

AGENDA

CITY OF TAYLOR, TEXAS CITY COUNCIL MEETING CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET

AUGUST 27, 2020, 6:00 P.M.

In order to assist in maintaining the health of Council Members, staff and the public, this meeting will be conducted by *video conference*.

You may view this meeting as it's happening through the City's website at <http://www.ci.taylor.tx.us/660/Taylor-Videos>

For citizen comments, please contact the City Clerk's office at Dianna.barker@taylor.tx.gov prior to 5:30p.m. Thursday, August 27th.

The agenda packet is available at <http://www.ci.taylor.tx.us/calendar>

PLEASE NOTE: If you wish to make a public comment to the City Council regarding the proposed Budget and Tax Rate during the public hearing portion of this meeting (items 3 & 4), please contact the City Clerk's office at Dianna.barker@taylor.tx.gov.

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

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

BOARDS & COMMISSION PRESENTATION

1. Public Arts Advisory Board update. (Richard Stone/Brent Humphries)

CONSENT AGENDA

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

2. Approve minutes from the August 13, 2020 regular City Council meeting. (Dianna Barker)

PUBLIC HEARINGS / ORDINANCES

3. Conduct the Public Hearing and introduce Ordinance 2020-13, which proposes a change to the Comprehensive Plan, Future Land Use Plan Map on land consisting of approximately 6.83 acres, out of 27.73 acres, from the Single-Family Residential designation to the Commercial designation, located at the northwest intersection of North Drive and NW Carlos G. Parker Boulevard. (Tom Yantis)
4. Conduct the Public Hearing and introduce Ordinance 2020-14 changing the current zoning for a parcel of land, consisting of approximately 70.65 acres, at the northwest corner of North Drive and Carlos G. Parker, from Rural Agricultural Zoning District (R/A) to Local Commercial Zoning District (B-1) and Single-Family Zoning District with a Residential Planned Development Overlay (R-1/RPD). (Tom Yantis)

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

5. Receive presentation about CAMPO (Capital Area Metropolitan Planning Organization) and updates on transportation programs involving CAMPO. (Jeff Jenkins/Ashby Johnson)
6. Receive Taylor Economic Development Corporation (TEDC) Board update and consider the budget for Taylor Economic Development Corporation for FY 2020/2021. (Mark Thomas)
7. Receive Presentation on Pavement Management Summary. (Jacob Walker/Kurt Keifer)
8. Consider mid-year appointments to various Boards & Commissions. (Dianna Barker)
9. Consider approving Resolution R20-23, authorizing an application to the Economic Development Administration (EDA) for Federal Assistance through the EDA Cares Program. (Jeff Jenkins)
10. Receive update on sign ordinance enforcement. (Tom Yantis)
11. Receive update regarding the maintenance of landscaping in public rights-of-way. (Tom Yantis)
12. Receive update regarding the Planning and Zoning Commission's recommendation on carports within the required front setback in residential neighborhoods. (Tom Yantis)

ADJOURN

The Council may vote and/or act upon each of the items listed in this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act including: Section 551.071 (Consult with attorney); Section 551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development). I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 p.m. on August 24, 2020 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

Posted By: Dianna Barker Date 8-24-2020
Dianna Barker, City Clerk



City Council Meeting August 27, 2020 Transmittal Letter

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☒ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 1
Agenda Title: Public Arts Advisory Board Update
Council Action to be taken: Receive presentation
Department Submitted: Development Services – Main Street
Staff Contact: Jan Harris, Main Street Manager

1. PURPOSE/DESCRIPTION

Upon request by the City Council, Public Arts Advisory Board Chair Richard Stone and Public Arts Board Member Brent Humphreys will provide the City Council a brief update on the board's responsibilities and activities.

2. BACKGROUND / PRIOR COUNCIL ACTIONS TAKEN

Mr. Stone was appointed to the Public Arts Advisory Board in 2019 and has served as its Chair since April 2019 having been reelected in June 2020. Mr. Humphreys was also appointed to the Public Arts Advisory Board in 2019.

3. STAFF ANALYSIS (How and Why)

N/A

4. RECOMMENDATION

N/A

5. FUNDING SOURCE

N/A

6. TIMELINE

The Public Arts Advisory Board was created in 2018 by Ordinance 2018-21.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

1a. [Public Arts Advisory Board Presentation](#)



Taylor Public Arts Advisory Board

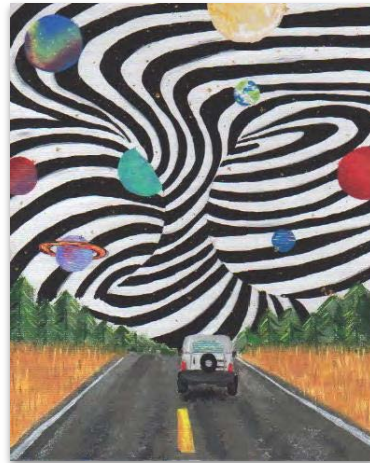
Taylor City Council Presentation
August 27, 2020

Virtual Art Show

The City of Taylor Public Arts Advisory Board, in collaboration with Taylor High School art students and Renegade Studios, is proud to present a collection of artwork and interviews with some of Taylor's up and coming student artists. This eclectic collection of works and artist interviews is sure to impress and provide insight into the minds and inspiration of the artists. This will be promoted across all media channels and broadcast on the City's social media and website.



**RENEGADE
STUDIOS**



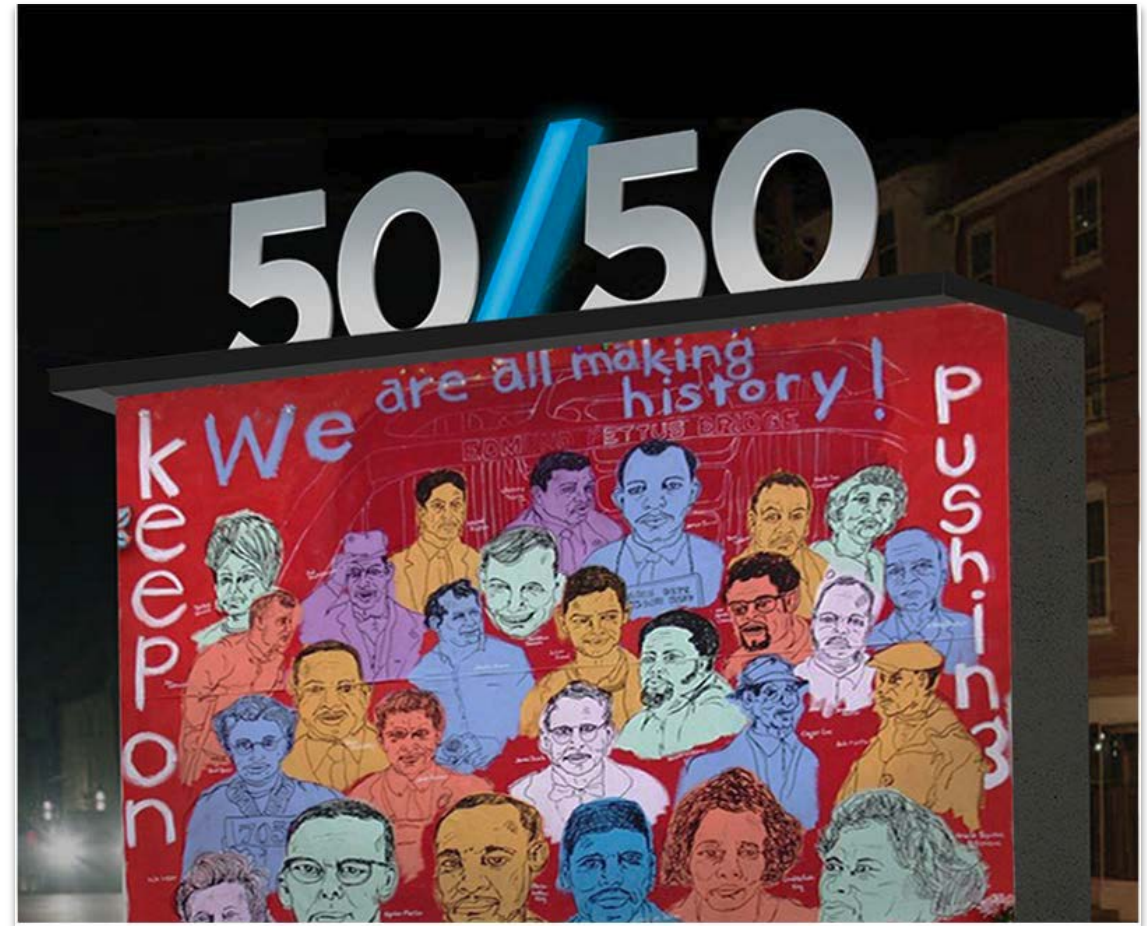
TAYLOR
arts
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50/50 ART WALL

PIERCE PARK SKATE PARK

It is our hope that we will have the 50/50 Art Wall at the Pierce Park Skatepark, executed by the end of September, in conjunction with the installation of the 50/50 Monument.

Our artist is music and skateboard legend Steve Kerr.

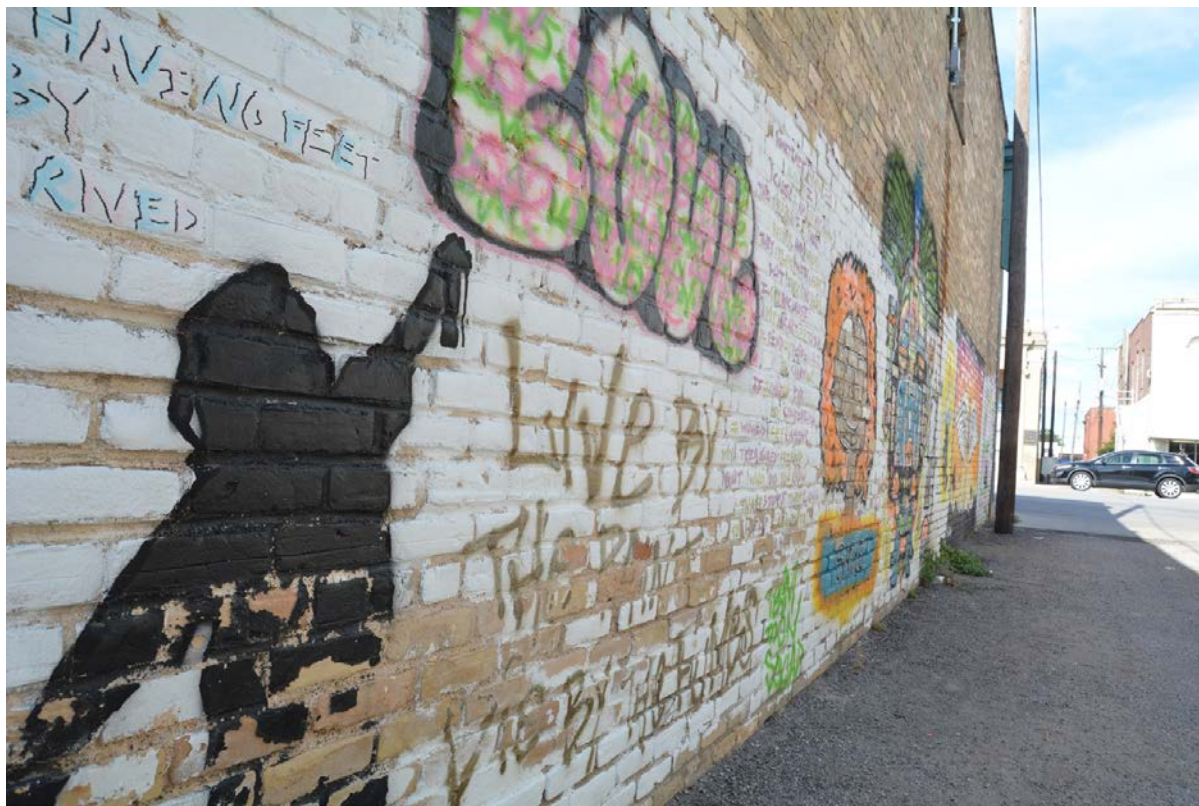


Empty Bowls Project

We will collaborate with Art Off Center's annual Empty Bowl Project, to create food safe soup bowls to donate to Shepherd's Heart Taylor's Food Pantry fight against hunger. Due to the pandemic, neither the Public Arts Board nor Art Off Center knows what this means, yet.



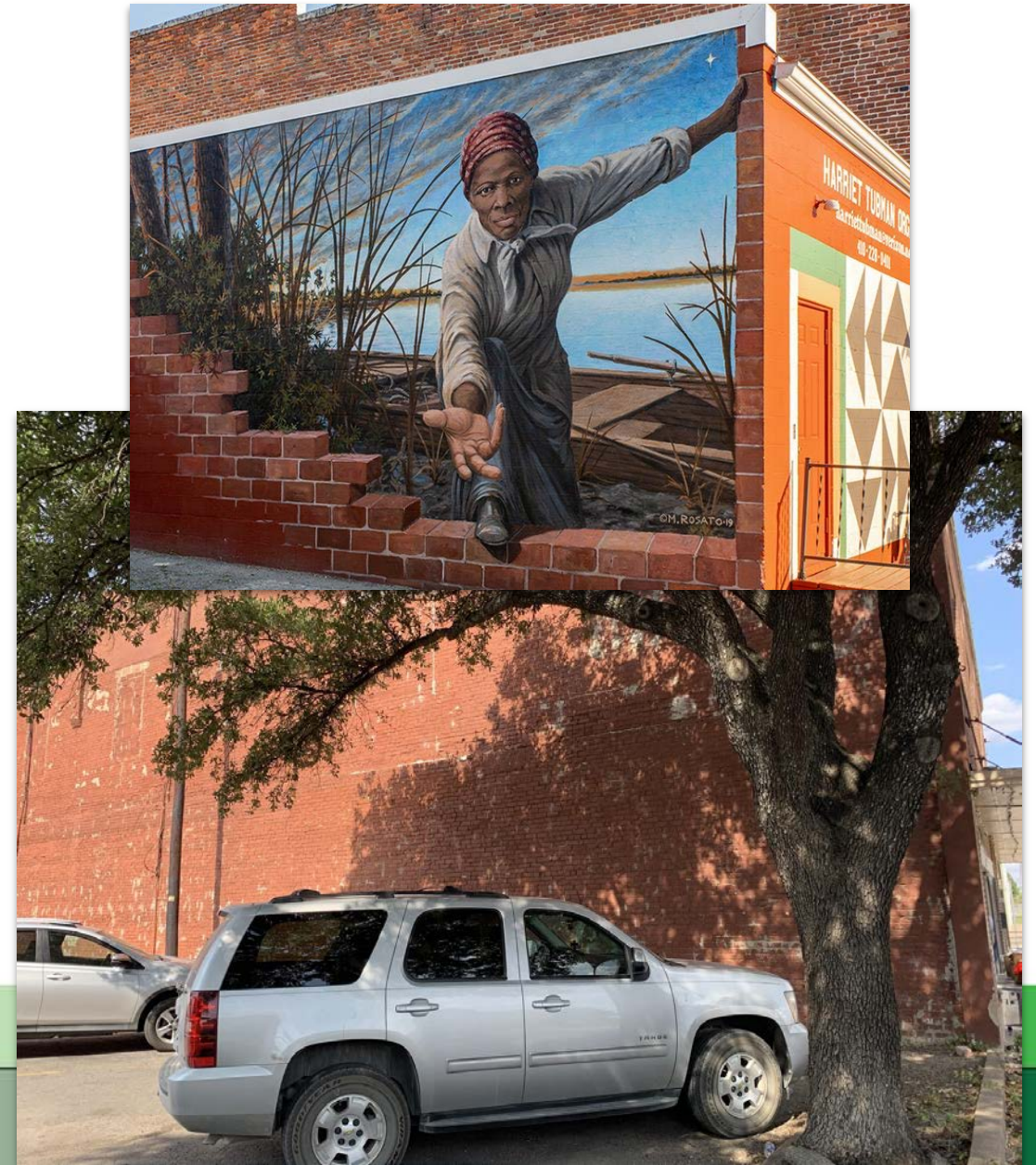
Potters Alley



The pandemic has disrupted our plans for an unveiling of Potters Alley at the Main Street Car Show. However, we have had productive conversations with all property owners and have begun investigating sources of electricity for appropriate wayfinder signage and festival lighting.

Future Projects

In the next budget year, we intend to commission and execute a mural downtown featuring a realistic depiction of historic Taylor figures (similar to the mural of Harriet Tubman) with Dr. James Dickey at the forefront.





City Council Meeting August 27, 2020 Transmittal Letter

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☒ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 2

Agenda Title: Approve minutes from the August 13, 2020 regular City Council meeting.

Council Action to be taken: Approve by consent or approve with corrections if needed

Department Submitted: City Clerk

Staff Contact: Dianna Barker

1. PURPOSE/DESCRIPTION

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

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

N/A

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)
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N/A

8. ATTACHMENTS

2a. [August 13, 2020 minutes](#)

City of Taylor
Regular City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
August 13, 2020 at 6:00 p.m. via Video Conference

In order to assist in maintaining the health of Council Members, staff and the public during COVID-19 pandemic, this meeting was held by video conference.

Present in City Hall: No one.

Council Members attending via video: Mayor Brandt Rydell
Mayor Pro-Tem Dwayne Ariola
Council Member Robert Garcia
Council Member Mitch Drummond
Council Member Gerald Anderson

Others attending: Mark Schroeder, Assistant City Attorney
Brian LaBorde, City Manager
Dianna Barker, City Clerk (signed in as Rocio Lopez)

Mayor Brandt Rydell took a roll call, declared a quorum and called the meeting to order at 6:00 p.m.

CITIZENS COMMUNICATION

None at this time.

CONSENT AGENDA

1. **Approve minutes from the July 23, 2020 Council meeting.**
2. **Concur with preliminary financials for June 2020.**
3. **Consider Resolution R20-21, making necessary revisions to Resolution R20-04, At-Large Council Member seat.**
4. **Consider Resolution R20-22, making necessary revisions to Resolution R20-05, Charter Amendments.**
5. **Receive Certification of Additional Sales and Use Tax to Pay Debt Services.**
6. **Consider Ordinance 2020-12, third quarter budget amendment for FY2019/2020.**

Motion was made by Councilmember Drummond to approve the consent agenda items as presented. Motion was seconded by Mayor Pro-Tem Ariola. Motion carried unanimously via roll call vote.

PUBLIC HEARINGS / ORDINANCES

7. **Discuss and establish upper limit of the ad valorem tax rate, set the date for the public hearings for September 10, 2020, and take a record vote.**
Jeff Wood, Finance Director – gave a presentation on the tax rate. Council must set the maximum tax rate that will be used to support the budget and schedule the required public hearings on the proposed budget and tax rate.

Motion was made by Councilmember Drummond to set the upper limit of the ad valorem tax rate at \$0.810215 per \$100 of taxable value and hold the public hearings on the proposed budget and tax rate on September 10, 2020 at 6:00pm. Motion was seconded by Councilmember Garcia.

Mayor Rydell asked the City Clerk to call for a roll call vote.

Mayor Pro-Tem Ariola – No

Councilmember Anderson – Yes

Councilmember Drummond – Yes

Councilmember Garcia – Yes

Mayor Rydell – Yes

Motion carried 4 to 1 with Mayor Pro-Tem Ariola opposing.

8. Consider introducing Ordinance 2020-09, adopting the annual budget for FY 2020/2021.

Mayor Rydell read an email from DeeDee Yelverton regarding her concerns about the proposed budget on the Animal Shelter.

Jeff Wood, Finance Director – gave a presentation on the proposed budget. Ordinance 2020-09 adopting the Annual Budget for the Fiscal Year 2021 was introduced. The final proposed budget will be formally presented to Council prior to a public hearing on September 10, 2020.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2020-09

AN ORDINANCE APPROVING AND ADOPTING A BUDGET FOR THE CITY OF TAYLOR, TEXAS, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021.

First reading. No action taken.

9. Consider introducing Ordinance 2020-10, fixing and levying ad valorem tax rate for tax year 2020/2021.

Jeff Wood, Finance Director – Introduced Ordinance 2020-10 fixing and levying ad valorem tax rate for FY 2021. This ordinance is scheduled for adoption on September 10, 2020.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2020-10

AN ORDINANCE LEVYING TAXES FOR THE MAINTENANCE AND OPERATION OF THE MUNICIPAL GOVERNMENT OF THE CITY OF TAYLOR, TEXAS, AND PROVIDING FOR THE INTEREST AND SINKING FUND FOR THE FISCAL YEAR 2021.

Mayor Rydell stated the formal adoption of the tax rate will be after the public hearing on September 10th.

First reading. No action taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

10. Consider a request from King's Mini Mart for a variance to the distance requirement regarding the sale of alcohol.

Dianna Barker, City Clerk – Explained King's Mini Mart falls slightly within 300 feet of a school; therefore, a variance is needed. TISD has submitted a letter approving the request.

Motion was made by Councilmember Anderson to approve the variance to the distance requirement as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously via roll call vote.

11. Receive Taylor Chamber of Commerce Quarterly Report for April - June 2020.

Tia Stone, Chamber of Commerce President – gave a brief presentation on the Chamber's 3rd quarter.

Motion was made by Mayor Pro-Tem Ariola to approve the Chamber of Commerce 3rd quarter report as presented. Motion was seconded by Councilmember Garcia. Motion carried unanimously via roll call vote.

12. Receive update on Capital Improvement Program for FY2020/2021.

Jeff Wood, Finance Director – gave a brief presentation on the cost estimates for the FY2021 CIP projects.

Motion was made by Councilmember Garcia to approve the Capital Improvement Program update as presented. Motion was seconded by Councilmember Anderson. Motion carried unanimously via roll call vote.

13. Receive update on the Comprehensive Plan.

Tom Yantis, Development Services Director – gave an update on the status of the Comprehensive Plan and a brief summary of the proposed project schedule.

Motion was made by Councilmember Garcia to approve the Comprehensive Plan update as presented. Motion was seconded by Mayor Pro-Tem Ariola. Motion carried unanimously via roll call vote.

14. Consider/approve a recommendation from the scoring committee to select an engineering firm for a General Land Office Mitigation application and with funding design and construction oversight.

Jim Gray, Public Works Director – Four companies placed a bid on the project. A summary of the scores from those companies was presented. HDR Engineering came in with the highest score.

Motion was made by Councilmember Garcia to approve the scoring committee's recommendation and hire HDR Engineering for the General Land Office CDBG-MIT application. Motion was seconded by Mayor Pro-Tem Ariola. Motion carried unanimously via roll call vote.

Mayor Rydell read the Executive Session items and Council adjourned into Executive Session at 8:00pm.

Executive Session I. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code in order to meet with its City Attorney on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas authorize and allow such a closed meeting and which Rules conflict with the Texas Open Meetings Act.

- a. Petition by Robert M. Tiemann and Carrie Parker Tiemann for the creation of one or more municipal utility districts in the City of Taylor's extraterritorial jurisdiction.

Executive Session II. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code in order to meet with its City Attorney on a matter in which the duty of the Attorney to the governmental body authorize and allow such a closed meeting and which Rules conflict with the Texas Open Meetings Act.

- a. RCR Agreement

Executive Session III. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code in order to meet with its City Attorney on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas authorize and allow such a closed meeting and which Rules conflict with the Texas Open Meetings Act.

- a. 4th Street

City Council reconvened into regular session at 8:45pm. No action taken.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 8:45p.m.

ATTEST:

Dianna Barker, City Clerk

Brandt Rydell, Mayor



City Council Meeting August 27, 2020 Transmittal Letter

STRATEGIC PILLAR

- ☒ Streets/Infrastructure
- ☒ Quality of Life
- ☒ Economic Vitality

Agenda Item #: 3

Agenda Title: **Conduct the Public Hearing and introduce Ordinance 2020-13, which proposes a change to the Comprehensive Plan, Future Land Use Plan Map on land consisting of approximately 6.83 acres, out of 27.73 acres, from the Single-Family Residential designation to the Commercial designation, located at the northwest intersection of North Drive and NW Carlos G. Parker Boulevard.**

Council Action to be taken: Hold public hearing and introduce ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, AICP / Assistant City Manager and Director of Development Services

1. PURPOSE/DESCRIPTION

The applicant is proposing to amend the Comprehensive Plan Future Land Use Plan (FLUP) to change the designation of 6.83 acres from Single-Family Residential to Commercial to allow for future commercial development. The applicant is also seeking a re-zoning of the property to B-1, Local Business, and the re-zoning cannot be granted without the proposed FLUP Amendment.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

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

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Will provide a viable area for new commercial development, which can also encourage more adjacent commercial development • Will provide a buffer between residential development and an arterial road • Will allow residents in the neighborhood to be near a commercial node and encourage walkability	• N/A

4. RECOMMENDATION

On August 11, the Planning and Zoning Commission held a public hearing and unanimously recommended approval.

