AGENDA

CITY OF TAYLOR, TEXAS

CITY COUNCIL MEETING

CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET

JULY 27, 2023, 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

A MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

A. Receive donation from the Taylor Area Tennis Association.

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. Registration forms are available at the sign in table.)

CONSENT AGENDA

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

1. Approve minutes from the July 13, 2023 regular City Council meeting. (Dianna McLean)
2. Consider Ordinance 2023-30 amending Ordinance 2005-9 and 2016-14 by providing an amended Project and Financing Plan and expanding the use of funds generated by TIRZ #1. (Jan Harris)
3. Consider Ordinance 2023-32 amending the Subdivision Ordinance to allow for the issuance of building permits prior to the acceptance of subdivision infrastructure for expedited permits. (Colin Harrison)
4. Consider executing Task Order 38 with HDR Engineering for the Bull Branch Inflow Investigation and Reduction Action Plan. (Jim Gray)
5. Approval of reimbursable grant with TxDot Aviation for scope and fee schedule for the new fuel farm. (Jim Gray)
6. Appointment of Associate Municipal Court Judge. (Brian LaBorde/Mark Schroeder)

PUBLIC HEARINGS / ORDINANCES

7. Hold a public hearing and introduce Ordinance 2023-33, PZ-2023-1677, regarding a request to amend the Comprehensive Plan Growth Sector and Future Land Use designations on approximately 70.2 acres of land generally located near the intersection of Old Thorndale Road and Gravel Pit Road, more particularly described by Williamson Central Appraisal District Parcel R018924, part of and out of the P. Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas. (Colin Harrison)
8. Hold a public hearing and introduce Ordinance 2023-34, PZ-2022-1466, regarding a request to amend the zoning of approximately 37.32 acres of land, addressed as 505 S.W. Carlos G. Parker Boulevard, from the existing zoning of R/A (Rural/Agricultural) and R-1 (Single Family Residential) to Planned Development (PD) zoning with residential and commercial base zoning districts, more particularly described by Williamson Central Appraisal District Parcel R019657, R020063, and R331030, part of and out of the George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas. (Colin Harrison)
9. Hold a public hearing and introduce Ordinance 2023-35, PZ-2022-1520, regarding a request to amend the zoning of approximately 15.05 acres of land generally located at 851 Sloan Street and 904 Debus Drive from the existing zoning of R-1 (Single Family Residential) to a Multi-Family

Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD), more particularly described by Williamson Central Appraisal District Parcel R018081, R019761, R019758, and R019770, part of and out of the W.R. Williams Survey, Abstract No. 665, and the Sunset Addition, Block Two (2), Lot Five (5), Taylor, Williamson County, Texas. (Colin Harrison)

10. Introduce Ordinance 2023-36 amending the FY2023 Budget. (Jeff Wood)

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

11. Receive the recommendation regarding Council Compensation from the Council Compensation Committee Chair and provide direction for drafting any ordinance changes. (Jeff Jenkins)
12. Consider a request from All Star Liquor or Mr. Kapil Patel on property generally located at 3100 N. Main Street Suite 127 for a variance to the required minimum distance from a school for the sale of alcohol. (Colin Harrison)
13. Consider Ordinance 2023-37 authorizing the issuance of the City of Taylor, Texas Combination Tax and Revenue Certificates of Obligation, Series 2023a; levying an ad valorem tax and pledging certain surplus revenues in support of the certificates; approving an official statement, a paying agent/registrar agreement and other agreements relating to the sale and issuance of the certificates; and ordaining other matters relating to the issuance of the certificates. (Jeff Wood)
14. Consideration and Possible Action on Construction Observation Services during the construction of the Highland Drive Waterline Replacement Project. (Jim Gray)
15. Receive update on FY 2023 Street Maintenance Program. (Jacob Walker/Jim Gray).
16. Consider approval of Resolution R23-27 extending the provision of fire department service to portions of the City's ETJ. (Daniel Baum)

The City Council may take action on any executive session item listed on this agenda after they reconvene into regular session.

Executive Session I. The Taylor City Council will conduct a closed executive meeting under Section 551.087 of the Texas Government Code regarding economic development negotiations and considering financial or other incentives to a business prospect that the City seeks to have locate in or near the City of Taylor.

a. Project Cornelius

17. Reconvene into open session and take any action.

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 July 24, 2023 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

In compliance with the ADA the City Hall and Council Chambers is wheelchair accessible. Reasonable accommodations will be provided for persons attending city council meetings in need of special assistance. Please contact the City Clerk at least 24 hours prior to the meeting for special assistance.

Posted By: Dianna McLean Date 7-24-2023

Dianna McLean, City Clerk

City Council Meeting
July 27, 2023
Transmittal Letter

STRATEGIC PILLAR
☐ Streets/Infrastructure
☒ Quality of Life
☐ Economic Vitality

Agenda Item #: 1

Agenda Title: **Approve minutes from the July 13, 2023 regular Council meeting.**

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

Department Submitted: City Clerk

Staff Contact: Dianna McLean

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

PROS	CONS
•	•

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)

N/A

8. ATTACHMENTS

1a. July 13, 2023 minutes

City of Taylor
Regularly Scheduled City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
July 13, 2023 at 6:00 p.m.

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

Mayor Pro-Tem Gerald Anderson	Brian LaBorde, City Manager
Council Member Robert Garcia	Jeff Jenkins, Deputy City Manager
Council Member Mitch Drummond	Tom Yantis, Assistant City Manager
Council Member Dwayne Ariola	Mark Schroeder, City Attorney
Mayor Brandt Rydell	Dianna McLean, City Clerk

A MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

A. **Parks and Recreation Month proclamation.**
Councilmember Drummond read the proclamation and presented it to Tyler Bybee and local ball players.

B. **2023 LEAD Taylor graduates.**
Kendra Maness presented the LEAD Taylor graduates with a certificate.

Jim Gray, Public Works Director announced that due to safety concerns on the CR366 reconstruction project, the county will put up road closures between Chandler Road and Carlos Parker beginning July 24th through June 2024.

Robert Garcia announced the upcoming 10th Annual Car Show in Taylor will be on October 28th.

CITIZENS COMMUNICATION

No communications.

CONSENT AGENDA

1. **Approve minutes from the June 22, 2023 regular Council meeting.**
2. **Concur with preliminary financials for May 2023.**
3. **Consider subrecipient agreement between Williamson County and City of Taylor for Wastewater Distribution upgrade project using funding from American Rescue Plan Act (ARPA).**
4. **Consider Ordinance 2023-26 for property tax exemption increase for over 65/disabled.**
5. **Consider Ordinance 2023-27 regarding PZ-2023-1639, a request for a Comprehensive Plan Amendment to amend the Growth Sector and Future Land Use designations on approximately 55.90 acres of land generally located south of Taylor High School and east of the Avery Glen Subdivision, more particularly described by Williamson Central Appraisal District Parcels R019109, R019114, and R019732, part of and out of the M. Dentler Survey, Abstract No. 211, and the W.G. Robinson Survey (T.T. Williamson Survey, Abstract No.**

754), partial City of Taylor and City of Taylor Extra Territorial Jurisdiction, Williamson County, Texas.

6. **Consider Ordinance 2023-28 regarding PZ-2023-1663, a request to change the zoning designation on approximately 0.14 acres of land, generally located at 607 East Pecan Street, from Local Business (B-1) to Manufactured Housing (M-H) zoning district, more particularly described by the Williamson Central Appraisal District Parcel R015515, being Lot 4, Block 87, Map of the Town of Taylor, Williamson County, Texas.**
7. **Consider Ordinance 2023-29 regarding PZ-2023-1675, a request for a Specific Use Permit to allow a liquor store on approximately 8.51 acres of land, generally located at 3100 North Main Street Suite #127, within Taylor Plaza, more particularly described by the Williamson Central Appraisal District Parcel R363579, Replat of Lot 1 of Taylor Plaza Subdivision, Taylor, Williamson County, Texas.**
8. **Consider Resolution R23-26 approving a Memorandum of Understanding (MOU) between the Taylor Independent School District and the Taylor Police Department Concerning the School Resource Officer positions.**
9. **Consider approving a Memorandum of Understanding (MOU) between the City of Taylor and Good Life Taylor for the establishment of a Fitness Park at Memorial Field in Murphy Park.**
10. **Consideration and possible action to approve a professional services agreement with Michael Watkins Architect, LLC for on-call urban design professional services.**

Motion was made by Councilmember Ariola to approve consent agenda items 2, 3, 6, 8, 9, and 10 as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

Councilmember Ariola requested to pull item #4 for separate consideration.

4. **Consider Ordinance 2023-26 for property tax exemption increase for over 65/disabled.**
   Councilmember Ariola – why approve now without tax rate in place.
   Jeff Wood, Chief Financial Officer – County needs prior to certifying values.

   Motion was made by Councilmember Ariola to adopt Ordinance 2023-26 as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

Councilmember Garcia requested to pull items 1, 5, & 7 for separate consideration.

1. **Approve minutes from the June 22, 2023 regular Council meeting.**
   Councilmember Garcia noted that the agenda stated June 22, "2022" instead of "2023".

   Motion was made by Councilmember Garcia to approve the minutes as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

5. **Consider Ordinance 2023-27 regarding PZ-2023-1639, a request for a Comprehensive Plan Amendment to amend the Growth Sector and Future Land Use designations on approximately 55.90 acres of land generally located south of Taylor High School and east of the Avery Glen Subdivision, more particularly described by Williamson Central Appraisal District Parcels R019109, R019114, and R019732, part of and out of the M. Dentler Survey, Abstract No. 211, and the W.G. Robinson Survey (T.T. Williamson Survey, Abstract No. 754), partial City of Taylor and City of Taylor Extra Territorial Jurisdiction, Williamson County, Texas.**

Councilmember Garcia requested confirmation that this is just to get ready for future development, nothing submitted yet?
Tom Yantis, Development Services Director – Actual development proposal is to be determined.

Motion was made by Councilmember Garcia to adopt Ordinance 2023-27 as presented. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

7. **Consider Ordinance 2023-29 regarding PZ-2023-1675, a request for a Specific Use Permit to allow a liquor store on approximately 8.51 acres of land, generally located at 3100 North Main Street Suite #127, within Taylor Plaza, more particularly described by the Williamson Central Appraisal District Parcel R363579, Replat of Lot 1 of Taylor Plaza Subdivision, Taylor, Williamson County, Texas.**
Councilmember Garcia – asked if the school has come back with a distance issue.
Tom Yantis – Yes. Requestor will have to seek a variance for alcohol sales since school is within 300 feet.

Motion was made by Councilmember Garcia to adopt Ordinance 2023-29 as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

PUBLIC HEARING/ORDINANCES

11. **Introduce Ordinance 2023-30 amending Ordinance 2005-9 and 2016-14 by providing an amended Project and Financing Plan and expanding the use of funds generated by TIRZ #1.**
Jan Harris, Main Street Manager – the purpose of this ordinance is to provide greater flexibility for the use of TIRZ #1 funds to benefit the businesses located within the TIRZ #1 district of downtown Taylor. Staff presented to Council the TIRZ #1 Board's three proposed additions to be added to the existing Project and Financing Plan for TIRZ #1.
(1) Targeted Economic Development Assistance;
(2) Funding Additional Administrative Costs; and
(3) Funding Third-Party Contracts for Enhanced Services.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2023-30

AN ORDINANCE AMENDING ORDINANCE NO. 2005-9 AND 2016-14 BY PROVIDING AN AMENDED PROJECT AND FINANCING PLAN TAYLOR, TEXAS, AND EXPANDING THE USE OF FUNDS GENERATED BY TIF #1; PROVIDING A SAVINGS CLAUSE.

First reading. No action was taken.

12. **Introduce Ordinance 2023-32 amending the Subdivision Ordinance to allow for the issuance of building permits prior to the acceptance of subdivision infrastructure for expedited permits.**
Tom Yantis, Assistant City Manager – this ordinance would amend the Subdivision Ordinance to facilitate the expedited permitting process for industrial projects. There have been requests for the City to consider modifying the development permitting process to allow industrial businesses to

begin construction on their facilities sooner than what would otherwise be authorized by the City's current development permitting process. At the June 22, 2023, meeting the City Council authorized the City Manager to develop an expedited permitting process for industrial projects. Staff will develop the expedited process by the end of summer 2023.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2023-32

AN AMENDMENT TO THE TAYLOR CITY CODE, APPENDIX C – SUBDIVISION ORDINANCE AMENDING CHAPTER 2, ARTICLE II, SECTION 2.17, BUILDING PERMIT AND FEES; PROVIDING A REPEALER CLAUSE; AND PROVIDING A SAVINGS CLAUSE.

First reading. No action was taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

13. **Introduce the Preliminary Budget for Fiscal Year 2024.**
    Jeff Wood, Chief Finance Officer – presented to Council the FY 2024 preliminary budget document and staff gave a brief overview of the budget.

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

14. **Receive an update on the 88th Regular Texas Legislative Session.**
    Jeff Jenkins, Deputy City Manager – gave a general update on specific legislative changes that will impact cities.

    Motion was made by Councilmember Garcia to receive the Legislative update as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

Mayor Rydell read the executive session items and adjourned into closed session at 7:42pm.

Executive Session I. The Taylor City Council will conduct a closed executive meeting under Section 551.074 of the Texas Government Code regarding a personnel matter.

a) Potential litigation related to employment matter.

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 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) Discuss proposal from Taylor FM 973 LLC

15. **Reconvene into open session and take any action.**
    Mayor Rydell reconvened into open session at 8:26pm. No action was taken.

ADJOURN
With no further business Mayor Rydell declared the meeting adjourned at 8:27p.m.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

City Council Meeting
July 27, 2023
Transmittal Letter

STRATEGIC PILLAR
☐ Streets/Infrastructure
☐ Quality of Life
☒ Economic Vitality

Agenda Item #: 2

Agenda Title: **Consider Ordinance 2023-30 amending Ordinance 2005-9 and 2016-14 by providing an amended Project and Financing Plan and expanding the use of funds generated by TIRZ #1**

Council Action to be taken: Consider adopting Ordinance

Department Submitted: Development Services – Main Street

Staff Contact: Jan Harris, Main Street Manager

1. PURPOSE/DESCRIPTION

The purpose of the proposed ordinance is to provide greater flexibility for the use of TIRZ #1 funds to benefit the businesses located within the TIRZ #1 district of downtown Taylor.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The consideration to expand the use of funds generated by the TIRZ #1 district resulting in the need to therefore amend its Project and Financing Plan has been a long one. The TIRZ #1 Board began discussing the need for expanding the use of generated funds in 2022. On September 21, 2022, staff presented to the City Council the TIRZ #1 Board's three proposed additions to be added to the existing Project and Financing Plan for TIRZ #1. They were:
(1) Targeted Economic Development Assistance;
(2) Funding Additional Administrative Costs; and
(3) Funding Third-Party Contracts for Enhanced Services.
These proposed amendments were positively received by the Council and further discussions were held on March 8, 2023 at the Joint City Council-TIRZ #1 Meeting in the Taylor Public Library.
The original projects for the TIRZ #1 funds are:
(4) Infrastructure Improvements
(5) Beautification
(6) Local Match for Grants
(7) Local Grants.

The purpose of this expanded ordinance is to allow for an enhanced level of service the Main Street Program will be able to provide to existing and future stakeholders including business and property owners in the downtown district.

3. PROS and CONS

PROS	CONS
• By broadening the TIRZ #1 Board's scope of work through this new ordinance, the Project and Financing Plan will allow the Board to be more supportive through its grant and financing programs of the current and anticipated developmental and economic climate in downtown Taylor. • Increasing the types of projects and programs enabled under the TIRZ #1 Downtown Project and Financing Plan will enable more flexibility on behalf of the Main Street Board to meet the increasing number of developmental changes incurred by the downtown district as Taylor continues to grow.	• There are no known cons.

4. RECOMMENDATION

Staff recommends adoption of the ordinance.

5. FUNDING SOURCE

TIRZ #1

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

2a. Ordinance 2023-30
2b. Exhibit A to TIF Ordinance
2c. Presentation

ORDINANCE NO. 2023-30

AN ORDINANCE AMENDING ORDINANCE NO. 2005-9 AND 2016-14 BY PROVIDING AN AMENDED PROJECT AND FINANCING PLAN TAYLOR, TEXAS, AND EXPANDING THE USE OF FUNDS GENERATED BY TIF #1; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the City of Taylor, Texas desires to amend Ordinance 2005-9 and 2016-14 by expanding the use of funds generated by TIF #1 and the amending the TIF #1 the Project and Financing Plan; and

WHEREAS, the Texas Tax Code Section 311.010(a) permits powers to the zone board of directors to administer, manage or operate the zone which are given by city ordinance; and

WHEREAS, the City deems it in the best interest that the possible use of funds generated by TIF #1 be expanded to include (1) targeted economic development assistance, (2) funding additional administrative costs, and (3) funding third-party contracts for enhanced services and the current TIF Project and Finance Plan be amended.

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

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

SECTION 2. Section 7. Purpose of the Zone in Ordinance No. 2005-9 is amended to include the following sentences:

The City and Tax Increment Financing Board #1 further finds that, in addition to other use of funds previously provided by ordinance, the following uses of funds generated by TIF #1 are permitted: (1) Target Economic Development Assistance; (2) Funding Additional Administrative Costs; and (3) Funding Third-Party Contracts for Enhanced Services.

SECTION 3. The City and Tax Increment Financing Board #1 further finds that the Project and Financing Plan attached to Ordinance No. 2005-9 is deleted and replaced with the Project and Financing Plan Amendment attached as Exhibit "A" to this Ordinance.

SECTION 4. If any paragraph, sentence, phrase or other portion of this Ordinance should be declared to be unconstitutional

by a court of competent jurisdiction, the holding shall not affect the remainder of this Ordinance and all portions of the Ordinance not held to be invalid shall continue and remain in full force and effect.

In accordance with Article VIII, Section 1, of the City Charter, Ordinance No. 2023-30 was introduced before the Taylor City Council on the 13th day of July, 2023.

PASSED, APPROVED, and ADOPTED on the ___day of _____, 2023.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark J. Schroeder, City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2023-30 passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of_____, 2023, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of

the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this the _____ day of_____, 2023.

_____
Dianna McLean
City Clerk

DPFG
DEVELOPMENT PLANNING & FINANCING GROUP

Project and Financing Plan Amendment

May 17, 2023

TIRZ#1
City of Taylor, Texas

1

1

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Taylor, Texas is situated along side US-79, approximately 36 miles from downtown Austin. As of 2023, the current population of Taylor is estimated to be 17,723.

With its stunning sunsets, charming streetscapes, and vibrant downtown, Taylor has become a top choice for filmmakers. In addition to its delightful aesthetic, Taylor's business friendly environment has attracted over 20 companies to either expanded or relocate to the city since 2009. The most recent addition to this list includes Samsung Semiconductors, LLC

Disclaimer
The conclusions and recommendations presented are based on current market conditions. Given the variance of economic conditions and the cyclical nature of the real estate market, it is critical to reevaluate the project assumptions periodically to ensure they are justified.

Tax Increment Reinvestment Zone #1
City of Taylor

City of Taylor TIRZ#1 was created on June 9, 2005 by Ordinance No. 2005-9 by the City Council of the City of Taylor. The goal of TIRZ#1 is to encourage reinvestment and economic development.

The zone consists of approximately 128 acres. The projected 2023 TIRZ captured value of the zone is approximately $74,658,861.

Conditions contributing to the creation of the zone included disinvestments due to a large number of blighted, abandoned, and functionally obsolete buildings, poor drainage, sub-standard and defective streets, sidewalks, and parking conditions, many small lots with diverse ownership, making site acquisition for redevelopment difficult and time consuming, contaminated property, large number of lots with code violations such as tall grass and trash, the perception that the area would continue to decline in value and in opportunities for investment and commerce.

Alternately, the downtown area is home to numerous governmental, business, and religious institutions. City Hall, the Taylor Economic Development Corporation, the US Post Office, the County health clinic, County offices, two major banks, many small businesses, Temple College at Taylor, the Howard Theatre, the annual Blackland Prairie Days Festival, Main Street Car Show, Heritage Square, many residents and residential structures, many of which are recognized historical buildings, the "Old Bank Building", and the "Cotton Seed" building both of which are currently on the National Register of Historic Places. The City also received a "streetscaping" grant from the Texas Department of Transportation (TEA – 21) to improve sidewalks, provide landscaping, and install light standards in a 5-block downtown area.

Tax Increment Reinvestment Zone #1
Original Boundary Description

The zone consists of approximately 128 acres.

