PART 2:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF FERGUSON STREET (60' R.O.W.) AND THE NORTH RIGHT-OF-WAY LINE OF 2ND STREET (R.O.W. VARIES), FOR THE SOUTHEASTERLY CORNER OF SAID LOT 1 AND HEREOF;

THENCE, N89°12'02"W, LEAVING SAID WEST RIGHT-OF-WAY LINE, ALONG SAID NORTH RIGHT-OF-WAY LINE, BEING THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 125.05 FEET TO A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE OF THAT CERTAIN 20-FOOT RIGHT-OF-WAY TRaversing SAID BLOCK 55, FOR THE SOUTHWESTERLY CORNER OF SAID LOT 1 AND HEREOF;

THENCE, N00°49'37"E, LEAVING SAID NORTH RIGHT-OF-WAY LINE, ALONG SAID EAST RIGHT-OF-WAY LINE, BEING THE WEST LINE OF SAID LOTS 1-5, A DISTANCE OF 270.05 FEET TO A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET (80' R.O.W.), FOR THE NORTHWESTERLY CORNER OF SAID LOT 5 AND HEREOF;

THENCE, S89°06'20"E, LEAVING SAID EAST RIGHT-OF-WAY LINE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 124.92 FEET TO A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND SAID WEST RIGHT-OF-WAY LINE, FOR THE NORTHEASTERLY CORNER OF SAID LOT 5 AND HEREOF;

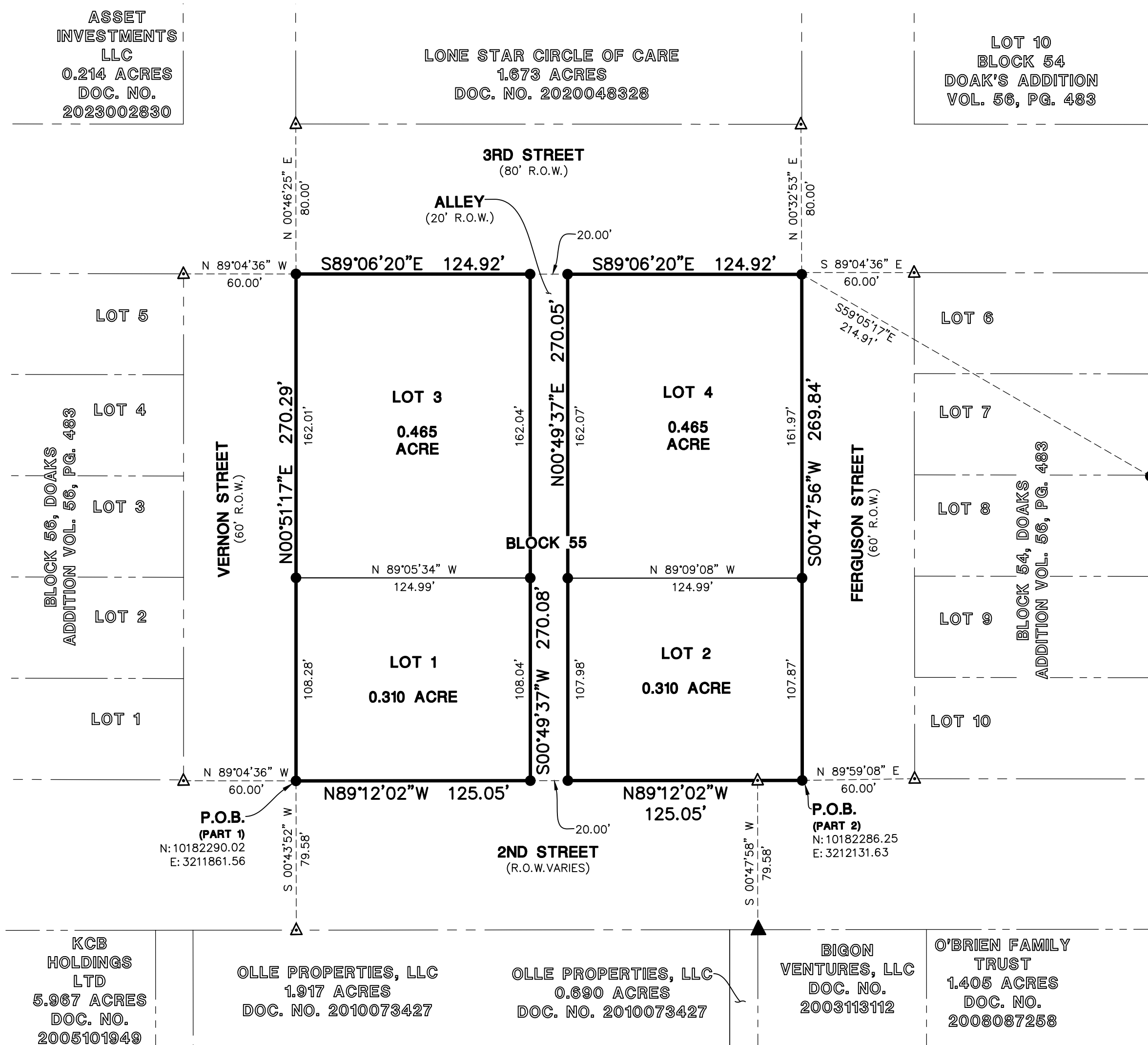
THENCE, S00°47'56"W, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, ALONG SAID WEST RIGHT-OF-WAY LINE, BEING THE EAST LINE OF SAID LOTS 1-5, A DISTANCE OF 269.84 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.775 ACRE (33,738 SQUARE FEET) OF LAND, MORE OR LESS;

LEGEND

- = PROPERTY LINE
- - - = ADJOINING PROPERTY LINE
- = FOUND 1/2-INCH IRON ROD
- ▲ = FOUND NAIL
- △ = CALCULATED POINT
- P.O.B. = POINT OF BEGINNING

BASIS OF BEARINGS

COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD 83), UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK.



LOT TABLE				
LOT	BLOCK	PURPOSE	AREA (AC)	AREA (SF)
1	55	COMMERCIAL DEVELOPMENT	0.310	13,523
2	55	COMMERCIAL DEVELOPMENT	0.310	13,493
3	55	COMMERCIAL DEVELOPMENT	0.465	20,246
4	55	COMMERCIAL DEVELOPMENT	0.465	20,245
TOTAL			1.550	67,507

OWNER:
FERG HOLD CO, LLC.
10900 RESEARCH BLVD, STE 160CPMB
AUSTIN, TX 78759
(512) 649-9236
ACREAGE: 1.550
PATENT SURVEY: W.R. WILLIAMS SURV., ABSTRACT NO. 665
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
ACREAGE BY LOT TYPE: DEVELOPMENT: 1.550
R.O.W. DEDICATION: 0
NUMBER OF LOTS: 4
SUBMITTAL DATE: 02/05/2025

SURVEYOR: ABRAM C. DASHNER, R.P.L.S. NO. 5901
MANHARD CONSULTING
1120 S CAPITAL OF TEXAS HWY, BLD 1, STE 210
AUSTIN, TX 78746
(512) 244-3395

ENGINEER: ALYSSA N. ALVAREZ, P.E. NO. 129292
WGI
4700 MUELLER BLVD, STE 300
AUSTIN, TX 78723
(512) 669-5560

Manhard
CONSULTING

6448 E Highway 290, Ste. B-105, Austin, TX 78723 ph: 512.244.3395 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10184734 (Surv), F-21822 (Eng)

BLOCK 55, DOAKS ADDITION
1319 3RD ST W, TAYLOR TX 76574
AMENDED PLAT

REVISED: **03/13/25**
PROJ. MGR.: **AD**
DRAWN BY: **AL**
SURVEY DATE: **12/10/24**
ISSUE DATE: **02/06/25**
SCALE: **1"=50'**

SHEET
1 OF **2**
PZ-2025-2414

March 13, 2025 - 16:39 Dwg Name: P:\617104-WGI\017-1319-3rd St-W.dwg Surv\Final Drawings\Plat of Subdivision\04-017-FINAL PLAT.dwg Updated By: tziamond

AMENDED PLAT

OF

BLOCK 55, DOAK'S ADDITION

1.550 ACRES OUT OF THE W.R. WILLIAMS SURV., ABS. 665, IN WILLIAMSON COUNTY, TEXAS, BEING LOTS 1-10 IN BLOCK 55, OF THE DOAK'S ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOL. 56, PG. 483, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS §
COUNTY OF WILLIAMSON §

THAT FERG HOLD CO LLC., SOLE OWNER OF THAT CERTAIN 1.550 ACRE TRACT SHOWN HEREON AND SITUATED IN THE W.R. WILLIAMS SURVEY, ABSTRACT NO. 665, IN WILLIAMSON COUNTY, TEXAS, BEING LOTS 1-10 IN BLOCK 55, OF THE DOAK'S ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOL. 56, PG. 483, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS., DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF TAYLOR AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS AMENDED PLAT OF BLOCK 55, DOAKS ADDITION

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ___ DAY OF _____, 20___:
FERG HOLD CO LLC., A TEXAS LIMITED LIABILITY COMPANY

BY: _____

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND

STATE, ON THIS DAY PERSONALLY APPEARED _____, AS MANAGING MEMBER OF FERG HOLD CO LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____, 2025,

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

ENGINEER'S CERTIFICATION:

I, ALYSSA N. ALVAREZ, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT IN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND IS NOT ENCLOSED BY A ZONE "A" FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0533F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TAYLOR, WILLIAMSON COUNTY, TEXAS,

THIS _____ DAY OF _____, 2025.

ALYSSA N. ALVAREZ
LICENSED PROFESSIONAL ENGINEER
NO. 129292, STATE OF TEXAS
WGI
4700 MUELLER BLVD, STE 300,
AUSTIN, TX 78723
(512) 669-5560

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, ABRAM C. DASHNER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, THAT ALL EXISTING EASEMENTS ON OR ADJACENT TO THE PROPOSED SUBDIVISION ARE SHOWN AS NOTED IN THE MOST RECENT TITLE SURVEY OR DISCOVERED WITH A TITLE SEARCH PREPARED IN CONJUNCTION WITH THE MOST RECENT PURCHASE OF THE PROPERTY, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS _____, DAY OF _____, 20___

ABRAM C. DASHNER
RPLS NO. 5901
MANHARD CONSULTING
1120 S CAPITAL OF TEXAS HWY, BLD 1, STE 210,
AUSTIN, TEXAS 78746

CITY OF TAYLOR
STANDARD PLAT NOTES

- 1. UTILITY PROVIDERS - WATER: CITY OF TAYLOR ; WASTEWATER: CITY OF TAYLOR ; ELECTRICITY: ONCOR.
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0533F, EFFECTIVE DATE OF 12/20/2019.
4. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG THE STREET FRONTAGE OF W. 2ND STREET.
5. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
6. PARKLAND DEDICATION REQUIREMENTS ARE MET BY: PAYMENT OF FEES IN LIEU PER RESIDENTIAL LOT, PAYABLE AT THE TIME OF FINAL PLAT RECORDATION;
7. A MINIMUM FIRE FLOW SHALL BE PROVIDED AS PER THE ADOPTED INTERNATIONAL FIRE CODE.
8. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF THE DOAK'S ADDITION TO THE CITY OF TAYLOR, RECORDED AS VOLUME 56, PAGE 483 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
9. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF TAYLOR PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
10. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF TAYLOR CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
11. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF TAYLOR. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
12. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF TAYLOR WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
13. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
14. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF TAYLOR PRIOR TO ANY CONSTRUCTION.
15. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE. IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
16. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF TAYLOR.
17. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
18. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF TAYLOR, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.
19. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
20. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
21. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.

OWNER:
FERG HOLD CO, LLC.
10900 RESEARCH BLVD, STE 160CPMB
AUSTIN, TX 78759
(512) 649-9236
ACREAGE: 1.550
PATENT SURVEY: W.R. WILLIAMS SURV., ABSTRACT NO. 665
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
ACREAGE BY LOT TYPE: DEVELOPMENT: 1.550
R.O.W. DEDICATION: 0
NUMBER OF LOTS: 4
SUBMITTAL DATE: 02/05/2025

SURVEYOR: ABRAM C. DASHNER, R.P.L.S. NO. 5901
MANHARD CONSULTING
1120 S CAPITAL OF TEXAS HWY, BLD 1, STE 210
AUSTIN, TX 78746
(512) 244-3395

ENGINEER: ALYSSA N. ALVAREZ, P.E. NO. 129292
WGI
4700 MUELLER BLVD, STE 300
AUSTIN, TX 78723
(512) 669-5560

I, SCOTT DUNLOP, DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF TAYLOR, TEXAS, DO HEREBY CERTIFY ATTEST AND AUTHORIZE THIS PLAT TO BE FILED FOR RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

SCOTT DUNLOP, AICP, DIRECTOR OF DEVELOPMENT SERVICES DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _____, 20___, A.D., AT ___ O'CLOCK, ___M AND DULY RECORDED THIS THE _____ DAY OF _____, 20___, AD., AT ___ O'CLOCK, ___M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS.

BY: DEPUTY



6448 E Highway 290, Ste. B-105, Austin, TX 78723 ph:512.244.3395 manhard.com
Civil Engineers | Surveyors | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10164754 (Surv.) F-21732 (Eng)

BLOCK 55, DOAKS ADDITION
1319 3RD ST W, TAYLOR TX 76574
AMENDED PLAT



REVISED: 03/13/25
PROJ. MGR.: AD
DRAWN BY: AL
SURVEY DATE: 12/10/24
ISSUE DATE: 02/06/24
SCALE:

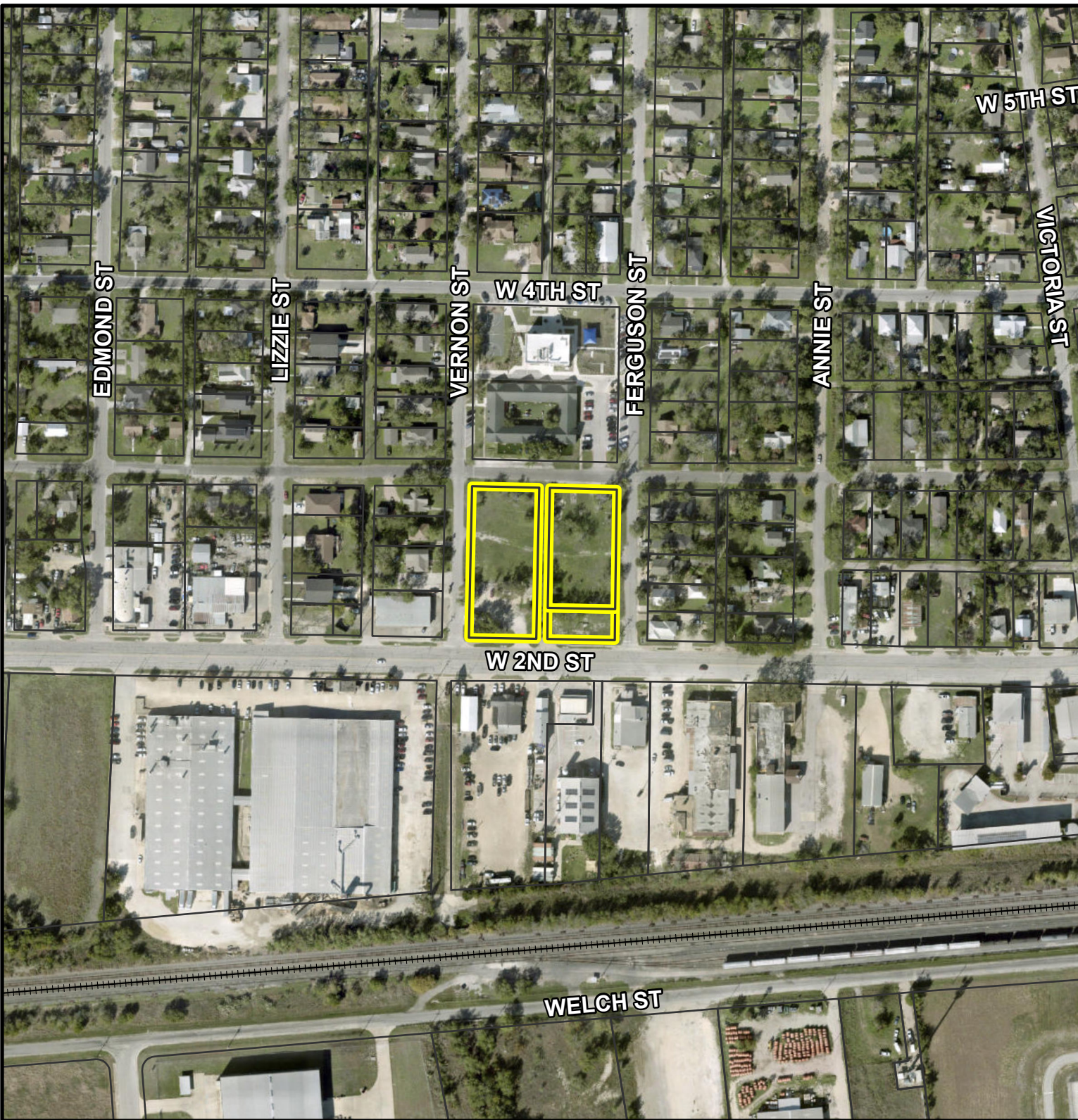
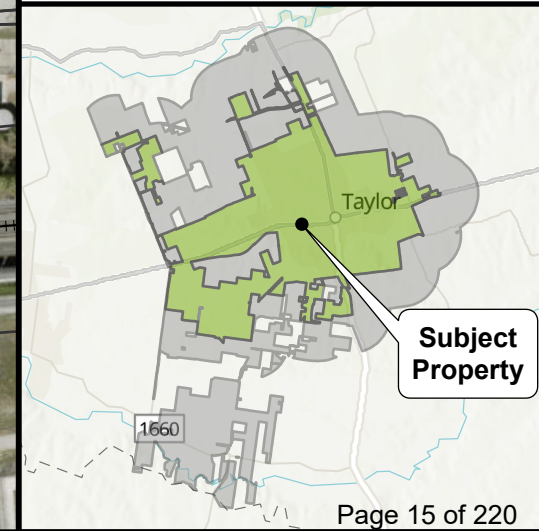
SHEET
2 OF 2
PZ-2025-2414



PZ-2025-2414

203 Ferguson Street
Minor Plat Application
Location Map
Approximately 1.6 acres

-  Subject Property
-  Parcels





City Council Meeting April 8, 2025 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 3.

Agenda Title: **PZ-2025-2436 Hold a public hearing and consider making a recommendation regarding a request for a Place Type Amendment from P2 – Rural to P2C – Rural Commercial on property generally located at 1900 OLG Cemetery Road, legally described as Honey Bucket Lot 1, Block 1, 4.02 acres, more particularly described by Williamson Central Appraisal District Parcel R665367, Taylor, Williamson County, Texas.**

Council Action to be Taken: Hold a public hearing and introduce the Ordinance

Department Submitted: Development Services

Staff Contact: Preston Gunn

1. PURPOSE / DESCRIPTION

The subject property consists of a portable restroom business located southwest of the intersection at Farm to Market Road 122 and OLG Cemetery Road. The applicant desires to expand their business by adding carports, parking, and paved areas. The subject property is currently P2 – Rural and within the P2 Place Type commercial is not a permitted Building Type. Staff has encouraged the applicant to rezone the property to P2C – Rural Commercial to allow for the expansion of their use. Without the place type amendment, the business would be unable to improve their property as it would be increasing a non-conforming use

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The request for a Place Type amendment aims to provide consistency with the use of a commercial business. Upon analyzing the request, the proposed Place Type P2 – Rural will permit small commercial, highway commercial, temporary commercial, commercial accessory, carts, kiosks, and food trailers, and civic building types. The current business, Honey Bucket, operates as a temporary commercial use as there are limited permanent structures and the land meets the demands of the business at this time in its current state. The Place Type amendment request is consistent with the surrounding zoning of the adjacent properties. The applicant is also concurrently seeking a variance to allow for better screening to decrease the likelihood of becoming a nuisance.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
<ul style="list-style-type: none">• Appropriate Zoning for Existing Use	<ul style="list-style-type: none">•

4. RECOMMENDATION

For the reasons stated in the staff analysis, staff recommend approval of the request Place Type amendment from P2 – Rural to P2C – Rural Commercial.

5. FUNDING SOURCE

N/A

6. TIMELINE

P&Z Public Hearing - April 8, 2025
City Council Public Hearing - April 24, 2025
City Council Vote - May 8, 2025

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. _03_PZ-2025-2436_1900 OLG Cemetery Road Rezone
2. _03a_PZ 2025-2436_1900 OLG Cemetery Road Rezone LOI
3. _03b_PZ 2025-2436 Location Map
4. _03c_PZ 2025-2436 Current Zoning
5. _03d_PZ 2025-2436 Proposed Zoning
6. _03e_PZ 2025-2436 Growth Sector
7. _03f_PZ 2025-2436 Future Land Use
8. _03g_PZ 2025-2436 Notification Map
9. _03h_PZ-2025-2436_1900 OLG Cemetery Road_Draft Ordinance
10. _03h1_PZ 2025-2436_1900 OLG Cemetery Road_Survey_EXHIBIT A
11. _03h2_PZ 2025-2436 Proposed Zoning_EXHIBIT B

City of Taylor
PZ-2025-2436

Place Type Zoning Amendment
Staff Report

Item Details

Subject Property: 1900 OLG Cemetery Road
Total Acreage: Approximately 4.02 acres
Legal Description: Approximately 4.02 acres of land generally located at 1900 OLG Cemetery Road, Honey Bucket Block 1, Lot 1, more particularly described by the Williamson Central Appraisal District Parcel R665367, Taylor Williamson County, Texas

Property Owner/Applicant: Mark Perry
Request: A request to rezone from the existing Place Type of P2 – Rural to P2 – Rural Commercial.
Case History: This is the first hearing of this request.

Overview of Applicant’s Request & Background

The subject property consists of a portable restroom business located southwest of the intersection at Farm to Market Road 122 and OLG Cemetery Road. The applicant desires to expand their business by adding carports, parking, and paved areas. The subject property is currently P2 – Rural and within the P2 Place Type commercial is not a permitted Building Type. Staff has encouraged the applicant to rezone the property to P2C – Rural Commercial to allow for the expansion of their use. Without the place type amendment, the business would be unable to improve their property as it would be increasing a non-conforming use.

Location:

The subject property is located Southwest of the intersection at Farm to Market Road 122 and OLG Cemetery Road. The property is adjacent to the City of Taylor wastewater treatment plant.

Physical and Natural Features:

The subject property is a rural property with a commercial use that is relatively flat and has an average amount of foliage for the area. It is adjacent to the wastewater treatment plant and part of the property is in the floodplain.

Growth Sector Designations:

The subject property is located within the Infill Growth Sector (G-3). 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 (Envision Taylor Comprehensive Plan page 50).

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Neighborhood Greenfield which are new communities that contain a wide mix of residential uses and neighborhood services. Greenfield development should be developed as an extension of the existing urban fabric in Taylor.

The subject property is currently zoned P2 – Rural. This Place Type is intended to regulate higher low intensity residential use.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	Employment Center	Intended Growth Sector & Reserved Open Sector	Employment: Regional	Agricultural
South	Civic Space	Future Growth Sector & Reserved Open Sector	Area of Minimal Change	Wastewater Treatment
East	P2 – Rural	Future Growth Sector	Area of Minimal Change	Agricultural
West	P2 – Rural	Intended Growth Sector & Reserved Open Sector	Neighborhood Green Field Open Space	Agricultural

Transportation

The subject property gains access off OLG Cemetery Road to the East. OLG Cemetery is categorized as a Rural Street. A rural street has open swales and drains by percolation. The street has wide shoulder or bicycle trails, and no on-street parking.

Utilities

The subject property is located within the City of Taylor water and wastewater CCN. There is an 8-inch water line located to the northwest of the lot. The property is not connected to wastewater.

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. Seven (7) notices were mailed to the property owners and a legal notice advertisement for the public hearing was placed in the Taylor Press on Sunday, March 23, 2025.

Staff Analysis

The request for a Place Type amendment aims to provide consistency with the use of a commercial business. Upon analyzing the request, the proposed Place Type P2 – Rural will permit small commercial, highway commercial, temporary commercial, commercial accessory, carts, kiosks, and food trailers, and civic building types. The current business, Honey Bucket, operates as a temporary commercial use as there are limited permanent structures and the land meets the demands of the business at this time in its current state. The Place Type amendment request is consistent with the surrounding zoning of the adjacent properties. The applicant is also concurrently seeking a variance to allow for better screening to decrease the likelihood of becoming a nuisance.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommend approval of the request Place Type amendment from P2 – Rural to P2C – Rural Commercial.

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 rezoning consistent with the Comprehensive Plan?

- The rezoning request is consistent with the Comprehensive Plan. The applicant intends to increase the use to conform with their zoning. The change to P2C – Rural Commercial would allow for the expansion for their commercial use in an area predicted to have minimal change.

Is the rezoning compatible with the surrounding area?

- The rezoning is compatible with other place types found along the eastern frontage of OLG Cemetery Road.

Does the rezoning promote public health, safety, or general welfare?

- Staff analysis determined that the rezoning of the subject property will promote public health, safety, and 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?

- There are adequate existing public utilities servicing the subject property.

Do current conditions indicate that a rezoning is necessary?

- The current place type does not allow for any expansion of the legal nonconforming use on the property. To further develop the property, the property owner would need to rezone to permit any on-site improvements.

Attachments:

- a. Letter of Intent from Applicant
- b. Location Map
- c. Zoning Map
- d. Proposed Zoning
- e. Growth Sectors Map
- f. Future Land Use Map
- g. Notification Map
- h. Ordinance 2025-XX
 - a. Survey
 - b. Proposed Zoning Map

LETTER OF INTENT STATEMENT DESCRIPTION & NARRATIVE

The applicant shall provide a narrative to support their request and documentation of the need for a Place Type Zoning Map Amendment (re-zoning).

APPLICANT STATEMENT DESCRIPTION & NARRATIVE: The applicant is seeking a rezone to P2C, Rural Commercial, at the direction of City Staff. The Applicant owns and operates a commercial portable restroom/fencing operation, which has been in operation and serving the City of Taylor for more than 30-years at this site, which is adjacent to the City Waste Water Treatment facility immediately to the south. In order to provide minor improvements to the operation, including two (2) covered shelters for some of the existing operations as well as pave existing parking areas that are currently gravel, the Applicant has been in the process of working with City Staff on obtaining land development permits for many months now. When the minor improvement application efforts began the site was still zoned M1, Light Industrial. However, during the review process the site was rezoned via a large-scale City-wide update of the Comprehensive Plan and City development regulations, making the existing commercial operation a pre-existing legal non-conforming use. Given the recent zone change to P2, Rural, Staff is requiring the completion of a rezone to P2C, Rural Commercial, in order to complete the aforementioned minor development improvements to the existing operation.

Additionally, the applicant shall review and answer the following questions:

- 1. Is the Place Type Zoning Map Amendment (re-zoning) consistent with guiding documents such as the Comprehensive Plan and Land Development Code (LDC)?**

APPLICANT RESPONSE: The rezoning request is consistent with the Comprehensive Plan, which seeks to maintain the character of Taylor. More specifically, the Comp Plan envisions maintaining the character, building on Taylor's history. The traditional pattern of development in Taylor achieves the goals of this plan. New development should continue this pattern whether constructed in infill or greenfield settings. This site has been operated as a portable restroom operation serving the City of Taylor for more than 30-years. It's ongoing and continued operation is fully consistent with these comprehensive plan goals and policies.

The rezoning request is consistent with the Land Development Code, which allows for the continued use of pre-existing legal non-conforming uses. The minor addition of small open-walled covers for existing operations and paving is consistent with the traditional pattern of development in this area, which is immediately adjacent to the City's waste water treatment facility. This request and the associated improvements will ultimately improve the site and bring it into greater compliance with the LDC with new landscaping, screening, paving parking areas and additional stormwater features that are supportive and continuing the existing and historical pattern of development in this neighborhood.

2. Is the Place Type Zoning Map Amendment (re-zoning) compatible with the surrounding area?

APPLICANT RESPONSE: The rezoning is compatible with other adjacent properties, which have been neighbors to the existing use for more than 30-years.

- Northwest Neighbor: Compatible; The existing site includes a natural buffer, a flood plain, naturally separating the 30+ year old operation from the property to the vacant property abutting to the site to the northwest.
- Northeast Neighbor: Compatible; The property to the northeast is across Old Cemetery Road, which is a vacant farm field.
- Southerly Neighbor: Compatible; The abutting property to the south is City owned and is developed with the City's waste water treatment plant.
- Westerly Neighbor: Compatible; The abutting property to the west is a vacant property that includes an electrical power corridor and open drainage area.

3. Does the Place Type Zoning Map Amendment (re-zoning) promote health, safety, and general welfare?

APPLICANT RESPONSE: The rezoning of 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, which is being implemented via the LDC development permit review and approval process ensuring compliance.

4. Is infrastructure available for future development of this site for uses allowed in the proposed Place Type zoning district(s)?

APPLICANT RESPONSE: There are existing public utilities are already adequate, available and in use for the scope of the existing operation. Additional storm water facilities are proposed with the ongoing land development permits currently under City review.

5. Are there changed conditions that make the Place Type Zoning Map Amendment (re-zoning) necessary?

APPLICANT RESPONSE: The applicant has been instructed to complete a rezone to better comply with the current LDC. The site has been used for a portable restroom and fencing facility for more than 30-years. Prior to the recent revisions to the City comprehensive plan and City-wide rezone efforts, the existing use was in the M1, Light Industrial zone, and was a compliant use. The applicant simply wants to add two (2) covered areas to the existing operations to provide shelter, and has agreed to paving the parking areas as required by the City, as well as provide enhancement landscaping, perimeter screening and storm water

facilities, all of which bring the site in to greater conformance with City development standards.

6. Is there a need in the community for the proposed development or Place Type zoning associated with this request?

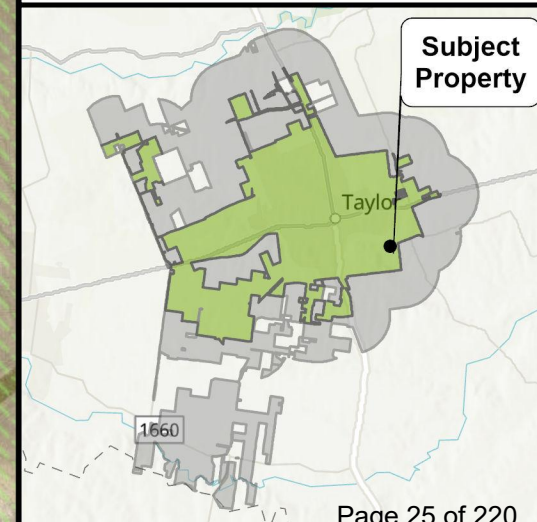
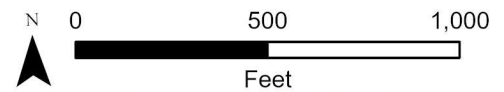
APPLICANT RESPONSE: Yes. The portable restroom and fencing operation have been in place for more than 30-years, serving the community of Taylor. This use is an essential service that serves the general public by providing necessary services and facilities for development projects, city functions, residential home projects, local fairs and events, etc. The applicant operates a well-maintained and tidy operation. The company is committed to providing reliable and efficient services, contributing to local support of various community activities and development projects. The operation is not only an essential service supporting a local City of Taylor economy but also helps ensure that public events and construction projects proceed without disruptions, benefiting both residents and visitors.



PZ-2025-2436

1900 O L G Cemetery Road
Place Type Amendment
Location Map
Approximately 4.1 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels





PZ-2025-2436

1900 O L G Cemetery Road
Place Type Amendment
Current Zoning Map
Approximately 4.1 acres

Subject Property

Parcels

Overlay Zoning

P1: Nature

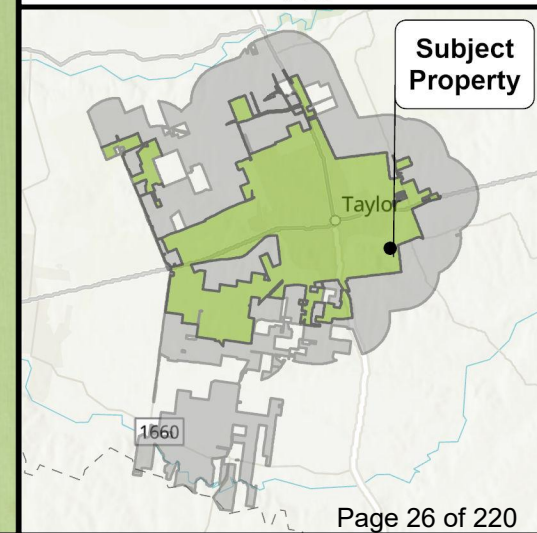
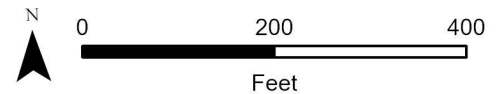
Place Type Zoning

P2: Rural

P2.5: Large Lot

EC: Employment Center

CS: Civic Space





PZ-2025-2436

**1900 O L G Cemetery Road
Place Type Amendment
Proposed Zoning Map
Approximately 4.1 acres**

City Limits	P2.5: Large Lot
Subject Property	EC: Employment Center
Parcels	CS: Civic Space
Overlay Zoning	
P1: Nature	P2C : Rural Commercial
P2: Rural	

0 200 400
Feet

Subject Property

Taylor

1660

Page 27 of 220

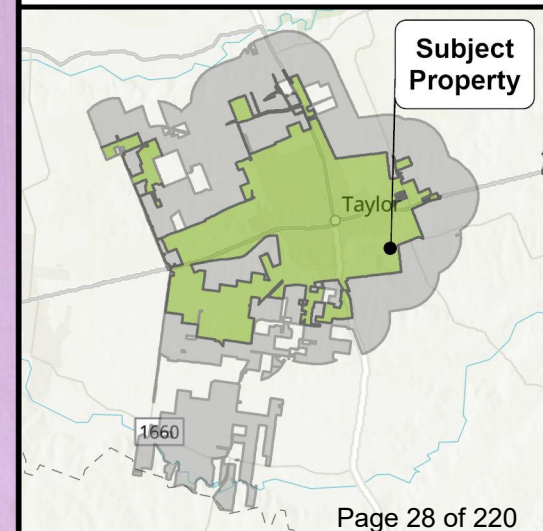
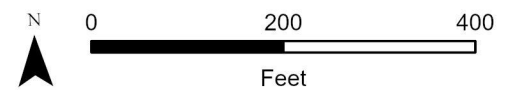




PZ-2025-2436

1900 O L G Cemetery Road
Place Type Amendment
Growth Sector Map
Approximately 4.1 acres

- Subject Property
- Parcels
- Growth Sector**
 - Reserved Open Sector (O-2)
 - Future Growth Sector (G-1)
 - Intended Growth Sector (G-3)





PZ-2025-2436

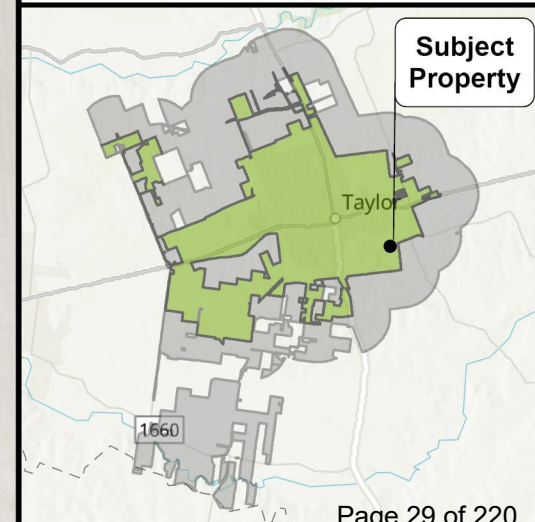
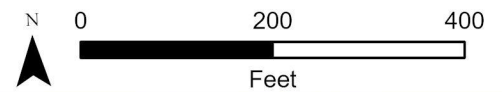
1900 O L G Cemetery Road
Place Type Amendment
Future Land Use Map
Approximately 4.1 acres

Subject Property

Parcels

Future Land Use

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



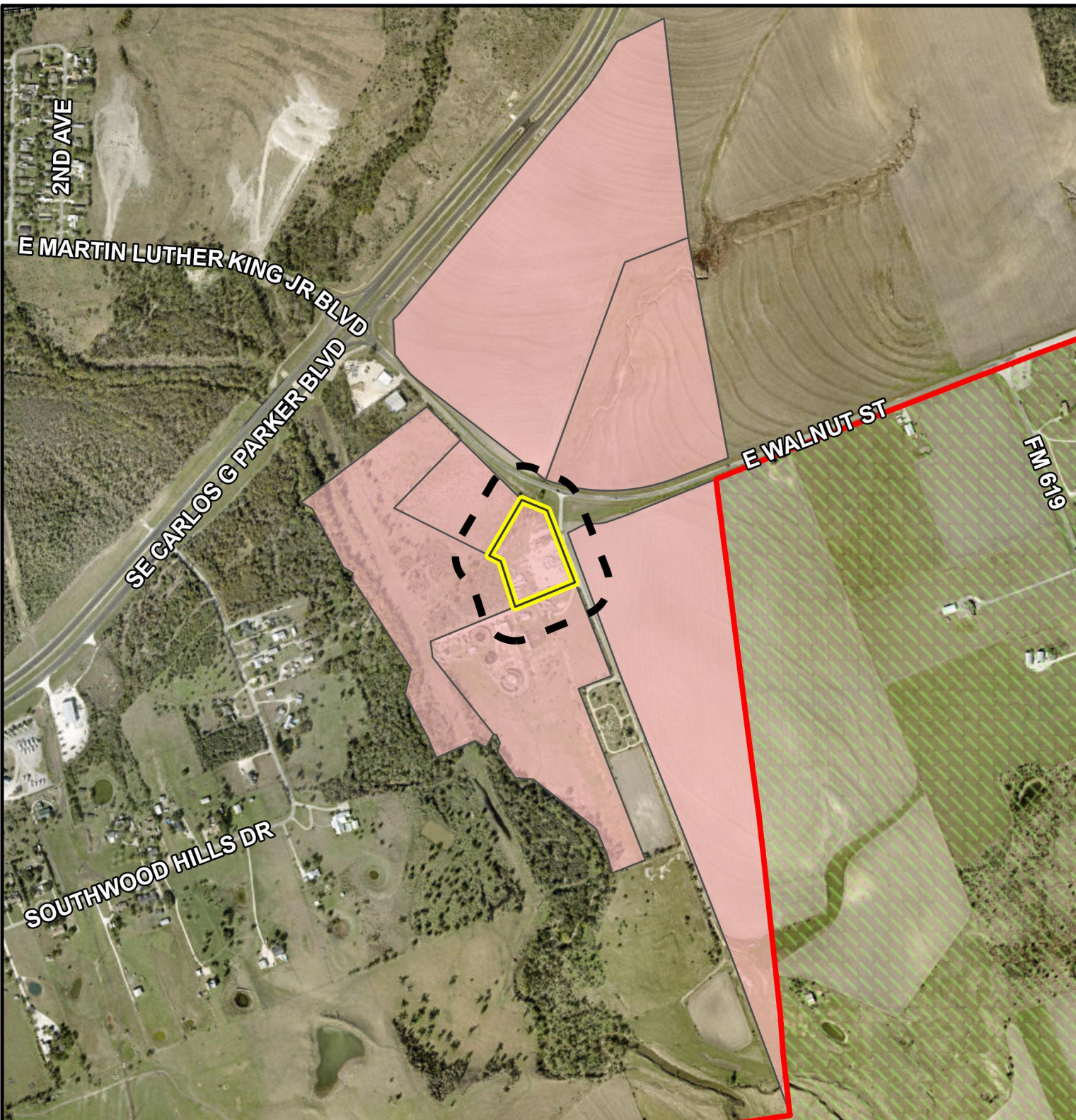
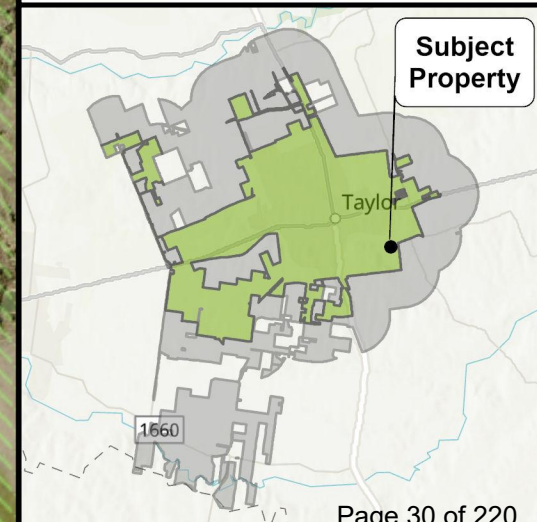
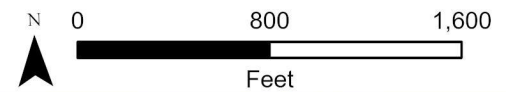
Subject Property



PZ-2025-2436

1900 O L G Cemetery Road
Place Type Amendment
Notification Map
Approximately 4.1 acres

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



ORDINANCE NO. 2025-XX

AN ORDINANCE CHANGING THE PLACE TYPE ZONING OF PROPERTY DESCRIBED AS, GENERALLY LOCATED AT 1900 O L G CEMETERY ROAD FROM P2 (RURAL) TO P2C (RURAL COMMERCIAL) AMENDING THE OFFICIAL PLACE TYPE ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE PLACE TYPE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on April 24, 2025, to consider the request made by the applicant, whose property is legally described in Exhibit “A” the Place Type Change Form attached hereto and incorporated by reference herein for all purposes (“Property”), to change the place type zoning as described above; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on April 8, 2025, to consider the place type zoning change request, and recommended approval of the place type zoning change to the City Council; and

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

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

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

SECTION 2. The place type zoning of this Property is changed from: Place Type Zoning District P2 – Rural to P2C – Rural Commercial at property located at 1900 O L G Cemetery Road.

SECTION 3. The official place type zoning map of the City of Taylor, Texas, is changed to show the Property Place Type zoning as described in Section 2 and reflected in Exhibit “B” attached hereto.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance **2025-XX** was introduced before the Taylor City Council on the 28th day of April 2025.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2025.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, 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. 2025-XX passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, 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 _____ 2025.

Lucy Aldrich
City Clerk

DRAFT

EXHIBIT A
(Metes & Bounds Survey)

DRAFT

EXHIBIT B
(Proposed Place Type Map)

DRAFT

LEGAL DESCRIPTION

BEING 4.02 ACRES LOCATED IN THE PARTHENIA COURSEY SURVEY, ABSTRACT NUMBER 131, WILLIAMSON COUNTY, TEXAS, DESCRIBED TO MRP TEXAS, LLC 11C DOCUMENT NUMBER 2019004630, AND BEING ALL OF THE REMAINDER OF A CALLED 10.00 ACRE TRACT OF LAND, DESCRIBED IN DEED TO M'LISSA D. LINDEMANN, IN DOCUMENT NUMBER 200300345 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 6.00 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2006015897 OF SAID PUBLIC RECORDS; SAID 4.02 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2 INCH IRON ROD WITH "1433" CAP, FOUND FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 6.00 ACRE SAVE AND EXCEPT TRACT, AND SAME BEING IN THE SOUTHWEST RIGHT OF WAY OF FM 112, A VARIABLE WIDTH RIGHT OF WAY, NO DEED OF RECORD FOUND;

THENCE, S 49°51'58" E, WITH A NORTHEAST LINE OF SAID REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN FOR A DISTANCE OF 258.53 FEET TO AN IRON ROD WITH CAP, FOUND FOR THE EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING AT THE INTERSECTION OF LARRY STREET, A VARIABLE WIDTH RIGHT OF WAY, NO DEED OF RECORD FOUND;

THENCE S 19°41'45" E, WITH THE EAST LINE OF SAID REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN, SAME BEING THE APPARENT WEST RIGHT OF WAY OF SAID LARRY STREET, FOR A DISTANCE OF 341,51 FEET TO A 1/2 INCH IRON ROD, FOUND FOR THE SOUTHEAST CORNER OF SAID REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN, SAME BEING A NORTHEAST CORNER OF A CALLED 22.355 ACRE TRACT, DESCRIBED TO THE CITY OF TAYLOR IN VOLUME 501, PAGE 361 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE S 67°53'52" W, WITH THE COMMON LINE OF SAID REMAINDER TRACT AND SAID 22.355 ACRE TRACT, FOR A DISTANCE OF 377.59 FEET TO A 3/4 INCH IRON ROD, FOUND FOR THE SOUTHWEST CORNER OF SAID REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN, SAME BEING A SOUTHEAST CORNER OF A CALLED 56.67 ACRE TRACT, DESCRIBED TO TOM W. FORD IN DOCUMENT NUMBER 1996017724 OF SAID OFFICIAL RECORDS;

THENCE, WITH THE COMMON LINES OF SAID REMAINDER TRACT AND SAID 56.67 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

1. N 16°22'10" W, 279.00 FEET TO A 1/2 INCH IRON ROD WITH "RPLS6714" CAP, SET,
2. N 63°56'17" W, 83.40 FEET TO A 1/2 INCH IRON ROD WITH "RPLS6714" CAP, SET;

THENCE, N 30°19'01" E. WITH THE NORTH LINE OF SAID REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN, SAME BEING THE SOUTH LINE OF SAID 6.00 ACRE SAVE AND EXCEPT TRACT, FOR A DISTANCE OF 377.61 FEET, BACK TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, CONTAINING 4.02 ACRES, MORE OR LESS.



PZ-2025-2436

**1900 O L G Cemetery Road
Place Type Amendment
Proposed Zoning Map
Approximately 4.1 acres**

City Limits	P2.5: Large Lot
Subject Property	EC: Employment Center
Parcels	CS: Civic Space
Overlay Zoning	
P1: Nature	P2C : Rural Commercial
P2: Rural	

0 200 400
Feet

Subject Property

Taylor

1660

Page 37 of 220





**City Council Meeting
April 8, 2025
Transmittal Letter**

STRATEGIC PILLAR

Agenda Item Number: 4.

Agenda Title: **PZ-2025-2437 Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to allow lodging without a full time, on-site operator for property generally located at 2908 Tyler Lane, legally described as Rob Roy Estates, Lot 133, Block B, more particularly described by Williamson Central Appraisal District Parcel R427194, Taylor, Williamson County, Texas.**

Council Action to be Taken: Hold a public hearing and introduce the Ordinance

Department Submitted: Development Services

Staff Contact: Preston Gunn

1. PURPOSE / DESCRIPTION

The subject property is a 1,622 square foot home located in the Rob Roy Estates Subdivision (circa 2002). The applicant is requesting a Special Use Permit to allow lodging (short-term rental) without a full-time, on-site operator. The Place Type zoning for the subject property is P3 – Neighborhood which allows lodging (short-term rental) by right if there is a full time, on-site operator and requires a Special Use Permit if there is no full time, on-site operator (LDC Section 5.2.2.1 (1) (c)).

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The request for a Special Use Permit aims to allow the owner to use the property as a short-term rental without a full-time, on-site operator.

The applicant has been operating the property as a long-term rental serving Samsung employees. They are only looking to use the site as a short-term rental in between leases. Staff are not aware of any previous complaints (for example, in terms of noise, disturbance to residents or parking problems) about the use of this property as a short-term rental.

Currently, the short-term rental of this property by this applicant appears to be in compliance with the performance and compatibility standards of Section 5.9 of the Land Development Code.

Previous Special Use Permits for short term rentals without a full-time on-site operator in similar

locations within a residential neighborhood have been approved with a 3-year time limit. This time limit was to allow an opportunity for any potential nuisances to be reviewed as part of the renewal of a Special Use Permit.

3. PROS and CONS	
<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

For the reasons stated in the staff analysis, staff recommends approval of the requested Special Use Permit.

5. FUNDING SOURCE

N/A

6. TIMELINE

P&Z Public Hearing - April 8, 2025
 City Council Public Hearing - April 24, 2025
 City Council Vote - May 8, 2025

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. _04_PZ-2025-2437_2908 Tyler Ln SUP Staff Report
2. _04a_PZ 2025-2437 Letter of Intent
3. _04b_PZ 2025-2437 Location Map
4. _04c_PZ 2025-2437 Current Zoning
5. _04d_PZ 2025-2437 Notification Map
6. _04e_PZ 2025-2437_2908 Tyler Ln SUP Plot Plan
7. _04f_PZ-2025-2437_2908 Tyler Ln SUP_Draft Ordinance
8. _04f1_PZ 2025-2437_2908 Tyler Ln SUP Plot_EXHIBIT A
9. _04f2_PZ 2025-2437_2908 Tyler Ln SUP Proposed Zoning_EXHIBIT B

City of Taylor
PZ-2025-2437
Special Use Permit
Staff Report

Item Details

Subject Property:	2908 Tyler Lane
Total Acreage:	Approximately 0.137 acres
Legal Description:	Approximately 0.137 acres of land, generally located at 2908 Tyler Lane, more particularly described by the Williamson Central Appraisal District Parcel R427194, Rob Roy, Block B, Lot 133, Taylor, Williamson County, Texas.
Applicant:	Joan Maxfield
Property Owner(s):	Joan Maxfield
Request:	A request to obtain a Special Use Permit to use the property as lodging (short-term rental) without a full-time, on-site operator.
Case History:	This is the first hearing of this request.

Overview of Applicant’s Request & Background

The subject property is a 1,622 square foot home located in the Rob Roy Estates Subdivision (circa 2002). The applicant is requesting a Special Use Permit to allow lodging (short-term rental) without a full-time, on-site operator. The Place Type zoning for the subject property is P3 – Neighborhood which allows lodging (short-term rental) by right if there is a full time, on-site operator and requires a Special Use Permit if there is no full time, on-site operator (LDC Section 5.2.2.1 (1) (c)).

Location:

The subject property is located mid-block at 2908 Tyler Lane (North of Mallard Lane and along the eastern side of Tyler Lane).

Physical and Natural Features:

The subject property consists of 0.137-acre lot in an established neighborhood of similar sized lots. The home consists of three bedrooms and two baths with a fenced backyard.

Growth Sector Designations:

The Infill Neighborhood Sector (G-4) consists of areas within the City that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density.

Future Land Use and Zoning Designations:

The subject property was assigned the Future Land Use designation of Neighborhood Infill that represents existing developed areas in Taylor that have access to existing streets and utility infrastructure. Infill development is anticipated to fill in vacant and underutilized lots within the City of Taylor. These areas are anticipated to accommodate a slight increase in density with the inclusion of accessory dwelling units and missing middle housing such as smaller lots, townhomes, and additional corner units. In addition to housing, neighborhoods accommodate smaller neighborhood-oriented retail and services.

The subject property is currently zoned Place Type P3 – Neighborhood which allows lodging (short-term rental) by right if there is a full time, on-site operator and requires a Special Use Permit if there is no full time, on-site operator (section 5.2.2.1 (1) (c)). This district generally includes low-density residential areas.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P3 Neighborhood	Infill Neighborhood Sector	Neighborhood Infill	Single Family Residence
South	P3 Neighborhood	Infill Neighborhood Sector	Neighborhood Infill	Single Family Residence
East	P3 Neighborhood	Infill Neighborhood Sector	Neighborhood Infill	Single Family Residence
West	P3 Neighborhood	Infill Neighborhood Sector	Neighborhood Infill	Single Family Residence

Transportation

The subject property gains access off Mallard Lane and Tyler Lane.

Utilities

The subject property is located within the City of Taylor water CCN. There is an 8-inch water line located on Tyler Lane. subject property is located within the city’s CCN for wastewater services and there is an 8-inch wastewater line located on Tyler Lane.

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 SUP request. Thirty-Five (35) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, March 30th, 2025.

Staff Analysis

The request for a Special Use Permit aims to allow the owner to use the property as a short-term rental without a full-time, on-site operator.

The applicant has been operating the property as a long-term rental serving Samsung employees. They are only looking to use the site as a short-term rental in between leases. Staff are not aware of any previous complaints (for example, in terms of noise, disturbance to residents or parking problems) about the use of this property as a short-term rental.

Currently, the short-term rental of this property by this applicant appears to be in compliance with the performance and compatibility standards of Section 5.9 of the Land Development Code.

Previous Special Use Permits for short term rentals without a full-time on-site operator in similar locations within a residential neighborhood have been approved with a 3-year time limit. This time limit was to allow an opportunity for any potential nuisances to be reviewed as part of the renewal of a Special Use Permit.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested Special Use Permit.

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 Special Use Permit consistent with the Comprehensive Plan?

- The Special Use Permit request is consistent with the Comprehensive Plan.

Is the Special Use Permit compatible with the surrounding area?

- The use is compatible with the area.

Does the Special Use Permit promote the public health, safety, or general welfare?

- Staff analysis determined that the subject property is in accord with the Planning Principles and Policy Guide in the Comprehensive Plan that aims 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?