5. FUNDING SOURCE

N/A

6. TIMELINE

- Planning and Zoning Commission public hearing and recommendation – August 11, 2020 - P&Z unanimously recommended approval
- City Council public hearing and ordinance introduction – August 27, 2020
- City Council consideration of ordinance approval – September 10, 2020.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 3a. [Staff Report](#)
- 3b. [Applicant's request letter](#)
- 3c. [Existing FLUP Map](#)
- 3d. [Existing Zoning Map](#)
- 3e. [Proposed FLUP Map](#)
- 3f. [Ordinance 2020-13](#)
- 3g. [Ordinance Exhibit "A"](#)
- 3h. [Ordinance Exhibit "B"](#)
- 3i. [PowerPoint Presentation](#)

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

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

Applicants: Brett Corwin/Intermandeco GP LLC

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

Parcel Information

Current Zoning: Rural Agriculture (R/A)

Current Use: Agricultural Use

Current Future Land Use Plan Designation: Single-Family

Proposed Future Land Use Designation: Commercial

Adjacent Parcel Zoning Information

North: Vacant, Rural Agriculture (R/A); proposed R-1/RPD

South: Vacant, Rural Agriculture (R/A)

East: Single-Family Residential (R-1) and Local Business (B-1)

West: Crossroads Assembly of God Church, Local Business (B-1)

Purpose of the Future Land Use Plan

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

Purpose of the Request

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

Staff Analysis

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

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

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

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

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

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

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

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

Existing FLUP Designation

Single-Family Residential:

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

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

Proposed FLUP Designation

Commercial:

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

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

Staff Recommendation

Staff recommends approval of the requested FLUP Amendment.

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

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

Planning and Zoning Commission Recommendation

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

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

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

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

***Action L1.5:** Take advantage of the conceptual design phase of the platting process to encourage and require effective and creative development planning taking advantage of good urban design on a human scale.*

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

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

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

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

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

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

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

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

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

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

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

Attachments:

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



Intermandeco, Ltd.

DATE: April 9, 2020

TO: Shelly Shelton, Senior Planner
And Staff of the City of Taylor

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

RE: FLUM Amendment Request – Slivensky Property

Ms. Shelton,

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

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

- Locations for new businesses and industries that will employ current residents and attract new residents to Taylor.
 - o The addition of commercial on this tract will open up additional opportunities for new businesses on a main corridor in the City.
- Desire for the City to be more pedestrian friendly.
 - o Locating a commercial use directly adjacent to a residential use gives residents a chance to walk/bike to nearby businesses instead of using a vehicle.

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

- Objective L3: Provide viable retail, office and industrial areas that support opportunities for economic development.
 - o Commercial tracts are well suited for this area of the City.
- Action L3.5: Locate large commercial and industrial activities along the more accessible roadways, ones that can handle truck traffic without negatively impacting adjacent residential land uses – the Loop, appropriate portions of Business 79, FM 397, FM 973.
 - o As noted in this action item, FM 397 (Carlos G Parker Blvd) can handle the amount of traffic that could be generated from a commercial use. Locating commercial along the frontage of the property will act as a buffer between Carlos D. Parker Blvd. and residential use tucked behind.

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

Sincerely,

A handwritten signature in black ink, appearing to be 'BC' or similar initials, written in a cursive style.

Brett Corwin



PZ-2020-1228

**TRIBUTE/T66
EXISTING
FUTURE LAND
USE PLAN MAP**

**NORTH DR &
CARLOS G PARKER
BLVD**

Legend

- Streets
- ▬ Tribute Property Boundary
- 2013 Future Land Use Plan
- COMMERCIAL
- SINGLE FAMILY
- MULTI FAMILY
- PARK
- SEMI-PUBLIC/INSTITUTIONAL

DRAWN BY: MH

CHECKED BY: SS



VICINITY MAP

SUBJECT PROPERTY

CR 367

NORTH DR

SHERRY DR

NW CARLOS G PARKER BLVD

NW CUBA DR



PZ-2020-1228

**TRIBUTE/T66
EXISTING
ZONING MAP**

**NORTH DR &
CARLOS G PARKER
BLVD**

Legend

- Streets
-  Tribute Property Boundary
- ZONING**
-  B-1
-  B-2
-  MF-2 Multi-Family
-  R-1 Single Family
-  R/A Rural Agriculture

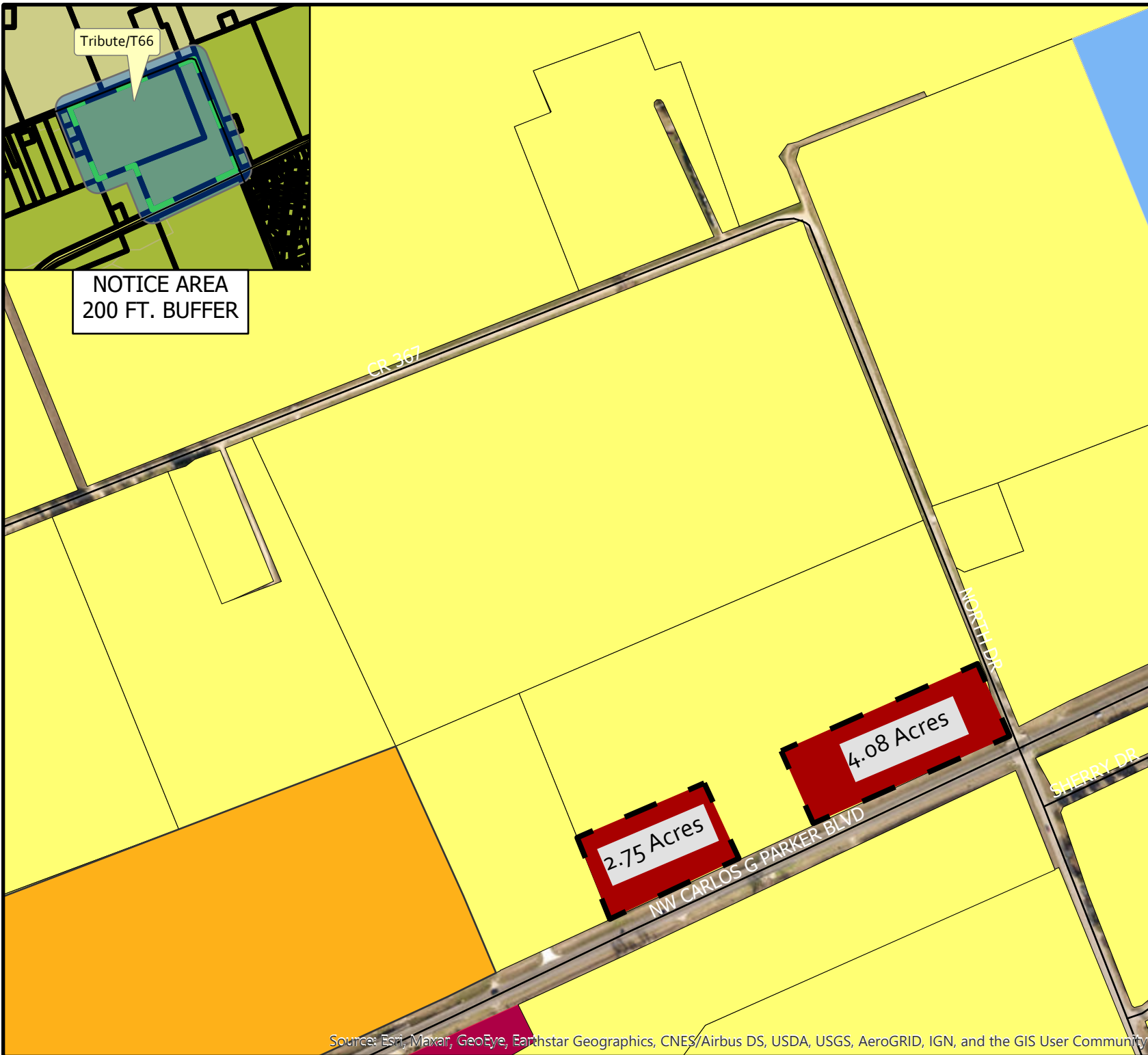
DRAWN BY: MH

CHECKED BY: SS



VICINITY MAP

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



PZ-2020-1228
TRIBUTE/T66
LOCATION
MAP

6.83 ACRES
NORTH DR &
CARLOS G PARKER
BLVD

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

- Legend**
- Streets
 - T66 Proposed Commercial
 - 2013 Future Land Use Plan
 - COMMERCIAL
 - SINGLE FAMILY
 - MULTI FAMILY
 - SEMI-PUBLIC/INSTITUTIONAL

DRAWN BY: MH
CHECKED BY: SS

ORDINANCE NO. 2020-13

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

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

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

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

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

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

SECTION 2. The Property is changed from Single-Family designation to Commercial designation.

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

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

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

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2020.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney



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

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 27.7375 ACRES (1,208,246 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, AND BEING ALL OF A CALLED 7 ACRE TRACT (CALLED SECOND TRACT), CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 429, PAGE 108 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES TRACT (CALLED FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 816, PAGE 449 (D.R.W.C.T.), SAID 27.7375 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

THENCE, leaving the southwest right-of-way line of said North Drive, with the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, **S64°42'18"W**, a distance of **1,374.97** feet to a 1/2-inch iron rod found for the south corner hereof, being in the southwest line of said Slivensky remainder tract, and being the east corner of Lot One, Block One, First Assembly of God, a subdivision recorded in Document No. 2011001491 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), from which a Texas Department of Transportation (TxDOT) Type I concrete monument found for a point of curvature in the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, being in the south line of a called 50.29 acres tract conveyed to D&L Land Developments LLC in Document No. 2019009739 (O.P.R.W.C.T.) bears, **S64°42'18"W**, passing at a distance of 566.26 feet a 1/2-inch iron rod found for the common east corner of said D&L Land Development tract and a called 1.00 acre tract conveyed to L. M. Johnson and Calvin Shenker, Jr. in Document No. 2002030113 (O.P.R.W.C.T.), in all a distance of 1,513.38 feet;

THENCE, leaving the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, with the southwest line of said Slivensky remainder tract, and with the northeast line of said Lot One, **N21°50'23"W**, a distance of **701.36** feet to a bolt found for the most southerly west corner hereof, being the west corner of said Slivensky remainder tract, and being the north corner of said Lot One, and being in the southeast line of a called 43 acres tract (called Second Tract) conveyed to Frank A. Greinert, Jr. in Volume 816, Page 443 (D.R.W.C.T.), from which a 60D nail found for the south corner of said Greinert tract, and being the west corner of said Lot One, and being the north corner of a called 50.29 acres tract conveyed to D&L Land Developments, LLC in Document No. 2019009739 (O.P.R.W.C.T.) bears, **S68°26'52"W**, a distance of 567.33 feet;

THENCE, leaving the northeast line of said Lot One, with the northwest line of said Slivensky remainder tract, and with the southeast line of said Greinert tract, **N68°21'54"E**, a distance of **1,101.17** feet to a calculated point in the north line of said Slivensky remainder tract, and being the west corner of said Greinert tract, and being the south corner of said Slivensky 7 acres tract;

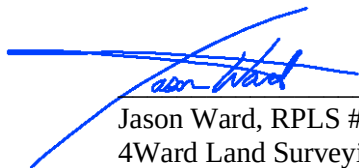
THENCE, with the southwest line of said Slivensky 7 acres tract and with the northeast line of said Greinert tract, **N21°41'15"W**, a distance of **1,118.90** feet to a calculated point for the most northerly west corner hereof, being the west corner of said Slivensky 7 acres tract, and being the north corner of said Greinert tract, and being in the southeast right-of-way line of County Road 367 (apparent 40' right-of-way);

THENCE, leaving the northeast line of said Greinert tract, with the northwest line of said Slivensky tract, and with the southeast right-of-way line of said County Road 367, **N68°22'47"E**, a distance of **272.94** feet to a 1/2-inch iron rod found for the north corner hereof, being the north corner of said Slivensky 7 acres tract, and being the intersection of the southeast right-of-way line of said County Road 367 and the southwest right-of-way line of said North Drive;

THENCE, leaving the southeast right-of-way line of said County Road 367, with the southwest right-of-way line of said North Drive, and with the northeast line of said Slivensky 7 acres tract, and with the northeast line of said Slivensky remainder tract, **S21°41'15"E**, a distance of **1,732.41** feet to the **POINT OF BEGINNING** and containing 27.7375 Acres (1,208,246 Square Feet) of land, more or less.

NOTE:

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

 **3/12/2020**
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

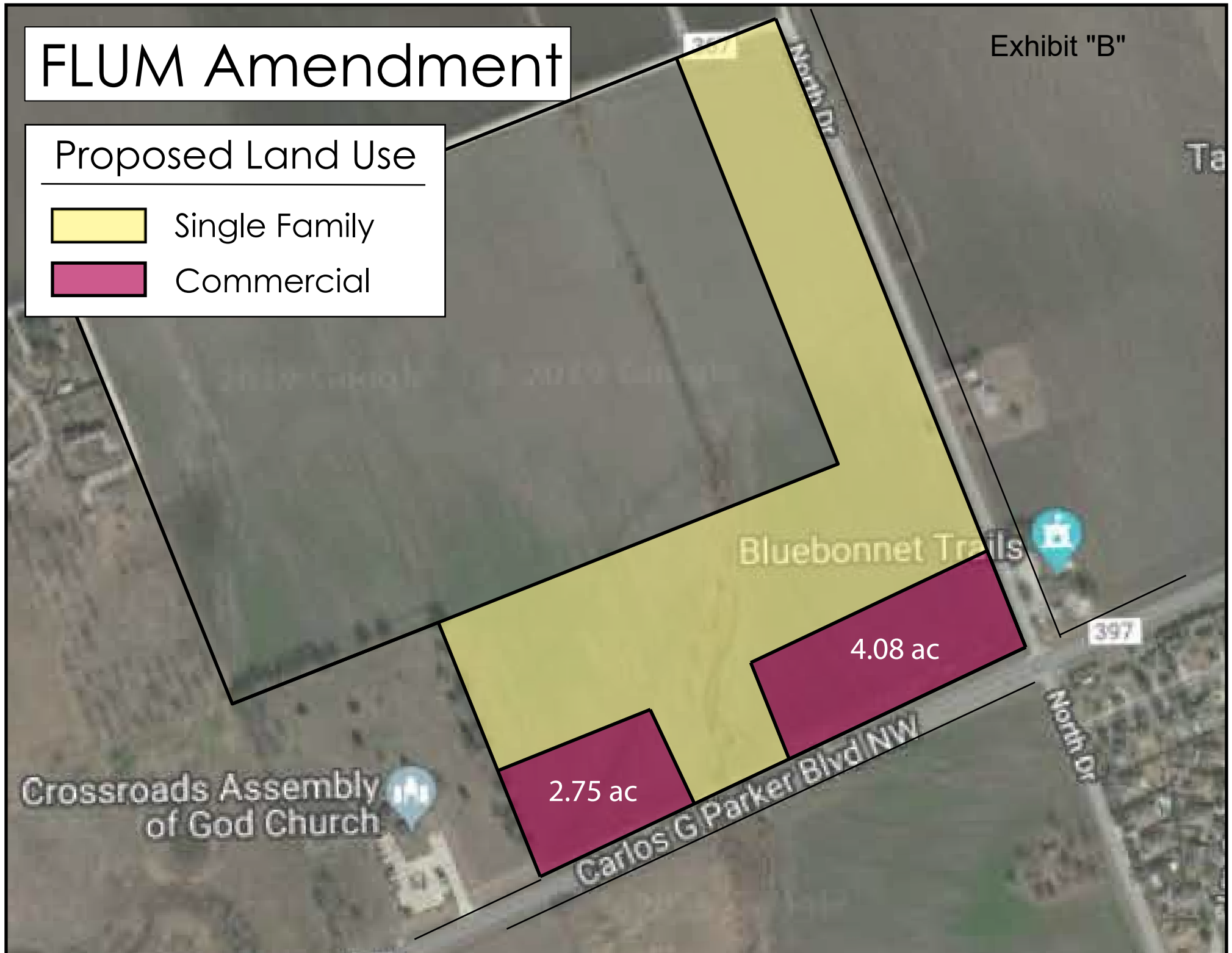


FLUM Amendment

Exhibit "B"

Proposed Land Use

-  Single Family
-  Commercial





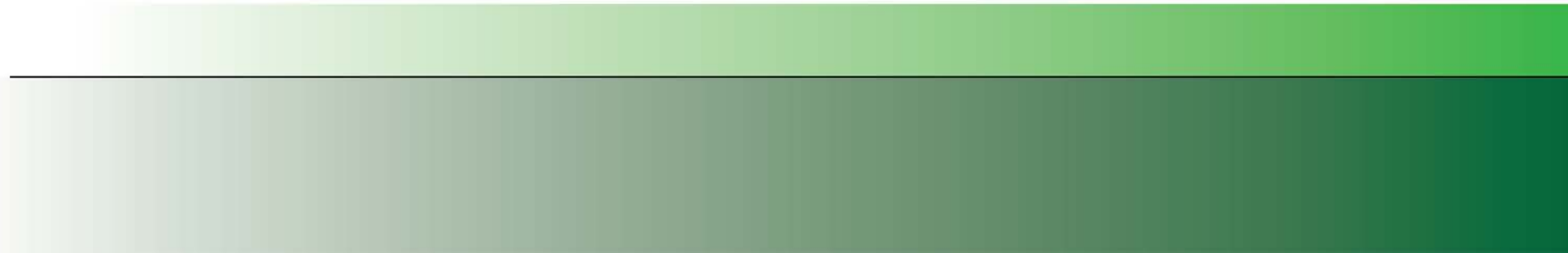
City of Taylor City Council

August 27, 2020

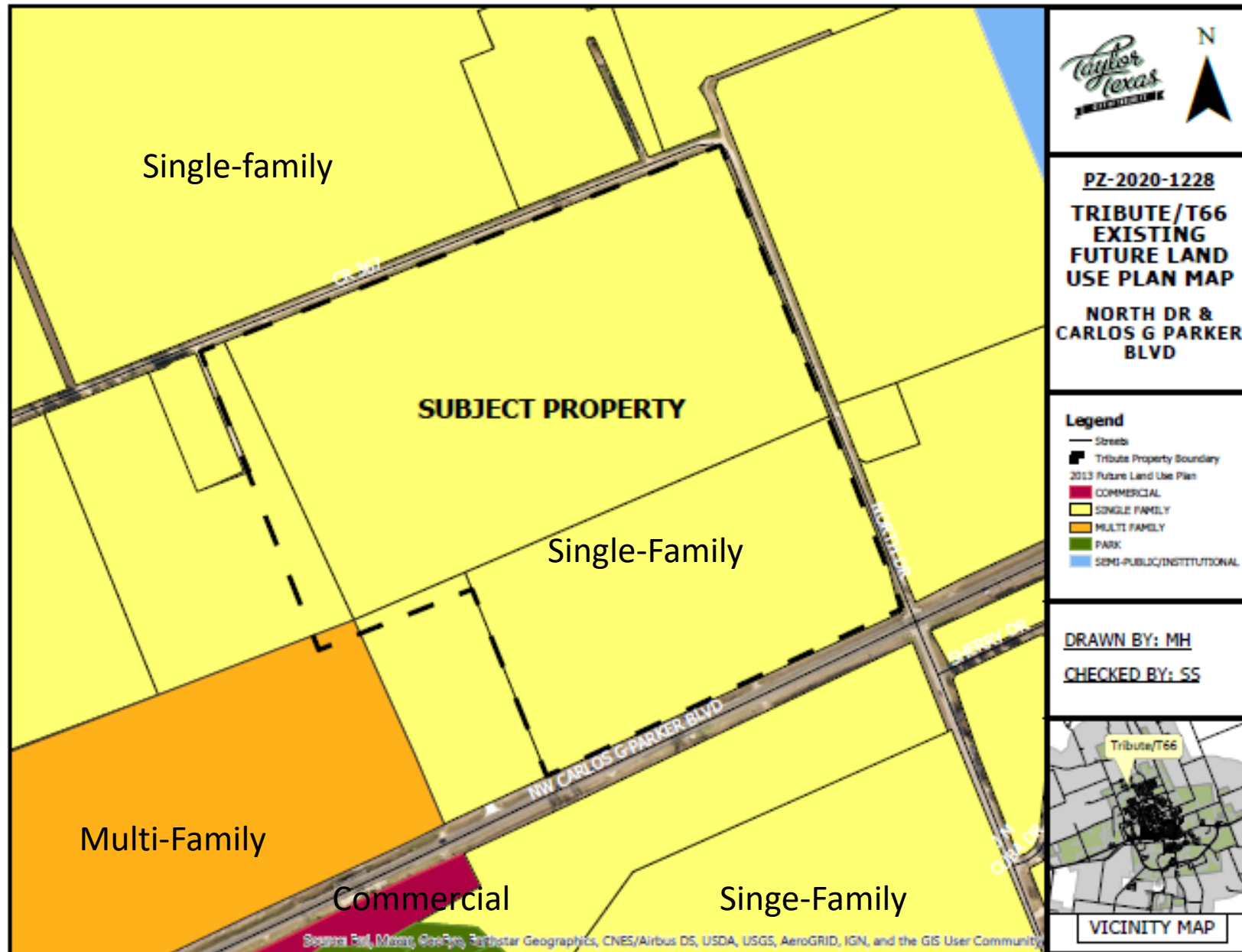
PZ-2020-1228

Comprehensive Plan

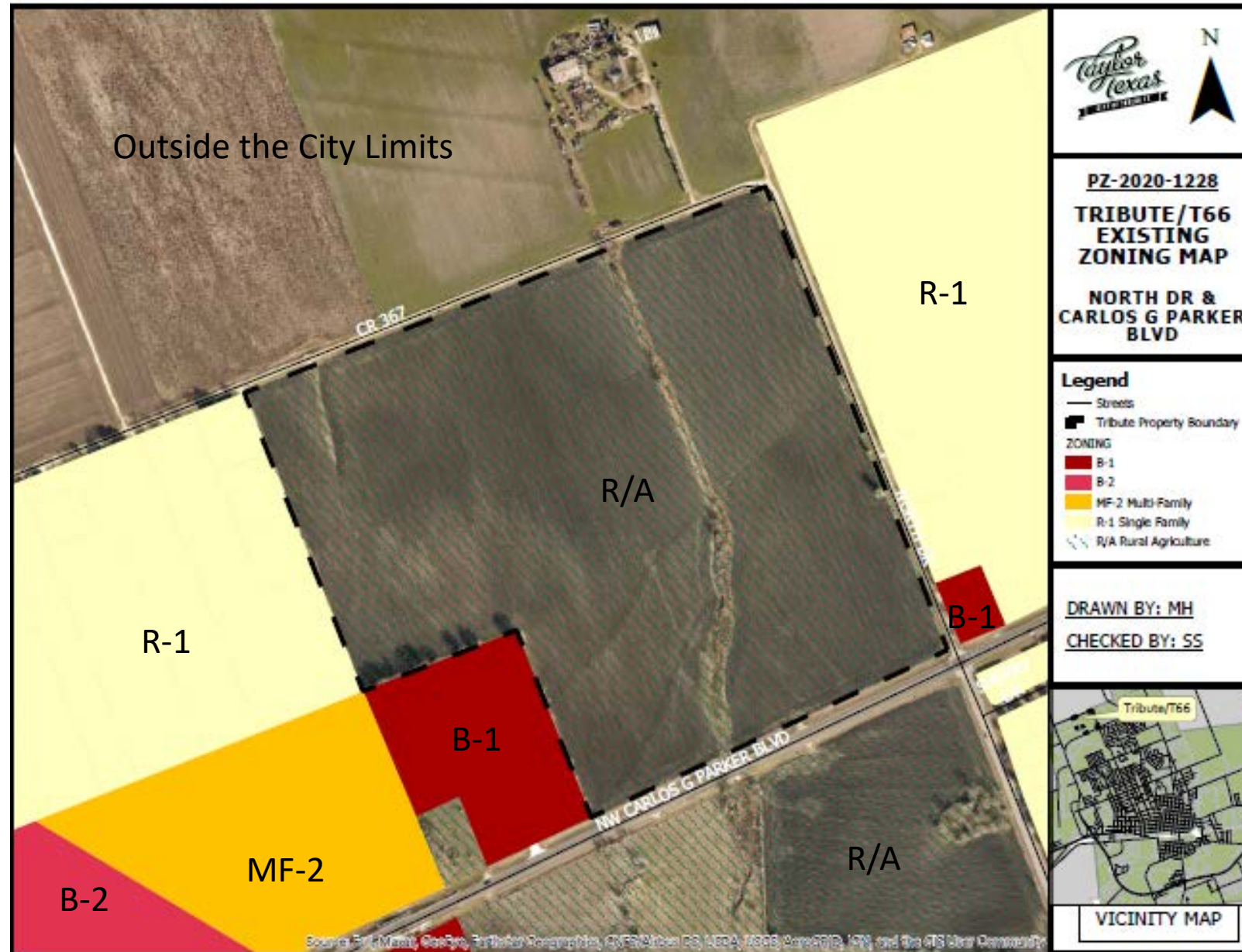
Future Land Use Plan Map Amendment



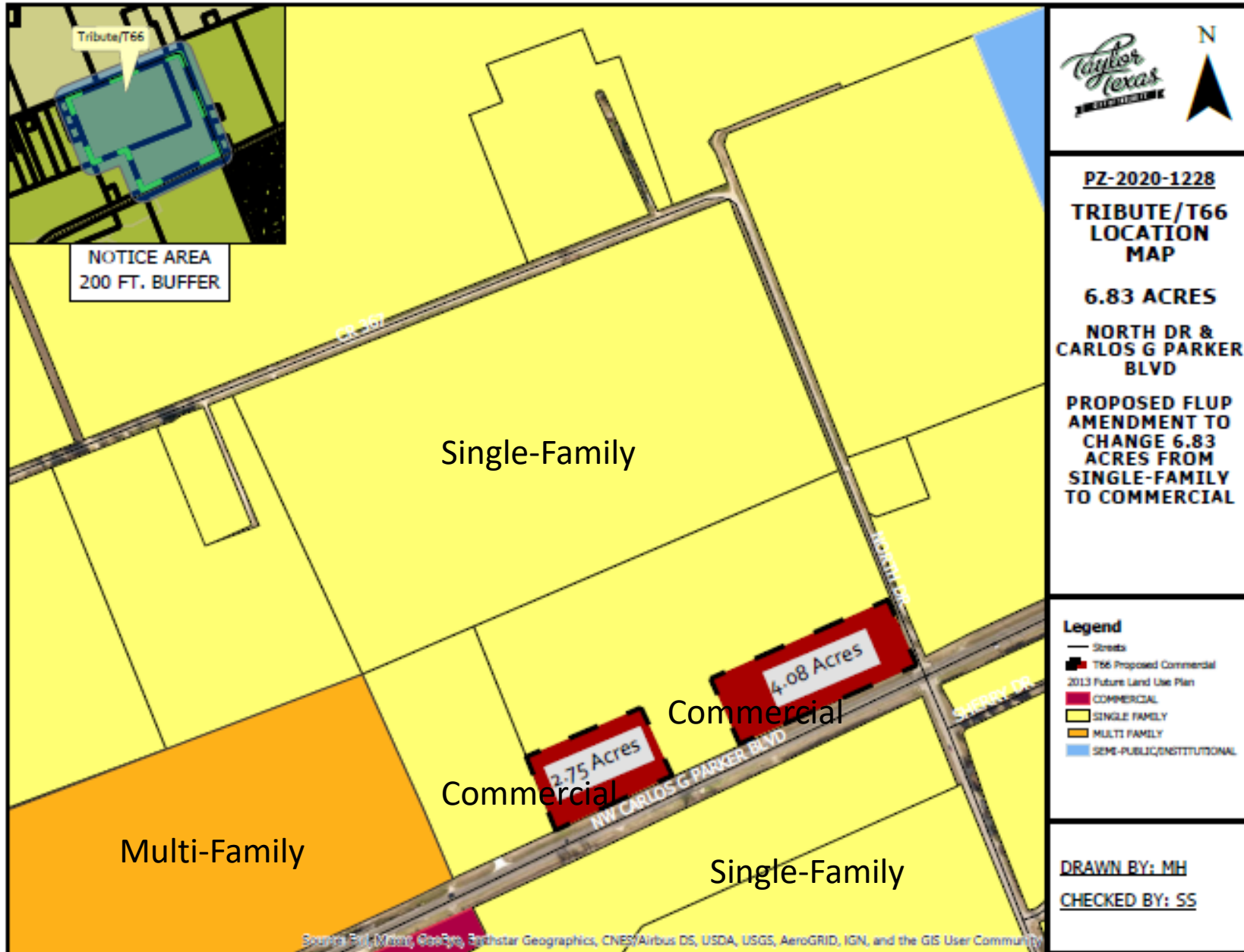
Existing FLUP Map



Current Zoning Map



Proposed FLUP Map Amendment



P&Z Recommendation

- The Planning and Zoning Commission held a public hearing on this item on August 11, 2020
- The Commission unanimously recommended approval of the FLUP amendment