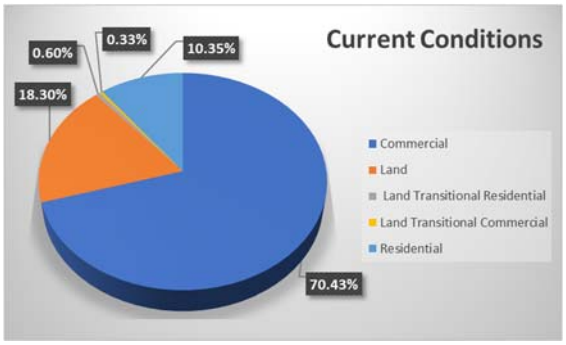
Where zone boundaries follow streets, the boundaries extend to the far sides of the public right-of-way, measured from the center of the zone. Inclusion of the rights-of-way allows potential use of funds for improvements in those rights-of-way. Boundaries were drawn with the intent to:

1. Address the issues identified in the city's Economic Development chapter of the Comprehensive Plan
2. Address the issues addressed in the Main Street Program's Strategic Plan.
3. Limit the percentage of land area currently used for residential purposes to a percentage less than 30 percent, according to the requirements of Chapter 311 of the Texas Tax Code.
4. Include sites in and near Downtown with good potential for development and use of the tax increment financing tool during the term of the zone.
5. Maintain contiguity, as required by the law.
6. Limit the percentage of the taxable value of real property of the zone to no more than 15 percent of the appraised real value of the City, according to the requirements of Chapter 311 of the Texas Tax Code.

Current Conditions

The zone consists of approximately 128 acres. The projected 2023 captured taxable value of the zone is approximately $74,658,861.

Land Use	Percentage
Commercial	70.4257%
Land	18.2977%
Land Transitional Residential	0.5976%
Land Transitional Commercial	0.3268%
Residential	10.3522%



Proposed Amendments

The City and the Tax Increment Financing Board #1 ("the Board") propose expanding the use of the funds generated by TIF #1 to include the following:

1. Targeted Economic Development Assistance
2. Funding Additional Administrative Costs
3. Funding Third-Party Contracts for Enhanced Services

TEXAS TAX CODE
SUBTITLE B. SPECIAL PROPERTY TAX PROVISIONS CHAPTER
311. TAX INCREMENT FINANCING ACT Sec. 311.011.
PROJECT AND FINANCING PLANS

(a) The board of directors of a reinvestment zone shall prepare and adopt a project plan and a reinvestment zone financing plan for the zone and submit the plans to the governing body of the municipality or county that designated the zone.
(b) The project plan must include:
(1) a description and map showing existing uses and conditions of real property in the zone and a map
showing proposed uses of that property;
(2) proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;
(3) a list of estimated non project costs; and
(4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.
(c) The reinvestment zone financing plan must include:
(1) a detailed list describing the estimated project costs of the zone, including administrative expenses;
(2) a statement listing the proposed kind, number, and location of all proposed public works or public improvements to be financed by the zone;
(3) a finding that the plan is economically feasible and an economic feasibility study;
(4) the estimated amount of bonded indebtedness to be incurred;
(5) the estimated time when related costs or monetary obligations are to be incurred;
(6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone;
(7) the current total appraised value of taxable real property in the zone;
(8) the estimated captured appraised value of the zone during each year of its existence; and
(9) the duration of the zone.

TIF #1 Estimated Costs

Estimated Costs [a]		Original Budget		Amended
Infrastructure Improvements [b]	$	1,450,000	$	1,450,000
Beautification [c]	$	500,000	$	500,000
Local Match for Grants [d]	$	350,000	$	350,000
Local Grants [e]	$	500,000	$	500,000
Economic Development Assistance [f]	$	700,000	$	700,000
Administrative Costs [g]	$	-	$	604,679
Third Party Contracts for Enhanced Services	$	-	$	935,813
Total Estimated Costs	**$**	**3,500,000**	**$**	**5,040,492**
Expenditures to Date			**$**	**3,975,294**

Footnotes:

[a] Cost estimates per TIF #1 Project and Financing Plan, provided by client on 1/5/23. Reflects total costs over 25 year TIRZ term.

[b] Including but not limited to: sidewalks, drainage, water line replacement and installation, sanitary sewer line upgrades and installation, and street repair or replacement.

[c] Including but not limited to: landscaping, benches, public art, street lighting & sidewalks.

[d] Includes personnel costs.

[e] Including but not limited to: asbestos surveys and remediation, building rehabilitation, façade improvements, signage repair, demolition, acquisition of property, building construction and replacement, safety improvements, landscaping, etc.

[f] Including but not limited to: residential development, purchase of private land (land write-downs and parking), and targeted economic development assistance.

[g] Includes expenditures for Special Events Coordinator. Assumes 3% annual increase for the remaining TIRZ term.

Sec. 311.002. DEFINITIONS. In this chapter:

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
(C) real property assembly costs;
(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
(F) relocation costs;
(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
(I) the cost of operating the reinvestment zone and project facilities;
(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

7

Method of Financing

To fund the public improvements outlined in the previous page within the TIF#1 boundary, the City of Taylor and Williamson County will contribute 100% of their real property increment generated.

Debt Service

The anticipated debt service for FY 2023 is $341,700.
Future values will be stated in the annual budget.

Economic Feasibility

A taxable value analysis was prepared as part of the financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the projected assessed value for the duration of the TIRZ assuming 5% annual inflation after 2023.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing.

Real Property Tax
2022 Rates

Taxing Jurisdiction	Rate [b]	TIRZ % Contribution
City of Taylor	0.64895	100%
Williamson County	0.33812	100%
Williamson County FM/RD	0.03749	100%
Taylor ISD	1.28540	0%
Lower Brushy Creek WC & ID	0.01737	0%
Total	**2.32734**	

TIF #1 Projected TIRZ Revenues

Year [a]	Captured Value [b]	City Ad Valorem Revenues	County Ad Valorem Revenues	County FM/RD Ad Valorem Revenues	Interest Income	TIRZ Revenues [c]	Repayment Reduction City [d]	Repayment Reduction County [e]	Existing TIRZ Expenditures [f]	Proposed Additional Personnel Expenditures [g]	Proposed Third Party Contracts Expenditures [h]	Capitalized Expense	Net TIRZ Revenues [i]
Previous Annual TIRZ Revenues [j]													
2007		$ 21,750	$ 13,949	$ -	$ 151	$ 35,699	$ -	$ -	$ -	$ -	$ -	$ -	$ 35,850
2008		$ 39,783	$ 25,133	$ -	$ 1,654	$ 64,916	$ -	$ -	$ -	$ -	$ -	$ -	$ 66,570
2009		$ 56,662	$ 34,275	$ -	$ 965	$ 90,937	$ -	$ -	$ -	$ -	$ -	$ -	$ 91,902
2010		$ 61,606	$ 38,211	$ -	$ 444	$ 99,817	$ -	$ -	$ 19,500	$ -	$ -	$ -	$ 80,761
2011		$ 57,504	$ 34,620	$ -	$ 374	$ 92,124	$ -	$ -	$ 7,500	$ -	$ -	$ -	$ 84,997
2012		$ 63,489	$ 38,043	$ -	$ 462	$ 101,532	$ -	$ -	$ 17,647	$ -	$ -	$ -	$ 84,347
2013		$ 66,065	$ 39,695	$ -	$ 448	$ 105,760	$ -	$ -	$ 56,075	$ -	$ -	$ -	$ 50,133
2014		$ 86,877	$ 52,200	$ -	$ 183	$ 139,078	$ -	$ -	$ 60,391	$ -	$ -	$ -	$ 78,870
2015		$ 121,535	$ 72,651	$ -	$ 317	$ 194,186	$ -	$ -	$ 110,488	$ -	$ -	$ -	$ 84,015
2016		$ 142,048	$ 84,041	$ -	$ 1,709	$ 226,088	$ -	$ -	$ 207,562	$ -	$ -	$ -	$ 20,235
2017		$ 164,229	$ 97,351	$ -	$ 4,334	$ 261,581	$ -	$ -	$ 209,568	$ -	$ -	$ -	$ 56,347
2018		$ 176,962	$ 103,456	$ -	$ 10,311	$ 280,418	$ -	$ -	$ 269,171	$ -	$ -	$ -	$ 21,559
2019		$ 149,619	$ 72,728	$ -	$ 23,300	$ 222,347	$ -	$ -	$ 403,538	$ -	$ -	$ -	$ (157,892)
2020		$ 165,525	$ 91,680	$ -	$ 6,442	$ 257,204	$ -	$ -	$ 605,650	$ -	$ -	$ -	$ (342,004)
2021		$ 248,147	$ 137,396	$ -	$ 206	$ 385,543	$ -	$ -	$ 398,862	$ -	$ -	$ -	$ (13,113)
2022		$ 276,846	$ 141,083	$ -	$ 1,686	$ 417,929	$ -	$ -	$ 383,032	$ -	$ -	$ (10,654)	$ 25,929
Total		**$ 1,898,648**	**$ 1,076,511**	**$ -**	**$ 52,986**	**$ 2,975,159**			**$ 2,748,985**	**$ -**	**$ -**	**$ (10,654)**	**$ 268,507**
Projected Annual TIRZ Revenues													
2023	$ 74,658,861	$ 484,499	$ 252,437	$ 27,991		$ 764,926	$ 22,632	$ 15,094	$ 416,300	$ 68,000	$ 98,000	$ -	$ 144,900
2024	$ 78,391,804	$ 508,724	$ 265,058	$ 29,391		$ 803,173	$ 22,182	$ 15,094	$ 437,115	$ 70,040	$ 102,900	$ -	$ 155,841
2025	$ 82,311,394	$ 534,160	$ 278,311	$ 30,860		$ 843,331	$ 21,732	$ 15,094	$ 458,971	$ 72,141	$ 108,045	$ -	$ 167,348
2026	$ 86,426,964	$ 560,868	$ 292,227	$ 32,403		$ 885,498	$ 21,282	$ -	$ 481,919	$ 74,305	$ 113,447	$ -	$ 194,544
2027	$ 90,748,312	$ 588,911	$ 306,838	$ 34,023		$ 929,773	$ 20,832	$ -	$ 506,015	$ 76,535	$ 119,120	$ -	$ 207,271
2028	$ 95,285,728	$ 618,357	$ 322,180	$ 35,725		$ 976,261	$ 17,361	$ -	$ 531,316	$ 78,831	$ 125,076	$ -	$ 223,678
2029	$ 100,050,014	$ 649,275	$ 338,289	$ 37,511		$ 1,025,074	$ -	$ -	$ 557,882	$ 81,196	$ 131,329	$ -	$ 254,668
2030	$ 105,052,515	$ 681,738	$ 355,204	$ 39,386		$ 1,076,328	$ -	$ -	$ 585,776	$ 83,631	$ 137,896	$ -	$ 269,025
						$ 7,304,365			**$ 3,975,294**	**$ 604,679**	**$ 935,813**	**$ -**	**$ 1,617,275**

Footnotes:
[a] Assumes 2030 is the final year of TIRZ. Per TIF #1 Project and Financing Plan, received January 2023.
[b] Assumes 5% annual inflation after 2023.
[c] Assumes a City and County contrbution rate of 100%.
[d] Per client correspondence on 4/11/2022. 6 payments remaining beginning FY 2023-2024.
[e] Per client correspondence on 4/11/2022. 3 payments remaining beginning FY 2023-2024.
[f] Based on 2022-2023 TIF Budget dated 8/17/2022. Assumes 5% annual inflation.
[g] Includes expenditures for Special Events Coordinator. Assumes 3% annual increase for the remaining TIRZ term.
[h] Assumes 5% annual inflation.
[i] Reflects project TIRZ Revenues Net of Expenditures.
[j] Per client correspondence on 5/10/2023.

Taxing Jurisdictions

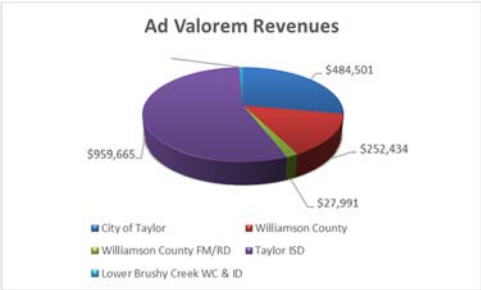
Taxable Value [a]	$ 74,658,861

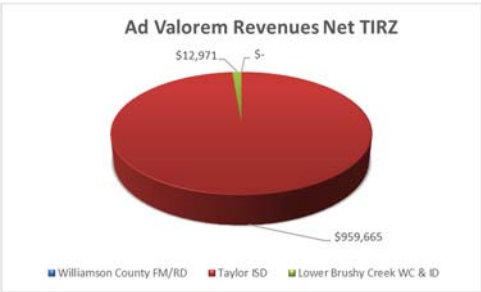
Taxing Jurisdiction	Rate [b]	Ad Valorem Revenues	TIRZ % Contribution	Revenues Net TIRZ
City of Taylor	0.64895	$ 484,501	100%	$ -
Williamson County	0.33812	$ 252,434	100%	$ -
Williamson County FM/RD	0.03749	$ 27,991	100%	$ -
Taylor ISD	1.28540	$ 959,665	0%	$ 959,665
Lower Brushy Creek WC & ID	0.01737	$ 12,971	0%	$ 12,971
Total	**2.32734**	**$ 1,737,562**		**$ 972,636**

Footnotes:

[a] Projected 2023 Captured Value.

[b] Tax Rates shown are for Tax Year 2022 per Williamson County CAD.





Terms & Conditions

Cost Estimates

All cost estimates listed in the financing plan shall be considered estimates and shall not be considered a cap on expenditures.

TIRZ Term

Per Ordinance No. 2005-9, the duration of the TIRZ is 25 years. Should no extension take place, the TIRZ is anticipated to terminate in the year 2030.

Powers & Duties of the Board of Directors

The Board of Directors shall prepare or cause to be prepared a reinvestment zone financing plan for the proposed amendment of the Zone in accordance with Section 311.011, Texas Tax Code, and shall submit such plans to the City Council for its approval.

The City, pursuant to Section 311.010(a) of the Texas Tax Code hereby authorizes the Board of Directors to exercise all of the City's powers necessary to administer, manage or operate the Zone and to prepare the reinvestment zone financing plan.

Notwithstanding the foregoing, the Board of Directors shall not be authorized to issue tax increment bonds or notes, impose taxes or fees, exercise the power of eminent domain or give final approval to the project plan and reinvestment zone financing plan. The Board of Directors of the Zone may not exercise any power granted to the City by Section 311.008 of the Texas Tax Code without additional and prior authorization from the City.

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City of Taylor
TIF #1
Table of Contents
May 12, 2023

Exhibit	Title	Page No.
A	Project Plan & Estimated Costs	2
B	Projected TIRZ Revenues	3
C	Ad Valorem Revenues	4
D	Assumptions	5

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Exhibit A
City of Taylor
TIF #1
Project Plan & Estimated Costs
May 12, 2023

Estimated Costs [a]		Original Budget		Amended
Infrastructure Improvements [b]	$	1,450,000	$	1,450,000
Beautification [c]	$	500,000	$	500,000
Local Match for Grants [d]	$	350,000	$	350,000
Local Grants [e]	$	500,000	$	500,000
Economic Development Assistance [f]	$	700,000	$	700,000
Administrative Costs [g]	$	-	$	604,679
Third Party Contracts for Enhanced Services	$	-	$	935,813
Total Estimated Costs	**$**	**3,500,000**	**$**	**5,040,492**
Expenditures to Date			**$**	**3,975,294**

Footnotes:

[a] Cost estimates per TIF #1 Project and Financing Plan, provided by client on 1/5/23. Reflects total costs over 25 year TIRZ term.
[b] Including but not limited to: sidewalks, drainage, water line replacement and installation, sanitary sewer line upgrades and installation, and street repair or replacement.
[c] Including but not limited to: landscaping, benches, public art, street lighting & sidewalks.
[d] Includes personnel costs.
[e] Including but not limited to: asbestos surveys and remediation, building rehabilitation, façade improvements, signage repair, demolition, acquisition of property, building construction and replacement, safety improvements, landscaping, etc.
[f] Including but not limited to: residential development, purchase of private land (land write-downs and parking), and targeted economic development assistance.
[g] Includes expenditures for Special Events Coordinator. Assumes 3% annual increase for the remaining TIRZ term.

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Exhibit B
City of Taylor
TIF #1
Projected TIRZ Revenues
January 6, 1900

Year [a]	Captured Value [b]	City Ad Valorem Revenues	County Ad Valorem Revenues	County FM/RD Ad Valorem Revenues	Interest Income	TIRZ Revenues [c]	Repayment Reduction City [d]	Repayment Reduction County [e]	Existing TIRZ Expenditures [f]	Proposed Additional Personnel Expenditures [g]	Proposed Third Party Contracts Expenditures [h]	Capitalized Expense	Net TIRZ Revenues [i]
Previous Annual TIRZ Revenues [j]													
2007		$ 21,750	$ 13,949	$ -	$ 151	$ 35,699	$ -	$ -	$ -	$ -	$ -	$ -	$ 35,850
2008		$ 39,783	$ 25,133	$ -	$ 1,654	$ 64,916	$ -	$ -	$ -	$ -	$ -	$ -	$ 66,570
2009		$ 56,662	$ 34,275	$ -	$ 965	$ 90,937	$ -	$ -	$ -	$ -	$ -	$ -	$ 91,902
2010		$ 61,606	$ 38,211	$ -	$ 444	$ 99,817	$ -	$ -	$ 19,500	$ -	$ -	$ -	$ 80,761
2011		$ 57,504	$ 34,620	$ -	$ 374	$ 92,124	$ -	$ -	$ 7,500	$ -	$ -	$ -	$ 84,997
2012		$ 63,489	$ 38,043	$ -	$ 462	$ 101,532	$ -	$ -	$ 17,647	$ -	$ -	$ -	$ 84,347
2013		$ 66,065	$ 39,695	$ -	$ 448	$ 105,760	$ -	$ -	$ 56,075	$ -	$ -	$ -	$ 50,133
2014		$ 86,877	$ 52,200	$ -	$ 183	$ 139,078	$ -	$ -	$ 60,391	$ -	$ -	$ -	$ 78,870
2015		$ 121,535	$ 72,651	$ -	$ 317	$ 194,186	$ -	$ -	$ 110,488	$ -	$ -	$ -	$ 84,015
2016		$ 142,048	$ 84,041	$ -	$ 1,709	$ 226,088	$ -	$ -	$ 207,562	$ -	$ -	$ -	$ 20,235
2017		$ 164,229	$ 97,351	$ -	$ 4,334	$ 261,581	$ -	$ -	$ 209,568	$ -	$ -	$ -	$ 56,347
2018		$ 176,962	$ 103,456	$ -	$ 10,311	$ 280,418	$ -	$ -	$ 269,171	$ -	$ -	$ -	$ 21,559
2019		$ 149,619	$ 72,728	$ -	$ 23,300	$ 222,347	$ -	$ -	$ 403,538	$ -	$ -	$ -	$ (157,892)
2020		$ 165,525	$ 91,680	$ -	$ 6,442	$ 257,204	$ -	$ -	$ 605,650	$ -	$ -	$ -	$ (342,004)
2021		$ 248,147	$ 137,396	$ -	$ 206	$ 385,543	$ -	$ -	$ 398,862	$ -	$ -	$ -	$ (13,113)
2022		$ 276,846	$ 141,083	$ -	$ 1,686	$ 417,929	$ -	$ -	$ 383,032	$ -	$ -	$ (10,654)	$ 25,929
Total		**$ 1,898,648**	**$ 1,076,511**	**$ -**	**$ 52,986**	**$ 2,975,159**			**$ 2,748,985**	**$ -**	**$ -**	**$ (10,654)**	**$ 268,507**
Projected Annual TIRZ Revenues													
2023	$ 74,658,861	$ 484,499	$ 252,437	$ 27,991		$ 764,926	$ 22,632	$ 15,094	$ 416,300	$ 68,000	$ 98,000	$ -	$ 144,900
2024	$ 78,391,804	$ 508,724	$ 265,058	$ 29,391		$ 803,173	$ 22,182	$ 15,094	$ 437,115	$ 70,040	$ 102,900	$ -	$ 155,841
2025	$ 82,311,394	$ 534,160	$ 278,311	$ 30,860		$ 843,331	$ 21,732	$ 15,094	$ 458,971	$ 72,141	$ 108,045	$ -	$ 167,348
2026	$ 86,426,964	$ 560,868	$ 292,227	$ 32,403		$ 885,498	$ 21,282	$ -	$ 481,919	$ 74,305	$ 113,447	$ -	$ 194,544
2027	$ 90,748,312	$ 588,911	$ 306,838	$ 34,023		$ 929,773	$ 20,832	$ -	$ 506,015	$ 76,535	$ 119,120	$ -	$ 207,271
2028	$ 95,285,728	$ 618,357	$ 322,180	$ 35,725		$ 976,261	$ 17,361	$ -	$ 531,316	$ 78,831	$ 125,076	$ -	$ 223,678
2029	$ 100,050,014	$ 649,275	$ 338,289	$ 37,511		$ 1,025,074	$ -	$ -	$ 557,882	$ 81,196	$ 131,329	$ -	$ 254,668
2030	$ 105,052,515	$ 681,738	$ 355,204	$ 39,386		$ 1,076,328	$ -	$ -	$ 585,776	$ 83,631	$ 137,896	$ -	$ 269,025
						$ 7,304,365			**$ 3,975,294**	**$ 604,679**	**$ 935,813**	**$ -**	**$ 1,617,275**

Footnotes:
[a] Assumes 2030 is the final year of TIRZ. Per TIF #1 Project and Financing Plan, received January 2023.
[b] Assumes 5% annual inflation after 2023.
[c] Assumes a City and County contrbution rate of 100%.
[d] Per client correspondence on 4/11/2022. 6 payments remaining beginning FY 2023-2024.
[e] Per client correspondence on 4/11/2022. 3 payments remaining beginning FY 2023-2024.
[f] Based on 2022-2023 TIF Budget dated 8/17/2022. Assumes 5% annual inflation.
[g] Includes expenditures for Special Events Coordinator. Assumes 3% annual increase for the remaining TIRZ term.
[h] Assumes 5% annual inflation.
[i] Reflects project TIRZ Revenues Net of Expenditures.
[j] Per client correspondence on 5/10/2023.