- Public utilities are available in the area.

Do current conditions indicate that a Special Use Permit is necessary?

- Conditions do indicate that a Special Use Permit is necessary to allow lodging without a full-time, on-site operator.

Attachments:

- a. Letter of Intent from Applicant
- b. Location Map
- c. Zoning Map
- d. Notification Map
- e. Plot Plan
- f. Ordinance 2025-XX

- a. Survey – Exhibit A
- b. Proposed Zoning Map – Exhibit B

Special Use Permit for Short Term Rental

I own a 3BR/2B house at 2908 Tyler Lane in Taylor. At the present time, it is being rented by the month as a fully furnished home with all bills paid to construction workers at the Samsung facility. My plan is to also use it for short term rentals at times thru AirBNB.



The house would be rented to a maximum of 6 persons. Renters would be expected to park in the garage and drive where there is room for four cars. We will have rules in place to avoid having any negative impact on the neighbors. No parties or more than 6 guests will be permitted at the house. Quiet time will start at 9 PM. Fireworks and illegal substances will not be permitted. Carla and I both live locally within 15 minutes of the property so we could address any problems quickly and would be glad to share our contact information with the neighbors.

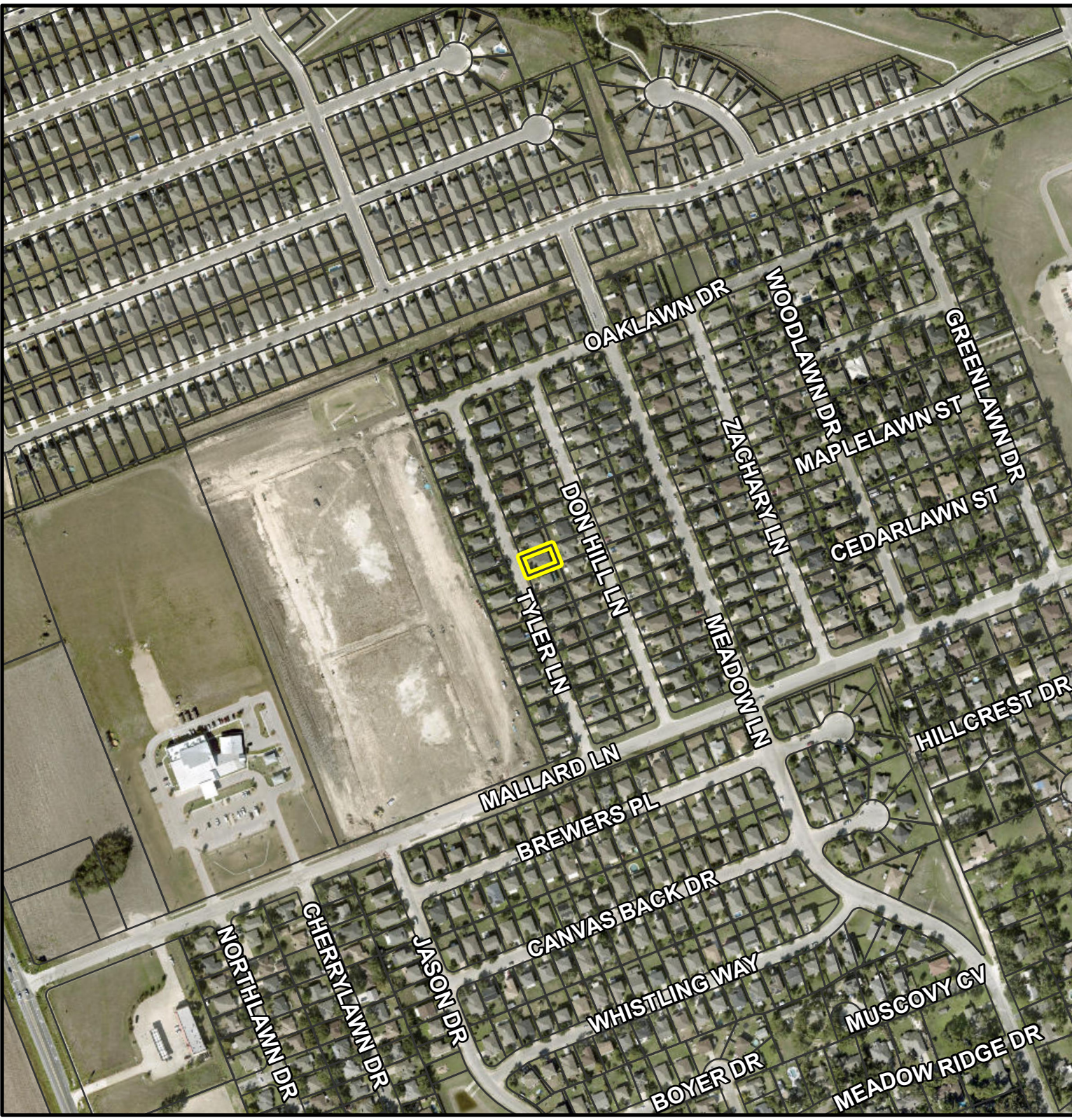
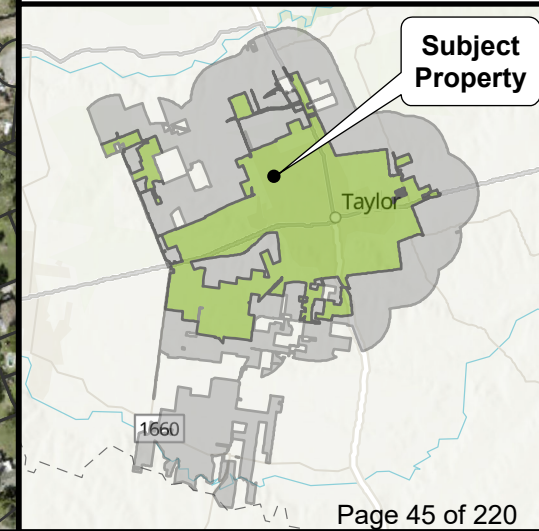
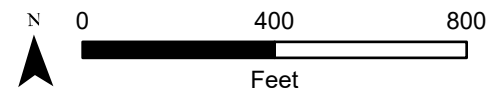
Carla Hoffman, my daughter, will be managing the property. She began managing an AirBNB rental 5 yrs ago and now manages three other AirBNB properties for me. On the AirBNB website she has had over 250 reviews with all 3 properties having excellent ratings from visitors. We have had no problems with noise or parties or any concern from our neighbors.



PZ-2025-2437

2908 Tyler Lane
Special Use Permit
Location Map
Approximately 0.13 acres

-  Subject Property
-  Parcels






PZ-2025-2437

**2908 Tyler Lane
Special Use Permit
Current Zoning Map
Approximately 0.13 acres**

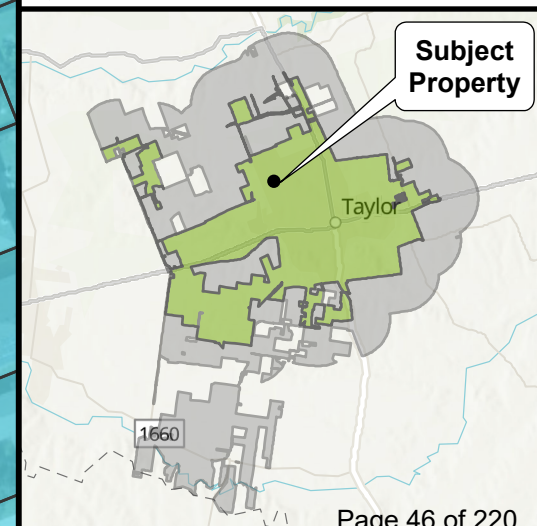
 Subject Property

 Parcels

Place Type Zoning

 P2.5: Large Lot




 P3: Neighborhood

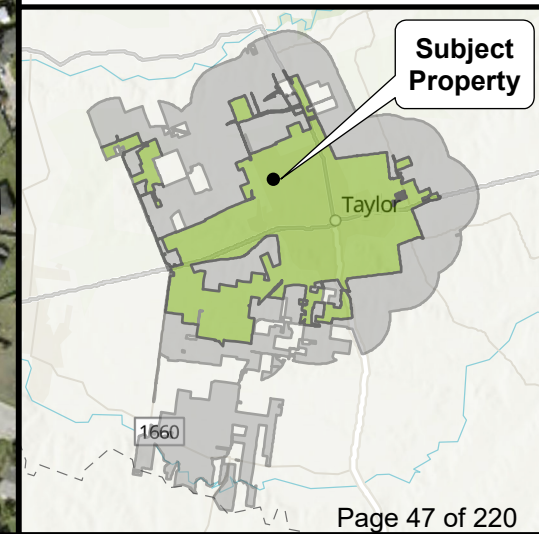
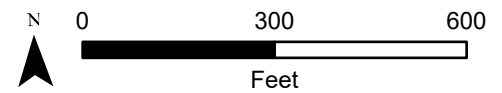




PZ-2025-2437

**2908 Tyler Lane
Special Use Permit
Notification Map
Approximately 0.13 acres**

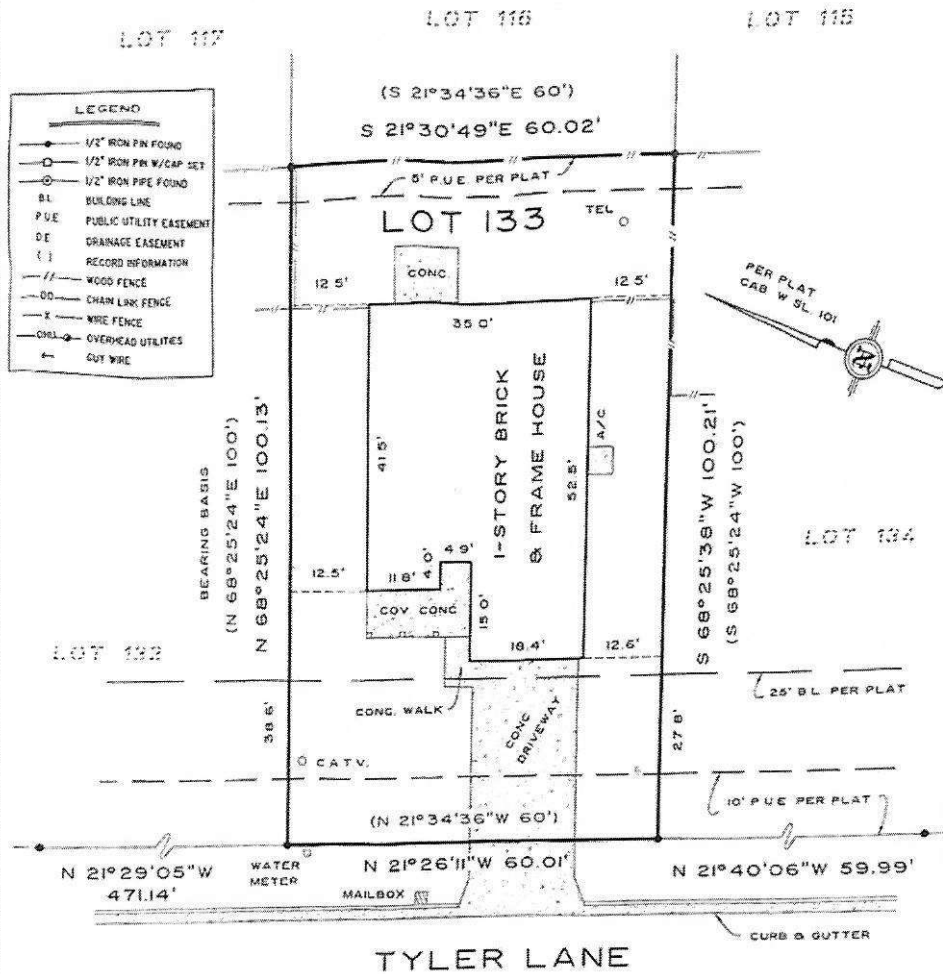
-  Subject Property
-  200-ft. Buffer
-  Notified Properties



SURVEY PLAT OF: 2908 TYLER LANE, TAYLOR, TEXAS, 76574

LEGAL DESCRIPTION: LOT 133, BLOCK B, ROB ROY ESTATES, AN ADDITION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET W, SLIDES 101-102, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

REFERENCE: TRAVIS STOLLE



Fences on common lot lines are for the use and enjoyment of both property owners. Fences meander along or near the lot lines. Restrictive covenants and easement rights recorded in Cabinet W, Slides 101-102, Plat Records of Williamson County, Texas, Document No. 2002059311, Document No. 200305126, Real Property Records, Williamson County, Texas, affect this lot. The following items of record affect the parent tract at this lot: Volume 282, Page 504, Volume 348, Page 416, Volume 857, Page 945. Easement recorded in Volume 1439, Page 599, Real Property Records, Williamson County, Texas, does not affect this lot. This property is in Zone "X" of the F.E.M.A. Flood Insurance Rate Map for Williamson County, Texas, Community Panel No. 480670 0535 E, Dated September 26th, 2008.

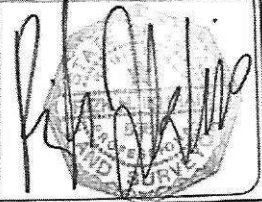
THE STATE OF TEXAS TO THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED
 COUNTY OF TRAVIS AND TO AUSTIN TITLE COMPANY AND LAWYERS TITLE INSURANCE CORPORATION

The undersigned does hereby state that this survey was this day made on the ground of the property legally described hereon and to the best of his information, knowledge and belief is correct, and that there are no discrepancies, conflicts, shortages in area, visible utility line or roads in place, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

COPYRIGHT 2009 POINT-LINE SERVICES, INC.
 Use of this survey for any other purpose or other parties shall be at their risk and undersigned is not responsible to others for any loss resulting therefrom.
 Dated this the 12th day of August, 2009
 Job No. 09800809 Scale: 1" = 20'
 GF No. 2413013586

POINT-LINE SERVICES, INC.

LAND & ENGINEERING SURVEYING
 RIZK H. IKHRAIS, R.P.L.S. 5381
 8200 CAMERON ROAD, SUITE 160
 AUSTIN, TEXAS 78754
 TEL (512)339-0808 FAX (512)339-0807



ORDINANCE NO. 2025-XX

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR A SHORT TERM RENTAL GENERALLY LOCATED AT 2908 TYLER LANE, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R427194, ROB ROY, BLOCK B, LOT 133, TAYLOR, WILLIAMSON COUNTY, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on April 24, 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 request a Specific Use Permit for a Short Term Rental, which is a use required to obtain a Specific Use Permit to grant approval within the P3 place type; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on April 8, 2025, to consider the zoning request, and recommended approval of the zoning change with a renewal in three (3) years to address any code enforcement issues if any, to the City Council; and

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

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

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

SECTION 2. The Property is approved for a Specific Use Permit for a Short Term Rental use.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Specific Use Permit for the Property as shown in Exhibit “A” attached hereto for all purposes.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance **2025-XX** was introduced before the Taylor City Council on the 28th day of April 2024.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2025.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, 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. 2025-XX, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, 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 _____ 2025.

Lucy Aldrich
City Clerk

EXHIBIT A
(Legal Description/Survey)



PZ-2025-2437


2908 Tyler Lane
Special Use Permit
Proposed Zoning Map
Approximately 0.13 acres

 Subject Property

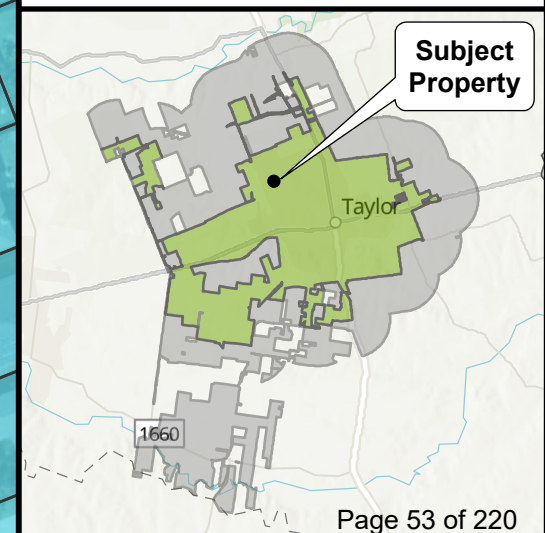
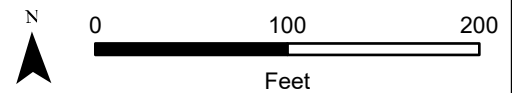
 Parcels

 Subject Property

Place Type Zoning

 P2.5: Large Lot

 P3: Neighborhood





City Council Meeting April 8, 2025 Transmittal Letter

STRATEGIC PILLAR
Economic Vitality Quality of Life

Agenda Item Number: 5.

Agenda Title: **PZ-2025-2442 Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit, with conditions, to allow drive-through services in the second and third layer of the lot for property generally located at 2101 N. Main Street, legally described as 0.5717 acres of land in the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018711, Taylor, Williamson County, Texas.**

Council Action to be Taken: Hold a public hearing and introduce the ordinance

Department Submitted: Development Services

Staff Contact: Cole Bakley, Senior Planner

1. PURPOSE / DESCRIPTION

The applicant is requesting a Special Use Permit to allow drive-thru facilities in the second and third layer of the lot within the P5 – Urban Center Place Type. The current Place Type zoning for the subject property only allows for drive-thru facilities within the third layer with a Special Use Permit.

Special Use Permits allow for the approval of land uses with characteristics or operating conditions that do not meet one or more of the criteria of the LDC, but which are in keeping within the intent of the LDC and the Comprehensive Plan.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

With a Special Use Permit, staff is able to recommend conditions to the site standards typical for the P5 - Urban Center Place Type while allowing drive-through services in the second layer. The site’s southern neighbor is a fast-food restaurant, with a drive-thru which is congruent with the proposed use. However, the neighboring site was built before the adoption of the Land Development Code and the Comprehensive Plan, which designates the site as an area of high change. The current neighboring establishment, Taco Bell, is considered an existing non-conforming building type, which does not align with the City’s stated desires for a walkable urban center. N. Main Street is a major thoroughfare within the City, thus upholding a safe and

connected environment that encourages walkable development and best aligns with the City’s goals outlined in the Comprehensive Plan.

After communication with the applicant, staff have proposed options that allow for a drive through the facility within the second and third layers of the lot. The Code ensures dense, neighborhood-oriented style development for this P5 – Urban Center Place Type. While the articulation of the structures proposed is not completely congruent, staff require a means for safe street interaction, screening for parking from the public realm, and attractive landscaping.

3. PROS and CONS	
<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

For the reasons stated in the staff analysis, Staff recommends approval of the requested Special Use Permit with Conditions. Two options were presented to the applicant. The applicant shall choose one that best aligns with the need of their tenant.

Option 1: Option with “Pull-Ahead Spot”

1. Deviation from Section 4.3.1.8 of the Land Development Code to allow the **build-to-line** to exceed the 0'-15' as shown on the diagram provided February 27, with a driving aisle covered by landscaped screening in the space of a relocated pull ahead spot along the northern end of the property. *The setback from N. Main shall not surpass 30' and the landscaping shall be subject to Section Sec. 28-28 from the City of Taylor's Code of Ordinances. The applicant shall choose from the list of designated shade trees and determine spacing no greater than the average of the tree's mature crown diameter.*

2. Deviation to Section 4.3.1.8 of the Land Development Code to allow the **Facade Buildout** to be less than the 80% minimum required for P5 Place Type. *A minimum of 35 percent façade buildout shall be designated for this lot.*

3. Deviation to Section 4.3.1.8 of the Land Development Code to allow the **Building Disposition** to be *Edgeyard which is not permitted by right in the P5 Place Type.*

4. Deviation to Section 4.3.1.8 of the Land Development Code to allow **Parking** to be *provided in the second and third layers of the site with a landscaped screening as opposed to only the third layer as is permitted in the P5 Place Type. Landscaping shall replace any parking shown in the first layer. A drive aisle shall be allowed to cross the*

front façade with an enhanced landscape buffer, screening the aisle from the roadway with shade trees along the sidewalk.

5. Deviation from Section 5.2.2.2.4 of the Land Development Code to allow **Drive-thru Services** to be provided in the second and third layers of the site as opposed to only the third layer. The drive aisle crossing the front façade shall connect the drive-thru to the singular entryway to N. Main, located near the northern edge of the property. A drive crossing the front façade shall limit the maximum allowable entrances from N. Main to one, with its position along the northern edge.

6. Deviation to Section 5.4.1.2 of the Land Development Guide to allow the **parking area to be larger than one and a half times the size of the building footprint** in the P5 Place Type. *The parking size shall not surpass more than 5 times the building footprint.*

Option 2: Option without “Pull-Ahead Spot”

1. Deviation from Section 4.3.1.8 of the Land Development Code to allow the **Facade Buildout** to be less than the 80% minimum required for P5 Place Type. *A minimum of 35 percent façade buildout shall be designated for this lot.*

2. Deviation from the Land Development Code to allow the **Building Disposition** to be *Edgeyard* which is not permitted by right in the P5 Place Type.

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street in conjunction with landscaping, promoting a walkable environment. Shade trees shall run along the sidewalk as defined in Section Sec. 28-28 from the City of Taylor's Code of Ordinances with spacing no greater than the average of the tree's mature crown diameter.

5. Section 5.4.1.2 of the Land Development Code- Variance to allow the **parking area** to be larger than one and a half times the size of the building footprint in the P5 Place Type.
The parking size shall not surpass more than 5 times the building footprint.

5. FUNDING SOURCE

N/A

6. TIMELINE

P&Z Public Hearing - April 8, 2025
City Council Public Hearing - April 24, 2025
City Council Vote - May 8, 2025

7. OTHER OPTIONS

8. ATTACHMENTS

1. _05_PZ-2025-2442 Wendy's SUP Staff Report
2. _05a_PZ-2025-2442 Wendy's SUP Letter of Intent
3. _05b_PZ-2025-2442 Wendy's SUP Site Plan
4. _05c_PZ-2025-2442_Wendy's SUP Staff Recommendation Letter
5. _05d_PZ 2025-2442 Location Map
6. _05e_PZ 2025-2442 Current Zoning
7. _05f_PZ 2025-2442 Growth Sector
8. _05g_PZ 2025-2442 Future Land Use
9. _05h_PZ 2025-2442 Proposed Zoning Map
10. _05i_PZ 2025-2442 SUP Notification Map
11. _05j_PZ-2025-2442_Wendy's SUP Ordinance
12. _05j1_PZ-2025-2442_Wendy's SUP Field Notes_EXHIBIT A
13. _05j2_PZ 2025-2442 Proposed Zoning Map_EXHIBIT B

**City of Taylor
PZ-2025-2442
Special Use Permit
Staff Report**

Item Details

Agenda No.	5
Requested Action:	Consider Approval of a Special Use Permit with Conditions for drive-thru facilities in P5 – Urban Center.
Address/Location:	Generally located at 2101 N. Main St.
Legal Description:	Legally described as 0.5717 acres of land in the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018711, Taylor, Williamson County, Texas.
Current Zoning:	P5 – Urban Center
Current Use:	Closed – Car Wash
Applicant:	Foresite Group, LLC
Case History:	This is the first submission of the Special Use Permit.

Overview of Applicant’s Request & Background

The applicant is requesting a Special Use Permit to allow drive-thru facilities in the second and third layer of the lot within the P5 – Urban Center Place Type. The current Place Type zoning for the subject property only allows for drive-thru facilities within the third layer with a Special Use Permit.

Special Use Permits allow for the approval of land uses with characteristics or operating conditions that do not meet one or more of the criteria of the LDC, but which are in keeping within the intent of the LDC and the Comprehensive Plan.

Location:

The subject property is located on the Western side of N. Main Street. Neighboring establishments: Taco Bell (2009 N. Main Street) and Pizza Hut (2103 N. Main Street).

Physical and Natural Features:

The subject property consists of a 0.5717-acre lot surrounded by similar sized lots. The site is predominately paved and has an abandoned car wash structure with associated lighting, signage, and a dumpster enclosure.

Growth Sector Designations:

The Infill Neighborhood Sector (G-5) consists of areas within the city that are already developed and served by infrastructure. Development in this area is intended for higher intensity uses than are currently in place.

Future Land Use and Zoning Designations:

The subject property was assigned the Future Land Use designation of Market Center: Community. This represents mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. As with all centers, Market Centers are envisioned as mixed-use and walkable places.

The subject property is currently zoned Place Type P5 – Urban Center which allows for commercial and retail uses. The proposed site is partially congruent with the Land Development Code. The proposed building type, building disposition, and parking locations do not meet restrictions outlined in the LDC. However, the proposed Small Commercial building type is allowed in the Place Type. The applicant is requesting a special use permit for a drive-thru to best meet the needs of their end tenant. Section 5.2.2.2(4) of the Land Development Code grants the City Council to permit drive-thru facilities for commercial building types.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P5 Urban Center	Infill Growth Sector	Market Center: Community	Commercial
South	P5 Urban Center	Infill Growth Sector	Market Center: Community	Commercial
East	P5 Urban Center	Infill Growth Sector	Market Center: Community	Commercial
West	P4 Mix	Infill Neighborhood Sector	Neighborhood Infill	Single Family Residence

Transportation

The subject property gains access from two points of ingress off N. Main Street, a designated Community Boulevard and Multi-modal Corridor. There is a city-owned underutilized alley in the rear of the property (western edge). The site is centrally located between Dahlberg Blvd. to the North and Commercial Drive to the South.

Utilities

The subject property is located within the City of Taylor water and wastewater CCN. There is 10-inch water line located on N. Main St. and there is a 6-inch wastewater line located on N. Main St.

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 SUP 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, March 23, 2025.

Staff Analysis

The request for a Special Use Permit aims to allow the owner to use the property for a fast-food restaurant with a drive-thru. To use the site for the proposed use, staff have identified context-sensitive conditions that should be added to the Special Use Permit to achieve the spirit of the Land Development Code. While staff believe that a drive-thru typical of lower density development is not in line with the goals and objectives of the P5 – Urban Center Taylor Comprehensive Plan and Land Development Code, staff has made recommendations that would increase the site’s compliance to both documents.

With a Special Use Permit, staff is able to recommend conditions to the site standards typical for the P5 - Urban Center Place Type while allowing drive-through services in the second layer. The site’s southern neighbor is a fast-food restaurant, with a drive-thru which is congruent with the proposed use. However, the neighboring site was built before the adoption of the Land Development Code and the Comprehensive Plan, which designates the site as an area of high change. The current neighboring establishment, Taco Bell, is considered an existing non-conforming building type, which does not align with the City’s stated desires for a walkable urban center. N. Main Street is a major thoroughfare within the City, thus upholding a safe and connected environment that encourages walkable development and best aligns with the City’s goals outlined in the Comprehensive Plan.

After communication with the applicant, staff have proposed options that allow for a drive through the facility within the second and third layers of the lot. The Code ensures dense, neighborhood-oriented style development for this P5 – Urban Center Place Type. While the articulation of the structures proposed is not completely congruent, staff require a means for safe street interaction, screening for parking from the public realm, and attractive landscaping.

Finally, the Comprehensive Plan encourages development that protects drivers and pedestrians. In this context, it is important to limit dangerous pedestrian and vehicular interactions along N. Main Street and the adjacent mixed-use path. On the West side of N. Main, there are 12 entrances that have been constructed. While using the underutilized alley in the rear is most likely not a plausible option for the applicant, City is seeking a site design that improves safety and potentially decreases the amount of access points onto the roadway.

Staff Recommendation

For the reasons stated in the staff analysis, Staff recommends approval of the requested Special Use Permit with Conditions. Two options were presented to the applicant. The applicant shall choose one that best aligns with the need of their tenant.

Option 1: Option with “Pull-Ahead Spot”

1. Deviation from Section 4.3.1.8 of the Land Development Code to allow the **build-to-line** to exceed the 0'-15' as shown on the diagram provided February 27, with a driving aisle covered by landscaped screening in the space of a relocated pull ahead spot along the northern end of the property. *The setback from N. Main shall not surpass 30' and the*

landscaping shall be subject to Section Sec. 28-28 from the City of Taylor's Code of Ordinances. The applicant shall choose from the list of designated shade trees and determine spacing no greater than the average of the tree's mature crown diameter.

2. Deviation to Section 4.3.1.8 of the Land Development Code to allow the **Facade Buildout** to be less than the 80% minimum required for P5 Place Type. *A minimum of 35 percent façade buildout shall be designated for this lot.*
3. Deviation to Section 4.3.1.8 of the Land Development Code to allow the **Building Disposition** to be *Edgeyard* which is not permitted by right in the P5 Place Type.
4. Deviation to Section 4.3.1.8 of the Land Development Code to allow **Parking** to be *provided in the second and third layers of the site with a landscaped screening as opposed to only the third layer as is permitted in the P5 Place Type. Landscaping shall replace any parking shown in the first layer. A drive aisle shall be allowed to cross the front façade with an enhanced landscape buffer, screening the aisle from the roadway with shade trees along the sidewalk.*
5. Deviation from Section 5.2.2.2.4 of the Land Development Code to allow **Drive-thru Services** to be *provided in the second and third layers of the site as opposed to only the third layer. The drive aisle crossing the front façade shall connect the drive-thru to the singular entryway to N. Main, located near the northern edge of the property. A drive crossing the front façade shall limit the maximum allowable entrances from N. Main to one, with its position along the northern edge.*
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5. Section 5.4.1.2 of the Land Development Code- Variance to allow the **parking area** to be larger than one and a half times the size of the building footprint in the P5 Place Type. *The parking size shall not surpass more than 5 times the building footprint.*

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 Special Use Permit consistent with the Comprehensive Plan?

- The Special Use Permit request is inconsistent with the Comprehensive Plan.

Is the Special Use Permit compatible with the surrounding area?

- The use is compatible with the area.

Does the Special Use Permit promote the public health, safety, or general welfare?

- Staff analysis determined that the special use permit with listed conditions is in accord with the Planning Principles and Policy Guide in the Comprehensive Plan that aims 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?

- Public utilities are available in the area.

Do current conditions indicate that a Special Use Permit is necessary?

- Conditions do indicate that a Special Use Permit is necessary for a drive-thru facility.

Attachments

- a) Applicant's Letter of Intent
- b) Applicant's Site Plan
- c) Staff Conditions for SUP
- d) Location Map
- e) Current Zoning Map
- f) Growth Sector Map
- g) Future Land Use Map
- h) Proposed Zoning Map
- i) Notification Map
- j) Ordinance 2025-XX
 - a. Survey
 - b. Proposed Zoning Map



4925 Greenville Avenue, Suite 480
Dallas, Texas 75206
o | 214.939.7123
f | 770.368.1944
w | www.foresitegroup.net
D/B/A Foresite Consulting Group of Texas, LLC

March 3rd, 2024

City of Taylor
Development Services
Development.services@taylortx.gov
(512) 352-3675

**RE: Wendy's Taylor 4903
Letter of Intent**

Dear City of Taylor,

The purpose of this narrative is to provide the intent of the special use permit for the proposed +/- 2,024 SF Wendy's Drive-through restaurant on a +/- 0.57-acre parcel of land ("Site") Located at 2101 N Main Street, Taylor, TX 76574 within the City of Taylor Jurisdictional limits. The special use permit is needed to obtain drive-through services in conjunction with a proposed restaurant use.

Sincerely,
FORESITE GROUP, LLC

A handwritten signature in cursive script that reads "Caroline M".

Caroline McConnell
Project Analyst

cc: David Norris (Foresite Group, LLC)
cc: Tina Ramke (HAZA Foods)

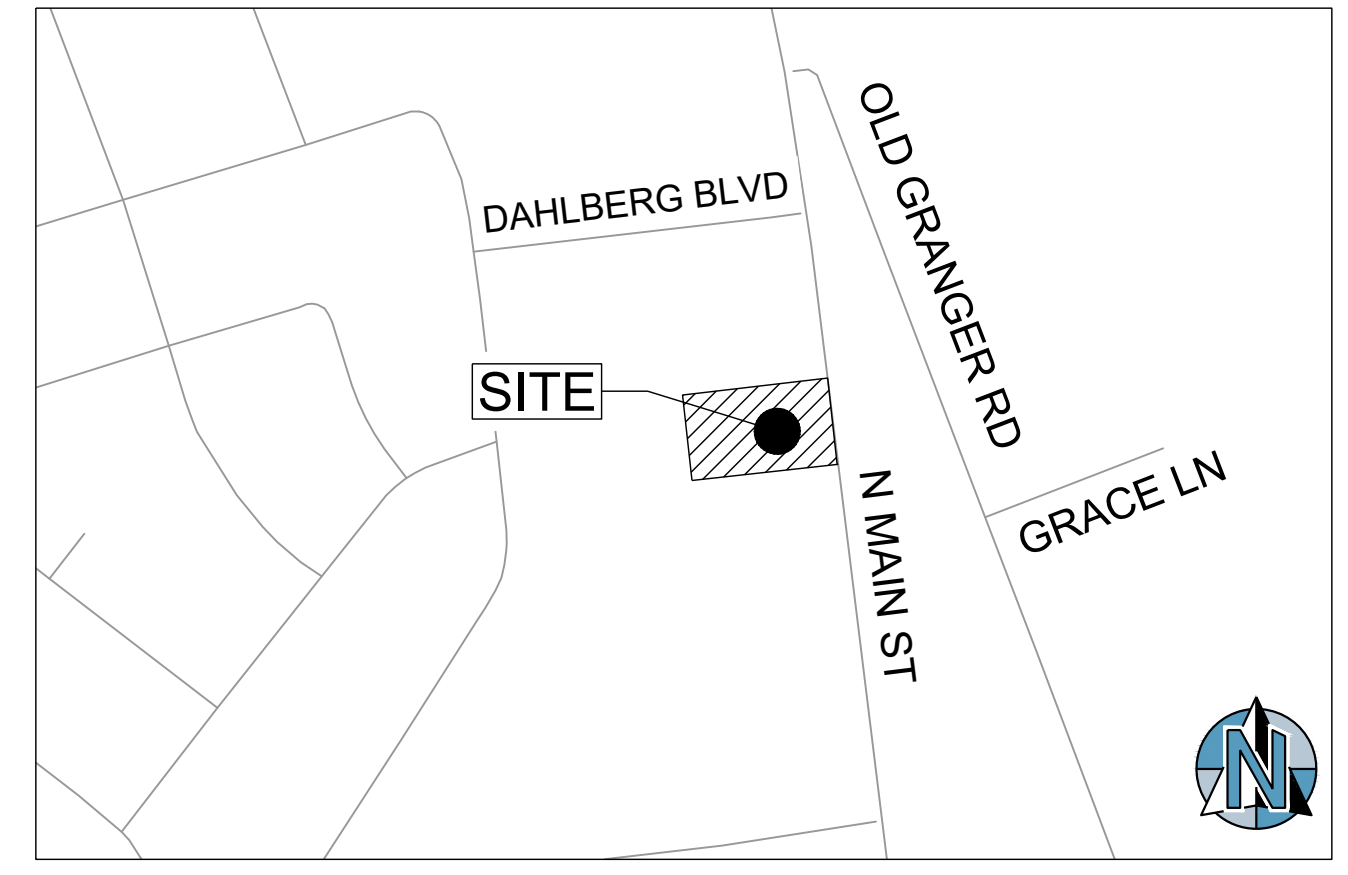
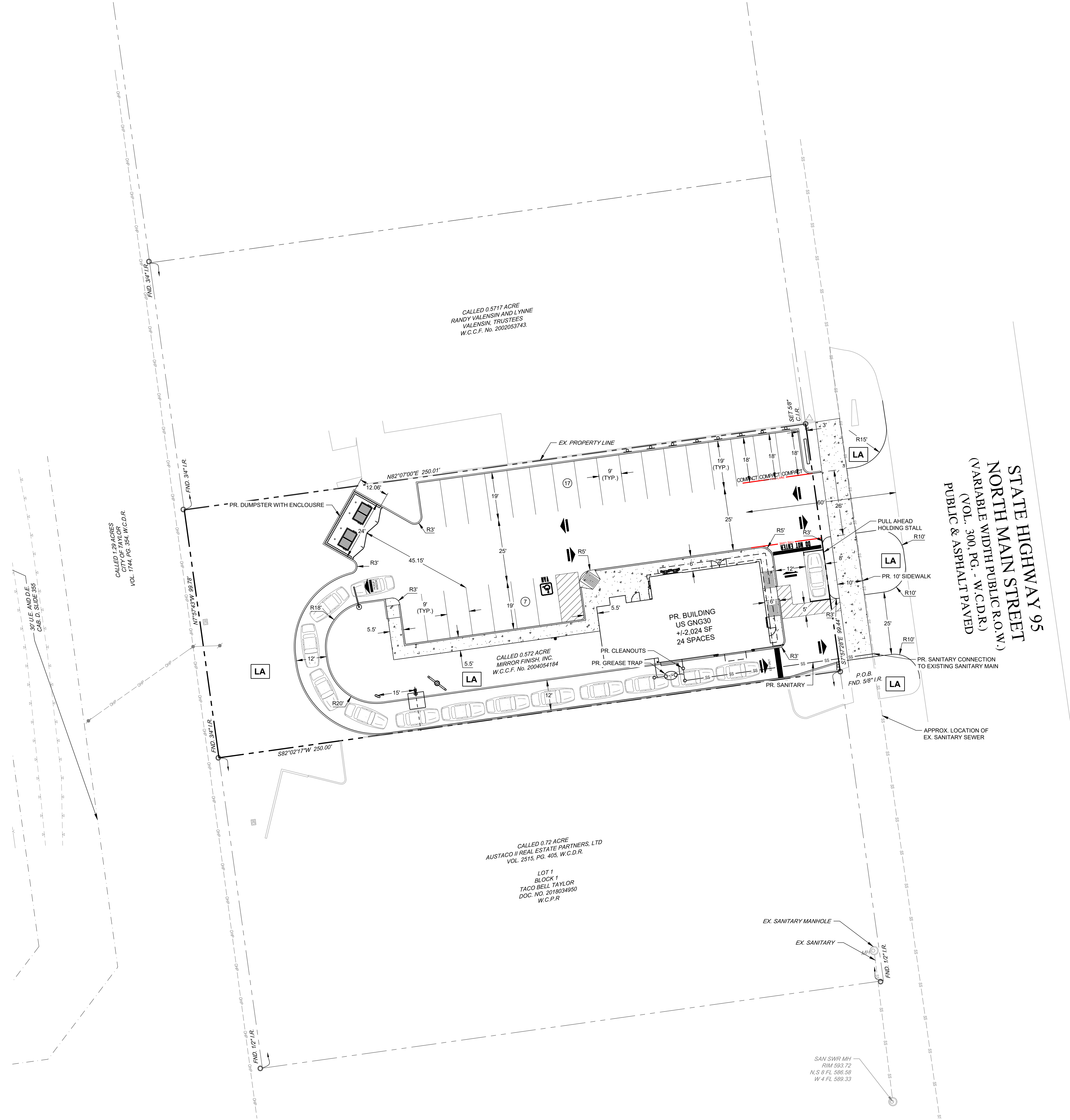
GENERAL NOTES:

- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.
- 2) CONTRACTOR MUST NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

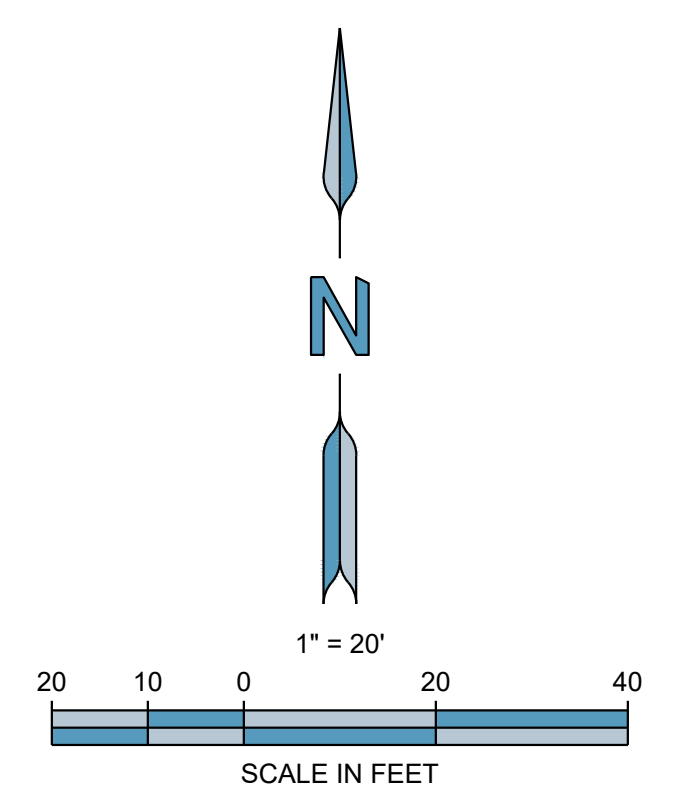
SITE NOTES:

- 1) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- 2) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- 3) CONSTRUCTION TRAILERS ARE TO BE PERMITTED PURSUANT WITH A VALID BUILDING PERMIT.
- 4) THE CITY OF TAYLOR ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
- 5) ENGINEER CONTACT: MR. DAVID A. NORRIS, PE, (214) 938-7123.

BENCHMARKS	
NAME	DESCRIPTION
TEMPORARY BENCHMARK #1	BOX CUT ON THE SOUTHEAST CORNER OF THE HEADWALL AT THE NORTH SIDE OF THE NORTHERNMOST DRIVEWAY. ELEV = 595.93'



LEGEND	
	PROPERTY LINE
	LANDSCAPE AREAS
	FIRE LANE STRIPING
	VEHICLE
	PROPOSED PARKING COUNT



SITE PLAN

FOR
2101 N MAIN STREET

+/- 0.57 ACRES
LOCATED IN THE WILLIAM J. BAKER SURVEY
ABSTRACT NO. 65
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

PREPARED: FEBRUARY 2025

TBPELS Firm No. F-12878
FORESITE
group
D/B/A Foresite Consulting Group of Texas, Inc.

ENGINEER:
FORESITE GROUP, LLC
4925 GREENVILLE AVE., SUITE 480
DALLAS, TX 75206
(214) 938-7123
CONTACT: DAVID NORRIS, P.E.



March 27, 2025

David Norris
4925 Greenville Ave., Suite 480
Dallas, Texas 75206

RE: Staff Recommendations for Special Use Permit for 2101 N Main St. to allow drive-thru facilities in the P5: Urban Center land type designation.

Dear David:

Staff has made two recommendations based upon whether a pull-ahead spot is desired for your intended tenant. Please consider them and determine which scenario best fits your interests. If you have any questions or concerns, please contact Cole Bakley.

Option 1: Option with “Pull-Ahead Spot”

1. Deviation from Section 4.3.1.8 of the Land Development Code to allow the build-to-line to exceed the 0'-15' as shown on the diagram provided February 27, with a driving aisle covered by landscaped screening in the space of a relocated pull ahead spot along the northern end of the property. The setback from N. Main shall not surpass 30' and the landscaping shall be subject to Section Sec. 28-28 from the City of Taylor's Code of Ordinances. The applicant shall choose from the list of designated shade trees and determine spacing no greater than the average of the tree's mature crown diameter.
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5. Section 5.4.1.2 of the Land Development Code- Variance to allow the parking area to be larger than one and a half times the size of the building footprint in the P5 Place Type. The parking size shall not surpass more than 5 times the building footprint.

Respectfully,



Cole Bakley

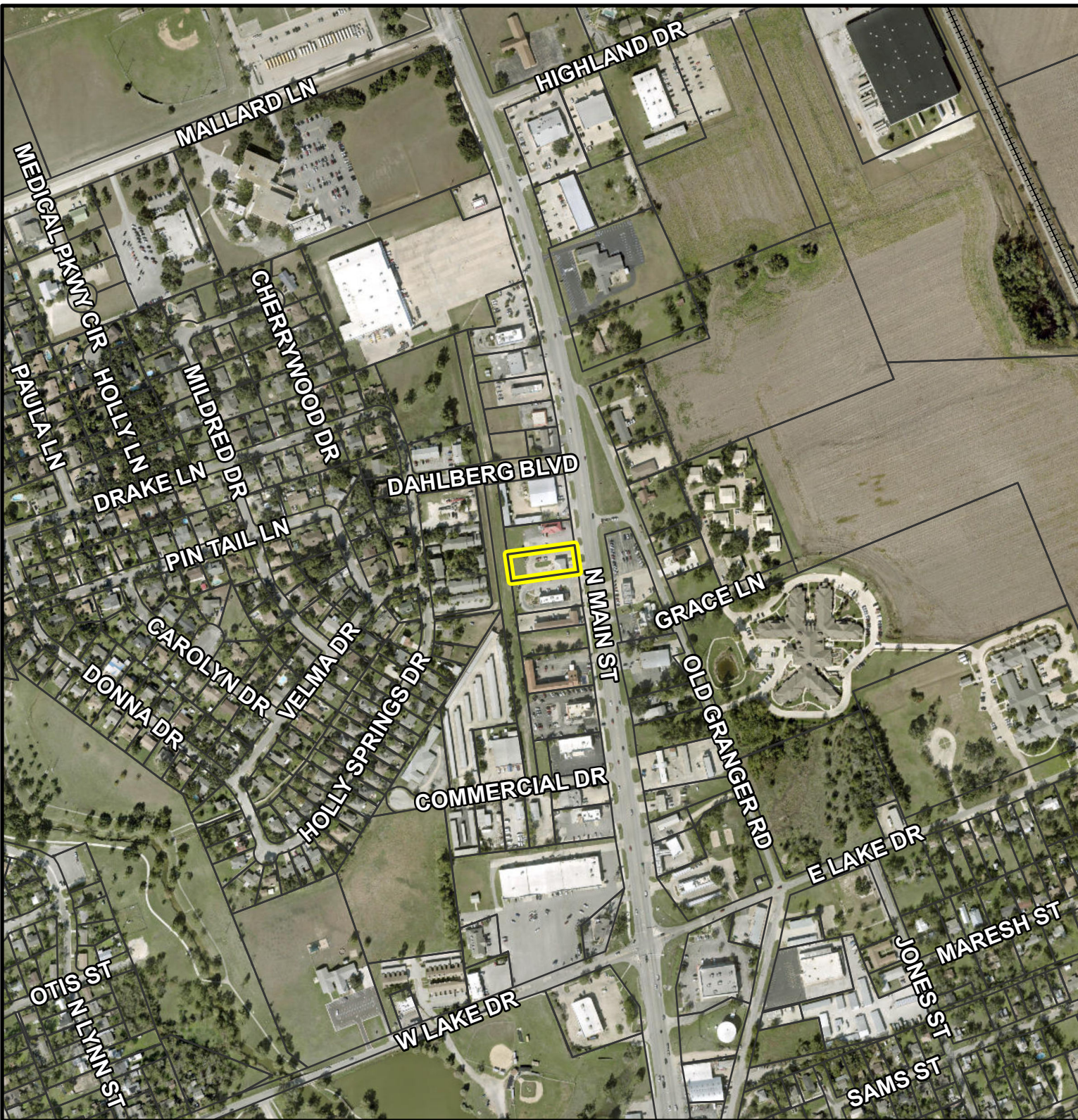
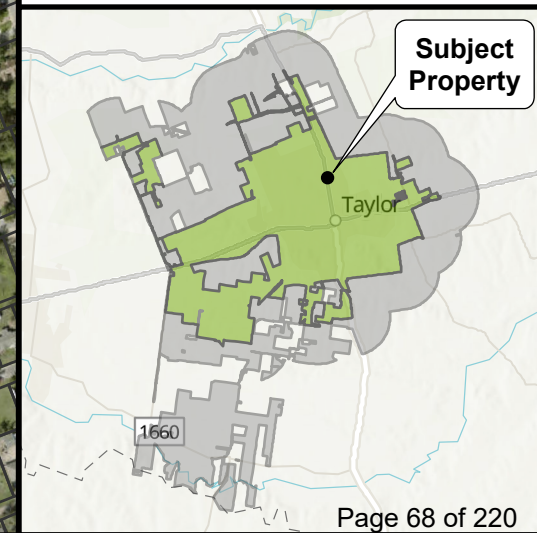
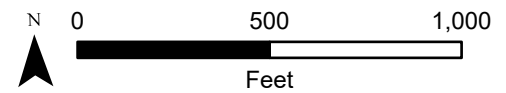
Cole Bakley
Senior Planner
Development Services Department
City of Taylor



PZ-2025-2442

2101 N Main St
Special Use Permit
Location Map
Approximately 0.57 acres

-  Subject Property
-  Parcels





PZ-2025-2442

2101 N Main St
Special Use Permit
Current Zoning Map
Approximately 0.57 acres

Subject Property

Parcels

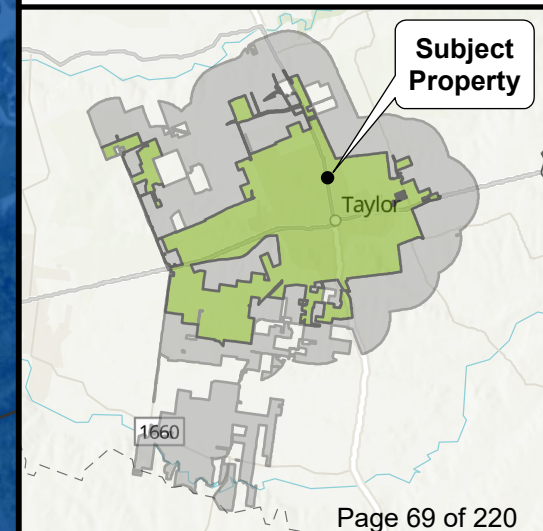
Place Type Zoning

P3: Neighborhood

P4: Mix

P5: Urban Center

CS: Civic Space





PZ-2025-2442

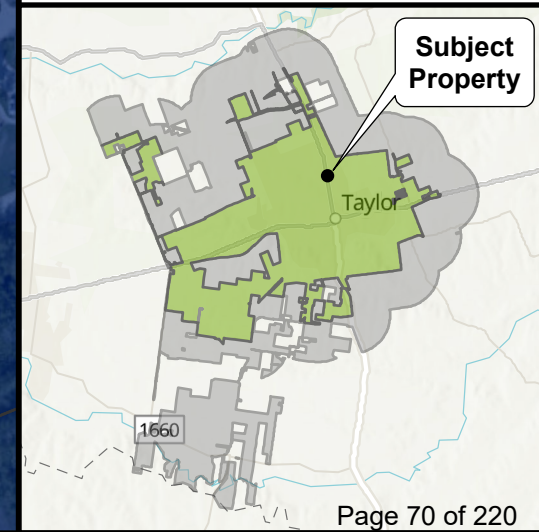
2101 N Main St
Special Use Permit
Growth Sector Map
Approximately 0.57 acres

Subject Property

Parcels

Growth Sector

- Intended Growth Sector (G-3)
- Infill Neighborhood Sector (G-4)
- Infill Growth Sector (G-5)