City Council Meeting

August 27, 2020

Transmittal Letter

Agenda Item #:

4

Agenda Title:

Conduct the Public Hearing and introduce Ordinance 2020-14 changing the current zoning for a parcel of land, consisting of approximately 70.65 acres, at the northwest corner of North Drive and Carlos G. Parker, from Rural Agricultural Zoning District (R/A) to Local Commercial Zoning District (B-1) and Single-Family Zoning District with a Residential Planned Development Overlay (R-1/RPD).

STRATEGIC PILLAR

☒ Streets/Infrastructure

☒ Quality of Life

☒ Economic Vitality

Council Action to be taken: Public Hearing and Introduce Ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, AICP/Director of Development Services and Assistant City Manager

1. PURPOSE/DESCRIPTION

The applicant is proposing to re-zone the subject property for future commercial and residential development. The subject property is approximately 70.65 acres of agricultural land, located on the northwest corner of North Drive and N.W. Carlos G. Parker Boulevard. The current zoning of the subject property is Rural/Agricultural Zoning District (R/A). Along the frontage of N.W. Carlos G. Parker Boulevard, the applicant is proposing commercial development on two parcels consisting of approximately 6.83 acres. As commercial land uses are not permitted in the R/A Zoning District, the applicant is requesting a change to the Local Commercial (B-1) Zoning District.

The remainder of the land is almost 64.00 acres, where the developer plans to create approximately 292 residential lots. Moderate density single-family development is not permitted in the R/A Zoning District. For the developer to move forward with his proposal, this part of the subject property would have to be rezoned to Single-Family Residential Zoning District (R-1) so the applicant is requesting a change of zoning from R/A to R-1 with a Residential Planned Development overlay. The developer's goal is to subdivide lots of various sizes to create a vital neighborhood with multiple housing types. As the Zoning Ordinance requires a minimum lot width of 70 feet in the R-1 zoning district, it is not possible for the developer to move forward with his proposal without requesting a Residential Planned Development overlay (RPD).

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Using the Comprehensive Plan as guide, a desire for a variety of housing types along with more walkable areas while creating opportunities for economic development in the City of Taylor were a common theme. In the Comprehensive Plan *Goals, Objectives and Actions* were developed. In reviewing the actions that will meet the objectives and goals to promote the Comprehensive Plan, the requested re-zoning to R-1/RPD will provide different types of single-family housing with connectivity to amenities. The change of zoning to the B-1 Zoning District will provide a viable location for commercial development and further economic development.

Currently, the Future Land Use Plan Map (FLUP) designation for the subject property is Single-Family. The request to change 63.83 acres of the subject property to R-1/RPD is consistent with the FLUP. However, the request to change the frontage along Carlos G. Parker is not so a FLUP Amendment is necessary. The application from the developer to amend the FLUP to Commercial is running concurrently with this re-zoning application. If the FLUP Amendment is approved, then the request to change the zoning to B-1 will be consistent with the FLUP.

On August 11, 2020, the Planning and Zoning Commission held a public hearing regarding this request. The Planning and Zoning Commission recommended approval of the request to rezone the subject property from R/A to B-1 for approximately 6.83 acres along the frontage of Carlos G. Parker and R-1/RPD for the remainder of the property of just over 63.83 acres.

2. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• More housing options • Walkability • Commercial Development to serve existing and planned residential development • Utilities are available • Increase in tax base	•

4. RECOMMENDATION

On August 11, the Planning and Zoning Commission held a public hearing and unanimously recommended approval.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – August 11, 2020

P&Z unanimously recommended approval

City Council public hearing and ordinance introduction – August 27, 2020

City Council introduced the ordinance

City Council consideration of ordinance approval – September 10, 2020.

7. OTHER OPTIONS (In order of preference)
--

N/A

8. ATTACHMENTS

- 4a. [Staff Report](#)
- 4b. [Existing Zoning Map](#)
- 4c. [Proposed Zoning Map](#)
- 4d. [Ordinance 2020-14](#)
- 4e. [Ordinance Exhibit A](#)
- 4f. [Ordinance Exhibit B](#)
- 4g. [Ordinance Exhibit C](#)
- 4h. [Ordinance Exhibit C – Exhibits 1-6](#)
- 4i. [PowerPoint Presentation](#)

City of Taylor
PZ-2020-1227
Zoning Map Amendment
Staff Report

Requested Action: Zoning Map Amendment to the official zoning map to re-zone approximately 70.65 acres of Rural/Agricultural Zoning District (R/A) to approximately 6.83 acres of Local Commercial Zoning District (B-1) and 63.83 acres of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD).

Applicant: Intermandeco/Brett Corwin

Subject Property: Approximately 70.65 acres, more particularly described by Williamson Central Appraisal District Parcels R383650 and R018683; part of and out of the William J. Baker Survey, Abstract No. 65, located at the northwest corner of North Drive and N.W. Carlos G. Parker Boulevard, Williamson County, Texas.

Parcel Information

Current Zoning: Rural/Agricultural Zoning District (R/A)

Current Use: Agricultural

Proposed Zoning: Local Commercial Zoning District (B-1) and Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD)

Future Land Use Plan: Single-Family Land Uses

Adjacent Parcel Information

Direction	Land Use	Zoning
North	Vacant	Outside the City limits
South	Agricultural	R/A
East	Institutional and Agricultural	B-1 and R-1 across North Drive
West	Commercial and Residential	B-1 and Single-Family Residential (R-1)

Purpose:

The applicant is proposing to re-zone the subject property for future commercial and residential development. The subject property is approximately 70.65 acres of agricultural land, located on the northwest corner of North Drive and N.W. Carlos G. Parker Boulevard. Along the frontage of N.W. Carlos G. Parker Boulevard, the developer is proposing commercial development on two parcels consisting of approximately 6.83 acres. At this time, the designated zoning of the land is R/A and the Comprehensive Plan, Future Land Use Plan Map (FLUP) designation is Single-Family.

Commercial development is not permitted in the R/A Zoning District so the applicant is requesting a zoning change that will permit commercial development by-right and compliment residential development, which is B-1. Additionally, the

applicant has requested a FLUP Amendment, to change the current designation of Single-Family to Commercial along the frontage of N.W. Carlos G. Parker Blvd., which is running concurrently with this application. If the FLUP Amendment is approved the request to change the current zoning to B-1 would be consistent with the Comprehensive Plan, FLUP.

The remainder of the land is almost 64 acres, where the developer plans to create approximately 292 residential lots. Moderate density single-family development is not permitted in the R/A Zoning District. For the developer to move forward with his proposal, this subject property would have to be rezoned to Single-Family Residential Zoning District (R-1) so the applicant is requesting a change of zoning from R/A to R-1 with a Residential Planned Development overlay. The developer's goal is to subdivide lots of various sizes to create a vital neighborhood with multiple housing types. As the Zoning Ordinance requires a minimum lot width of 70 feet in the R-1 zoning district, it is not possible for the developer to move forward with his proposal without requesting a Residential Planned Development overlay (RPD).

In summary, the developer is requesting to change the zoning district designation R/A on approximately 70.65 acres at the northwest corner of North Drive and N. W. Carlos G. Parker Boulevard to B-1 along the loop and R-1/RPD on almost 64.00 acres. The B-1 Zoning District change would permit neighborhood commercial land uses compatible with and complimentary to surrounding residential development on the same tract and the existing development in the surrounding area. While the R-1/RPD Zoning District change would permit the developer to tailor the development to meet the needs of a larger demographic and provide a variety of housing types which furthers the goals of the comprehensive plan.

Staff Analysis:

In the Executive Summary of the Comprehensive Plan it states, *"The adopted Comprehensive Plan is a guide, and should be seen as a flexible document, an analytical tool to evaluate zoning and development submittals and direct policy decisions."* With this in mind, as City Staff, we are charged with using the Comprehensive Plan as a guide to make recommendations to the Planning and Zoning Commission on proposed re-zoning requests. In Chapter 4 – Land Use of the Comprehensive Plan, citizens identified some key issues. The key issues are a common thread throughout the Comprehensive Plan. Pertinent to this rezoning are the following issues:

Desire for a variety of quality new homes - As Central Texas continues to experience phenomenal growth, Taylor is in the position to provide a variety of new and restored housing opportunities. Envision Central Texas, the regional planning effort, recommends additional higher density multifamily and infill projects to curb sprawl. These types of residences must be balanced with the increasing desire for single-family residential developments.

Desire for the City to be more pedestrian friendly – "Walkability", "connectivity", and linkages are terms that denote the desire for all areas of a community to be accessible without the use of a car. When residents and visitors can walk, jog or

ride a bike in a safe, comfortable and secure environment they will feel that they can travel conveniently from residences to places; work, school, recreation, and shopping.

Goals, objectives and actions to help address key issues were developed and incorporated into the Comprehensive Plan. Some of the relevant Comprehensive Plan goals, objectives and actions to consider for this re-zoning case include:

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

Objective L1: *Provide suitable areas for a variety of residential types and densities.*

Action L1.1: *Identify appropriate residential development areas on Future Land Use Plan (site suitability, access, utilities).*

Action L1.3: *Establish open space easements, linear parks, and trails in and around residential areas for accessibility and "walkability." Require dedication or provision of land in the Subdivision Regulations platting process.*

Action L1.5: *Take advantage of the conceptual design phase of the platting process to encourage and require effective and creative development planning taking advantage of good urban design on a human scale.*

Action L1.6: *Establish new criteria for street and lot layout to achieve desirable neighborhoods that are pedestrian and park oriented.*

Action L1.7: *Extend existing trail systems to create linear park linkages through new developments. Require inclusion of trails in the platting process through design and park dedication*

Action L1.8: *Ensure that streets, sidewalks, neighborhood parks, street lighting, drainage, and traffic control through design standard requirements.*

Action L1.9: *Require and/or install appropriate landscaping along major arterials and local streets. Develop requirements and list of approved plants and materials*

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

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

Action L3.6: *Guide new commercial development to clusters (shown on the Future land Use Plan instead of scattered and/or "strip" development).*

Action L3.9: *Review and monitor zoning and other development ordinances to achieve appropriate regulations and district designations to*

keep commercial areas viable, encourage redevelopment, and ensure quality new development.

The Comprehensive Plan, FLUP Map is the graphic representation of the land use goals and is intended to help the Planning and Zoning Commission, City Council, and residents visualize the desired future land development pattern in the community.

It is meant to guide us with regard to general land use patterns. It is not a rigid, parcel-specific mandate for how land shall be developed. The Future Land Use Plan map identifies the subject property as an area for Single-Family Residential land uses. However, as mentioned previously a FLUP Map Amendment is running concurrently with this application.

The land use narratives associated with the land use classifications on the FLUP are consistent with development proposed by the applicant and support the request to rezone. See excerpt below:

Commercial (Red): Includes operations involving sales, repair and/or storage of goods, services and equipment. Examples of these include retail centers, supermarkets, restaurants and entertainment facilities automobile repair, contractor sales and storage, home furnishings, showrooms, truck rentals and self-storage facilities. These uses are best located along major arterials in conjunction with other more intense uses such as industry.

Single Family Residential (Yellow): Residential development, including conventional detached homes, as well as patio homes, zero lot-line homes and cluster units.

In addition to the Land Use Objectives, the Comprehensive Plan includes general Planning Principles and Policy Guides, which are used to make land use decisions and zoning regulations to ensure compatibility. Some of the relevant statements include:

In General

- *Neighboring land uses should not detract from the enjoyment or value of properties.*
- *Potential negative land use impacts (noise, odor, pollution, excessive light, traffic, etc.) should be considered and minimized.*
- *Transportation access and circulation should be provided for uses that generate large numbers of trips. Pedestrian and bicycle access should be addressed where appropriate.*
- *Compatibility with existing uses should be maintained. Well-planned, mixed uses that are compatible are to be encouraged.*
- *Adequate public infrastructure and facilities should be provided to support development, thereby encouraging prudent growth management.*

Retail/Office

- *Neighborhood retail and service uses should be located at intersections of arterial or collector streets or at the edge of neighborhood areas unless appropriately placed within a planned development.*
- *Retail development should be clustered throughout the City and convenient to residential areas.*
- *Buffers should separate retail/office uses and residential areas.*
- *Office and professional uses should be compatible with nearby residential areas and other uses through appropriate building height limitations and adequate buffering and landscaping that encourage pedestrian access.*
- *Low-intensity office and professional uses should provide a transition between more intense uses and residential areas.*

Commercial

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

Residential

- *Residential and commercial areas may be adjacent if separated by a buffer.*
- *Houses should have direct access to residential streets but not to arterials or major collector streets.*
- *Houses should not be adjacent to major highways.*
- *Neighborhoods should be buffered from arterials or major collector streets.*
- *Residential developments should include adequate area for parks and recreation facilities, schools and churches, and other public facilities.*
- *Housing should be available for all income levels.*
- *There should be a variety of housing types on a variety of lot sizes in create complementary neighborhoods.*

Staff Recommendation

The request to change the zoning on approximately 63.83 acres to R-1/RPD is consistent with the FLUP. Additionally, the applicant's proposal is consistent with the intent of the Comprehensive Plan, Goals, Objectives and Actions that were

developed to overcome some of the key issues that were identified by the public in resident participation meetings during the preparation of the Comprehensive Plan. The desire for a variety of housing types was a key issue in the Comprehensive Plan so it became a goal for which an objective was developed with several actions to work toward bringing the desire to fruition. The applicant has worked with Staff during the rezoning and conceptual design process prior to the public hearings and will continue to work with Staff during the platting and subdivision improvement processes, which is iterated in:

Action L1.5: Take advantage of the conceptual design phase of the platting process to encourage and require effective and creative development planning taking advantage of good urban design on a human scale.

The applicant is integrating elements listed in the actions into the project. A couple are listed below:

Action L1.3: Establish open space easements, linear parks, and trails in and around residential areas for accessibility and “walkability.” Require dedication or provision of land in the Subdivision Regulations platting process.

Action L1.6: Establish new criteria for street and lot layout to achieve desirable neighborhoods that are pedestrian and park oriented.

If the request to change the land use designations on approximately 6.83 acres of the subject property along Carlos G. Parker to Commercial is approved then the request to change the zoning to B-1 would be consistent with the FLUP Map. It would permit the applicant to move forward with the project and meet:

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

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

Action L3.6: Guide new commercial development to clusters (shown on the Future Land Use Plan instead of scattered and/or “strip” development).

Action L3.9: Review and monitor zoning and other development ordinances to achieve appropriate regulations and district designations to keep commercial areas viable, encourage redevelopment, and ensure quality new development.

The above objective and actions are consistent with and meet the **Land Use Goal:** A variety of safe, attractive, accessible, high quality residential, commercial, ... so the proposal is consistent with the goals, objectives and actions in the Comprehensive Plan.

Planning and Zoning Commission Recommendation

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

In determining a recommendation on a re-zoning request, the Planning and Zoning Commission should consider the following factors:

- **Is the re-zoning consistent with the Comprehensive Plan?**

The staff analysis indicates this request to re-zone a parcel of land, consisting of a little over 63.83 acres, R-1/RPD is consistent with the Comprehensive Plan and FLUP Map. As stated previously, To achieve the overall Land Use Goal (to have a) *“variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor’s current and future population while preserving the historical structures and small town atmosphere of the City objectives were developed.”* The requested re-zonings would make the necessary **Actions** to meet the following objective possible. **Objective L1: Provide suitable areas for a variety of residential types and densities.**

To have a variety of housing types in a safe area that are attractive, accessible and high quality the applicant has incorporated: a variety of lot sizes, landscaped medians, parkland, trails and connectivity to the adjacent commercial development that will serve the neighborhood.

Approving the FLUP Map Amendment in order to change the zoning on approximately 6.83 acres would permit the applicant to provide retail or office uses along Carlos G. Parker. Carlos G. Parker is appropriate for the location of commercial land uses as stated in **Action L3.5** to meet **Objective L3: Provide viable retail, office and industrial areas that support opportunities for economic development.** This would allow for more commercial development in an area where there is existing commercial and multi-family zoning moving toward clustering commercial development in a target area as stated in **Action L3.6.** Besides guiding new development to one general area, the neighborhood commercial development will provide a transition or buffer between Carlos G. Parker and the residential development which is a Planning Policy and Principles Guide in the Comprehensive Plan. This change is also consistent with the land use principles for Retail/Office land uses which states *“Neighborhood retail and service uses should be located at intersections of arterial or collector streets or at the edge of neighborhood areas unless appropriately placed within a planned development.”*

- **Is the re-zoning compatible with the surrounding area?**

The staff analysis indicates this proposed re-zoning is compatible with the surrounding area. To the north, the property is outside the City limits; however, many developers and realtors have met with Staff to discuss single-family residential development. To the south, the subject property fronts Carlos G. Parker and the property on the south side of Carlos G. Parker is zoned R-1 and used for

agricultural purposes. To the east the subject property fronts on North Drive; the properties along the east right-of-way of North Drive are zoned B-1 and R-1 with an existing non-profit on one parcel and the rest of land being used for agricultural purposes with a residence, respectively. The west side of the subject property abuts a church (zoned B-1) and land that is zoned R-1.

- **Does the re-zoning promote the public health, safety, or general welfare?**

Staff analysis indicates the rezoning of the subject property will promote public health, safety and welfare. The purpose of the Planning Principles and Policy Guide in the Comprehensive Plan is to promote the health, safety and general welfare by promoting safe, orderly and economically sustainable development. The applicable principles and policies have been incorporated into the layout of the development.

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

The proposed development is next to Carlo G. Parker, which is classified as a major arterial. For the commercial development aspect, fronting along an arterial is appropriate. Carlos G. Parker has capacity and connectivity needed by the commercial development for deliveries. The future residents who work outside of Taylor can access Carlos G. Parker from North Drive. North Drive will be improved as part of this development. The improvement is proposed to end at the second entrance to the subdivision. There are utilities available on Carlos G. Parker and North Drive. The subdivision improvement costs will be borne by the developer.

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

At this time, Taylor is experiencing an uptick in growth and this proposed development is in an area where growth has occurred. However, the subject property's current zoning designation would not permit the proposed uses, which are consistent with the intent of the Comprehensive Plan. To move forward with the project a re-zoning to districts that permit the proposed uses--commercial uses and a variety of residential land uses--is necessary. This re-zoning provides an opportunity to fill a need for new types of housing in Taylor. Additionally, the proposed project provides an opportunity to expand and diversify the City's tax base.

Attachments:

1. Current Zoning Map
2. Proposed Zoning Map
3. Proposed Ordinance 2020-14



PZ-2020-1227

**TRIBUTE/T66
EXISTING
ZONING MAP**

**NORTH DR &
CARLOS G PARKER
BLVD**

Legend

- Streets
-  Tribute Property Boundary
- ZONING**
-  B-1
-  B-2
-  MF-2 Multi-Family
-  R-1 Single Family
-  R/A Rural Agriculture

DRAWN BY: MH

CHECKED BY: SS



VICINITY MAP



PZ-2020-1227

**TRIBUTE/T66
LOCATION
MAP**

70.65 ACRES

**NORTH DR &
CARLOS G PARKER
BLVD**

**PROPOSED
RE-ZONING TO
R-1/RPD
AND B-1 ZONING
DISTRICTS**

Legend

- Streets
- Tribute Property Boundary
- T66 Proposed B1 Zoning
- T66 Proposed R-1/RPD Zoning

DRAWN BY: MH

CHECKED BY: SS

ORDINANCE NO. 2020- 14

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 70.65 ACRES OF RURAL/AGRICULTURAL ZONING DISTRICT (R/A) TO APPROXIMATELY 6.83 ACRES OF LOCAL COMMERCIAL ZONING DISTRICT (B-1) AND APPROXIMATELY 63.83 ACRES OF SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT WITH A RESIDENTIAL PLANNED DEVELOPMENT OVERLAY (R-1/RPD), LOCATED AT THE NORTHWEST INTERSECTION OF NORTH DRIVE AND NW CARLOS G. PARKER BOULEVARD, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R383650 AND R018683; PART OF AND OUT OF WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on August 27, 2020, to consider the request made by Brett Corwin, for property which is legally described in Exhibits “A” and “B” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning for the Property from approximately 70.65 acres of Rural/Agricultural Zoning District (R/A) to approximately 6.83 acres of Local Commercial Zoning District (B-1) and approximately 63.83 acres of Single-Family Residential Zoning Districts with a Residential Planned Development Overlay (R-1/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on August 11, 2020, to consider the zoning request, and recommended the zoning change to the City Council; and

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

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

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

SECTION 2. The property described in Exhibit “A”, being 6.83 acres, is amended from Rural/Agricultural Zoning District (R/A) to Local Commercial Zoning District (B-1).

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

SECTION 4. The Residential Planned Development attached hereto and incorporated by reference as Exhibit “C” and hereby referred to as the Castlewood Residential Planned Development shall be applied to and be required for the 63.83 acres shown in Exhibit “B”.