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Exhibit C
City of Taylor
TIF #1
Ad Valorem Revenues
5/12/2023

Taxable Value [a]	$ 74,658,861

Taxing Jurisdiction	Rate [b]	Ad Valorem Revenues	TIRZ % Contribution	Revenues Net TIRZ
City of Taylor	0.64895	$ 484,501	100%	$ -
Williamson County	0.33812	$ 252,434	100%	$ -
Williamson County FM/RD	0.03749	$ 27,991	100%	$ -
Taylor ISD	1.28540	$ 959,665	0%	$ 959,665
Lower Brushy Creek WC & ID	0.01737	$ 12,971	0%	$ 12,971
Total	**2.32734**	**$ 1,737,562**		**$ 972,636**

Footnotes:

[a] Projected 2023 Captured Value.

[b] Tax Rates shown are for Tax Year 2022 per Williamson County CAD.

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Exhibit D
City of Taylor
TIF #1
Assumptions
May 12, 2023

Project Specifics		Assumptions	Source
2022 Net Taxable Value	$	96,621,652	2022 Assessment Roll
TIRZ Base Value	$	24,550,177	TIRZ Annual Report
2022 Personal Property Value	$	4,199,783	2022 Assessment Roll
2022 TIRZ Captured Value	$	67,871,692	Calculated
2023 Projected Captured Value Increase (%)		10%	DPFG
Total Repayment Owed to City	$	196,979	Client
Repayment Term - City		10	Client
Total Repayment Owed to County	$	120,755	Client
Repayment Term - County		8	Client
Assessed Value Annual Increase after 2023		5%	DPFG
Annual Inflation		5%	DPFG

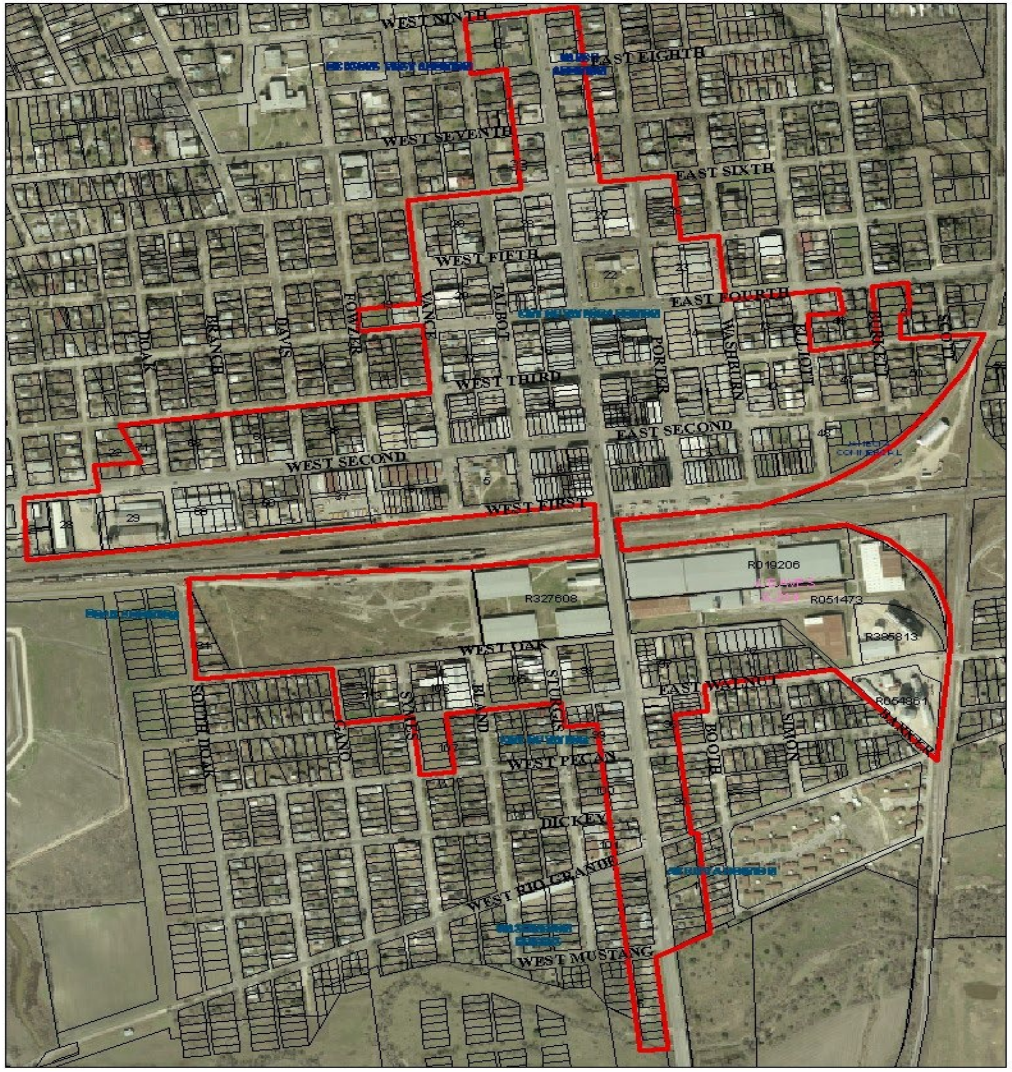
TIRZ 2022-2023 Budget		Assumptions	Source
Debt Service Costs	$	341,700	Client
Fire Suppression Grants Budget	$	25,000	Client
Façade Grants Budget	$	30,000	Client
Personnel Costs as Grant Match	$	19,600	Client
Total TIF Expenditures	$	416,300	Calculated
Annual Third Party Contracts Budget	$	98,000	Client
Additional Personnel Costs Base Salary & Benefits	$	68,000	Client
Additional Personnel % Annual Salary Increase		3%	Client

TIRZ Agreement	Assumptions	Source
Start Date	2023	Client
City of Taylor Ad Valorem Rate	0.64895	Williamson CAD
Williamson County Ad Valorem Rate	0.33812	Williamson CAD
Williamson County FM/RD Ad Valorem Rate	0.037492	Williamson CAD
City Contribution Rate	100%	Client
County Contribution Rate	100%	Client
County FM/RD Contribution Rate	100%	Client
TIRZ Termination Year	2030	Client

Project and Financing Plan Amendment

May 17, 2023

TIRZ#1
City of Taylor, Texas



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- Introduction……..3
- TIRZ Boundary……..4
- Current Conditions……..5
- Proposed Amendments……6
- Costs……7
- Financial Feasibility Study…….8-10
- Terms & Conditions……..11

Taylor, Texas is situated along side US-79, approximately 36 miles from downtown Austin. As of 2023, the current population of Taylor is estimated to be 17,723.

With its stunning sunsets, charming streetscapes, and vibrant downtown, Taylor has become a top choice for filmmakers. In addition to its delightful aesthetic, Taylor's business friendly environment has attracted over 20 companies to either expanded or relocate to the city since 2009. The most recent addition to this list includes Samsung Semiconductors, LLC

Disclaimer
The conclusions and recommendations presented are based on current market conditions. Given the variance of economic conditions and the cyclical nature of the real estate market, it is critical to reevaluate the project assumptions periodically to ensure they are justified.

DPFG
DEVELOPMENT PLANNING & FINANCING GROUP

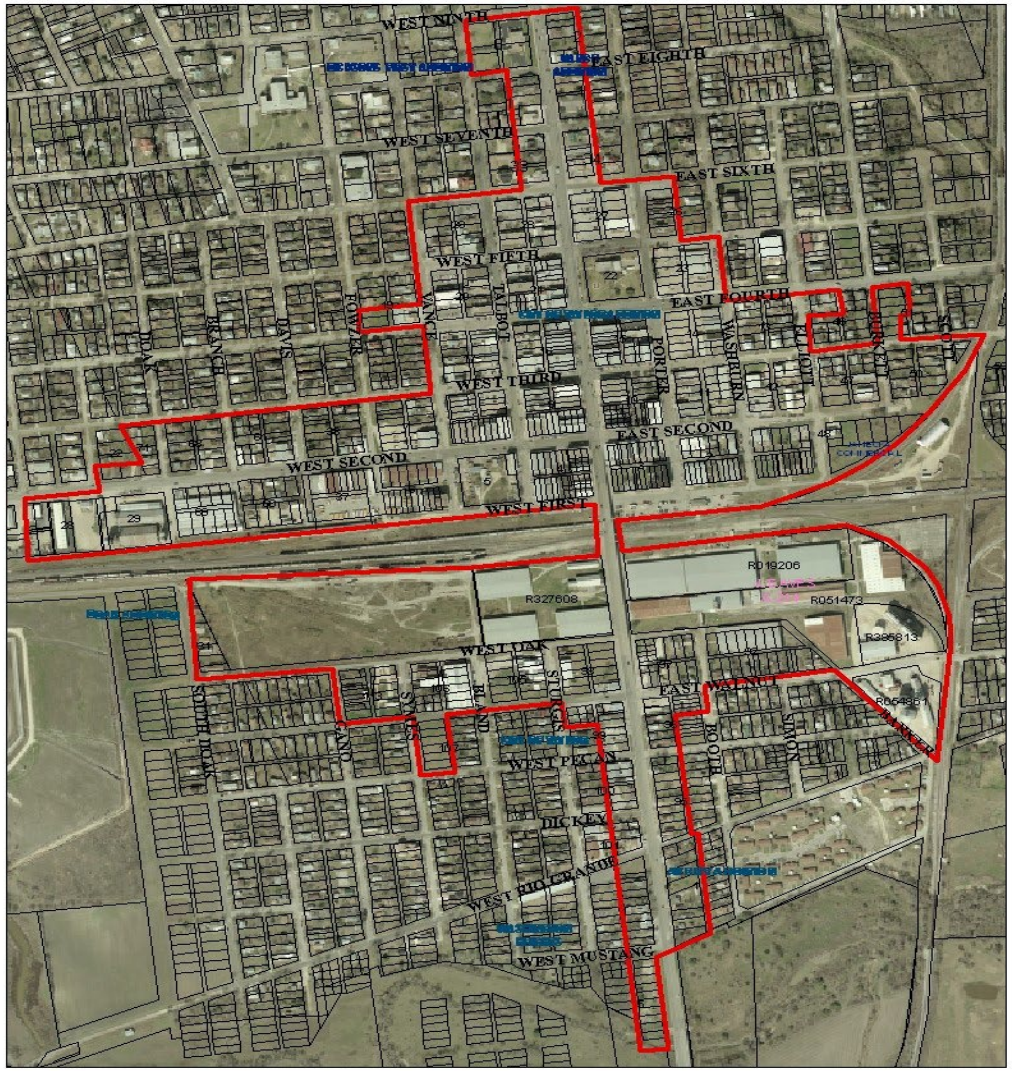
Tax Increment Reinvestment Zone #1
City of Taylor

City of Taylor TIRZ#1 was created on June 9, 2005 by Ordinance No. 2005-9 by the City Council of the City of Taylor. The goal of TIRZ#1 is to encourage reinvestment and economic development.

The zone consists of approximately 128 acres. The projected 2023 TIRZ captured value of the zone is approximately $74,658,861.

Conditions contributing to the creation of the zone included disinvestments due to a large number of blighted, abandoned, and functionally obsolete buildings, poor drainage, sub-standard and defective streets, sidewalks, and parking conditions, many small lots with diverse ownership, making site acquisition for redevelopment difficult and time consuming, contaminated property, large number of lots with code violations such as tall grass and trash, the perception that the area would continue to decline in value and in opportunities for investment and commerce.

Alternately, the downtown area is home to numerous governmental, business, and religious institutions. City Hall, the Taylor Economic Development Corporation, the US Post Office, the County health clinic, County offices, two major banks, many small businesses, Temple College at Taylor, the Howard Theatre, the annual Blackland Prairie Days Festival, Main Street Car Show, Heritage Square, many residents and residential structures, many of which are recognized historical buildings, the “Old Bank Building”, and the “Cotton Seed” building both of which are currently on the National Register of Historic Places. The City also received a “streetscaping” grant from the Texas Department of Transportation (TEA – 21) to improve sidewalks, provide landscaping, and install light standards in a 5-block downtown area.



Tax Increment Reinvestment Zone #1
Original Boundary Description

The zone consists of approximately 128 acres.

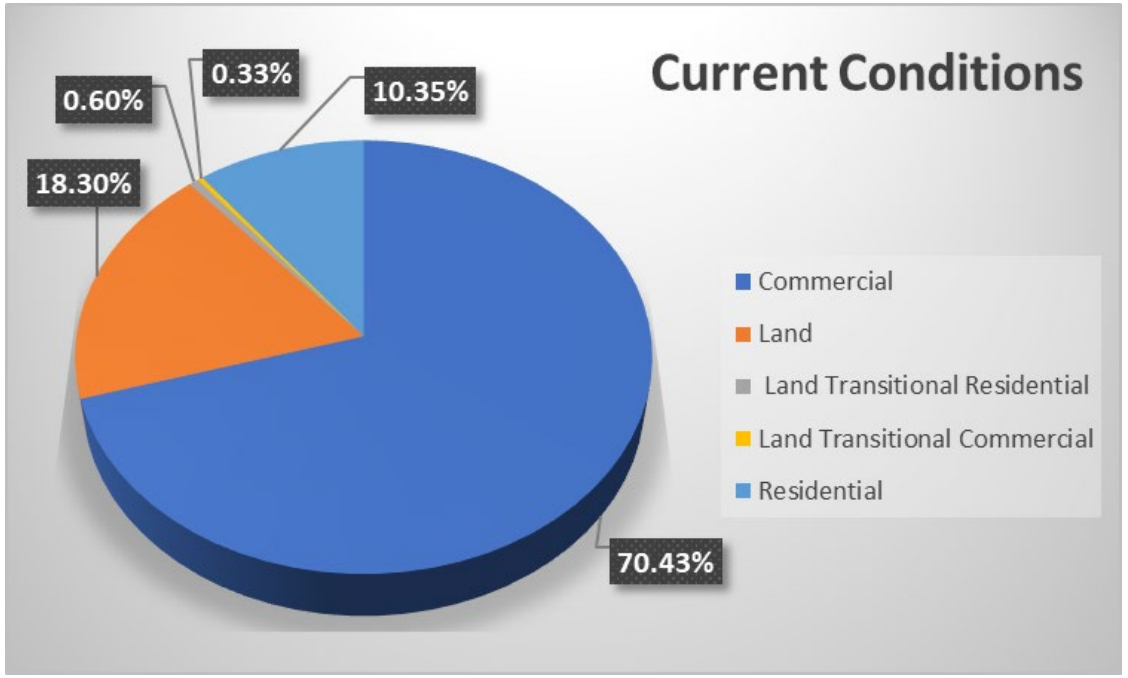
Where zone boundaries follow streets, the boundaries extend to the far sides of the public right-of-way, measured from the center of the zone. Inclusion of the rights-of-way allows potential use of funds for improvements in those rights-of-way. Boundaries were drawn with the intent to:

1. Address the issues identified in the city's Economic Development chapter of the Comprehensive Plan
2. Address the issues addressed in the Main Street Program's Strategic Plan.
3. Limit the percentage of land area currently used for residential purposes to a percentage less than 30 percent, according to the requirements of Chapter 311 of the Texas Tax Code.
4. Include sites in and near Downtown with good potential for development and use of the tax increment financing tool during the term of the zone.
5. Maintain contiguity, as required by the law.
6. Limit the percentage of the taxable value of real property of the zone to no more than 15 percent of the appraised real value of the City, according to the requirements of Chapter 311 of the Texas Tax Code.

Current Conditions

The zone consists of approximately 128 acres. The projected 2023 captured taxable value of the zone is approximately $74,658,861.

Land Use	Percentage
Commercial	70.4257%
Land	18.2977%
Land Transitional Residential	0.5976%
Land Transitional Commercial	0.3268%
Residential	10.3522%



Proposed Amendments

The City and the Tax Increment Financing Board #1 (“the Board”) propose expanding the use of the funds generated by TIF #1 to include the following:

1. Targeted Economic Development Assistance
2. Funding Additional Administrative Costs
3. Funding Third-Party Contracts for Enhanced Services

TEXAS TAX CODE
SUBTITLE B. SPECIAL PROPERTY TAX PROVISIONS CHAPTER
311. TAX INCREMENT FINANCING ACT Sec. 311.011.
PROJECT AND FINANCING PLANS

(a) The board of directors of a reinvestment zone shall prepare and adopt a project plan and a reinvestment zone financing plan for the zone and submit the plans to the governing body of the municipality or county that designated the zone.

(b) The project plan must include:

(1) a description and map showing existing uses and conditions of real property in the zone and a map
showing proposed uses of that property;
(2) proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;
(3) a list of estimated non project costs; and
(4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

(c) The reinvestment zone financing plan must include:

(1) a detailed list describing the estimated project costs of the zone, including administrative expenses;
(2) a statement listing the proposed kind, number, and location of all proposed public works or public improvements to be financed by the zone;
(3) a finding that the plan is economically feasible and an economic feasibility study;
(4) the estimated amount of bonded indebtedness to be incurred;
(5) the estimated time when related costs or monetary obligations are to be incurred;
(6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone;
(7) the current total appraised value of taxable real property in the zone;
(8) the estimated captured appraised value of the zone during each year of its existence; and
(9) the duration of the zone.

TIF #1 Estimated Costs

Estimated Costs [a]	Original Budget	Amended
Infrastructure Improvements [b]	$ 1,450,000	$ 1,450,000
Beautification [c]	$ 500,000	$ 500,000
Local Match for Grants [d]	$ 350,000	$ 350,000
Local Grants [e]	$ 500,000	$ 500,000
Economic Development Assistance [f]	$ 700,000	$ 700,000
Administrative Costs [g]	$ -	$ 604,679
Third Party Contracts for Enhanced Services	$ -	$ 935,813
Total Estimated Costs	**$ 3,500,000**	**$ 5,040,492**
Expenditures to Date		**$ 3,975,294**

Footnotes:

[a] Cost estimates per TIF #1 Project and Financing Plan, provided by client on 1/5/23. Reflects total costs over 25 year TIRZ term.

[b] Including but not limited to: sidewalks, drainage, water line replacement and installation, sanitary sewer line upgrades and installation, and street repair or replacement.

[c] Including but not limited to: landscaping, benches, public art, street lighting & sidewalks.

[d] Includes personnel costs.

[e] Including but not limited to: asbestos surveys and remediation, building rehabilitation, façade improvements, signage repair, demolition, acquisition of property, building construction and replacement, safety improvements, landscaping, etc.

[f] Including but not limited to: residential development, purchase of private land (land write-downs and parking), and targeted economic development assistance.

[g] Includes expenditures for Special Events Coordinator. Assumes 3% annual increase for the remaining TIRZ term.

Sec. 311.002. DEFINITIONS. In this chapter:

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
(C) real property assembly costs;
(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
(F) relocation costs;
(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
(I) the cost of operating the reinvestment zone and project facilities;
(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Method of Financing

To fund the public improvements outlined in the previous page within the TIF#1 boundary, the City of Taylor and Williamson County will contribute 100% of their real property increment generated.

Debt Service

The anticipated debt service for FY 2023 is $341,700.
Future values will be stated in the annual budget.

Economic Feasibility

A taxable value analysis was prepared as part of the financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the projected assessed value for the duration of the TIRZ assuming 5% annual inflation after 2023.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing.