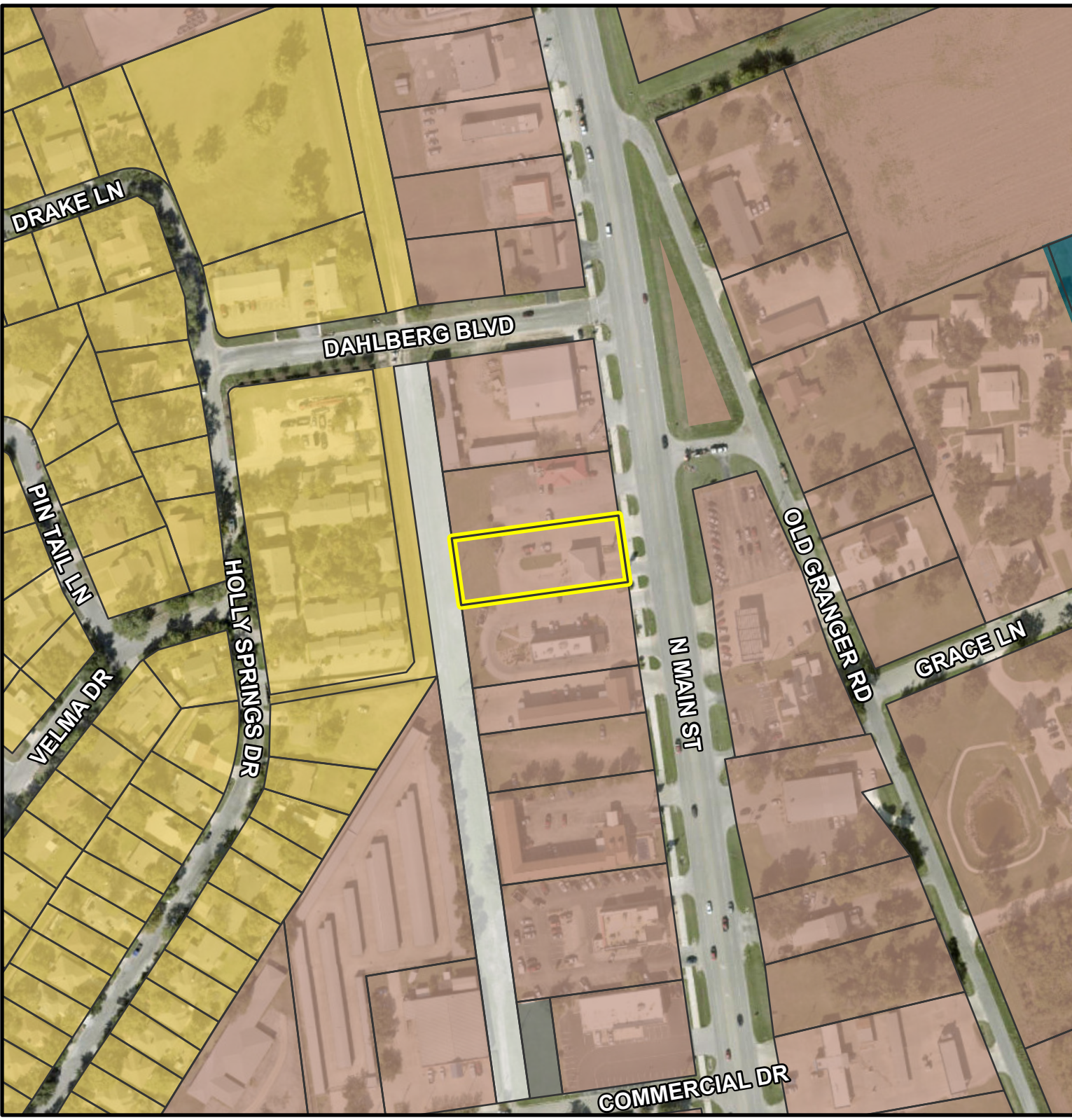
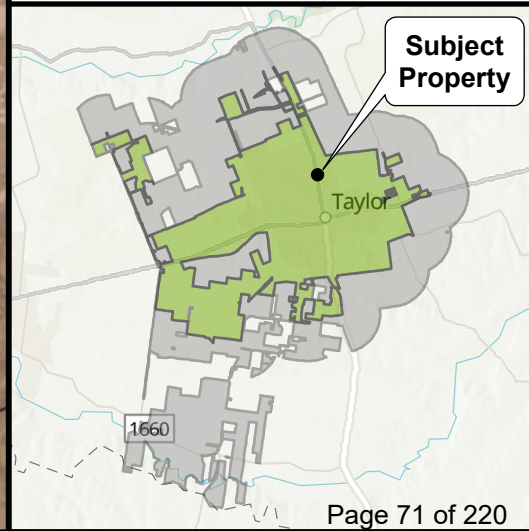




PZ-2025-2442

**2101 N Main St
Special Use Permit
Future Land Use Map
Approximately 0.57 acres**








- Subject Property
- Parcels
- Future Land Use**
 - Area of Minimal Change
 - Neighborhood Infill
 - Employment: Neighborhood
 - Market: Community
 - Market: Neighborhood

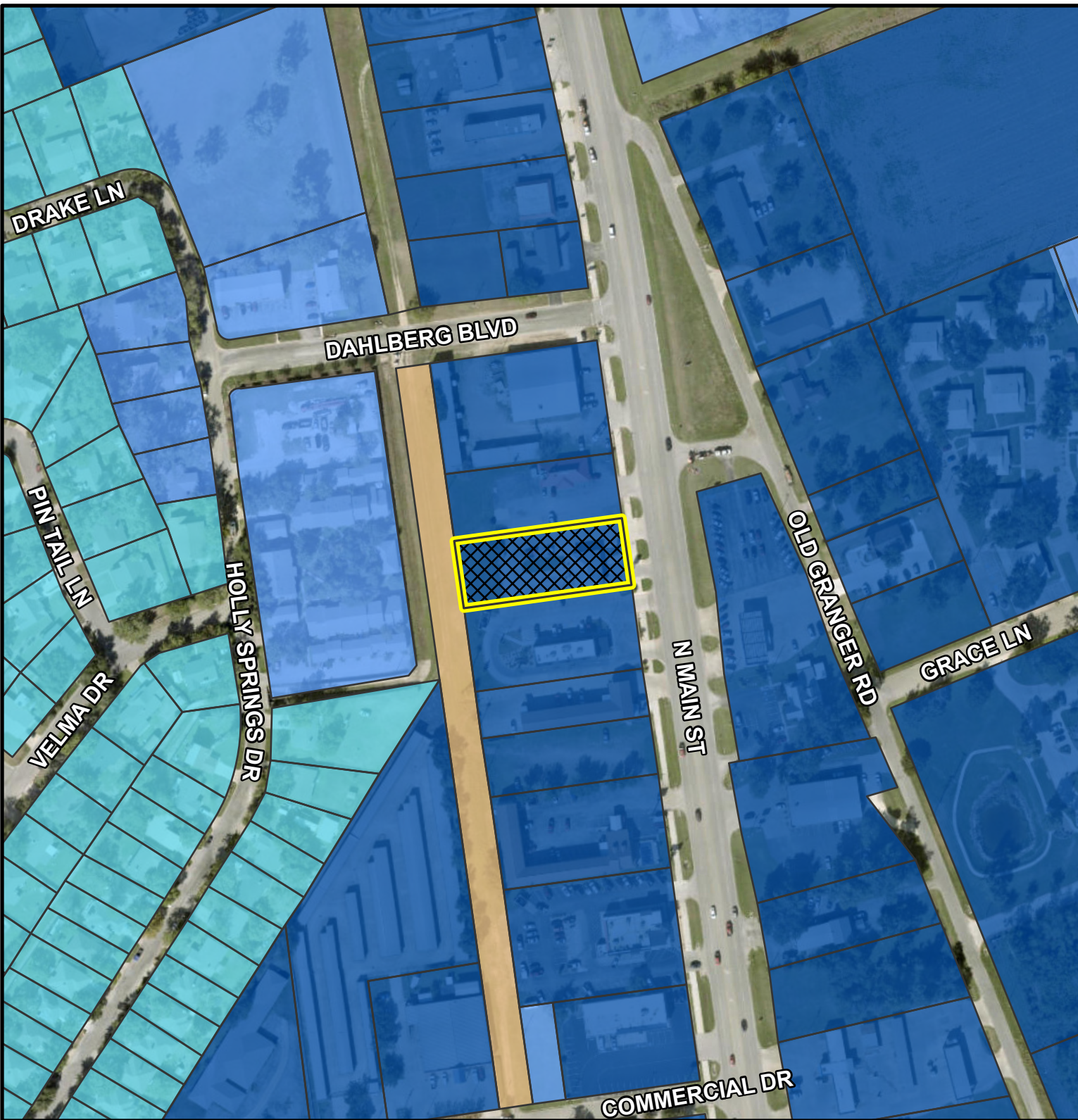
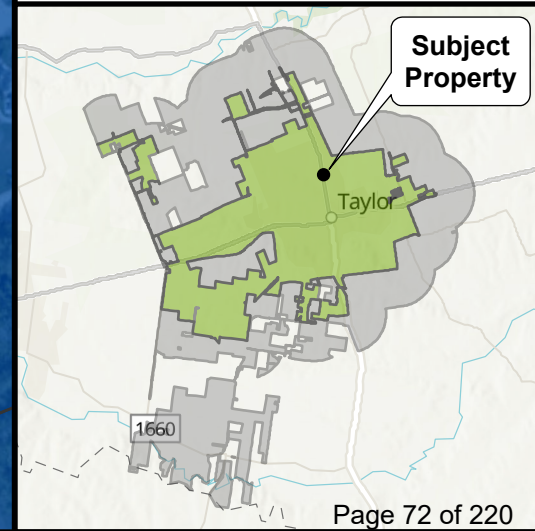




PZ-2025-2442

2101 N Main St
Special Use Permit
Proposed Zoning Map
Approximately 0.57 acres





- | | |
|--|--|
|  Subject Property | Place Type Zoning |
|  Parcels |  P3: Neighborhood |
|  Special Use Permit Overlay |  P4: Mix |
| |  P5: Urban Center |
| |  CS: Civic Space |

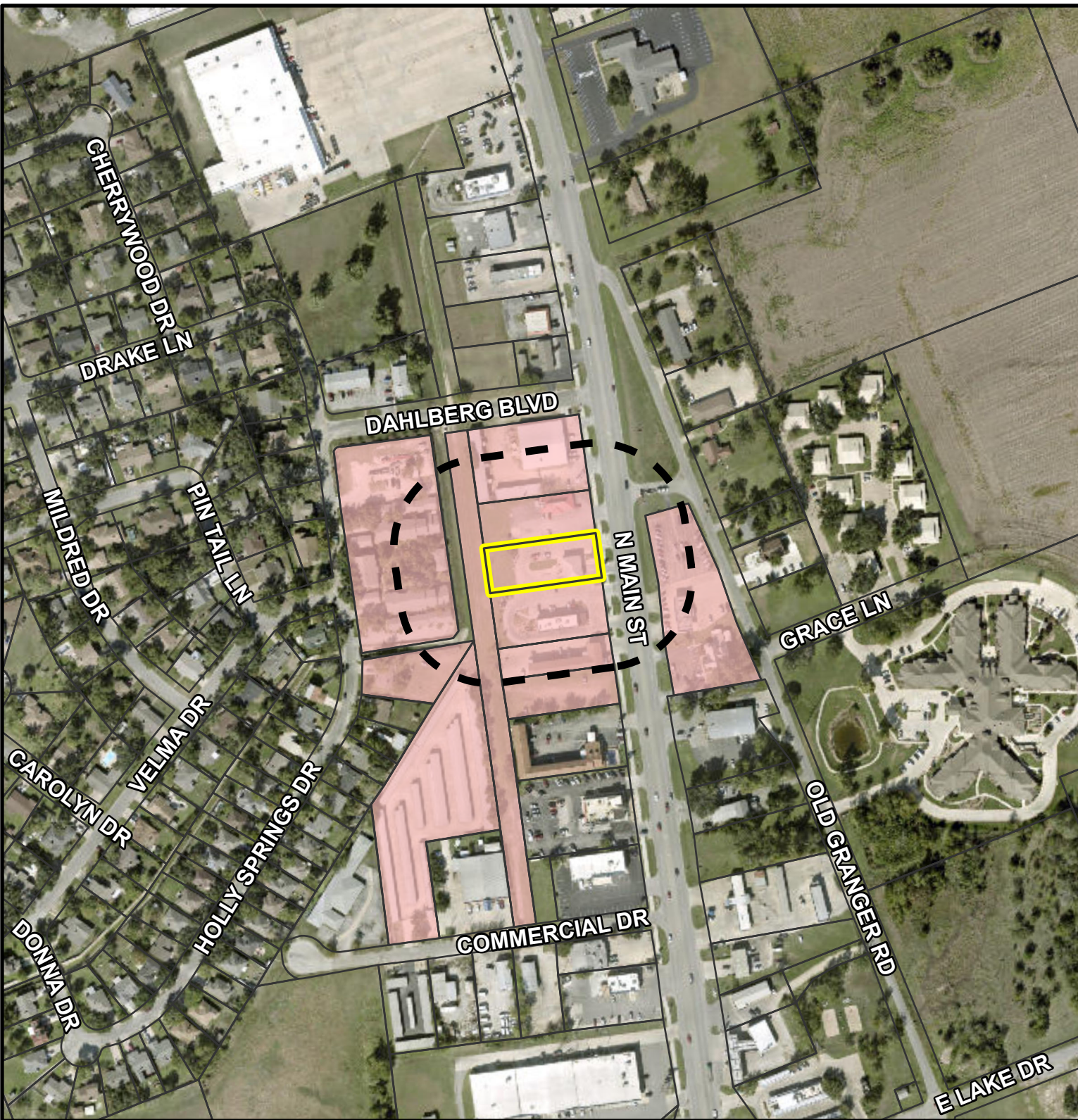
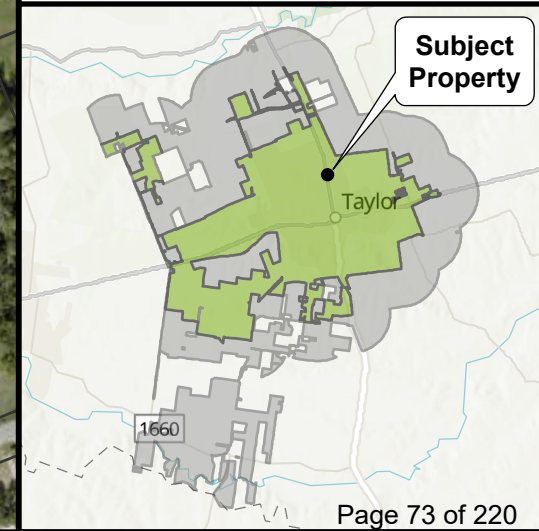
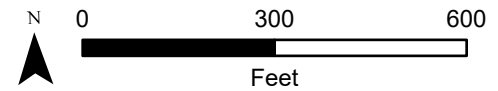




PZ-2025-2442

**2101 N Main St
Special Use Permit
Notification Map
Approximately 0.57 acres**

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



ORDINANCE NO. 2025-XX

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR DRIVE THRU FACILITIES GENERALLY LOCATED AT 2101 N. MAIN STREET, LEGALLY DESCRIBED AS APPROXIMATELY 0.5717 ACRES OF LAND IN THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING DRIVE THROUGH FACILITIES.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on April XX, 2025, to consider the request made by David Norris, Foresite Group LLC, Applicant of the property, respectively, which property is shown in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to request a Specific Use Permit for a drive through facilities, which is required for in P5: Urban Center.

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on April 8, 2025, to consider the request for a Specific Use Permit, and recommended approval of the request to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Property Specific Use Permit.

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

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

SECTION 2. The Property is approved for a Specific Use Permit for drive-through facilities in the P5: Urban Center Place Type as defined **Section 5.2.2.2.4 of the Land Development Code.**

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Specific Use Permit for the Property as shown in Exhibit “B” attached hereto and incorporated herein for all purposes.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2025-XX was introduced before the Taylor City Council on the XXth day of _____, 2025.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2025.

Dwanye Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder, City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, 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. 2025-XX, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, 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.

Lucy Aldrich,
City Clerk

EXHIBIT A
(Survey/Legal Description)



DEED

2004054184

4 PGS

CHICAGO TITLE

(13)

WARRANTY DEED WITH VENDOR'S LIEN

GF 382232 ATG
KT

THE STATE OF TEXAS §

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON §

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

That JOHN C. OLIVER COMPANY, INC., a Texas corporation (hereinafter called "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to the Grantor paid by MIRROR FINISH INC., a Texas corporation, (hereinafter called "Grantee"), the receipt of which is hereby acknowledged, and for the further consideration of:

the sum of THREE HUNDRED FIFTY ONE THOUSAND and 00/100 DOLLARS (\$351,000.00) in hand paid and advanced by STATE BANK, a Texas banking corporation (hereinafter called "Lender"), at the request of Grantee, the receipt and sufficiency of which is hereby acknowledged by Grantor, and to evidence such advancement and other indebtedness of Grantee to the Lender, Grantee has executed that one certain promissory note ("Note") in the original principal sum of SIX HUNDRED THIRTY ONE THOUSAND and 00/100 DOLLARS (\$631,000.00), dated of even date herewith payable to the order of the Lender, bearing interest as therein provided with principal and interest being payable in installments and with the entire unpaid indebtedness evidenced by said Note being due and payable on or before January 1, 2023, if not sooner paid, said Note being described in and secured by a Deed of Trust and Security Agreement of even date herewith, executed by Grantee to TAMELA K. COOPER, TRUSTEE, reference to which is hereby made for all purposes; and in consideration of the payment of the sum above mentioned by Lender, Grantor hereby transfers, sets over, assigns, and conveys unto said Lender and assigns, the Vendor's Lien and Superior Title herein retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said Note has been executed in favor of Grantor and by said Grantor assigned to the Lender without recourse and without warranties,

has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee all of the real property in Williamson County, Texas, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes together with all improvements, structures and fixtures located thereon, if any, and all rights, titles, privileges, hereditaments, easements, licenses, rights-of-way, appurtenances and interests of Grantor appurtenant thereto (said real property and all of the foregoing being hereinafter collectively referred to as the "Property").

This conveyance is made and accepted subject to the liens in favor of Lender herein described and any and all restrictions, covenants, mineral reservations, outstanding mineral royalties and easements, if any, relating to the hereinabove described property but only to the extent that they are valid, still in effect and shown of record in the office of the County Clerk of Williamson County,

Texas and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, applicable to the herein described property, if any, but only to the extent that they are valid and still in effect. Ad valorem taxes for the current year have been prorated as of the date hereof and Grantee has assumed payment thereof.

For the same consideration, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, without warranty, express or implied, all interests of Grantor, if any, in (i) strips and gores, if any, between the Property and any abutting properties, whether owned or claimed by deed, limitations, or otherwise, and whether located inside or outside the Property; and (ii) any land lying in or under the bed of any creek, stream, or waterway or any highway, avenue, street, road, alley, easement, right-of-way or sidewalk, open or proposed, in, or across, abutting or adjacent to the Property.

TO HAVE AND TO HOLD the above described Property and premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its legal representatives, successors and assigns forever; and Grantor does hereby bind itself, its legal representatives, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the said Property and premises unto the said Grantee, its legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by through or under Grantor(s) and not otherwise.

But it is expressly agreed and stipulated that the Vendor's Lien and Superior Title is retained and reserved against the above described Property and premises until the above described note, together with all interest thereon, is fully paid according to its face and tenor, effect and reading, when this Warranty Deed shall become absolute.

EXECUTED on the date of the acknowledgment(s) shown below and effective and dated as of JUNE 30, 2004. TO BE EFFECTIVE AS OF JULY 2, 2004.

JOHN C. OLIVER COMPANY, INC.

By: [Signature]

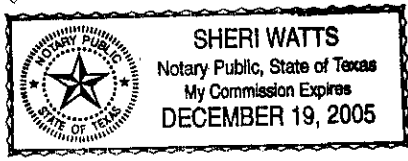
Name: John C. OLIVER

Title: President

The address of Grantee is:

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 30th day of JUNE, 2004, by JOHN C. OLIVER as PRESIDENT of John C. Oliver Company, Inc., a Texas corporation, on behalf of said corporation.



[Signature]
Notary Public - State of Texas

Return To:
Chicago Title Insurance Co
21707 Kingsland Blvd., 100
Katy, TX 77450

EXHIBIT A

0.572 acre(s) of land out of the W. J. Baker Survey, Abstract No. 65 in Williamson County, Texas, subject tract all of a called 0.57 acre tract conveyed in Warranty Deed from Alva J. Goodwill, et ux to Norman Janssen, dated April 8, 1977 and recorded in Volume 666, Page 211, Deed Records of Williamson County, Texas; said 0.572 acres being more particularly described by metes and bounds in Exhibit "A" as follows:

These notes describe that certain tract of land situated in the W. J. Baker Survey, A-65, located in Williamson County, Texas in the City of Taylor; subject tract all of a called "0.57 Acre" tract conveyed in a Warranty Deed from Alva J. Goodwill, et ux to Norman Janssen dated 04-08-77 and recorded in Volume 66, Page 211 of the Deed Records of Williamson County, Texas; being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249 on 12-13-99; subject tract being more fully described as follows:

BEGINNING at the Northeast corner of said "0.57 Acre" in the West right-of-way line of North Main Street (SH No. 95), same being for the Southeast corner of a called 0.5717 Acre" tract described in Document No. 199974122 of the Official Records of Williamson County, Texas, also being the Southeast corner of a called "0.574 Acre" tract conveyed in a Deed from John W. Mason to Virgil E. Rogers, Trustee of the Tyler Children's Trust, dated 12-16-99 and recorded in Volume 1739, Page 100 of the Official Records of Williamson County, Texas (aforementioned "0.5717 Acre" tract being a re-survey of said "0.574 Acre" tract); found a 1/2 inch iron rod at same corner; found a 1/2 inch iron rod at the Northeast corner of said "0.5717 Acre" tract bearing North 05 deg., 19 min., 23 sec. West, a distance of 99.61 feet;

THENCE South 05 deg., 19 min., 23 sec. East with said West right-of-way line of North Main Street (SH No. 95), same being the East line of said "0.57 Acre" tract, a distance of 99.44 feet (c-100.00') to the Southeast corner of subject tract, same being for the Southeast corner of said "0.57 Acre" tract and for the Northeast corner of a called "0.72 Acre" tract conveyed in a Warranty Deed from Threadgill Brothers to Austaco II Real Estate Partners, LTD., dated 04-20-94 and recorded in Volume 2515, Page 405 of the Official Records of Williamson County, Texas; set a 1/2 inch iron rod for an offset corner (unable to set at calculated corner due to concrete obstruction) bearing South 05 deg., 12 min., 32 sec. East, a distance of 1/13 feet, found a 1/2 inch iron rod at the Southeast corner of said "0.72 Acre" tract bearing South 04 deg., 38 min., 05 sec. East, a distance of 125.77 feet;

THENCE South 84 deg., 40 min., 37 sec. West with the South line of subject tract, same being for the common line of said "0.57 Acre" tract and "0.72 Acre" tract and "0.72 Acre" tract, a distance of 250.95 feet (c-250.00') to the Southwest corner of subject tract, same being for the Southwest corner of said "0.57 Acre" tract and for the Northwest corner of said "0.72 Acre" tract in a line for the East line of a called "1.29 Acres" conveyed in a Special Warranty Deed from Calvin W. Williams to the City of Taylor dated 12-27-88 and recorded in Volume 1744, Page 354 of the Official Records of Williamson County, Texas; found a 3/4 inch iron rod at same corner; found a 1/2 inch iron rod at the Southwest corner of said "0.72 Acre" tract bearing South 05 deg., 08 min., 38 sec. East, a distance of 125.42 feet;

THENCE North 05 deg., 06 min., 44 sec. West with a line for the common line of said "0.57 Acre" tract and said "1.29 Acres", a distance of 99.76 feet (c-100.00') to a 3/4 inch iron rod found for the Northwest corner of said "0.57 Acre" tract, same being for

DESCRIPTION

the Southwest corner of aforementioned "0.5717 Acre" tract; found a 3/8 inch iron rod at the Northwest corner of said "0.5717 Acre" tract bearing North 05 deg., 09 min., 44 sec. West, a distance of 99.68 feet;

THENCE North 84 deg., 45 min., 00 sec. East (Basis of Bearings) with a line for the common line of said "0.57 Acre" tract and said "0.5717 Acre" tract, a distance of 250.19 feet (c-250.00') to the PLACE OF BEGINNING, containing according to the dimensions herein stated, an area of 0.572 Acre.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2004054184

Nancy E. Rister

07/09/2004 02:48 PM

MSTANLEY \$20.00

NANCY E. RISTER, COUNTY CLERK








WILLIAMSON COUNTY, TEXAS

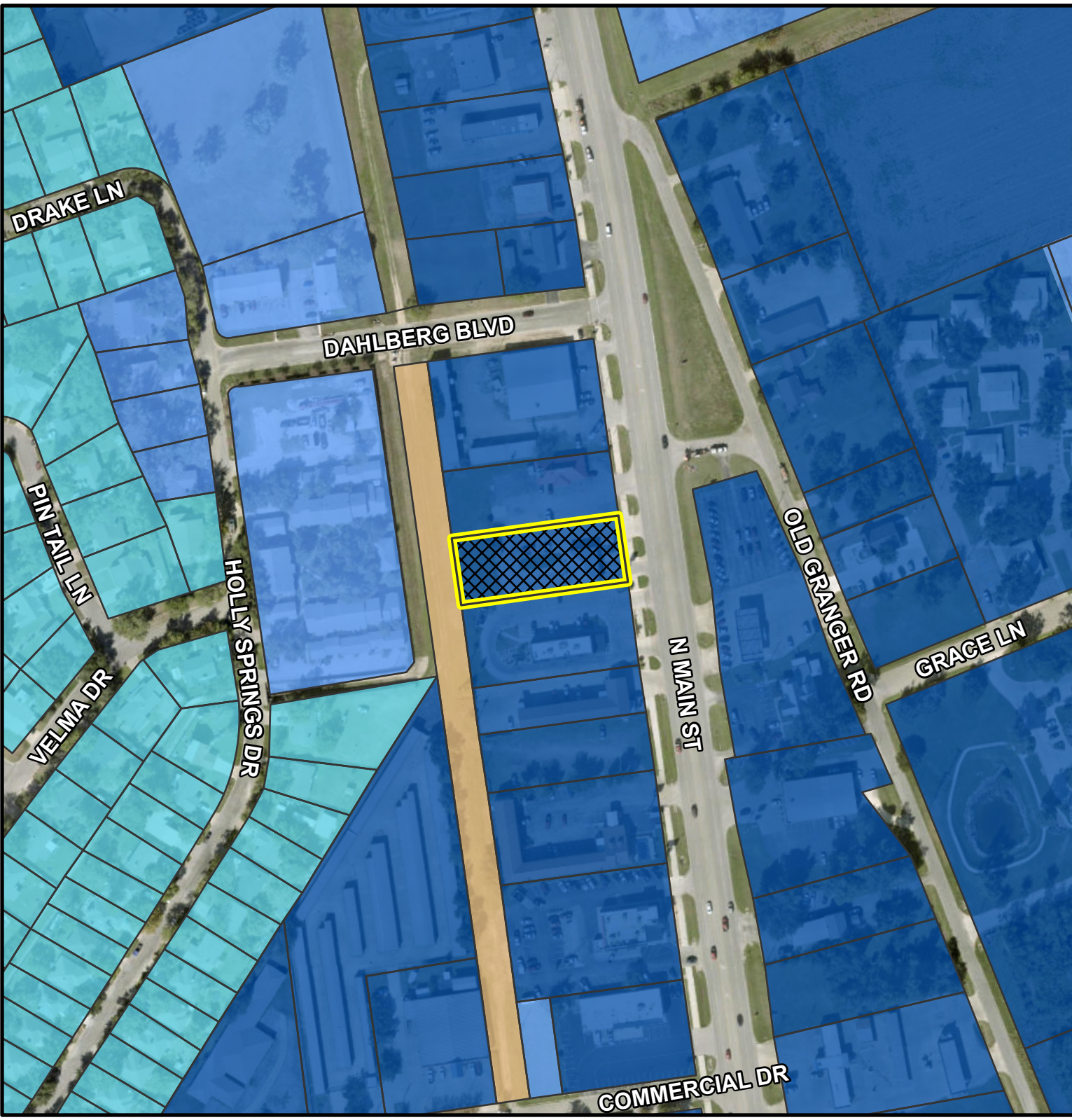
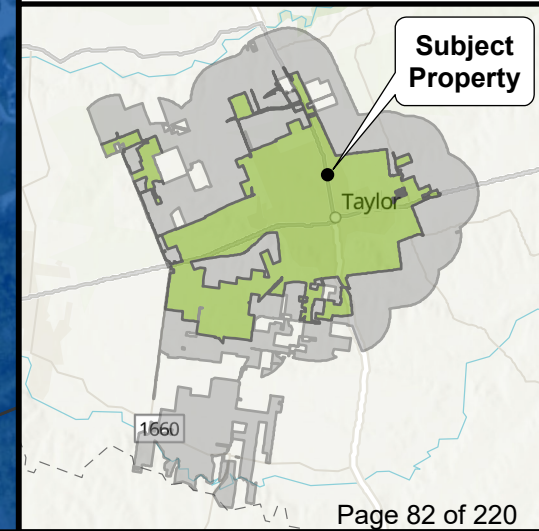
Unofficial Document



PZ-2025-2442

2101 N Main St
Special Use Permit
Proposed Zoning Map
Approximately 0.57 acres

- | | |
|--|--|
|  Subject Property | Place Type Zoning |
|  Parcels |  P3: Neighborhood |
|  Special Use Permit Overlay |  P4: Mix |
| |  P5: Urban Center |
| |  CS: Civic Space |





City Council Meeting April 8, 2025 Transmittal Letter

STRATEGIC PILLAR
Quality of Life Economic Vitality

Agenda Item Number: 6.

Agenda Title: **PZ 2025-2393 Hold a public hearing and consider making a recommendation regarding a request for an amendment to the Planned Development on property generally located at 3811 N. Main Street, legally described as a 21.782 acres of land part of the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018654, Taylor, Williamson County, Texas.**

Council Action to be Taken: Hold a public hearing and consider making a recommendation regarding a request for an amendment to the Planned Development on property generally located at 3811 N. Main Street

Department Submitted: Development Services

Staff Contact: Scott Dunlop, Director

1. PURPOSE / DESCRIPTION

The purpose of this amendment is to modify the project's platting and site development requirements to help facilitate restarting construction.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Staff have worked with the developer and their team on the proposed amendment and both parties have agreed to the revised terms. The project's current/previous approvals (Ordinance 2022-39) provided for public streets and utility infrastructure and divided into multiple lots and blocks. This amendment allows for the project to be platted as one large lot with private streets and private utility infrastructure. At this time, the developer intends to construct the project as previously approved but with a private street grid, so the look and feel of the project once complete will not be materially different than if it had been constructed with public streets and public utilities.

The modifications to the previous zoning approvals include:

1. Platting the project as one lot
2. Having drive aisles, street parking, and utilities internal to project as private instead of public
3. Removing the DIY/Maker's spaces
4. Listing the allowable B-1 Local Business commercial uses that could be located within the project if they provide for commercial
5. Removed the maximum setback as the streets would be private, but retained the maximum 15' setback along the Perimeter Street as that is a future public ROW
6. Removed the public street requirement, but retained a right-of-way along the project's western boundary consistent with the city's Master Transportation Plan, so in the future the city or another developer could install a public roadway for north-south connectivity through the site
7. Add a fee-in-lieu for a trail connection from the project through the adjacent Regional Park. This trail is a minimum 6' concrete trail that would connect the project to the recently completed pier within the Regional Park as well as to the sports fields
8. Added more amenities consistent with the approved site plan. The current Ordinance only requires 2 sets of exercise equipment, 1 drinking fountain, and 4 dog waste bag holders. Their approved Site Development Plan included many more amenities, so those were added to this Planned Development Amendment so the developer, or their successor, will be required to have those amenities. The added amenities include: A minimum 3,800 SF Lifestyle and Fitness Center, minimum 1,200 SF plaza at the leasing office, minimum 2,800 SF outdoor play area with playground for ages 5-8, swimming pool, minimum 750 SF splash pad, minimum 1,950 SF dedicated dog park, minimum 800 SF BBQ station area with 4 BBQ pits, minimum 200 SF fire pit and seating area, 2 waste receptacles, and dark sky compliant pathway and landscaping illumination.
9. Added a provision that the development will not and cannot seek an alternative financial structure that would cause the property to become tax-exempt.

With these amendments, staff feel confident that the project will add value to the city and its current and future residents, while balancing the needs of the developer to move this project forward.

3. PROS and CONS	
<u>PROS</u>	<u>CONS</u>
<ul style="list-style-type: none"> • Allows the stalled project to advance towards completion • Added amenities, both on and off-site, that add value to the project and city • Added provisions that protect the city from alternative financing structures that could have taken the project off 	<ul style="list-style-type: none"> •

the tax rolls	
---------------	--

4. RECOMMENDATION

Staff recommends approval of an amendment to the Planned Development on property generally located at 3811 N. Main Street

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

Modify provisions of the amendment as the Commission deems fit
Deny the amendment

8. ATTACHMENTS

1. 3811 N. Main PD city revisions 040325.3_notations
2. 3811 N. Main PD city revisions 040325.3
3. Ord 2022-39 Rezone 3811 N. Main Street

**EXHIBIT B
3811 NORTH MAIN STREET
RESIDENTIAL PLANNED DEVELOPMENT**

PROPERTY

The subject property is located north of Carlos G Parker Boulevard (just north of the currently existing H- E- B) on the west side of N Main Street at 3811 N Main Street, Taylor, TX 76574. The tract includes approximately 21.782 acres, as more particularly described in the survey attached hereto as Exhibit A (the Property).

PURPOSE

The purpose of this planned development zoning ordinance is to develop a multifamily project on a single lot with varying building sizes, and which will incorporate a mix of unit types, with spaces easily accessible to such units through a network of pedestrian-friendly streets and civic spaces. The property is currently zoned P5 – Urban Center with a PD overlay. The property was previously zoned by Ordinance 2022-39 to Multi-Family Residential Planned Development (MF-2/RPD).

Commented [SD1]: This will allow them to plat the property as one large lot with private drives.

Commented [SD2]: Updated zoning reference to acknowledge prior zoning ordinance and current zoning

CONCEPT SITE LAYOUT & LAND USE

A conceptual layout of the proposed site has been attached to this Development Plan as Exhibit B.1. The primary use for the development shall be for multifamily development with a variety of unit sizes and bedroom mixes, as well as related accessory amenity and parkland uses. In addition to residential uses, the following uses are permitted on the ground floor of any building as generally depicted in Exhibit B.1.: Plant Nursery (Retail Sales); Art Gallery or Museum; Child Care Center/Day Care Center; Community Center (Public); Continuing Care Retirement Community; Family Home (Child Care); Fraternal Organization, Lodge, Union Hall, or Civic Organization; Group Day Care Home; Institution or Religious, Charitable, or Philanthropic Nature; Kindergarten or Nursery School (Private); Libraries; Museums; Non-profit Activities by a Church; Retirement Housing for the elderly; School, Business; School, Commercial Trade; School, Driving/Defensive Driving; School, Private (Primary or Secondary); School, Public or Parochial; Seasonal Use (Temporary); Skilled Nursing Facility; Accountant or Bookkeeping Office; Armed Services Recruiting Office; Architect's Office; Bank, Savings and Loan or Credit Union; Dental Clinic, Laboratory or Office; Medical Clinic or Office; Minor Medical Emergency Clinic; Mortgage and Loan Agency; Offices, General Business and Professional; Optician or Optometrist; Radio or Television Broadcasting without Tower; Real Estate Office; Telemarketing Agency; Amusement Arcade; Amusement, Commercial (Indoor); Aquariums; Ballroom Dancing; Day Camp for Children; Liquor Store; Private Club; Theater or Playhouse (Indoors); Antique Shop, Sales Indoors; Appliance Rental; Art Supply Store; Bakery or Confectionary Shop (Retail); Banking, Automatic Teller Only; Book or Stationary Shop or Newsstand; Cellular Phone/Pager Sales (Indoor); Cleaning Shop or Laundry Pick-Up and Self-Service(Small Shop); Computer Sales; Consignment Store; Copy Shop; Custom Personal Services Shop; Donut Shop; Drapery, Needlework or Weaving Shop; Drug Store or Pharmacy; Florist Shop; Food Bank or Pantry; Food and Beverage Sales without Gasoline (Convenience Store); Food Store; Furniture Home Furnishings and Appliance Store; Garden Shop; Green House or Plant Nursery with Outside Display of Plants (Retail Sales); Handcraft Shop and Art Objects Sales; Hardware Shop; Hobby Shop; Household Appliance Service or Repair; Ice Cream/Yogurt Sales; Incidental or Accessory Retail or Service Uses; Key Shop; Kiosk; Laundromat (or Self-Service Washateria); Medical Appliances, Fitting, Sales, or Rental; Pet Grooming; Pet Shop; Restaurant or Cafeteria (No Drive-Thru Service); Retail Shop, Apparel, Gift, Accessory and Similar Items; Security Systems Installation Company; Silk Screening Studio or Tee Shirt Shop; Studio, Decorator, Artist, Photographer; Studio, Health/Reducing/Fitness or Similar Service/Establishment; Studio, Music, Dance, or Drama;; Travel Bureau or Travel Consultants; Trophy Sales and Engraving; Used Merchandise or Second Hand Thrift Store; Used Merchandise or Second Hand (Non-Profit); Vacuum Cleaner Sales and Repair; Variety Store or Similar Retail Outlet; Veterinarian Hospital (Inside Animal Pens Only); Veterinarian Office (No Animal Hospital); Wallpaper, Flooring, and Carpet Store; and live/work.

Commented [SD3]: Listed allowable commercial uses. Previously had only stated "B-1 Local Business district uses". Removed DIY/Maker's Spaces.

PLANNED DEVELOPMENT STANDARDS

Deviations from Zoning Ordinance	
Height	4 stories or 55 feet, whichever is greater

Parking Minimum	None
Maximum Density	One dwelling unit per one thousand square feet of the Property.
Setbacks	Minimum: 5'-0" (balconies may project up to a foot into the minimum setback). ¹ Maximum: 15'-0" – Only applicable to structures along the Perimeter Drive boundary.

Commented [SD4]: Removed maximum setback from private streets, but maintained 15' maximum setback from Perimeter Drive, which is a future public road.

PERIMETER DRIVE REQUIREMENTS

The Perimeter Drive shown in Exhibit B.1 shall be built to public street widths, as depicted in Exhibit B.1, and shall consist of concrete or asphalt, shall be privately maintained with a License and Maintenance Agreement, and shall include access easements for public use via the Final Plat or separate instrument recorded prior to the first Certificate of Occupancy. The Perimeter Drive shall include drive aisles, parking stalls, and landscaping and irrigation. Other improvements may be considered during the site development permit review. The widths for the Perimeter Drive and the private drives shall meet the standards shown in Exhibits B.2 (Perimeter Drive Cross Section) and B.3 (Private Drive Cross Section), respectively. All driveways, alleys, parking areas, detention areas, and landscaping areas are to be private (owned and maintained by a Condominium or Property Owner's Association).

Commented [SD5]: This section used to refer to Street Requirements. With this amendment, the previously public streets will be private. However, a public ROW will be dedicated along the western perimeter of the project because there is a future roadway alignment consistent with the city's Master Transportation Plan. This project will dedicate that ROW and install some private improvements in the ROW, with a License and Maintenance Agreement, so in the future either the city or another developer can install the public road if the connectivity is needed.

SIDEWALKS

A minimum of 6-foot sidewalk shall be constructed along the North Main Street (FM 95) right of way and along the east side of the Perimeter Drive (adjacent to buildings 1, 3, and 4), generally as shown on Exhibit B.1 and Exhibit B.2. Sidewalks shall be installed on a building-by-building basis as shown on Exhibit B.1, Exhibit B.2, and Exhibit B.3.

REGIONAL PARK TRAIL CONNECTION

The Developer shall pay a fee-in-lieu to the City for the design and construction of a minimum 6' concrete trail connecting the subject property to the Regional Park, as generally shown in Exhibit B.4 An engineer's opinion of probable cost shall be provided by the Developer and reviewed by the City prior to acceptance of the funds. The fee-in-lieu shall be paid prior to final plat recordation.

Commented [SD6]: To further enhance this Planned Development and to account for a reduction in the public improvements, we've added a requirement that developer pay a fee-in-lieu to the city for the construction of a minimum 6' trail from the project and through the Regional Park. This trail will extend from the newly constructing pier in the Regional Park to the project as well as a connection to some of the sports fields.

FLOOR ELEVATION

The finished floor elevation (FFE) of each building shall be the maximum height achievable such that the rise in grade does not necessitate handrails pursuant to Section 405 of Texas Accessibility or ANSI Standards.

LANDSCAPE REQUIREMENTS

Street trees will be planted between the sidewalk and back of curb along the Perimeter Drive and private drives with a maximum spacing of 35 feet, as generally shown on Exhibit B.1. The approved list of trees to be planted generally in accordance with the legend provided in Exhibit B.1 is shown below:

- Cedar Elm
- Drake Elm
- Bigtooth Maple
- Chinquapin Oak
- Monterey Oak
- Red Oak
- Texas Ash
- Pecan²

¹ Drainage areas may encroach within setbacks, which shall be measured from private drive boundary.

² To the extent reasonably required and subject to city approval, the planned development may include other native and adaptive tree species, so long as they are generally grouped in accordance with the Conceptual Site Plan.

The minimum percentage requirements of Sec. 28-29 of the City Code of Ordinances shall apply except that only 10 percent of the required landscaped area and required plantings shall be installed between the Perimeter Drive and private drives and the buildings being constructed. The number of trees planted between the Perimeter Drive and private drives and buildings shall be the greater of 10 percent of the required plantings or the amount required to meet the maximum spacing. Notwithstanding the number of lots or blocks, this minimum percentage shall be calculated across the project. Maintenance of street trees located along private drives must meet and comply with City Code of Ordinances as of the date hereof. All other landscaping requirements not mentioned herein will comply the City Code of Ordinances as of the date hereof.

The path which parallels North Main Street shall have a double allée of trees, subject to TxDOT's approval and any utility conflicts.

PARKLAND

This planned development includes at least 1.25 acres of privately owned and maintained parkland, as generally shown on Exhibit B.1.³ The parkland included in this planned development, as well as related amenities, are deemed to meet the Park and Playground Requirements of the City Subdivision Ordinance.

Parkland Amenities - The following common area amenities are proposed on-site and located within the parkland areas, as generally shown on Exhibit B.1:

- Fitness and Lifestyle Building: no less than 3,800 SF
- Dedicated outdoor workout space with 2 sets of exercise equipment
- 1 drinking fountain
- 4 dog bag waste holders
- Plaza at leasing building: no less than 1200 SF
- Outdoor play area with playground for ages 5-8: no less than 2800 SF
- Swimming pool
- Splash pad: no less than 750 SF
- Dedicated dog park area: no less than 1950 SF
- BBQ stations: 4, no less than 800 total SF
- Fire pit and seating space: no less than 200 SF
- Waste receptacles: no fewer than 2
- Illumination along paths: no fewer than 20 dark sky-compliant Tree lights, 9 dark sky-compliant Tree well lights, 10 stair lights and 4 edge lights

Commented [SD7]: Added amenities consistent with the approved Site Development Plan so they are required improvements. Previously only 2 sets of exercise equipment, 1 drinking fountain, and 4 dog waste bag holders were included. This revision includes many more amenities as well as their minimum sizes.

SIGNAGE

One entry monument sign may be located at the entrance to the development, as generally shown on Exhibit B.1, outside of the right-of-way, and in accordance with Chapter 24 of the Code of Ordinances. The dimensions of the monument shall not exceed a 32 square foot sign face and 8 feet in height. No off-premise signage shall be installed.

FIRE HYDRANT PLACEMENT

Subject to Fire Marshall's approval and compliance with all relevant codes, ordinances, and statutes, fire hydrants will be placed in the following order of preference:

1. At street-street intersections, where on-street parking does not exist anyway within the sight triangle.
2. At street-alley intersections, where on-street parking does not exist anyway adjacent to the alley apron.

³ The exact amount of parkland will be determined at the time of site plan but shall not be less than 1.25 acres.

3. At street-alley intersections, where on-street parking does not exist anyway adjacent to the alley apron.
4. Mid-block only if necessary due to hydrant spacing requirements and simply remove one or two on-street parking spaces to provide the required pavement width.

PROPERTY OWNER'S ASSOCIATION

A Property Owner's Association (or Condominium Association) will be created to own and maintain all parkland, open space, common area amenities, detention ponds, signage, private paving and sidewalks not to be dedicated to the City, unless otherwise stated herein.

PERMITTING REVIEW

The City agrees to allow concurrent review of the site plan and building plans. The site plan shall encompass all of a phase. Phases shown in Exhibit B.5. Temporary and/or final certificates of occupancy shall be issued on a per building basis subject to the City's approval and compliance with life and safety requirements.

FINANCIAL STRUCTURE

Owner, and any successors or assigns, shall be prohibited from utilizing a housing finance corporation, as defined in Chapter 394 of the Texas Local Government Code, or any other similar entity, arrangement, or mechanism, to obtain or claim any exemption from ad valorem property taxes related to the property or any future development on the property. This restriction shall be documented in deed restrictions filed with the Williamson County Clerk prior to the issuance of any site development or building permits, or prior to commencement of any construction activity if permits have already been issued. These deed restrictions shall run with the land and shall be binding on all future owners. They may not be amended or terminated without the express written consent of the City.

EXHIBITS

The exhibits attached hereto shall be considered part of the planned development, except that the exact design and locations of any building, facility, structure, landscaping feature, parkland, or amenity shall be established during the site development permit review phase. Minor modifications from any such exhibit are permitted so long as the property owner complies with the minimum requirements included in the text of this planned development and city codes.

- Exhibit B.1 - Conceptual Site Plan
- Exhibit B.2 - Perimeter Drive Cross Sections
- Exhibit B.3 - Private Drive Cross Section
- Exhibit B.4 - Regional Park Trail Connection
- Exhibit B.5 - Phasing Plan

Commented [SD8]: The City Attorney added this provision to restrict the project from utilizing a Housing Finance Corporation, or there financial structure, that would remove the project from the tax rolls. There is also a Deed Restriction that has been reviewed by the city attorney as well as a note on their Final Plat that further requires and emphasizes the project cannot utilize any financial structures that would eliminate taxes.

Exhibit B.1- Conceptual Site Plan



Exhibit B.2 – Perimeter Drive Cross Section



Exhibit B.3 – Private Drive Cross Section

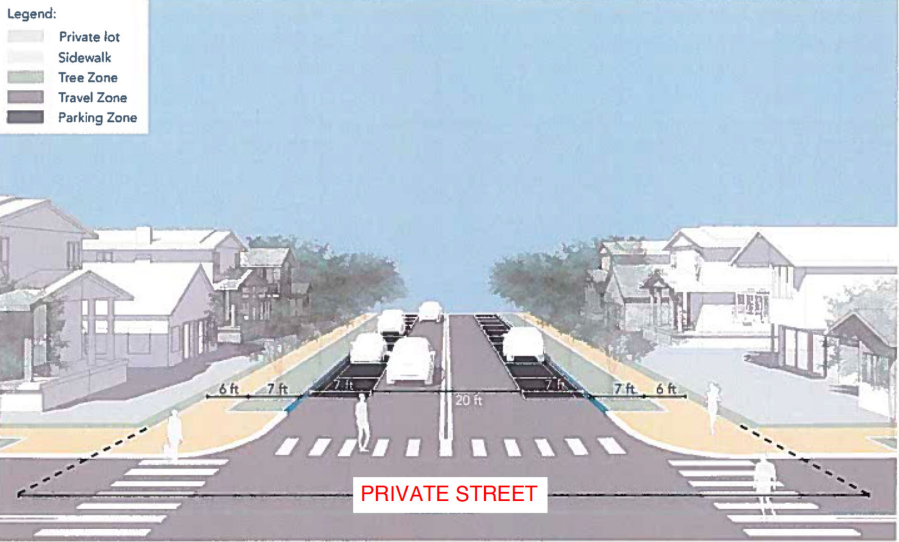


Exhibit B.4 – Regional Park Trail Connection



**EXHIBIT B
3811 NORTH MAIN STREET
RESIDENTIAL PLANNED DEVELOPMENT**

PROPERTY

The subject property is located north of Carlos G Parker Boulevard (just north of the currently existing H- E- B) on the west side of N Main Street at 3811 N Main Street, Taylor, TX 76574. The tract includes approximately 21.782 acres, as more particularly described in the survey attached hereto as Exhibit A (the Property).

PURPOSE

The purpose of this planned development zoning ordinance is to develop a multifamily project on a single lot with varying building sizes, and which will incorporate a mix of unit types, with spaces easily accessible to such units through a network of pedestrian-friendly streets and civic spaces. The property is currently zoned P5 – Urban Center with a PD overlay. The property was previously zoned by Ordinance 2022-39 to Multi-Family Residential Planned Development (MF-2/RPD).

CONCEPT SITE LAYOUT & LAND USE

A conceptual layout of the proposed site has been attached to this Development Plan as Exhibit B.1. The primary use for the development shall be for multifamily development with a variety of unit sizes and bedroom mixes, as well as related accessory amenity and parkland uses. In addition to residential uses, the following uses are permitted on the ground floor of any building as generally depicted in Exhibit B.1.:

- Plant Nursery (Retail Sales);
- Art Gallery or Museum;
- Child Care Center/Day Care Center;
- Community Center (Public);
- Continuing Care Retirement Community;
- Family Home (Child Care);
- Fraternal Organization, Lodge, Union Hall, or Civic Organization;
- Group Day Care Home;
- Institution or Religious, Charitable, or Philanthropic Nature;
- Kindergarten or Nursery School (Private);
- Libraries;
- Museums;
- Non-profit Activities by a Church;
- Retirement Housing for the elderly;
- School, Business;
- School, Commercial Trade;
- School, Driving/Defensive Driving;
- School, Private (Primary or Secondary);
- School, Public or Parochial;
- Seasonal Use (Temporary);
- Skilled Nursing Facility;
- Accountant or Bookkeeping Office;
- Armed Services Recruiting Office;
- Architect's Office;
- Bank, Savings and Loan or Credit Union;
- Dental Clinic, Laboratory or Office;
- Medical Clinic or Office;
- Minor Medical Emergency Clinic;
- Mortgage and Loan Agency;
- Offices, General Business and Professional;
- Optician or Optometrist;
- Radio or Television Broadcasting without Tower;
- Real Estate Office;
- Telemarketing Agency;
- Amusement Arcade;
- Amusement, Commercial (Indoor);
- Aquariums;
- Ballroom Dancing;
- Day Camp for Children;
- Liquor Store;
- Private Club;
- Theater or Playhouse (Indoors);
- Antique Shop, Sales Indoors;
- Appliance Rental;
- Art Supply Store;
- Bakery or Confectionary Shop (Retail);
- Banking, Automatic Teller Only;
- Book or Stationary Shop or Newsstand;
- Cellular Phone/Pager Sales (Indoor);
- Cleaning Shop or Laundry Pick-Up and Self-Service(Small Shop);
- Computer Sales;
- Consignment Store;
- Copy Shop;
- Custom Personal Services Shop;
- Donut Shop;
- Drapery, Needlework or Weaving Shop;
- Drug Store or Pharmacy;
- Florist Shop;
- Food Bank or Pantry;
- Food and Beverage Sales without Gasoline (Convenience Store);
- Food Store;
- Furniture Home Furnishings and Appliance Store;
- Garden Shop;
- Green House or Plant Nursery with Outside Display of Plants (Retail Sales);
- Handcraft Shop and Art Objects Sales;
- Hardware Shop;
- Hobby Shop;
- Household Appliance Service or Repair;
- Ice Cream/Yogurt Sales;
- Incidental or Accessory Retail or Service Uses;
- Key Shop;
- Kiosk;
- Laundromat (or Self-Service Washateria);
- Medical Appliances, Fitting, Sales, or Rental;
- Pet Grooming;
- Pet Shop;
- Restaurant or Cafeteria (No Drive-Thru Service);
- Retail Shop, Apparel, Gift, Accessory and Similar Items;
- Security Systems Installation Company;
- Silk Screening Studio or Tee Shirt Shop;
- Studio, Decorator, Artist, Photographer;
- Studio, Health/Reducing/Fitness or Similar Service/Establishment;
- Studio, Music, Dance, or Drama;;;
- Travel Bureau or Travel Consultants;
- Trophy Sales and Engraving;
- Used Merchandise or Second Hand Thrift Store;
- Used Merchandise or Second Hand (Non-Profit);
- Vacuum Cleaner Sales and Repair;
- Variety Store or Similar Retail Outlet;
- Veterinarian Hospital (Inside Animal Pens Only);
- Veterinarian Office (No Animal Hospital);
- Wallpaper, Flooring, and Carpet Store; and live/work.

PLANNED DEVELOPMENT STANDARDS

Deviations from Zoning Ordinance	
Height	4 stories or 55 feet, whichever is greater

Parking Minimum	None
Maximum Density	One dwelling unit per one thousand square feet of the Property.
Setbacks	Minimum: 5'-0" (balconies may project up to a foot into the minimum setback). ¹ Maximum: 15'-0" – Only applicable to structures along the Perimeter Drive boundary.

PERIMETER DRIVE REQUIREMENTS

The Perimeter Drive shown in Exhibit B.1 shall be built to public street widths, as depicted in Exhibit B.1, and shall consist of concrete or asphalt, shall be privately maintained with a License and Maintenance Agreement, and shall include access easements for public use via the Final Plat or separate instrument recorded prior to the first Certificate of Occupancy. The Perimeter Drive shall include drive aisles, parking stalls, and landscaping and irrigation. Other improvements may be considered during the site development permit review. The widths for the Perimeter Drive and the private drives shall meet the standards shown in Exhibits B.2 (Perimeter Drive Cross Section) and B.3 (Private Drive Cross Section), respectively. All driveways, alleys, parking areas, detention areas, and landscaping areas are to be private (owned and maintained by a Condominium or Property Owner's Association).

SIDEWALKS

A minimum of 6-foot sidewalk shall be constructed along the North Main Street (FM 95) right of way and along the east side of the Perimeter Drive (adjacent to buildings 1, 3, and 4), generally as shown on Exhibit B.1 and Exhibit B.2. Sidewalks shall be installed on a building-by-building basis as shown on Exhibit B.1, Exhibit B.2, and Exhibit B.3.

REGIONAL PARK TRAIL CONNECTION

The Developer shall pay a fee-in-lieu to the City for the design and construction of a minimum 6' concrete trail connecting the subject property to the Regional Park, as generally shown in Exhibit B.4 An engineer's opinion of probable cost shall be provided by the Developer and reviewed by the City prior to acceptance of the funds. The fee-in-lieu shall be paid prior to final plat recordation.