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

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2020-14 was introduced before the Taylor City Council on the _____ day of August, 2020.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2020.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 23.6575 ACRES (1,030,521 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, AND BEING ALL OF A CALLED 7 ACRE TRACT (CALLED SECOND TRACT), CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 429, PAGE 108 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES TRACT (CALLED FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 816, PAGE 449 (D.R.W.C.T.), SAID 23.6575 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2-inch iron rod with "4Ward-Boundary" cap set for the intersection of the northwest right-of-way line of FM 397 – Carlos G Parker Boulevard (120' right-of-way), and the southwest right-of-way line of North Drive (apparent 40' right-of-way), being in the northeast line of said Slivensky remainder tract, and being the north corner of a called 3.786 acres tract conveyed for right-of-way purpose to the State of Texas in Volume 814, Page 903 (D.R.W.C.T.), from which a Texas Department of Transportation (TxDOT) Type I concrete monument found for the intersection of the northwest right-of-way line said of FM 397 – Carlos G Parker Boulevard and the southwest right-of-way line of said North Drive, and being the east corner of said State of Texas right-of-way tract bears, S21°41'15"E, a distance of 119.93 feet;

THENCE, leaving the southwest right-of-way line of said North Drive, with the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, S64°42'18"W, a distance of 670.00 feet to the most southerly east corner and **POINT OF BEGINNING** hereof;

THENCE, continuing with the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, S64°42'18"W, a distance of **704.97** feet to a 1/2-inch iron rod found for the south corner hereof, being in the southwest line of said Slivensky remainder tract, and being the east corner of Lot One, Block One, First Assembly of God, a subdivision recorded in Document No. 2011001491 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), from which a TxDOT Type I concrete monument found for a point of curvature in the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, being in the south line of a called 50.29 acres tract conveyed to D&L Land Developments LLC in Document No. 2019009739 (O.P.R.W.C.T.) bears, S64°42'18"W, passing at a distance of 566.26 feet a 1/2-inch iron rod found for the common east corner of said D&L Land Development tract and a called 1.00 acre tract conveyed to L. M. Johnson and Calvin Shenker, Jr. in Document No. 2002030113 (O.P.R.W.C.T.), in all a distance of 1,513.47 feet;

THENCE, leaving the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, with the southwest line of said Slivensky remainder tract, and with the northeast line of said Lot One, N21°50'23"W, a distance of **701.36** feet to a bolt found for the most southerly west corner hereof, being the west corner of said Slivensky remainder tract, and being the north corner of said Lot One, and being in the southeast line of a called 43 acres tract (called Second Tract) conveyed to Frank A. Greinert, Jr. in Volume 816, Page 443 (D.R.W.C.T.), from which a 60D nail found for the south corner of said Greinert tract, and being the west corner of said Lot One, and being the north corner of a called 50.29 acres tract conveyed to D&L Land Developments, LLC in Document No. 2019009739 (O.P.R.W.C.T.) bears, S68°26'52"W, a distance of 567.33 feet;

THENCE, leaving the northeast line of said Lot One, with the northwest line of said Slivensky remainder tract, and with the southeast line of said Greinert tract, **N68°21'54"E**, a distance of **1,101.17** feet to a calculated point in the north line of said Slivensky remainder tract, and being the west corner of said Greinert tract, and being the south corner of said Slivensky 7 acres tract;

THENCE, with the southwest line of said Slivensky 7 acres tract and with the northeast line of said Greinert tract, **N21°41'15"W**, a distance of **1,118.90** feet to a calculated point for the most northerly west corner hereof, being the west corner of said Slivensky 7 acres tract, and being the north corner of said Greinert tract, and being in the southeast right-of-way line of County Road 367 (apparent 40' right-of-way);

THENCE, leaving the northeast line of said Greinert tract, with the northwest line of said Slivensky tract, and with the southeast right-of-way line of said County Road 367, **N68°22'47"E**, a distance of **272.94** feet to a 1/2-inch iron rod found for the north corner hereof, being the north corner of said Slivensky 7 acres tract, and being the intersection of the southeast right-of-way line of said County Road 367 and the southwest right-of-way line of said North Drive;

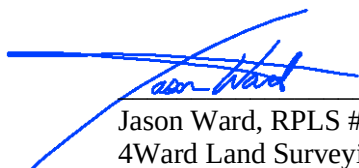
THENCE, leaving the southeast right-of-way line of said County Road 367, with the southwest right-of-way line of said North Drive, and with the northeast line of said Slivensky 7 acres tract, and with the northeast line of said Slivensky remainder tract, **S21°41'15"E**, a distance of **1,466.62** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the most northerly east corner hereof;

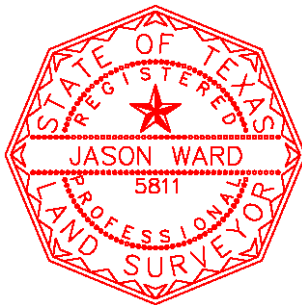
THENCE, leaving the southwest right-of-way line of said North Drive, over and across said Slivensky remainder tract the following tow (2) courses and distances:

- 1) **S64°42'18"W**, a distance of **670.00** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an interior ell-corner in the northeast line hereof,
- 2) **S21°41'15"E**, a distance of **265.79** feet to the **POINT OF BEGINNING** and containing 23.6575 Acres (1,030,521 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.0000122491552. See attached sketch (reference drawing: 00975_23.56 ac_title.dwg)


3/23/2020
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 42.9213 ACRES (1,869,651 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, AND BEING ALL OF A CALLED 43 ACRE TRACT (CALLED SECOND TRACT), CONVEYED TO FRANK A GREINERT, JR, RECORDED IN VOLUME 816, PAGE 443 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), SAID 42.9213 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

THENCE, leaving the northeast line of said Sladek tract, with the northwest line of said Greinert tract, and with the southeast right-of-way line of said County Road 367, **N68°22'47"E**, a distance of **1,673.24** feet to a calculated point for the north corner hereof, being the north corner of said Greinert tract, and being the west corner of a called 7 acres tract (called Second Tract) conveyed to Delphine Slivensky in Volume 429, Page 108 (D.R.W.C.T.), from which a 1/2-inch iron rod found for the intersection of the southeast right-of-way line of said County Road 367 and the southwest right-of-way line of North Drive (apparent 40' right-of-way), being the north corner of said Slivensky tract bears, N68°22'47"E, a distance of 272.94 feet;

THENCE, leaving the southeast right-of-way line of said County Road 367, with the common line of said Slivensky 7 acres tract and said Greinert tract, **S21°41'15"E**, a distance of **1,118.90** feet to a calculated point for the east corner hereof, being the east corner of said Greinert tract, and being the south corner of said Slivensky 7 acre tract, and being in the northwest line of the remainder of a called 83.47 acres tract (called First Tract) conveyed to Delphine Slivensky in Volume 816, Page 449 (D.R.W.C.T.);

THENCE, leaving the southwest line of said Slivensky 7 acres tract, with the common line of said Greinert tract and said Slivensky remainder tract, **S68°21'54"W**, a distance of **1,101.17** feet to a bolt found for the west corner of said Slivensky remainder tract, and being the north corner of Lot One, Block One, First Assembly of God, a subdivision recorded in Document No. 2011001491 (O.P.R.W.C.T.), from which a 1/2-inch iron rod found in the north right-of-way line of F. M. 397 – Carlos G. Parker Boulevard (120' right-of-way), being the south corner of said Slivensky remainder tract, and being the east corner of said Lot One bears, S21°50'23"E, a distance of 701.36 feet;

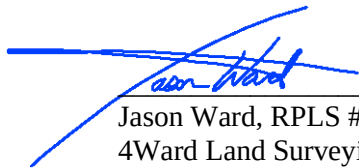
THENCE, leaving the southwest line of said Slivensky tract, with the common line of said Greinert tract and said Lot One, **S68°26'52"W**, a distance of **567.33** feet to a 60D nail found for the south corner hereof, being the south corner of said Greinert tract, and being the west corner of said Lot One, and being the north corner of a called 50.29 acres tract conveyed to D&L Land Developments, LLC in Document No. 2019009739 (O.P.R.W.C.T.), and being the south end of said gap between deed lines, from which a calculated point

(from which an iron rod with "RPLS 5784" cap found bears, S26°37'48"E, a distance of 0.31 feet) for the east corner of said Lefler tract bears, S68°25'53"W, a distance of 6.59 feet;

THENCE, with the southwest line of said Greinert tract and the northeast line of said gap between deed lines, **N21°55'49"W**, a distance of **1,118.52** feet to the **POINT OF BEGINNING** and containing 42.9213 Acres (1,869,651 Square Feet) of land, more or less.

NOTE:

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

 **3/12/2020**
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



T66
Residential Planned
Development

PROPERTY

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

PURPOSE

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

SITE LAYOUT PLAN

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

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

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

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

DESIGN

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

There will be no minimum square footage (other than that required by the building code) for homes in the Project, however, homes must comply with the following frontage buildout requirements.

Director of Planning may administratively approve deviations from the requirements below on a case by case basis.

- Homes on lots equal to 60' in width or greater must have lot frontage buildout of at least 45'.
- Homes on lots equal to 55' in width and less than 60' in width must have lot frontage buildout of at least 45'.
- Homes on lots equal to 50' in width and less than 55' in width must have lot frontage buildout of at least 40'.
- Homes on lots equal to 45' in width and less than 50' in width must have lot frontage buildout of at least 35'.
- Homes on lots equal to 40' in width and less than 45' in width must have lot frontage buildout of at least 30'.
- Homes on lots equal to 35' in width and less than 40' in width must have lot frontage buildout of at least 25'.
- Homes on lots equal to 30' in width and less than 35' in width must have lot frontage buildout of at least 20'.
- Corner lots will be categorized in the same lot width range as the adjacent mid-block lots and will be required to have the same minimum frontage buildout.

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

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

ACCESSORY DWELLING UNITS

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

DEVELOPMENT STANDARDS

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

1

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

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

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

SIDEWALKS

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

STREETS & ALLEYS

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

LANDSCAPE REQUIREMENTS

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

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

PARKLAND AND COMMON AMENITY AREAS

Parkland

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

Common Amenity Areas

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

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

PROPERTY OWNERS' ASSOCIATION

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

LIST OF EXHIBITS.

Exhibit 1 – RPD Metes & Bounds Description & Exhibit

Exhibit 2 – Site Layout Plan

Exhibit 3 – Park Layout Plan

Exhibit 4 – Median & Roundabout Landscaping Examples

Exhibit 5 – Park Landscaping Examples

Exhibit 6 – Typical Street Section / Typical Utility Assignment



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

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 42.9213 ACRES (1,869,651 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, AND BEING ALL OF A CALLED 43 ACRE TRACT (CALLED SECOND TRACT), CONVEYED TO FRANK A GREINERT, JR, RECORDED IN VOLUME 816, PAGE 443 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), SAID 42.9213 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

THENCE, leaving the northeast line of said Sladek tract, with the northwest line of said Greinert tract, and with the southeast right-of-way line of said County Road 367, **N68°22'47"E**, a distance of **1,673.24** feet to a calculated point for the north corner hereof, being the north corner of said Greinert tract, and being the west corner of a called 7 acres tract (called Second Tract) conveyed to Delphine Slivensky in Volume 429, Page 108 (D.R.W.C.T.), from which a 1/2-inch iron rod found for the intersection of the southeast right-of-way line of said County Road 367 and the southwest right-of-way line of North Drive (apparent 40' right-of-way), being the north corner of said Slivensky tract bears, N68°22'47"E, a distance of 272.94 feet;

THENCE, leaving the southeast right-of-way line of said County Road 367, with the common line of said Slivensky 7 acres tract and said Greinert tract, **S21°41'15"E**, a distance of **1,118.90** feet to a calculated point for the east corner hereof, being the east corner of said Greinert tract, and being the south corner of said Slivensky 7 acre tract, and being in the northwest line of the remainder of a called 83.47 acres tract (called First Tract) conveyed to Delphine Slivensky in Volume 816, Page 449 (D.R.W.C.T.);

THENCE, leaving the southwest line of said Slivensky 7 acres tract, with the common line of said Greinert tract and said Slivensky remainder tract, **S68°21'54"W**, a distance of **1,101.17** feet to a bolt found for the west corner of said Slivensky remainder tract, and being the north corner of Lot One, Block One, First Assembly of God, a subdivision recorded in Document No. 2011001491 (O.P.R.W.C.T.), from which a 1/2-inch iron rod found in the north right-of-way line of F. M. 397 – Carlos G. Parker Boulevard (120' right-of-way), being the south corner of said Slivensky remainder tract, and being the east corner of said Lot One bears, S21°50'23"E, a distance of 701.36 feet;

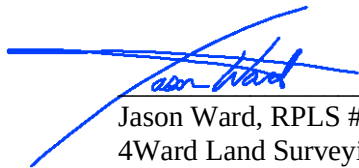
THENCE, leaving the southwest line of said Slivensky tract, with the common line of said Greinert tract and said Lot One, **S68°26'52"W**, a distance of **567.33** feet to a 60D nail found for the south corner hereof, being the south corner of said Greinert tract, and being the west corner of said Lot One, and being the north corner of a called 50.29 acres tract conveyed to D&L Land Developments, LLC in Document No. 2019009739 (O.P.R.W.C.T.), and being the south end of said gap between deed lines, from which a calculated point

(from which an iron rod with "RPLS 5784" cap found bears, S26°37'48"E, a distance of 0.31 feet) for the east corner of said Lefler tract bears, S68°25'53"W, a distance of 6.59 feet;

THENCE, with the southwest line of said Greinert tract and the northeast line of said gap between deed lines, **N21°55'49"W**, a distance of **1,118.52** feet to the **POINT OF BEGINNING** and containing 42.9213 Acres (1,869,651 Square Feet) of land, more or less.

NOTE:

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

 **3/12/2020**
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 27.7375 ACRES (1,208,246 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, AND BEING ALL OF A CALLED 7 ACRE TRACT (CALLED SECOND TRACT), CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 429, PAGE 108 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES TRACT (CALLED FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 816, PAGE 449 (D.R.W.C.T.), SAID 27.7375 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

THENCE, leaving the southwest right-of-way line of said North Drive, with the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, **S64°42'18"W**, a distance of **1,374.97** feet to a 1/2-inch iron rod found for the south corner hereof, being in the southwest line of said Slivensky remainder tract, and being the east corner of Lot One, Block One, First Assembly of God, a subdivision recorded in Document No. 2011001491 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), from which a Texas Department of Transportation (TxDOT) Type I concrete monument found for a point of curvature in the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, being in the south line of a called 50.29 acres tract conveyed to D&L Land Developments LLC in Document No. 2019009739 (O.P.R.W.C.T.) bears, **S64°42'18"W**, passing at a distance of 566.26 feet a 1/2-inch iron rod found for the common east corner of said D&L Land Development tract and a called 1.00 acre tract conveyed to L. M. Johnson and Calvin Shenker, Jr. in Document No. 2002030113 (O.P.R.W.C.T.), in all a distance of 1,513.38 feet;

THENCE, leaving the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, with the southwest line of said Slivensky remainder tract, and with the northeast line of said Lot One, **N21°50'23"W**, a distance of **701.36** feet to a bolt found for the most southerly west corner hereof, being the west corner of said Slivensky remainder tract, and being the north corner of said Lot One, and being in the southeast line of a called 43 acres tract (called Second Tract) conveyed to Frank A. Greinert, Jr. in Volume 816, Page 443 (D.R.W.C.T.), from which a 60D nail found for the south corner of said Greinert tract, and being the west corner of said Lot One, and being the north corner of a called 50.29 acres tract conveyed to D&L Land Developments, LLC in Document No. 2019009739 (O.P.R.W.C.T.) bears, **S68°26'52"W**, a distance of 567.33 feet;

THENCE, leaving the northeast line of said Lot One, with the northwest line of said Slivensky remainder tract, and with the southeast line of said Greinert tract, **N68°21'54"E**, a distance of **1,101.17** feet to a calculated point in the north line of said Slivensky remainder tract, and being the west corner of said Greinert tract, and being the south corner of said Slivensky 7 acres tract;

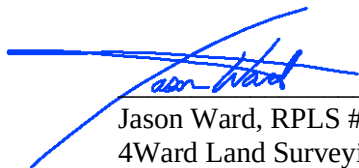
THENCE, with the southwest line of said Slivensky 7 acres tract and with the northeast line of said Greinert tract, **N21°41'15"W**, a distance of **1,118.90** feet to a calculated point for the most northerly west corner hereof, being the west corner of said Slivensky 7 acres tract, and being the north corner of said Greinert tract, and being in the southeast right-of-way line of County Road 367 (apparent 40' right-of-way);

THENCE, leaving the northeast line of said Greinert tract, with the northwest line of said Slivensky tract, and with the southeast right-of-way line of said County Road 367, **N68°22'47"E**, a distance of **272.94** feet to a 1/2-inch iron rod found for the north corner hereof, being the north corner of said Slivensky 7 acres tract, and being the intersection of the southeast right-of-way line of said County Road 367 and the southwest right-of-way line of said North Drive;

THENCE, leaving the southeast right-of-way line of said County Road 367, with the southwest right-of-way line of said North Drive, and with the northeast line of said Slivensky 7 acres tract, and with the northeast line of said Slivensky remainder tract, **S21°41'15"E**, a distance of **1,732.41** feet to the **POINT OF BEGINNING** and containing 27.7375 Acres (1,208,246 Square Feet) of land, more or less.

NOTE:

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

 **3/12/2020**
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



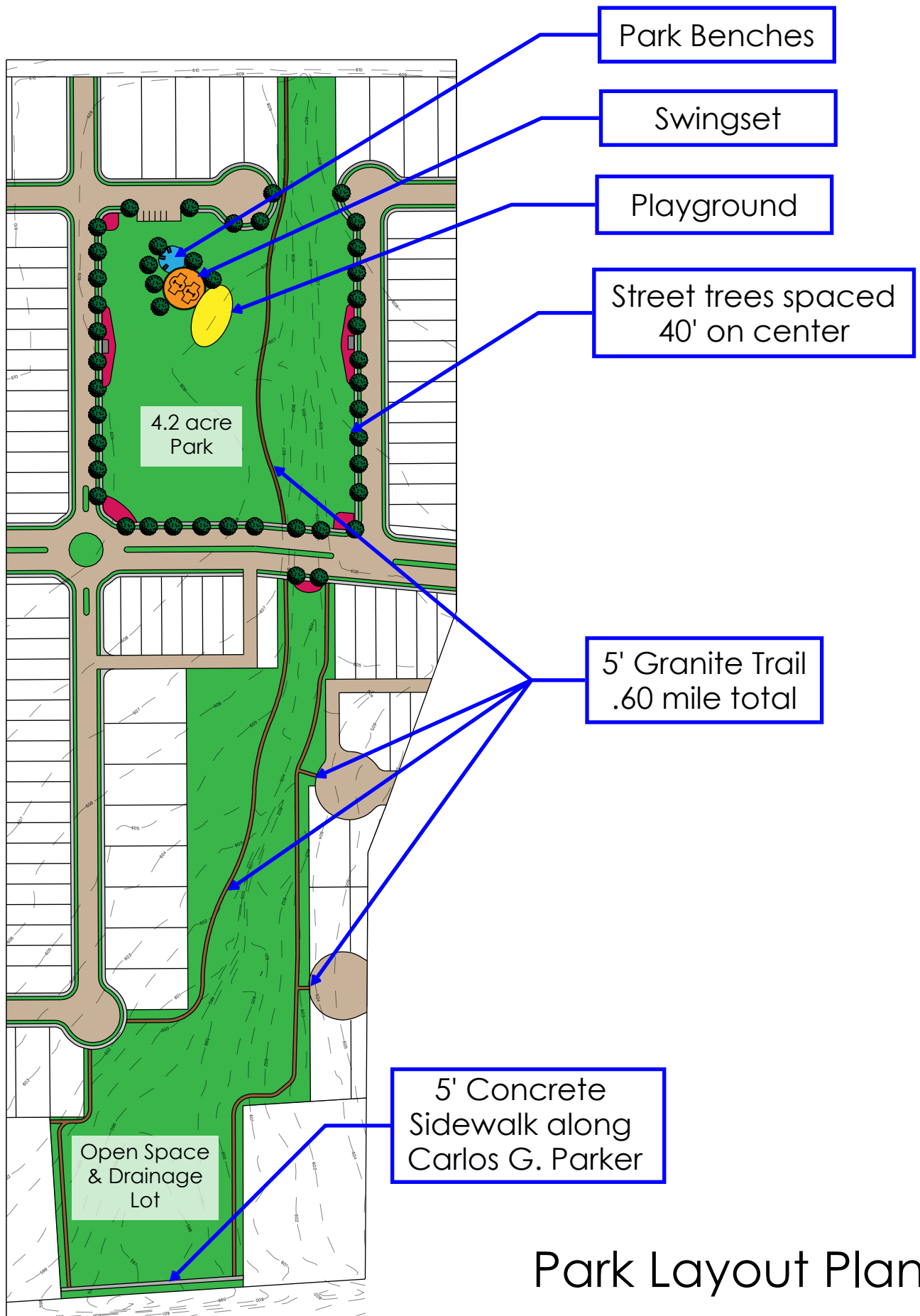
Site Layout Plan

Exhibit 2



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

1" = 200'



Park Layout Plan

Exhibit 3

1" = 200'

Median & Roundabout Landscape Examples

Exhibit 4

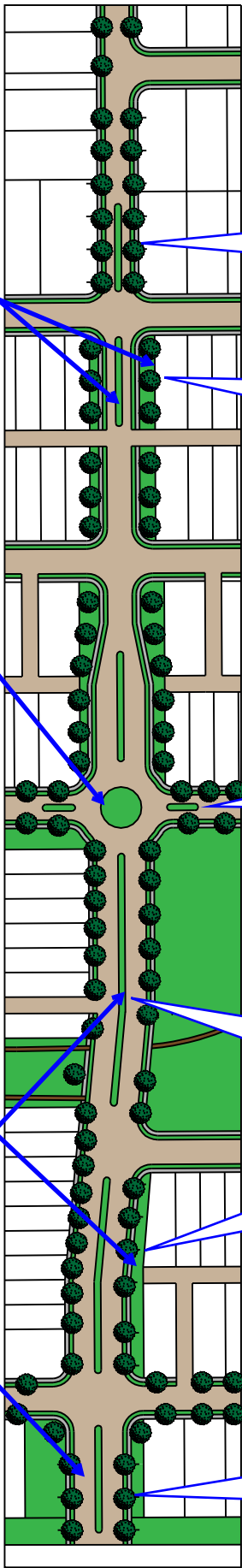
Landscaped
Median and
Open Space

Landscaped
Roundabout
and Median

Landscaped
Median and
Open Space

Landscaped
Entry and
Median

1" = 200'