Real Property Tax
2022 Rates

Taxing Jurisdiction	Rate [b]	TIRZ % Contribution
City of Taylor	0.64895	100%
Williamson County	0.33812	100%
Williamson County FM/RD	0.03749	100%
Taylor ISD	1.28540	0%
Lower Brushy Creek WC & ID	0.01737	0%
Total	**2.32734**	

TIF #1 Projected TIRZ Revenues

Year [a]	Captured Value [b]	City Ad Valorem Revenues	County Ad Valorem Revenues	County FM/RD Ad Valorem Revenues	Interest Income	TIRZ Revenues [c]	Repayment Reduction City [d]	Repayment Reduction County [e]	Existing TIRZ Expenditures [f]	Proposed Additional Personnel Expenditures [g]	Proposed Third Party Contracts Expenditures [h]	Capitalized Expense	Net TIRZ Revenues [i]
Previous Annual TIRZ Revenues [j]													
2007		$ 21,750	$ 13,949	$ -	$ 151	$ 35,699	$ -	$ -	$ -	$ -	$ -	$ -	$ 35,850
2008		$ 39,783	$ 25,133	$ -	$ 1,654	$ 64,916	$ -	$ -	$ -	$ -	$ -	$ -	$ 66,570
2009		$ 56,662	$ 34,275	$ -	$ 965	$ 90,937	$ -	$ -	$ -	$ -	$ -	$ -	$ 91,902
2010		$ 61,606	$ 38,211	$ -	$ 444	$ 99,817	$ -	$ -	$ 19,500	$ -	$ -	$ -	$ 80,761
2011		$ 57,504	$ 34,620	$ -	$ 374	$ 92,124	$ -	$ -	$ 7,500	$ -	$ -	$ -	$ 84,997
2012		$ 63,489	$ 38,043	$ -	$ 462	$ 101,532	$ -	$ -	$ 17,647	$ -	$ -	$ -	$ 84,347
2013		$ 66,065	$ 39,695	$ -	$ 448	$ 105,760	$ -	$ -	$ 56,075	$ -	$ -	$ -	$ 50,133
2014		$ 86,877	$ 52,200	$ -	$ 183	$ 139,078	$ -	$ -	$ 60,391	$ -	$ -	$ -	$ 78,870
2015		$ 121,535	$ 72,651	$ -	$ 317	$ 194,186	$ -	$ -	$ 110,488	$ -	$ -	$ -	$ 84,015
2016		$ 142,048	$ 84,041	$ -	$ 1,709	$ 226,088	$ -	$ -	$ 207,562	$ -	$ -	$ -	$ 20,235
2017		$ 164,229	$ 97,351	$ -	$ 4,334	$ 261,581	$ -	$ -	$ 209,568	$ -	$ -	$ -	$ 56,347
2018		$ 176,962	$ 103,456	$ -	$ 10,311	$ 280,418	$ -	$ -	$ 269,171	$ -	$ -	$ -	$ 21,559
2019		$ 149,619	$ 72,728	$ -	$ 23,300	$ 222,347	$ -	$ -	$ 403,538	$ -	$ -	$ -	$ (157,892)
2020		$ 165,525	$ 91,680	$ -	$ 6,442	$ 257,204	$ -	$ -	$ 605,650	$ -	$ -	$ -	$ (342,004)
2021		$ 248,147	$ 137,396	$ -	$ 206	$ 385,543	$ -	$ -	$ 398,862	$ -	$ -	$ -	$ (13,113)
2022		$ 276,846	$ 141,083	$ -	$ 1,686	$ 417,929	$ -	$ -	$ 383,032	$ -	$ -	$ (10,654)	$ 25,929
Total		**$ 1,898,648**	**$ 1,076,511**	**$ -**	**$ 52,986**	**$ 2,975,159**			**$ 2,748,985**	**$ -**	**$ -**	**$ (10,654)**	**$ 268,507**
Projected Annual TIRZ Revenues													
2023	$ 74,658,861	$ 484,499	$ 252,437	$ 27,991		$ 764,926	$ 22,632	$ 15,094	$ 416,300	$ 68,000	$ 98,000	$ -	$ 144,900
2024	$ 78,391,804	$ 508,724	$ 265,058	$ 29,391		$ 803,173	$ 22,182	$ 15,094	$ 437,115	$ 70,040	$ 102,900	$ -	$ 155,841
2025	$ 82,311,394	$ 534,160	$ 278,311	$ 30,860		$ 843,331	$ 21,732	$ 15,094	$ 458,971	$ 72,141	$ 108,045	$ -	$ 167,348
2026	$ 86,426,964	$ 560,868	$ 292,227	$ 32,403		$ 885,498	$ 21,282	$ -	$ 481,919	$ 74,305	$ 113,447	$ -	$ 194,544
2027	$ 90,748,312	$ 588,911	$ 306,838	$ 34,023		$ 929,773	$ 20,832	$ -	$ 506,015	$ 76,535	$ 119,120	$ -	$ 207,271
2028	$ 95,285,728	$ 618,357	$ 322,180	$ 35,725		$ 976,261	$ 17,361	$ -	$ 531,316	$ 78,831	$ 125,076	$ -	$ 223,678
2029	$ 100,050,014	$ 649,275	$ 338,289	$ 37,511		$ 1,025,074	$ -	$ -	$ 557,882	$ 81,196	$ 131,329	$ -	$ 254,668
2030	$ 105,052,515	$ 681,738	$ 355,204	$ 39,386		$ 1,076,328	$ -	$ -	$ 585,776	$ 83,631	$ 137,896	$ -	$ 269,025
						$ 7,304,365			**$ 3,975,294**	**$ 604,679**	**$ 935,813**	**$ -**	**$ 1,617,275**

Footnotes:

[a] Assumes 2030 is the final year of TIRZ. Per TIF #1 Project and Financing Plan, received January 2023.
[b] Assumes 5% annual inflation after 2023.
[c] Assumes a City and County contrbution rate of 100%.
[d] Per client correspondence on 4/11/2022. 6 payments remaining beginning FY 2023-2024.
[e] Per client correspondence on 4/11/2022. 3 payments remaining beginning FY 2023-2024.
[f] Based on 2022-2023 TIF Budget dated 8/17/2022. Assumes 5% annual inflation.
[g] Includes expenditures for Special Events Coordinator. Assumes 3% annual increase for the remaining TIRZ term.
[h] Assumes 5% annual inflation.
[i] Reflects project TIRZ Revenues Net of Expenditures.
[j] Per client correspondence on 5/10/2023.

Taxing Jurisdictions

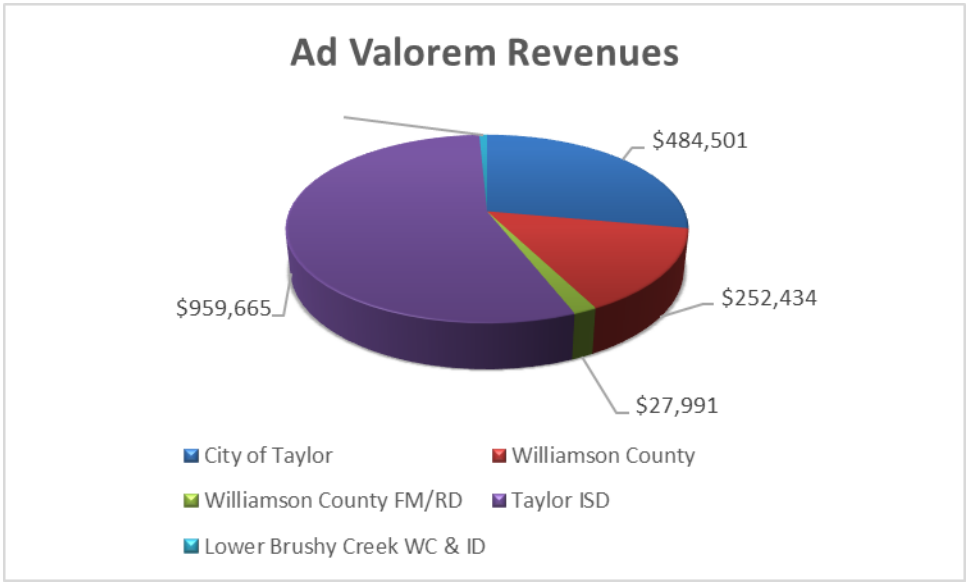
Taxable Value [a]	$ 74,658,861

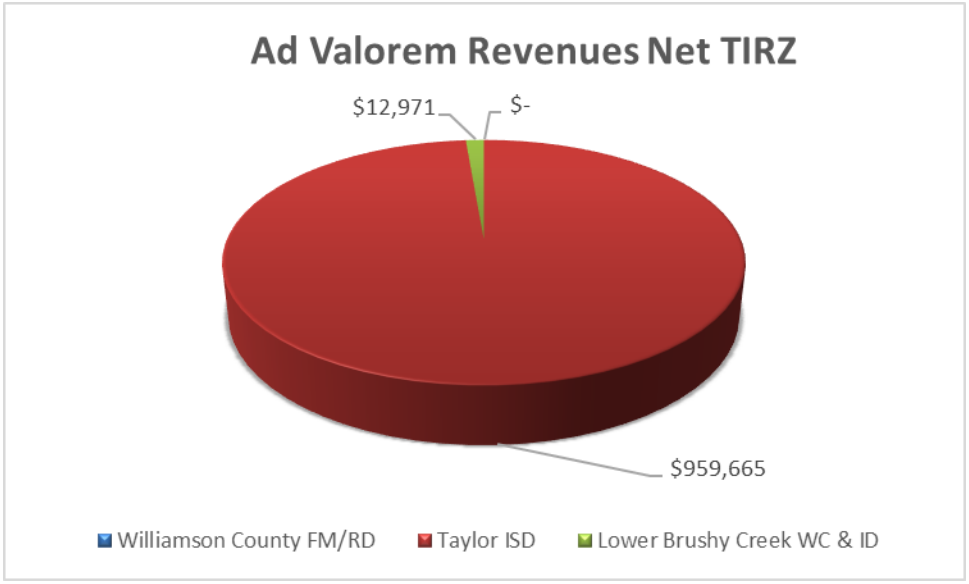
Taxing Jurisdiction	Rate [b]	Ad Valorem Revenues	TIRZ % Contribution	Revenues Net TIRZ
City of Taylor	0.64895	$ 484,501	100%	$ -
Williamson County	0.33812	$ 252,434	100%	$ -
Williamson County FM/RD	0.03749	$ 27,991	100%	$ -
Taylor ISD	1.28540	$ 959,665	0%	$ 959,665
Lower Brushy Creek WC & ID	0.01737	$ 12,971	0%	$ 12,971
Total	**2.32734**	**$ 1,737,562**		**$ 972,636**

Footnotes:

[a] Projected 2023 Captured Value.

[b] Tax Rates shown are for Tax Year 2022 per Williamson County CAD.





Terms & Conditions

Cost Estimates

All cost estimates listed in the financing plan shall be considered estimates and shall not be considered a cap on expenditures.

TIRZ Term

Per Ordinance No. 2005-9, the duration of the TIRZ is 25 years. Should no extension take place, the TIRZ is anticipated to terminate in the year 2030.

Powers & Duties of the Board of Directors

The Board of Directors shall prepare or cause to be prepared a reinvestment zone financing plan for the proposed amendment of the Zone in accordance with Section 311.011, Texas Tax Code, and shall submit such plans to the City Council for its approval.

The City, pursuant to Section 311.010(a) of the Texas Tax Code hereby authorizes the Board of Directors to exercise all of the City's powers necessary to administer, manage or operate the Zone and to prepare the reinvestment zone financing plan.

Notwithstanding the foregoing, the Board of Directors shall not be authorized to issue tax increment bonds or notes, impose taxes or fees, exercise the power of eminent domain or give final approval to the project plan and reinvestment zone financing plan. The Board of Directors of the Zone may not exercise any power granted to the City by Section 311.008 of the Texas Tax Code without additional and prior authorization from the City.

City Council Meeting
July 27, 2023
Transmittal Letter

STRATEGIC PILLAR
☒ Streets/Infrastructure
☒ Quality of Life
☒ Economic Vitality

Agenda Item #: 3

Agenda Title: **Consider ordinance 2023-32 amending the Subdivision Ordinance to allow for the issuance of building permits prior to the acceptance of subdivision infrastructure for expedited permits.**

Council Action to be taken: Consider adopting ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

This item is to amend the Subdivision Ordinance to facilitate the expedited permitting process for industrial projects.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City has received significant interest from industrial businesses associated with Samsung and other area manufacturing businesses who are interested in locating in Taylor. Due to the short timeframes that these businesses are facing to get their businesses up and operational, there have been requests for the City to consider modifying the development permitting process to allow these businesses to begin construction on their facilities sooner than what would otherwise be authorized by the City's current development permitting process.

Specifically, the City currently requires all subdivision infrastructure (streets, utilities, etc.) to be completed prior to the issuance of site development and building permits for construction activities on lots within a subdivision. Due to the fact that we have industrial subdivisions that still have construction activities left to complete and we have end users for lots within those subdivisions who are ready to start their construction activities on their lots we have been asked to consider allowing concurrent activities of subdivision infrastructure construction and private lot construction.

At the June 22, 2023, meeting the City Council authorized the City Manager to develop an expedited permitting process for industrial projects. To facilitate that process, an amendment to the Subdivision Ordinance is necessary to allow building permits to be issued prior to the acceptance of public improvements.

3. PROS and CONS

PROS	CONS
• Allows us to facilitate more industrial development to grow the tax base and create jobs in the local economy.	• Can create conflicts on construction sites between subdivision infrastructure construction activities and private lot construction activities.

4. RECOMMENDATION

Staff recommends adopting the ordinance.

5. FUNDING SOURCE

Any additional costs associated with the expedited process will be borne by the developer or applicant and will be collected by the City as an additional fee at the time of permit application.

6. TIMELINE

Staff will develop the expedited process by the end of summer 2023.

7. OTHER OPTIONS (In order of preference)

Continue with existing development permitting process.

8. ATTACHMENTS

3a. Ordinance 2023-32 amending the Subdivision Ordinance

ORDINANCE NO. 2023-32

AN AMENDMENT TO THE TAYLOR CITY CODE, APPENDIX C – SUBDIVISION ORDINANCE AMENDING CHAPTER 2, ARTICLE II, SECTION 2.17, BUILDING PERMIT AND FEES; PROVIDING A REPEALER CLAUSE; AND PROVIDING A SAVINGS CLAUSE.

WHEREAS, the City adopted its Subdivision Ordinance as Exhibit C of the Taylor City Code; and

WHEREAS, the City Council desires to amend the Taylor City Code, Appendix C, Article II – Subdivision Design and Improvement Standards, by amending Section 2.17, Building Permit and Fees, as set forth in this Ordinance.

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

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

Section 2. Appendix C, Article II., Section 2.17, Building Permit and Fees is amended as follows:

> Plans submitted for building permits shall not be approved and no permits shall be issued until the public improvements are accepted by the City, all appropriate fees are paid, and the plat is filed for record with the Williamson County Clerk's Office except as otherwise provided below:
>
> (1) A plat is not required for any modification to an existing structure if said modification is within the existing footprint of said structure.
>
> (2) A plat is not required for expansion to existing structures or site modifications, unless said expansion or site modification triggers a traffic impact analysis, requires the extension of public utilities or roadways, or encroaches upon the 100 year floodplain as set forth by this Code.

(3) A plat is not required for approval of a sign permit.

(4) A building permit may be issued prior to acceptance of the public improvements if the project is designated by the city manager under the expedited permitting process.

Section 3. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code.

Section 4. If any article, paragraph, or part of a paragraph of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, the same shall not invalidate or impair the validity, force or effect of any other article, paragraph or part of a paragraph of this Ordinance which shall remain in full force and effect.

Section 5. All provisions of any Ordinance of the City of Taylor, Texas, in conflict with the provisions of this Ordinance shall be, and the same are hereby repealed, and all other provisions not in conflict with the provisions of this Ordinance shall remain in full force and effect.

In accordance with Article VIII, Section 1 of the City Charter, Ordinance No. 2023-32 was introduced before the Taylor City Council on the _____ day of July, 2023.

PASSED, APPROVED, and ADOPTED on this _____ day of July, 2023.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark J. Schroeder, City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2023-32, passed and approved by the City Council of the City of Taylor, Texas, on the ____ day of _____, 2023, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office on this ____ day of _____, 2023.

_____
Dianna McLean
City Clerk

City Council Meeting
July 27, 2023
Transmittal Letter

STRATEGIC PILLAR	
☒	Streets/Infrastructure
☐	Quality of Life
☐	Economic Vitality

Agenda Item #: 4

Agenda Title: **Consideration and Possible Action on HDR Task Order 38, Bull Branch Inflow Investigation and Reduction Action Plan**

Council Action to be taken: Authorization for the City Manager to enter into a contract with HDR

Department Submitted: Engineering, Public Works

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

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is to consider a proposal from HDR to locate and reduce stormwater inflow into the sanitary sewer collection. This is a follow up to a recommendation in the City's water and wastewater master plan adopted by Council in March 2023.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City's wastewater hydraulic model, including flow monitoring in the wastewater collection system, indicates that excessive amounts of stormwater runoff are entering the City's wastewater collection system. This takes up capacity in the Bull Branch interceptor that is intended for wastewater only. This inflow is likely coming from point sources such as manholes.

The City has budget set aside to address the capacity constraints in the Bull Branch interceptor. This project will utilize a portion of that budget to visually inspect manholes and provide details and direction on rehabilitation to reduce inflow. The project also includes:

- Additional flow metering in the wastewater system to narrow down the location of the inflow
- Additional smoke testing to expose system defects
- Updating the hydraulic model with the findings from the inspections, flow metering and smoke testing

- Development of an action plan to target the most problematic areas and prioritize rehabilitation measures

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

Recommend authorization of the City Manager to enter into a contract with HDR for $343,900 to locate and reduce stormwater inflow into the sanitary sewer collection.

5. FUNDING SOURCE

Funded through the 2022 CO Bond Funds and Utility Fund.

6. TIMELINE

Total project completion is anticipated to be approximately 15 months, to allow time for a full year of flow metering. Manhole visual inspections, smoke testing and hydraulic model updates are anticipated to be completed within approximately nine months.

7. OTHER OPTIONS (In order of preference)

Revise Task Order
Do not authorize the City Manager to enter into the contract with HDR

8. ATTACHMENTS

4a. HDR Task Order 38

TASK ORDER No. 38

Bull Branch Inflow Investigation and Reduction Action Plan

This Task Order pertains to an Agreement by and between the City of Taylor, Texas, ("The City"), and HDR Engineering, Inc. ("ENGINEER"), dated April 17, 2018, ("the Agreement"). ENGINEER shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: 38
PROJECT NAME: Bull Branch Inflow Investigation and Reduction Action Plan

PART 1.0 PROJECT DESCRIPTION:

Previous flow monitoring and hydraulic model calibration identified wet weather inflow as an issue that is utilizing available capacity in the City's wastewater collection system and treatment plant. Inflow generally refers to rainfall runoff that enters the sanitary sewer system directly through manhole lids, down spouts, area drains, and cross-connections with storm sewers.

This Task Order will support the City in conducting field investigations to identify potential sources of inflow into the City's wastewater collection system in the Bull Branch basin. The field investigations are anticipated to include visual inspections of manholes and exposed wastewater mains, additional flow and level monitoring, and smoke testing. ENGINEER will develop an action plan to reduce inflow by targeting the most critical problem areas with prioritized rehabilitation measures in the Bull Branch basin.

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER:

Task 1 – Project Management

1) Manage the HDR scope of the Work, coordinate with City, and other project consultants hired by City.
2) Prepare status reports and monthly invoices.
3) ENGINEER will attend a project kick-off meeting with the City and its representatives. ENGINEER attendees will include the Project Manager and up to two Project Engineers. The meeting will review the proposed investigation methods and locations, project objectives, and identify available data and data needs.

Assumptions:
1) A preliminary proposed monitoring plan will be distributed by HDR at the kickoff meeting.
2) Kickoff meeting will be virtual and up to two hours in duration.

Deliverables:
1) Meeting minutes, in PDF format.
2) Preliminary monitoring plan, in PDF format.

Task 2 – Visual Field Inspections and Manhole Repair Plan

1) In coordination with City staff, ENGINEER will review topographic information and aerial photographs to conduct a desktop analysis to identify potential sources of inflow, including:
    a. Manholes in the 100-year floodplain.
    b. Manholes subject to localized or street flooding and may become submerged during rain events.
    c. Wastewater collection pipes where groundcover may have eroded and exposed the pipe.
2) Engineer will review the City's Drainage Master Plan for evaluated areas potentially contributing inflow, including:
    a. Manholes suspected to be submerged by flooding or ponding during or after rain events.
    b. Customer properties where flooding or ponding has been reported to occur during or after rain events.
    c. Drainage features in close proximity to sanitary sewer manholes and cleanouts.
3) ENGINEER will provide a visual inspection report template to assist with standardization and completeness of observed field data documentation. Engineer will coordinate with City staff to determine the appropriate template platform for integration of field data into the City's data management system.
4) ENGINEER will provide staff augmentation to City staff to conduct field visits at manholes in the Bull Branch basin that are identified as potentially submerged during rain events. Manholes will be evaluated to determine:
    a. Type of ring and cover.
    b. Status and condition of cover.
    c. Condition of manhole wall.
    d. Seal conditions, if visible.
    e. Evidence of prior sanitary sewer overflows (such as toilet paper or debris at ground level).
5) Following the manhole field investigations, ENGINEER will prepare a map of manhole assets visited and identify the critical manholes in need of urgent repair. The map will identify the proposed remediation method for each manhole (such as ring and cover replacement, manhole wall lining), as well as details and notes required for implementation of the repair, and group the manhole repairs into packages.
    a. ENGINEER will provide assistance with coordination of the implementation of the manhole repairs. It is anticipated that the repairs will be performed by utility contractors.
6) ENGINEER will provide staff augmentation to City staff to conduct field visits at exposed pipe locations, to observe the exposed pipe for evidence of voids or defects that could contribute inflow into the wastewater collection system.
7) ENGINEER will document the findings of the field visits with photographs and notes on visual inspection template.

Deliverables:

1) Draft Manhole Rehabilitation Plan, in PDF format. Plan is anticipated to include a map of manhole assets visited and identify the critical manholes in need of urgent repair. The map will identify the proposed remediation method for each manhole (such as ring and cover replacement, manhole wall lining), as well as details and notes required for the repair. The Plan will group the manhole repairs into packages.