FLOOR ELEVATION

The finished floor elevation (FFE) of each building shall be the maximum height achievable such that the rise in grade does not necessitate handrails pursuant to Section 405 of Texas Accessibility or ANSI Standards.

LANDSCAPE REQUIREMENTS

Street trees will be planted between the sidewalk and back of curb along the Perimeter Drive and private drives with a maximum spacing of 35 feet, as generally shown on Exhibit B.1. The approved list of trees to be planted generally in accordance with the legend provided in Exhibit B.1 is shown below:

- Cedar Elm
- Drake Elm
- Bigtooth Maple
- Chinquapin Oak
- Monterey Oak
- Red Oak
- Texas Ash
- Pecan²

¹ Drainage areas may encroach within setbacks, which shall be measured from private drive boundary.

² To the extent reasonably required and subject to city approval, the planned development may include other native and adaptive tree species, so long as they are generally grouped in accordance with the Conceptual Site Plan.

The minimum percentage requirements of Sec. 28-29 of the City Code of Ordinances shall apply except that only 10 percent of the required landscaped area and required plantings shall be installed between the Perimeter Drive and private drives and the buildings being constructed. The number of trees planted between the Perimeter Drive and private drives and buildings shall be the greater of 10 percent of the required plantings or the amount required to meet the maximum spacing. Notwithstanding the number of lots or blocks, this minimum percentage shall be calculated across the project. Maintenance of street trees located along private drives must meet and comply with City Code of Ordinances as of the date hereof. All other landscaping requirements not mentioned herein will comply the City Code of Ordinances as of the date hereof.

The path which parallels North Main Street shall have a double allée of trees, subject to TxDOT's approval and any utility conflicts.

PARKLAND

This planned development includes at least 1.25 acres of privately owned and maintained parkland, as generally shown on Exhibit B.1.³ The parkland included in this planned development, as well as related amenities, are deemed to meet the Park and Playground Requirements of the City Subdivision Ordinance.

Parkland Amenities - The following common area amenities are proposed on-site and located within the parkland areas, as generally shown on Exhibit B.1:

- Fitness and Lifestyle Building: no less than 3,800 SF
- Dedicated outdoor workout space with 2 sets of exercise equipment
- 1 drinking fountain
- 4 dog bag waste holders
- Plaza at leasing building: no less than 1200 SF
- Outdoor play area with playground for ages 5-8: no less than 2800 SF
- Swimming pool
- Splash pad: no less than 750 SF
- Dedicated dog park area: no less than 1950 SF
- BBQ stations: 4, no less than 800 total SF
- Fire pit and seating space: no less than 200 SF
- Waste receptacles: no fewer than 2
- Illumination along paths: no fewer than 20 dark sky-compliant Tree lights, 9 dark sky-compliant Tree well lights, 10 stair lights and 4 edge lights

SIGNAGE

One entry monument sign may be located at the entrance to the development, as generally shown on Exhibit B.1, outside of the right-of-way, and in accordance with Chapter 24 of the Code of Ordinances. The dimensions of the monument shall not exceed a 32 square foot sign face and 8 feet in height. No off-premise signage shall be installed.

FIRE HYDRANT PLACEMENT

Subject to Fire Marshall's approval and compliance with all relevant codes, ordinances, and statutes, fire hydrants will be placed in the following order of preference:

1. At street-street intersections, where on-street parking does not exist anyway within the sight triangle.
2. At street-alley intersections, where on-street parking does not exist anyway adjacent to the alley apron.

³ The exact amount of parkland will be determined at the time of site plan but shall not be less than 1.25 acres.

3. At street-alley intersections, where on-street parking does not exist anyway adjacent to the alley apron.
4. Mid-block only if necessary due to hydrant spacing requirements and simply remove one or two on-street parking spaces to provide the required pavement width.

PROPERTY OWNER'S ASSOCIATION

A Property Owner's Association (or Condominium Association) will be created to own and maintain all parkland, open space, common area amenities, detention ponds, signage, private paving and sidewalks not to be dedicated to the City, unless otherwise stated herein.

PERMITTING REVIEW

The City agrees to allow concurrent review of the site plan and building plans. The site plan shall encompass all of a phase. Phases shown in Exhibit B.5. Temporary and/or final certificates of occupancy shall be issued on a per building basis subject to the City's approval and compliance with life and safety requirements.

FINANCIAL STRUCTURE

Owner, and any successors or assigns, shall be prohibited from utilizing a housing finance corporation, as defined in Chapter 394 of the Texas Local Government Code, or any other similar entity, arrangement, or mechanism, to obtain or claim any exemption from ad valorem property taxes related to the property or any future development on the property. This restriction shall be documented in deed restrictions filed with the Williamson County Clerk prior to the issuance of any site development or building permits, or prior to commencement of any construction activity if permits have already been issued. These deed restrictions shall run with the land and shall be binding on all future owners. They may not be amended or terminated without the express written consent of the City.

EXHIBITS

The exhibits attached hereto shall be considered part of the planned development, except that the exact design and locations of any building, facility, structure, landscaping feature, parkland, or amenity shall be established during the site development permit review phase. Minor modifications from any such exhibit are permitted so long as the property owner complies with the minimum requirements included in the text of this planned development and city codes.

- Exhibit B.1 - Conceptual Site Plan
- Exhibit B.2 - Perimeter Drive Cross Sections
- Exhibit B.3 - Private Drive Cross Section
- Exhibit B.4 - Regional Park Trail Connection
- Exhibit B.5 - Phasing Plan

Exhibit B.2 – Perimeter Drive Cross Section



Exhibit B.3 – Private Drive Cross Section



Exhibit B.4 – Regional Park Trail Connection



ORDINANCE NO. 2022-39

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 21.78 ACRES OF LAND GENERALLY LOCATED AT 3811 NORTH MAIN STREET, FROM RURAL/AGRICULTURAL (R/A) AND LOCAL BUSINESS (B-1) ZONING DISTRICTS TO MULTI-FAMILY RESIDENTIAL WITH A RESIDENTIAL PLANNED DEVELOPMENT (MF-2/RPD), PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on August 25, 2022 to consider the request made by Hebron Holdings, LLC through Leah Bojo (Drenner Group), for property which is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning for the Property from Rural/Agricultural (R/A) and Local Business (B-1) to Multi-Family Residential with a Residential Planned Development (MF-2/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on August 9, 2022, to consider the zoning request, and recommended the change to the City Council; and

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

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

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

SECTION 2. The Property described in Exhibit “A” is changed from Rural/Agricultural (R/A) and Local Business (B-1) zoning districts to Multi-Family Residential with a Residential Planned Development (MF-2/RPD).

SECTION 3. The Residential Planned Development overlays hereby referred to as the 3811 North Main St. Planned Development that shall be applied to and be required for the Property are described in Exhibit “B” attached hereto and incorporated herein for all purposes. Notwithstanding Section 2.17.5 of the Zoning Ordinance, the minimum lot sizes and densities shall be as established in the Planned Development standards in Exhibit “B”.

SECTION 4. The Official Zoning Map of the City of Taylor, Texas is changed to show the Property zoning district changed from Rural/Agricultural (R/A) and Local Business (B-1) to Multi-Family Residential with a Residential Planned Development (MF-2/RPD) on approximately 21.78 acres as shown in Exhibit “C” attached hereto and incorporated herein for all purposes.

SECTION 5. 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 6. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 7. In accordance with Article VIII of the City Charter, Ordinance 2022-39 was introduced before the Taylor City Council on the 25th day of August 2022.

PASSED, APPROVED, and ADOPTED on the 8 day of September 2022.



Brandt Rydell, Mayor

ATTEST:



Dianna McLean, City Clerk

APPROVED AS TO FORM:

Ted Hejl,
City Attorney

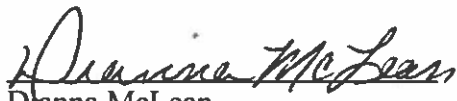
CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2022-39, passed and approved by the City Council of the City of Taylor, Texas, on the 8 day of Sept 2022, 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 8 day of Sept 2022.



Dianna McLean
City Clerk

EXHIBIT A
(Legal Description)

JULY 2,

21.782 ACRE

These notes describe that certain tract of land located in the **WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65**, situated in Williamson County, Texas; subject tract being part of and out of called "40.00 Acres" conveyed in Gift Deed from Hermann A. Pasemann, ET UX to Robert Ray Pasemann recorded in Doc No. 2020013247 of the Official Public Records of Williamson County also "1.7 Acres" (OPRWC) dated 2-1-2018, being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of July, 2021 and being more fully described as follows:

BEGINNING at a found 1/2" Iron Rod Found (capped "BPI") (North=10195255.1100 feet, East=3213641.6890 feet) at the Northeast corner of the Pasemann Addition recorded in Doc No. 2004055754 of the (OPRWC) also the East line of "40.00 Acres" and the West line of State Highway 95;

THENCE South 68° 07' 38" West along the North line of the Pasemann Addition recorded in Doc No. 2004055754 of the (OPRWC) a distance of **1087.60 feet** to a 1/2" Iron Rod Found in the West line of "23.689 Acres" conveyed in a Special Warranty Deed from the City of Taylor Park Foundation to the City of Taylor, Texas and recorded in Doc No. 2008013737 of the (OPRWC) dated 2-12-2008, also at the West line of "40.00 Acres" and the Northwest corner of the Pasemann Addition Subdivision;

THENCE North 22° 12' 42" West along the West line of said "40.00 Acres" passing a calculated point at the Northwest corner of same at approximately **882.35 feet**, same being the Southwest corner of said "1.7 Acres" conveyed in Gift Deed from Hermann A. Pasemann, ET UX to Robert Ray Pasemann recorded in Volume 1094 Page 135 of the (ORWC) dated 10-26-1984 and continuing a total distance of **982.35 feet** to a 1/2" Iron Rod Found at the Southwest corner of "2.53 Acres" conveyed in Executors Deed with V/L from Joseph R. Quebe, Independent Executor of the Estates of Joe Stan Quebe to Joseph R. Quebe, ET UX Amy Quebe and recorded in Doc No. 2017082010 of the (OPRWC) and dated 8-25-2017 same being the Northwest corner of said "1.7 Acres";

THENCE North 68° 18' 04" East along the North line of "1.7 Acres" also the South line of "2.53 Acres" a distance of **738.57 feet** to a 1/2" Iron Pipe Found in the South line of "2.53 Acres" also the North line of "1.7 Acres" same being the Northwest corner of "2.826 Acres" conveyed in General Cash Warranty Deed from Robert M. Parker and Barbara A. Parker to T.W. Ford, LP recorded in Doc No. 201005442 of the (OPRWC) dated 8-13-2010;

THENCE South 21° 24' 31" East with the upper West line of said "2.826 Acres" a distance of **99.96 feet** to a 1/2" Iron Pipe Found at an exterior corner of same corner of also in the South line of "1.7 Acres" also the North line of "40.00 Acres";

THENCE South 58° 16' 16" East along the West line of "2.826 Acres" a distance of **603.00 feet** to a 1/2" Iron Pipe Found at the Southeast corner of "2.826 Acres" also in the East line of "40.00 Acres" and in the West Right of Way of State Highway 95;

THENCE South 21° 33' 31" East along the East line of "40.00 Acres" and the West Right of Way line of State Highway 95 a distance of **395.05 feet** to the **PLACE OF BEGINNING** containing according to the dimensions herein stated are of **21.782 Acres** of land.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment and are grid values. Attention is invited to accompanying plat for further information.


Bruce Lane Bryan

Registered Professional Land Surveyor No. 4249

Bryan technical Services, Inc.
TBPLS Firm No. 10128500
Bryantechnicalservices.com



EXHIBIT B

3811 NORTH MAIN STREET

RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY

The subject property is located north of Carlos G Parker Boulevard (just north of the currently existing H-E-B) on the west side of N Main Street at 3811 N Main Street, Taylor, TX 76574. The tract includes approximately 21.782 acres, as more particularly described in the survey attached hereto as Exhibit A (the Property).

PURPOSE

The purpose of this planned development zoning ordinance is to develop a multifamily project with varying building sizes, and which will incorporate a mix of unit types, with spaces easily accessible to such units through a network of pedestrian-friendly streets and civic spaces. To move forward with our project, we are making an application for a Residential Planned Development District (RPD) with MF-2 (Multi-Family (High Density) Residential District) zoning. The Property is currently zoned partly as B-1 (Local Business District) and partly as R/A (Rural/Agricultural).

CONCEPT SITE LAYOUT & LAND USE

A conceptual layout of the proposed site has been attached to this Development Plan as Exhibit B.1. The primary use for the development shall be for multifamily development with a variety of unit sizes and bedroom mixes, as well as related accessory amenity and parkland uses. In the "live work" buildings generally shown on Exhibit B.1 as building type "E", in addition to residential uses, uses permitted in B-1 (Local Business) districts shall be permitted. In the "DIY/Maker's Space" buildings generally shown on Exhibit B.1 as building type "M", uses permitted in B-1 (Local Business) districts shall be permitted, except for those uses included as permitted in Tables 3.9 to 3.12 of the zoning ordinance.¹ Maker/DIY Spaces are intended exclusively for maker space (not for parking). A standard door and window will be placed on the side. Inside will be sheet-rocked and provided with a countertop area, upgraded lighting, and additional plugs for power. The frontage of the side street (facing the parking drive aisles) will include doors with at least 25% glass, and/or window(s).

PLANNED DEVELOPMENT STANDARDS

Deviations from Zoning Ordinance	
Height	4 stories or 55 feet, whichever is greater
Parking Minimum	None
Maximum Density	One dwelling unit per one thousand square feet of the Property.

¹ Subject to compliance with relevant provisions of the City Code of Ordinances (including fire and building codes), a total of no less than 16 "DIY/Maker's Space" buildings will be constructed on the Property of approximately up to 288 square feet and approximate dimensions of up to 16' by 18'. Phase 1 is to contain approximately 10 buildings, and Phase 2 will contain approximately 6 buildings.

Setbacks	Minimum and Maximum: 5'-0" and 15'-0" (balconies may project up to a foot into the minimum setback). ²
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STREET REQUIREMENTS

Thoroughfare streets (each street denoted on Exhibit B.1) are to be dedicated to the City for public use. The widths of such streets shall meet the standards shown on Exhibit B.2 (Typical Road Section). A pedestrian pathway parallel to Street D connecting the northern property line to the southern property line (as generally shown on Exhibit B.1) is to be granted by easement or license to the City for public use. The remaining driveways, alleys, and parking areas are to be private (owned and maintained by a Condominium or Property Owner's Association).

SIDEWALKS

A minimum of 6-foot sidewalks shall be constructed on both sides of all public thoroughfare streets, generally as shown on Exhibit B.1 and Exhibit B.2. Sidewalks shall be installed on a building-by-building basis.

FLOOR ELEVATION

The finished floor elevation (FFE) of each building shall be the maximum height achievable such that the rise in grade does not necessitate handrails pursuant to Section 405 of Texas Accessibility or ANSI Standards.

LANDSCAPE REQUIREMENTS

Street trees will be planted between the sidewalk and back of curb along all public streets with a maximum spacing of 30-35 feet, as generally shown on Exhibit B.1. The approve list of trees to be planted generally in accordance with the legend provided in Exhibit B.1 is shown below:

- Cedar Elm
- Drake Elm
- Bigtooth Maple
- Chinquapin Oak
- Monterey Oak
- Red Oak
- Texas Ash
- Pecan³

The minimum percentage requirements of Sec. 28-29 of the City Code of Ordinances shall apply except that only 10 percent of the required landscaped area and required plantings shall be installed between the front property lines and the buildings being constructed. Notwithstanding the number of lots or blocks, this minimum percentage shall be calculated across the project. Maintenance of street trees

² Setbacks are to be measured per lot.

³ To the extent reasonably required and subject to city approval, the planned development may include other native and adaptive tree species, so long as they are generally grouped in accordance with the Conceptual Site Plan.

located along public streets must meet and comply with City Code of Ordinances as of the date hereof. All other landscaping requirements not mentioned herein will comply the City Code of Ordinances as of the date hereof.

The path which parallels North Main Street shall have a double allee of trees, subject to TxDOT's approval and any utility conflicts.

PARKLAND

This planned development includes at least 1.25 acres of privately owned and maintained parkland, as generally shown on Exhibit B.1.⁴ The parkland included in this planned development, as well as related amenities, are deemed to meet the Park and Playground Requirements of the City Subdivision Ordinance.

Parkland Amenities – The following common area amenities are proposed on-site and located within the parkland areas, as generally shown on Exhibit B.1:

- 2 sets of outdoor exercise equipment
- 1 drinking fountain
- 4 dog bag waste holders

SIGNAGE

Entry signage will be placed at the entrance to the development, outside of the right-of-way, and in accordance with Chapter 24 of the Code of Ordinances. No off-premise signage will be installed.

FIRE HYDRANT PLACEMENT

Subject to Fire Marshall's approval and compliance with all relevant codes, ordinances, and statutes, fire hydrants will be placed in the following order of preference:

1. At street-street intersections, where on-street parking does not exist anyway within the sight triangle.
2. At street-alley intersections, where on-street parking does not exist anyway adjacent to the alley apron.
3. Mid-block only if necessary due to hydrant spacing requirements, and simply remove one or two on-street parking spaces to provide the required pavement width.

PROPERTY OWNER'S ASSOCIATION

A Property Owner's Association (or Condominium Association) will be created to own and maintain all parkland, open space, common area amenities, detention ponds, signage, private paving and sidewalks not to be dedicated to the City, unless otherwise stated herein.

PERMITTING REVIEW

The City agrees to allow concurrent review of the site plan and building plans after the preliminary plat and subdivision plans are reviewed and approved. The site plan shall encompass all of a phase and is permitted to cross streets.

⁴ The exact amount of parkland will be determined at the time of site plan.

EXHIBITS

The exhibits attached hereto shall be considered part of the planned development, except that the exact design and locations of any building, facility, structure, landscaping feature, parkland, or amenity shall be established during the subdivision construction plan review phase. Modifications from any such exhibit is permitted so long as the property owner complies with the minimum requirements included in the text of this planned development.

Exhibit B.1 – Conceptual Site Plan

Exhibit B.2 – Typical Road Sections

Exhibit B.1 – Conceptual Site Plan

[To be attached.]

Exhibit B.2 – Typical Road Section

[To be attached.]



EXHIBIT B.1

Item	Quantity	Notes
1.00	1	1.00
2.00	2	2.00
3.00	3	3.00
4.00	4	4.00
5.00	5	5.00
6.00	6	6.00
7.00	7	7.00
8.00	8	8.00
9.00	9	9.00
10.00	10	10.00
11.00	11	11.00
12.00	12	12.00
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91.00	91	91.00
92.00	92	92.00
93.00	93	93.00
94.00	94	94.00
95.00	95	95.00
96.00	96	96.00
97.00	97	97.00
98.00	98	98.00
99.00	99	99.00
100.00	100	100.00

STREET TREE LEGEND

	SEEK TO THE PLANTER AN APPROXIMATE LIST OF STREET TREES. TREE SELECTIONS TO BE GENERALLY GROUPED IN ACCORDANCE WITH THE PLAN.

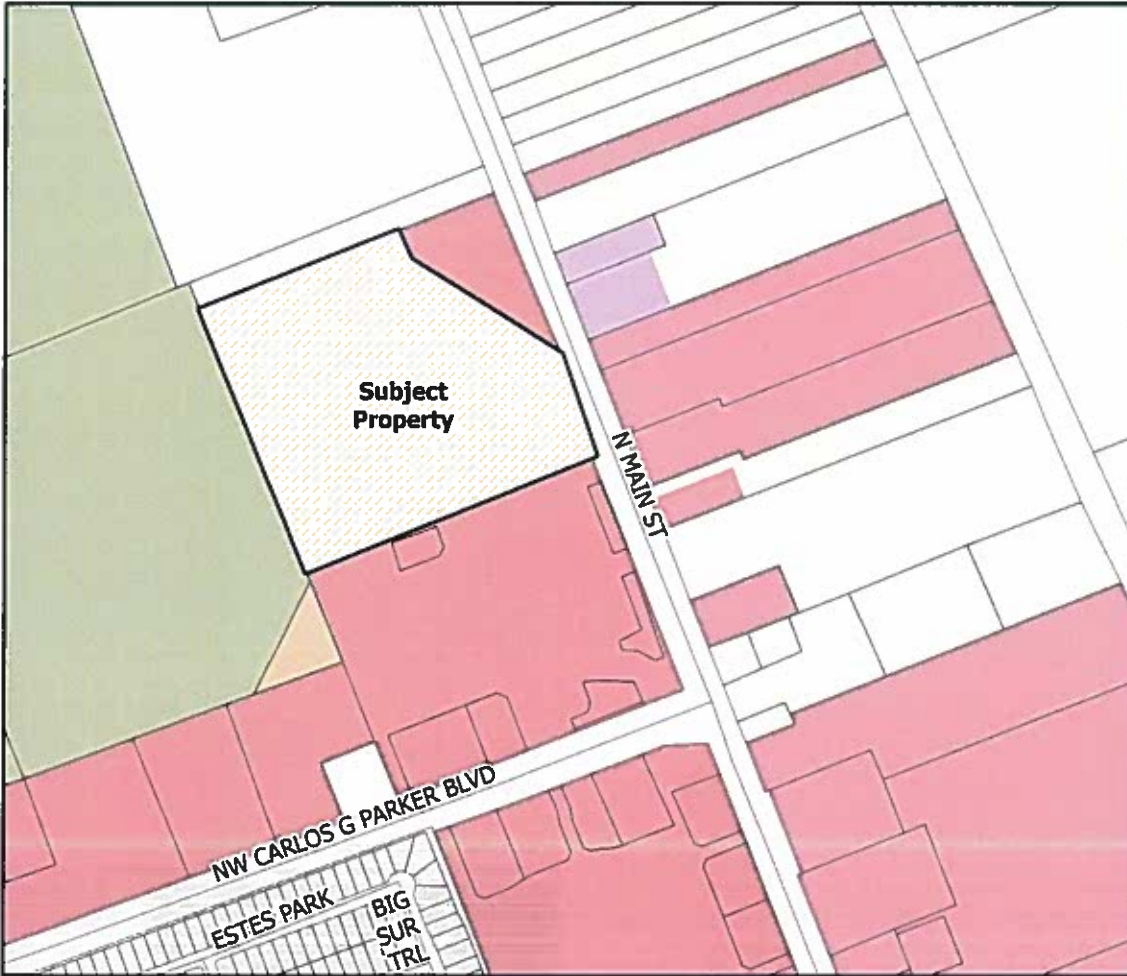


TAYLOR - CONCEPT SITE PLAN

DATE: 08.01.23 2.00 2023



Neighborhood Street



PZ-2021-1369

**3811 N. Main St. PD/Re-Zoning
Proposed Zoning Map
Approximately 21.78 Acres**

Legend

- Subject Property
- ▨ Proposed PD/Re-Zoning
- Parcels
- Streets
- ▬ Avenue
- B-1
- B-2
- I Institutional
- I-1 Light Industrial
- P Parks
- R-1 Single Family
- R-1/RPD Residential Planned Development
- RA Rural Agriculture





City Council Meeting April 8, 2025 Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure Economic Vitality

Agenda Item Number: 7.

Agenda Title: **PZ-2024-2267 Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan referred to as Forterra Business Park, generally located at 100 County Road 403, consisting of approximately 47.634 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019185 and R019954, Taylor, Williamson County, Texas.**

Council Action to be Taken: Hold a public hearing and introduce ordinance

Department Submitted: Development Services

Staff Contact: Courtney Peres, Planning Mgr

1. PURPOSE / DESCRIPTION

The applicant is requesting an Employment Center Plan proposing EC-C: Employment Center Commercial, EC-I: Employment Center Industrial and Civic Space within P1 – Nature Overlay Place Types. Specific uses proposed and aligning with the proposed Place Types are Commercial, Industrial, Retail, Office, Automobile/Truck fueling, servicing, and washing facilities, and civic spaces to support the proposed uses.

The applicant worked with the City’s design consultant, Michael Watkins Architect, to furnish the applicant and the city with an Employment Center Plan to address commercial structures and scale, civic spaces, and frontage types to address the development area.

The applicant, city staff, Michael Watkins and his team of urban designers met to collaboratively conduct a virtual design charette the week of January 6, 2025. During that week an Employment Center layout was developed and after the charette Plan Standards were drafted and reviewed by staff and the applicant before finalizing the proposed Employment Center Plan attached with this report.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Upon analyzing the request for an Employment Center Plan for commercial and industrial uses in EC – Employment Center Place Type, the proposed plan is consistent with the surrounding

Place Types of the properties to the north of the subject property and consistent with the future land use and growth type from the comprehensive plan. The request is consistent with the following Land Use Policy in Envision Taylor Comprehensive Plan:

- LU4 – New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.
 1. The development has identified areas inundated by the FEMA flood hazard area and located all elements of the built environment outside of the studied area prone to flooding.
- LU8 – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
 1. The addition of an industrial and commercial site would likely provide an increase to jobs available within Taylor.

3. PROS and CONS	
<u>PROS</u>	<u>CONS</u>
•	•

4. 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 the Civic Space at this location to include a stormwater management facility provided its design meets the following condition:
 1. The stormwater pond shall be shaped and landscaped in a naturalistic way that is consistent with the character of a Park (see B.11 and LDC § 4-120).
 2. The Civic Space shall include a trail that connects to the Thoroughfare network as illustrated in the Transportation Master Plan Diagram and the Thoroughfare Types Plan (B.7 and B.8)

5. FUNDING SOURCE

6. TIMELINE

P&Z Public Hearing - April 8, 2025
 City Council Public Hearing - April 24, 2025
 City Council Vote - May 8, 2025

7. OTHER OPTIONS

8. ATTACHMENTS

1. _07_PZ-2024-2267-Forterra Business Park Staff Report
2. _07a_PZ-2024-2267_Forterra BP LOI
3. _07b_PZ-2024-2267 Location Map
4. _07c_PZ-2024-2267 Growth Sector
5. _07d_PZ-2024-2267 Future Land Use
6. _07e_PZ-2024-2267 Current Zoning
7. _07f_PZ-2024-2267 Floodplain Map
8. _07g_PZ-2024-2267 Notification Map
9. _07h_PZ-2024-2267_Forterra BP Draft Ordinance
10. _07h1_PZ-2024-2267_Forterra Business Park Field Notes_EXHIBIT A
11. _07h2_PZ-2024-2267_Forterra Business Park Employment Center Plan_EXHIBIT B

City of Taylor
PZ-2024-2267
Employment Center Plan
Staff Report

Item Details

Subject Property:	Generally located at 100 County Road 403
Total Acreage:	Approximately 47.634 acres
Legal Description:	Approximately 47.634 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019185 and R019954, Taylor, Williamson County, Texas1. Provide approximate acreage
Applicant:	Luke Caraway, ViewPoint Engineering
Property Owner(s):	Babu Chakka
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 proposing EC-C: Employment Center Commercial, EC-I: Employment Center Industrial and Civic Space within P1 – Nature Overlay Place Types. Specific uses proposed and aligning with the proposed Place Types are Commercial, Industrial, Retail, Office, Automobile/Truck fueling, servicing, and washing facilities, and civic spaces to support the proposed uses.

The applicant worked with the City’s design consultant, Michael Watkins Architect, to furnish the applicant and the city with an Employment Center Plan to address commercial structures and scale, civic spaces, and frontage types to address the development area.

The applicant, city staff, Michael Watkins and his team of urban designers met to collaboratively conduct a virtual design charette the week of January 6, 2025. During that week an Employment Center layout was developed and after the charette Plan Standards were drafted and reviewed by staff and the applicant before finalizing the proposed Employment Center Plan attached with this report.

Location:

The subject property is located along the southern side of County Road 403 near the intersection of County Road 401, generally located at 100 County Road.

Physical and Natural Features:

The subject property is majority open space with a single-family dwelling, accessory structures and several ponds. The property has varied topography the slopes towards the north of the property, south from County Road 403 towards the Floodplain and the existing ponds.

Growth Sector Designations:

The subject property is located within the Controlled Growth Sector Tier II (G-2.2) and Reserved Open Sector (O-2)

The 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.

The Reserved Open Sector consists of land that is not yet protected but is valuable as open space. This includes floodplains and floodways and may also include areas of steep slope, desired open space, desired transportation corridors, buffers, or viewsheds.

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Employment: Special Zone and Open Space.

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 subject property is currently located in the Extra Territorial Jurisdiction (ETJ) and does not have a place type zoning.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	EC (Employment Center)	Controlled Growth Sector Tier II	Employment: Special Zone	Vacant Land & Car Dealership
South	ETJ	Controlled Growth Sector Tier II	Employment: Special Zone	Church & Large Lot Residential
East	ETJ	Controlled Growth Sector Tier II & Reserved Open Sector	Employment: Special Zone & Open Space	Vacant Agricultural Land & Large Lot Residential
West	ETJ	Controlled Growth Sector Tier II & Reserved Open Sector	Employment: Special Zone & Open Space	Vacant Agricultural Land & Large Lot Residential

Transportation

The subject property gains access from County Road 403 to the north and County Road 401 to the west. Various public rights-of-way are proposed within the Employment Center Plan to further connect to adjacent properties.

Utilities

The subject property is located within the City of Taylor water CCN. The property has an 18-inch waterline along County Road 401 to the west of the property. The property is not currently located in a wastewater CCN. The property will be part of the City of Taylor wastewater CCN after annexation. Water and wastewater utility extension will be required through the subject property.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Nine (9) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, March 23, 2025

Staff Analysis

Upon analyzing the request for an Employment Center Plan for commercial and industrial uses in EC – Employment Center Place Type, the proposed plan is consistent with the surrounding Place Types of the properties to the north of the subject property and consistent with the future land use and growth type from the comprehensive plan. The request is consistent with the following Land Use Policy in Envision Taylor Comprehensive Plan:

- LU4 – New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.
 - The development has identified areas inundated by the FEMA flood hazard area and located all elements of the built environment outside of the studied area prone to flooding.
- LU8 – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
 - The addition of an industrial and commercial site would likely provide an increase to jobs available within Taylor.

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 the Civic Space at this location to include a stormwater management facility provided its design meets the following condition:
 - The stormwater pond shall be shaped and landscaped in a naturalistic way that is consistent with the character of a Park (see B.11 and LDC § 4-120).
 - The Civic Space shall include a trail that connects to the Thoroughfare network as illustrated in the Transportation Master Plan Diagram and the Thoroughfare Types Plan (B.7 and B.8)

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 and commercial uses.

Is the plan compatible with the surrounding area?

- The employment center plan is compatible with the existing place types in the city limits to the north and the future land use of properties adjacent in the ETJ to the east, west, and south.

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 an 18-inch waterline along County Road 401 to the west of the property. Public utilities are scarce in the immediate area, specifically wastewater. The property will need to extend utilities throughout the site.

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

The Employment Center Plan is a required step in the development process for a commercial and industrial site on the subject property. The plan allows the subject property to consist of commercial and industrial development, closer to US 79 and Samsung and RCR industrial development.

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. Draft Ordinance
 - a. Survey – Exhibit A
 - b. Employment Center Plan Package – Exhibit B



2121 E. 6th St.
Austin, TX 78702
Phone: 512-779-9464
Viewpointengineering.com

RE: Neighborhood Plan Application Letter of Intent

Mr. Yantis,

It is my sincere pleasure to present a planned development zoning submittal for an approximately 47-acre tract currently primarily located within the City of Taylor ETJ. This area was integrated into the City of Taylor Comprehensive Plan as amended by City Council on May 12, 2022. The future land use map located within the comprehensive plan identifies the tract under one general use categories: Special Employment District.

Please note although we are providing review staff with a conceptual exhibit, we are simply doing so to provide the City's planning staff with our vision of the property.

Also included in this Submittal page package are the following requires items:

- Agent Authorization
- Conceptual Layout

We sincerely look forward to working with staff to continue to optimize this conceptual plan into something the City of Taylor and the developer can be proud of. Please feel free to contact me directly at 512-779-9464.

Warm Regards,

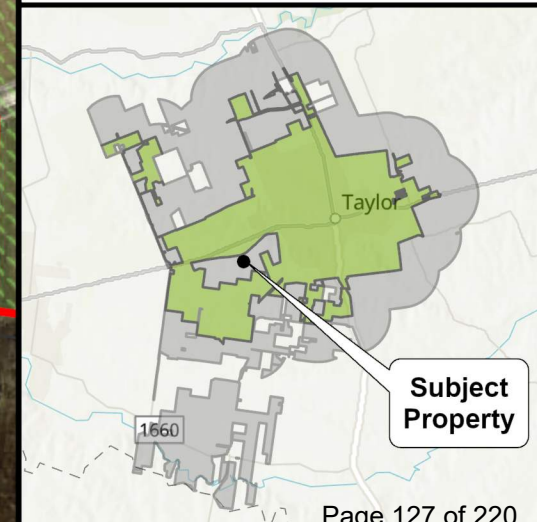
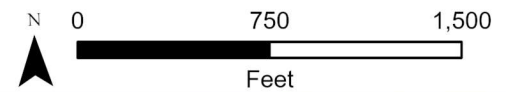
Luke Caraway, P.E.
Vice President, Planning and Design
Lcaraway@viewpointengineering.com



PZ-2024-2267

100 CR 403
Employment Center Plan
Location Map
Approximately 45 acres

-  Subject Property
-  City Limits
-  ETJ Boundary
-  Parcels

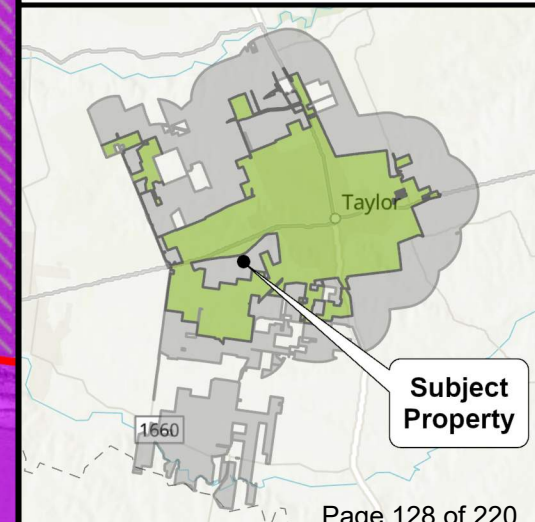




PZ-2024-2267

**100 CR 403
Employment Center Plan
Growth Sector Map
Approximately 45 acres**

- Subject Property
 - City Limits
 - ETJ Boundary
 - Parcels
- Growth Sector**
- Reserved Open Sector (O-2)
 - Future Growth Sector (G-1)
 - Controlled Growth Sector Tier II (G-2.2)

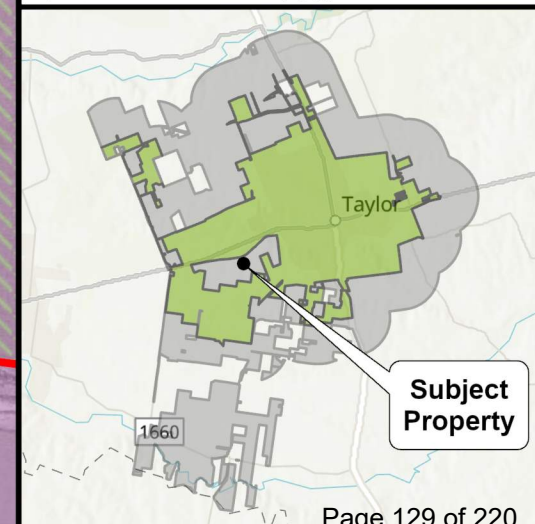




PZ-2024-2267

**100 CR 403
Employment Center Plan
Future Land Use Map
Approximately 45 acres**

- Subject Property
- City Limits
- ETJ Boundary
- Parcels
- Future Land Use**
 - Employment: Special Zone
 - Open Space





PZ-2024-2267

100 CR 403
Employment Center Plan
Current Zoning Map
Approximately 45 acres

Subject Property

City Limits

ETJ Boundary

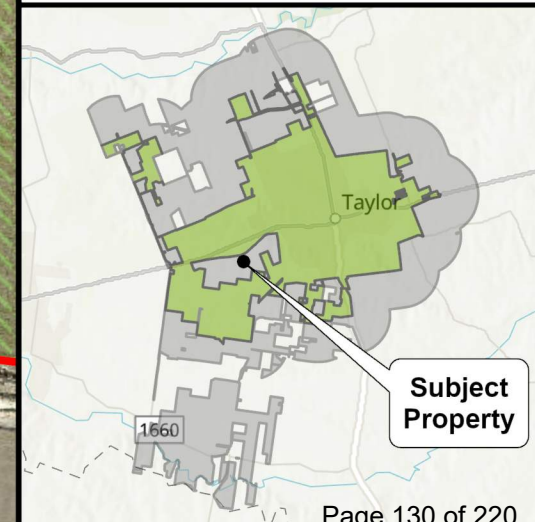
Parcels

Overlay Zoning

P1: Nature

Place Type Zoning

EC: Employment Center

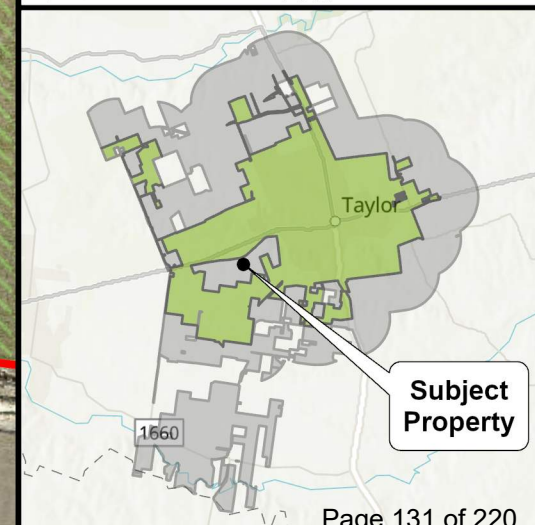
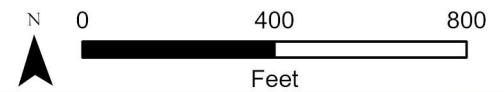




PZ-2024-2267

**100 CR 403
Employment Center Plan
Floodplain Map
Approximately 45 acres**

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

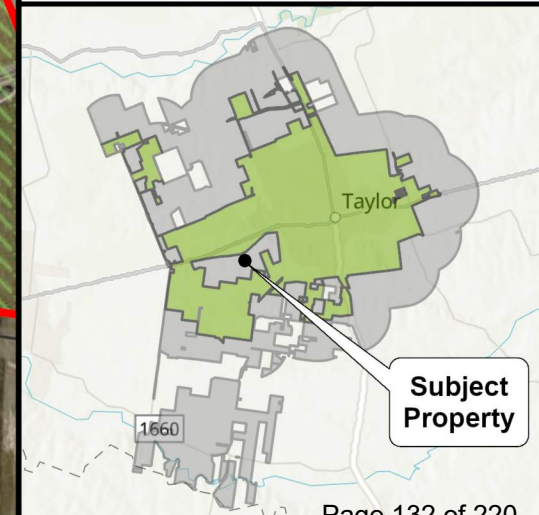
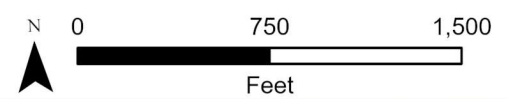




PZ-2024-2267

**100 CR 403
Employment Center Plan
Notification Map
Approximately 45 acres**

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



ORDINANCE NO. 2025-XX

AN ORDINANCE REQUESTING AN EMPLOYMENT CENTER FOR PROPERTY GENERALLY LOCATED AT 100 COUNTY ROAD 403, CONSISTING OF APPROXIMATELY 47.634 ACRES OF LAND SITUATED IN THE J.C. EAVES SURVEY, ABSTRACT NO. 214, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R019185 AND R019954, 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 April 24, 2025, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to approve an Employment Center referred to as Forterra Business Park; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on April 8, 2025, to consider the zoning request, and recommended 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 Property zoning change.

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

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

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

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

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

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2025-XX was introduced before the Taylor City Council on the 24th day of April 2025.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2025.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, 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. 2025-XX, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, 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 _____ 2025.

Lucy Aldrich
City Clerk

DRAFT

EXHIBIT A
(Metes & Bounds/Legal Description/Survey)

DRAFT

EXHIBIT A

All that certain tract or parcel of land situated in the Williamson County, Texas, being a part of the James C. Eaves Survey, Abstract No. 214, being all of the residue of a called 49.4 Acre tract conveyed from Annie Mae Kurze, et al to Fred Gola, et ux by deed dated September 18, 1992, recorded in Volume 2194, Page 568 of the Official Records of Williamson County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found 1" iron pipe on the north line of a called 48.100 Acre tract conveyed to Laurice Marie Bush in Document No. 2018101419, at the southwest corner of a called 40 Acre tract conveyed to Kenneth Hines, Jr., et al in Document No. 199968179, for the southeast corner of this tract;

THENCE N82°11'04"W - 655.39' along the north lines of the said 48.100 Acre tract and a called 10.100 Acre tract conveyed to William B. Miller, et ux in Document No. 2005070190, respectively, to a found ½" iron rod with orange plastic cap marked "BAKER-AICKLEN" at the southeast corner of a called 1.50 Acre tract conveyed to the Immanuel Lutheran Church in Document No. 2014088879, for the most southerly southwest corner of this tract;

THENCE N06°41'28"E - 410.25' along the east line of the said 1.50 Acre tract to a found ½" iron rod at the northeast corner of the said 1.50 Acre tract, for an interior ell corner of this tract;

THENCE N83°05'27"W - 669.32' along the north line of the said 1.50 Acre tract to a found ½" iron rod with orange plastic cap marked "BAKER-AICKLEN" on the east Right-of-Way line of County Road 401, at the northwest corner of the said 1.50 Acre tract, for the most northerly southwest corner of this tract;

THENCE N06°50'28"E - 1491.70' along the said east Right-of-Way line of County Road 401 to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" at the intersection of the said east Right-of-Way line of County Road 401 and the south Right-of-Way line of County Road 403, for the northwest corner of this tract;

THENCE along the arc of a curve to the left with an arc length of 656.76', a radius of 2924.55', a chord bearing of N67°47'29"E, and a chord length of 655.38' to a found 1" iron pipe at the northwest corner of a called 74.394 Acre tract conveyed to T.W. Ford, L.P. in Document No. 2017050597, for the northeast corner of this tract;

THENCE along the west and south lines, respectively, of the said 74.394 Acre tract for the following courses and distances:

S21°39'11"E - 1087.55' to a found ½" iron rod for an interior ell corner of this tract;
 N41°05'33"E - 117.66' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for an exterior ell corner of this tract;
 S04°59'18"E - 447.86' to a found railroad spike for an interior ell corner of this tract;
 S82°16'29"E - 90.03' to a found ½" iron rod at the northwest corner of the said 40 Acre tract;

THENCE S07°42'28"W - 933.94' along the west line of the said 40 Acre tract to the **POINT OF BEGINNING** containing within these metes and bounds 47.634 Acres of land.

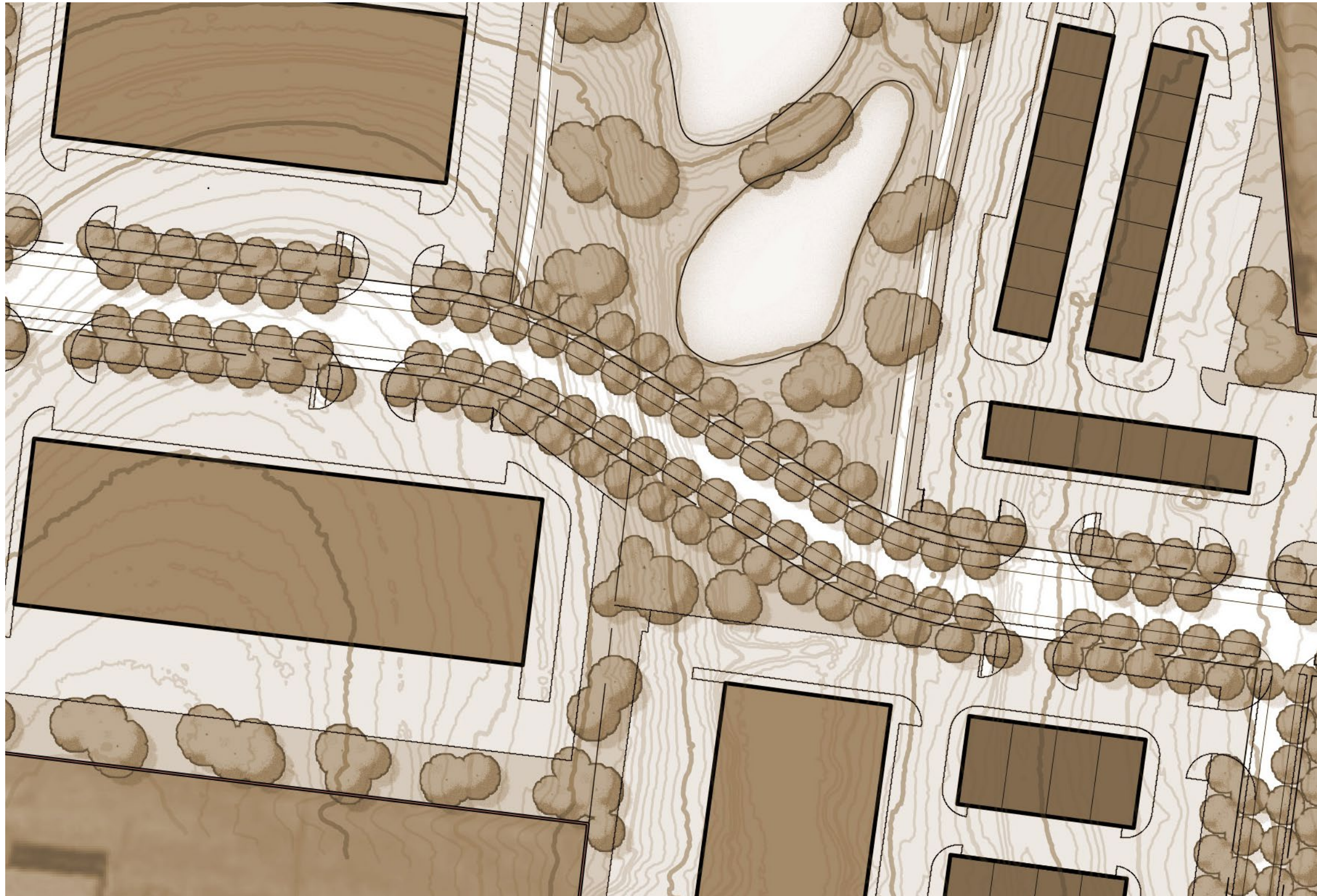
Exhibit "B" Permitted Encumbrances

1. Easement dated December 13, 1955, executed by Marvin G. Roznovak and Artie B. Roznovak to Texas Power & Light Company, recorded in Volume 410, Page 41, Deed Records, Williamson County, Texas.
2. Easement dated October 24, 1972, executed by Marvin G. Roznovak and Artie B. Roznovak to Texas Power & Light Company and the Southwestern Bell Telephone Company, recorded in Volume 570, Page 76, Deed Records, Williamson County, Texas.
3. Right of Way Easement dated August 23, 1974, executed by Marvin G. Roznovak and Artie B. Roznovak to Jonah Water Supply Corp., recorded in Volume 597, Page 979, Deed Records, Williamson County, Texas.
4. A 30' Right of Way Easement conveyed to Donald W. Kunze and Nancy L. Kunze by W. A. Kunze and Annie Mae Kunze in Warranty Deed dated October 25, 1983, recorded in Volume 948, Page 561, Deed Records, Williamson County, Texas.
5. Right of Way Easement dated October 18, 1994, executed by Fred Gola and Angelee Gola to Jonah Water Special Utility Dist., recorded in Volume 2647, Page 568, Official Records, Williamson County, Texas.
6. Public Utility and Access Easement dated February 3, 2006, executed by Freddy Gola to Jonah Water Special Utility District, recorded under Document No. 2006009994, Official Records, Williamson County, Texas.
7. Power Line in place as shown on survey plat made by Bradley L Lipscomb RPLS No. 5952, dated October 7, 2021, together with all associated rights of Power Company, including but not limited to the rights of ingress and egress over the property description herein.
8. Rights or claims, if any, of adjoining property owner in and to that portion of insured premises lying between the fence and the east lot line, as shown by survey of Bradley L Lipscomb RPLS No. 5952, dated October 7, 2021.

AFTER RECORDING RETURN TO:

LONGHORN TITLE COMPANY
309 North Main Street
Taylor, TX 76574

RETURN TO
Longhorn Title Co.
309 N. Main
Taylor, TX 76574



A BACKGROUND

Regional Context A.2

Comprehensive Plan Excerpts..... A.3

Local Context A.4

Site Constraints A.5

Topography Analysis A.6

B REGULATIONS

Regulating Plan.....B.2

Block Frontages & Dimensions.....B.3

Design Specific StandardsB.4

Employment Center Standards: IndustrialB.5

Employment Center Standards: Commercial.....B.6

Transportation Master Plan Diagram.....B.7

Thoroughfare Types PlanB.8

Thoroughfare Types SectionsB.9

Civic Space Types PlanB.11

C SUPPLEMENTAL PLANS

Plan in Context..... C.2

Program Summary C.3

Emergency Access Diagram C.4

Addressing Diagram C.5

Detailed Parking Program..... C.6

EMPLOYMENT CENTER PLAN
FOR
FORTERRA BUSINESS PARK
PZ-2024-2267
TAYLOR, TEXAS

For
THE CITY OF TAYLOR, TEXAS
and
TAYLOR 47, LLC
by
MICHAEL WATKINS ARCHITECT, LLC
March 4, 2025

A. BACKGROUND

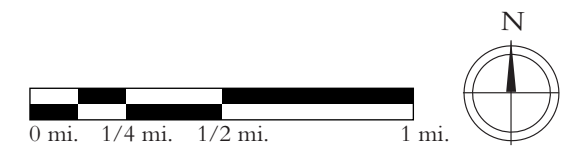
The Background chapter summarizes information about the site, program, zoning, and other relevant constraints provided by the Applicant and the City of Taylor that inform the design of the Employment Center Plan.