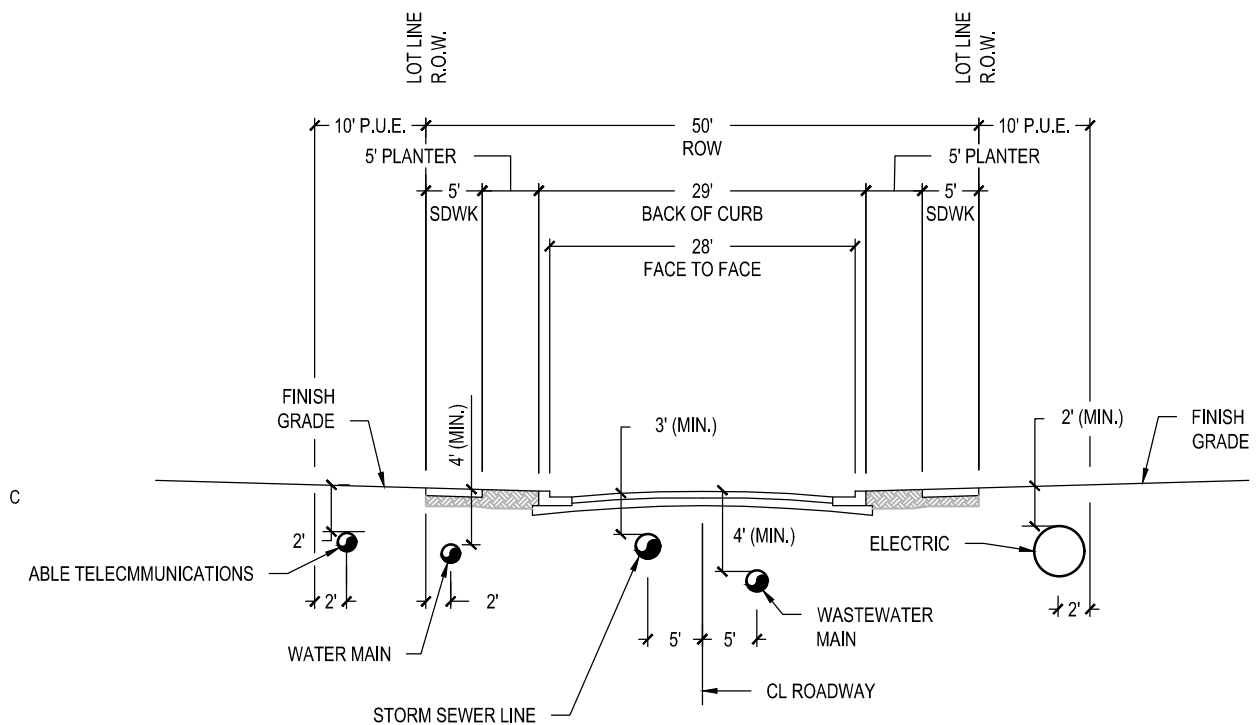


Park Landscape Examples

Exhibit 5



Exhibit 6



CITY OF TAYLOR

**TYPICAL UTILITY AND
STREET SECTION ASSIGNMENT
LOCAL STREET**



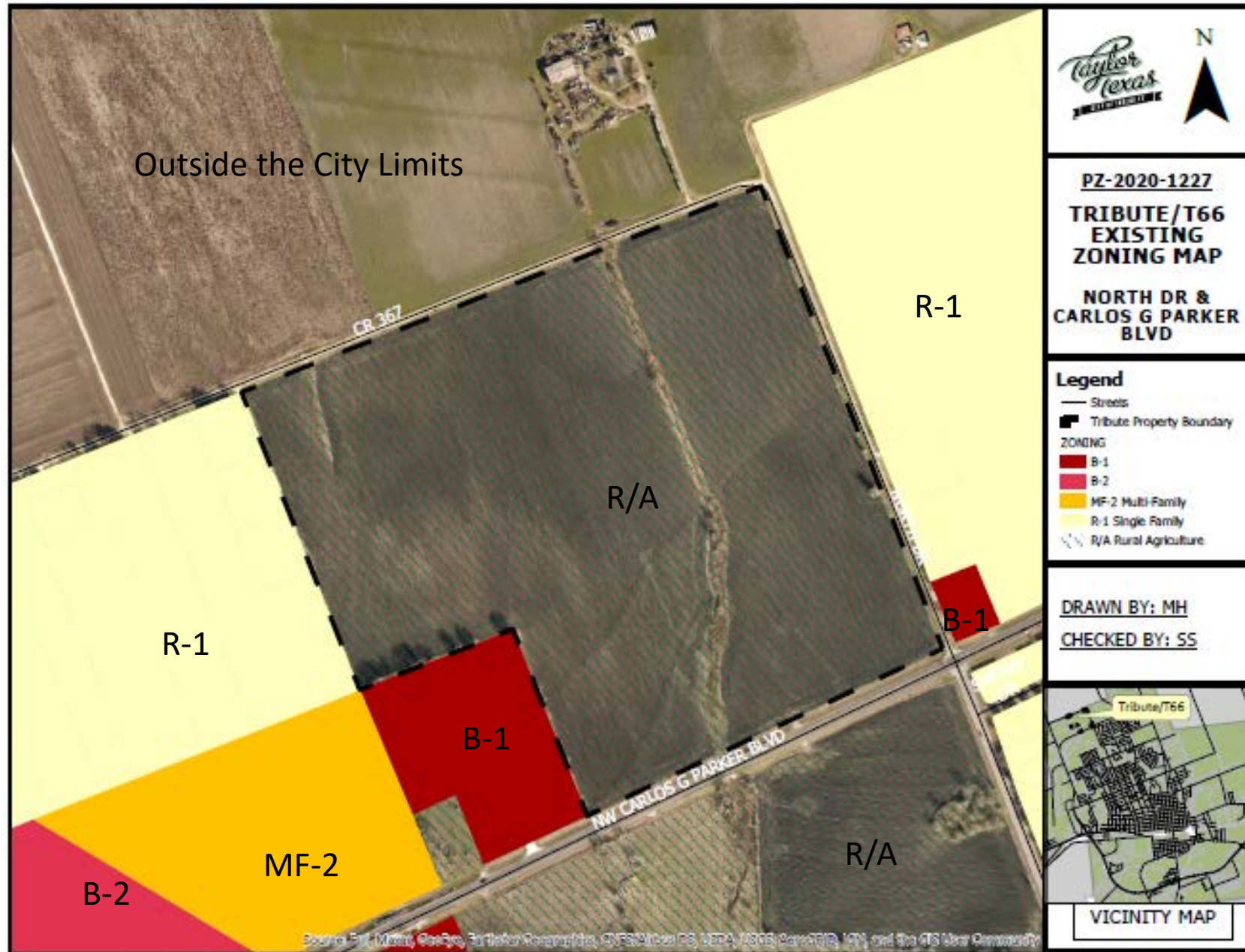
City of Taylor City Council

August 27, 2020

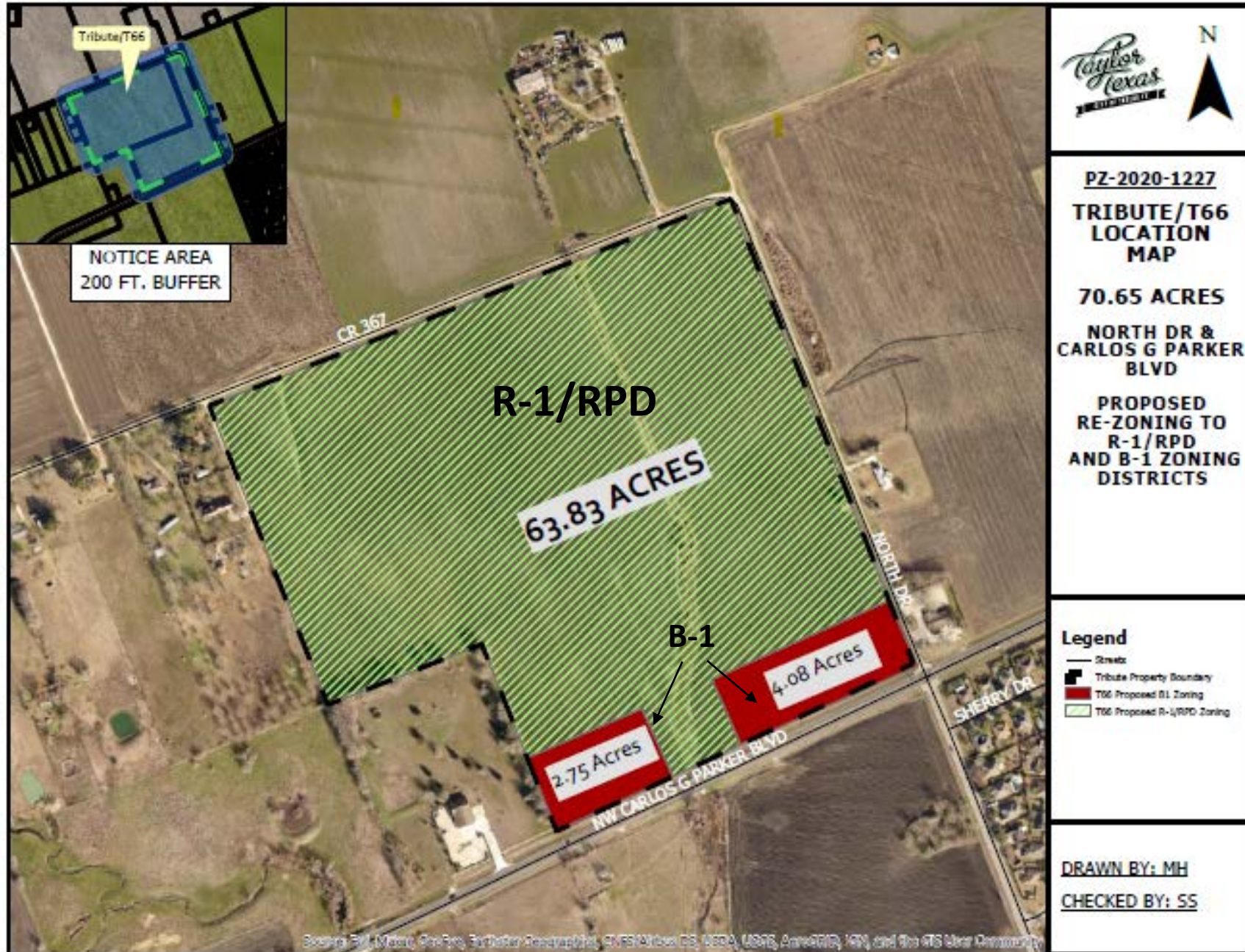
PZ-2020-1227

Change of Zoning from R/A to B-1 and R-1/RPD

Current Zoning Map



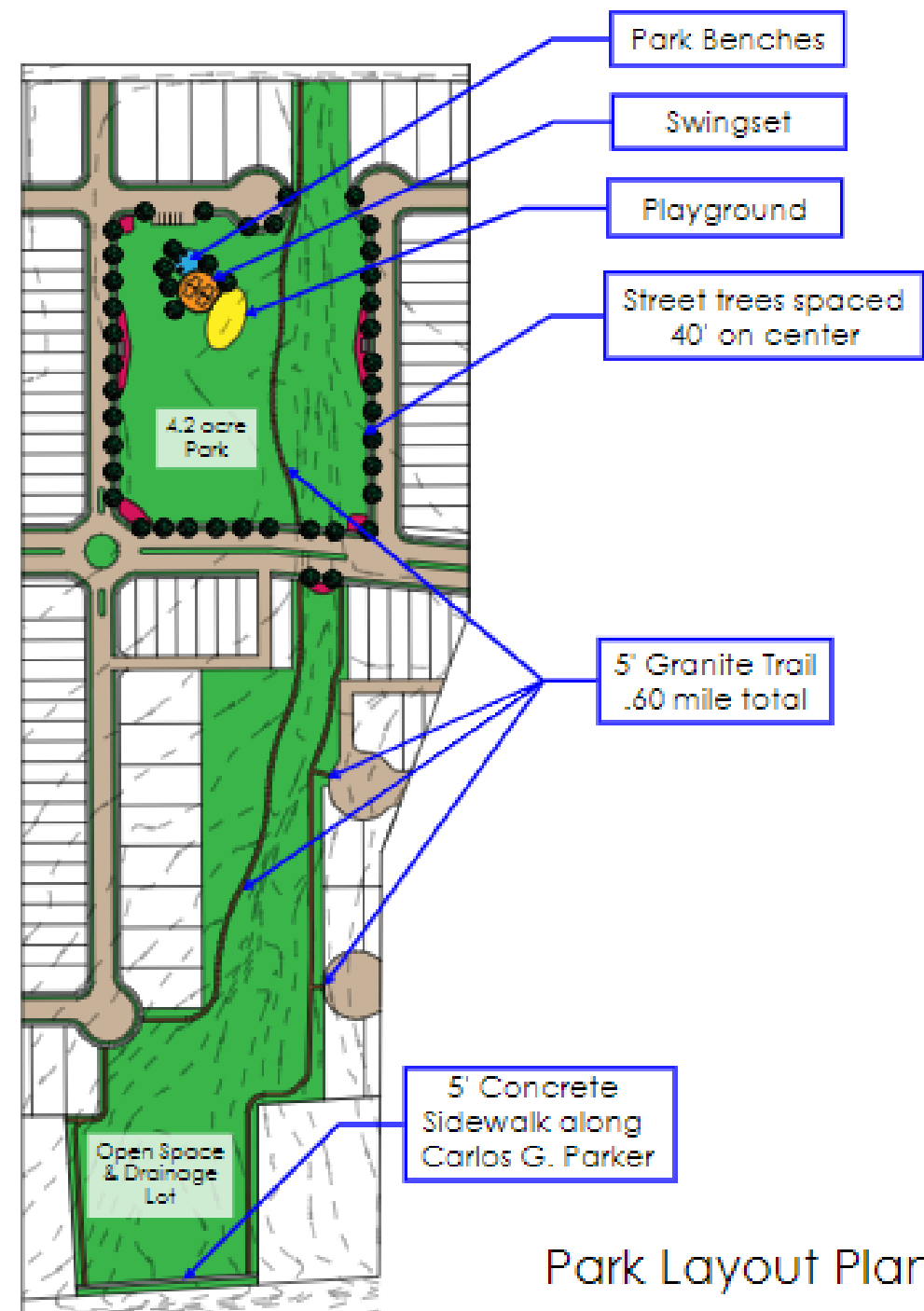
Proposed Zoning Map Amendment



Proposed R-1/RPD Site Layout Plan



Park and Trail Layout Plan



Park Landscaping Examples

Exhibit 5



Median and Roundabout Landscaping Examples

Exhibit 4

Landscaped
Median and
Open Space

Landscaped
Roundabout
and Median

Landscaped
Median and
Open Space

Landscaped
Entry and
Median

1" = 200'



Architecture Examples

(Alley Loaded Homes)



Architecture Examples

(Alley Loaded Homes)



Recommendation

- The Planning and Zoning Commission held a public hearing on August 11, 2020 and unanimously recommended approval of the rezoning.



City Council Meeting August 27, 2020 Transmittal Letter

STRATEGIC PILLAR

- ☒ Streets/Infrastructure
- ☐ Quality of Life
- ☒ Economic Vitality

Agenda Item #: 5

Agenda Title: Receive presentation about CAMPO (Capital Area Metropolitan Planning Organization) and updates on transportation programs involving CAMPO

Council Action to be taken: Receive Presentation

Department Submitted: City Management

Staff Contact: Jeff Jenkins, Deputy City Manager

1. PURPOSE/DESCRIPTION

This item is a presentation by Ashby Johnson, Executive Director for CAMPO, giving us information about CAMPO and transportation related programs they are involved with in the Austin metro area.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Capital Area Metropolitan Planning Organization (CAMPO) is the Metropolitan Planning Organization (MPO) for Bastrop, Burnet, Caldwell, Hays, Travis, and Williamson Counties. MPOs are federally required throughout the country in areas with a population of 50,000 or more and are required to produce a 20+ year transportation plan, called a Regional Transportation Plan (RTP), and a four-year planning document called the Transportation Improvement Program (TIP).

During this presentation, Ashby Johnson, Executive Director, will provide information on CAMPO along with an update on programs they manage.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
Receive update on transportation planning in the area.	NA

4. RECOMMENDATION

Receive presentation.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)
--

N/A

8. ATTACHMENTS

5a. [Power point presentation from CAMPO](#)



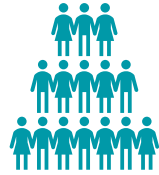
CAMPO

CAPITAL AREA METROPOLITAN
PLANNING ORGANIZATION

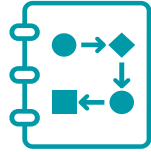
City of Taylor
City Council Presentation
August 27, 2020



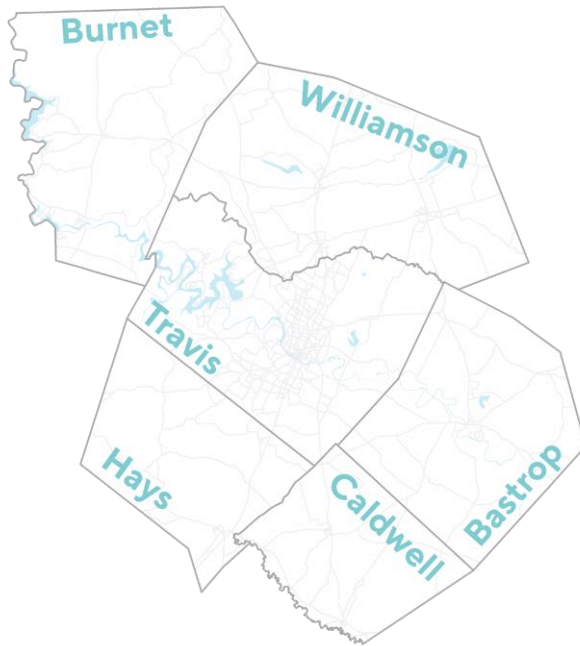
The Capital Area Metropolitan Planning Organization (CAMPO)



Required in areas with **50,000+** population



Set policy and guides the **transportation planning process**



Develops the **regional transportation plan, four-year funding program** and other transportation studies



Evaluates and selects projects and programs for **federal and select state funding**



Governed by **Transportation Policy Board (TPB)**





CAMPO's Planning and Implementation Process

1 Local and Regional Plans and Studies



CAMPO works with **local governments, leadership, and communities** to identify and incorporate needs

2 Regional Long-Range Plan

CAMPO uses recommendations from plans and studies to create the Regional Transportation Plan (RTP). **Local governments** participate in plan development. The RTP was **adopted in May 2020**.

3 Project Selection and Funding



Local project sponsors submit applications to **CAMPO** to fund projects from the RTP through the Transportation Improvement Program (TIP). The TIP was **adopted in June 2020**.

4 Project Implementation



Local project sponsors analyze, design, and construct projects





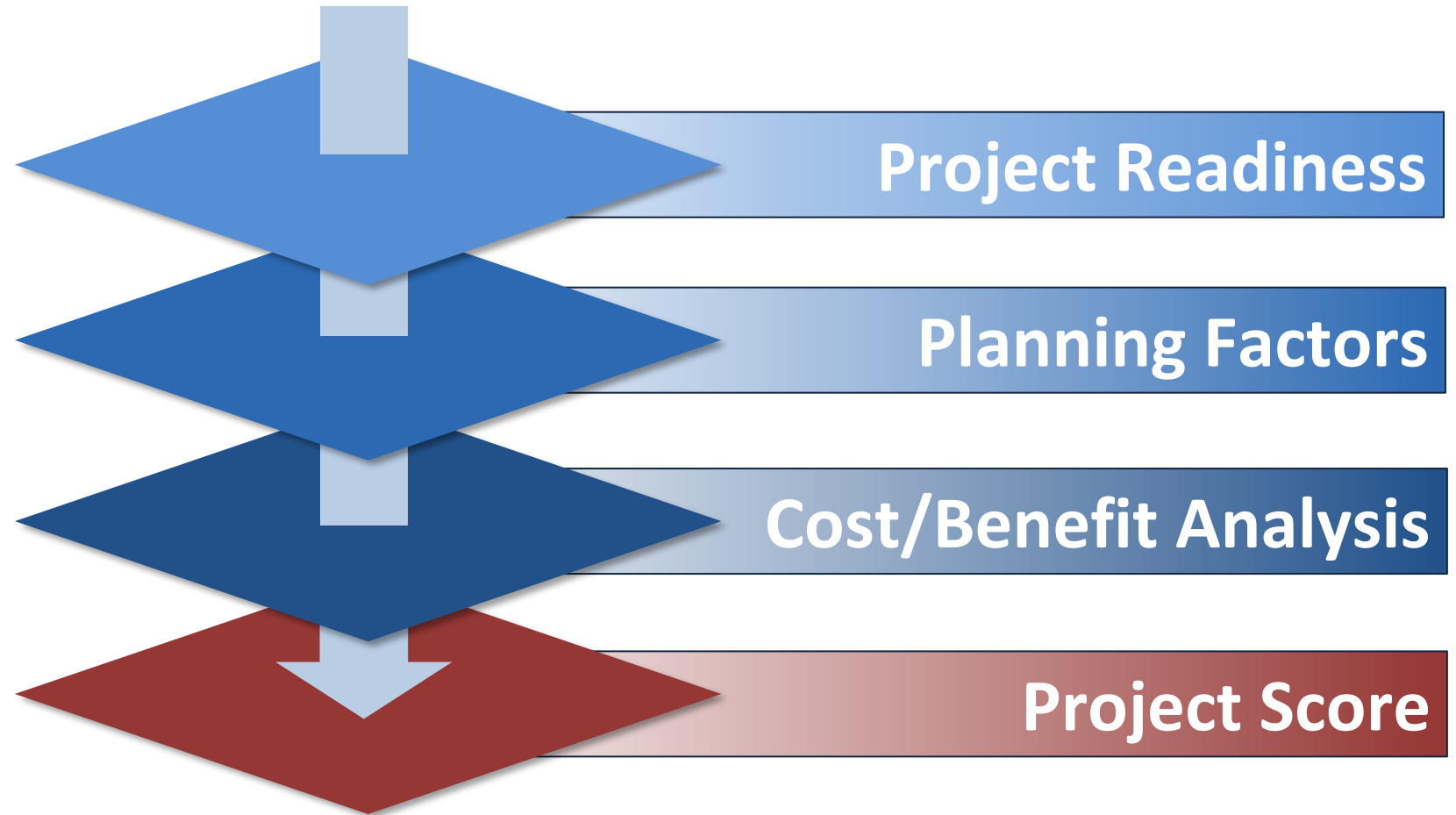
Project Selection and Funding

Local project sponsors, such as the City of Taylor, can submit applications to **CAMPO** to fund eligible projects identified in local and regional transportation plans.

Projects are evaluated and selected by the **Transportation Policy Board** using the **project selection process** outlined here.

Eligible projects include **Roadway, ITS, Transit, Active Transportation, TDM** and **Other** types of transportation related projects and programs.

Selected projects are funded from **federal** and **state** sources as available.

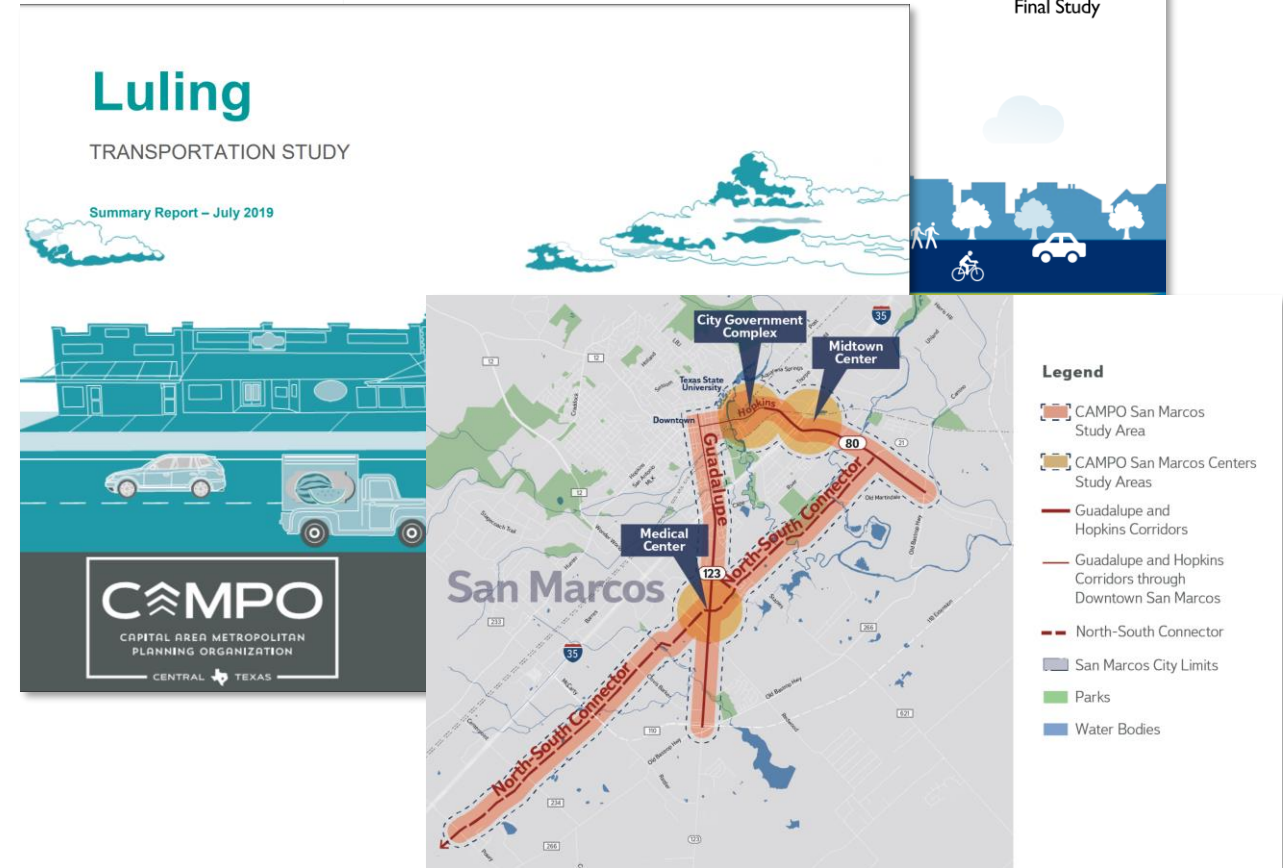




How CAMPO can help Taylor

CAMPO can assist the **City of Taylor** with the identification, planning and development of transportation solutions including:

- Developing general and project specific **transportation planning studies**.
- **Coordination** with stakeholders such as the Texas Department of Transportation (TxDOT) and Union Pacific (UP).
- Early development of transportation projects including **engineering** and **environmental** services.