2) Final Manhole Rehabilitation Plan, in PDF format, incorporating City comments to the Draft Manhole Rehabilitation Plan.

Assumptions:
1) Up to 100 manholes in the floodplain will be visited. Up to 100 additional manholes will be visited, for a total of 200.
2) ENGINEER will provide a list of manholes to the City detailing the specific manholes to be inspected. City staff will verify manhole location and accessibility. Locations that cannot be found in the field will be substituted for an alternate location, should another similar location exist. Manholes that cannot be opened will be assessed at ground level only.
3) ENGINEER will be accompanied by a city staff member to assist with access.
4) Manholes are assumed to be in publicly accessible and non-developable areas, and rights of entry will not be required. The City will obtain any required rights of entry that become necessary for the manhole inspections.
5) Up to two of ENGINEER's staff will be present at manhole visual inspections.
6) Manhole inspections will not be in accordance with the National Association of Sewer Service Companies (NASSCO) Manhole Assessment Certification Program (MACP).
7) All inspections will occur at ground level, no confined space entry will be required or performed.

Task 3 – Flow Metering

1) ENGINEER will engage the services of a flow monitoring subconsultant (Subconsultant). ENGINEER will:
    a. Identify recommended locations and technology of flow monitoring devices.
2) Subconsultant will:
    a. Review available data provided by the City or ENGINEER and perform field visits to gauge suitability of site and hydraulic conditions for flow monitoring.
    b. Install, calibrate, and maintain flow meters and rain gauges.
    c. Document flow meter and rain gauge installation, location, and hydraulic conditions in site data sheets.
    d. Document flow meter and rain gauge maintenance frequency and activities.
    e. Remove flow meters and rain gauge at the conclusion of the monitoring period.
    f. Provide ENGINEER and City electronic monitoring data (flow, depth and velocity) over the monitoring period, or online access to download data.
    g. Review data collected for quality and adjust instruments and final data as required.

Assumptions:
1) The Subconsultant will install, monitor, maintain, and remove flow meters. Flow meters will be located in existing sanitary sewer manholes.
    a. Up to two in-pipe flow meters will be utilized for flow, depth/level and velocity data acquisition.
    b. Up to 20 manhole lid type, or similar technology, flow meters will be utilized only for depth/level data acquisition.
    c. Flow meters will be in place for one year.
2) The subconsultant will install, monitor, maintain, and remove two rainfall gauges within the City. Rainfall gauges will be in place for one year.

3) If flow meter data or rainfall data is determined to be inconclusive due to atmospheric conditions or abnormal sanitary sewer flows, ENGINEER will provide proposal for additional duration of flow metering and rainfall data collection.
4) Traffic Control
    a. ENGINEER assumes only simple traffic control set-ups (truck mounted light board and cones) will be required for this project.
    b. If complex traffic control set-ups are required, the City will provide traffic control assistance (e.g., police assistance) for access to the manholes or the ENGINEER will provide proposal for supplemental site-specific traffic control.
5) ENGINEER assumes no permits will be necessary for flow meter installation, monitoring, maintenance, or removal activities.
6) City may need to clean the sanitary sewer lines connecting to the monitoring manholes to improve data collection results and to minimize maintenance during the monitoring period.
7) Subconsultant will provide appropriate personnel and equipment, such as harnesses, rope, gas detectors, tripods, blowers, etc., to aid in the preparatory site feasibility assessments, and installation, relocation, maintenance, and removal of the flow monitors.

Task 4 – Smoke Testing Planning and Evaluation

1) ENGINEER will review the results of Tasks 2 and 3 to identify sub-basins where potential inflow may be entering the wastewater collection system.
    a. ENGINEER will recommend targeted locations to conduct smoke testing within these identified sub-basins, to identify potential defects that may be the source of the inflow.
2) ENGINEER will coordinate with the City and City's smoke testing contractor to:
    a. Coordinate field activities required to conduct smoke testing.
    b. Observe smoke testing.
    c. Review results of smoke testing to identify potential condition defects in the sewer system, and potential cross connections with storm sewers and roof drains, open or leaking manhole covers, and open cleanouts or yard drains.
    d. Estimate the potential amount of inflow that could be generated by the defects discovered during smoke testing.
    e. Document, in digital tabular format, smoke testing results linked to asset unique IDs.
3) ENGINEER will coordinate with the City's public information office to:
    a. Identify the location and timing where public notices are required.
    b. Assist with the preparation of notices and/or social media content to inform the public in advance of the smoke testing.

Assumptions
1) The City will contract directly with a smoke testing contractor to perform the smoke testing.
2) One of ENGINEER's staff will be present to observe the smoke testing.

Task 5 – Hydraulic Model Updates

1) ENGINEER will review the results of Tasks 2, 3, and 4, incorporate additional collected field data into the hydraulic model of the existing sanitary sewer collection system, and perform model updates, including:
    a. Updating the modeled collection system pipe and manhole network with geometry and condition data collected in tasks 2, 3, and 4.

b. Updating the modeled inflow parameters and resultant wet weather flows.

2) ENGINEER will utilize the hydraulic model to predict the potential reduction in inflow and peak wet weather flows if the discovered defects are rehabilitated.

Deliverables:

1) Draft Hydraulic Model Update Technical Memorandum, in PDF format.
2) Final Hydraulic Model Update Technical Memorandum, in PDF format, incorporating City comments to the Draft Hydraulic Model Update Technical Memorandum.

Assumptions:

1) The hydraulic model update will be limited to data gathered from the field investigations, and will not include a comprehensive update or recalibration.

Task 6 – Inflow Reduction Rehabilitation Action Plan

1) ENGINEER will review the results of Tasks 2, 3, 4 and 5 to develop an Action Plan that will target the most critical problem areas and prioritize rehabilitation measures to reduce inflow into the sanitary sewer collection system. The Action Plan will include an inventory of assets and associated remediation methods for defined defects. Remediation methods may include:
    a. Replacement of manhole ring and covers to reduce leakage through manhole covers.
    b. Removal of inadvertent cross connections with storm sewers or roof downspouts.
    c. Rehabilitation of shallow or exposed mains near drainage features or creeks which may be susceptible to submergence.
    d. Coordination with the City's public information office to inform the public on missing cleanout caps and yard drains.
2) ENGINEER will coordinate the model-predicted reduction in peak wet weather flows with the design of upsizing the Bull Branch interceptor (performed under a separate task order) to validate the diameter, location and extents of the upsizing project.
3) ENGINEER will provide an approximate schedule and Opinion of Probable Construction Cost (OPCC) to implement the recommended rehabilitation methods.

Deliverables:

1) Draft Inflow Reduction Rehabilitation Action Plan Technical Memorandum, in PDF format.
2) Final Inflow Reduction Rehabilitation Action Plan Technical Memorandum, in PDF format, incorporating City comments to the Draft Inflow Reduction Rehabilitation Action Plan Technical Memorandum.

Assumptions:

1) ENGINEER's OPCCs are to be made based on ENGINEER's experience, qualifications, and general familiarity with the construction industry.
2) Because ENGINEER has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, ENGINEER cannot and does not guarantee that proposals, bids, or actual Construction Cost will not vary from OPCCs prepared by ENGINEER.

3) Any support with bidding or construction of proposed inflow reduction rehabilitation methods is not included in this scope of work, and will be considered additional services.
4) Flow metering to determine the effectiveness or level of inflow reduction after the implementation of the rehabilitation plan is not included in this scope of work, and will be considered additional services.

PART 3.0 OWNER'S RESPONSIBILITIES:

The City shall be responsible for, and ENGINEER may rely upon, the accuracy and completeness of all requirements, programs, instructions, reports, data, and other information furnished by the City to ENGINEER pursuant to this Agreement. ENGINEER may use such requirements, programs, instructions, reports, data, and information in performing or furnishing services under this Agreement.

The City shall coordinate and, as necessary, attend meetings with the ENGINEER either by phone or in person during the design, bidding, and construction of the project.

PART 4.0 PERIODS OF SERVICE:

ENGINEER is authorized to begin rendering services as of the date of Notice to Proceed (NTP).

ENGINEER shall complete its obligations within a reasonable time per the following target schedule:

Task No.	Task Name	Target Completion Time
1	Project Management	Ongoing throughout duration of project, estimated to be 15 months from NTP
2	Manhole Visual Inspections	3 months from NTP
3	Flow Metering	14 months from NTP
4	Smoke Testing Planning and Evaluation	6 months from NTP[1]
5	Hydraulic Model Updates	9 months from NTP[2]
6	Inflow Reduction Rehabilitation Plan	3 months after Task 5 completion

Notes:
1. The beginning date of smoke testing activities is dependent on obtaining flow metering data during wet weather events.
2. Assumes that by this time adequate field data from manhole inspections, flow metering and smoke testing will be available for the model update.

If, through no fault of ENGINEER, such periods of time or dates are changed, or the orderly and continuous progress of ENGINEER's services is impaired, or ENGINEER's services are delayed or suspended, then the time for completion of ENGINEER's services, and the amounts of ENGINEER's compensation, shall be adjusted equitably.

If the City authorizes changes in the scope, extent, or character of the Project, then the time for completion of ENGINEER's services, and the amounts of ENGINEER's compensation, shall be adjusted equitably.

PART 5.0 ENGINEER'S FEE:

The City shall pay ENGINEER for the services set forth in Part 2.0 on a lump sum basis in the amounts as follows.

Task No.	Task Name	Fee
1	Project Management	$20,300
2	Manhole Visual Inspections and Manhole Repair Plan	$88,000
3	Flow Metering	$121,500
4	Smoke Testing Planning and Evaluation	$29,300
5	Hydraulic Model Updates	$32,000
6	Inflow Reduction Rehabilitation Plan	$52,800
	Total Fee	**$343,900**

The Lump Sum includes compensation for ENGINEER's services and services of ENGINEER's Subconsultants. Appropriate amounts have been incorporated in the Lump Sum to account for labor, overhead, profit, and Reimbursable Expenses.

The portion of the Lump Sum amount billed for ENGINEER's services will be based upon ENGINEER's estimate of the percentage of the total services completed during the billing period.

This Task Order is executed this _____ day of _____, 2023.

CITY OF TAYLOR		HDR ENGINEERING, INC.	
"OWNER"		"ENGINEER"	
BY:		BY:	
NAME:	Brian LaBorde	NAME:	Todd C. Warrix, PE
TITLE:	City Manager	TITLE:	Vice President
ADDRESS:	400 Porter St. Taylor, TX 76574	ADDRESS:	4401 West Gate Blvd Suite 400 Austin, TX 78745

City Council Meeting
July 27, 2023
Transmittal Letter

STRATEGIC PILLAR	
☒	Streets/Infrastructure
☐	Quality of Life
☐	Economic Vitality

Agenda Item #: 5

Agenda Title: **Approval of reimbursable grant with TxDot Aviation for scope and fee schedule for the new fuel farm**

Council Action to be taken: Approval or Denial

Department Submitted: Public Works (Airport)

Staff Contact: Jim Gray, Public Works Director
Stacey Batch, Airport Manager

1. PURPOSE/DESCRIPTION

KSA Engineering services was selected to be the engineer for the replacement of the airport fuel farm. Approval of the scope and fee schedule for the project.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The current airport fuel farm system has exceeded its life and is no longer operational. Our proposed replacement of the fuel farm was projected to be funded in 2025 but with it no longer being operational TxDot has moved the funding to 2023.

The construction and design of the fuel farm will be under the direct control of the City and TxDot Aviation will reimburse the funds spent up to $600,000 with 75/25 funding. Once approval from Council is received purchasing will post the RFQ. Proposed construction to start September 2023.

The fuel farm will be relocated to the west end of the new ramp installed in 2022. The proposed scope of work is; in compliance with Chapters 211 and 212 of the Texas Local Government Code, and all other applicable state and federal laws, the City seeks a professional engineering firm to design, bid, and administer construction for an aviation self-service fuel facility capable of storing and dispensing 12,000 gallons of 100LL (AVGAS) and 12,000 gallons of Jet A fuel in above ground double-wall steel tanks designed in accordance with applicable EPA, NFPA, NEC, TCEQ, FAA, TxDOT Aviation, and local City of Taylor regulatory requirements. The fuel facility will be located on the new north apron, and the scope of work shall include the demolition and removal of the existing fuel facility located on the existing terminal apron. The funding for this project will be from a reimbursable grant program administered by TxDOT Aviation, and this solicitation, responses received, the professional services agreement, engineering design, bid documents, construction contract, and construction administration documents may be subject to review and approval by TxDOT Aviation.

The Airport is currently having to rent a fuel truck to provide fuel services to the airport users until the fuel farm is replaced.

3. PROS and CONS

PROS	CONS
• In compliance will all state and federal agencies • New functioning fuel farm • Easier location for pilots to access.	

4. RECOMMENDATION

Staff recommends approval of reimbursement grant.

5. FUNDING SOURCE

Airport bond funds with reimbursement from TxDOT Aviation

6. TIMELINE

Construction to start in October 2023 with completion in February 2024.

7. OTHER OPTIONS (In order of preference)

Airport does not sell fuel.

8. ATTACHMENTS

5a. PowerPoint Presentation
5b. KSA Proposed Scope and Fee Schedule

City Council Meeting
July 27, 2023
Airport

Approval of reimbursable grant with TxDot Aviation for scope and fee schedule for the new fuel farm

PURPOSE

KSA Engineering services was selected to be the engineer for the replacement of the airport fuel farm. Approval of the scope and fee schedule for the project.

STAFF ANALYSIS/ BACKGROUND/ PRIOR COUNCIL ACTIONS

- The current airport fuel farm system has exceeded its life and is no longer operational. Our proposed replacement of the fuel farm was projected to be funded in 2025 but with it no longer being operational TxDot has moved the funding to 2023.

- The construction and design of the fuel farm will be under the direct control of the City and TxDot Aviation will reimburse the funds spent up to $600,000 with 75/25 funding. Once approval from Council is received purchasing will post the RFQ. Proposed construction to start September 2023.

Current Fuel Farm and Projected Future Fuel Farm

PROS AND CONS

PROS

- In compliance will all state and federal agencies
- New functioning fuel farm
- Easier location for pilots to access.

CONS

4833 Spicewood Springs Road, Suite 204
Austin, TX 78759
512.342.6868

June 29, 2023

via email only

Ms. Stacey Batch, Airport Manager
Taylor Municipal Airport
303 Airport Road
Taylor, TX 76574
Stacey.Batch@taylortx.gov

RE: Proposal for Professional Engineering Services
Taylor Municipal Airport New Fuel Facility
KSA Project No. 102185

Dear Ms. Batch,

KSA Engineers, Inc., (KSA) is pleased to present this letter to serve as our proposal to provide professional engineering services associated with the new Fuel Farm at Taylor Municipal Airport (T74). The following is a general description of the project scope of work to be performed under this proposal.

KSA understands the City of Taylor has scoped and intends to install a new 100LL and Jet A fuel system adjacent to the new Terminal Apron to replace the existing fuel system located on the ramp. This fuel system is expected to include two 12,000 gallon capacity dual-wall steel tanks meeting UL142, NFPA 30 / 30A, and venting in accordance with API Standard 2000. The storage tanks shall be self-contained units with skid mounting and connected to the pumps, motor, card reader, dispenser, and proper computer hardware and software for installation and operation of the system. Scaffolding will be installed on the top of tanks for safety and ease of maintenance.

The new fuel system will include a slab-on-grade reinforced concrete foundation and secondary containment structure in accordance with EPA requirements. This project will also include the decommissioning, removal, and disposal of the existing fuel system.

Scope of Services

KSA proposes to provide the following services for the improvements described previously:

- Project management and coordination.
- Collect, review, compile, and summarize available data of the existing infrastructure and conditions.
- Kick-off meeting, site visit, and review meeting for each phase of work.
- Final Design (100%) deliverables include plans, technical specifications, and engineer's preliminary opinion of probable construction cost (EPOPCC) for the project scope. Engineer shall furnish copies of the draft design documents for review and make revisions to the design documents as may be required by the City.
- Final Design documents include signed and sealed plans and technical specifications required for the fuel farm. Technical specifications will generally include FAA and TxDOT standard specification items and KSA's S-1 Fuel Facility performance specification. Final Design documents will also include a Stormwater Pollution Prevention Plan for construction activities as required by the TCEQ.

- The following construction plan sheets are anticipated in the Final Design deliverable:
    - Cover Sheet (1 drawing)
    - General Notes & Summary of Quantities (1 drawing)
    - Airport Layout Plan – For Information Only (1 drawing)
    - Safety and Phasing Plans, Notes, and Details (2 drawings)
    - Project Layout and Dimensional Control (2 drawings)
    - Storm Water Pollution Prevention Plan, Notes, and Details (2 drawings)
    - Details (2 drawings)
    - Electrical Details and Site Plan (3 drawings)

- Front-end construction contract documents may be prepared with the Final Design deliverables using relevant EJCDC forms, as amended by KSA, for the City's use if desired.
- Prepare electrical design for fuel farm. Electrical design deliverables include sealed plans and specifications for construction and permitting. Please note that electric and phone service will need to be brought to the fuel farm location by others.
- Prepare and submit FAA 7460-1 for proposed construction and permanent improvements for FAA review and determination on impact to protected airport and airspace surfaces.
- Prepare site development application and submit required documentation for the City's review in the issuance of a site development permit.
- Bid Phase services include publishing and administering public bid process using CivCastUSA for distribution of bid documents, responding to bidder questions, issuing addendums as needed, conducting a pre-bid meeting, administering a public bid opening, and preparing a bid tabulation and summary of bids received for the City's review.
- Construction Phase services include administering a pre-construction meeting, review of construction submittals; responding to contractor RFI's, preparing change orders as needed, conducting a total of 3 site visits, and performing a final inspection.
- Closeout Phase services include providing record drawings, furnish copies of the final test and QC reports, approved catalogs cuts, warranties, and conduct a warranty inspection.

The following services are excluded from this proposal:

- Study or Planning Phase services. It is expected that the improvements defined in this proposal will proceed to the design phase upon issuance of the NTP.
- Topographic survey. Available topographic surveying information from the recently completed Terminal Apron project along with other publicly available data will be used for the fuel facility grading design.
- Geotechnical engineering. The foundation and foundation pad will be designed based on previous fuel facility foundation designs. No geotechnical investigation is anticipated.
- Environmental or Permitting services. No environmental study or permits are anticipated with the exception of the 7460-1 determination by the FAA and site development permit by the City which are included in this scope of services.
- Subsurface utility engineering. Existing utilities will be approximated based on available documentation and One-Call markings in the field.
- Utility coordination or applications for extension of service. The City will be responsible for securing electrical and phone service to the fuel farm site or, alternatively, this task can be added to the contractor's construction scope.
- As-Built or verification surveying of constructed improvements.

- Construction Materials Testing. It is assumed that the City will contract with a CMT firm to provide ASTM-compliant testing of foundation embankment and concrete. If CMT is desired under KSA's scope, such services can be added via contract amendment prior to construction.
- Resident Project Representative services. KSA will conduct an on-site pre-construction conference, 3 site visits during construction, and a final inspection of constructed improvements. If a full-time Project Representative is desired during construction, such services can be added via contract amendment prior to construction.

These excluded services may be added to KSA's scope as an additional service if desired by the City.

Compensation

We propose to perform the services described for the above outlined scope for a total lump sum fee of **$85,400** as further described below:

Final Design (Lump Sum):	$ 43,730
Total for Design Phase Services:	**$ 43,730**
Bidding (Lump Sum):	$ 12,700
Total for Bid Phase Services:	**$ 12,700**
Construction Administration (Lump Sum):	$ 22,270
Closeout (Lump Sum):	$ 6,700
Total for Construction and Closeout Phase Services:	**$ 28,970**

Schedule

We propose to perform the scoped services in accordance with the following schedule. Please note that City review times above are estimated and longer review times will extend the overall project schedule.

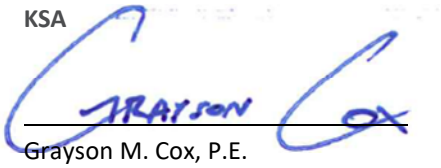
- Final Design Phase (90%) ..... 3 weeks
  - City Review of FD Deliverables and Review Meeting ..... 1 week
  - Address FD Comments and Provide 100% Bid Documents ..... 1 week
- Bid Phase (Estimated) ..... 4 weeks
  - City Award of Construction Contract ..... 2 weeks
- Construction Phase (Estimated) ..... 20 weeks
  - Prepare Closeout Documents ..... 1 week

Total.... 32 weeks

Proposal Acceptance

If this scope of services and proposed fees are acceptable, KSA will prepare an Agreement for review and execution. KSA appreciates the opportunity to provide professional services for the City of Taylor and the Taylor Municipal Airport on this important project. If you have any questions or require any further information, please do not hesitate to contact me.