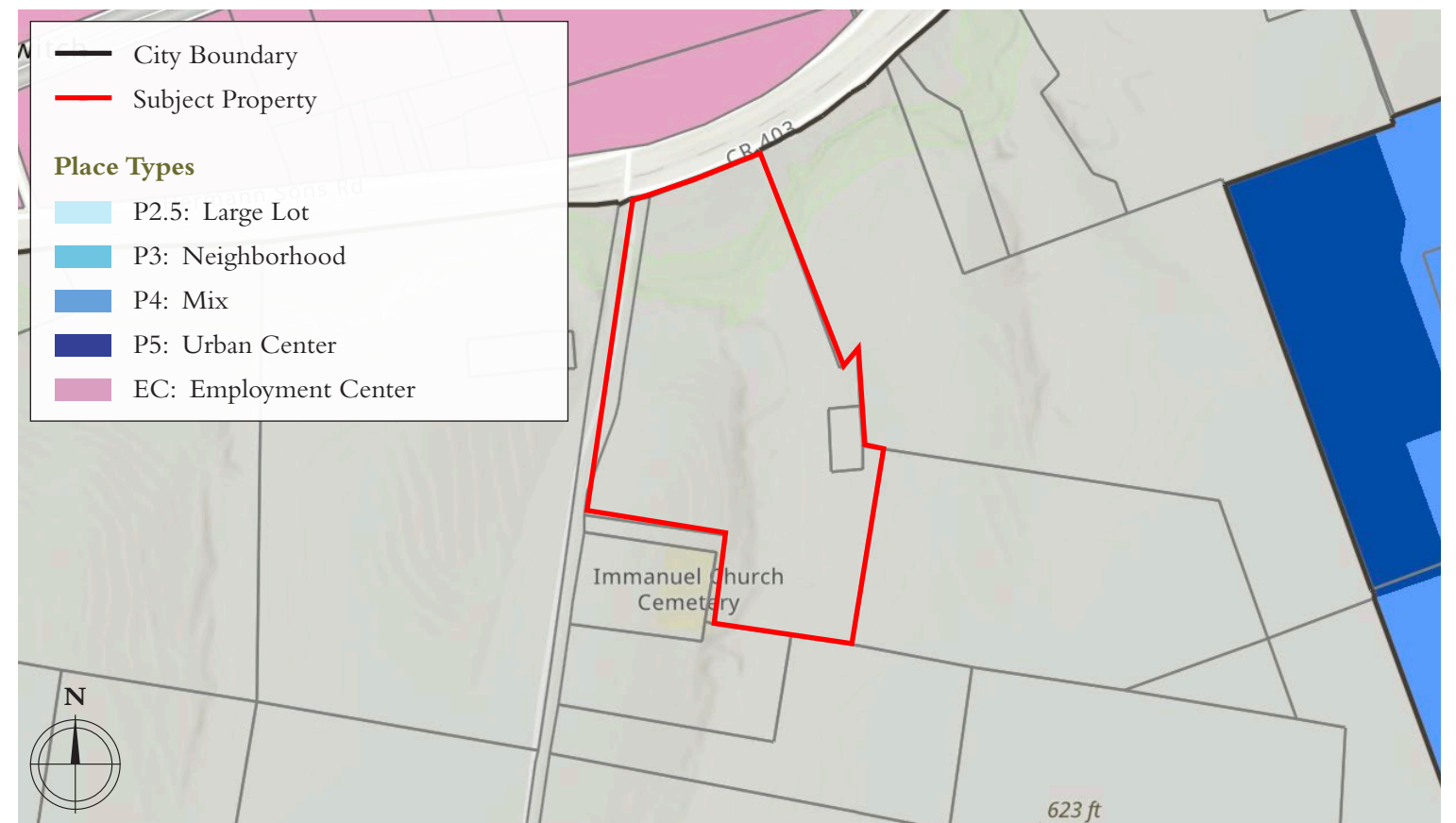
Regional Context.....	A.2
Comprehensive Plan Excerpts.....	A.3
Local Context.....	A.4
Site Constraints.....	A.5
Topography Analysis	A.6

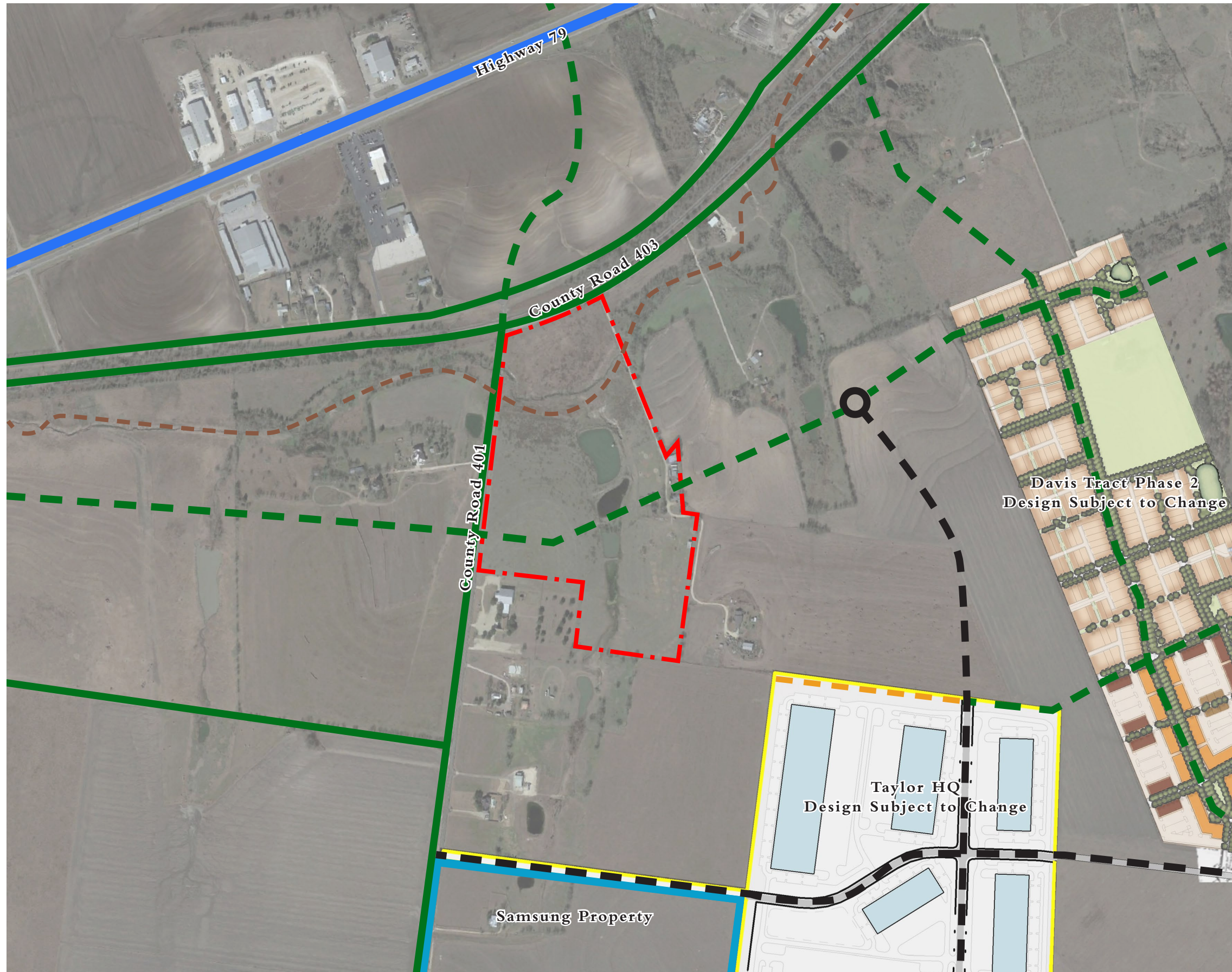




- Key**
- City Boundary
 - Subject Property
 - Samsung Campus
 - RCR Taylor Complex





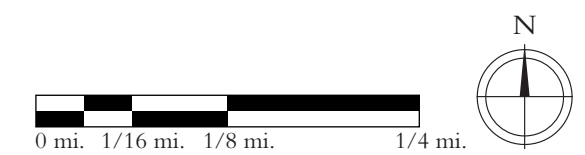


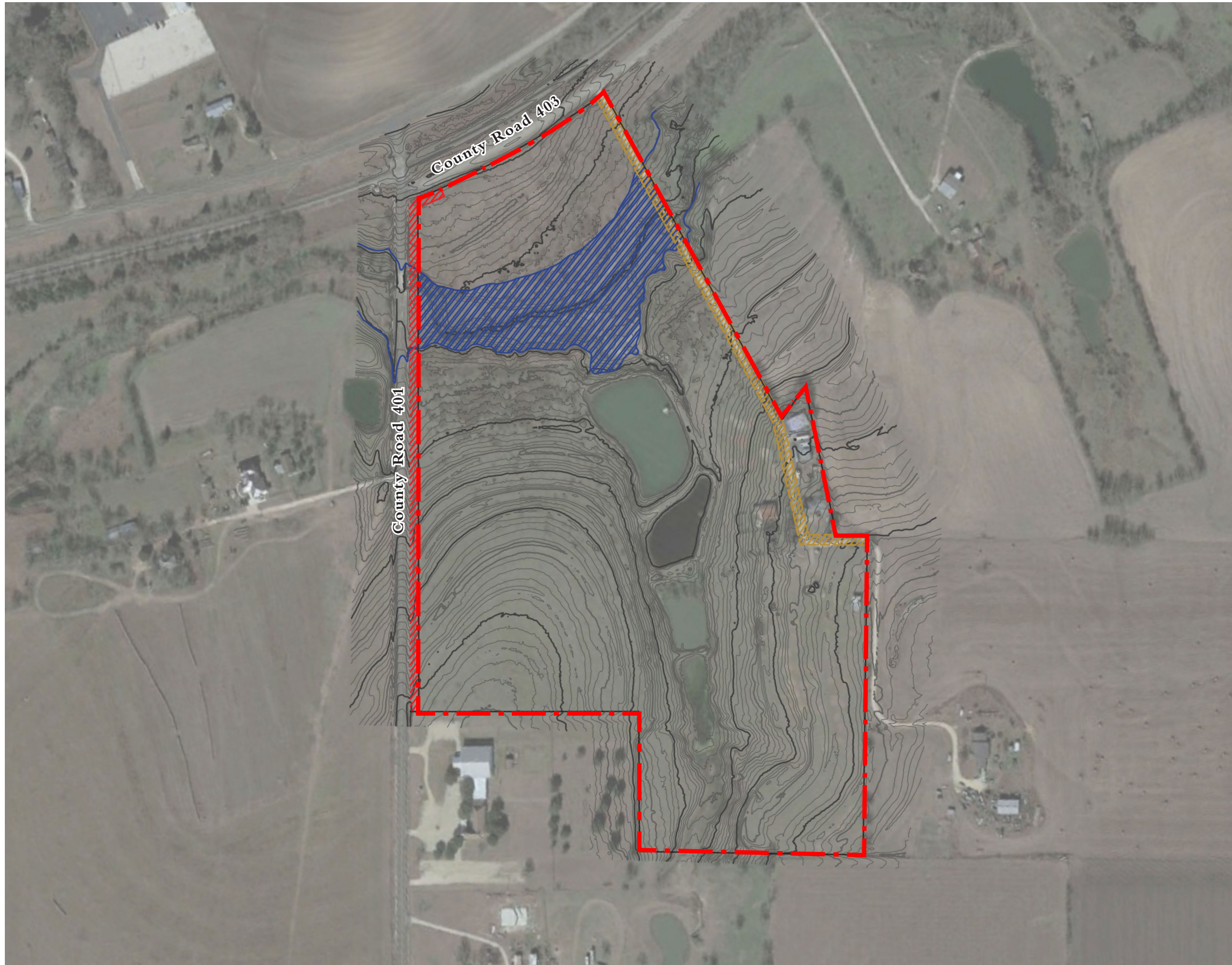
Key

- - - Subject Property
- Existing Regional Road
- Existing Community Boulevard
- - - Proposed Community Boulevard
(Per City of Taylor Transportation Master Plan)
- - - Proposed Industrial Boulevard
- Proposed Industrial Street
- - - Proposed Trail

Notes

1. The thoroughfare layout shown here is based on the updates to the Transportation Master Plan proposed in the Neighborhood and Employment Center Plans for Davis Tract and Taylor HQ.



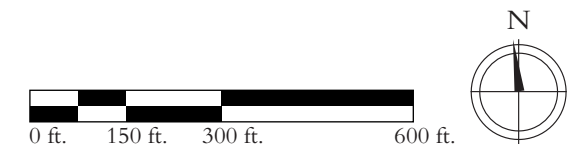


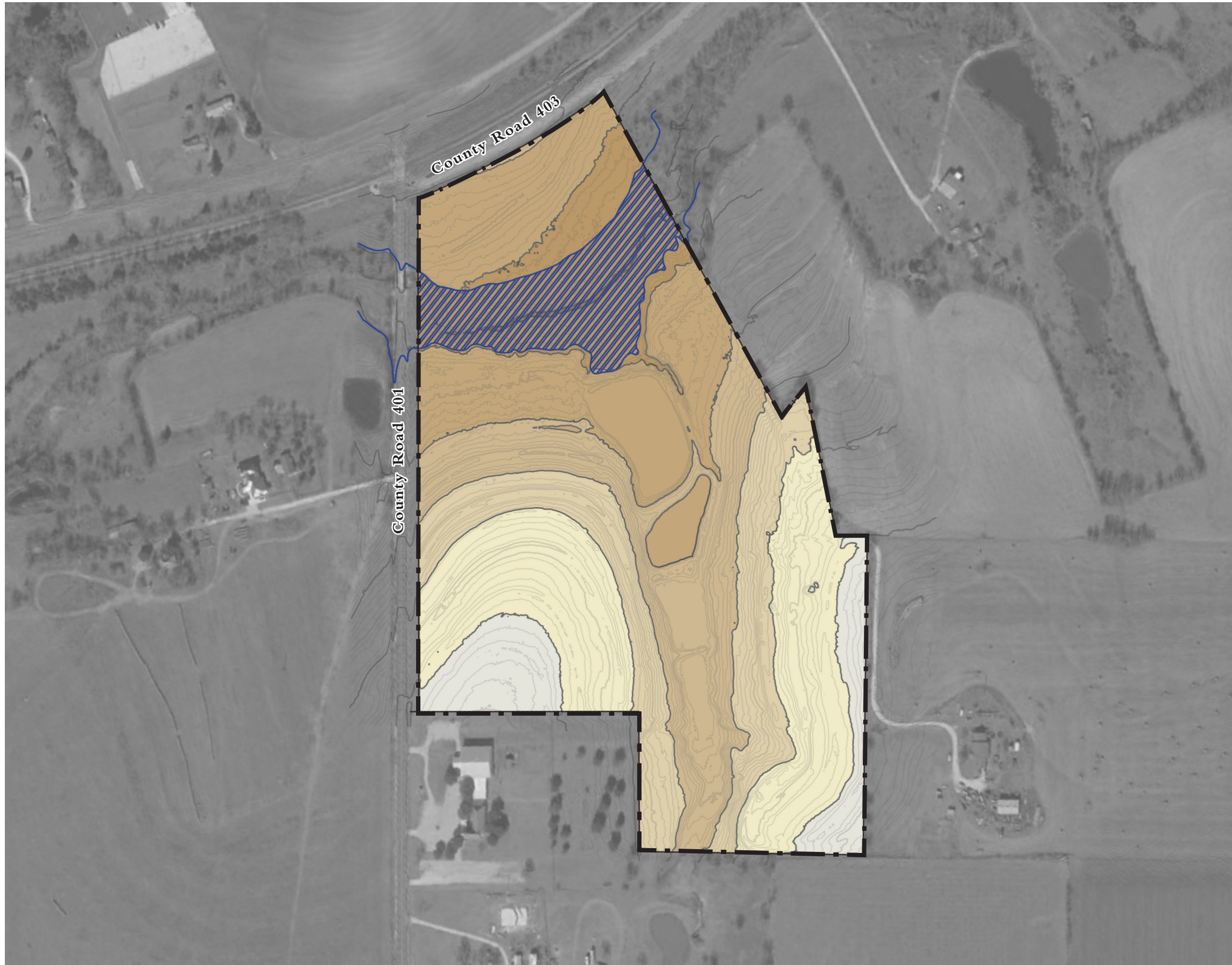
Key

- - - Subject Property
- 10-ft. Contour
- 1-ft. Contour
- 25ft. Waterline Easement
- 30ft. Access Easement
- Floodplain

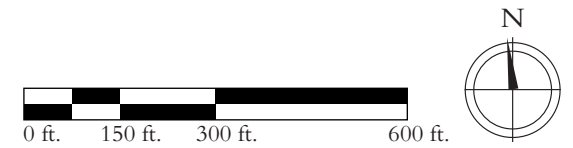
Notes

1. For the purpose of this Employment Center Project, the Waterline easement along County Road 401 is assumed to be included in the expanded right of way for County Road 401.





- Key**
- Subject Property
 - ~ 10-ft. Contour
 - ~ 1-ft. Contour
 - ▨ Floodplain
 - 610-620 ft.
 - 600-610 ft.
 - 590-600 ft.
 - 580-590 ft.
 - 570-580 ft.
 - 560-570 ft.
 - 550-560 ft.

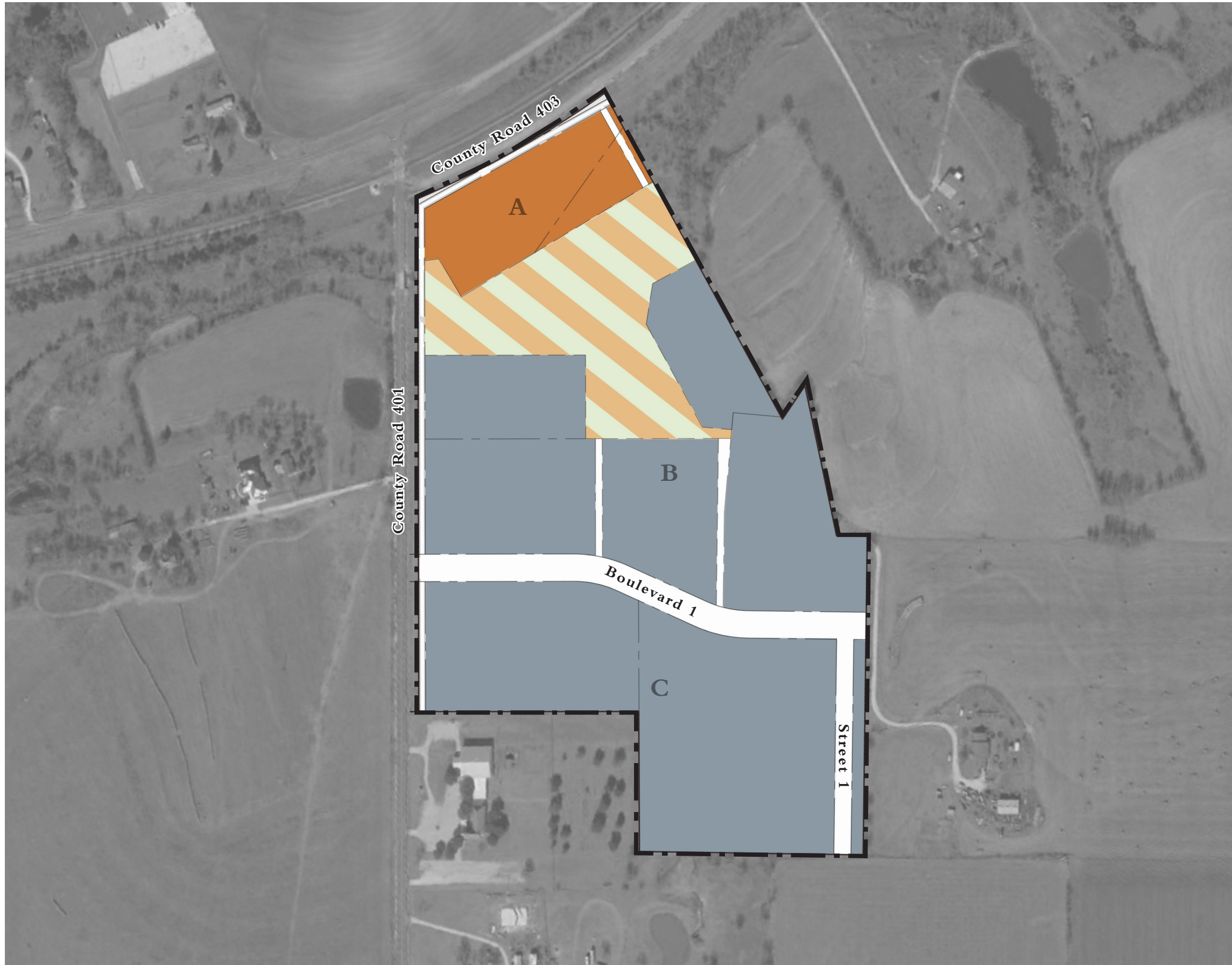


B. REGULATIONS

The Regulations chapter is a set of plans and standards which specifies the requirements of this Employment Center Plan and demonstrates how the Infill Neighborhood Plan complies with the Taylor Comprehensive Plan and Land Development Code. These Regulations include the general layout of Thoroughfares, Civic Spaces, Blocks, and Lots, as well as standards specifying any deviations from the LDC and additional requirements necessary for the development to comply with the Comprehensive Plan and the intent of the LDC. While these Regulations are informed by the specific development scenario described in the Supplemental Plans chapter, other scenarios and refinements to the design are anticipated and shall be permitted within the bounds of these Regulations and all other applicable regulations.

Regulating Plan.....	B.2
Block Frontages & Dimensions	B.3
Design Specific Standards.....	B.4
Employment Center Standards: Industrial.....	B.5
Employment Center Standards: Commercial	B.6
Transportation Master Plan Diagram	B.7
Thoroughfare Types Plan.....	B.8
Thoroughfare Types Sections.....	B.9
Civic Space Types Plan.....	B.11



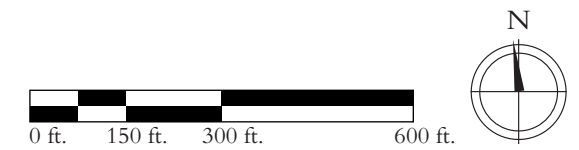


Key

- Subject Property
- EC-C: Employment Center Commercial
- EC-I: Employment Center Industrial
- ▨ CS with P1 overlay

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).





Key

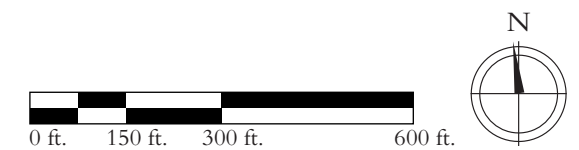
- Subject Property
- Primary Frontage
- Secondary Frontage
- Block Dimensions

Block Perimeter

A	1,902 ft.
B ²	4,647 ft.
C ²	4,053 ft.

Notes

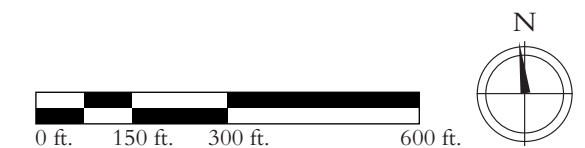
1. Block dimensions shown are non-binding and are intended to demonstrate compliance with City Standards for block length and perimeter.
2. The Blocks shown include area on adjacent properties in order to account for the full perimeter of these Blocks when completed on adjacent properties. Adjustments to the precise Block shape and perimeter associated with other developments in these properties are anticipated, and will be addressed in the Neighborhood or Employment Center Plan for that property.





Design Specific Standards

- ① These areas are zoned as Employment Center so that they can be developed with Employment Center uses if they are not needed for stormwater management facilities. Any portion of these areas that is used for stormwater shall be designed in a way that is integrated with the adjacent Civic Space.
- ② A Warrant is recommended to allow the Civic Space at this location to include a stormwater management facility provided its design meets the following conditions:
 - The stormwater pond shall be shaped and landscaped in a naturalistic way that is consistent with the character of a Park (see B.11 and LDC § 4-120).
 - The Civic Space shall include a trail that connects to the Thoroughfare network as illustrated in the Transportation Master Plan Diagram and the Thoroughfare Types Plan (B.7 and B.8).
- ③ Paths and trails shall be provided within this Park sufficient to provide connectivity between the subject property and portions of the Park system on adjacent properties. Specifically the paths in Block A should be maintained even if the additional sites currently shown as stormwater management facilities (See standard 1) are developed with Employment Center Uses.
- ④ Boulevard 1 and Street 2 are intended to connect to the adjacent properties, with the exact location of the connection to be determined.
- ⑤ Designs for County Roads 401 and 403 will be coordinated with city engineers and the county, but at a minimum should include pedestrian facilities on the side adjacent to the Subject Property either within the ROW, or on a separate lot with a public access easement.
- ⑥ Along the Industrial Boulevard the first ten feet of the Front Setback at a minimum shall be landscaped except where interruptions are necessary for driveway paths. Any parking areas shall be located beyond this landscaped area.



Blocks	
Block Length (maximum)	1,400 ft.
Block Perimeter (maximum)	5,600 ft.
Public Frontage (Right of Way)	
Sidewalk Zone Width	See <i>Thoroughfare Types (B.8-B.9)</i>
Landscape Zone	
Vehicular Parking Zone Width	
Vehicular Travel Zone Width	
Street Types	
Rural Street	not permitted
Residential Alley	not permitted
Commercial Alley	permitted
Yield Street	not permitted
Neighborhood Street	permitted
Neighborhood Avenue	permitted
Side Street	permitted
2-Lane Community Boulevard	permitted
4-Lane Community Boulevard	permitted
Path	permitted
Trail	permitted

Lots	
Width (minimum)	none
Area (minimum)	none
Lot coverage (maximum)	none
Build-to-Line (range)	none
Facade Buildout (minimum)	none
Stories (maximum)	5 stories
Parking Location	
First Layer	permitted ⁴
Second Layer	permitted
Third Layer	permitted
On-Street	permitted
RV Storage	not permitted
Private Frontage Types	
Common Yard	not permitted
Porch with Optional Fence	not permitted
Terrace	not permitted
Forecourt	not permitted
Stoop	not permitted
Storefront and Awning	permitted
Gallery	permitted
Arcade	not permitted
Building Disposition	
Edgeyard	permitted
Sidyard	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: Industrial (EC-I) Place Type:

- 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.
- Uses Permitted.** The following land uses are permitted:
 - Retail: Characterizing premises available for the sale of merchandise and food service.
 - Office: Premises available for the transaction of general business but excluding Retail and Manufacturing uses.
 - Basic Industrial: An establishment engaged in the basic processing and manufacturing of material predominately from extricated or raw materials, or a use engaged in storage of, or manufacturing processes utilizing flammable or explosive materials, or storage of, or manufacturing processes which are commonly recognized as offensive, unless such use is specifically prohibited.
 - Manufacturing general: an establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales, and distribution of such products.
 - Automobile and/or truck fueling, servicing, and washing facilities
 - All non-residential uses not listed here may apply for a Special Use Permit.
- 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.
- Parking.** Parking in the first layer shall not exceed the width of one drive aisle that is double-loaded with head-in parking.
- Truck Loading Docks.** Truck loading docks shall be permitted only in the Third Layer.

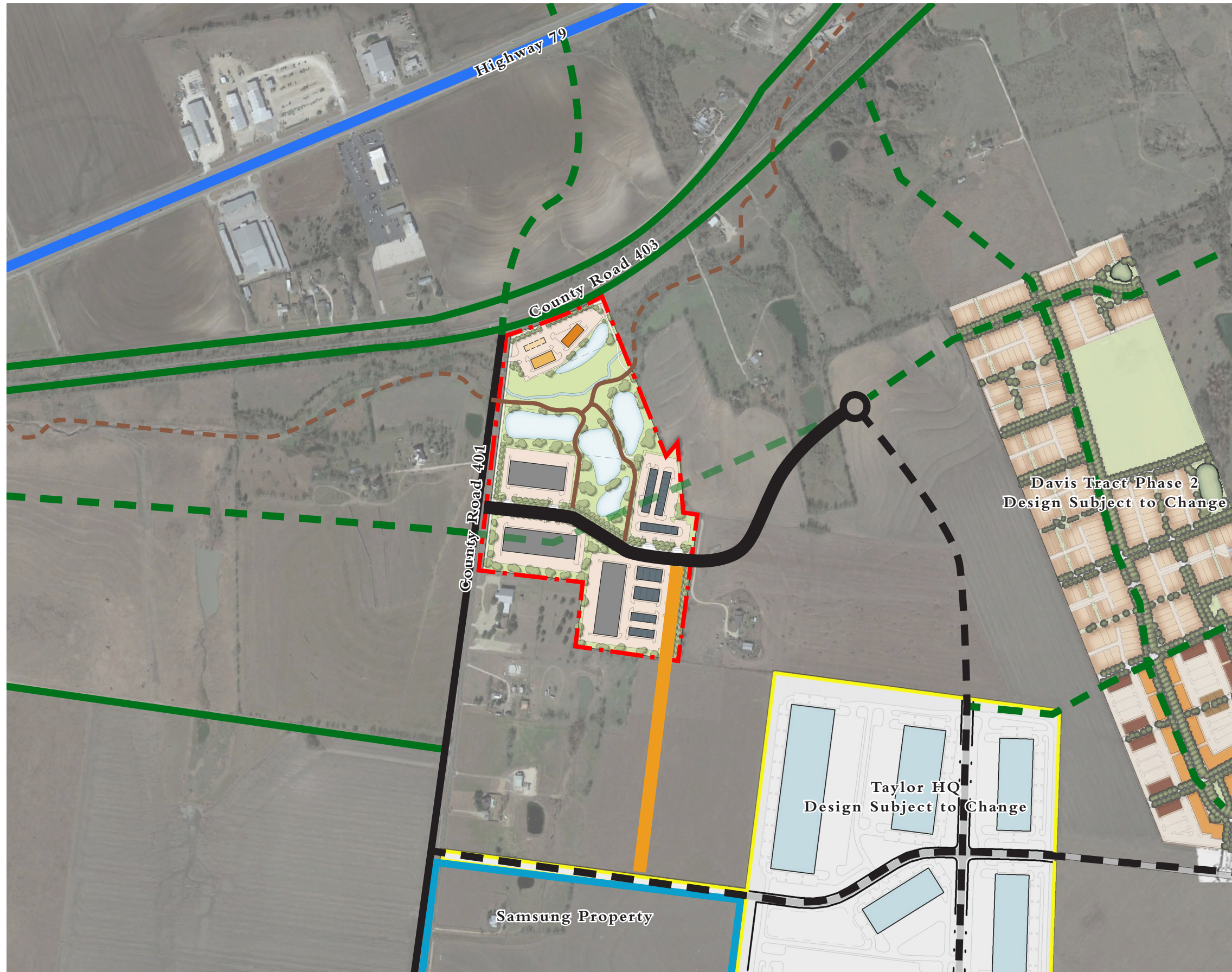
Blocks	
Block Length (maximum)	1,400 ft.
Block Perimeter (maximum)	5,600 ft.
Public Frontage (Right of Way)	
Sidewalk Zone Width	See <i>Thoroughfare Types (B.8-B.9)</i>
Landscape Zone	
Vehicular Parking Zone Width	
Vehicular Travel Zone Width	
Street Types	
Rural Street	not permitted
Residential Alley	not permitted
Commercial Alley	permitted
Yield Street	not permitted
Neighborhood Street	permitted
Neighborhood Avenue	permitted
Side Street	permitted
2-Lane Community Boulevard	permitted
4-Lane Community Boulevard	permitted
Path	permitted
Trail	permitted

Lots	
Width (minimum)	none
Area (minimum)	none
Lot coverage (maximum)	none
Build-to-Line (range)	none
Facade Buildout (minimum)	none
Stories (maximum)	5 stories
Parking Location	
First Layer	permitted ⁴
Second Layer	permitted
Third Layer	permitted
On-Street	permitted
RV Storage	not permitted
Private Frontage Types	
Common Yard	not permitted
Porch with Optional Fence	not permitted
Terrace	not permitted
Forecourt	not permitted
Stoop	not permitted
Storefront and Awning	permitted
Gallery	permitted
Arcade	not permitted
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Sideyard	permitted
Courtyard	permitted
Rearyard	permitted

Building Types	
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Attached Dwelling	not permitted
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Accessory Dwelling Unit	not permitted
Recreational Vehicle Park	not permitted
Residential Accessory	not permitted
Small Commercial	permitted
Live/Work	permitted
Mixed-Use Commercial	permitted
Large Commercial	permitted
Highway Commercial	permitted
Industrial	not permitted
Carts, Kiosks, Food Trailers	permitted
Temporary Commercial	permitted
Commercial Accessory	permitted
Civic Buildings	permitted

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

- Intent.** The intent of the Employment Center - Commercial is to provide a place for highway-oriented Commercial uses with sufficient connectivity to surrounding walkable neighborhoods, Civic Spaces, and employment centers that pedestrian and bicycle connections between the two are feasible.
- Uses Permitted.** The following land uses are permitted:
 - Retail: characterizing premises available for the sale of merchandise and food service.
 - Office: premises available for the transaction of general business but excluding Retail and Manufacturing uses.
 - Automobile and/or truck fueling, servicing, and washing facilities
 - All non-residential uses not listed here may apply for a Special Use Permit.
- 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.
- Parking.** Parking in the first layer shall not exceed the width of one drive aisle that is double-loaded with head-in parking.
- Signage.** Exceptions to the Sign Standards of the LDC may be granted by Warrant in order to provide visibility for businesses from US 79.



Key

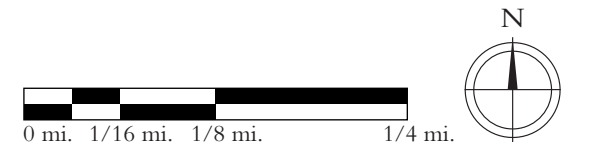
- - - Subject Property
- Existing Thoroughfare
- Proposed Thoroughfare
- - - Previously Proposed Thoroughfare

Thoroughfare Designations

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

Notes

The thoroughfare layout shown here is based on the updates to the Transportation Master Plan proposed in the Neighborhood and Employment Center Plans for Davis Tract and Taylor HQ.

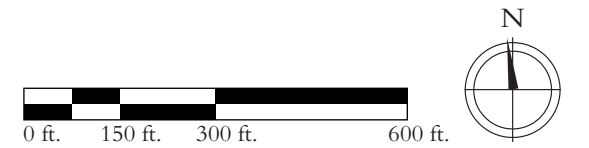


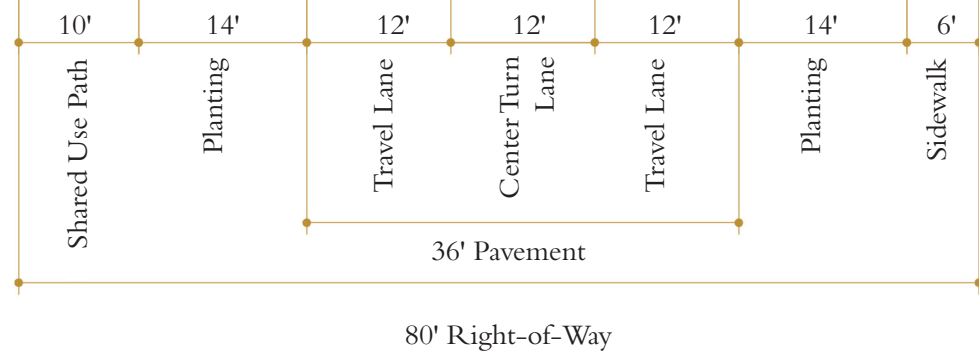
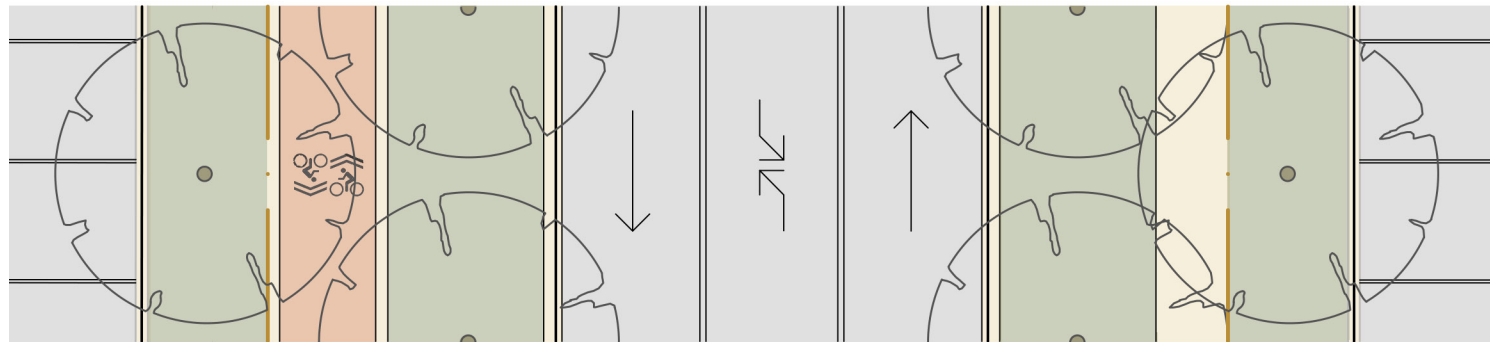
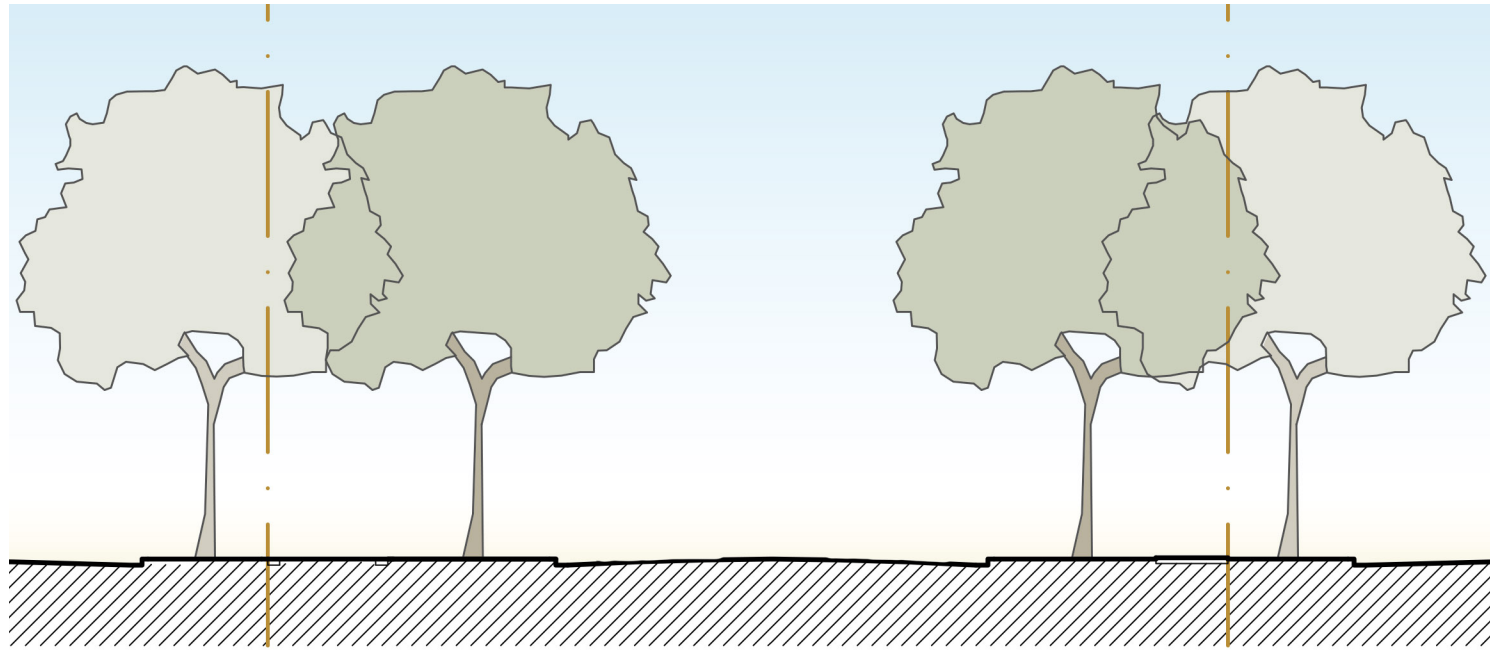
The design is subject to change. Not for construction.





- Key**
- Subject Property
 - IB-80-36
 - IS-50-24
 - TR-20
 - Trail in Civic Space

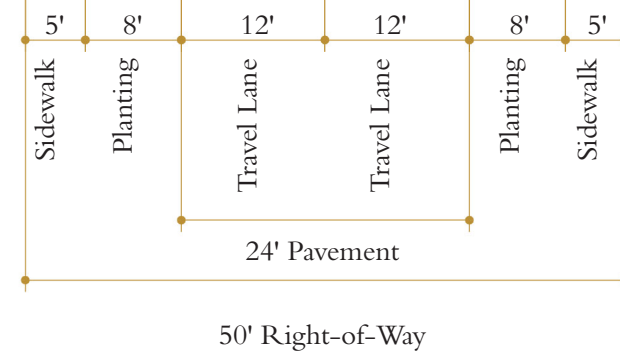
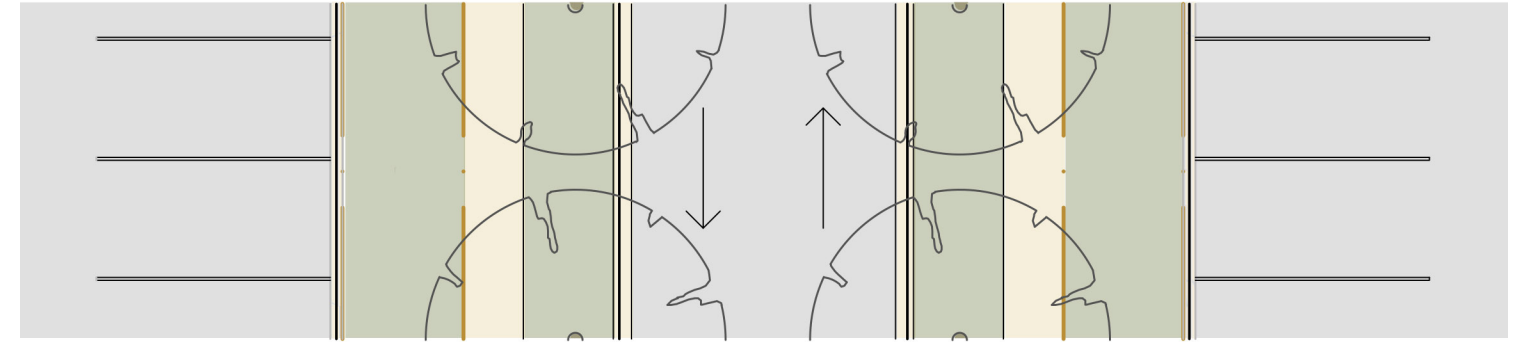
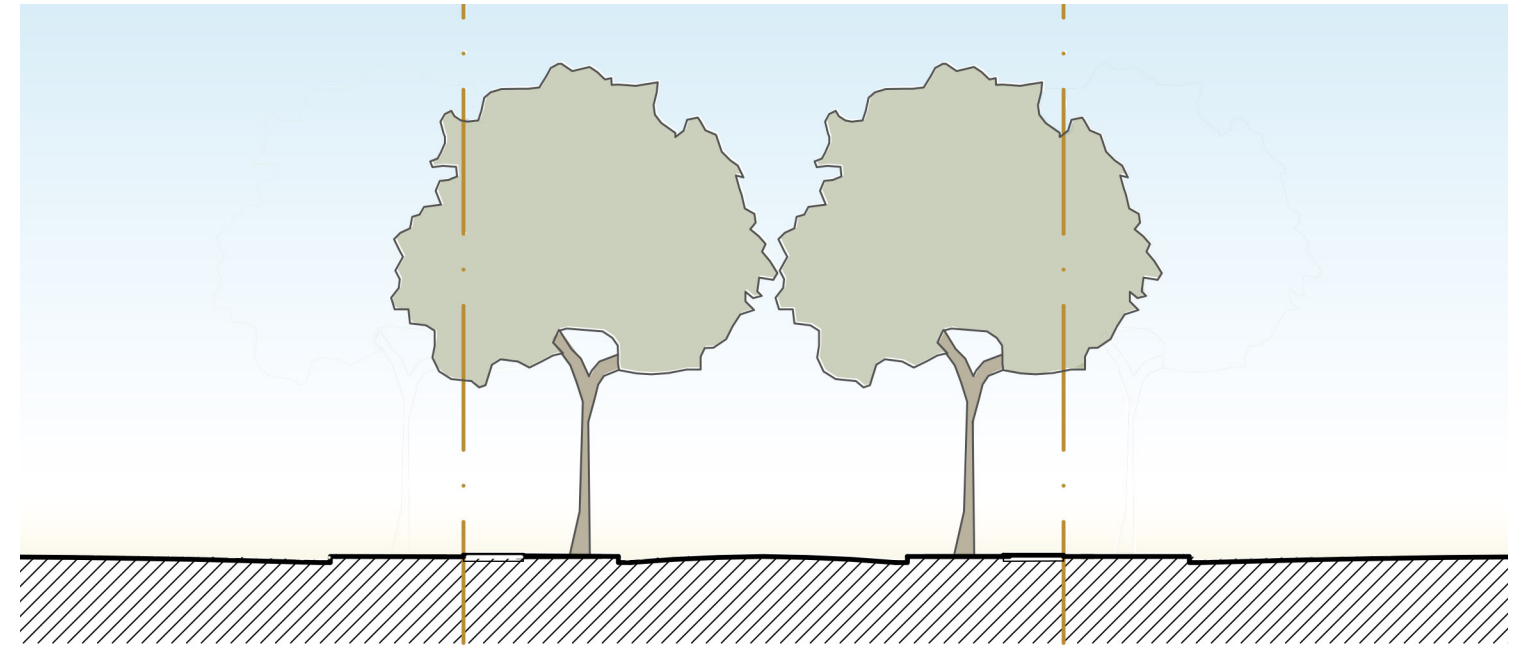




IB-80-36

Thoroughfare Type:	Industrial Boulevard	Vehicular Clear Width:	36 ft.
Vehicular Movement:	2-way	Curb Type:	Header
Design Speed:	35 mph	Ownership:	Publicly Owned
Design Vehicle:	WB-67	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water

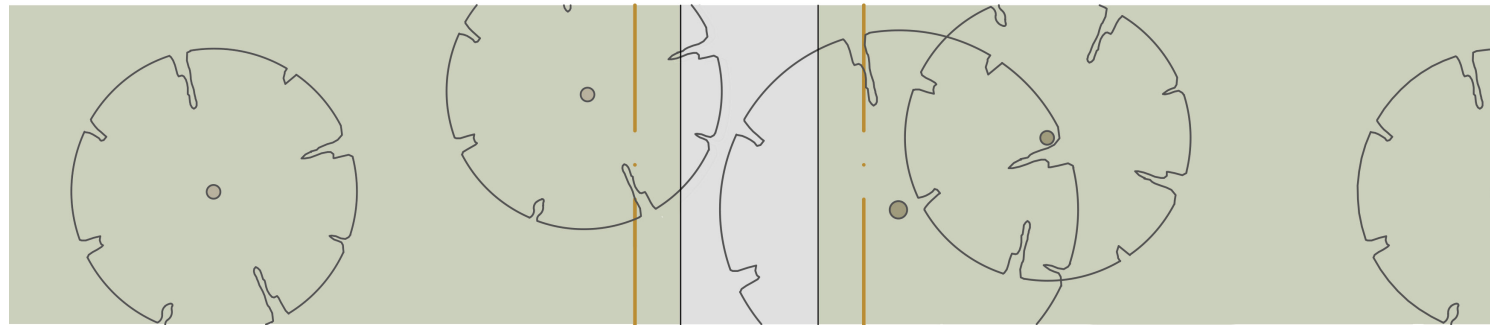
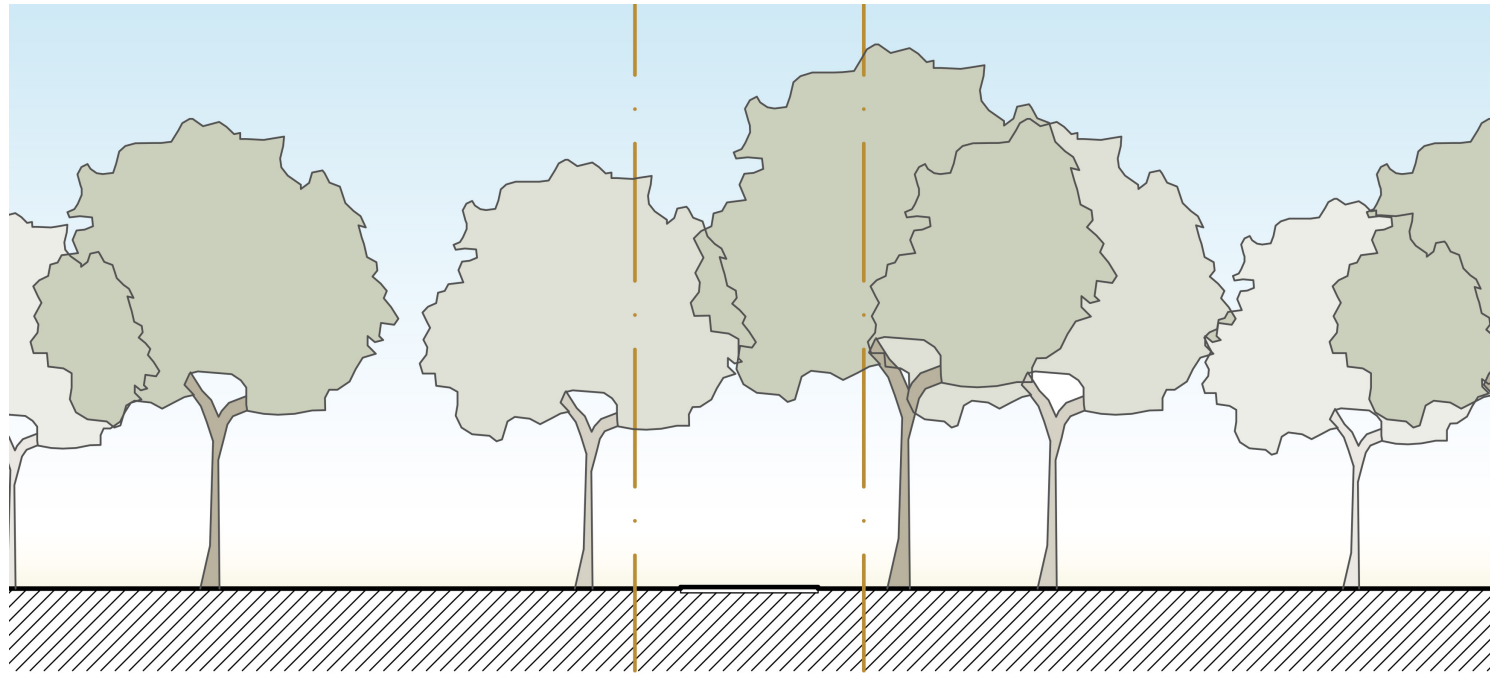
Notes: The size of the planting strip may be increased or decreased to accommodate grade change.



IS-50-24

Thoroughfare Type:	Industrial Street	Vehicular Clear Width:	24 ft.
Vehicular Movement:	2-way	Curb Type:	Header
Design Speed:	30 mph	Ownership:	Publicly Owned
Design Vehicle:	WB-40	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water

Notes: The size of the planting strip may be increased or decreased to accommodate grade change.



10' Shared-Use Path

20' Right-of-Way

TR-20

Thoroughfare Type:	Trail	Tree Spacing:	33 ft.
Vehicular Movement:	N/A	Curb Type:	N/A
Design Speed:	N/A	Ownership:	Publicly or Privately Owned
Vehicular Clear Width:	N/A	Typical Utilities:	N/A

Notes:





Key

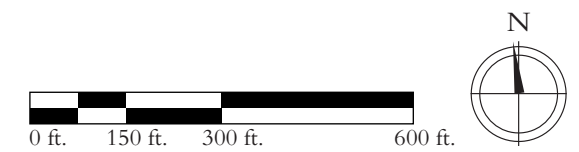
- Subject Property
- Park
- ▨ Potential Additional Park

Civic Space Allocation

6.8 ac.	Civic Space in Subject Property ¹
47.6 ac.	Total Area of Subject Property
14.3%	Civic Space Ratio

Notes

1. The Civic Space ratio is calculated based only on the area zoned as Civic Space on the Regulating Plan and does not include other areas shown as stormwater management facilities but zoned as Employment Center (See #1 on page B.4)



C. SUPPLEMENTAL PLANS

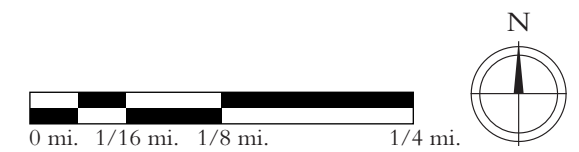
The Supplemental Plans chapter is a set of additional plans that elaborates on the specific development scenario used as the basis for this Employment Center Plan. This information includes the Building Types, uses, and parking incorporated into the design, how that design proposes to address matters such as fire apparatus access, and particular features of the design that contribute to the intended character of the development. The information presented in this chapter reflects one possible development scenario for this Employment Center Plan. Other scenarios and refinements to the design are anticipated and shall be permitted within the bounds of the requirements in the Regulations chapter and all other applicable regulations.

Plan in Context	C.2
Program Summary	C.3
Emergency Access Diagram	C.4
Addressing Diagram	C.5
Detailed Parking Program	C.6





Key
 - - - Subject Property





Key

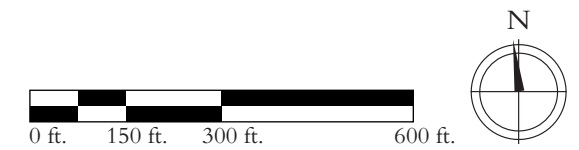
--- Subject Property

Industrial

Light Industrial	191,100 sq.ft.
Flex	81,600 sq.ft.
Total Industrial	272,700

Commercial

Gas Station	9,425 sq.ft.
Gas Station Pumps	-
Retail	9,000 sq.ft.
Total Commercial	18,425 sq.ft.





Key

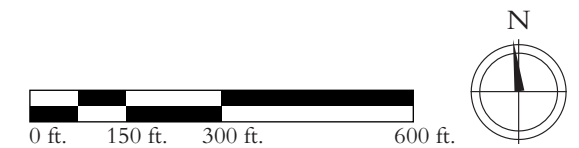
- Subject Property
- 26-foot Fire Apparatus Access Roads
- 20-foot Fire Apparatus Access Roads
- Buildings over 30 feet
- Lots with buildings under 30 feet

Notes

1. This diagram provides one scenario for this Employment Center Plan to comply with the IFC as adopted by the City of Taylor. Refinements to Fire Apparatus Access are anticipated in subsequent stages of the design process and the final Fire Apparatus Access is subject to the approval of the Fire Code Official.
2. For 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 at streets and alleys and 25 feet at parking lots.
5. All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
6. Fire Apparatus Access Roads may consist of pavement, stabilized soil, stabilized grass, or any material rated to support the weight of emergency vehicles.
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.