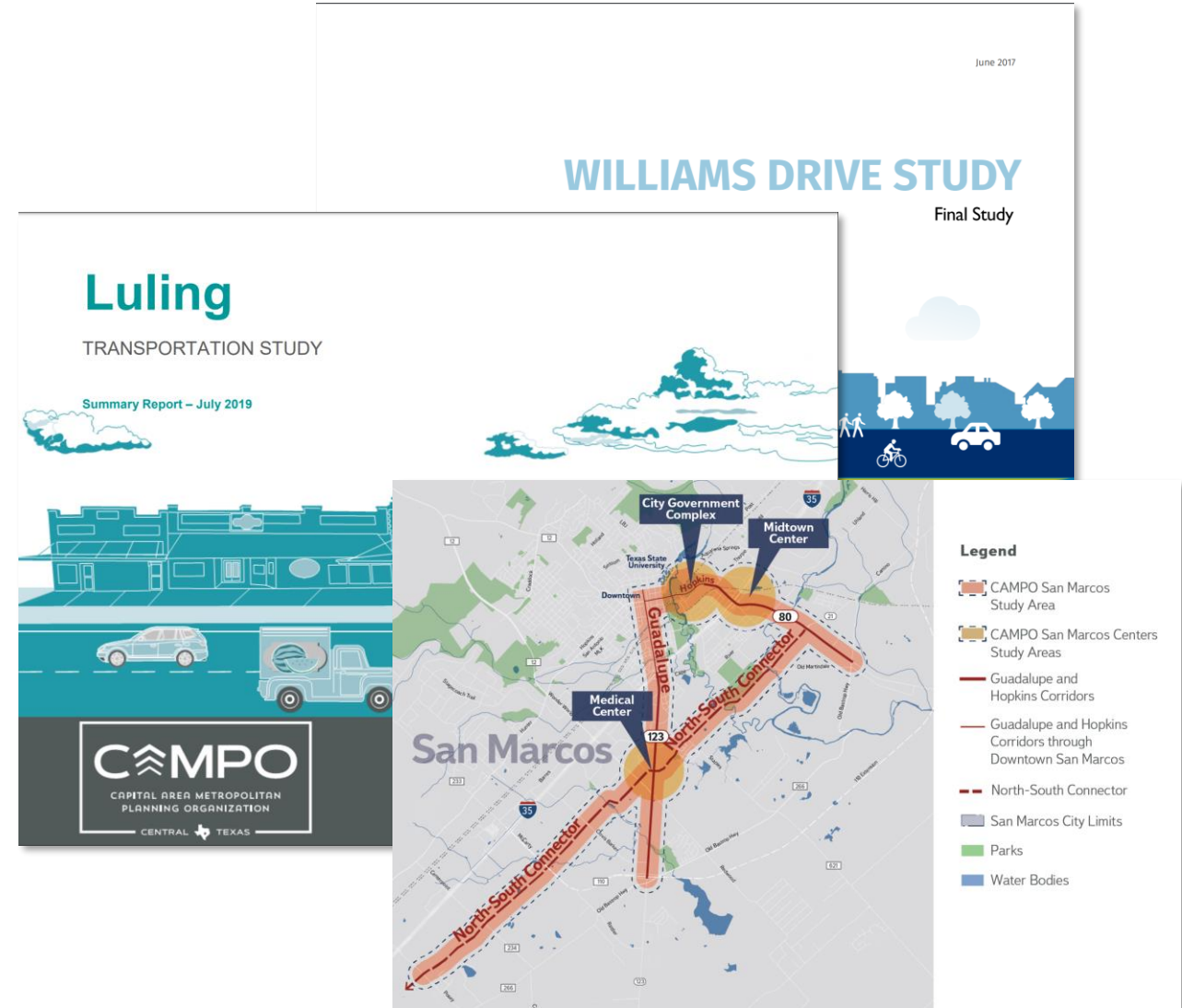




Local Project Examples

- Williams Drive Study (2017)
- Luling Transportation Study (2019)
- San Marcos Sub-Regional Study (On-Going)
- Bergstrom Spur Planning Study (On-Going)
- Western Caldwell County Transportation Study (On-Going)
- Bastrop County Thoroughfare Plan (Upcoming)
- Burnet County Thoroughfare Plan (Upcoming)
- Caldwell County Thoroughfare Plan (Upcoming)

Additional information can be found on the CAMPO website:
[Local Plans And Studies](#)

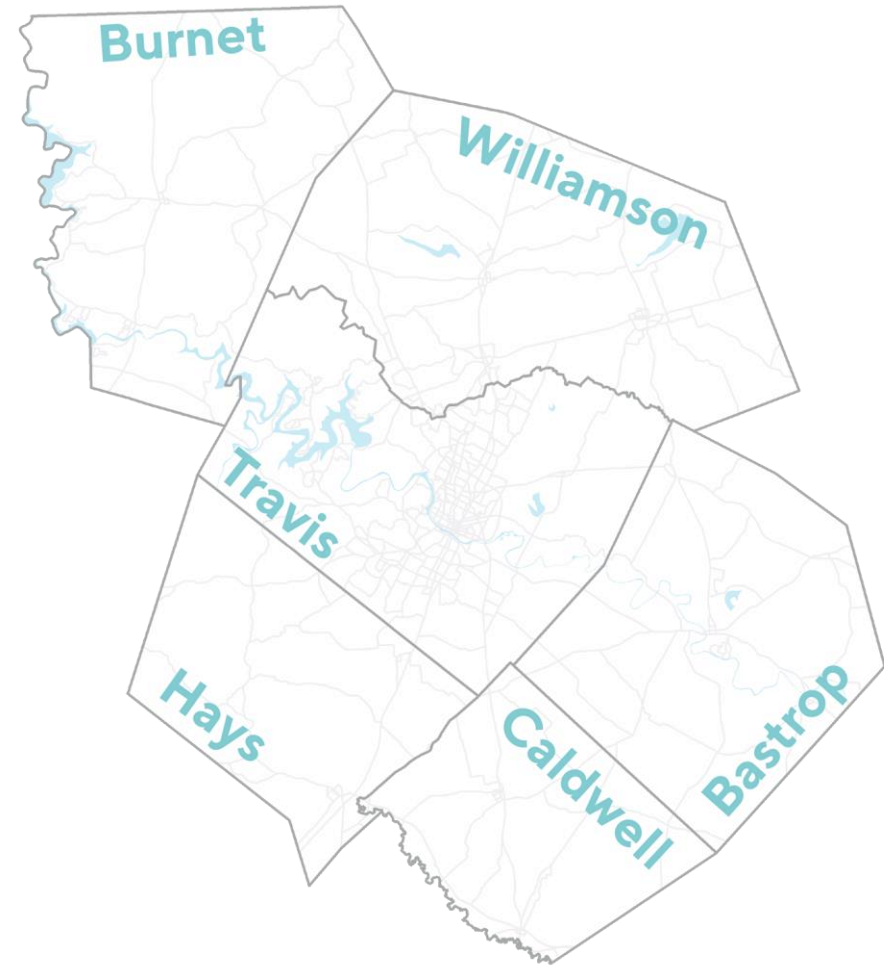




Regional Project Examples

- IH-35 Capital Express Central - \$5 Billion
- IH-35 Capital Express North - \$400 Million
- IH-35 Capital Express South - \$300 Million
- Oak Hill Y - \$500 Million
- Kyle Rail Siding Project - \$20 Million
- 183 Frontage Roads - \$75 Million
- Williams Drive - \$1 Million
- Smithville SH 95 Improvements - \$7 Million

Additional information can be found on the [CAMPO website](#)



Questions?



City Council Meeting August 27, 2020 Transmittal Letter

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☒ Quality of Life
- ☒ Economic Vitality

Agenda Item #: 6
Agenda Title: Receive Taylor Economic Development Corporation (TEDC) Board update and consider the budget for Taylor Economic Development Corporation for FY 2020/2021

Council Action to be taken: Receive and consider for approval

Department Submitted: City Manager

Staff Contact: Brian LaBorde, City Manager
Mark Thomas, TEDC

1. PURPOSE/DESCRIPTION

This item is to provide Council with an update on the TEDC Board activities and satisfy the following requirement as stated in the TEDC Bylaws, approved as amended in February 2008.

ARTICLE I. Section 1.3. ANNUAL CORPORATE BUDGET

At least 30 days prior to the commencement of each fiscal year of the Corporation, the Board shall adopt a proposed budget of anticipated revenues and proposed expenditures for the next ensuing fiscal year. The budget shall contain such classifications and shall be in such form as may be prescribed from time to time by the City Council. The budget shall not be effective until same has been approved by the City Council.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Each year TEDC provides Council with an update on recent activities of the TEDC Board and presents their new upcoming budget for Council approval. Mark Thomas will present the TEDC update and budget.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
N/A	N/A

4. RECOMMENDATION

Staff recommends City Council approve the TEDC update and budget as presented.

5. FUNDING SOURCE

Staff is anticipating the amount of money to be collected and diverted to the TEDC will be \$1,023,250.00.

6. TIMELINE

Adoption of the budget needs to be made prior to the beginning of the new fiscal year.

7. OTHER OPTIONS (In order of preference)

Do not approve TEDC budget as presented.

8. ATTACHMENTS

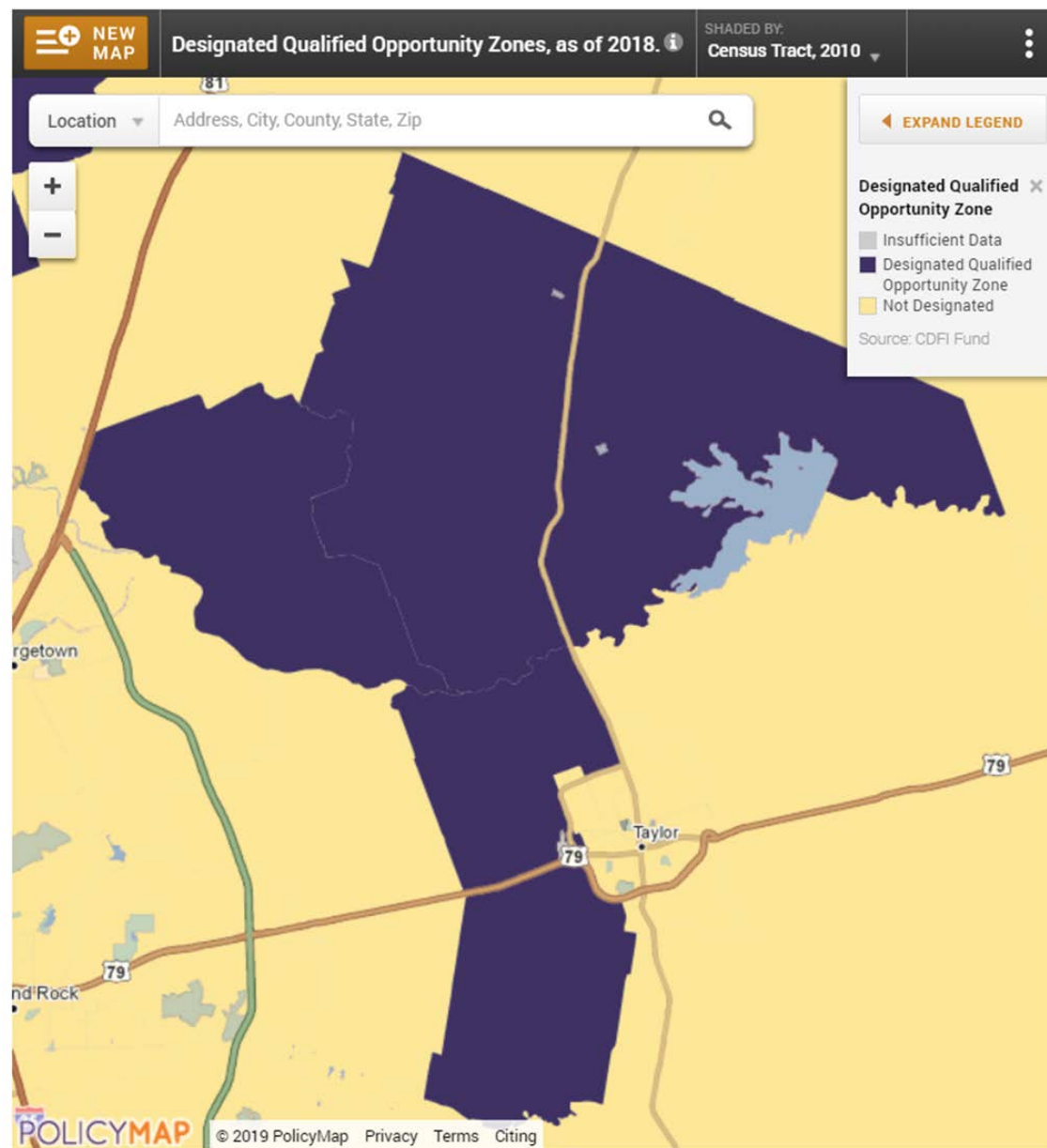
6a. [Power Point presentation on TEDC Board update](#)

6b. [TEDC FY20/21 Budget](#)



TAYLOR ECONOMIC DEVELOPMENT CORPORATION UPDATE TO CITY COUNCIL

August 2020





HART COMPONENTS



FM 3349 - RCR Taylor Logistics Park

750 Acres of Industrial Land in Taylor, TX



[Industrial Land](#) / [Texas](#) / [Taylor](#) / FM 3349, Taylor, TX 76574



ABOUT FM 3349, TAYLOR, TX 76574

RCR Taylor Logistics Park – Taylor, Texas (Austin MSA) – Open Fall 2020

- **Dual Class 1 Service – Union Pacific and BNSF**
- **Manufacturing, Distribution and Logistics**
- **750 acres**
- **Transloading, Manifest and Potential Unit Train Services**
- **Fully entitled, development ready, rail-served sites available for lease, build-to-suit, and design build projects**
- **Able to accommodate up to 7 million SF**
- **Proximity to I-35 and Toll Road 130**
- **Centrally located in Texas and the Southern United States**
- **In an Opportunity Zone**
- **Estimated \$700,000,000 of projects at full build out with hundreds or potentially thousands of new jobs**



Available Sites/ Development Opportunities

- Large scale rail served industrial, distribution, logistics
- Mixed use development sites located in an opportunity zone with infrastructure in place or being constructed
- EDC owned sites in a New Market Tax Credit zone with infrastructure to sites. Able to aggressively incentivize targeted projects i.e. large capx manufacturing and job creation on EDC owned sites.

Currently developing new sites

- Land and building owned by TEDC in Mustang Creek Industrial Park is virtually sold out
 - Summit Manufacturing
 - Noren Thermal Products
 - Masterson Products
 - St Patricks of Texas (purchased TEDC spec building last year)
 - New 15,000 sq. ft. project is in due diligence process
 - New 13,500 sq. ft. project is also in due diligence along Welch road
- Walnut Creek Park
 - 87 acres owned by TEDC on Carlos Parker Loop
 - Extensive marketing is taking place
 - Engineering analysis has been done to have sites identified for projects
 - Site layouts and designs are being studied
 - Will be bringing sites forward to the city to go through the development process

TEDC
FY 2020-2021 Budget

Budget Line Item	2019-2020 Budget Amount	2020-2021 Budget Amount	Dollar +/-	% Change +/-	% of Total Budget
Personnel Costs					
Personnel - FTE Salaries	200,000.00	200,000.00	0.00	0.00%	
Personnel - Contract Wages	20,000.00	20,000.00	0.00	0.00%	
Personnel - FICA & Medicare	15,500.00	15,500.00	0.00	0.00%	
Personnel - Health Insurance	40,500.00	39,500.00	(1,000.00)	-2.47%	
Personnel - Retirement	29,000.00	29,000.00	0.00	0.00%	
Personnel - Training & Development	5,000.00	5,000.00	0.00	0.00%	
PERSONNEL SUB-TOTAL	310,000.00	309,000.00	(1,000.00)	-0.32%	7.93%
Administrative Costs					
Rent/Utilities	28,750.00	31,200.00	2,450.00	8.52%	
Miscellaneous Expenses	2,500.00	2,500.00	0.00	0.00%	
Office Equipment/Furniture	3,000.00	2,000.00	(1,000.00)	-33.33%	
Office Maintenance	3,000.00	2,000.00	(1,000.00)	-33.33%	
Office Supplies	5,000.00	4,500.00	(500.00)	-10.00%	
Phone/Internet	4,250.00	4,400.00	150.00	3.53%	
Postage	3,000.00	2,800.00	(200.00)	-6.67%	
Local Meetings Expense	5,000.00	5,000.00	0.00	0.00%	
Dues/Memberships/Subscriptions	18,500.00	18,500.00	0.00	0.00%	
Public Relations/Sponsorships	4,000.00	4,000.00	0.00	0.00%	
Insurance - D&O, Assets, Supplemental Auto	6,500.00	6,000.00	(500.00)	-7.69%	
ADMIN SUB-TOTAL	83,500.00	82,900.00	(600.00)	-0.72%	2.13%
Marketing					
Marketing - Local	2,500.00	2,000.00	(500.00)	-20.00%	
Marketing - Regional/National	75,000.00	75,000.00	0.00	0.00%	
Marketing - Materials	20,000.00	7,900.00	(12,100.00)	-60.50%	
Marketing - Partnerships	15,000.00	5,000.00	(10,000.00)	-66.67%	
Advertising Campaigns	20,000.00	40,000.00	20,000.00	100.00%	
MARKETING/PR SUB-TOTAL	132,500.00	129,900.00	(2,600.00)	-1.96%	3.33%
TEDC REAL ESTATE					
Industrial Park Maintenance	15,000.00	15,000.00	0.00	0.00%	
TEDC REAL ESTATE SUB-TOTAL	15,000.00	15,000.00	0.00	0.00%	0.38%
Business Retention and Expansion					
Local Industry	10,000.00	7,500.00	(2,500.00)	-25.00%	
Recovery Grants for qualified companies	50,000.00	0.00	(50,000.00)	-100.00%	
Community Outreach Events	10,000.00	10,000.00	0.00	0.00%	
BR&E SUB-TOTAL	70,000.00	17,500.00	(52,500.00)	-75.00%	0.45%
WORKFORCE SUB-TOTAL	20,000.00	10,000.00	(10,000.00)	-50.00%	0.26%
Professional Services and Fees					
Professional Fees - Audit	10,000.00	9,000.00	(1,000.00)	-10.00%	
Professional Fees - Consultants	25,000.00	20,000.00	(5,000.00)	-20.00%	
Professional Fees - Legal	15,000.00	9,500.00	(5,500.00)	-36.67%	
Website / Maintenance	3,000.00	19,900.00	16,900.00	563.33%	
IT/Support	9,500.00	9,500.00	0.00	0.00%	
PROFESSIONAL SERVICES/FEE SUB-TOTAL	62,500.00	67,900.00	5,400.00	8.64%	1.74%
Travel					
Travel - Air	5,000.00	2,500.00	(2,500.00)	-50.00%	
Travel - Auto (Allowance/Reimbursements)	15,000.00	15,000.00	0.00	0.00%	
Travel - Conference/Tradeshaw Registration	3,000.00	1,500.00	(1,500.00)	-50.00%	
Travel - Hotel	6,000.00	2,500.00	(3,500.00)	-58.33%	
Travel - Meals	5,000.00	3,500.00	(1,500.00)	-30.00%	
Travel - Misc. (Parking, Taxi, Car rental, etc.)	2,000.00	2,000.00	0.00	0.00%	
TRAVEL SUB-TOTAL	36,000.00	27,000.00	(9,000.00)	-25.00%	0.69%
Sub-Total Expenditures	729,500.00	659,200.00	(70,300.00)	-9.64%	
Project Funds - Growth	402,054.00	364,050.00	(38,004.00)	-9.45%	9.34%
Projected Sales Tax Revenue	1,131,554.00	1,023,250.00	(108,304.00)	-9.57%	
Project Fund Balance	2,288,482.00	2,873,628.39	585,200.39	25.57%	73.74%
TOTAL BUDGET	3,420,036.00	3,896,878.39	476,896.39	13.94%	100.00%



City Council Meeting August 27, 2020 Transmittal Letter

STRATEGIC PILLAR

- ☒ Streets/Infrastructure
- ☐ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 7
Agenda Title: **Receive Presentation on Pavement Management Summary**

Council Action to be taken: Receive presentation

Department Submitted: Engineering/ Public Works

Staff Contact: Jacob Walker, HDR Engineering, City Engineer
Jim Gray, Director of Public Works

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is to summarize the Pavement Condition Assessment that Gorrondona & Associates performed throughout the City.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

In 2012, Sledge Engineering conducted a Pavement Management Report (PMR) that analyzed and rated every segment of City streets. The results produced the Pavement Condition Index (PCI) database to allow prioritization of street maintenance. Some of these streets were re-inspected in 2017 as part of the Strategic Facility Plan but all PCI scores were adjusted through assumed degradation. The 2017 Strategic Facility Plan recommended the City to update the PMR every three to five years.

In 2020, the City hired Gorrondona & Associates to update the PMR and produce new PCI scores for Taylor by performing a comprehensive and objective pavement condition survey for all City maintained roadways utilizing advanced technologies such as 3D Pavement Imaging and Pavement Profiling.

The updated PMR will enable the city to proactively deploy pavement preservation techniques, track performance of pavement, prioritize existing funding to maximize benefit, and allow for routine updates to the City's pavement management system.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Utilizing latest technology to obtain objective PCI values and prioritization • Having accurate data for the City's pavement assets • Utilizing latest GIS data to track pavement performances	•

4. RECOMMENDATION

Recommendation is to receive presentation.

5. FUNDING SOURCE

N/A

6. TIMELINE

12/13/19 – City hired Gorrondona & Associates to updated the City's PMR - \$30,000
6/9/20 - Gorrondona & Associates completed the final report

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

7a. [Power Point Presentation](#)

2020 “State of the Streets” City of Taylor, Texas

Prepared by:

Kurt A. Keifer, PhD, PE | kkeifer@ga-inc.net

Gorrondona and Associates, Inc. | Pavement Engineering Division

1

Project Goals

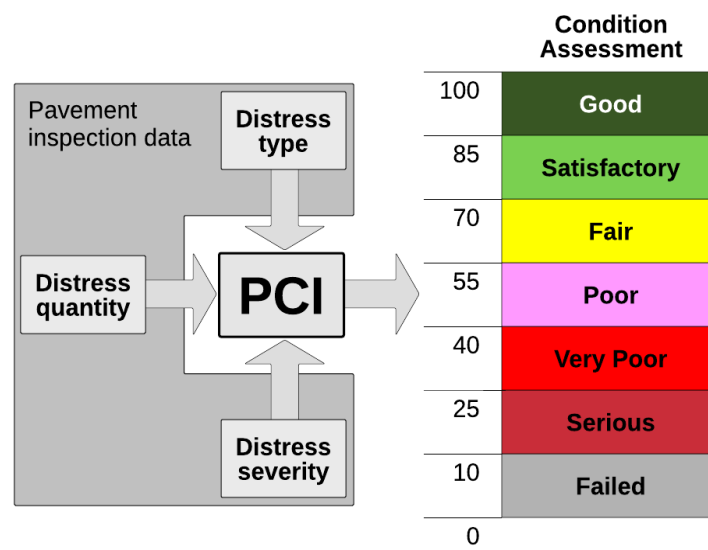
- Perform a comprehensive and objective pavement condition survey of all City maintained roadways
- Develop maps and tables summarizing pavement conditions for City use in planning and prioritizing upcoming pavement preservation and rehabilitation activities

2

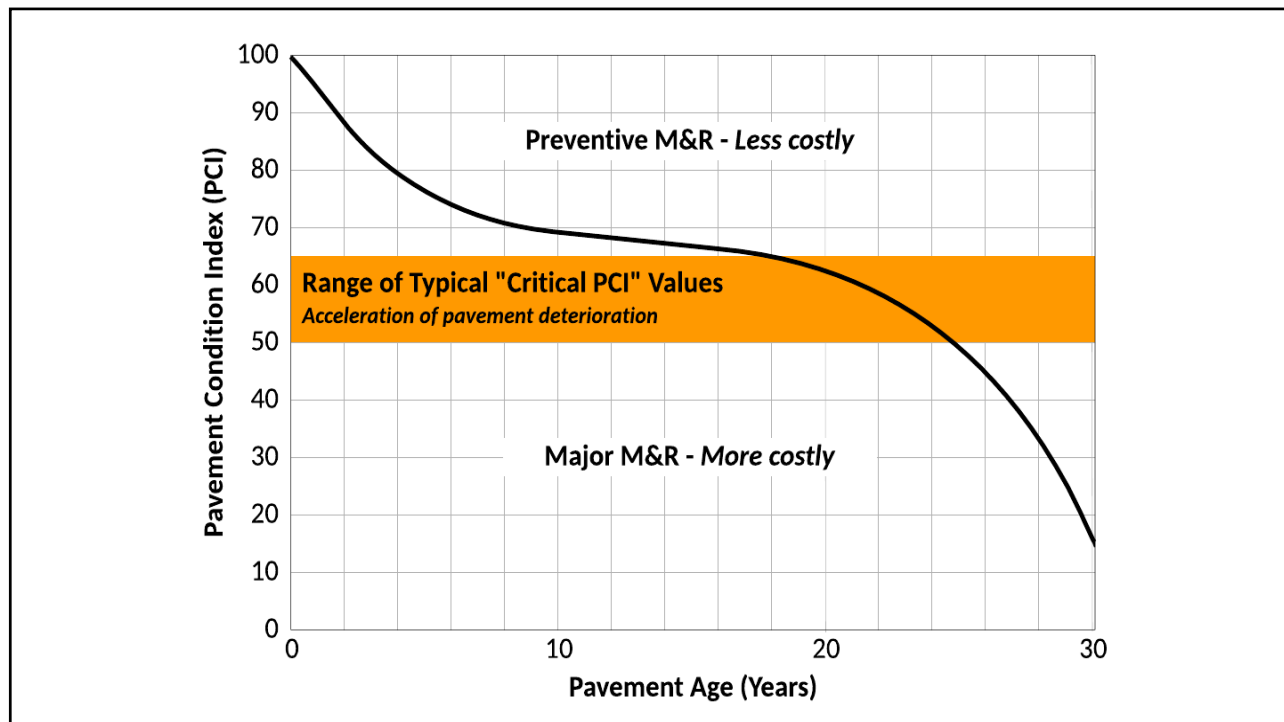


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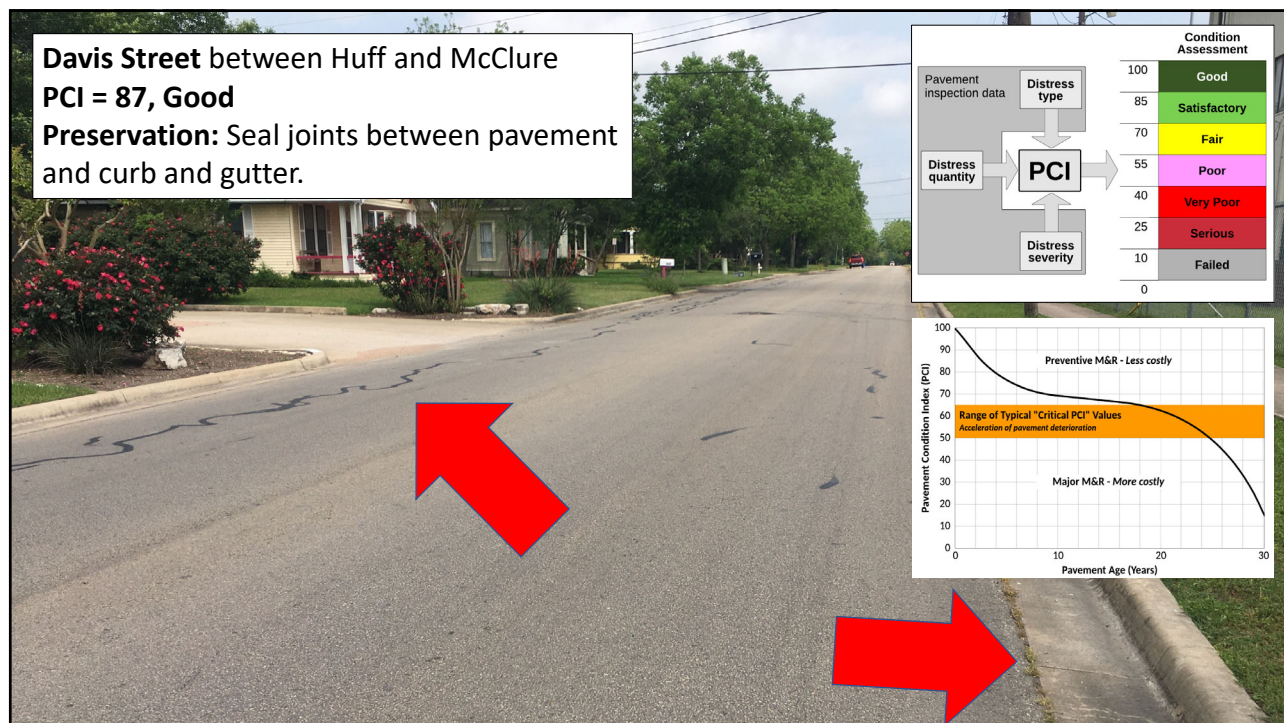
Pavement Condition Index (PCI)