Sincerely,
KSA



Grayson M. Cox, P.E.
Project Manager

City Council Meeting
July 27, 2023
Transmittal Letter

STRATEGIC PILLAR
☐ Streets/Infrastructure
☒ Quality of Life
☐ Economic Vitality

Agenda Item #: 6

Agenda Title: **Appointment of Municipal Court Associate Judge**

Council Action to be taken: Appoint Associate Judge

Department Submitted: City Management

Staff Contact: Brian LaBorde, City Manager

1. PURPOSE/DESCRIPTION

To appoint an Associate Judge for the Taylor Municipal Court.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

On April 14, 2011 City Council appointed an Associate Judge for municipal court to step in when the Municipal Court Judge was not available or needed assistance. That individual in no longer available to provide those services. Appointment of a new Associate Judge is needed to maintain Municipal Court processes. Judge Lucas Wilson has agreed to accept the appointment for an undetermined amount of time.

3. PROS and CONS

PROS	CONS
• To continue Municipal Court processes when needed. • To provide backup for the Municipal Court Judge.	• NA

4. RECOMMENDATION

Appoint Judge Lucas Wilson as Associate Municipal Court Judge.

5. FUNDING SOURCE

Municipal Court budget.

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)

Do not appoint an Associate Judge.

8. ATTACHMENTS

N/A

City Council Meeting
July 27, 2023
Transmittal Letter

STRATEGIC PILLAR	
☐	Streets/Infrastructure
☒	Quality of Life
☒	Economic Vitality

Agenda Item #: 7

Agenda Title: **Hold a public hearing and introduce Ordinance 2023-33, PZ-2023-1677, regarding a request to amend the Comprehensive Plan Growth Sector and Future Land Use designations on approximately 70.2 acres of land generally located near the intersection of Old Thorndale Road and Gravel Pit Road.**

Council Action to be taken: Hold Public Hearing and Introduce Ordinance

Department Submitted: Development Services

Staff Contact: Colin Harrison, Development Services Director

1. PURPOSE/DESCRIPTION

The property owner engaged staff regarding an inaccurate Growth Sector allocation on their property. The Future Growth sector is indicative of land that is not in proximity to existing infrastructure, and this is not the case for the subject property as there is water, wastewater, and roadways immediately available. Additionally, the Future Land Use designation of Area of Minimal Change is not conducive to development. To market the property for development the applicant desires to amend the Future Land Use to Neighborhood Greenfield. Therefore, the first steps in the development process would be to request a Comprehensive Plan Amendment to the Growth Sector and Future Land Use designations to facilitate development on the subject property.

The applicant is requesting to amend the Growth Sector designation of approximately 70.2 acres from Future Growth Sector (G-1) to **Controlled Growth Sector Tier II (G2.2)**, and to amend the Future Land Use Map designation from Area of Minimal Change to **Neighborhood Greenfield**.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The subject property is currently identified as Future Growth Sector. It is also at the cusp of the city's limit with Future Growth extending out to ETJ but, it is surrounded by Intended Growth Sector on the west and south side of the property. Having water and wastewater lines along the north and west side of the property would benefit development and may likely have minimal connectivity concerns.

The subject property is currently identified as an Area of Minimal Change. The property is adjacent to an area designated as Neighborhood Greenfield across Gravel Pit Road to the

west. Additional designation of Neighborhood Greenfield in the area will open opportunity for a mixture of residential housing types and the potential for small scale neighborhood services. Currently the adjacent areas consist of predominately large lot residential that are dependent on vehicular travel for most all daily needs. The addition of a mixture of neighborhood scaled commercial could bring convenience to the immediate area.

3. PROS and CONS

PROS	CONS
• Proposed development in an area with existing roadways and utility connections adjacent (Land Use Policy 9 & 11). • Aims to provide additional development within the City Limits.	• Increased vehicular traffic along Old Thorndale Road and Gravel Pit Road.

4. RECOMMENDATION

At their July 11, 2023, meeting the Planning and Zoning Commission recommended denial to the City Council for the applicant's proposed Comprehensive Plan Amendment to the Growth Sector and Future Land Use designations on the subject property.

The Planning and Zoning Commission voted to deny the request due to the absence of the applicant at the P&Z meeting held on July 11th. Staff corresponded with the applicant but did not confirm with them that their application would be on the July 11th P&Z Agenda. The applicant was delivered a public notice via mail which identified the date and time a public hearing would be held for their request.

There is not an existing codified or written policy in place that requires property owners or applicants to be physically present for their case to gain approval. Staff always highly recommend that each property owner or applicant attend all meetings at their convenience.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – July 11, 2023

City Council public hearing and ordinance introduction – July 27, 2023

City Council consideration of ordinance approval – August 8, 2023

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

7a. Staff Report
7b. Letter of Intent from Applicant
7c. Location Map
7d. Growth Sector Map – Existing, Future Land Use Map – Existing
7e. Zoning Map
7f. Notice Area Map
7g. Ordinance 2023-33
    Exhibit A – Survey
    Exhibit B – Proposed Growth Sector and Future Land Use Maps
7h. PZ-2023-1677 – Staff PowerPoint Presentation

City of Taylor
PZ-2023-1677
Comprehensive Plan Amendment –
Future Land Use and Growth Sector Designation
Staff Report

Item Details

Subject Property:	Generally located near the southeast intersection of Old Thorndale Road and Gravel Pit Road.
Total Acreage:	Approximately 70.20 acres
Legal Description:	Approximately 70.20-acre tract of land out of the Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.
Property Owner(s):	Yupell LLC & Jona Enterprises LLC
Representative:	Mike Herzog
Request:	A request to amend the Growth Sector designation of approximately 70.2 acres from Future Growth Sector (G-1) to Controlled Growth Sector Tier II (G2.2), and to amend the Future Land Use Map designation from Area of Minimal Change to Neighborhood Greenfield.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The property owner engaged staff regarding an inaccurate Growth Sector allocation on their property. The Future Growth sector is indicative of land that is not in proximity to existing infrastructure, and this is not the case for the subject property as there is water, wastewater, and roadways immediately available. Additionally, the Future Land Use designation of Area of Minimal Change is not conducive to development. To market the property for development the applicant desires to amend the Future Land Use to Neighborhood Greenfield. Therefore, the first steps in the development process would be to request a Comprehensive Plan Amendment to the Growth Sector and Future Land Use designations to facilitate development on the subject property.

The applicant is requesting to amend the Growth Sector designation of approximately 70.2 acres from Future Growth Sector (G-1) to Controlled Growth Sector Tier II (G2.2), and to amend the Future Land Use Map designation from Area of Minimal Change to Neighborhood Greenfield.

Location:
Generally located near the southeast intersection of Old Thorndale Road and Gravel Pit Road.

Physical and Natural Features:
The subject property is generally vacant land devoid of any large structures and historically used as agricultural lands.

Growth Sector Designations:
The Growth Sectors Map identifies the areas in Taylor and its Extra-territorial jurisdiction (ETJ) where development and redevelopment are intended, where they should be controlled, and areas where growth is not intended during the timeframe of the Envision Taylor Comprehensive Plan because infrastructure systems are not available or planned for. The subject property is currently located within the Future Growth Sector (G-1). The applicant has requested to amend the designations on the subject property to the **Controlled Growth Sector Tier II (G2.2)**. The Controlled Growth Sector Tier II consists of areas where infrastructure is planned but not yet installed or areas where existing infrastructure lacks capacity and needs to be upgraded prior to expansion.

Future Land Use and Zoning Designations:
The Envision Taylor Comprehensive Plan identifies Future Land Use designations to guide growth in Taylor.

The subject property is currently assigned the land uses designations of Area of Minimal Change.

The applicant has requested to amend the designations on the property to **Neighborhood Greenfield.**

Greenfield Neighborhoods are new communities that contain a wide mix of residential uses and neighborhood services. Greenfield development should be developed as an extension of the existing urban fabric in Taylor.

- Greenfield Neighborhoods should include a mix of residential building types (i.e., cottage courts, duplexes, mixed use buildings, townhomes, human scaled apartment buildings etc.), and neighborhoods serving retail and services.

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	R-1 (Single Family District)	Future Growth Sector	Area of Minimal Change	Agriculture/Single Family
South	R-1	Intended Growth Sector	Employment Regional	Agriculture/Single Family
East	R-1	Future Growth Sector	Area of Minimal Change	Agricultural
West	R-1	Intended Growth Sector	Neighborhood Greenfield	Agricultural

Utilities
The subject property is located within the City's service area for water and wastewater. Currently an 8-inch water line that runs along Old Thorndale Road and spans the width of the north side of the subject property. Another 8-inch water line extends along the length of the west side of the property. A 6-inch wastewater line that runs along Old Thorndale Road and spans the width of the north side of the subject property. Another 6-inch water line extends along the length of the west side of the property.

A utility scoping meeting will be required later to determine the specifics of capacity and off-site improvements. It is presumed that due to City improvements proposed in the area that capacity will be available but will be dependent on anticipated developments in and around the area. Presumably the applicant will require off-site improvements prior to development.

Transportation

The subject property gains access from either Old Thorndale Road which is identified within the Master Transportation Plan as an Enhanced Community Boulevard. It can also gain access from Gravel Pit Road which is identified within the Master Transportation Plan as an Enhanced Community Boulevard. There is a Proposed Community Boulevard that bisects the subject property north/south from Gravel Pit Road, north across Old Thorndale Road.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius (34 notices) of the subject property were notified of the Comprehensive Plan Amendment. A legal notice advertising the public hearing was placed in the Taylor Press on Sunday, June 25, 2023.

Staff Analysis

Growth Sector

The subject property is currently identified as Future Growth Sector. It is also at the cusp of the city's limit with Future Growth extending out to ETJ and it is surrounded by Intended Growth Sector on the west and south side of the property. Having water and wastewater lines along the north and west side of the property would benefit development and may likely have minimal connectivity concerns.

Future Land Use

The subject property is currently identified as an Area of Minimal Change. The property is adjacent to an area designated as Neighborhood Greenfield across Gravel Pit Road to the west. Additional designation of Neighborhood Greenfield in the area will open opportunity for a mixture of residential housing types and the potential for small scale neighborhood services. Currently the adjacent areas consist of predominately large lot residential that are dependent on vehicular travel for most all daily needs. The addition of a mixture of neighborhood scaled commercial could bring convenience to the immediate area.

Staff recommend approval of the Comprehensive Plan amendment.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for Comprehensive Plan Amendment – Growth Sector and Future Land Use Designation and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a Comprehensive Plan Amendment – Growth Sector and Future Land Use Designation request, the Planning and Zoning Commission members consider the following factors:

Will the proposed Future Land Use amendment result in a Future Land Use designation that is more consistent with the text and policies of the Comprehensive Plan than the current designation of the property?

- The current designation of most of the property as Area of Minimal Change is a direct correlation to the City's desire to limit new growth outside the existing infrastructure footprint and focuses growth into compact and mixed-use centers. However, there are existing water and wastewater lines in the area to potentially serve the subject property. The density and urban design of the proposed project will ultimately determine if the project will generate sufficient revenue to cover future service costs and infrastructure liabilities. Staff has encouraged a Planned Development process moving forward to capture adequate density in the subdivision.

Would the proposed amendment result in a land use that is more compatible with the current and future land uses of adjacent and nearby property?

- The proposed Growth Sector amendment to Controlled Growth Sector Tier II would provide a tiered approach to expansion of the growth sector map. As the land is today (vacant) any use would likely be considered an improvement to the property in terms of providing living and working spaces for citizens as well as expanding the value of the land.

Would the proposed amendment result in more efficient use of publicly financed community facilities and infrastructure?

- This scenario is favorable as opposed to property that is located farther out and on the periphery of the ETJ. It will be the developer's responsibility to extend any necessary infrastructure as required or outlined in the transportation plan.

Could the proposed amendment create or cause an increase in adverse impacts on the natural environment, especially water, green space/open space preservation, and air quality?

- The proposed amendment would not likely create or cause an increase in adverse impacts to the natural environment. The area would increase impervious coverage and will likely require various areas for detention to capture runoff. The proposed uses are not likely to be disruptive or noxious to the general public.

Attachments:

a) Letter of Intent from Applicant
b) Location Map
c) Growth Sector Map – Existing
d) Future Land Use Map – Existing
e) Zoning Map – Existing
f) Notice Area Map
g) Ordinance 2023-33
    1. Exhibit A – Survey
    2. Exhibit B – Proposed Growth Sector and Future Land Use Maps
h) PZ-2023-1677 – Staff PowerPoint Presentation

Yupel, LLC
Jona Enterprises, LLC
1387 County Road 464
Thorndale, Texas 76577

4/10/2023 (revised 7/5/23)

City of Taylor
400 Porter Street
Taylor, Texas 76574

Re: Letter of Intent for PZ-APP9612

Dear City of Taylor,

I am requesting an amendment to the comprehensive plan to support future development on the 70 acre tract at the corner of Old Thorndale Rd. and Gravel Pit Rd. (Tax ID R018924). Specifically, we are asking that the Growth Sectors Map be changed from Future Growth Sector (G-1) to Controlled Growth Sector Tier 2 and the Future Land Use Map be changed from Area of Minimal Change to Neighborhood Greenfield.

This amendment is the first step towards defining a future residential project. This change is consistent with the current adopted Comprehensive Plan and supports many of the big ideas listed in the plan including fiscal sustainability and infrastructure as well as diverse housing. New development in this area would accommodate additional growth in a compact urban fabric. This area would be a great fit for a mix of housing to support people with varying income levels.

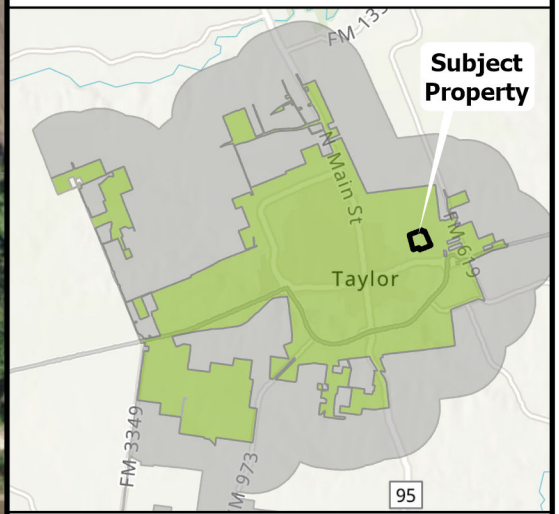
The adjacent properties to the west and south are both already classified as Intended Growth. Due to proximity to downtown (1.3 miles from corner of 4th and Main), the subject tract is desirable for development inside the city limits.

Sincerely,
Mike Herzog
President Yupel, LLC
512-626-7499
Mike@Indylake.Com

PZ-2023-1677

SE Intersection of Old Thorndale Rd. & Gravel Pit Rd.
Comprehensive Plan Amendment
Location Map
Approximately 70.2 acres

- Subject Property
- Parcels
- Streets



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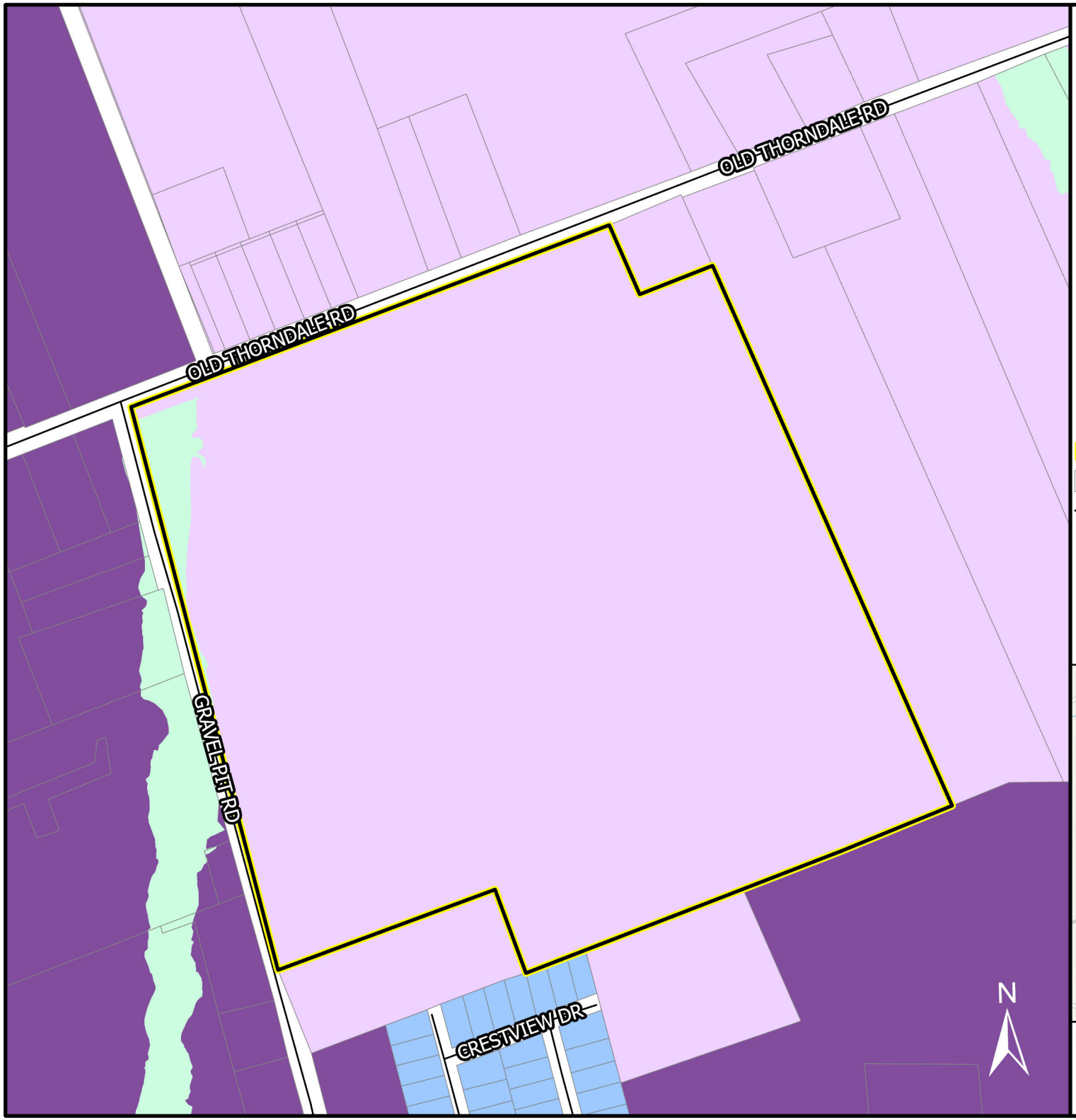
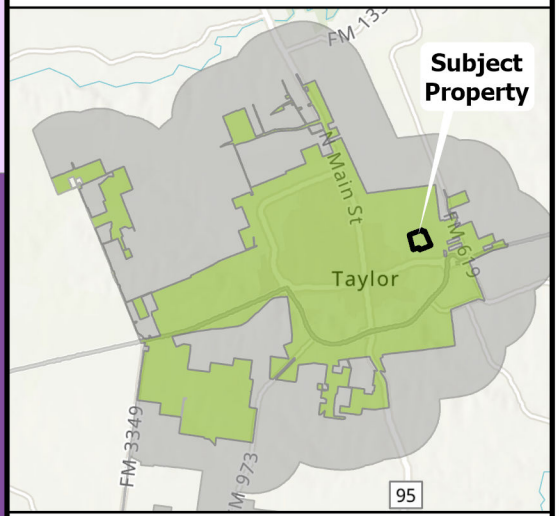


PZ-2023-1677

SE Intersection of Old Thorndale Rd. & Gravel Pit Rd.
Comprehensive Plan Amendment
Growth Sector Map
Approximately 70.2 acres

- Subject Property
- Parcels
- Streets
- Reserved Open Sector (O-2)
- Future Growth Sector (G-1)
- Intended Growth Sector (G-3)
- Infill Neighborhood Sector (G-4)