Taken from the 2018 IFC: Figure D103.1



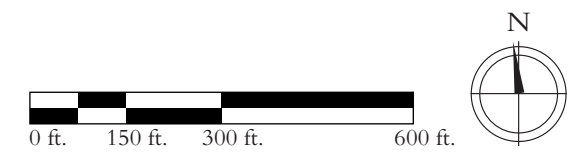


Thoroughfare Names & Key

- Subject Property
- ① _____ Boulevard
- ② _____ Boulevard
- ③ County Road 403

Notes

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





Assumed Parking Ratios	Spaces
Light Industrial	1 per 1,000 sq.ft.
Flex Office	1 per 350 sq.ft.
Retail	1 per 200 sq.ft.

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 parking, dumpster location, etc.

Area A		
Industrial	Program	Spaces
Building A1	53,400 sq.ft.	54
Building A2	69,000 sq.ft.	69
Total Requested		123
Parking Provided		Spaces
Provided in Parking Lots		154
Total Provided		154
Difference		+31

Area B		
Industrial	Program	Spaces
Building B1	68,700 sq.ft.	69
Flex Office		
Building B2	12,800 sq.ft.	37
Building B3	12,800 sq.ft.	37
Building B4	8,000 sq.ft.	23
Building B5	8,000 sq.ft.	23
Total Requested		189
Parking Provided		Spaces
Provided in Parking Lots		73
Total Provided		211
Difference		+22

Area C		
Flex Office	Program	Spaces
Building C1	12,000 sq.ft.	35
Building C2	14,000 sq.ft.	40
Building C3	14,000 sq.ft.	40
Total Requested		115
Parking Provided		Spaces
Provided in Parking Lots		115
Total Provided		115
Difference		0



Assumed Parking Ratios	Spaces
Light Industrial	1 per 1,000 sq.ft.
Flex Office	1 per 350 sq.ft.
Retail	1 per 200 sq.ft.

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 parking, dumpster location, etc.

Area D		
Industrial	Program	Spaces
Building D1	9,425 sq.ft.	48
Building D2	9,000 sq.ft.	45
Total Requested		93
Parking Provided		Spaces
Provided in Parking Lots		110
Total Provided		110
Difference		+17



City Council Meeting April 8, 2025 Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure

Agenda Item Number: 8.

Agenda Title: **PZ-2024-2268 Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan referred to as Forterra Mixed Use, generally located at 650 County Road 403, consisting of approximately 52.501 acres of land situated in the H.G. Johnson Survey, Abstract No. 348, and the James C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019991 and R019335, Taylor, Williamson County, Texas.**

Council Action to be Taken: Hold a public hearing and introduce ordinance

Department Submitted: Development Services

Staff Contact: Courtney Peres, Planning Mgr

1. PURPOSE / DESCRIPTION

The applicant is requesting an Employment Center Plan proposing P3 – Neighborhood, P4 – Mix, P5 – Urban Center, and Civic Space within P1 – Nature Overlay Place Types. Specific uses proposed and aligning with the proposed Place Types are single-family detached, build-to-rent, flex space, and civic spaces to support the proposed uses.

The applicant chose to work with the City’s design consultant, Michael Watkins Architect, to furnish the applicant and the city with an Employment Center Plan to address commercial structures and scale, civic spaces, and frontage types to address the development area. The applicant, city staff, Michael Watkins and his team of urban designers met to collaboratively conduct a virtual design charette the week of January 13, 2025. During that week an Employment Center layout was developed and after the charette Plan Standards were drafted and reviewed by staff and the applicant before finalizing the proposed Employment Center Plan attached with this report.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Upon analyzing the request for an Employment Center Plan for commercial and industrial uses in EC – Employment Center Place Type, the proposed plan is consistent with the surrounding

Place Types of the properties to the north of the subject property and consistent with the future land use and growth type from the comprehensive plan. The request is consistent with the following Land Use Policy in Envision Taylor Comprehensive Plan:

- LU4 – New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.
 1. The development has identified areas inundated by the FEMA flood hazard area and located all elements of the built environment outside of the studied area prone to flooding.
- LU8 – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
 1. The addition of an industrial and commercial site would likely provide an increase to jobs available within Taylor.
- LU11 - Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.

The mixed use development increases the number of dwellings available in Taylor

3. PROS and CONS	
<u>PROS</u>	<u>CONS</u>
•	•

4. 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 for a lower ratio of P5 given the proximity of the subject property to other lower density residential developments and the lower anticipated traffic to this portion of the Special Employment District, making Multi-Family and commercial uses potentiality less usable.
- A Warrant is recommended to allow the Civic Space at this location to include a stormwater management facility provided its design meets the following conditions:
 1. The stormwater pond shall be shaped and landscaped in a naturalistic way that is consistent with the character of a Park (see B.13 and LDC § 4-120).
 2. The Civic Space shall include a trail that connects to the Thoroughfare network as illustrated in the Transportation Master Plan Diagram and the Thoroughfare Types Plan (B.7 and B.8).
- A Warrant is recommended to allow for a smaller minimum curve radius on Neighborhood Streets than specified in the City of Taylor Engineering Manual & Details in order to ensure that cars travel at speeds that are safe for pedestrians. It is recommended that the posted speed be reduced accordingly
- A Warrant is recommended to allow for Blocks B, E, F, G, and H to exceed the

maximum Block length in LDC § 3.8.2.9 to accommodate the applicant's proposed Build-to-Rent program in large undivided sites. Paths and Streets are shown on this plan where they are important to the goal of overall pedestrian and vehicular connectivity, and these Blocks shall be divided by additional Thoroughfares and Civic Spaces in order to provide frontage consistent with the standards of P4 to all buildings.

- A Warrant is recommended to allow for Block M to exceed the maximum Block length in LDC § 3.8.2.9 based on the length established for this block in the Davis Tract Phase 2 Neighborhood plan, with its corresponding Warrant for Block Size.

5. FUNDING SOURCE

N/A

6. TIMELINE

P&Z Public Hearing - April 8, 2025

City Council Public Hearing - April 24, 2025

City Council Vote - May 8, 2025

7. OTHER OPTIONS

8. ATTACHMENTS

1. _08_PZ-2024-2268-Forterra Mixed Use Staff Report
2. _08a_PZ-2024-2268_Forterra Mixed Use LOI
3. _08b_PZ-2024-2268 Location Map
4. _08c_PZ-2024-2268 Growth Sector
5. _08d_PZ-2024-2268 Future Land Use
6. _08e_PZ-2024-2268 Current Zoning
7. _08f_PZ-2024-2268 Floodplain Map
8. _08g_PZ 2024-2268 Notification Map
9. _08h_PZ-2024-2268_Forterra MU Draft Ordinance
10. _08h1_PZ-2024-2268_Forterra Mixed Use Field Notes_EXHIBIT A
11. _08h2_PZ-2024-2268_Forterra Mixed Use Employment Center Plan_EXHIBIT B

City of Taylor
PZ-2024-2268
Employment Center Plan
Staff Report

Item Details

Subject Property:	Generally located at 650 County Road 403
Total Acreage:	Approximately 52.501 acres
Legal Description:	Approximately 52.501 acres of land situated in the H.G. Johnson Survey, Abstract No. 348, and the James C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019991 and R019335, Taylor, Williamson County, Texas.
Applicant:	Luke Caraway, ViewPoint Engineer
Property Owner(s):	Babu Chakka
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 proposing P3 – Neighborhood, P4 – Mix, P5 – Urban Center, and Civic Space within P1 – Nature Overlay Place Types. Specific uses proposed and aligning with the proposed Place Types are single-family detached, build-to-rent, flex space, and civic spaces to support the proposed uses.

The applicant chose to work with the City’s design consultant, Michael Watkins Architect, to furnish the applicant and the city with an Employment Center Plan to address commercial structures and scale, civic spaces, and frontage types to address the development area.

The applicant, city staff, Michael Watkins and his team of urban designers met to collaboratively conduct a virtual design charette the week of January 13, 2025. During that week an Employment Center layout was developed and after the charette Plan Standards were drafted and reviewed by staff and the applicant before finalizing the proposed Employment Center Plan attached with this report.

Location:

The subject property is located at 650 County Road 403.

Physical and Natural Features:

The subject property is majority open space with a single-family dwelling, accessory structures and a detention pond. The property has varied topography with the low point near the north of the property along County Road 403.

Growth Sector Designations:

The subject property is located within the Controlled Growth Sector Tier II (G-2.2) and Reserved Open Sector (O-2)

The 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.

The Reserved Open Sector consists of land that is not yet protected but is valuable as open space. This includes floodplains and floodways and may also include areas of steep slope, desired open space, desired transportation corridors, buffers, or viewsheds.

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Employment: Special Zone and Open Space.

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 subject property is currently located in the Extra Territorial Jurisdiction (ETJ) and does not have a place type zoning.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	EC (Employment Center)	Controlled Growth Sector Tier II & Reserved Open Sector	Employment: Special Zone & Open Space	Commercial & Construction Business
South	P4 – Mix & P5 – Urban Center	Controlled Growth Sector Tier II	Employment: Special Zone	Vacant Agricultural Land & Large Lot Residential
East	ETJ	Controlled Growth Sector Tier II	Employment: Special Zone	Vacant Agricultural Land & Large Lot Residential

West	ETJ	Controlled Growth Sector Tier II & Reserved Open Sector	Employment: Special Zone & Open Space	Vacant Agricultural Land & Large Lot Residential
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Transportation

The subject property gains access from County Road 403 to the north. Various public rights-of-way are proposed within the Employment Center Plan to further connect to adjacent properties.

Utilities

The subject property is located within the City of Taylor water CCN. There is an 18-inch waterline approximately 2000 feet west from the property along County Road 401. The property is not currently located in a wastewater CCN. The property will be part of the City of Taylor wastewater CCN after annexation. Water and wastewater utility extension will be required through the subject property.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Six (6) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, March 23, 2025

Staff Analysis

Upon analyzing the request for an Employment Center Plan for commercial and industrial uses in EC – Employment Center Place Type, the proposed plan is consistent with the surrounding Place Types of the properties to the north of the subject property and consistent with the future land use and growth type from the comprehensive plan. The request is consistent with the following Land Use Policy in Envision Taylor Comprehensive Plan:

- LU4 – New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.
 - The development has identified areas inundated by the FEMA flood hazard area and located all elements of the built environment outside of the studied area prone to flooding.
- LU8 – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
 - The addition of an industrial and commercial site would likely provide an increase to jobs available within Taylor.
- LU11 - Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.
 - The mixed use development increases the number of dwellings available in Taylor.

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 for a lower ratio of P5 given the proximity of the subject property to other lower density residential developments and the lower anticipated traffic to this portion of the Special Employment District, making Multi-Family and commercial uses potentiality less usable.
- A Warrant is recommended to allow the Civic Space at this location to include a stormwater management facility provided its design meets the following conditions:
 - The stormwater pond shall be shaped and landscaped in a naturalistic way that is consistent with the character of a Park (see B.13 and LDC § 4-120).
 - The Civic Space shall include a trail that connects to the Thoroughfare network as illustrated in the Transportation Master Plan Diagram and the Thoroughfare Types Plan (B.7 and B.8).
- A Warrant is recommended to allow for a smaller minimum curve radius on Neighborhood Streets than specified in the City of Taylor Engineering Manual & Details in order to ensure that cars travel at speeds that are safe for pedestrians. It is recommended that the posted speed be reduced accordingly
- A Warrant is recommended to allow for Blocks B, E, F, G, and H to exceed the maximum Block length in LDC § 3.8.2.9 to accommodate the applicant's proposed Build-to-Rent program in large undivided sites. Paths and Streets are shown on this plan where they are important to the goal of overall pedestrian and vehicular connectivity, and these Blocks shall be divided by additional Thoroughfares and Civic Spaces in order to provide frontage consistent with the standards of P4 to all buildings.
- A Warrant is recommended to allow for Block M to exceed the maximum Block length in LDC § 3.8.2.9 based on the length established for this block in the Davis Tract Phase 2 Neighborhood plan, with its corresponding Warrant for Block Size.

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 residential and flex spaces.

Is the plan compatible with the surrounding area?

- The employment center plan is compatible with the existing place types in the city limits to the north and the future land use of properties adjacent in the ETJ to the east, west, and south.

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 an 18-inch waterline along County Road 401, 2000 feet to the west of the property. Public utilities are scarce in the immediate area, specifically wastewater. The property will need to extend utilities throughout the site.

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

The Employment Center Plan is a required step in the development process for a commercial and industrial site on the subject property. The plan allows the subject property to consist of commercial and industrial development, closer to US 79 and Samsung and RCR industrial development.

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. Draft Ordinance
 - a. Exhibit A – Survey



2121 E. 6th St.
Austin, TX 78702
Phone: 512-779-9464
Viewpointengineering.com

RE: Neighborhood Plan Application Letter of Intent

Mr. Yantis,

It is my sincere pleasure to present a planned development zoning submittal for an approximately 53-acre tract currently primarily located within the City of Taylor ETJ. This area was integrated into the City of Taylor Comprehensive Plan as amended by City Council on May 12, 2022. The future land use map located within the comprehensive plan identifies the tract under one general use categories: Special Employment District.

Please note although we are providing review staff with a conceptual exhibit, we are simply doing so to provide the City's planning staff with our vision of the property.

Also included in this Submittal page package are the following requires items:

- Agent Authorization
- Conceptual Layout

We sincerely look forward to working with staff to continue to optimize this conceptual plan into something the City of Taylor and the developer can be proud of. Please feel free to contact me directly at 512-779-9464.

Warm Regards,

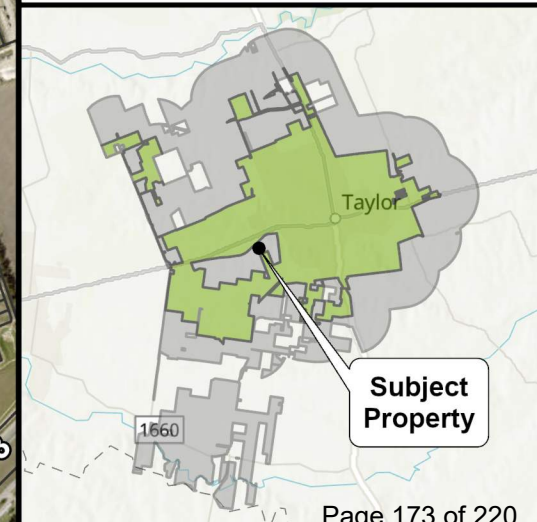
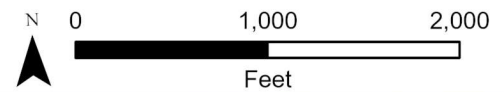
Luke Caraway, P.E.
Vice President, Planning and Design
Lcaraway@viewpointengineering.com

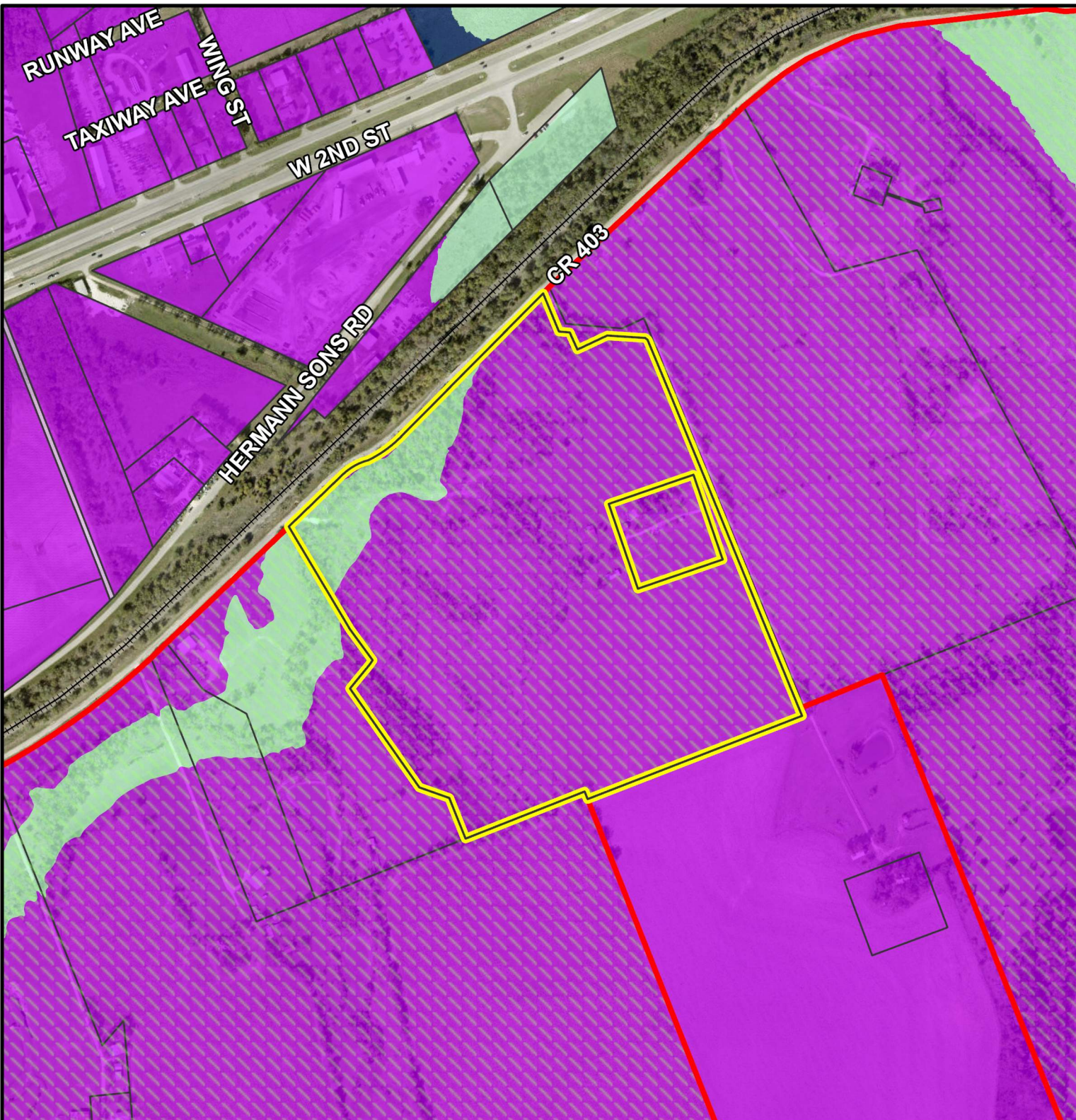


PZ-2024-2268

**650 CR 403
Employment Center Plan
Location Map
Approximately 51 acres**









- Subject Property
- City Limits
- ETJ Boundary
- Parcels

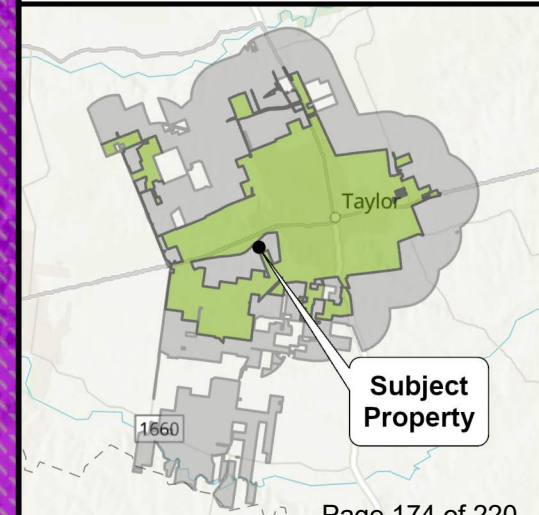
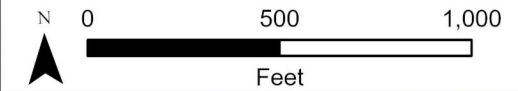


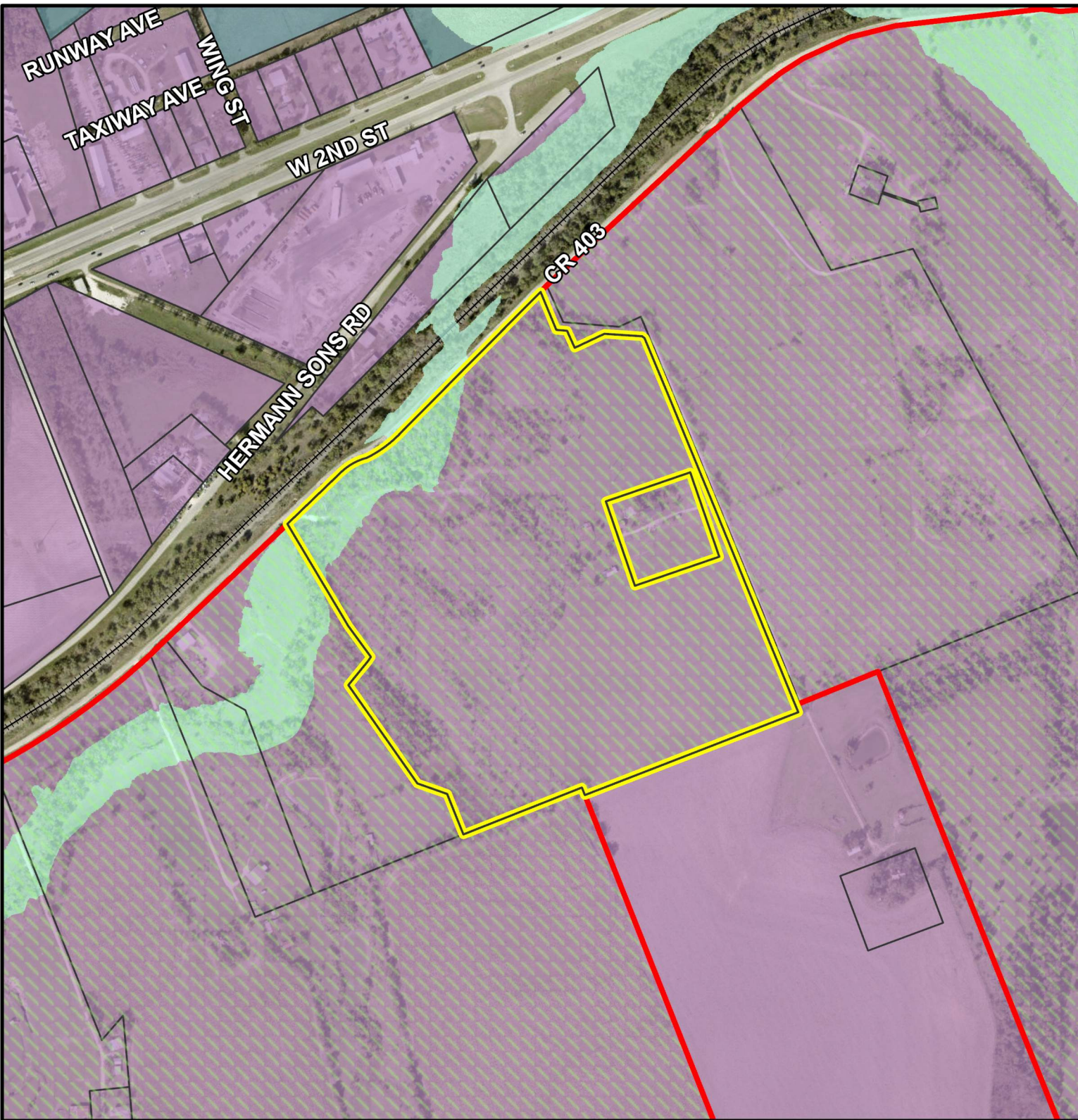


PZ-2024-2268

**650 CR 403
Employment Center Plan
Growth Sector Map
Approximately 51 acres**

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





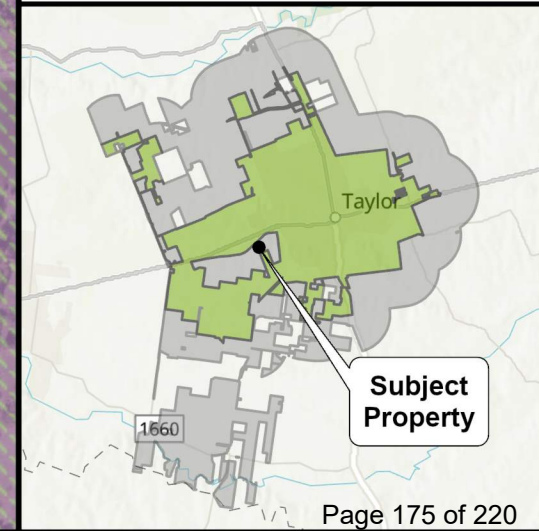
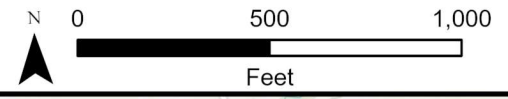
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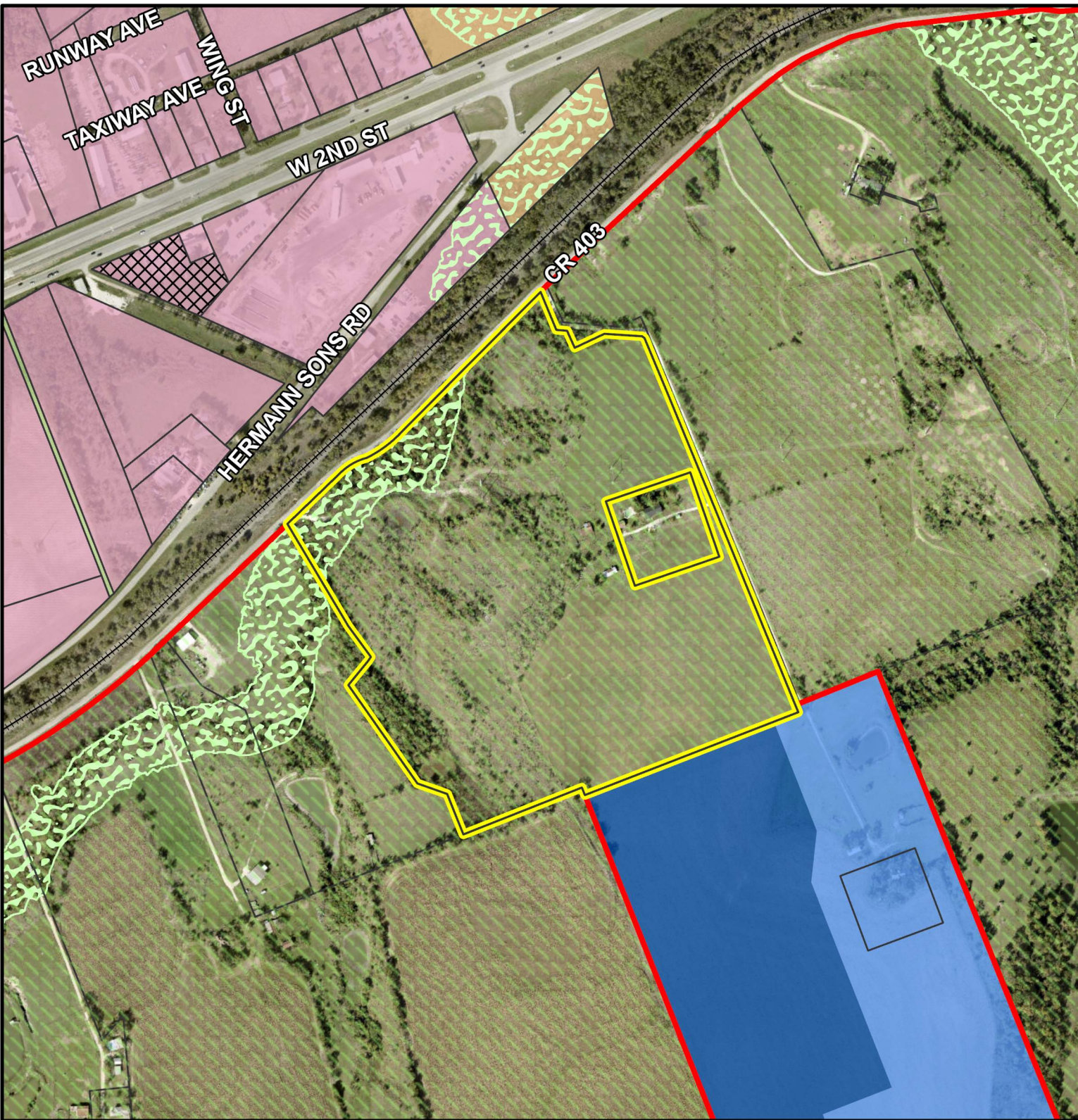
**650 CR 403
Employment Center Plan
Future Land Use Map
Approximately 51 acres**

- Subject Property
- City Limits
- ETJ Boundary
- Parcels

Future Land Use

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

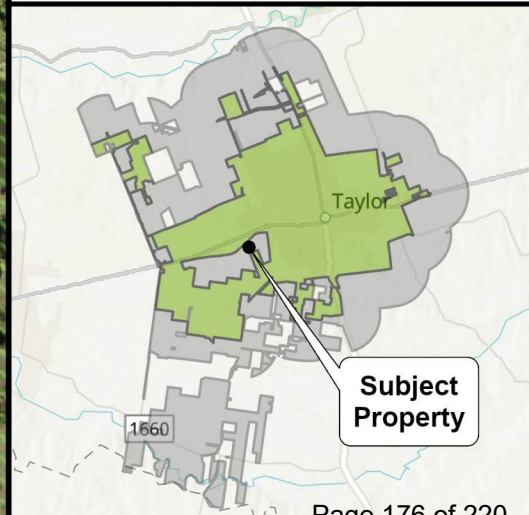
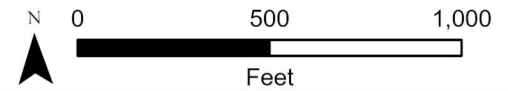




PZ-2024-2268

650 CR 403
Employment Center Plan
Current Zoning Map
Approximately 51 acres






- | | |
|-----------------------|--------------------------|
| Subject Property | Place Type Zoning |
| City Limits | P2: Rural |
| ETJ Boundary | P4: Mix |
| Parcels | P5: Urban Center |
| Overlay Zoning | EC: Employment Center |
| P1: Nature | CS: Civic Space |
| Special Use Permit | |

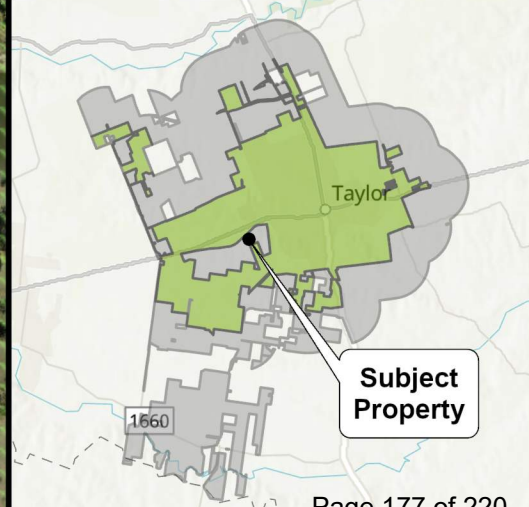
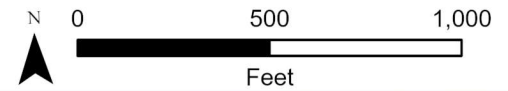




PZ-2024-2268

**650 CR 403
Employment Center Plan
Floodplain Map
Approximately 51 acres**

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

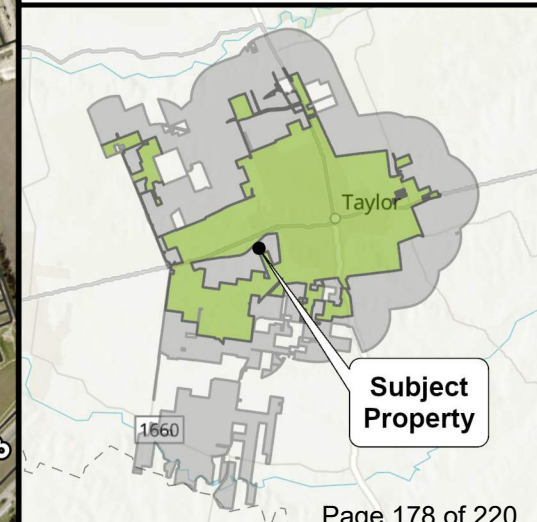
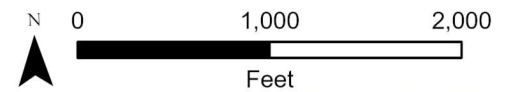




PZ-2024-2268

650 CR 403
Employment Center Plan
Notification Map
Approximately 2.5 acres

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



ORDINANCE NO. 2025-XX

AN ORDINANCE REQUESTING AN EMPLOYMENT CENTER FOR PROPERTY GENERALLY LOCATED AT 650 COUNTY ROAD 403, CONSISTING OF APPROXIMATELY 52.501 ACRES OF LAND SITUATED IN THE H.G. JOHNSON SURVEY, ABSTRACT NO. 348, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 214, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R019991 AND R019335, 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 April 24, 2025, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to approve an Employment Center referred to as Forterra Mixed Use; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on April 8, 2025, to consider the zoning request, and recommended 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 Property zoning change.

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

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

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

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

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

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2025-XX was introduced before the Taylor City Council on the 24th day of April 2025.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2025.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, 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. 2025-XX, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, 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 _____ 2025.

Lucy Aldrich
City Clerk

DRAFT

EXHIBIT A
(Metes & Bounds/Legal Description/Survey)

DRAFT

WARRANTY DEED WITH VENDOR'S LIEN

TAY2100060

THE STATE OF TEXAS :
: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON :

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

That we, **WALTER G. GIROIR and DEBRA GIROIR**, ("Grantor") of the County of Williamson, State of Texas, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of that one certain promissory note of even date herewith in the principal sum of **TWO MILLION ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$2,150,000.00)**, being payable to **EQUITY SECURED INVESTMENTS, INC.**, as therein provided and bearing interest at the rate therein specified, and providing for acceleration of maturity in the event of default, and for attorney's fees; the payment of which note is secured by Vendor's Lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to **BARRY D. JOHNSON, Trustee(s)**, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY** unto **TAYLOR 53 BUSINESS, LLC**, a **Texas limited liability company**, ("Grantee") of 5900 Balcones Drive, Suite 100, Austin, Travis County, Texas 78731, all of the following said real property being located in Williamson County, Texas and described as follows, to-wit:

All that certain 52.501 acre tract of land out of the H. G. JOHNSON Survey, Abstract No. 348 and the JAMES C. EAVES Survey, Abstract No. 214, in Williamson County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

West

This conveyance is made and accepted subject to the matters listed on Exhibit "B" attached hereto and made a part hereof, to the extent same are in effect at this time: Any and all restrictions, reservations, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in Williamson County, Texas, and to all zoning laws, regulations, and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said **TAYLOR 53 BUSINESS, LLC, a Texas limited liability company**, its successors and assigns, forever; and we do hereby bind ourselves, our heirs and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said **TAYLOR 53 BUSINESS, LLC, a Texas limited liability company**, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the **VENDOR'S LIEN**, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EQUITY SECURED INVESTMENTS, INC., at the insistence and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as evidenced by the hereinbefore described **TWO MILLION ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$2,150,000.00)** note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of the said **EQUITY SECURED INVESTMENTS, INC.**, and the same are hereby transferred and assigned to the said **EQUITY SECURED INVESTMENTS, INC.**, and **EQUITY SECURED INVESTMENTS, INC.**, its successors and assigns, shall have the right to release said Vendor's Lien upon the payment of said note.

[Signature Page to follow]

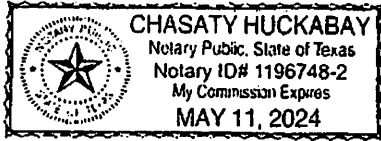
EXECUTED this 29th day of October, 2021.

Walter G. Giroir
WALTER G. GIROIR

Debra Giroir
DEBRA GIROIR

THE STATE OF Texas :
COUNTY OF Williamson :

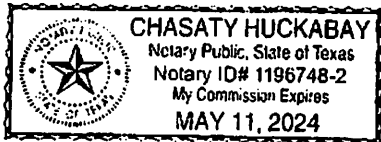
This instrument was acknowledged before me on the 29th day of October, 2021, by **WALTER G. GIROIR**.



CH
NOTARY PUBLIC, State of

THE STATE OF Texas :
COUNTY OF Williamson :

This instrument was acknowledged before me on the 29th day of October, 2021, by **DEBRA GIROIR**.



CH
NOTARY PUBLIC, State of

LTC-GT-GIROIR-GF#TAY2100060-WDVL-ph

Exhibit A
Page 1 of 2

All that certain tract or parcel of land situated in the Williamson County, Texas, being a part of the H.G. Johnson Survey, Abstract No. 348, and a part of the James C. Hayes Survey, Abstract No. 214, being all of a called 52.226 Acre tract conveyed from Joyce Downs, et al to Walter G. Girou, et ux by deed dated July 14, 2006, recorded in Document No. 2006060237 the Official Records of Williamson County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found 5/8" iron rod with red plastic cap marked "2547" on the common south Right-of-Way line of the Union Pacific Railroad and County Road 403, at the northeast corner of a called 19.6 Acre tract conveyed to Norman Bishop, et ux in Volume 2364, Page 886, for the northwest corner of this tract;

THENCE N45°58'19"E - 1338.62' along the said south Right-of-Way line of the Union Pacific Railroad, partially along the said south Right-of-Way line of County Road 403, crossing the said County Road 403 and continuing along the north Right-of-Way of County Road 403, respectively, to a found 5/8" iron rod with red plastic cap marked "2547" at the northwest corner of a called 142.37 Acre tract conveyed to John Bohls in Volume 123, Page 191, for the northeast corner of this tract;

THENCE S22°16'11"E - 40.27' crossing the said Right-of-Way of County Road 403, along the west line of the said 142.37 Acre tract to a found 5/8" iron rod with red plastic cap marked "2547" on the said south Right-of-Way line of County Road 403, the north line of a tract conveyed to Ernest Groba in Volume 125, Page 170, at an exterior ell corner of the said 142.37 Acre tract, for an exterior ell corner of this tract;

THENCE S45°17'42"W - 17.85' along the said south Right-of-Way line of County Road 403, the north line of the said Groba Tract (125/170) to a found 5/8" iron rod with red plastic cap marked "2547" at the northwest corner of the said Groba Tract (125/170), for an interior ell corner of this tract;

THENCE S22°31'10"E - 161.47' along the west line of the said Groba Tract (125/170) to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" at an agreed southwest corner of the said Groba Tract (125/170), for an interior ell corner of this tract;

THENCE diverging from the decided boundary of the said 52.226 Acre tract, along an agreed upon boundary (verbally agreed to between the parties to which this line will affect) between the said Groba Tract (125/170), a tract conveyed to Ernest Groba in Volume 120, Page 258 and again the said Groba Tract (125/170), respectively, and the said 52.226 Acre tract for the following courses and distances:

S85°17'18"E - 39.77' to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" on the agreed upon west line of the said Groba Tract (120/258), at an agreed upon southwest corner of the said Groba Tract (125/170), for an exterior ell corner of this tract;

S24°14'59"E - 69.22' along the agreed upon west line of the said Groba Tract (120/258) to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" at the southwest corner of the said Groba Tract (120/258), for an interior ell corner of this tract;

Exhibit A
Page 2 of 2

N64°46'04"E - 121.18' along the agreed upon south line of the said Groba Tract (125/253) to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" at an agreed upon northwest corner of the said Groba Tract (125/170), for an exterior ell corner of this tract;

S86°22'06"E - 146.23' along the agreed upon west line of the said Groba Tract (125/170) to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" for an exterior ell corner of this tract;

S22°20'08"E - 1503.17' continuing along the agreed upon west line of the said Groba Tract (125/170) to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" on a north line of a called 55 Acre tract conveyed to Ernst Farms, LLC in Document No. 2019117943, at the agreed upon southwest corner of the said Groba Tract (125/170), for the southeast corner of this tract;

THENCE S68°46'48"W - 864.79' departing the said agreed upon line, along the north line of the said 55 Acre tract to a found 1/2" iron rod on the east line of a called 90.65 Acre tract conveyed to T. W. Ford, LP in Document No. 2017050597, at the northwest corner of the said 55 Acre tract, for an exterior ell corner of this tract;

THENCE N21°21'52"W - 35.38' along the east line of the said 90.65 Acre tract to a found 1" iron pipe on the common line between the said Johnson and Hayes Surveys, at the northeast corner of the said 90.65 Acre tract, for an interior ell corner of this tract;

THENCE S68°24'42"W - 477.67' along the common line between the said Johnson and Hayes Surveys, the north line of the said 90.65 Acre tract to a found 6" wooden fence corner post at the southeast corner of the said 19.6 Acre tract, for the southwest corner of this tract;

THENCE along the east lines of the said 19.6 Acre tract for the following courses and distances:

N21°17'29"W - 164.81' to a found 6" wooden fence corner post for an interior ell corner of this tract;

N70°35'19"W - 96.31' to a found 6" wooden fence corner post for an exterior ell corner of this tract;

N36°03'21"W - 420.12' to a found 6" wooden fence corner post for an exterior ell corner of this tract;

N25°10'14"E - 121.22' to a found 12" wooden fence corner post for an interior ell corner of this tract;

N31°42'01"W - 592.86' to the **POINT OF BEGINNING** containing within these metes and bounds 52.501 Acres of land of which 0.495 Acres lies within the fenced/occupied Right-of-Way of County Road 403.

Exhibit "B"

1. Easement dated September 3, 1927, executed by W. F. Dushek and wife, Albina Dushek to Texas Power and Light Company, recorded in Volume 233, Page 439, Deed Records, Williamson County, Texas. Easement Modification Agreement recorded under Document No. 2007058850, Official Records, Williamson County, Texas.
2. Right of Way Easement dated August 19, 1974, from John Prikryl and Marilyn Prikryl to Jonah Water Supply Corp., recorded in Volume 597, Page 982, Deed Records, Williamson County, Texas.
3. Easement and Right of Way dated October 5, 1993, from John W. Prikryl to Texas Utilities Electric Company, recorded in Volume 2434, Page 385, Official Records, Williamson County, Texas.
4. Right of Way Easement dated October 23, 1994, from Joyce Downs, Daniel J. Prikryl and James D. Prikryl to Jonah Water Supply Special Utility District, recorded in Volume 2647, Page 565, Official Records, Williamson County, Texas.
5. Right of Way Easement dated October 18, 1994, from John W. Prikryl and wife, Marilyn Prikryl to Jonah Water Special Utility District, recorded in Volume 2647, Page 567, Official Records, Williamson County, Texas.
6. Easement Deed by Court Order in Settlement of Landowner Action dated December 14, 2012 to Qwest Communications Company, LLC, f/k/a Qwest Communications Corporation, Sprint Communications Company, L. P., and Level 3 Communications, LLC, recorded under Document No. 2015075890, Official Records, Williamson County, Texas.
7. The rights of Lower Brushy Creek Water Control and Improvement District levy taxes and issue bonds.
8. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto.
9. Boundary Line Agreement dated October 27, 2021 recorded under Document No. 2021165184, Official Records, Williamson County, Texas.

RETURN TO
Longhorn Title Co.
309 N. Main
Taylor, TX 76574

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021166275

Pages: 7 Fee: \$54.00

10/29/2021 03:44 PM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas



EMPLOYMENT CENTER PLAN
 FOR
FORTERRA MIXED USE
 PZ-2024-2268
 TAYLOR, TEXAS

A	BACKGROUND	
	Regional Context	A.2
	Comprehensive Plan Excerpts.....	A.3
	Local Context	A.4
	Site Constraints	A.5
	Topography Analysis	A.6
B	REGULATIONS	
	Place Type Allocations.....	B.2
	Regulating Plan.....	B.3
	Block Frontages & Dimensions.....	B.4
	Design Specific Standards	B.5
	Transportation Master Plan Diagram.....	B.7
	Thoroughfare Types Plan	B.8
	Thoroughfare Types Sections	B.9
	Civic Space Types Plan	B.13
C	SUPPLEMENTAL PLANS	
	Plan in Context.....	C.2
	Program Summary	C.3
	Emergency Access Diagram	C.4
	Addressing Diagram	C.5
	Detailed Parking Program.....	C.6

For
 THE CITY OF TAYLOR, TEXAS
and
 TAYLOR 47 LLC
by
 MICHAEL WATKINS ARCHITECT, LLC
 March 26, 2025

A. BACKGROUND

The Employment Center Plan provides the general layout for the development, serving as a guide for future steps in the development. This layout is based on the existing conditions on the Subject Property as described in the Background chapter and the specific development scenario described in the Supplemental Plans. The Regulations chapter describes the required components and standards associated with this layout and demonstrates the layout's compliance with the Taylor Comprehensive Plan and the Taylor Land Development Code. Other scenarios and refinements to the design are anticipated and shall be permitted within the bounds of the requirements in the Regulations chapter and all other applicable regulations.

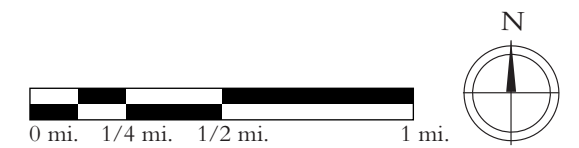
The Background chapter summarizes information about the site, program, zoning, and other relevant constraints provided by the Applicant and the City of Taylor that inform the design of the Employment Center Plan.