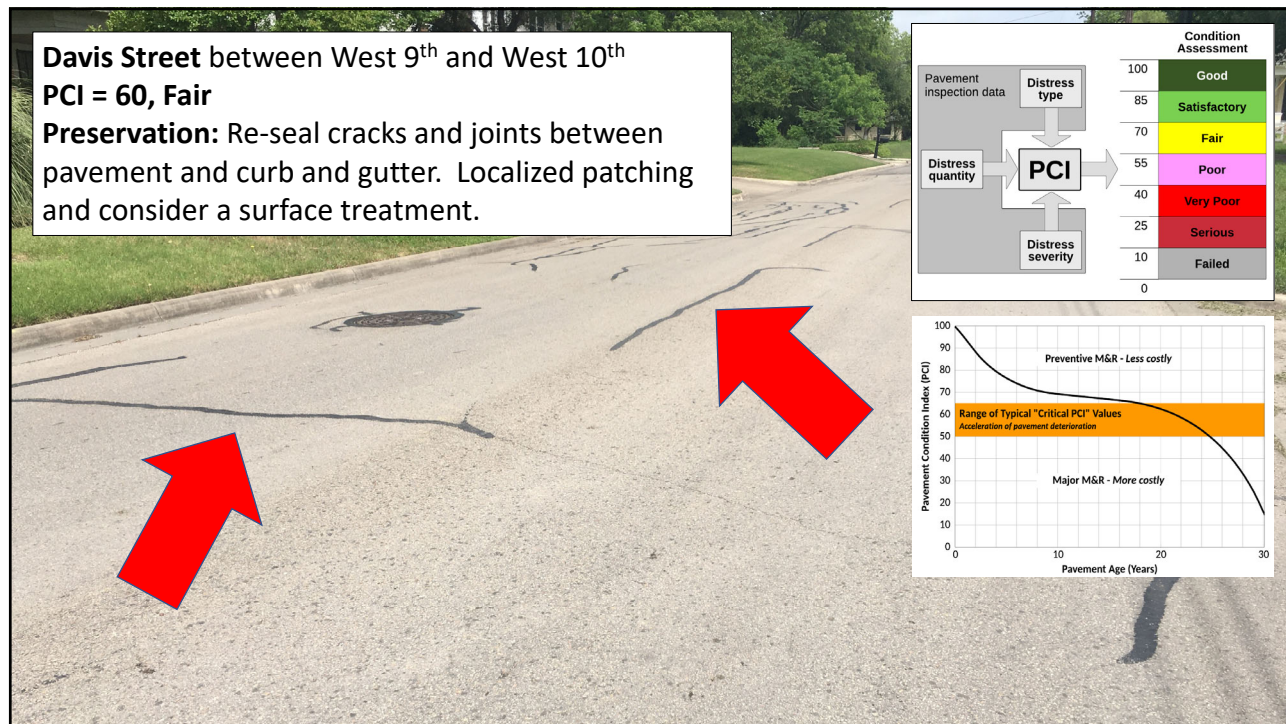
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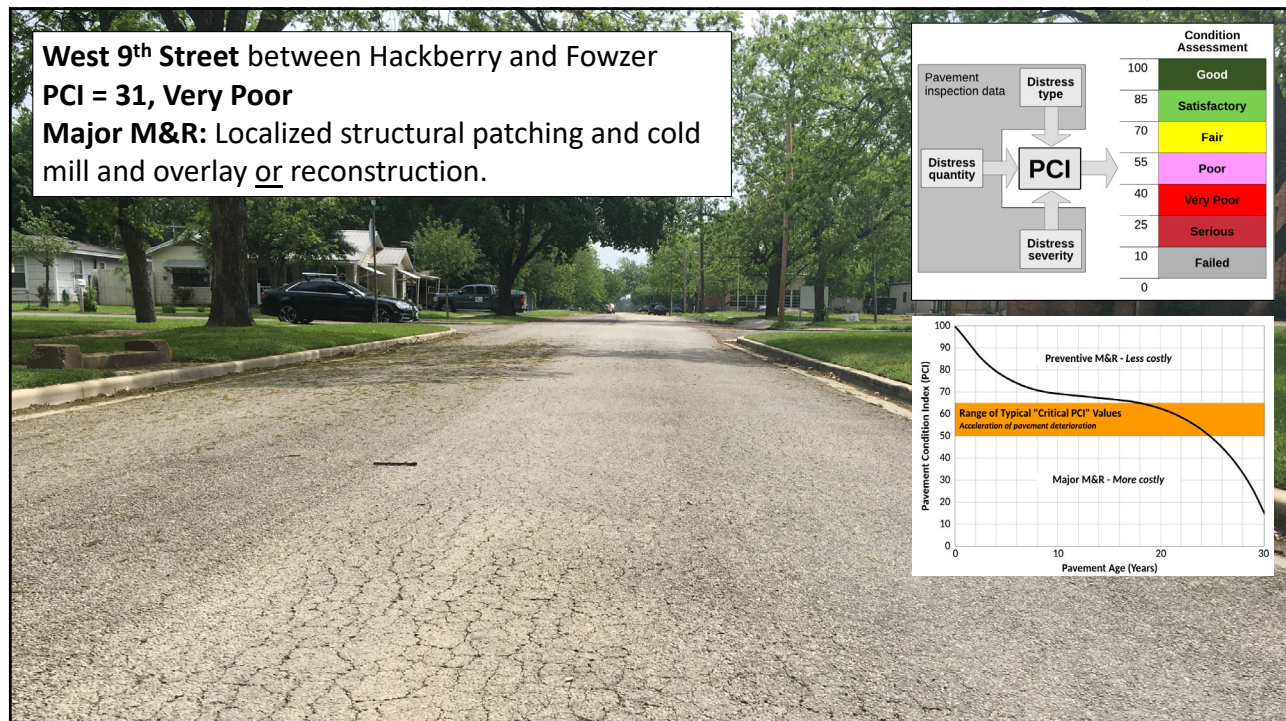
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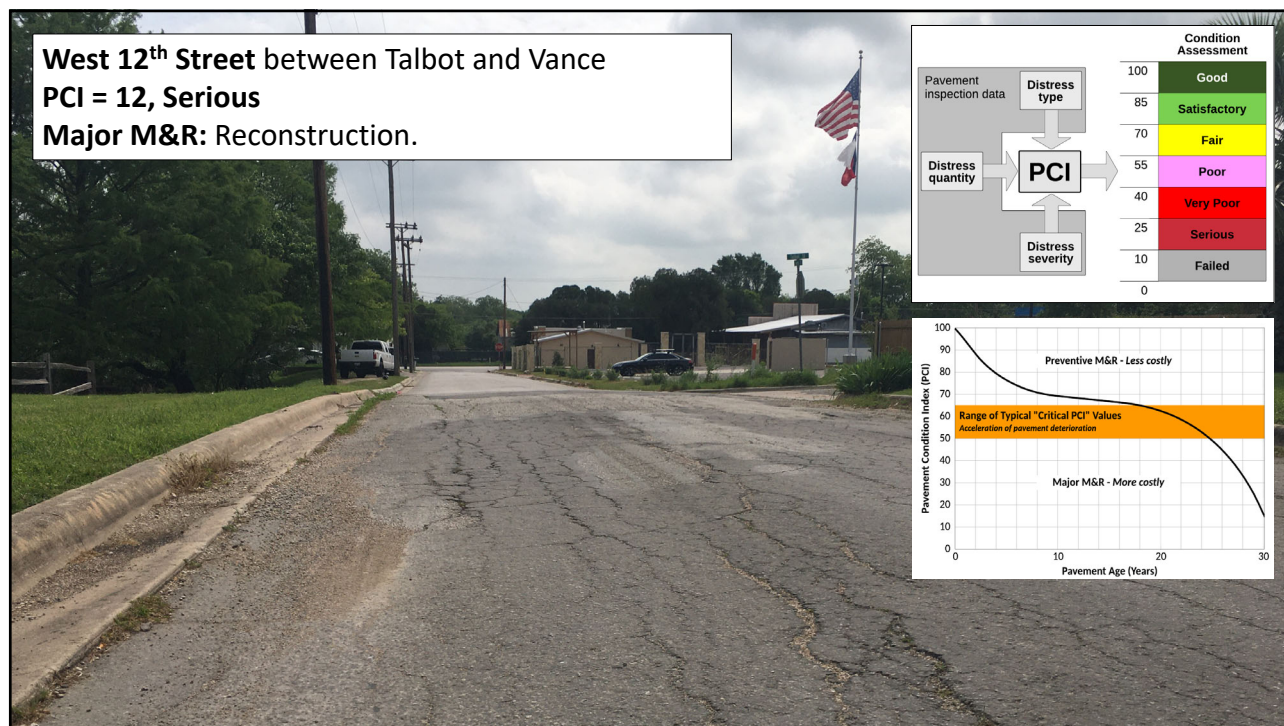
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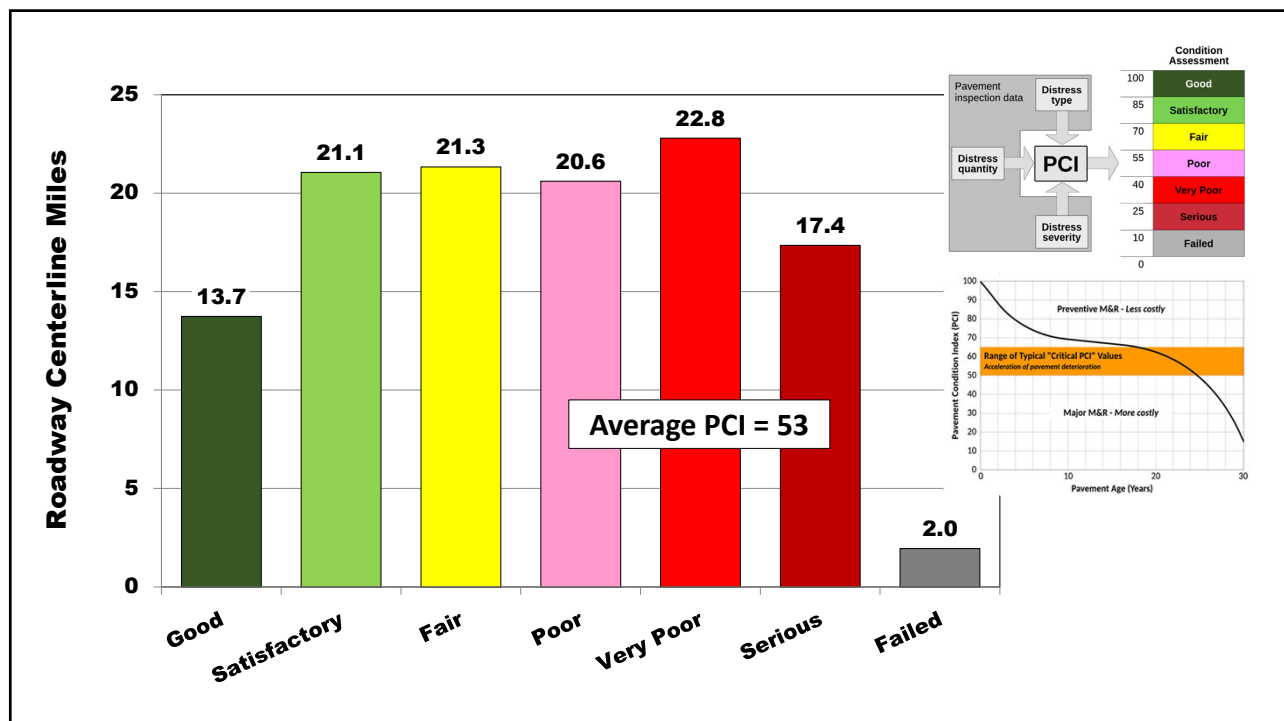
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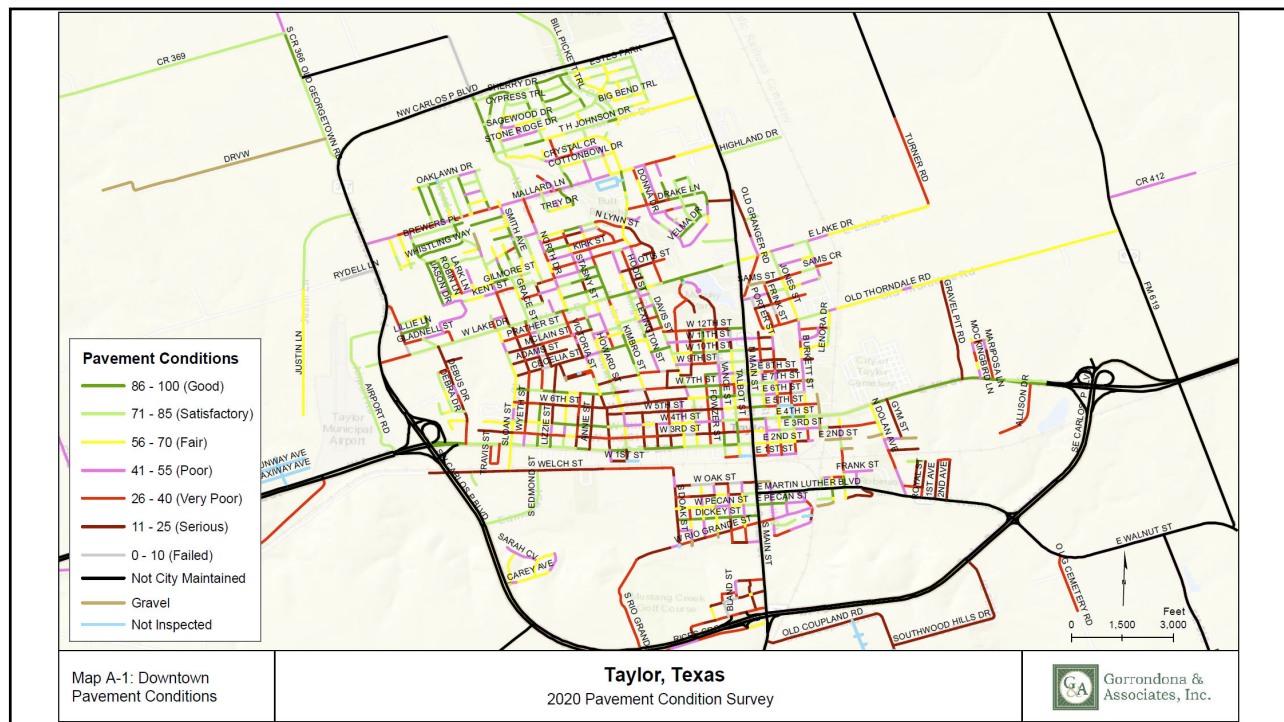
8



9



10



11

Recommendations

- Continue to proactively deploy pavement preservation techniques such as crack sealing and localized patching
- Track performance of new pavement thickness design specification
- Prioritize existing funding to maximize overall benefit
- Implement and routinely update the PAVER pavement management system to optimize allocation of limited funding
 - Enter work history annually
 - Perform routine pavement condition inspections, every 2-3 years
 - Update assumptions (unit costs, deterioration models, etc.)

12



City Council Meeting August 27, 2020 Transmittal Letter

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☒ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 8
Agenda Title: Consider mid-year Board and Commission appointments

Council Action to be taken: Make appointments to various Boards and Commissions

Department Submitted: City Management

Staff Contact: Dianna Barker, City Clerk

1. PURPOSE/DESCRIPTION

To appoint members to fill vacated or empty seats on various Boards and Commission.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Board and Commission appointments are made in February and August of each year. The August meeting is for appointments to fill current vacancies and the February meeting is reserved for a full review of all boards, attendance records, and reappointments.

City Council last made appointments to Boards and Commissions at the February 27, 2020 Council meeting.

One Board is needing to have a vacancy filled:

Main Street Advisory Board

Current Member	When appointed	Reason for replacement
Michael Van Jones	January 2020 (to fill vacant seat)	None attendance

5 applicants: Samuel Avila
Philip Ellis
John McRae
Karen Morris
Matthew Rector

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Replace member in order to have a full Board attend meetings.	• N/A

4. RECOMMENDATION

Staff recommends appointments to the empty or vacated seat on the Main Street Advisory Board.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)

Do not make appointment to vacated seat.

8. ATTACHMENTS

8a. [Board Roster](#)

8b. [Applications](#)

Main Street Advisory Board				
Willing to be reappointed?	TERM (Yrs)	MEMBER	APPOINTED	EXPIRES
	3	Shannon Grace 1119 Victoria St (C) 512-587-4460 Shannongrace04@gmail.com	8-2016	2-2022
	3	Erwin Stauffer 804 Kirk St (H) 512-365-6453 (C) 512-818-6297 estauffer@austin.rr.com	2-2016	1-2021
	3	Stacey Smith 3406 FM 112 (C) 512-569-8835 Staceyjill22@gmail.com	8-2019* (filled an unexpired seat)	1-2021
	3	Sharla Gola 1806 Cypress Cove (C) 512-771-2412 sharla@golarealtors.com	2-2016, 2018	1-2021
	3	Stephen Truex 200 W. 2 nd St. (C) 512-567-0845 Sptcobra7@yahoo.com	1-2014; 2020	2-2023
NO ATTENDANCE	3	Michael Van Jones 1301 Wallace St. (C) 917-504-6950 vanjonesmichael@gmail.com	2-2020 (fill unexpired seat)	1-2021
	3	Scott Dean 1725 Lexington (C) 512-713-4543 msdeantex@gmail.com	7-2017 (Filled unexpired seat); 2020	2-2023

Members: 7. It is preferred that at least one Architect, Attorney, CPA, Property owner in city limits, and Business owner in downtown project area be represented. Residency requirements do not apply.

Ex-Officio Members: City Manager, Main Street Manager, Central Tx RC&D Director, Taylor Chamber Director, Taylor EDC Director

Duties: The powers and duties of the Main Street Advisory

1. To define the geographic boundaries of the Main Street Project District.
2. To enter into agreements with the financial institutions of Taylor for the creation and administration of a low interest low program to benefit the Main Street Project.
3. To review, advice and make recommendations to the City Commission concerning needed planning and zoning considerations to support the Main Street Project.

4. To review, advise and make recommendations to the City Building Inspection Department concerning any alterations to the exterior of any buildings in the Main Street Project District.
5. To work with the Main Street Manager, the City Manager and the City Commission to develop and maintain a healthy, vital downtown Taylor, emphasizing four major areas:
 - a. Organization: To organize the downtown into a strong, cohesive unit that works together and speaks for the betterment of the area.
 - b. Design: To encourage appropriate, high-quality design in the maintenance, renovation and re-use of downtown buildings.
 - c. Unified Promotion: To sponsor events, and to advertise and promote a positive, unified image of downtown Taylor.
 - d. Economic Restructuring: To aim for full use and occupancy of downtown. To adapt buildings to new uses and utilize tax incentives for building rehabilitation.

Appointed by: City Council

Meetings: As necessary

Liaison: Jan Harris

NOTE: Ordinance was amended March 2019 reducing the number of members on the Board from 11 to 7. Removed 4 seats.



City of Taylor
Boards and Committee
Application

PLEASE TYPE OR PRINT CLEARLY:

Name Kathryn Mullis
Address (Residence and Mailing)
18201 Mullets Loop
Effingham TX 75060
How long at this residence? Since 2015
Phone (Home) _____
Cell Phone (512) 415-1052
Fax _____
Email _____

Occupation Sweet & Southern Firms, Owner
Employer Self-employed
Address 519 N. Main St.
Taylor, TX 75774
Work Phone (512) 595-3025
Business owner? ☒ Yes ☐ No
Additional information? _____

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.): Main Street Advisory Board

Please consider attending a committee meeting of interest to you prior to submitting your application. (Check the website at <http://www.taylor-tx.gov> for a complete roster of committee appointees.)

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.)

Grew up in Taylor and around many family owned businesses (Libraries)
Also watched my grandmother serve in downtown boards and value
the opportunity to give back. Current downtown business owner - See attached resume
for more details

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. (*Effective 12-16-08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEEX. Change in residency status during term can result in termination of appointment.)

I hereby swear and affirm that the information provided above is true and correct.

Signature

KATHRYN MULLIS

Date

7/15/2020

Karyn Morris

18201 Moreto Loop, Pflugerville, TX 78660 - ker08b@acu.edu

EDUCATION

Bachelor's of Business Administration in Accounting May 2013
Abilene Christian University

PROFESSIONAL EXPERIENCE

Sweet & Southern Finds, Owner (Taylor, Texas) October 2016-Present

Owner/operator of retail space on main street
Repurpose and restore furniture/goods for resale
95%+ Inventory/COGS personally managed
Manage 5% inventory through 4-5 concurrent consignee relationships
Building owner/manager
Participate in 3-5 vendor shows annually including Vintage Market Days
Experienced in leasing out kitchen space and special event pop-ups
Do all in-house social media, marketing, accounting, purchasing, invoicing
Designed and actively manage website, including e-commerce

Brentwood Christian School, Christian Counselor (Austin, Texas) August 2015-May 2016

Meet with students one-on-one and in groups
Coordinate and lead class activities
Communicate with college recruiters
Work closely with the Academic Advisor on class scheduling

Lennar Homes, Sales Coordinator (Austin, Texas) 2013-2015

Review contract details and problem solve with sales team
Manage rolling status of 150+ homes in backlog
Issue company-wide Daily Activity Report of home sales, cancellations, closings
Compile and issue weekly status reports to President and Controller
Daily processing of cash receipts and credits
Monthly reconciliation of earnest money

Lennar Homes, Administrative Assistant (Austin, Texas) May 2013-August 2013

Process accounts payable
Customized floor plan designs for construction
Process earnest money refunds

SKILLS

Business Management, Marketing, Sales
Event Planning
Proficiency in Excel, QuickBooks, JD Edwards
Proficiency in Square, Squarespace

VOLUNTEER WORK & INVOLVEMENT

Trustee for Say Cheese, LLC 2019-Present
Main Street Promotions Committee Member 2017
Event Planning with Downtown Taylor Business Owners 2016-Present
Huddle Leader (Youth Ministry Volunteer) 2015-2019
Mentored teens weekly beginning as freshmen through graduation
Brentwood Christian School Asst. Softball Coach 2015



City of Taylor Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name	Matthew Rector
Address (Residence and Mailing)	
	4104 Zion Avenue
	Taylor, TX 76574
How long at this residence?	Almost 3 yrs
Phone (Home)	None
Cell Phone	(314) 939-9833
Fax	None
Email	

Occupation	Engineer
Employer	MWM DesignGroup
Address	305 E Huntland Dr. Ste 200
	Austin, TX 78752
Work Phone	(512) 992-2966
Business owner?	☒ Yes ☐ No
Additional information?	We own The
	Light House Boutique.

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.) : Main Street Advisory Board, Taylor EDC

Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at <http://www.taylortx.gov> for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.)

Have received business training in the boots to business program.

I have started an LLC and a 501C3. Have a masters degree in finance.

I am a professional engineer with experience in development and construction.

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. (*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)

I hereby swear and affirm that the information provided above is true and correct

Signature

Date

4/24/2020



City of Taylor Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name Philip Ellis

Address (Residence and Mailing)
1012 Estes Park
Taylor, TX 76574

How long at this residence? Since August 2018

Phone (Home) _____

Cell Phone 903-570-3445

Fax _____

Email _____

Occupation Web Developer/Musician

Employer The Austin Stone Community Church

Address 313 E. Anderson Lane, Building 3, Suite 100
Austin, TX 78752

Work Phone 903-570-3445

Business owner? ☒ Yes ☐ No

Additional information? _____

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.) : Main Street Advisory Board

Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at <http://www.taylortx.gov> for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.)