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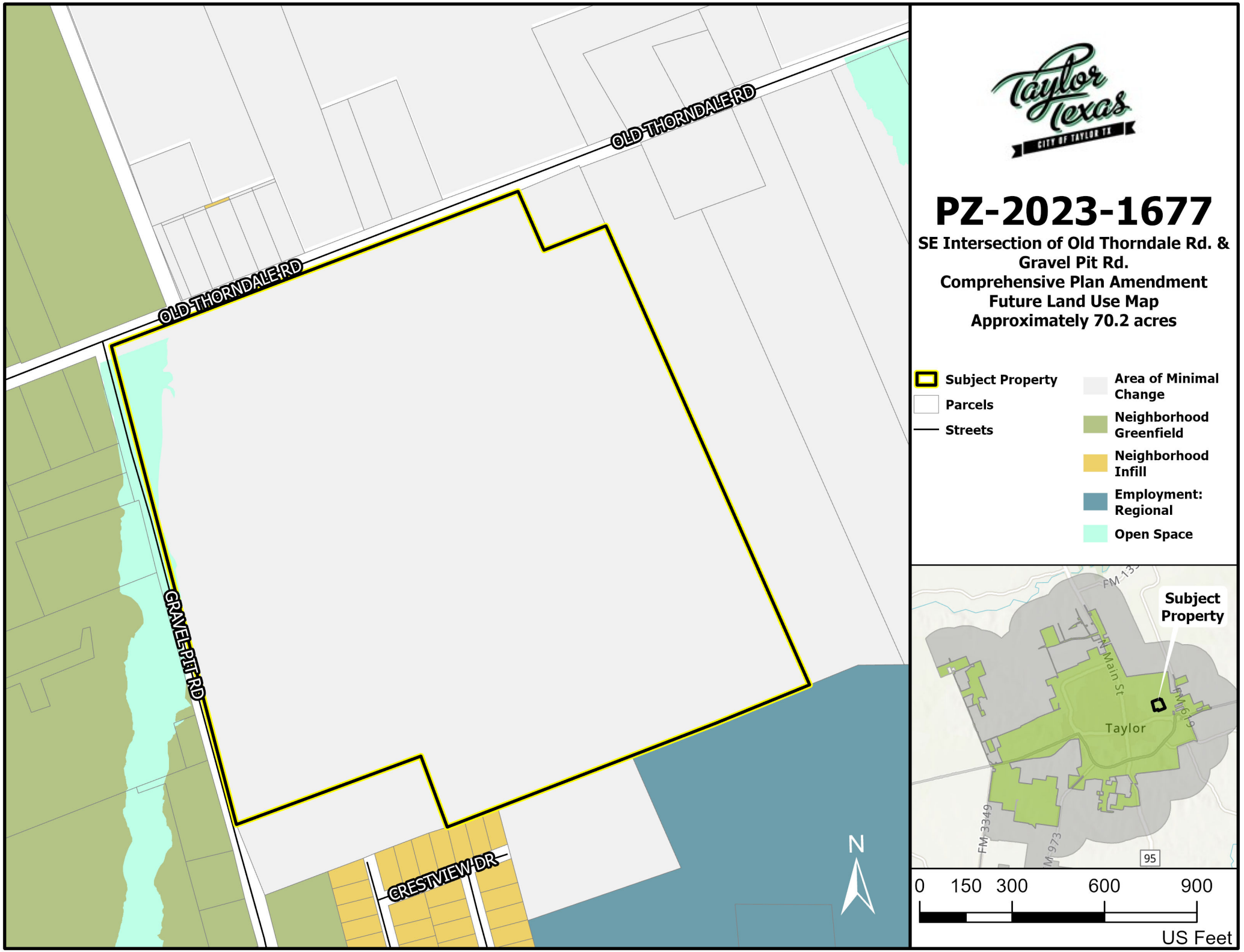
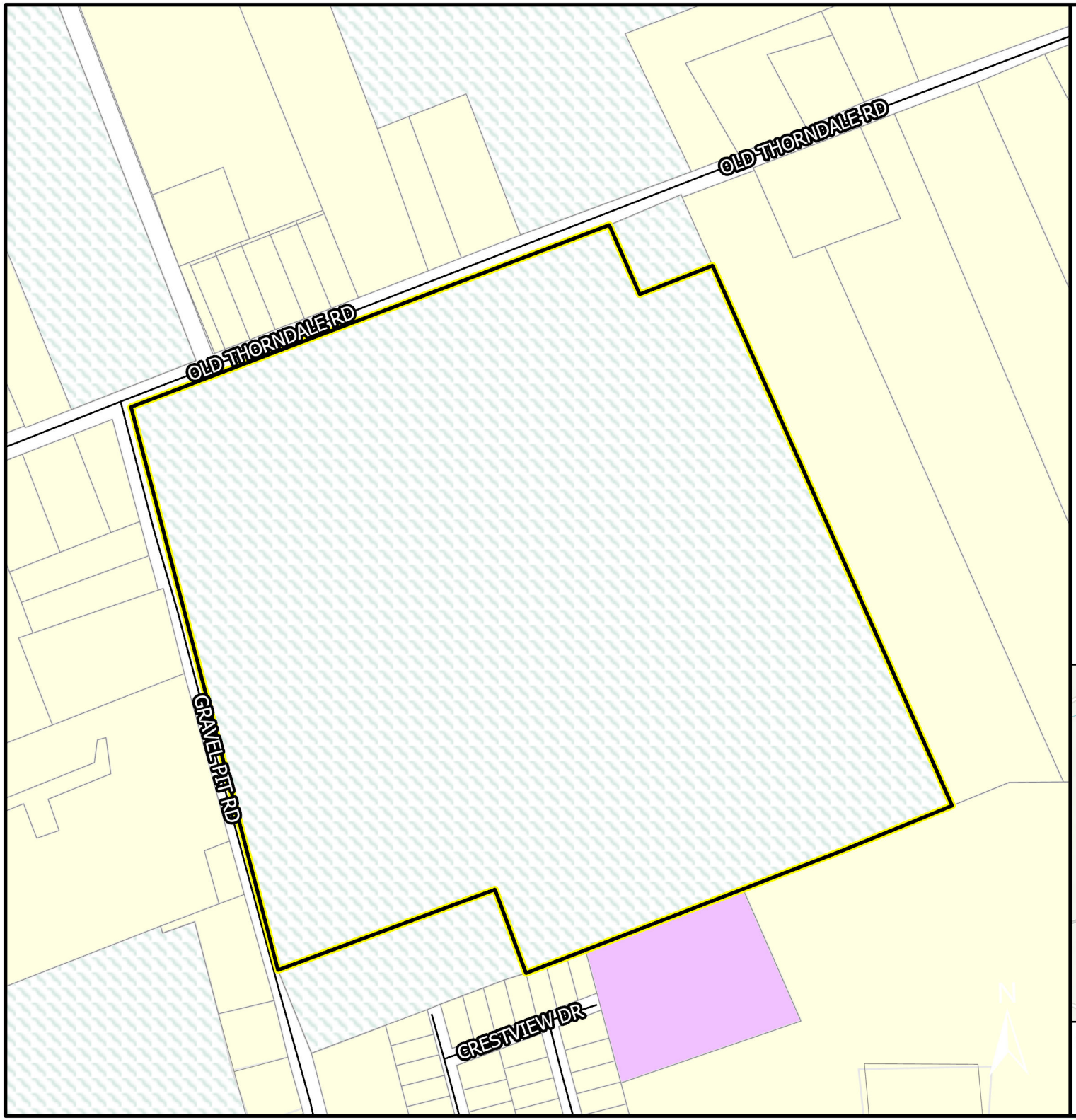
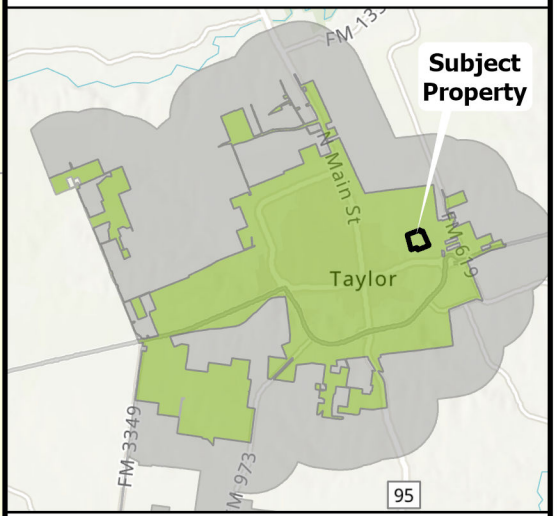

OLD THORNDALE RD
OLD THORNDALE RD
GRAVEL PIT RD
CRESTVIEW DR
N
PZ-2023-1677
SE Intersection of Old Thorndale Rd. & Gravel Pit Rd.
Comprehensive Plan Amendment
Future Land Use Map
Approximately 70.2 acres
Subject Property
Parcels
Streets
Area of Minimal Change
Neighborhood Greenfield
Neighborhood Infill
Employment: Regional
Open Space
Subject Property
Taylor
N Main St
FM 3349
95
0 150 300 600 900
US Feet



PZ-2023-1677

SE Intersection of Old Thorndale Rd. & Gravel Pit Rd.
Comprehensive Plan Amendment
Zoning Map
Approximately 70.2 acres

- Subject Property
- Parcels
- Streets
- M-1 Light Industrial
- R-1 Single Family
- R/A Rural Agriculture



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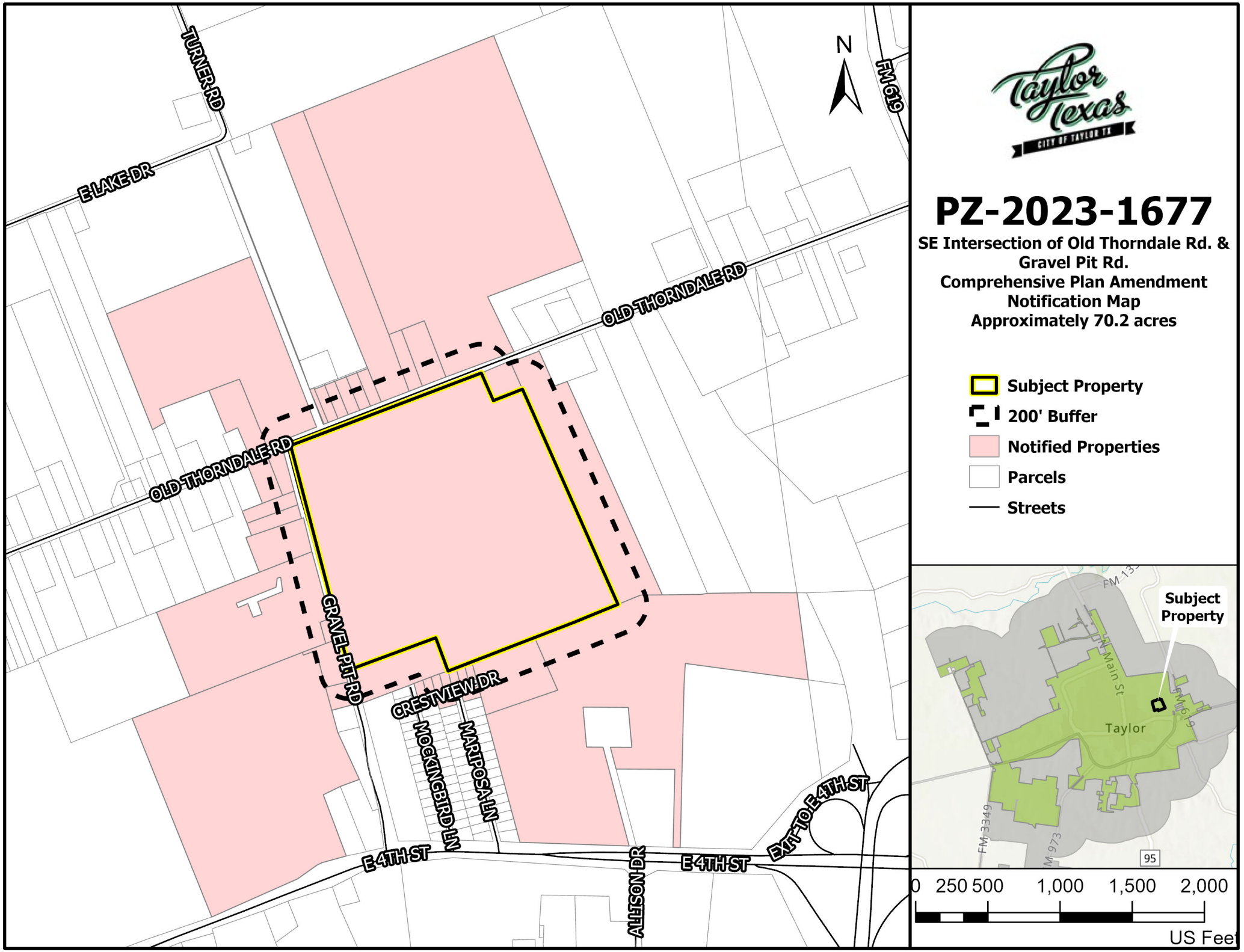

TURNER RD
E LAKE DR
FM 619
N
OLD THORNDALE RD
OLD THORNDALE RD
GRAVEL PIT RD
CRESTVIEW DR
MOCKINGBIRD LN
MARIPOSA LN
E 4TH ST
ALLISON DR
E 4TH ST
EXIT TO E 4TH ST
PZ-2023-1677
SE Intersection of Old Thorndale Rd. & Gravel Pit Rd.
Comprehensive Plan Amendment
Notification Map
Approximately 70.2 acres
Subject Property
200' Buffer
Notified Properties
Parcels
Streets
Subject Property
Taylor
N Main St
FM 619
FM 3349
95
0 250 500 1,000 1,500 2,000
US Feet

ORDINANCE NO. 2023-33

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING THE COMPREHENSIVE PLAN BY CHANGING THE GROWTH SECTOR AND FUTURE LAND USE DESIGNATIONS FOR PROPERTY R018924; FROM FUTURE GROWTH SECTOR (G-1) TO CONTROLLED GROWTH SECTOR TIER II (G2.2), AND TO AMEND THE FUTURE LAND USE MAP DESIGNATION FROM AREA OF MINIMAL CHANGE TO NEIGHBORHOOD GREENFIELD, ON APPROXIMATELY 70.20 ACRES OF LAND OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, TAYLOR, WILLIAMSON COUNTY, TEXAS, PROVIDING FOR THE AMENDMENT OF THE PLAN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE;

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

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

WHEREAS, the Planning and Zoning Commission held a public hearing on July 11, 2023, reviewed the amendments, and recommended that the City Council adopt the amendments to the Comprehensive Plan; and

WHEREAS, the City Council held a public hearing on July 27, 2023, at which the public was given the opportunity to give testimony and present written evidence; and

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

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

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

Section 2. Property. The property, legally described in **Exhibit A**, attached hereto, and incorporated by reference herein for all purposes ("Property"), that is the subject to the Growth Sector and Future Land Use redesignation, which is generally located at the southeast intersection of Old Thorndale Road and Gravel Pit Road, legally described as approximately 70.2 acres of land part of and out of the Parthinia Coursey Survey, Abstract No. 131, Taylor,

DRAFT

Williamson County, Texas.

Section 3. Growth Sector Map. The property's growth sector designation of "Future Growth Sector" shall be changed to "Controlled Growth Sector Tier II (G-2.2)" for approximately 70.2 acres, keeping the existing Reserved Open Sector (O-2) unaltered as land that is encumbered by a FEMA Flood Hazard Zone. The changes are reflected in **Exhibit B**, Proposed Growth Sector attached hereto and incorporated by reference for all purposes.

Section 4. Future Land Use Map. The property's Future Land Use designation of "Area of Minimal Change" shall be changed to "Neighborhood Greenfield" for approximately 70.2 acres, keeping the existing Open Space unaltered as land that is encumbered by a FEMA Flood Hazard Zone. The changes are reflected in **Exhibit B**, Proposed Future Land Use attached hereto and incorporated by reference for all purposes.

Section 4. Savings Clause. All rights and remedies of the City of Taylor are expressly saved as to any and all violations of the provisions of any ordinances affecting zoning, platting, or the comprehensive plan within the City's jurisdiction which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

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

Section 6. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

Section 7. Open Meetings. It is hereby officially found and determined that the meetingat which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chap. 551, Tex. Gov't. Code*.

PASSED, APPROVED, AND ADOPTED on the ____ day of _____, 2023.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder, City Attorney

DRAFT

City of Taylor
City Council

July 27, 2023

PZ-2023-1677

Comprehensive Plan Amendment

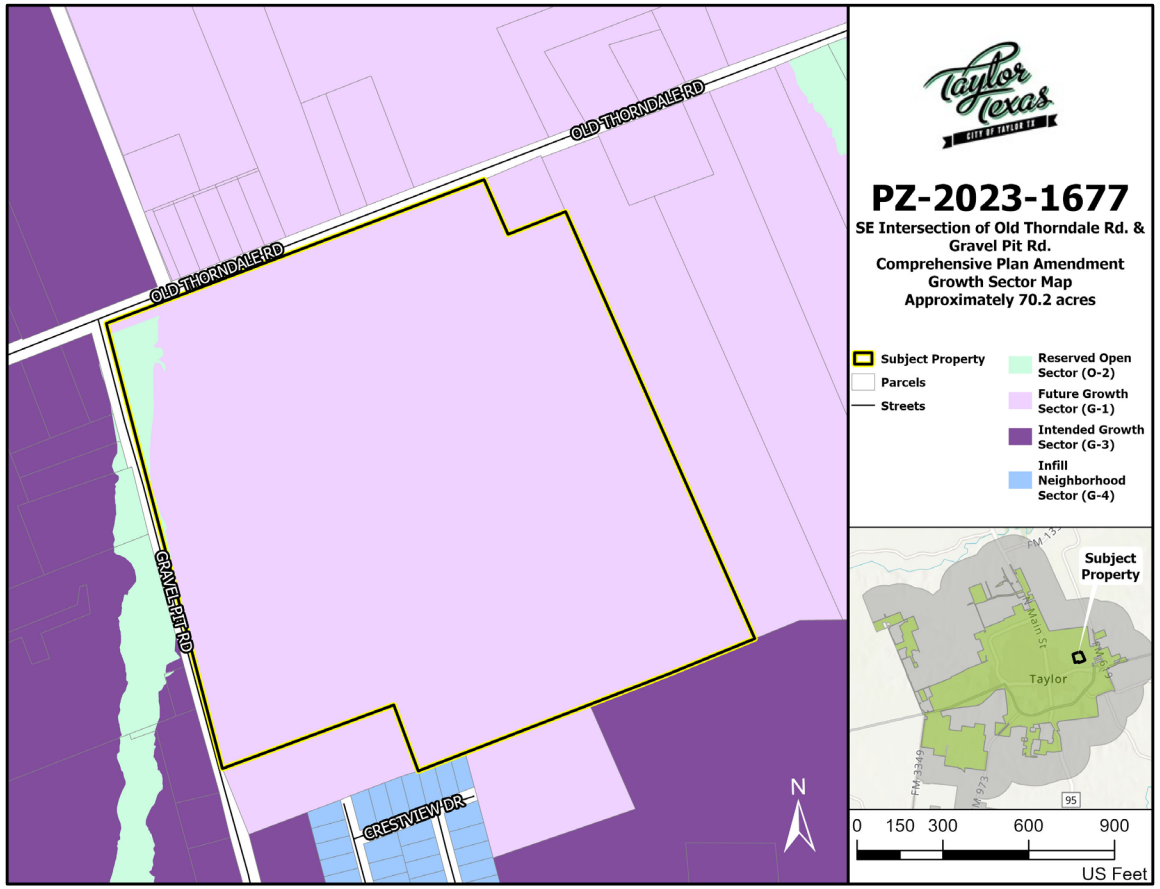
Growth Sector & Future Land Use

Development Process

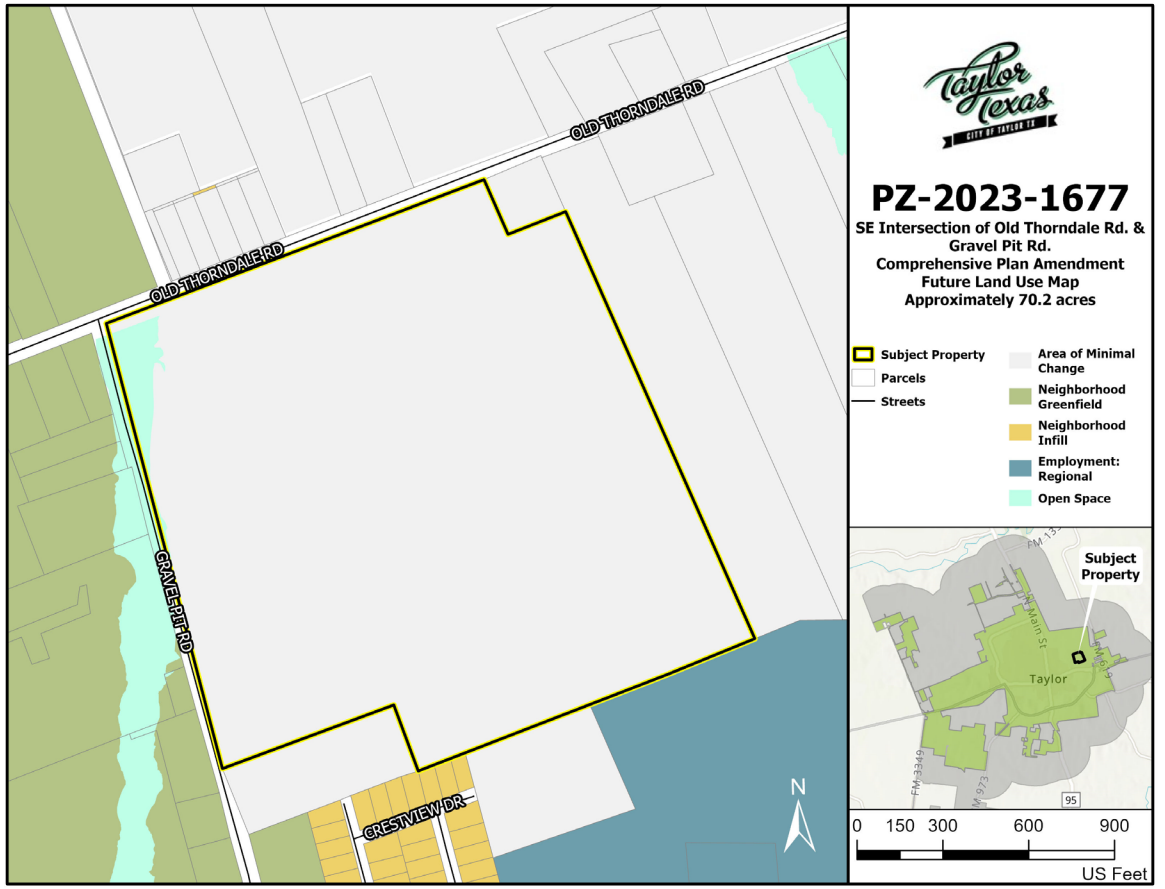
- Comprehensive Plan Amendment ← Current Request
- Annexation (if not in city limits)
- Rezoning
- Preliminary Plat
- Subdivision Improvement Plans (water, sewer, streets, drainage)
- Final Plat (with approved and accepted infrastructure improvements)
- Site Development Plan
- Building Permit