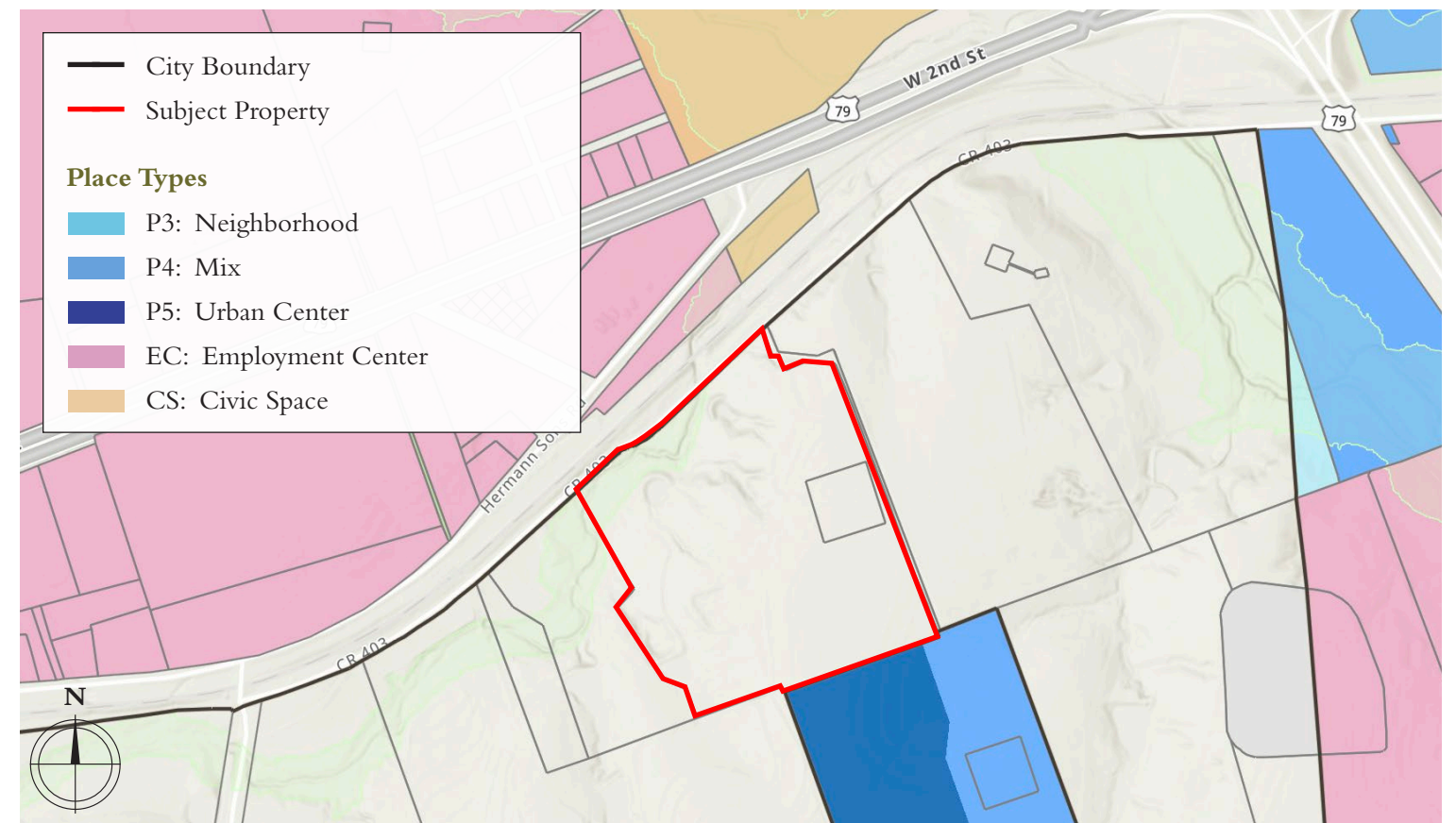
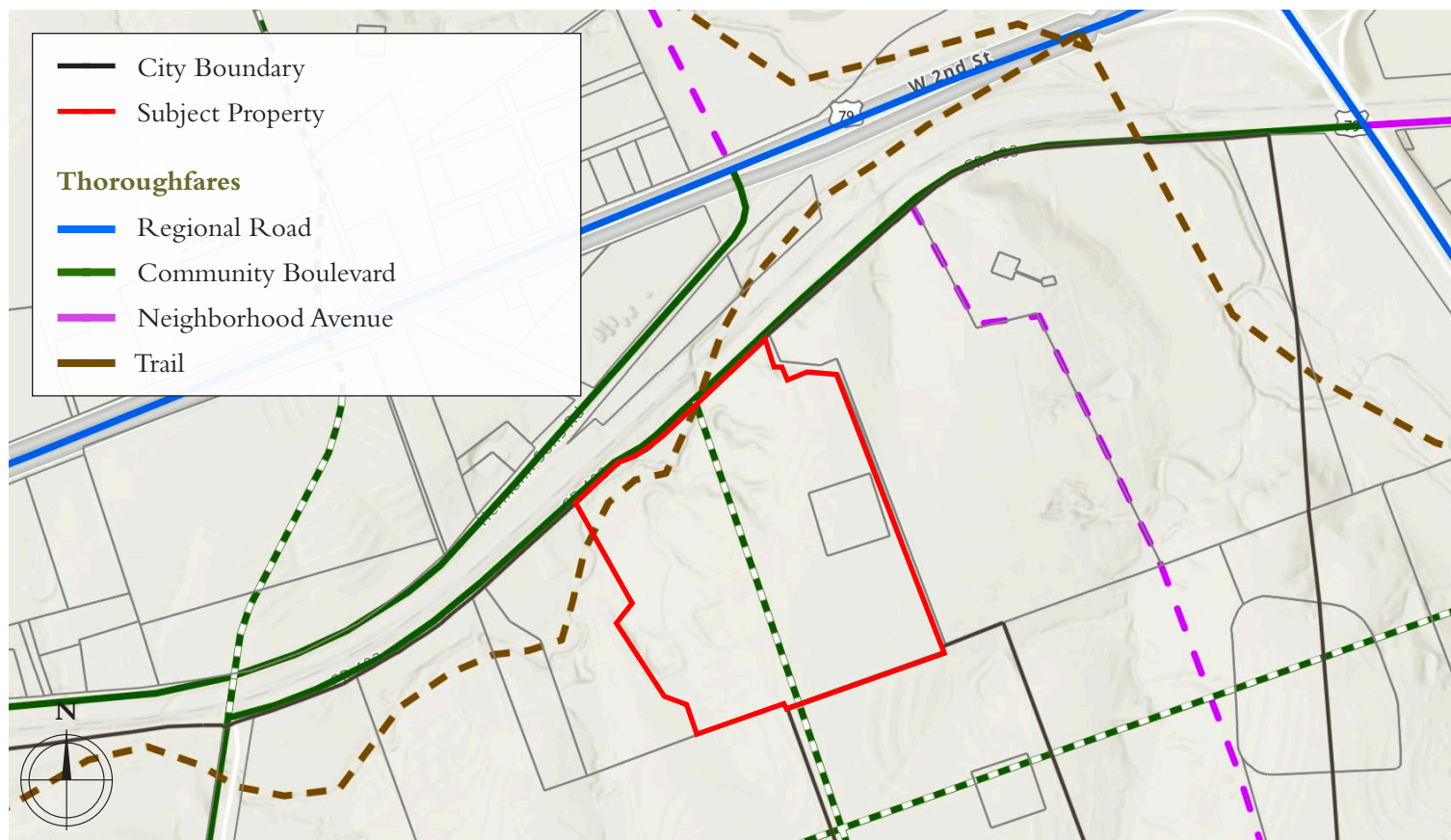
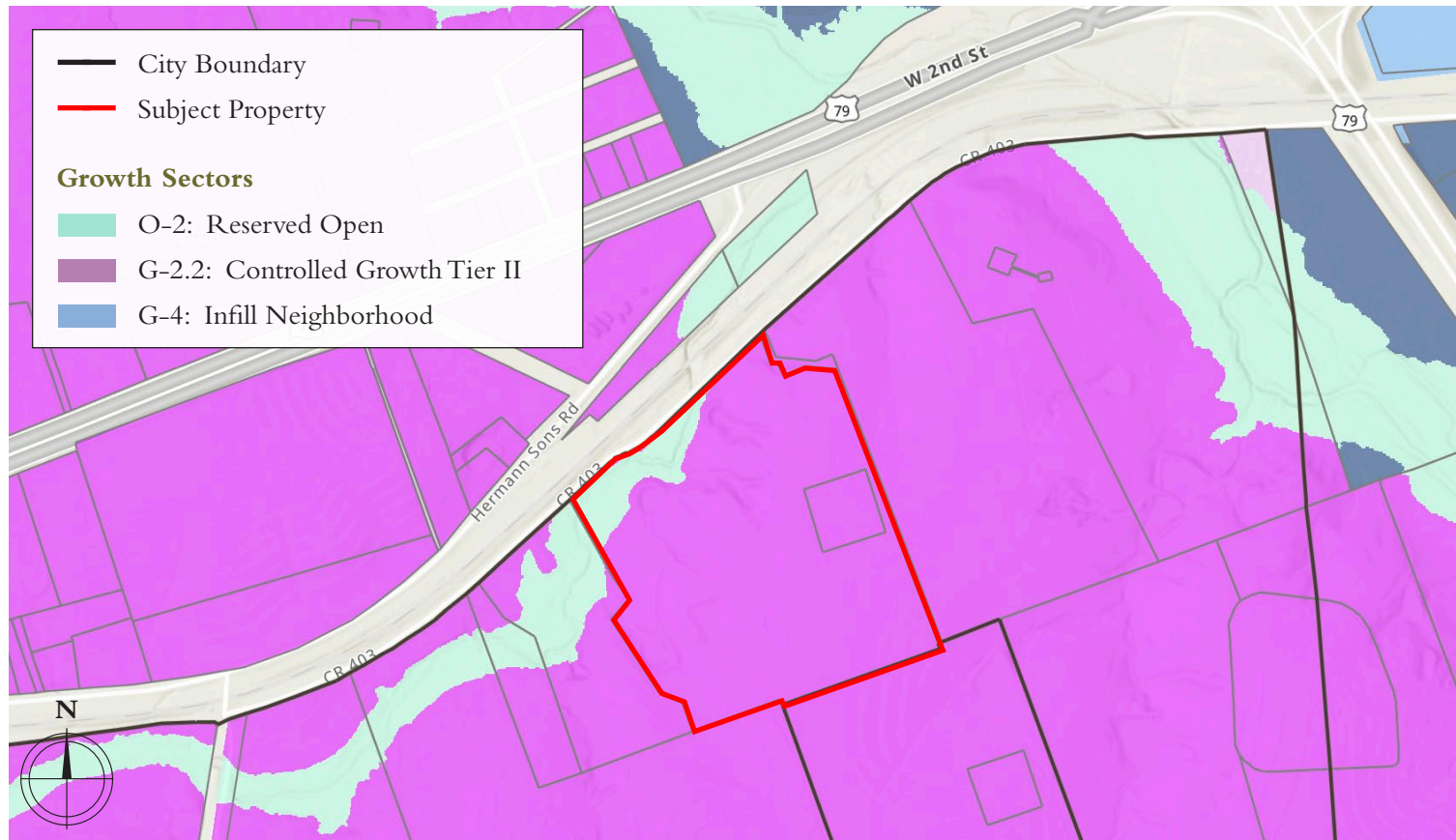
Regional Context.....	A.2
Comprehensive Plan Excerpts.....	A.3
Local Context.....	A.4
Target Place Type Allocations.....	A.5
Site Constraints.....	A.6
Elevation Analysis	A.7





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







Key

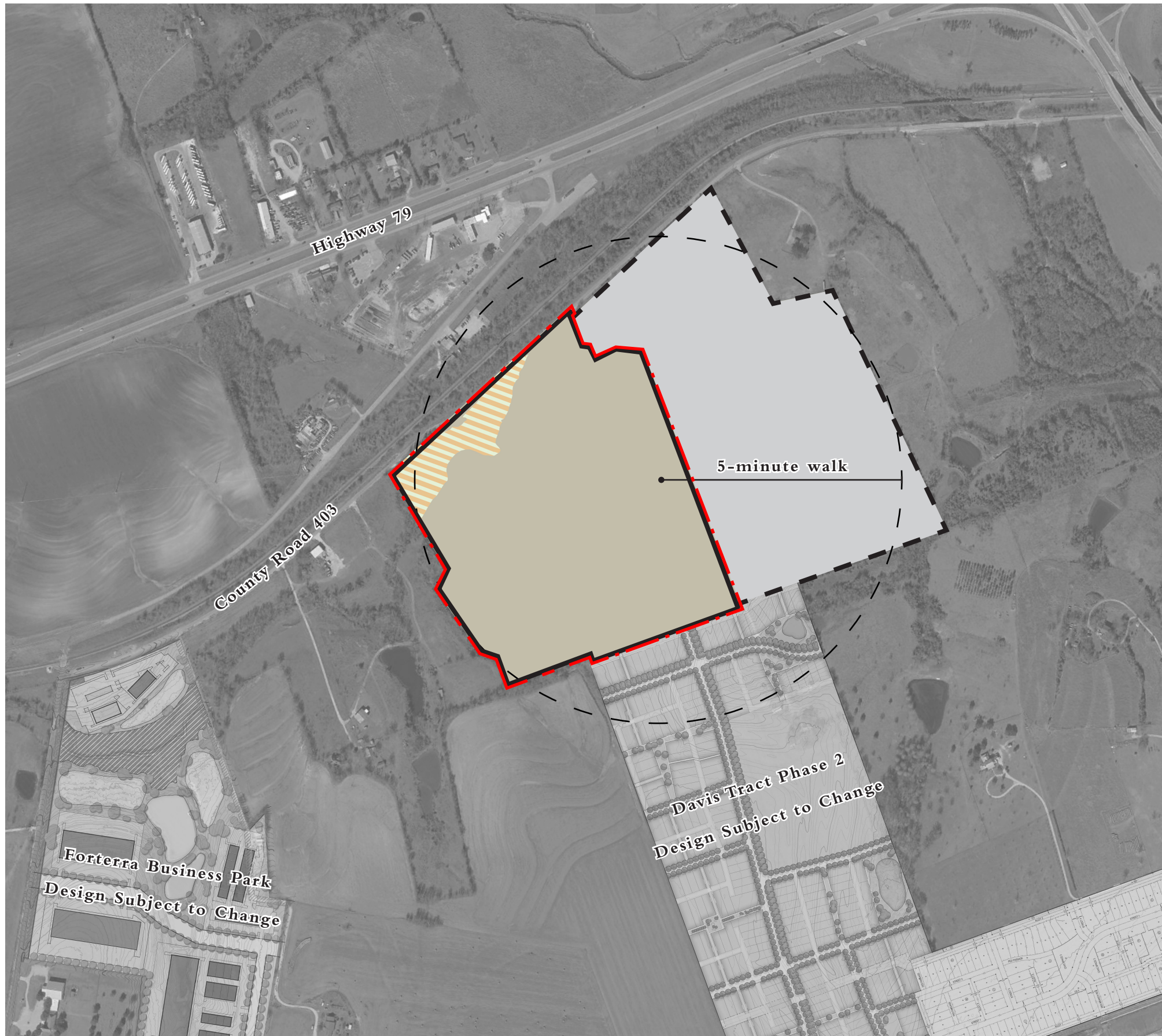
- - - Subject Property
- Existing Thoroughfare
- - - Previously Proposed Thoroughfare

Thoroughfare Designations

- Regional Road
- Community Boulevard
- - - Neighborhood Avenue
- Industrial Boulevard
- Trail

Notes

1. Designs of neighboring properties are subject to change.



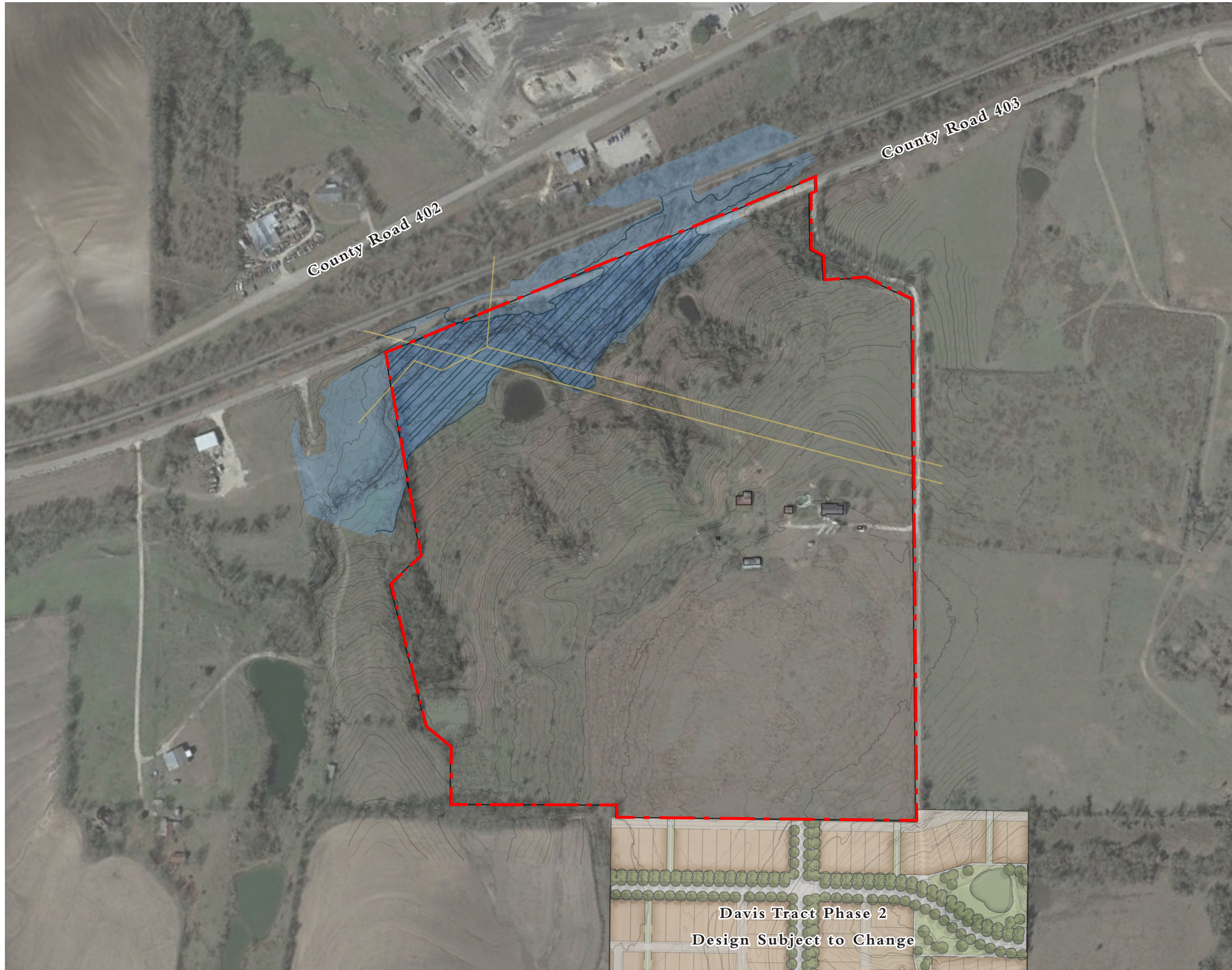
Key

- Subject Property
- Pedestrian Shed
- Future Pedestrian Shed ¹

Place Type	Permitted for a TND LDC Table 3.6.1(A)	Within Pedestrian Shed			Target for Subject Property
		Total	Outside Subject Property	Inside Subject Property	
P1	5% min.	4.3 ac. (8.2%)	0.0 ac.	4.3 ac.	3 ac. min.
P3	10-30%	0.0 ac. (0%)	0.0 ac.	0.0 ac.	5-16 ac.
P4	40-60%	0.0 ac. (0%)	0.0 ac.	0.0 ac.	21-31 ac.
P5	10-30%	0.0 ac. (0%)	0.0 ac.	0.0 ac.	5-16 ac.
CS	10% min.	4.3 ac. (8.2%)	0.0 ac.	4.3 ac.	5 ac. min.
TBD	-	48.0 ac. (91.8%)	-	48.0 ac.	-
Total	100%	52.3 ac. (100%)	-	52.3 ac.	52.3
ETJ	-	50.2 ac.	50.2 ac.	0.0 ac.	-

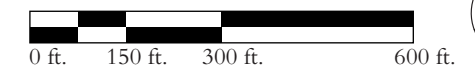
The areas and percentages shown are approximate and do not include TxDOT ROW, Front Type Thoroughfare ROW, areas within the ETJ, or other properties that have not been subdivided. The effective Pedestrian Shed, shown as a thin dashed line, is intended to include areas reasonably walkable (approximately 5 minute walking distance) from the Site based on existing conditions. Its shape does not conform precisely to a 1/4-mile-radius circle, but approaches an area of approximately 80 acres. Properties zoned as Planned Developments are counted towards the Place Types that most closely resemble the standards of the Planned Development. These assumptions are intended to create consistent calculations and useful comparisons between the areas and percentages.

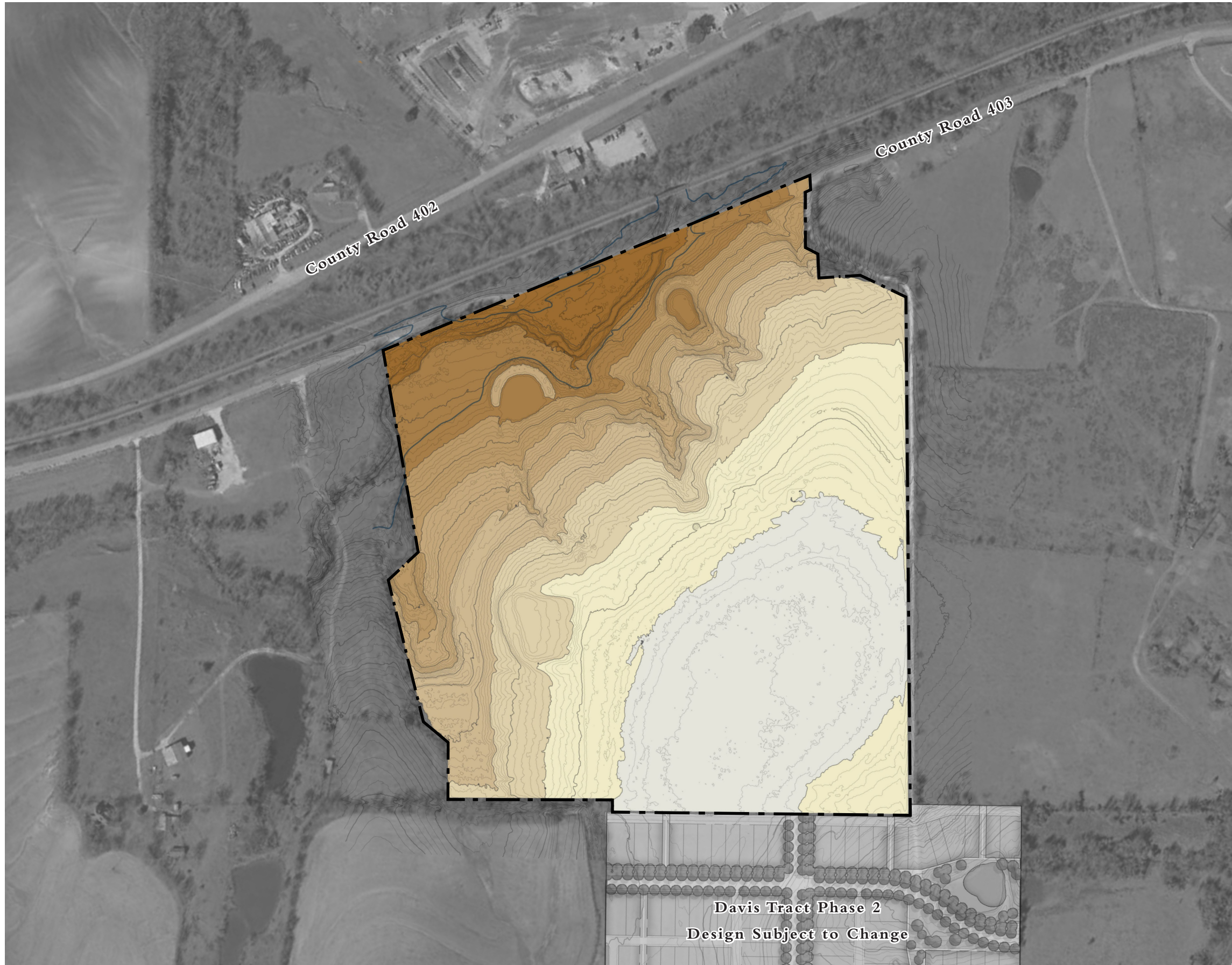
1. The thick dashed line shown on the plan indicates the anticipated expansion of the Pedestrian Shed should the adjacent properties that are currently in the ETJ be annexed.



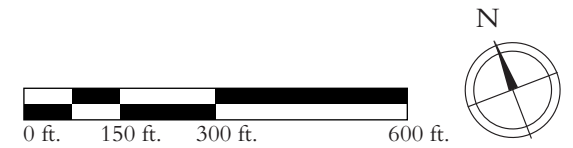
Key

- - - Subject Property
- 5-ft. Contour
- 1-ft. Contour
- FEMA 100-year Floodplain
- City of Taylor 100-year Floodplain (estimate)
- Overhead Power Line





- Key**
- Subject Property
 - ~ 10-ft. Contour
 - ~ 1-ft. Contour
 - ~ FEMA 100-year Floodplain
 - 610-620 ft.
 - 600-610 ft.
 - 590-600 ft.
 - 580-590 ft.
 - 570-580 ft.
 - 560-570 ft.
 - 550-560 ft.
 - 540-550 ft.



B. REGULATIONS

The Regulations chapter is a set of plans and standards which specifies the requirements of this Employment Center Plan and demonstrates how the Employment Center Plan complies with the Taylor Comprehensive Plan and Land Development Code. These Regulations include the general layout of Thoroughfares, Civic Spaces, Blocks, and Lots, as well as standards specifying any deviations from the LDC and additional requirements necessary for the development to comply with the Comprehensive Plan and the intent of the LDC. While these Regulations are informed by the specific development scenario described in the Supplemental Plans chapter, other scenarios and refinements to the design are anticipated and shall be permitted within the bounds of these Regulations and all other applicable regulations.

Place Type Allocations.....	B.2
Regulating Plan.....	B.3
Block Frontages and Dimensions	B.4
Design Specific Standards.....	B.5
Transportation Master Plan	B.7
Thoroughfare Types Plan.....	B.8
Thoroughfare Types Sections.....	B.9
Civic Space Types Plan.....	B.13





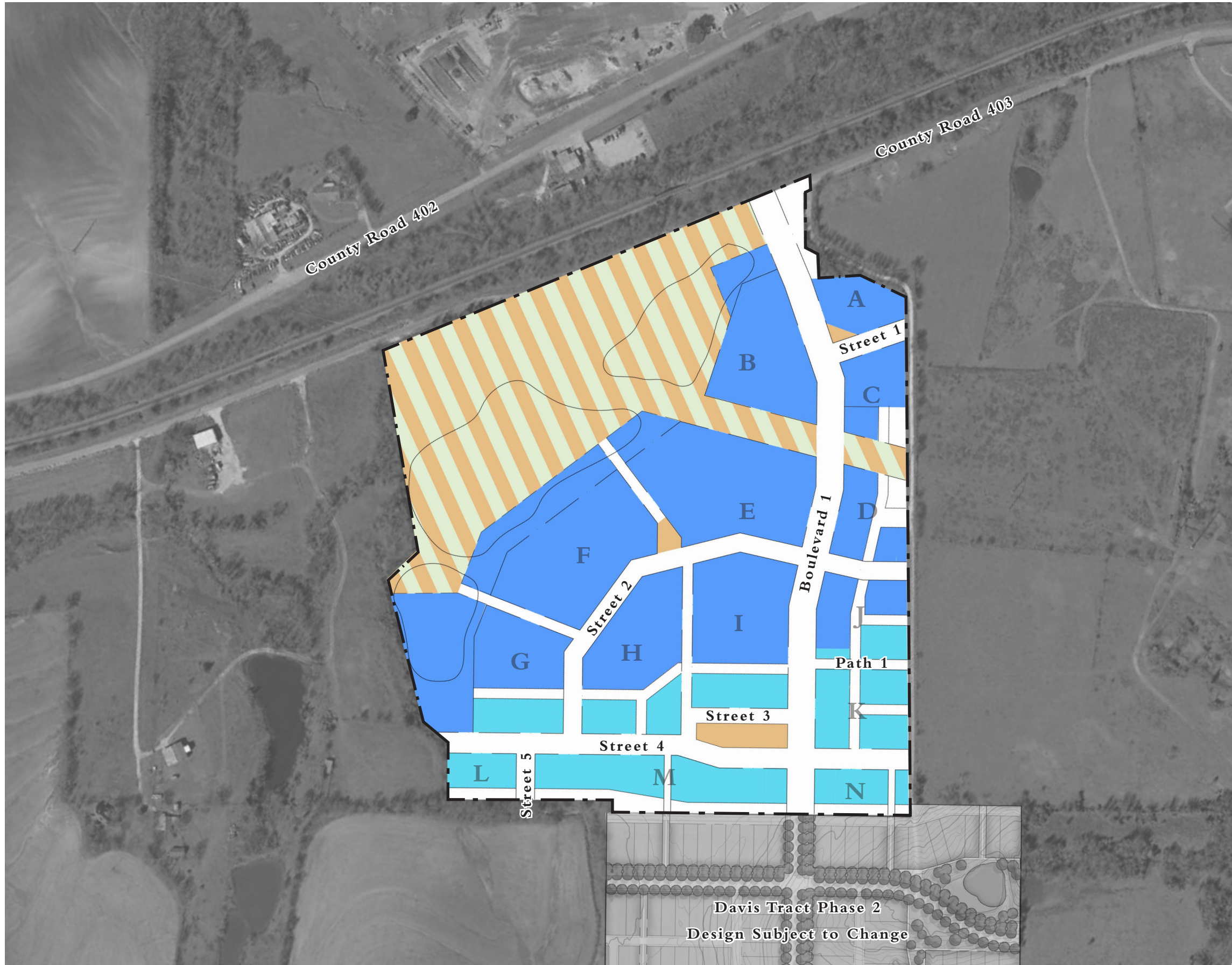
The design is subject to change. Not for construction.

Key

- - - Subject Property
- Pedestrian Shed

Place Type	Permitted for a TND LDC Table 3.6.1(A)	Within Pedestrian Shed			Target for Subject Property
		Total	Outside Subject Property	Inside Subject Property	
P1	5% min.	14.4 ac. (34.8%)	0.0 ac.	14.4 ac.	2 ac. min.
P3 ⁴	10-30%	5.7 ac. (13.8%)	0.0 ac.	5.7 ac.	4-12 ac.
P4 ⁴	40-60%	19.3 ac. (46.7%)	0.0 ac.	19.3 ac.	16-24 ac.
P5	10-30%	0.0 ac. (0.0%)	0.0 ac.	0.0 ac.	4-12 ac.
CS ³	10% min.	15.1 ac. (36.6%)	0.0 ac.	15.1 ac.	4 ac. min.
TBD ²	-	-	-	0.0 ac.	-
Total	100%	41.3 ac. (100%)	-	41.3 ac.	41.3 ac.
ETJ	-	50.2 ac.	50.2 ac.	0.0 ac.	-

- The percentages listed are calculated with respect to the area of the Pedestrian Shed as shown on the accompanying plan. The Pedestrian Shed (as described in LDC § 3.6.1.7) delineates the area of the subject property and adjacent properties intended to constitute a complete TND (as described in LDC § 3.6.1.4). Areas and percentages listed are approximate.
- The areas and percentages listed are calculated excluding the following: Front Type Thoroughfares, land within the ETJ or other land outside the Taylor city limits, and TxDOT RsOW.
- For the total Civic Space allocation within the subject property, refer to the Civic Space Plan on page B.10.
- See a recommended Warrant regarding the allocation of P3 and P4 in this Pedestrian Shed in the General Standards on page B.3.

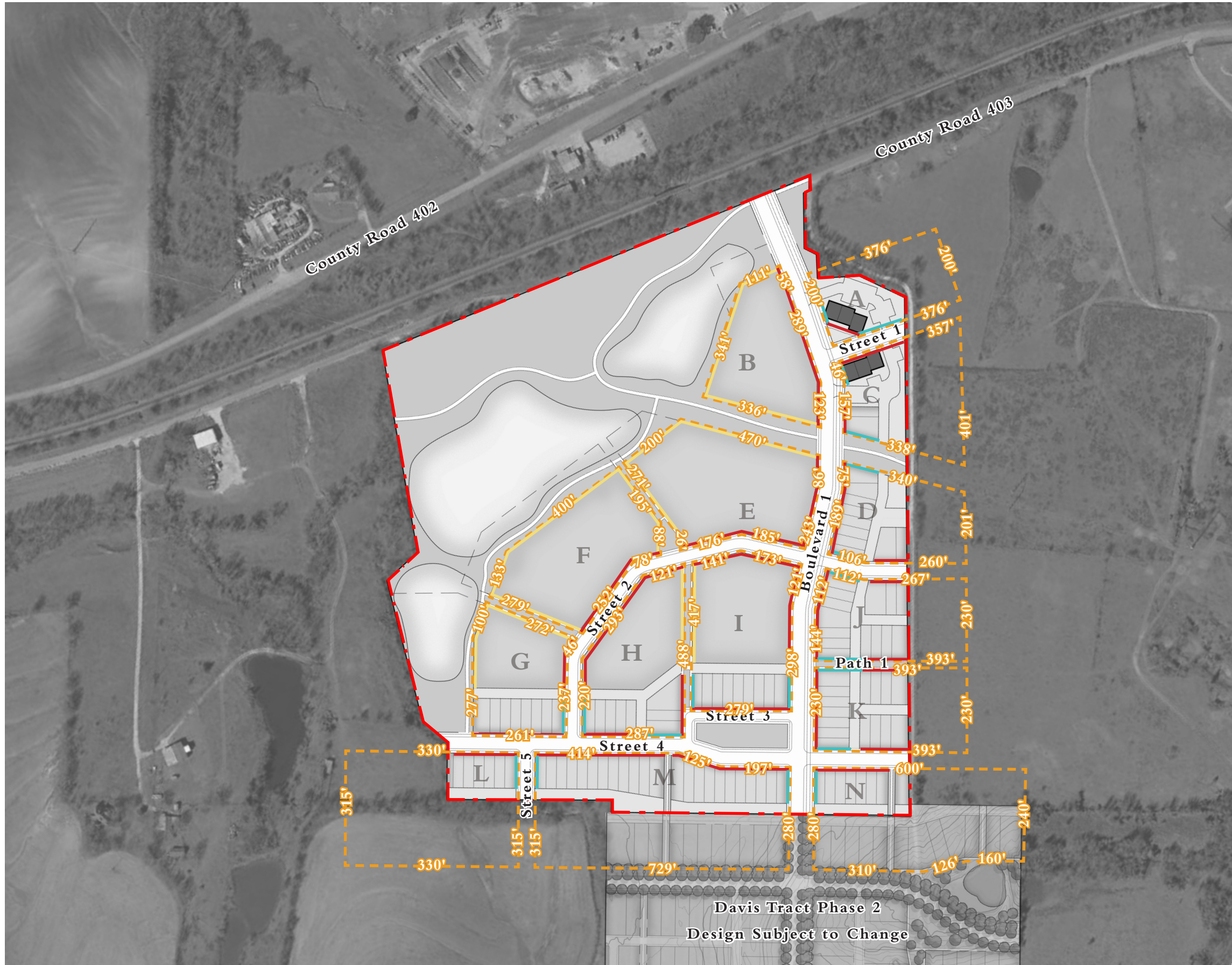


Key

- Subject Property
- P1
- P3
- P4
- P5
- CS

General Standards

1. A Warrant is recommended to allow for a lower ratio of P5 given the proximity of the subject property to other lower density residential developments and the lower anticipated traffic to this portion of the Special Employment District, making Multi-Family and commercial uses potentiality less usable.



Key

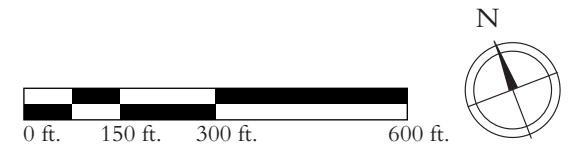
- - - Subject Property
- Primary Frontage
- Secondary Frontage
- Block Frontage to be Determined
- - - Block Dimensions

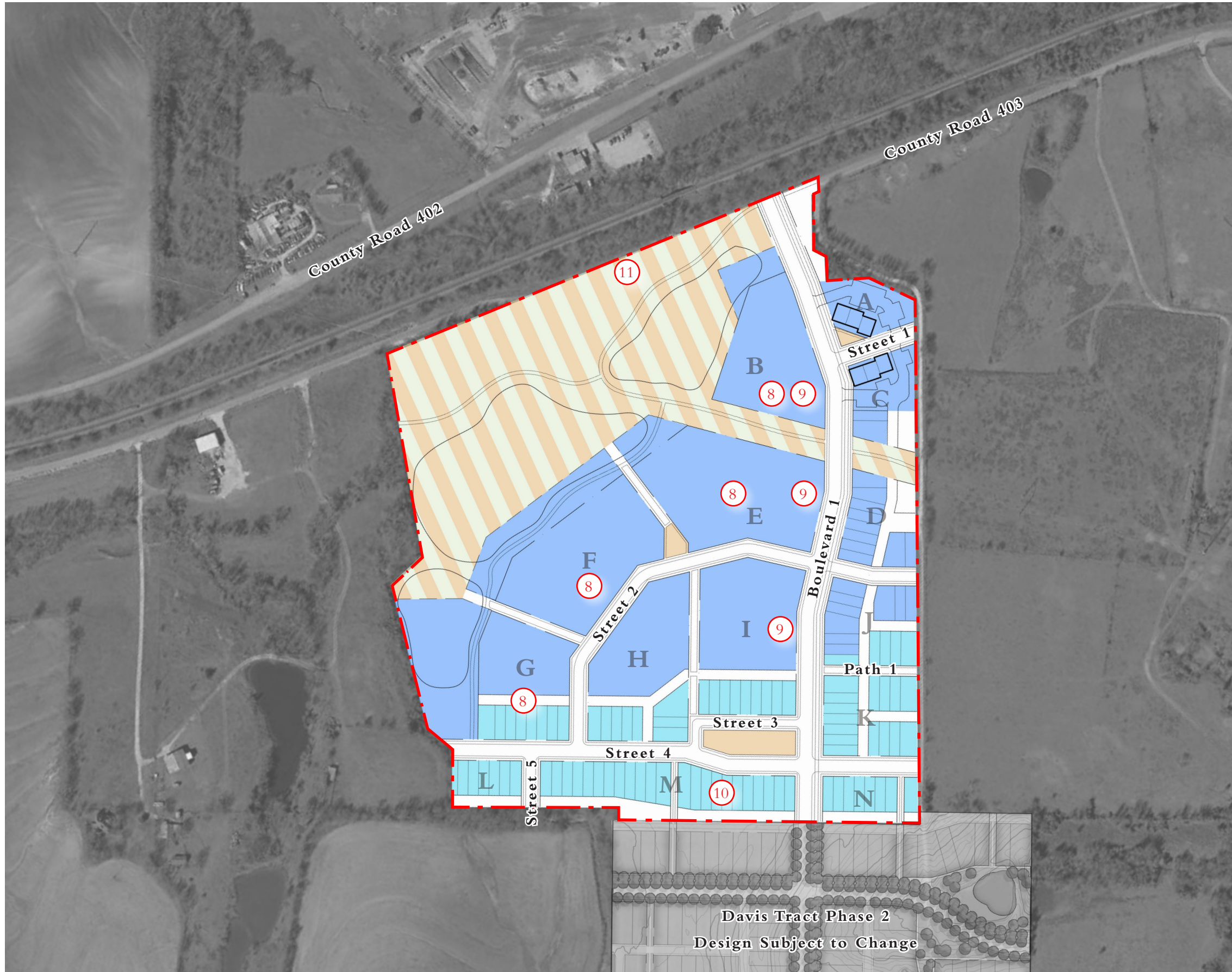
Block Perimeter

A	1,152 ft.
B	1,258 ft.
C	1,299 ft.
D	1,171 ft.
E	1,657 ft.
F	1,425 ft.
G	1,193 ft.
H	1,409 ft.
I	1,429 ft.
J	2,268 ft.
K	1,246 ft.
L	1,290 ft.
M	2,060 ft.
N	1,716 ft.

Notes

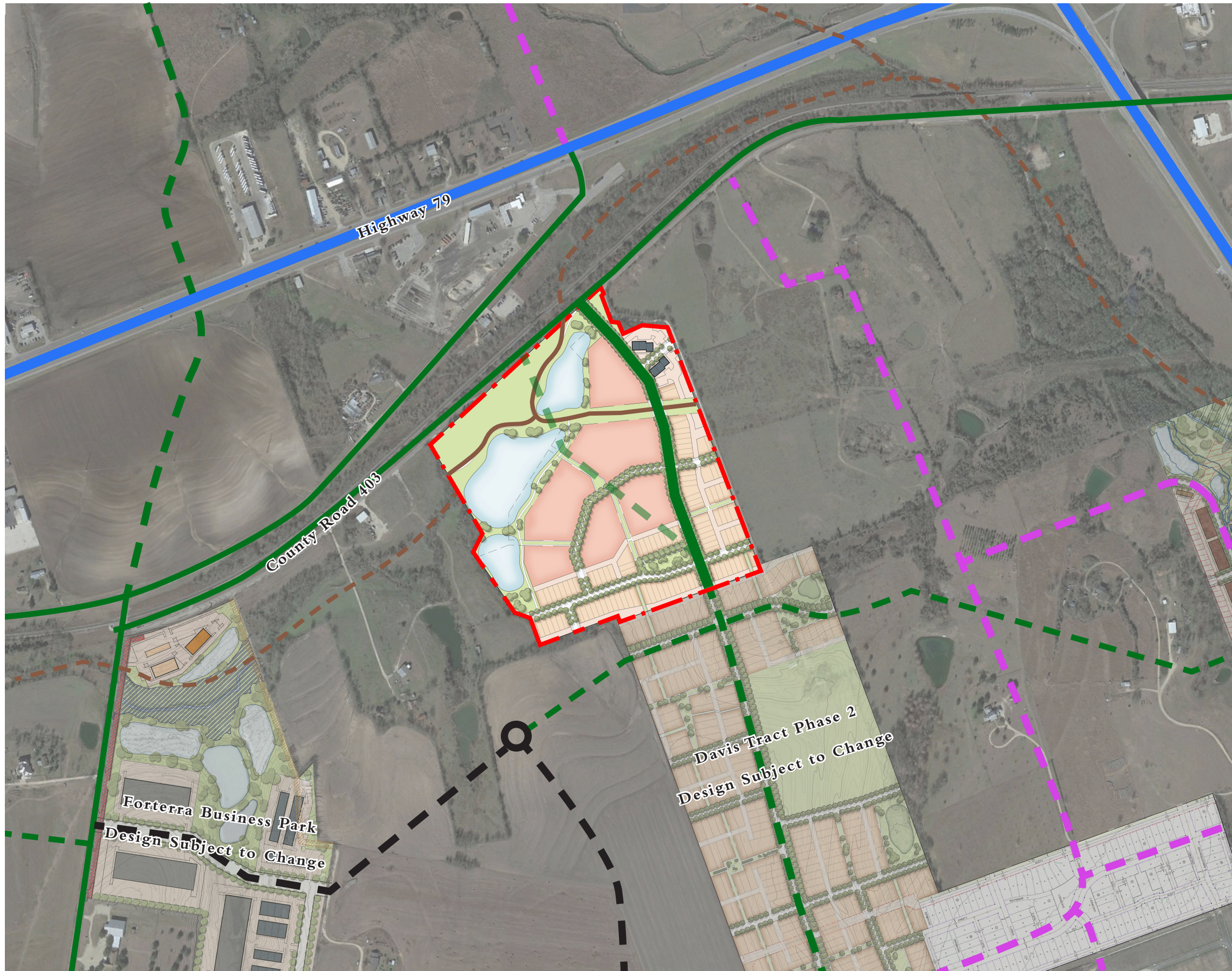
1. Block dimensions shown are non-binding and are intended to demonstrate compliance with City standards for block length and perimeter.
2. The Blocks shown include area on adjacent properties in order to account for the full perimeter of these Blocks when completed on adjacent properties. Adjustments to the precise Block shape and perimeter associated with other developments in these properties are anticipated, and will be addressed in the Neighborhood or Employment Center Plan for that property.





Design-Specific Standards, cont'd.

- ⑧ A Warrant is recommended to allow for Blocks B, E, F, G, and H to exceed the maximum Block length in LDC § 3.8.2.9 to accommodate the applicant's proposed Build-to-Rent program in large undivided sites. Paths and Streets are shown on this plan where they are important to the goal of overall pedestrian and vehicular connectivity, and these Blocks shall be divided by additional Thoroughfares and Civic Spaces in order to provide frontage consistent with the standards of P4 to all buildings.
- ⑨ The portions of Blocks B, E, and I that face Boulevard 1 shall consist of Townhouses with a minimum height of 2 stories.
- ⑩ A Warrant is recommended to allow for Block M to exceed the maximum Block length in LDC § 3.8.2.9 based on the length established for this block in the Davis Tract Phase 2 Neighborhood plan, with its corresponding Warrant for Block Size.
- ⑪ Any additional ROW dedication or easement along County Road 403 will be determined in plat submissions.



Key

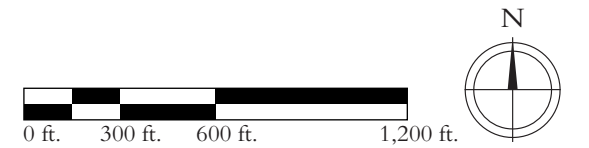
- - - Subject Property
- Existing Thoroughfare
- Proposed Thoroughfare
- - - Previously Proposed Thoroughfare

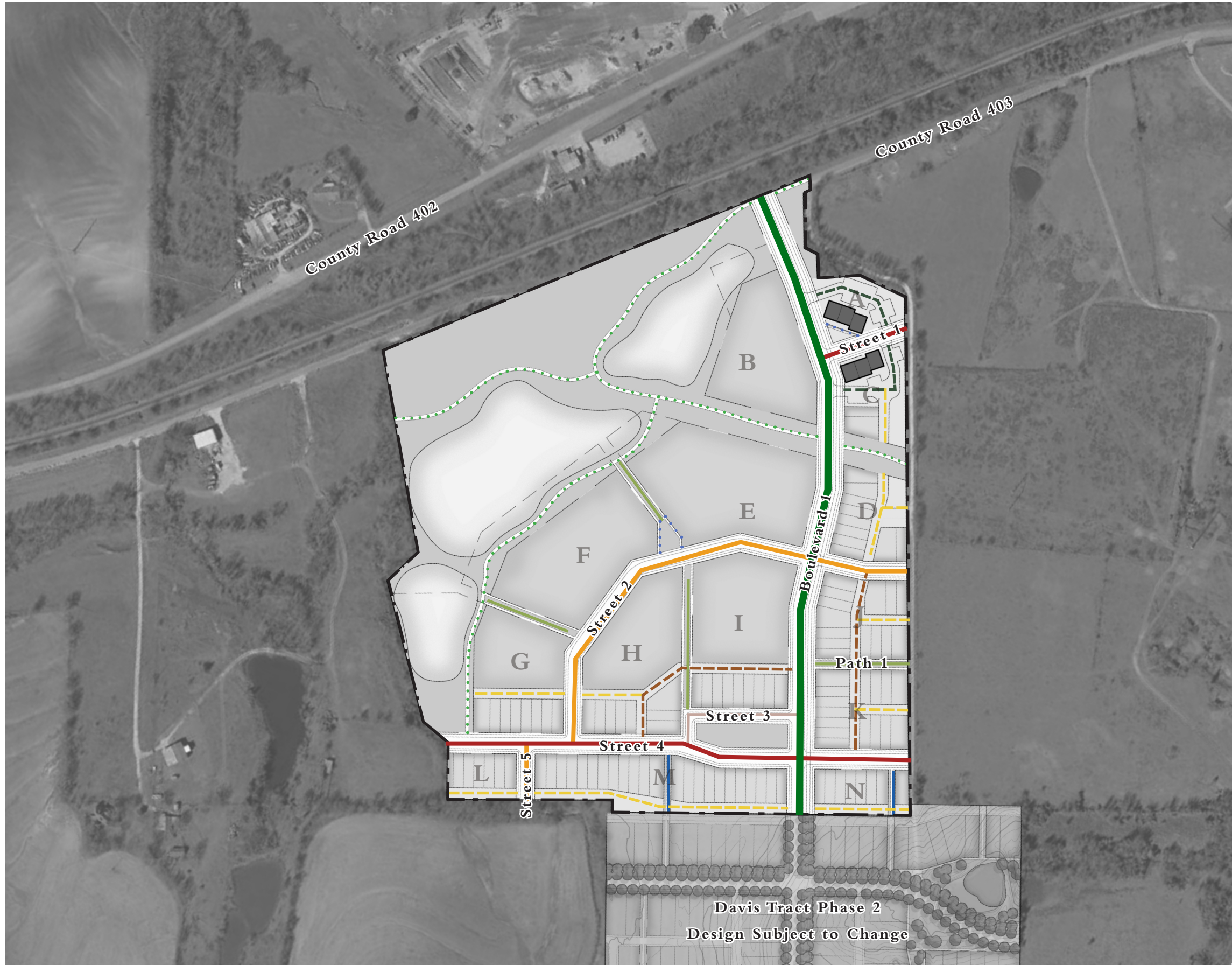
Thoroughfare Designations

- Regional Road
- Community Boulevard
- Neighborhood Avenue
- Industrial Boulevard
- Trail

Notes

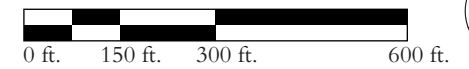
1. The thoroughfare layout shown here is based on the updates to the Transportation Master Plan proposed in the Neighborhood and Employment Center Plans for Davis Tract, 427 Loop, and Forterra Business Park.

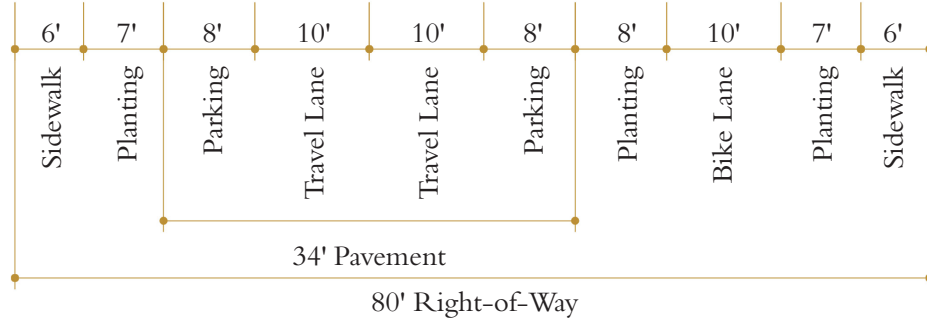
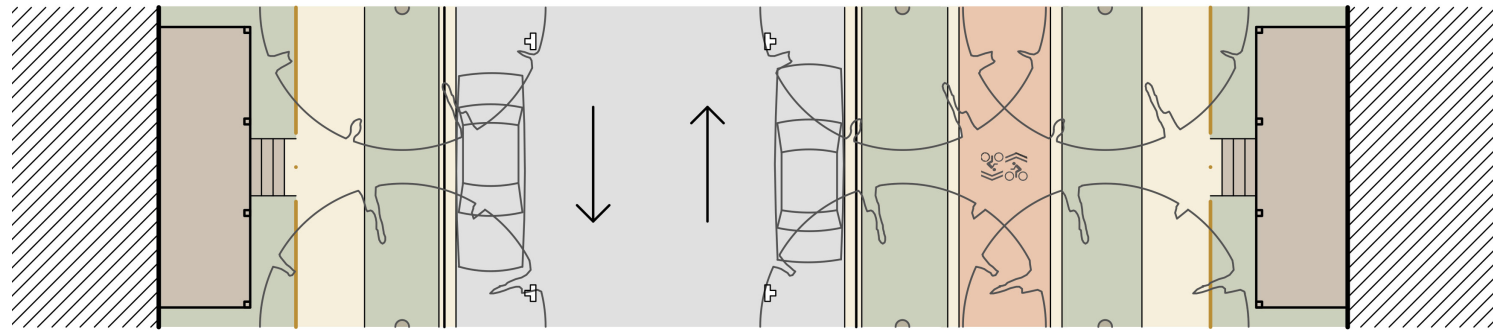
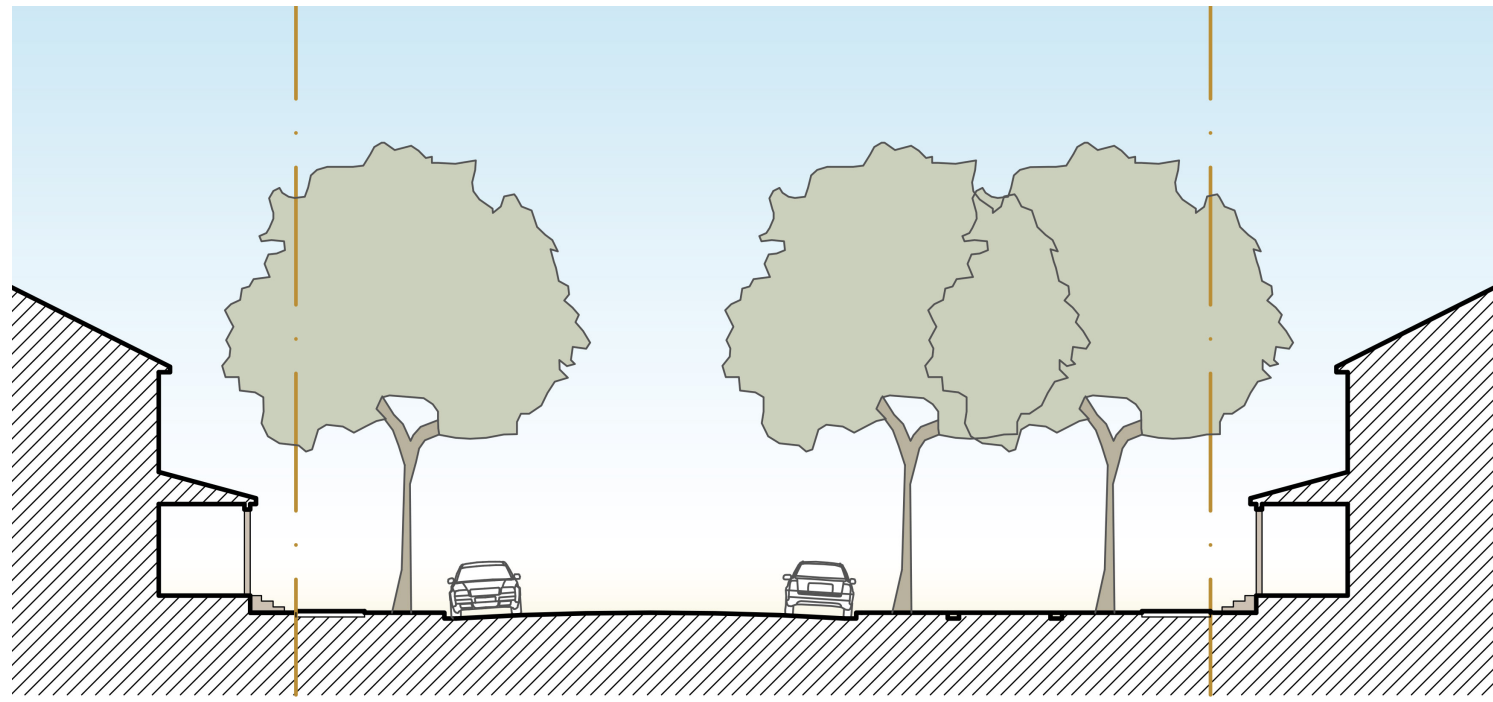




Key

- - - Subject Property
- BV-80-36
- ST-60-34
- ST-54-28
- ST-45-19
- RA-30-12
- FA-30-20
- PT-30
- PT-20
- · - · - Fire Lanes in parking lots (see Fire Apparatus Access Diagram on C.4)
- · · · · Trail in Civic Space
- · · · · Sidewalk in Civic Space

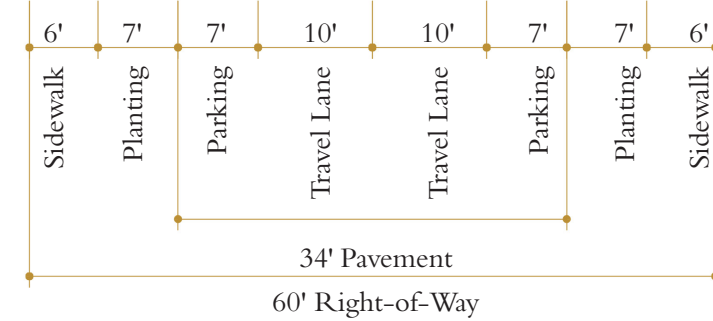
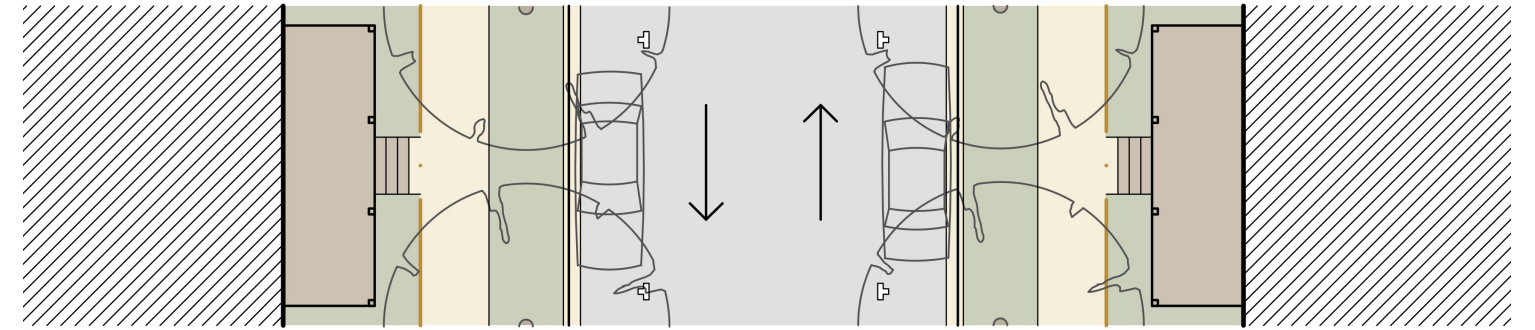
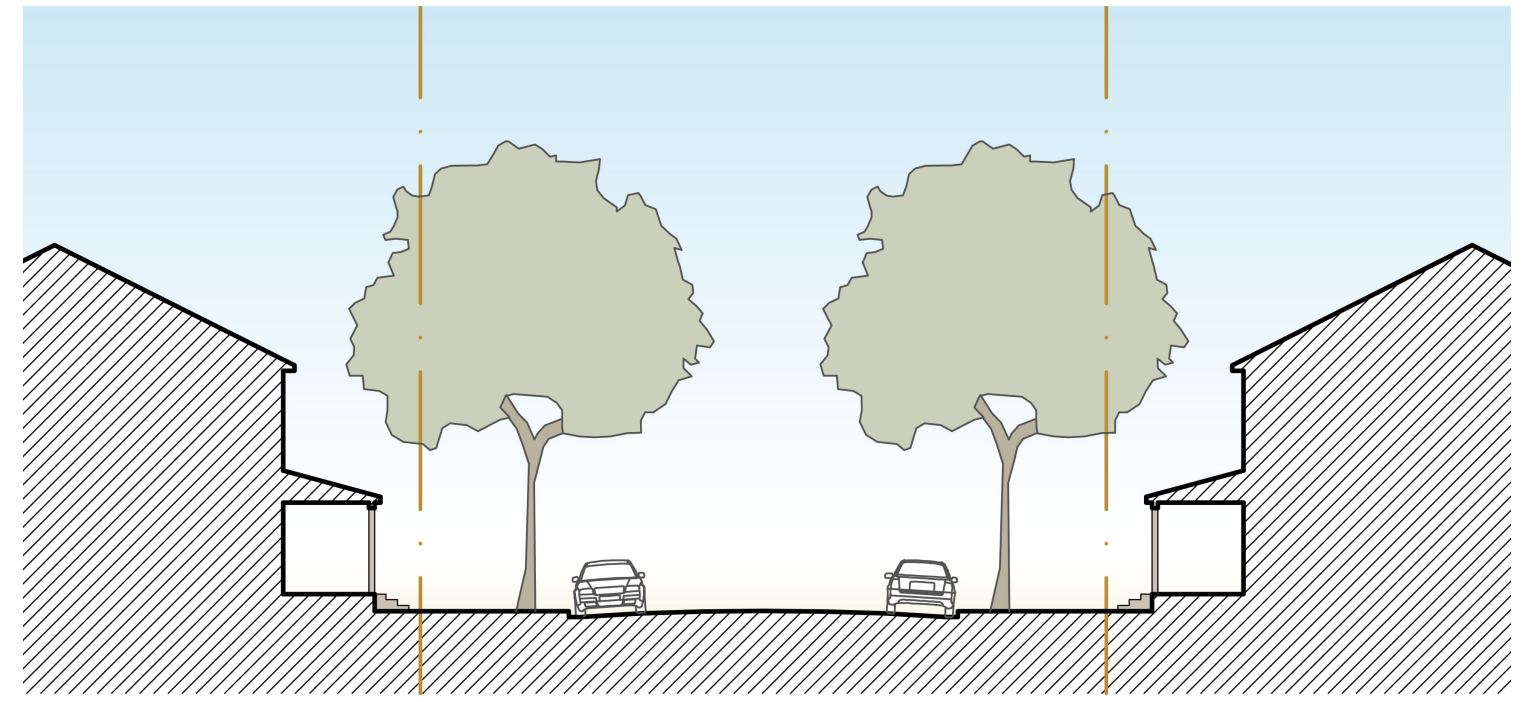