Professional Musician for 20+ years, I want to be rooted and invested in this town as I raise my 4 kids here, I am invested in the flourishing of Taylor, and eventually would like to start a business in Taylor.

also, Carol Bachmayer told me I should apply! (I mentor with her at TH Johnson)

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. (*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)

I hereby swear and affirm that the information provided above is true and correct

Signature

Philip Ellis

Date

2-7-2020

Philip Ellis

1012 Estes Park
Taylor, TX 76574

Contact:
(903)-570-3445

Profile:

Accomplished entrepreneur with effective communication skills, leadership traits, and proven organizational skills seeking part-time or full-time job with Outbound Engine

Education:

Abilene Christian University, Abilene TX

BBA in Management May 2008

GPA-3.4

Professional Experience:

AUSTIN STONE WORSHIP

January 2009-Present

Director of Digital Content

- Built www.austinstoneworship.com
- Developed CRM tools to grow our email list from 0 - 30k+ emails
- Built and launched 2 successful online courses with over 300 participants
- Directed, filmed, edited, and manage over 700 videos on youtube.com/austinstoneworship that have over 9.7M views

SELF EMPLOYMENT

August 2001-Present

Makedrums.com (Creator/Owner)

- Wrote an eBook that explains how to build custom drums (makedrums.com/buynow)
- Developed content marketing strategy using blogging, video, and social media to obtain #1 organic spot in Google for my selected keywords
- Maintained customer relationships through use of CRM tools
- Grew email list to over 6000 active users in a niche market

P. Ellis Drums (Founder/Creator)

- Doubled sales for the last 2 years of business through our efforts to get our drums in retail stores.
- Created national brand awareness through use of social media

Studio/Freelance Drummer

- Collaborated with independent artists and bands to write and record creative drum parts to hundreds of songs, several of which have received awards and critical acclamation in magazines, and websites (soundcloud.com/philipellis)
- Full time drummer for Aaron Ivey (aaronivey.com)
- Produced over 100 drum related YouTube videos that have gotten over 1,000,000 views at youtube.com/pae04b

THE ROCKETBOYS-Austin, Texas

December 2005-May 2009

(Independent indie/pop/rock band)

Financial Manager

- Coordinated over \$30,000 for purchasing decisions of a 15 passenger van, cargo trailer, monthly insurance, gas, merchandise, and van maintenance
- Manage over \$5000 in DVD's, CD's, shirts, buttons, and display equipment at each concert
- Negotiate and collect fees from entertainment buyers
- Record and use merchandise sales data from each city to devise and implement marketing plans for future purchase of merchandise, which has increased merchandise sales

Skills: Proficient in Wordpress, Infusionsoft, Leadpages, Mailchimp, Aweber, Twitter, Facebook, Instagram, Youtube, Microsoft Word, Excel, Google Drive, Analytics, Adwords, Adobe Premiere Pro.



City of Taylor
Boards and Committee
Application

PLEASE TYPE OR PRINT CLEARLY:

Name Samuel Avila
Address (Residence and Mailing)
960 county road 481
Thrall, TX 76528
How long at this residence? 2 yrs
Phone (Home) 708 528 9519
Cell Phone 708 528 9519
Fax _____
Email _____

Occupation Asst. Director of Provider Recruiting
Employer Lone Star Circle of Care
Address 205 E. University Ave.
Georgetown, TX 78626
Work Phone (512) 486 0152 x10221
Business owner? ☐ Yes ☐ No
Additional information? _____

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.) : TEDC, Main Street Advisory Board
Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at <http://www.taylortx.gov> for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.)

Letter attached for your review.

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. (*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)

I hereby swear and affirm that the information provided above is true and correct

Signature Samuel Avila Date 3/6/2020

Samuel Avila

Associate Director of Provider Recruiting

Contact

(708) 528 - 9519 (mobile)

To the City of Taylor:

I am writing to express interest in becoming more involved with my community & the wonderful historic city of Taylor. I consider myself a dedicated professional, who provides consistent dedication, values & integrity. I believe I have the essential skills and qualifications to be a valuable addition to the Committee Board. I have extensive training and experience in community events, general management, and working with people on all levels:

- Physician/Clinician Liaison throughout their career to over 200 providers
- On-boarding & Orienting all new Provider Staff
- Head of Employee Engagement Committee & Wellness Team
- Board Liaison
- USAF Veteran

I submitted my application with the hope that I can contribute my skills & experience to make a positive impact in my local community. I wholeheartedly thank you for consideration and look forward to continuing this conversation in person.

Sincerely,

Samuel Avila



City of Taylor Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name John McRae
Address (Residence and Mailing)
110 Main Street
Taylor, Texas 76574
How long at this residence? Since June 15, 2020
Phone (Home) —
Cell Phone 865-230-0988
Fax —
Email —

Occupation retired
Employer —
Address —
Work Phone —
Business owner? ☐ Yes ☒ No
Additional information?
Emeritus Professor, U. of Tennessee
Emeritus AIA

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.) : Main Street Advisory Board

Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at <http://www.taylortx.gov> for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.)

Vitae attached; long time personal/professional interest/engagement in design, planning & historic preservation; founding faculty member, Preservation Institute: Nantucket (P.I.N.), 1972
Director, Historic American Buildings Survey (HABS) Field Teams, 1968, 1971, 1976

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. (*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)

I hereby swear and affirm that the information provided above is true and correct

Signature

Date

July 20, 2020

JOHN M. McRAE, FAIA

PROFESSIONAL SUMMARY

John McRae served as Dean of The University of Tennessee College of Architecture and Design, July, 2005-July, 2011. During this timeframe the college thrived in numerous ways, including establishment of a Landscape Architecture Masters Program and recognition of undergraduate architecture among the top twenty programs in the country. In July, 2011, McRae rejoined the fulltime teaching faculty of the college. Prior to UT McRae held the position of Senior Director, Grants and Development, American Institute of Architects, October, 2003-July, 2005. In this capacity, he oversaw the Institute Research Agenda and coordinated current activity and secured corporate sponsorship for Institute projects. Prior to this role, McRae held the position of Vice President, Education and Training, for RTKL Associates, Inc. from September, 2001, through August, 2003. RTKL is an architectural/design services firm with offices worldwide. In this position, he was responsible for development and implementation of a comprehensive program of education and professional development and enrichment for the firm. An NCARB certified architect, Mr. McRae served as Dean of the School of Architecture at Mississippi State University for fourteen years prior to joining RTKL. He earlier served on the teaching faculty and in administrative positions at the University of Florida, College of Architecture, for twenty years. McRae is a Past President (97-98) of the Association of Collegiate Schools of Architecture. McRae was active in professional practice in Florida from 1971-1987.

EDUCATION

Rice University, Master of Architecture, 1967
University of Texas at Austin, Bachelor of Architecture, 1966
University of Mississippi, 1960-1961

PROFESSIONAL ORGANIZATIONS/RECOGNITION

American Institute of Architects, Fellowship Awarded, 1995
Member, East Tennessee Chapter, AIA, 2005-present
Chair, Design Awards Committee, 2011-present

ACADEMIC AWARDS (selected)

Hackney Research Award, ARCC, 2010
Graduate Fellowship in Architectural Research, Rice University, 1967
Alpha Rho Chi Bronze Medal, School of Architecture, The University of Texas, 1966
Most Outstanding Male Student at the University of Texas, 1966
Distinguished Service, University of Texas Students Association, 1966
University of Texas Mike Flynn Citizenship Award, 1965
Most Outstanding Man in the University of Texas Cooperative Housing System, 1964

NATIONAL PROFESSIONAL ACTIVITIES (selected)

Numerous academic and professional activities, fall, 2004-present
Research Panel, ACSA Administrators Conference, Fall, 2004
Education Program Co-Chair, National AIA Convention, May, 2003
Member, National AIA Continuing Education Committee, 2002-2004
Design Studio Reviews, Architecture, The Ohio State University, 2003-2004
Co-chair, AINACSA Cranbrook Teaching Seminar, June, 2003
Facilitator, NAAB Validation Conference, Fall, 2003
Observer, NAAB Visiting Team, Polytechnic University of Puerto Rico, Spring, 2003
Advisory Committee, development of Emerging Professional's Companion, an AIA/NCARB resource for interns, 2003-2004

Keynote address, ACSA Administrators Conference, Fall, 2002
 Contributor, Architect's Essentials of Professional Development, Jean Valence, Wiley & Sons, 2003
 Contributor, Principal's Report, Fall, 2002
 Contributing author, AIA Journal, Fall, 2003
 Juror, Chair, AIA Education Honor Awards Program, Spring, 2003
 Chair, AIA Mentorship Task Group, development of Mentorship Guidelines website, 2001-2003
 Juror, AIA Continuing Education Awards Program, Fall, 2002
 Facilitator, National Internship Summit, Fall, 2002
 Chair, Summit on Architectural Internship, Shaker village, Kentucky, Spring 1999
 ACSA Vice President/President Elect, 1996-97; President, 1997-98; past President, 1998-99
 ACSA Board of Directors, 1991-94, 1996-99
 Editorial Board, Journal of Architectural Education, 1994-97
 Steering Committee Chair, AIA Architects Education Committee, 1992; Vice Chair, 1991; Funded Member, 1989-92
 Southeast Regional Director, Association of Collegiate Schools of Architecture, 1991-94
 ACSA Strategic Planning Task Force, 1992-93
 ACSA Resource Assessment, 1991-92
 National Architectural Accrediting Board Handbook Task Force, 1991
 Chair/Participant, sixteen professional accrediting teams including NAAB, LAAB, and FIDER, 1981-2003
 Consultant, South Carolina Commission on Higher Education, statewide review of accredited design programs, 1992, 1997

ACADEMIC POSITIONS

The University of Tennessee, CoAD, 2005-present
 The Catholic University of America, Architecture, Adjunct Faculty, Professional Practice course, Spring, 2005
 Mississippi State University, Dean of the School of Architecture, 1987-2001
 University of Florida, College of Architecture, Faculty, 1967-87; appointment to Professor, 1980; administrative appointments, 1978-87, including Assistant/Associate Dean, college, 1978-82; Acting Chair/Chair, Department of Architecture, 1982-87; Acting Chair, Department of Interior Design (concurrent with Architecture Chair), 1983-84; Preservation Institute, Nantucket, MA, Summer, 1972 (assisted in starting program), Summer, 2000

RESEARCH, PUBLICATIONS, AUTHOR, EDITOR, AUTHOR

Over 30 publications, 1967-2012, involving a range of topics primarily in the fields of gerontology and K-12 environmental education; directed a variety of research projects, over a 40 year period, in capacity as a university faculty member and Dean.

PROGRAMS

Approximately 70 major addresses, workshops and panel presentations, 1969-2012, on a range of topics including gerontology, K-12 environmental education, architectural education and professional corporate education. Current focus on design/construction in Haiti, handbuilt ceramic sculptures, and writing/illustrating children's stories.

AWARD JURIES

Member, 18 awards juries, 1977-2012, primarily involving AIA, chapters and national

PROFESSIONAL REGISTRATION

Registered Architect: Mississippi (1987-present, Tn, 2005-present), Florida (inactive); NCARB #42,768

ARCHITECTURAL PROJECTS/CONSULTATIONS (SELECTED)

Barnes/Landes/Goodman/Youngblood, Architects and Engineers, part time and full time, 1966-67
National Park Service/Historic American Buildings Survey, Project Supervisor/three sununers, 1968, 1971, 1976
Harry Merritt, Architect, part time/full time, 1969-70
Gerontological Society of America/research project.1977-78
Bethel Baptist Church, Ocala, FL, design and construction, 1981-82, John McRae, Architect
Foundation for Aging Research/research project, Clearwater, FL, 1980-82
Zeisel Research Group/research project, Cambridge, MA, 1979
Kendall & Koogler Residences (unbuilt), John McRae, Architect, Gainesville, FL, 1981-82
Advent Christian Village/Florida/Master Plan Development, John McRae, Architect. 1986-87

PROFESSIONAL TRAVEL

Extensive travel, nationally and internationally, for programs and presentations related to professional/educational activities. Includes Canada, western Europe (England and Continent), Scandinavia, Greece, Hungary, Caribbean, and Orient (Japan, Korea, China, and Taiwan) with lectures in Plymouth, England; Delft, Holland; Barcelona, Spain; Budapest, Hungary; Guangzhou, China, Rio de Janeiro, Brazil, Haiti



City Council Meeting August 27, 2020 Transmittal Letter

STRATEGIC PILLAR

- ☒ Streets/Infrastructure
- ☐ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 9

Agenda Title: **Consider Resolution R20-23 authorizing an application to the Economic Development Administration (EDA) for Federal Assistance through the EDA Cares Program**

Council Action to be taken: Consider/Approve Submission of Grant Application to EDA

Department Submitted: City Management

Staff Contact: Jeff Jenkins, Deputy City Manager
David Legere, Langford Community Management Services, Inc.

1. PURPOSE/DESCRIPTION

To consider submitting an application to the EDA – CARES program for grant funding for economic development. The City is eligible for the grant funding program and has identified a development project.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City has been working on a project to develop a sanitary sewer service west of Carlos G. Parker Blvd that will allow for future development along Hwy 79. The City commissioned a feasibility study and has received a recommended plan. City Staff identified the EDA-CARES Program as a source for potential funding for the project. This is a disaster recovery program where the City could potentially receive up to 80% (\$5.53 million) grant funding toward the total costs of the project anticipated to be \$6,907,200. Overall, any funding provided could help cover a portion of the project cost and lessen the amount of money needed from public-private partnership dollars.

Langford Community Management Services has been tasked with developing/compiling an application package that will be ready for submission to the EDA. The application will request 80% funding of the total costs for the Sewer Line Project, by way of a federal grant. The program requires that the federal grant funding amount must be matched with 20% local funds.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Provides additional funding opportunity for Highway 79 sewer line • If awarded would lessen the funding needed from public-private partnership	• N/A

4. RECOMMENDATION

Staff recommends that the City Council approve the Resolution to submit an application to EDA and to commit the 20% in matching funds to the project. An award of grant funding could potentially be crucial to obtaining the funding needed to complete this project that could be key to future economic development in Taylor.

5. FUNDING SOURCE

2020 EDA – CARES at 80% grant funding; local matching funds at 20%

The local fund matching portion at the maximum would be \$1.4 million. It is anticipated the funding of this match will be through a public private partnership with a developer. The City also has funds in reserve to prove we can match this grant and we can also issue debt, if need be, to pay our portion of any match.

6. TIMELINE

Submit the Grant Application to the EDA in September. If the project is approved for funding, design can begin in late 2020 with Construction (14 months) starting in late 2021.

7. OTHER OPTIONS (In order of preference)

Take no action; do not move forward with Sewer Line Project.

8. ATTACHMENTS

9a. [Resolution R20-23](#)

RESOLUTION R20-23
AUTHORIZING APPLICATION

Economic Development Administration
Request for Federal Assistance

A RESOLUTION OF THE CITY COUNCIL OF TAYLOR, TEXAS HEREINAFTER REFERRED TO AS “APPLICANT”, DESIGNATING CERTAIN OFFICIALS AS BEING RESPONSIBLE FOR, ACTING FOR, AND ON BEHALF OF THE “APPLICANT” WITH THE ECONOMIC DEVELOPMENT ADMINISTRATION, HEREINAFTER REFERRED TO AS “EDA”, FOR THE PURPOSE OF REQUESTING FEDERAL ASSISTANCE FOR AN AREA OF SUBSTANTIAL ECONOMIC DISTRESS THROUGH THE EDA CARES PROGRAM, HEREINAFTER REFERRED TO AS THE “PROGRAM”; CERTIFYING THAT THE “APPLICANT” MATCHING SHARE IS READILY AVAILABLE; AND COMMITTING THE CITY TO THE PROPOSED INFRASTRUCTURE IMPROVEMENTS.

WHEREAS, the Economic Development Administration, in response to Federal Emergency Declaration HQ-20-024 has allocated grant funds to assist with economic recovery in the federal disaster declaration area; and

WHEREAS, the Federal Legislature has approved the “Program” for the purposes of allowing the political subdivisions of the States to participate in the “Program”; and

WHEREAS, the City of TAYLOR (“Applicant”), an incorporated town within WILLIAMSON County, was included in the Federal Major Disaster Declaration (HQ-20-024) and is eligible to apply for allocated grant funds; and

WHEREAS, the “Applicant” has determined that the installation of the Infrastructure Improvements is in the best interest of the City and will serve the legitimate public purpose of economic development; and

WHEREAS, the “Applicant” has determined that the economic activity generated from the “Sewer Line Project” will positively impact the City economy, overall, which has been adversely affected by the COVID-19 disaster; and

WHEREAS, the “Applicant” is desirous of authorizing an official to represent and act for the “Applicant” in all matters with the “EDA” concerning the “Program”;

BE IT RESOLVED BY THE “APPLICANT”:

SECTION 1: That the “Applicant” hereby certifies that they are eligible to receive assistance under the “Program”.

SECTION 2: That the “Applicant” hereby certifies that the “Applicant’s” matching share for this application is readily available at this time.

SECTION 3: That the “Applicant” hereby authorizes and directs its City Manager to act for the “Applicant” in executing all necessary documentation with the “EDA” for the purpose of requesting

and receiving grant funding under the "Program", and Brian Laborde is hereby officially designated as the representative in this regard.

SECTION 4: The "Applicant" hereby specifically authorizes the official to make the application for funding to the "EDA" concerning the site, located along U.S. Highway 79 (Hwy 79) in the west section of the City to be known as the "Sewer Line Project" in the City of TAYLOR for use as commercial, industrial, and residential development.

Introduced, read and passed by the affirmation vote of the "Applicant" on this _____ day of _____, 2020

Brandt Rydell, Mayor
City of Taylor

ATTEST:

Dianna Barker
City Clerk



City Council Meeting August 27, 2020 Transmittal Letter

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☒ Economic Vitality

Agenda Item #: 10
Agenda Title: Update to Council regarding enforcement of the sign ordinance.

Council Action to be taken: Discussion and possible direction to staff

Department Submitted: Development Services

Contact: Tom Yantis, Assistant City Manager/Director of Development Services

1. PURPOSE/DESCRIPTION

This agenda item is presented to provide the City Council with an update and receive any necessary direction regarding recent enforcement actions related to the City's sign ordinance.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Recently, there have been several new businesses or businesses that have relocated within the City that have installed signs without the proper permits. Code Enforcement has notified these businesses and property owners and through that process other non-compliant signs were identified.

In order to address this issue holistically, staff started by preparing a list of downtown properties and businesses that appeared to have installed signs without the proper permits. Staff notified those businesses to determine whether a permit had in fact been received and if not for the business or property owner to submit a permit application.

Some of the businesses and property owners who responded to the notice have submitted permit applications and some applications have been approved. Others have not been approved, because the signs are not in compliance with the requirements of the sign ordinance. Some property owners and businesses have not responded to the City's letter.

Because a number of proposed signs do not meet the sign ordinance requirements, staff prepared a presentation for the Main Street Advisory Board to consider possible amendments to the ordinance that may allow some currently prohibited signs to be allowed in the future. Examples include illuminated signs and projecting signs.

The Main Street Advisory Board will be discussing this topic at their August 20, 2020 meeting and staff will be able to update Council after that meeting.

Some of the issues that have come up are:

- Permit fees/penalties for signs that were installed without a permit
- What to do about signs that do not meet the regulations and for which an amendment to the ordinance is not recommended
- How to get the word about regarding the necessity of receiving a permit for signs prior to installation

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Enforcement of the ordinances ensures the health, safety and general welfare of the community are protected • Consistent enforcement ensures all property owners and business owners are treated equally • Enforcement of the ordinance leads to a more attractive community	• Enforcement of the ordinance can result in a financial burden on property and business owners

4. RECOMMENDATION

This item is intended as an update to Council with any necessary direction from Council to staff.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

N/A



City Council Meeting August 27, 2020 Transmittal Letter

STRATEGIC PILLAR

- ☒ Streets/Infrastructure
- ☒ Quality of Life
- ☒ Economic Vitality

Agenda Item #: 11
Agenda Title: Update and possible direction to staff regarding the maintenance of landscaping in public rights-of-way

Council Action to be taken: Receive update and provide direction if necessary

Department Submitted: Development Services/Public Works

Staff Contact: Tom Yantis, Assistant City Manager/Director of Development Services
Jim Gray, Public Works Director
Daniel Baum, Fire Chief

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is to provide and update to the July 16, 2020 Council discussion on right-of-way maintenance.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

On July 16, 2020 staff presented information to City Council regarding the responsibility of property owners to maintain landscaping within alleys and the parkway portion of the public rights-of-way.

Following the presentation Council reaffirmed the ordinance requirements and directed staff to take the following steps:

1. Notify any property owners for whom the City had been maintaining the parkway in front of their properties that the City would no longer provide that maintenance.
2. Prepare an inventory of all alleys to identify the current condition and develop a prioritization of alley maintenance.
3. Work with the Tree Advisory Board to develop strategies for dealing with the maintenance of trees within the public rights-of-way.

Staff is providing this update to Council on what has been accomplished since the July 16th meeting.

Property Owner Notification

- Public Works provided notice to property owners whose properties backup to Mallard Lane.

- Development Services has created a database of all property owners along Main Street (Hwy. 95) and 2nd and 4th Streets and began mailing notice last week.
- Code Enforcement will begin monitoring these corridors and notifying any property owners who do not maintain the parkway according to the ordinance requirements.

Alley Inventory

- The City Manager authorized a task order with HDR to prepare a geodatabase of all alleys in the City, perform desktop and field reconnaissance to determine the current condition of the alleys and to provide the results in a GIS format for staff to use to prioritize which alleys need to be addressed first from a maintenance standpoint.

Tree Advisory Board

- Staff met with the Tree Advisory Board on August 12, 2020.
- The Tree Advisory Board suggested the following:
 - Engage the County Extension Agent and Texas Forest Service as resource for property owners.
 - Consider hiring a consultant to prepare an inventory of public trees.
 - Consider having the Tree Board members prepare a video for property owners regarding tree care best practices.
 - Consider seeking grant funds to provide financial resources to property owners who cannot afford to maintain their trees. The Board can help identify potential grants.
 - The Tree Advisory Board could be used to review applications for financial assistance once a fund is created.
 - Utilize the City's newsletter to provide information on tree maintenance to property owners.

3. PROS and CONS

<u>PROS of this agenda item</u>	<u>CONS of current system</u>
• N/A	• N/A

4. RECOMMENDATION

This is an update to Council.

5. FUNDING SOURCE

N/A

6. TIMELINE

Property Owner Notification – August 2020 and ongoing for properties not in compliance

Alley Inventory – Task Order signed August 19th, Project kick-off August, Project completion October.

Tree Maintenance – project timeline still in progress

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

N/A



City Council Meeting August 27, 2020 Transmittal Letter

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☐ Economic Vitality

Agenda Item #: 12

Agenda Title: **Update to Council regarding the Planning and Zoning Commission's recommendation on carports within the required front setback in residential neighborhoods.**

Council Action to be taken: Discussion and possible direction to staff

Department Submitted: Development Services

Contact: Tom Yantis, Assistant City Manager/Director of Development Services

1. PURPOSE/DESCRIPTION

This agenda item is presented to provide the City Council with an update and the Planning and Zoning Commission's recommendation regarding existing, non-conforming carports in the setbacks within existing neighborhoods.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Earlier this year, the City received a code enforcement complaint regarding a carport that was being constructed and enclosed in the Crestview neighborhood. After investigating the complaint, city staff determined that the carport was located within the required 25 foot front setback and directed the property owner to remove the carport. The owner of the property complied. The Code Enforcement Officer identified other similar carports within the neighborhood.

After further investigation, staff initiated several additional enforcement cases in the neighborhood. One of the property owners contacted Councilmember Anderson to see if there is anything the City could do to allow these carports to remain.

Councilmember Anderson sponsored an agenda item to discuss this topic at the July 16, 2020 Council meeting. The City Council referred the issue to the Planning and Zoning Commission for a recommendation.

On August 11, 2020 the Planning and Zoning Commission discussed this topic and provided the following recommendation:

A majority of the Commission recommended that the Council consider amending the Zoning Ordinance to allow the owners of existing, non-conforming carports to

register with the City, pay for and receive a safety inspection of the carport and for the Council to consider other criteria such as architectural compatibility. The Commission does not recommend allowing any additional carports to be constructed without meeting the requirements of the Zoning Ordinance and building codes.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• The P&Z recommendation would provide a mechanism for existing, non-conforming carports to be made legal.	• Some carports will not pass safety inspection and may still have to be removed.

4. RECOMMENDATION

The P&Z recommendation is provided above and staff is seeking direction from Council as to next steps. If the Council agrees with the P&Z recommendation, staff can initiate the formal amendment process which will require drafting the ordinance language, presenting to P&Z, advertising for public hearings and ultimately presenting the ordinance to Council for consideration.

P&Z was also interested in whether City Council would like the ordinance amendment to include any architectural standards that must be met for existing carports to be allowed to remain.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

N/A