BV-80-34

Thoroughfare Type:	Boulevard	Vehicular Clear Width:	20 ft.
Vehicular Movement:	2-way	Curb Type:	Header
Design Speed:	20 mph	Ownership:	Publicly Owned
Bicycle Facility:	Shared-Use-Path	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water

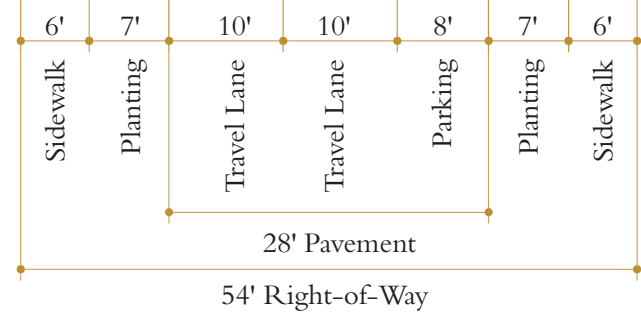
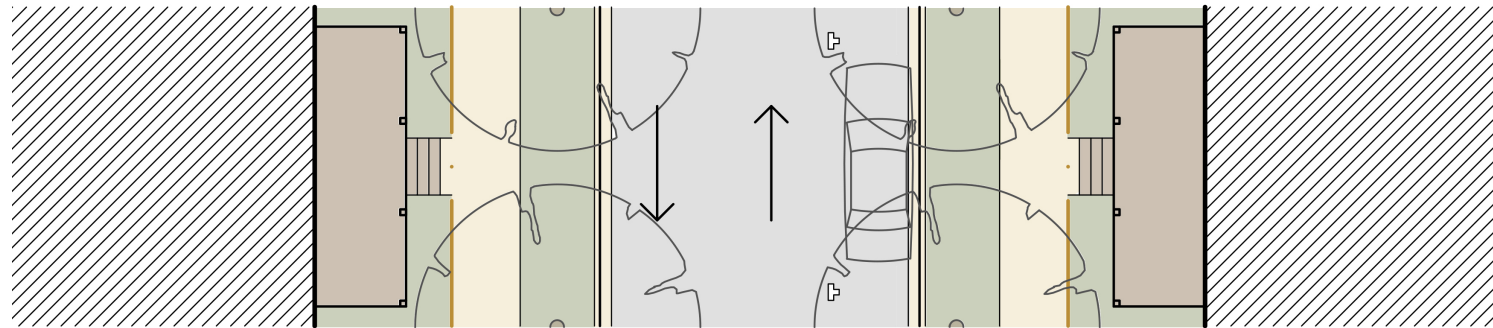
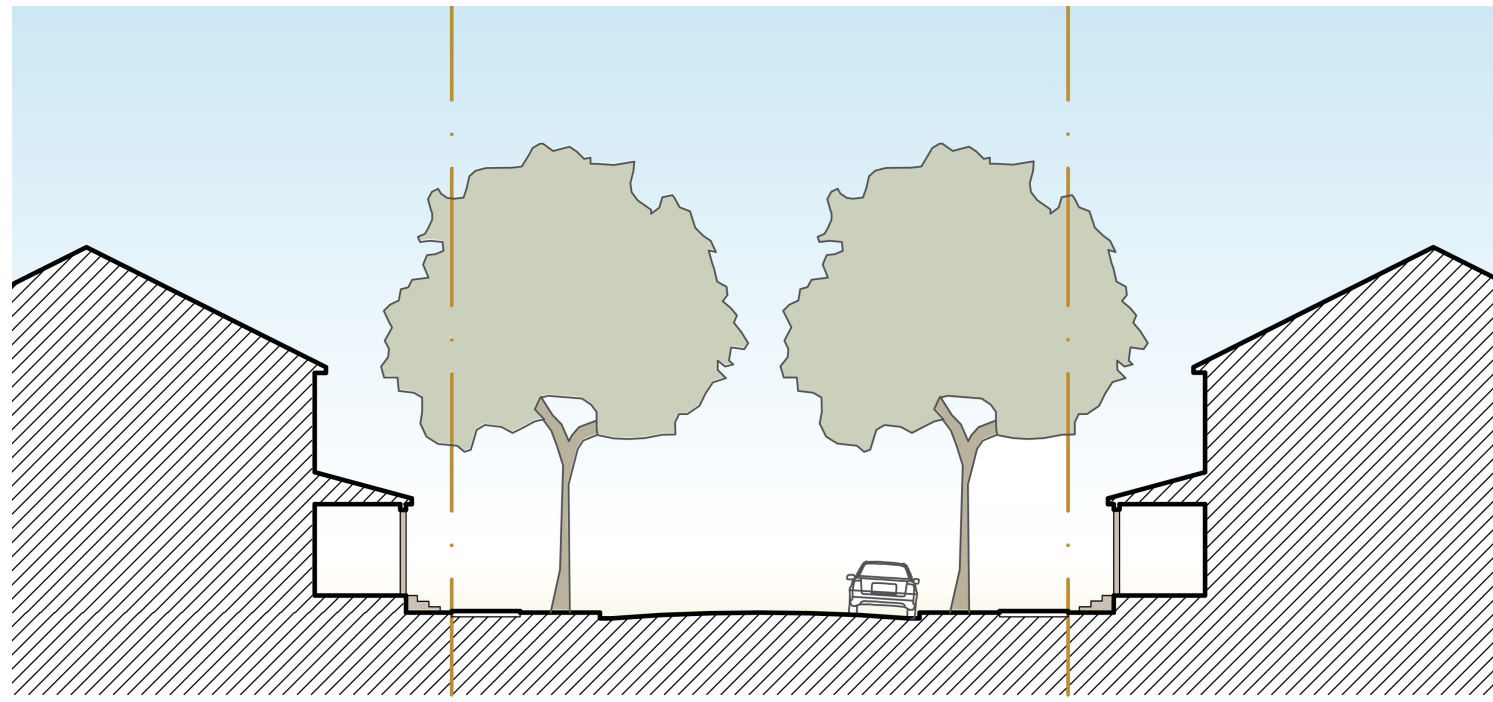
Notes:



ST-60-34

Thoroughfare Type:	Street	Vehicular Clear Width:	20 ft.
Vehicular Movement:	2-way	Curb Type:	Header
Design Speed:	20 mph	Ownership:	Publicly Owned
Bicycle Facility:	Shared with Vehicles	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water

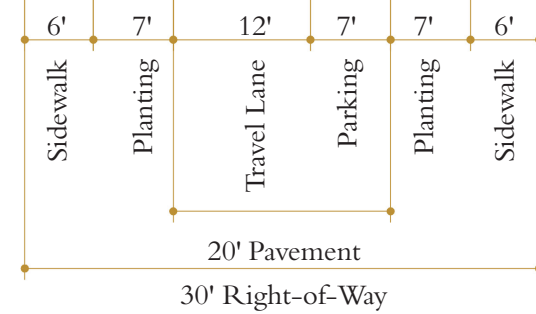
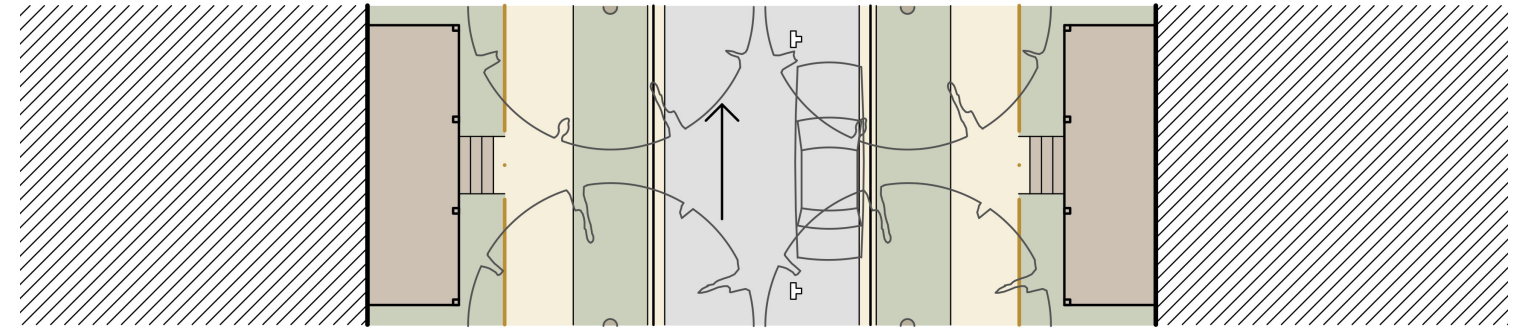
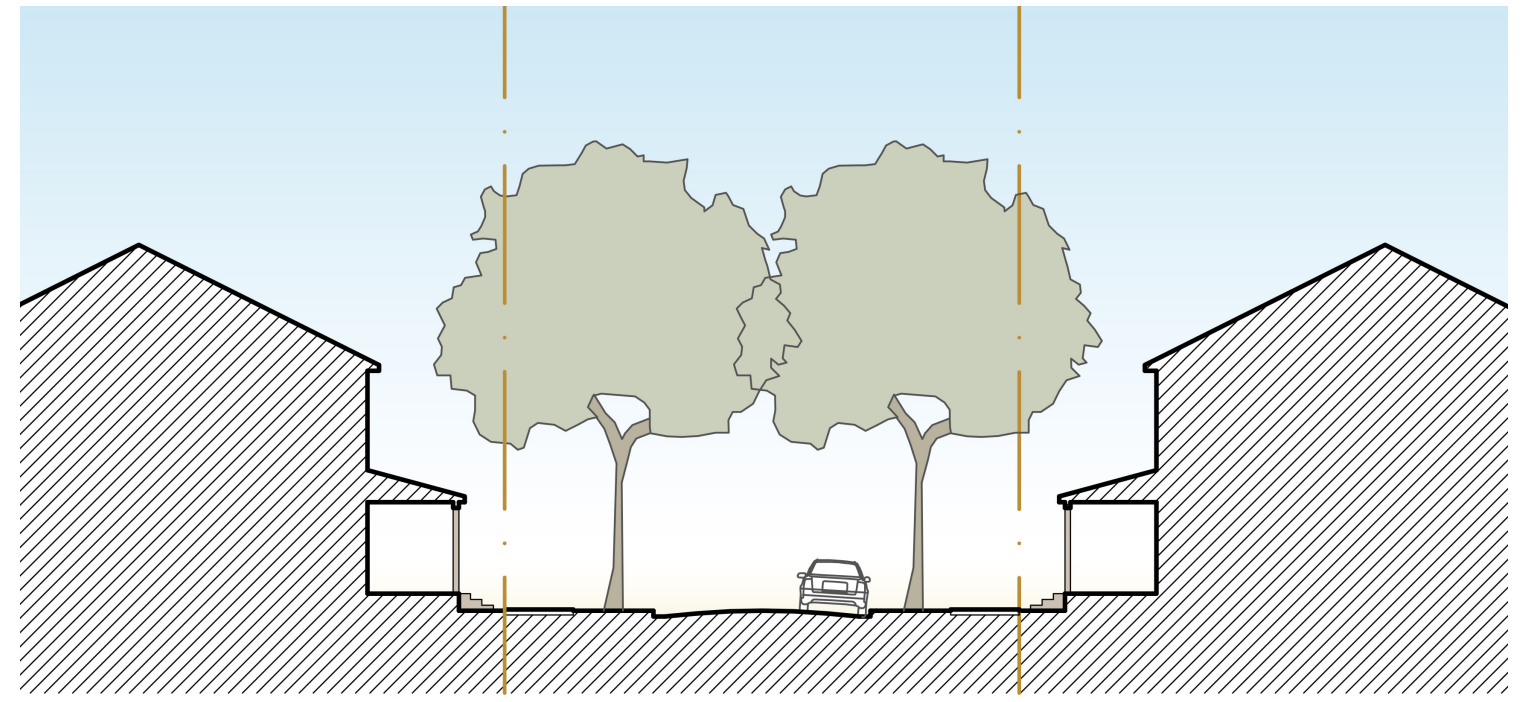
Notes:



ST-54-28

Thoroughfare Type:	Street	Vehicular Clear Width:	20 ft.
Vehicular Movement:	2-way	Curb Type:	Header
Design Speed:	20 mph	Ownership:	Publicly Owned
Bicycle Facility:	Shared with Vehicles	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water

Notes:

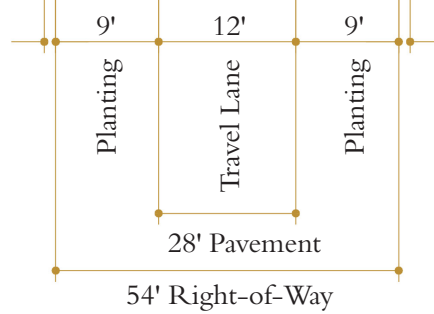
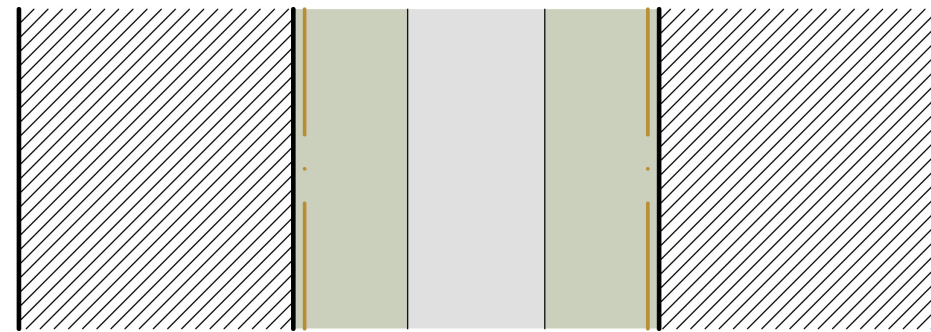
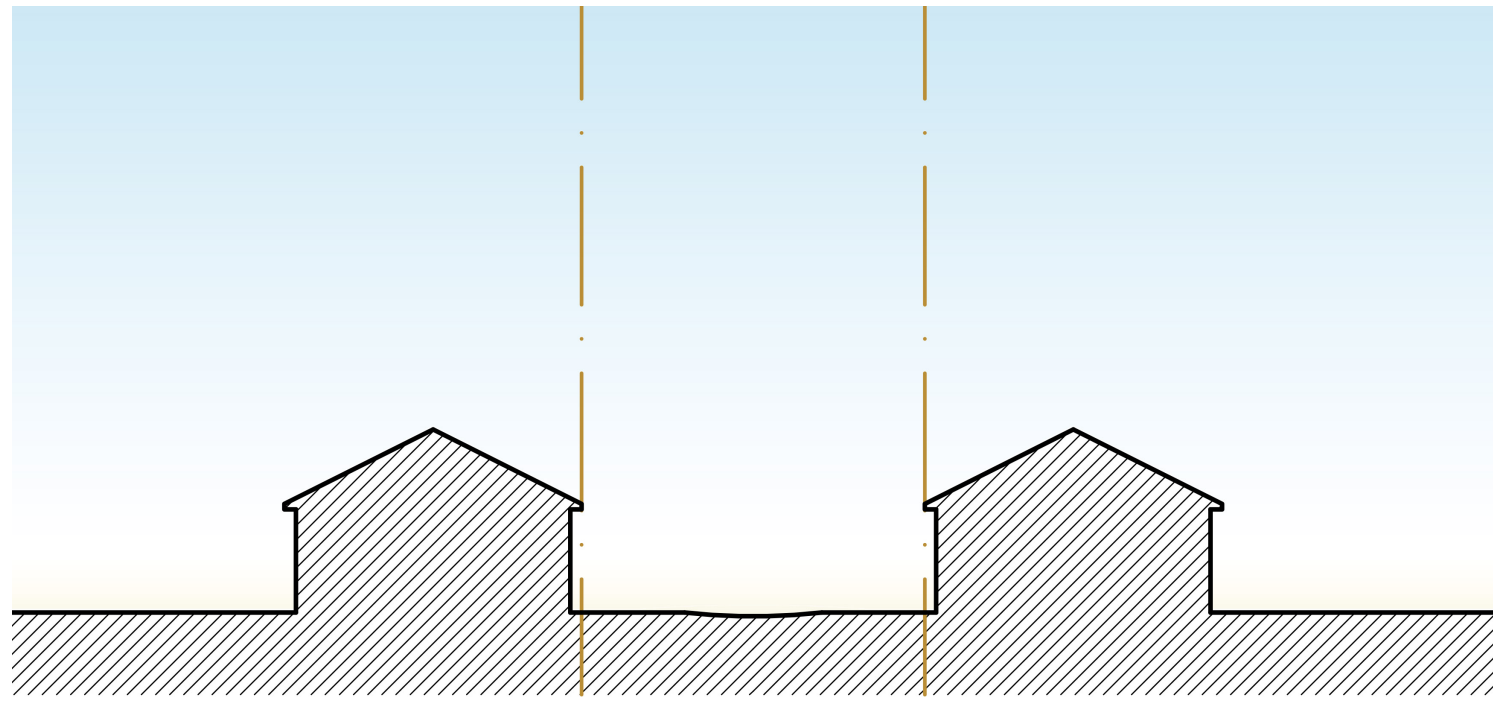


ST-45-19

Thoroughfare Type:	Street	Vehicular Clear Width:	12 ft.
Vehicular Movement:	1-way	Curb Type:	Header
Design Speed:	20 mph	Ownership:	Publicly Owned
Bicycle Facility:	Shared with Vehicles	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water

Notes: Due to limited ROW and pavement width, this Thoroughfare Type is subject to adjustments based on utility placements that are to be confirmed with the City Engineer.

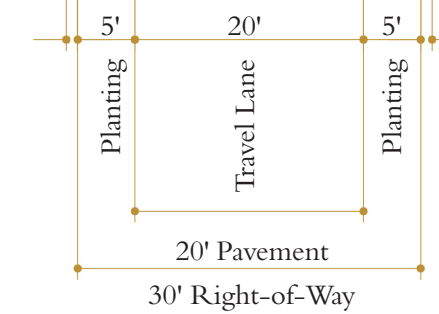
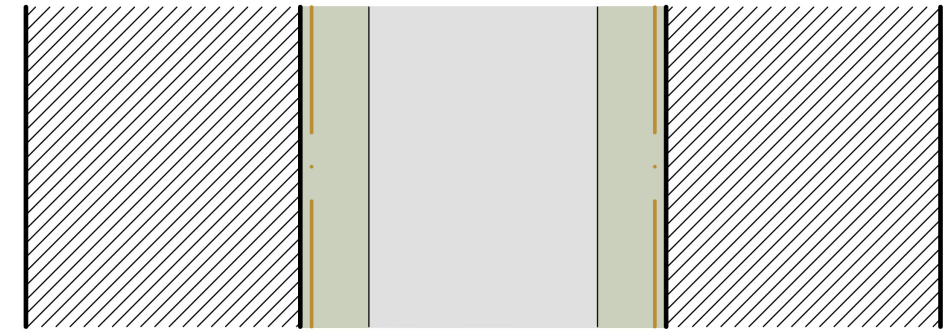
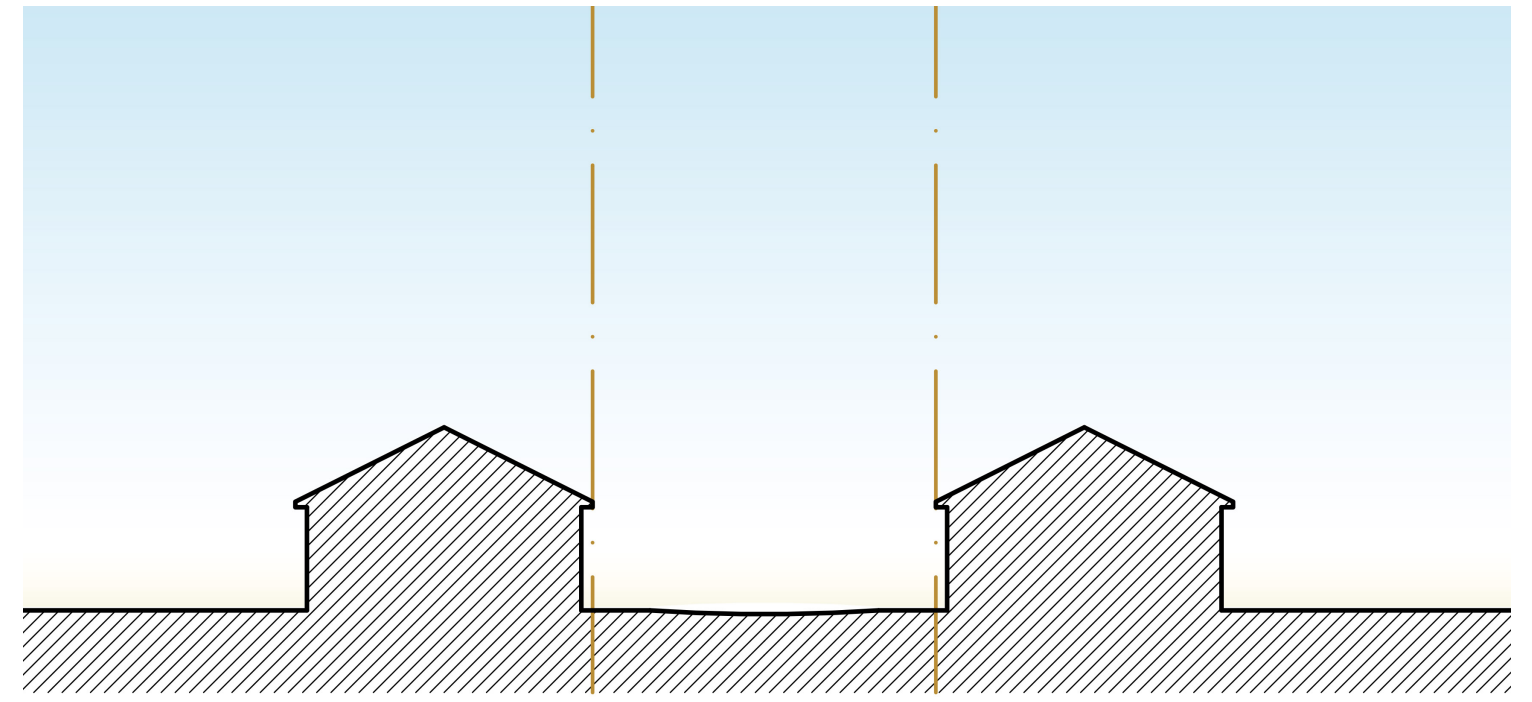




----- RA-30-12 -----

Thoroughfare Type:	Alley	Vehicular Clear Width:	12 ft.
Vehicular Movement:	2-way	Curb Type:	N/A
Design Speed:	10 mph	Ownership:	Privately Owned
Bicycle Facility:	Shared with Vehicles	Typical Utilities:	Gas, Electricity, Cable

Notes: Storm Sewer may be included in this thoroughfare type as needed.

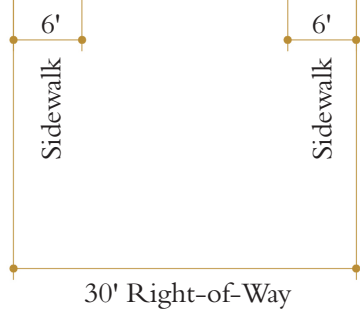
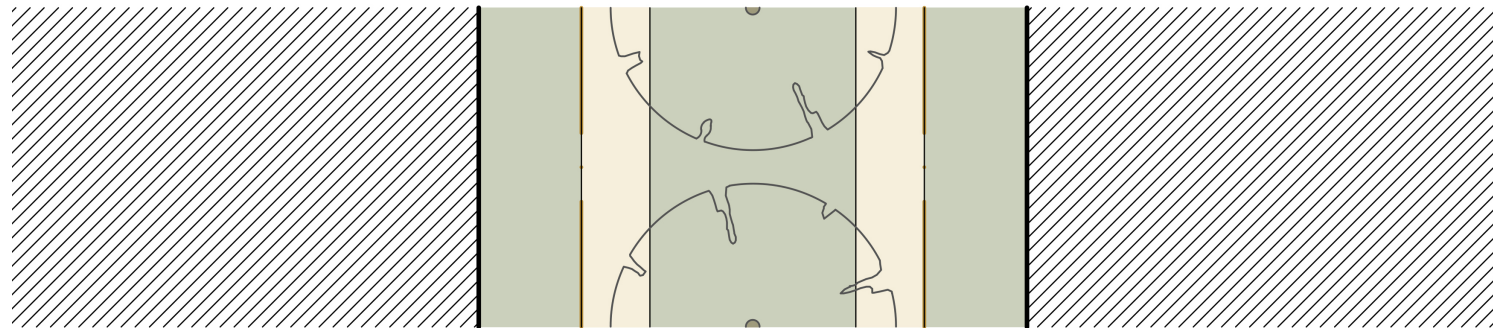
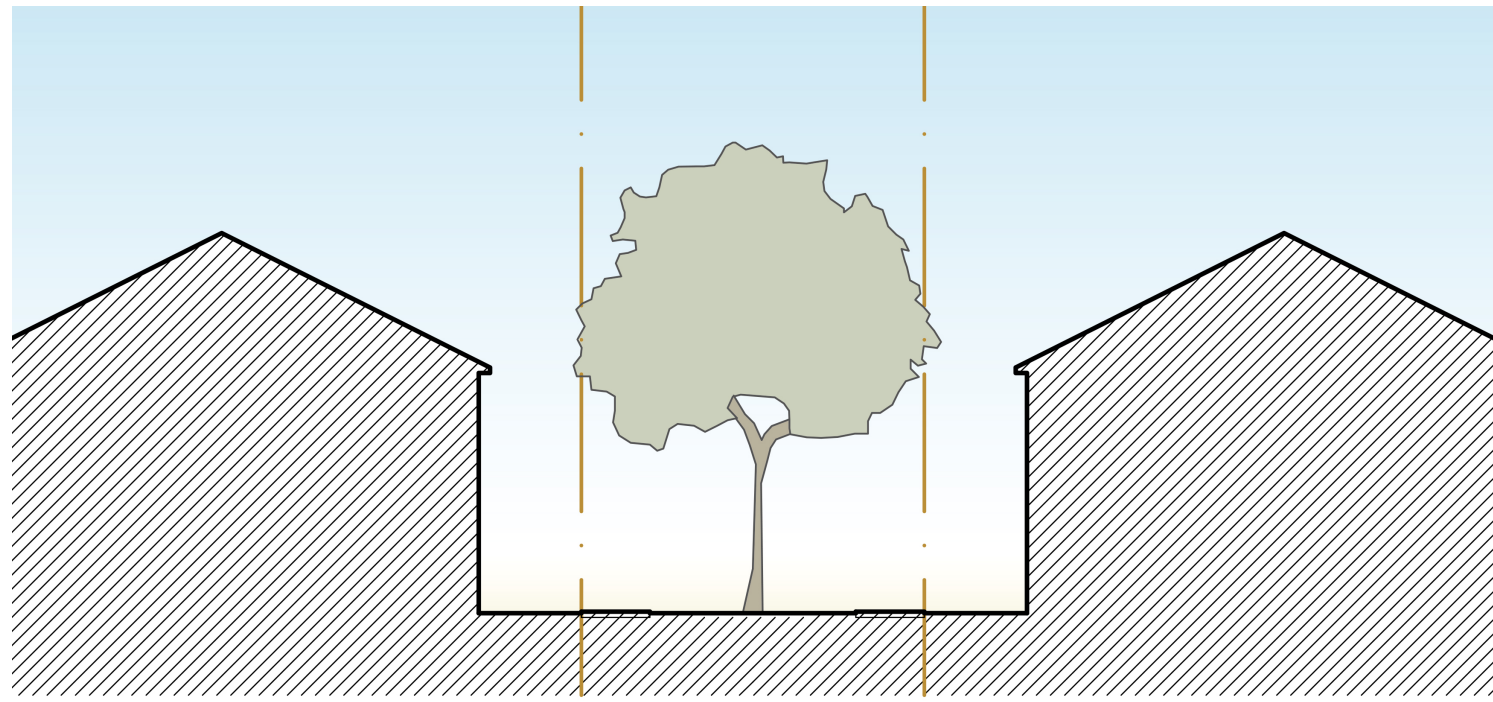


----- FA-30-20 -----

Thoroughfare Type:	Alley	Vehicular Clear Width:	20 ft.
Vehicular Movement:	2-way	Curb Type:	N/A
Design Speed:	10 mph	Ownership:	Privately Owned
Bicycle Facility:	Shared with Vehicles	Typical Utilities:	Gas, Electricity, Cable

Notes:

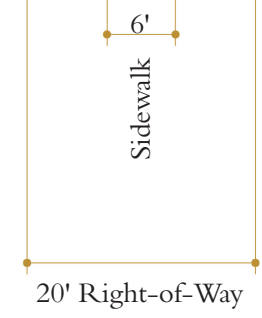
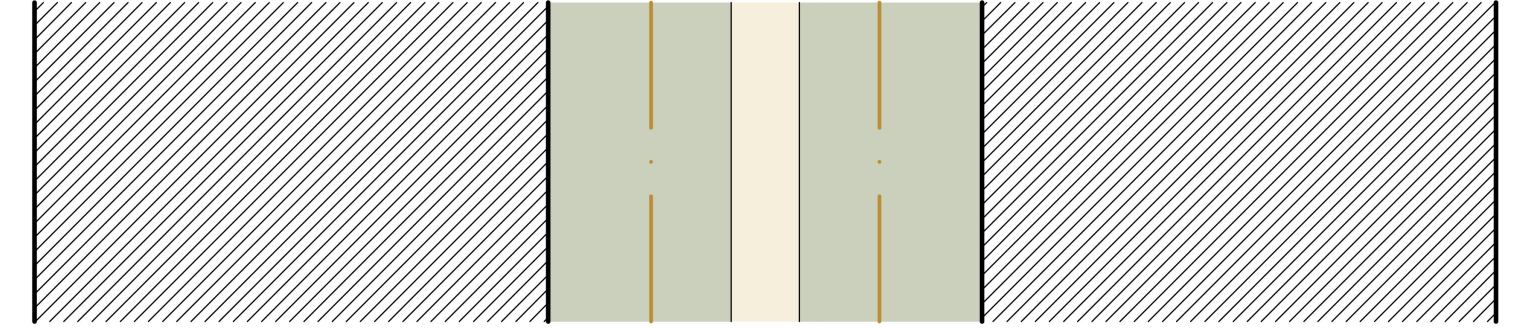
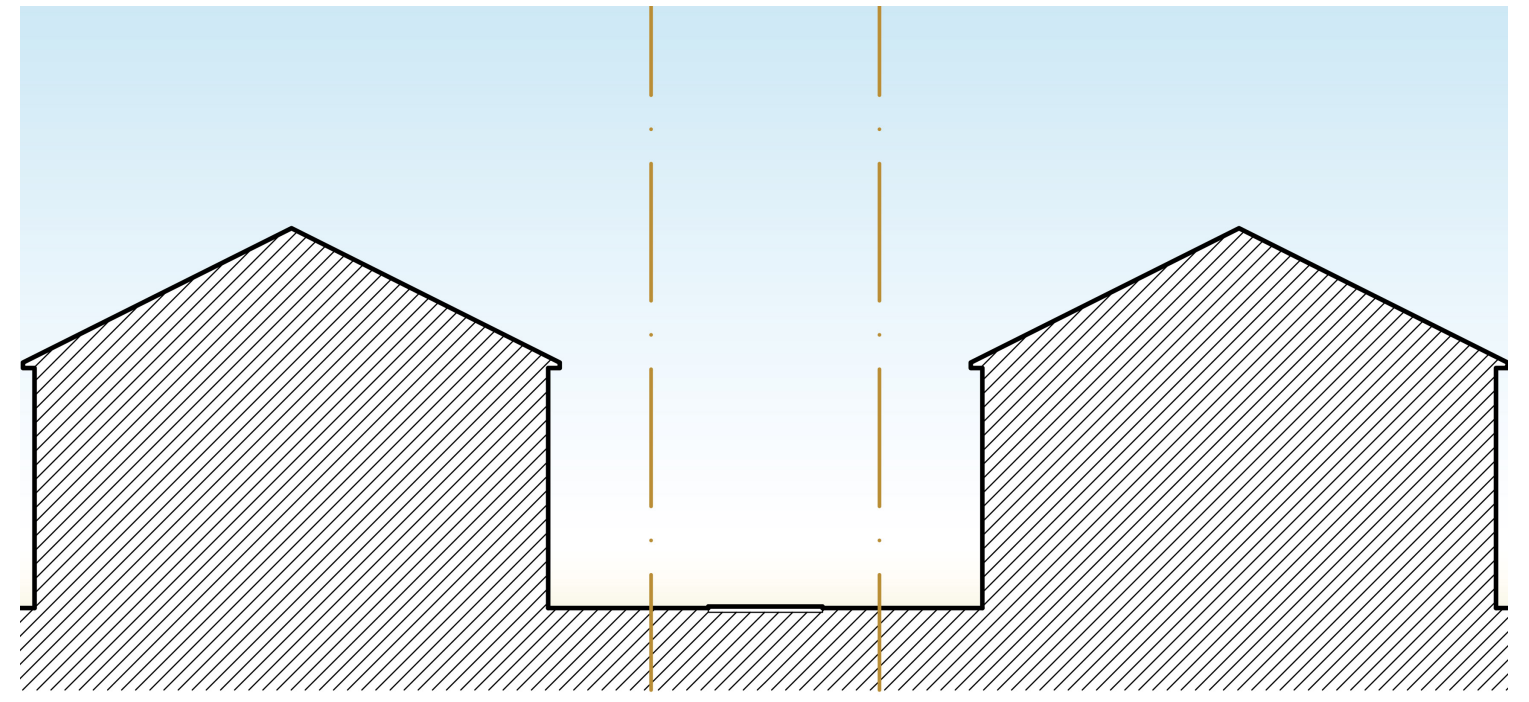




PT-30

Thoroughfare Type:	Path	Vehicular Clear Width:	N/A
Vehicular Movement:	N/A	Curb Type:	N/A
Design Speed:	N/A	Ownership:	Privately Owned
Bicycle Facility:	N/A	Typical Utilities:	Sanitary Sewer, Water

Notes: Due to limited ROW width, this Thoroughfare Type is subject to adjustments based on utility placements that are to be confirmed with the City Engineer.



PT-20







Thoroughfare Type:	Path	Vehicular Clear Width:	N/A
Vehicular Movement:	N/A	Curb Type:	N/A
Design Speed:	N/A	Ownership:	Privately Owned
Bicycle Facility:	N/A	Typical Utilities:	N/A

Notes:





Key

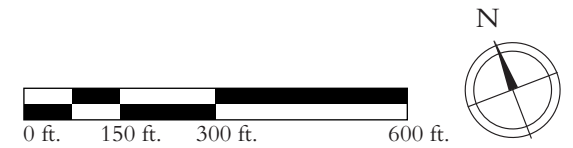
-  Subject Property
-  Park
-  Green
-  Pocket Park
-  Square
-  Potential Additional Park

Civic Space Allocation

15.1 ac.	Civic Space in Subject Property
52.5 ac.	Total Area of Subject Property
28.7%	Civic Space Ratio

Notes

1. The Civic Space ratio is calculated based only on the area zoned as Civic Space on the Regulating Plan and does not include other areas shown as stormwater management facilities but zoned as P4 (See #1 on page B.5)



C. SUPPLEMENTAL PLANS

The Supplemental Plans chapter is a set of additional plans that elaborates on the specific development scenario used as the basis for this Employment Center Plan. This information includes the Building Types, uses, and parking incorporated into the design, how that design proposes to address matters such as fire apparatus access, and particular features of the design that contribute to the intended character of the development. The information presented in this chapter reflects one possible development scenario for this Employment Center Plan. Other scenarios and refinements to the design are anticipated and shall be permitted within the bounds of the requirements in the Regulations chapter and all other applicable regulations.

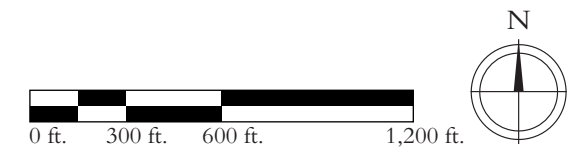
Plan in Context	C.2
Program Summary	C.3
Emergency Access	C.4
Addressing Diagram	C.5
Detailed Parking Program	C.6





Key

--- Subject Property





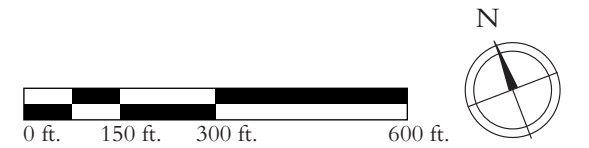
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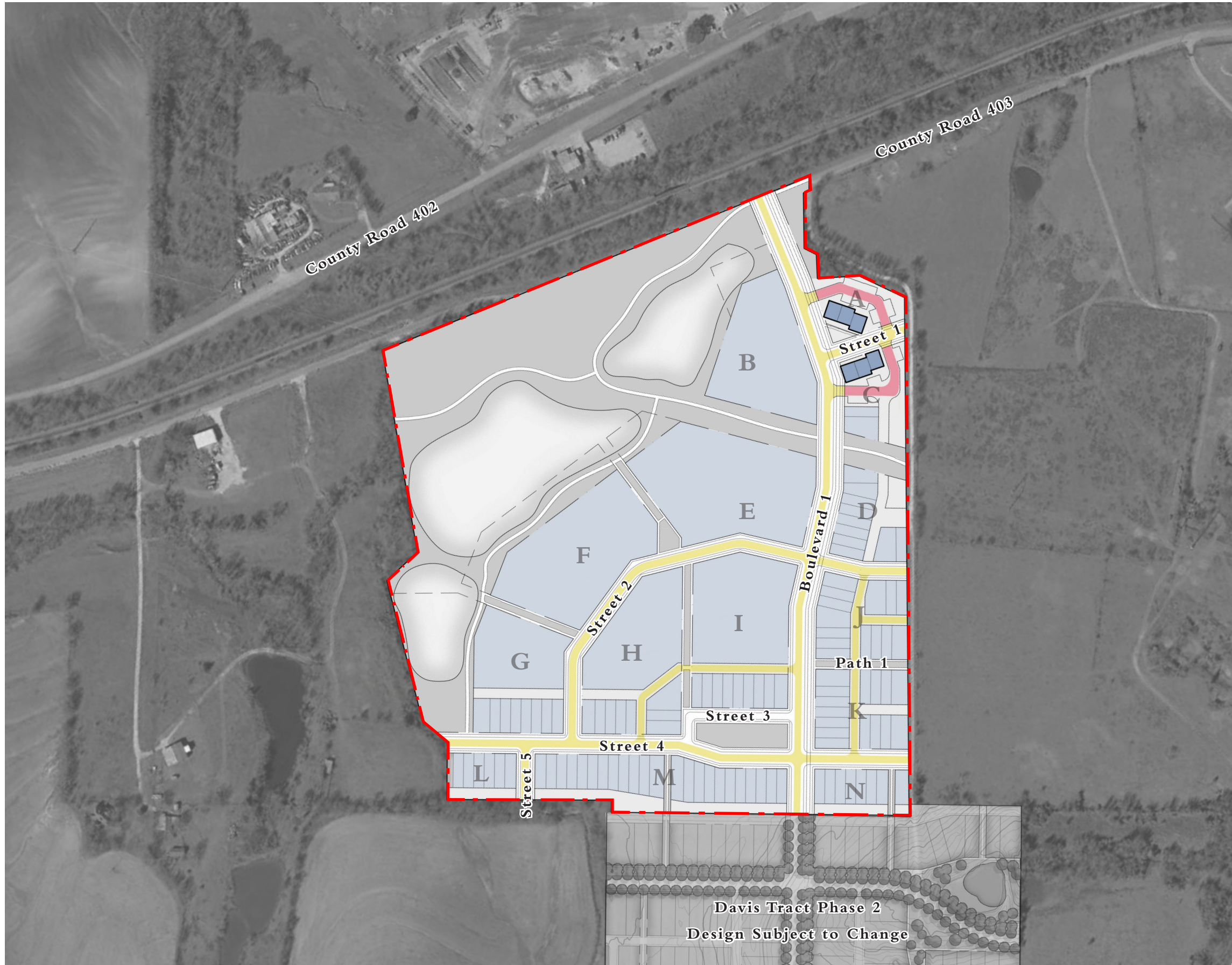
Residential

	Single-Family Detached	107 units
	Build-to-Rent	12.78 ac.

Non-Residential

	Flex	12,000 sq.ft.
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Key

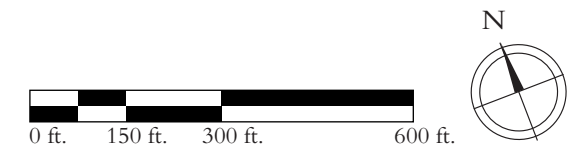
- Subject Property
- 26-foot Fire Apparatus Access Roads
- 20-foot Fire Apparatus Access Roads
- Buildings over 30 feet
- Lots with buildings under 30 feet

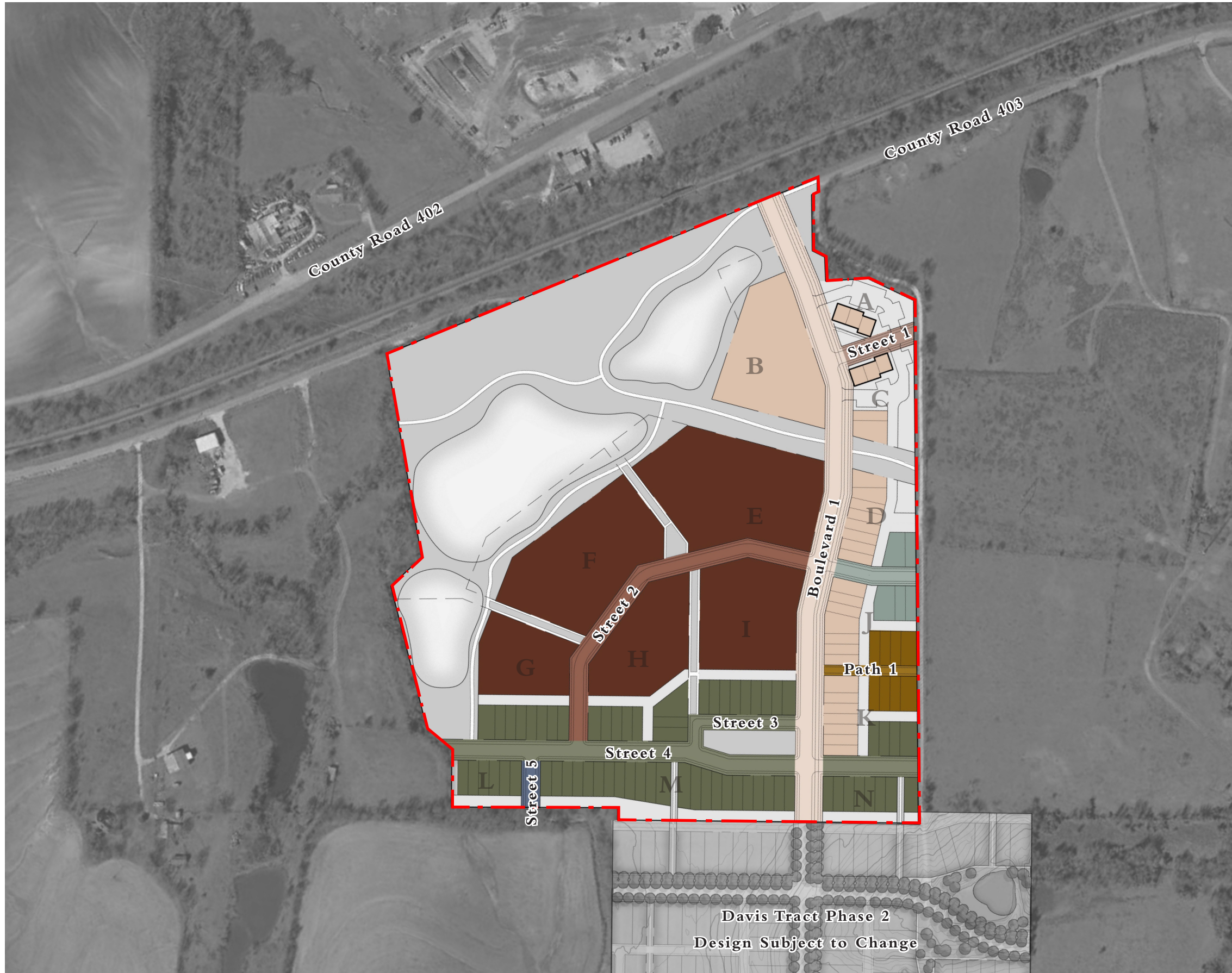
Notes

1. This diagram provides one scenario for this Employment Center Plan to comply with the IFC as adopted by the City of Taylor. Refinements to Fire Apparatus Access are anticipated in subsequent stages of the design process and the final Fire Apparatus Access is subject to the approval of the Fire Code Official.
2. For 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 at streets and alleys and 25 feet at parking lots.
5. All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
6. Fire Apparatus Access Roads may consist of pavement, stabilized soil, stabilized grass, or any material rated to support the weight of emergency vehicles.
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.



Taken from the 2018 IFC: Figure D103.1



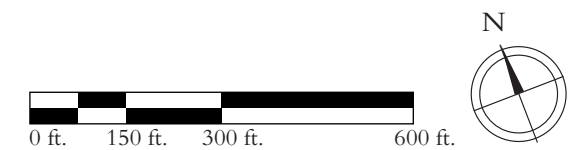


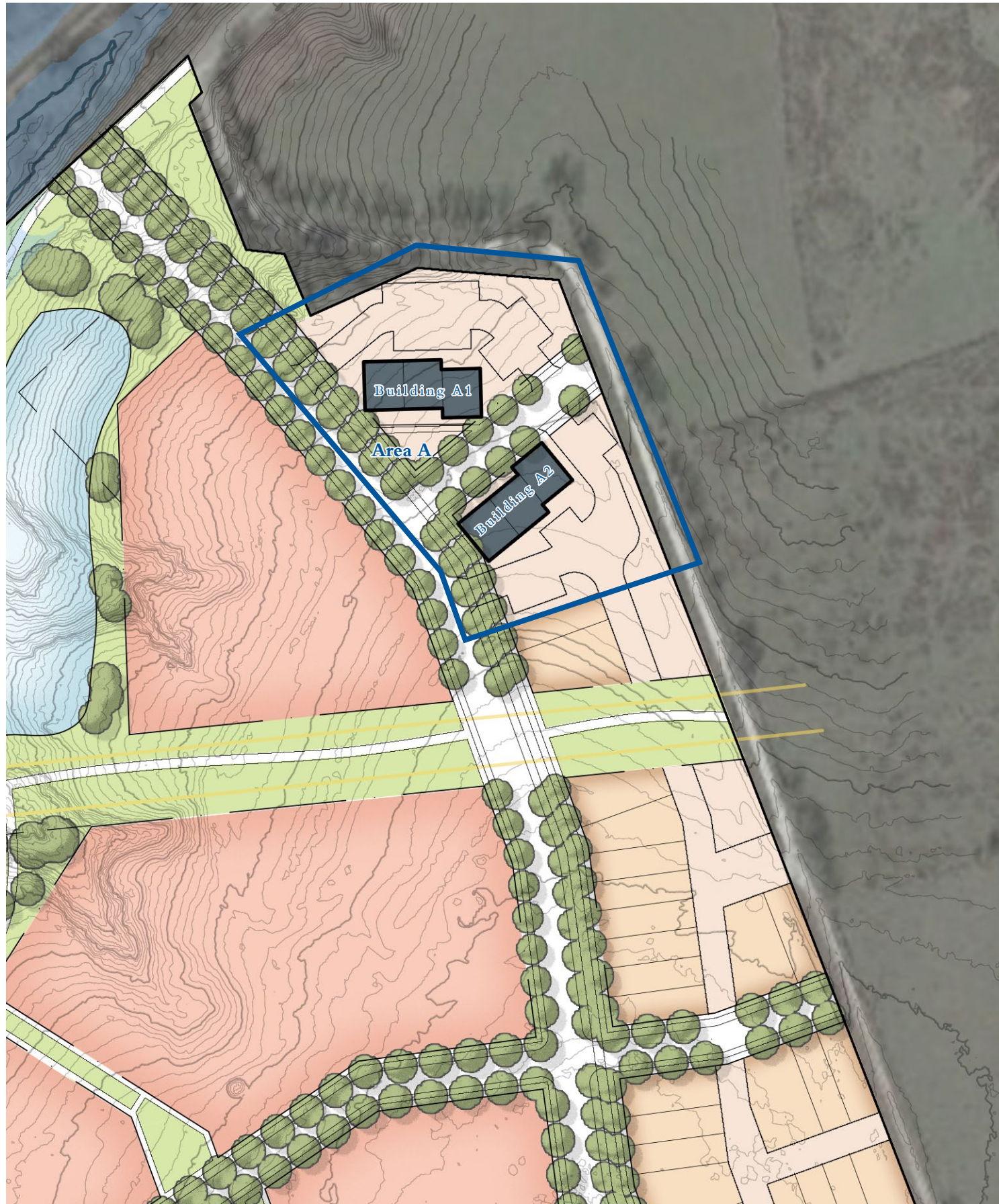
Thoroughfare Names & Key

- Subject Property
- ① _____ Boulevard
 - ② _____ Street
 - ③ _____ Street
 - ④ _____ Street
 - ⑤ _____ Street
 - ⑥ _____ Street
 - ⑦ _____ Path

Notes

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





Assumed Parking Ratios	Spaces
Flex Office	1 per 350 sq.ft.

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 parking, dumpster location, etc.

Area A		
Flex Office	Program	Spaces
Building A1	6,000 sq.ft.	18
Building A2	6,000 sq.ft.	18
Total Requested		36
Parking Provided		Spaces
Provided in Parking Lots		40
Provided on Street		11
Total Provided		51
Difference		+15



City Council Meeting April 8, 2025 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 9.

Agenda Title: **Hold a discussion and take a vote regarding a meeting date change for the month of May; from May 13, 2025, to a date proposed by the Planning and Zoning Commission**

Council Action to be Taken: Discuss and take a vote regarding a meeting date change for the May Planning and Zoning Commission regular meeting.

Department Submitted: Development Services

Staff Contact: Scott Dunlop, Director

1. PURPOSE / DESCRIPTION

The City Council will be canvassing the election on May 13th in the City Council Chambers, so the regularly scheduled Planning and Zoning Commission meeting that day will need to shift.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Staff is recommending Monday, May 12th or Wednesday, May 14th as options to move the May 13th meeting. The meeting time is proposed to be the same at 6 PM.

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

Select another date agreed to by the Commission

8. ATTACHMENTS

None



City Council Meeting April 8, 2025 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 10.

Agenda Title: 1. Update regarding City Council actions on items referred by the Planning and Zoning Commission.

Council Action to be Taken: Receive update regarding City Council actions on items referred by the Planning and Zoning Commission.

Department Submitted: Development Services

Staff Contact: Courtney Peres, Planning Mgr

1. PURPOSE / DESCRIPTION

Receive update regarding City Council actions on items referred by the Planning and Zoning Commission.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

NA

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

None