Location Map

Existing Growth Sector & Future Land Use

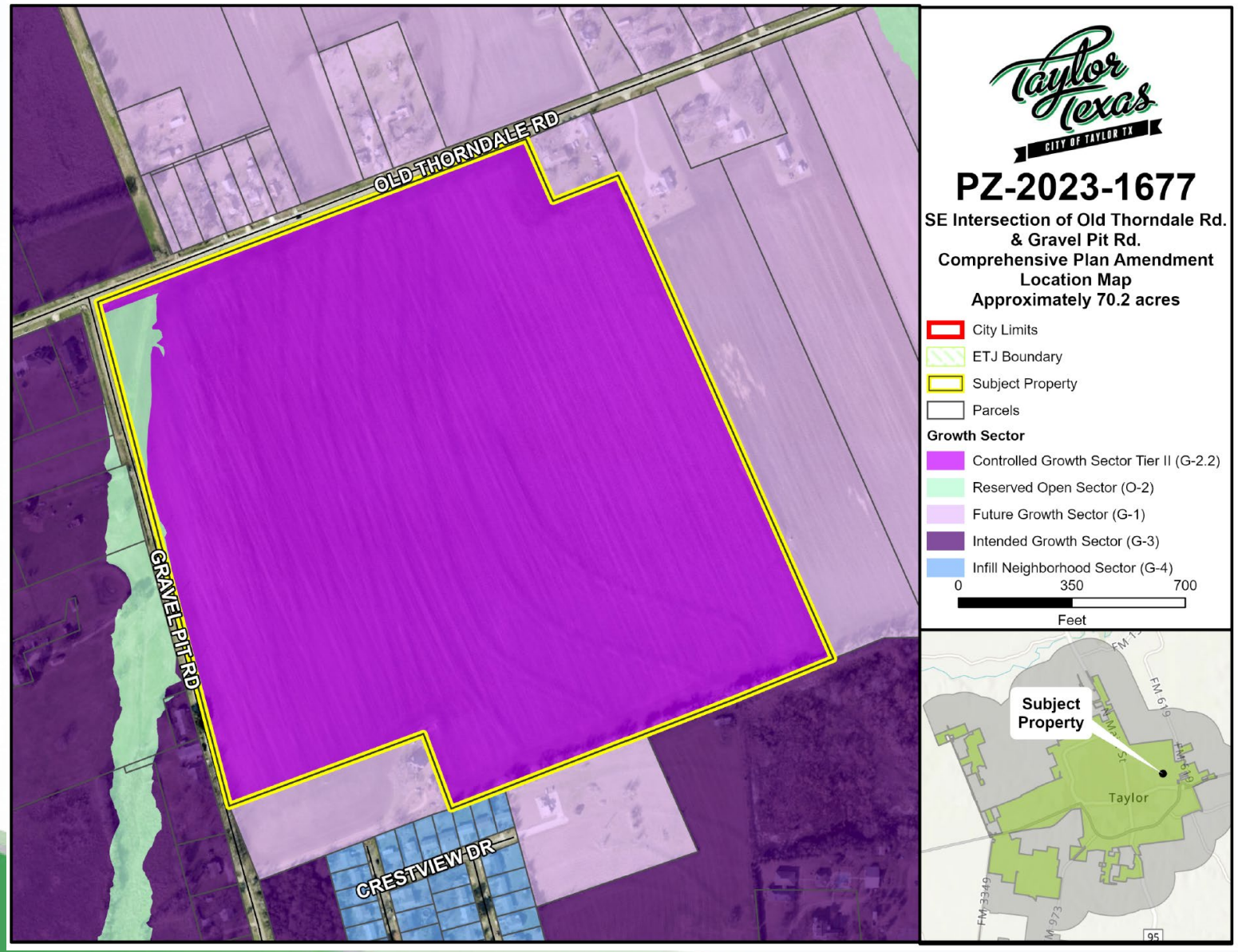


Existing Future Growth Sector → G-1



Existing Future Land Use → Area of Minimal Change

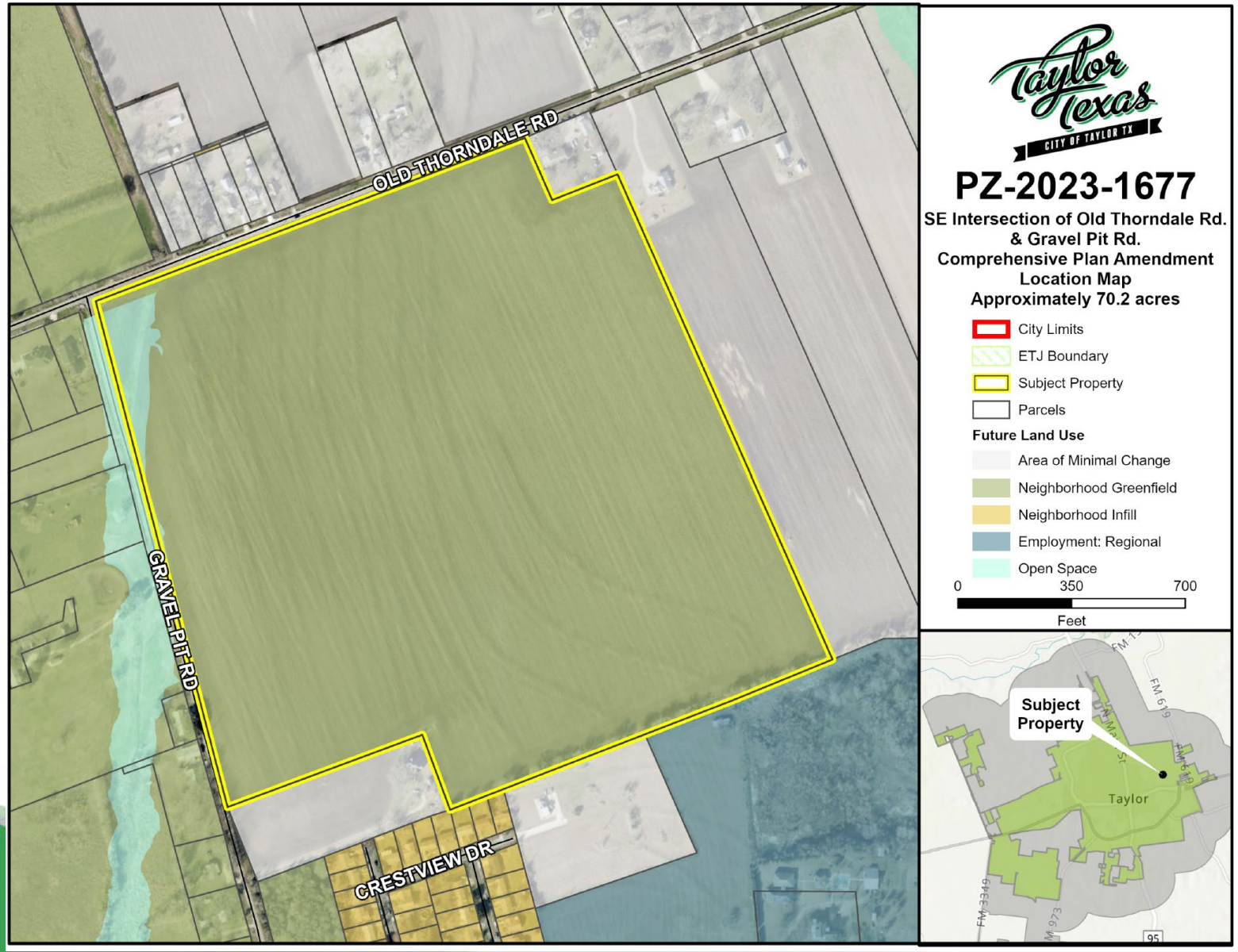
Proposed Growth Sector



Controlled Growth Tier II:

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

Proposed Future Land Use



Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1677

SE Intersection of Old Thorndale Rd. & Gravel Pit Rd.
Comprehensive Plan Amendment
Location Map
Approximately 70.2 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Future Land Use

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

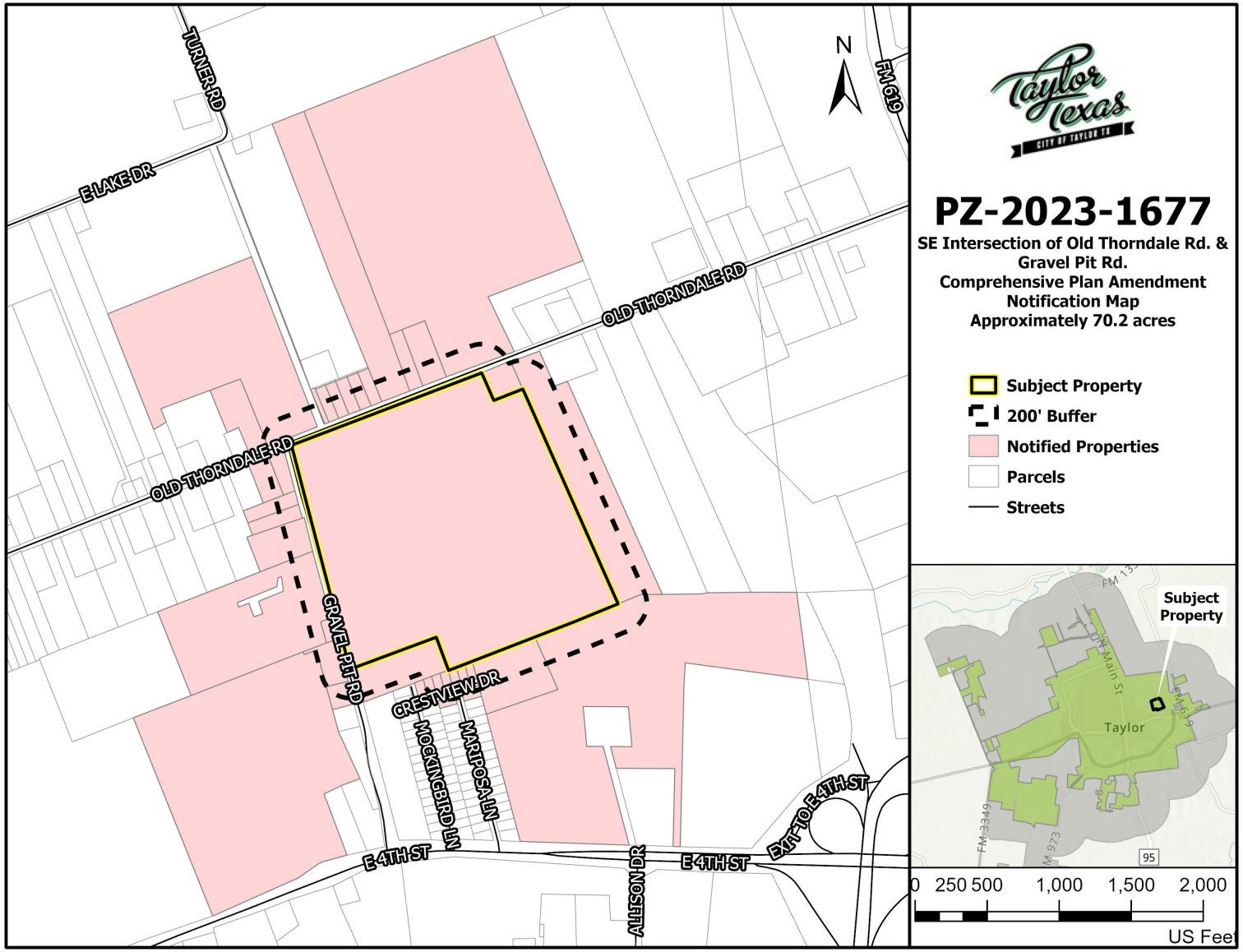
0 350 700
Feet

Neighborhood Greenfield:

Greenfield Neighborhoods are new communities that contain a wide mix of residential uses and neighborhood services. Greenfield development should be developed as an extension of the existing urban fabric in Taylor.
(Page 179)

Taylor Texas
CITY OF TAYLOR TX

Notice Area Map



- 34 notices were sent out to adjacent property owners within 200 ft. of the subject property and public entities.
- Staff received one (1) phone call requesting more information from the notified propertiers.

P&Z Recommendation

On July 11, 2023, the Planning and Zoning Commission voted to recommend **Denial** (7-0) of the proposed Comprehensive Plan Amendment to the Growth Sector designation from Future Growth Sector to Controlled Growth Sector Tier II, and an amendment to the Future Land Use designation from Area of Minimal Change to Neighborhood Greenfield.

The Planning and Zoning Commission based their reason for denial due to the absence of the applicant at the P&Z meeting held on July 11th.

There is not an existing codified or written policy in place that requires property owners or applicants to be physically present for their case to gain approval.

City Council Meeting
July 27, 2023
Transmittal Letter

STRATEGIC PILLAR	
☐	Streets/Infrastructure
☒	Quality of Life
☒	Economic Vitality

Agenda Item #: 8

Agenda Title: **Hold a public hearing and introduce Ordinance 2023-34, PZ-2022-1466, regarding a request to amend the zoning of approximately 37.32 acres of land, addressed as 505 S.W. Carlos G. Parker Boulevard, from the existing zoning of R/A (Rural/Agricultural) and R-1 (Single Family Residential) to Commercial Planned Development (CPD/B-1, CPD/B-2)**

Council Action to be taken: Hold a Public Hearing and Introduce Ordinance

Department Submitted: Development Services

Staff Contact: Colin Harrison, Director of Development Services

1. PURPOSE/DESCRIPTION

The purpose of the planned development rezoning will allow for development nearest the intersection of Carlos G. Parker Blvd. and FM 973 that serves as a gateway into Taylor and an area that the City anticipates an increase in density due to its proximity to Samsung, Taylor High School and major transportation routes. The proposed Planned Development aims to incorporate townhomes, 3-story apartments, live-work residential, retail shops, restaurants, gas station/convenience store, various drive-thru establishments, hotels (2), and various civic spaces for recreation and parkland all within an interconnected network of thoroughfares, which also connects the city's existing network at every opportunity, is designed to disperse traffic and encourage walking and cycling.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

In April 2022 the applicant, city staff, and the city's urban design consultant met to collaboratively conduct a design charette. Through that time the design of the Gateway Planned Development evolved. Staff has determined that the Planned Development will provide for mixed-use, live-work developments creating a walkable area and easily accessible public spaces. The proximity of the subject property to the existing high school, and Samsung facility provides housing and retail within a close distance to potential employers. Additionally, the development of the subject property is in an area where the city intends to for development to occur and would service a part of the community where additional development is expected.

2. PROS and CONS

PROS	CONS
• Provides mixed use (residential and commercial) development. • Provides various lot sizes and housing types. • Provides a neighborhood design that meets the goals in the comprehensive plan of human-scale development patterns. • Provides the opportunity for small scale commercial to co-locate. • Increase in tax base.	• Increased traffic near the intersection of Carlos G Parker Blvd. and FM 973 – Anticipated.

4. RECOMMENDATION

At their July 11, 2023, meeting the Planning and Zoning Commission recommended approval to the City Council for the proposed zoning amendment.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – July 11, 2023

City Council public hearing and ordinance introduction – July 27, 2023

City Council consideration of ordinance approval – August 10, 2023.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

8a. Staff Report
8b. Location Map
8c. Growth Sector Map and Future Land Use Map
8d. Zoning Map – Existing
8e. Notification Map
8f. Ordinance 2023-34
Survey – Exhibit A
Gateway Planned Development Master Plan and Standards – Exhibit B
Proposed Zoning Map – Exhibit C
8g. PZ-2022-1466 – Staff PowerPoint Presentation

City of Taylor
PZ-2022-1466
Zoning Map Amendment – Planned Development
Staff Report

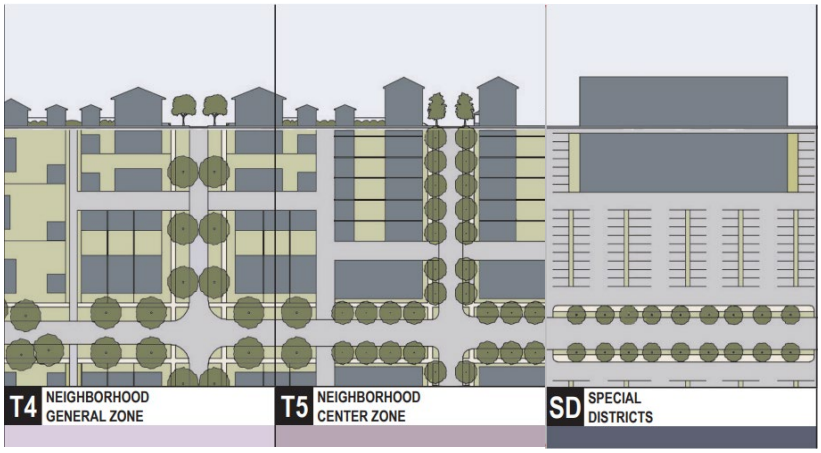
Item Details

Subject Property:	Generally located at 505 SW Carlos G. Parker Blvd. A Planned Development referred to as Gateway.
Total Acreage:	Approximately 37.32 acres
Legal Description:	Approximately 37.32 acres of land situated in the George M. Reese Survey, Abstract No. 533.
Property Owner(s):	Santosh Enukonda, Gateway Oz Real Estate LP
Applicant/Representative:	Peter Verdicchio, SEC Planning, LLC
Request:	A request to amend the zoning designation from Rural Agricultural (R/A) and Single Family (R-1) to Commercial Planned Development (CPD) zoning with residential and commercial base zoning districts. Specifically Transects T4 and T5, the base zoning district shall be B-1; for SD, the base zoning district shall be B-2.
Case History:	This is the first public hearing of this request.

Overview of Applicant's Request & Background

The applicant has requested to rezone the subject properties to a Planned Development (PD) designed as a mixed-use, walkable community with a range of uses which may include residential, lodging, office, retail, restaurant, and civic uses. The applicant chose to work with the city's design consultant, Michael Watkins Architect, to furnish the applicant and the city with an alternative master plan and planned development standards to address neighborhood structure and scale, civic spaces, and frontage types. The planned development contains a regulating plan to allow flexibility. The neighborhood is intended to be built out incrementally over time and is designed to be flexible to respond to the market at the city grows.

The regulating plan is based on transects which act to create new walkable mixed-use environments. The natural to urban transects create a means for considering and organizing the human habitat in a continuum of intensity that ranges from the most rural condition to the most urban. This plan for Gateway PD will



blend and transition between elements from three Transect Zones include Neighborhood General Zone (T4), Neighborhood Center Zone (T5), and Special Districts (SD).

The week of April 25, 2022, the applicant, city staff, and Michael Watkins and his team of urban designers met to collaboratively conduct a design charette. During that week staff observed the subject property in person and later a draft layout was identified. Since that time standards for development have been reviewed and finalized by staff. The proposed community closely aligns with the city's long-term goals and will help the city meet the growing demand for walkable communities. Throughout this time staff and the applicant have sorted through a variety of site constraints to produce the most well-suited civic spaces, transportation routes, transect locations and their corresponding use types.

Location:
The subject properties are generally located at 505 SW Carlos G. Parker Blvd, near the intersection of Carlos G. Parker Blvd (U.S. 79) and F.M. 973.

Physical and Natural Features:
The northern portion of the property near the intersection of Carlos G. Parker Blvd. and F.M. 973 is vacant with minimal foliage on site. There is an existing home on the southern portion of the property with a few trees and a private driveway extending from Carlos G. Parker Blvd. A small pond is located on the property as well. There is an existing waterline easement bisecting most of the property from east to west. Generally, the elevation decreases toward the east side of the property.

Growth Sector Designations:
The Growth Sectors Map identifies the areas in Taylor and its extra-territorial jurisdiction (ETJ) where development and redevelopment are intended, where they should be controlled, and areas where they should be restricted. The subject property is located within the Intended Growth Sector. The Intended Growth Sector consists of areas with access to existing or planned transportation / infrastructure and are on the periphery of existing developed areas. These are primarily vacant, underutilized, or poorly developed commercial areas adjacent to existing centers and service areas. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development,

Future Land Use and Zoning Designations:
The Envision Taylor Comprehensive Plan identifies Future Land Use designations to guide growth in Taylor. The subject property was assigned the land use designations of Market Center: Community. Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. As with all centers, Market Centers are envisioned as mixed-use and walkable places. The regulating plan for Gateway PD proposes a development pattern with a majority of the mixed use focused within the northern half (T5 and SD) of the property, with the southern half having a higher amount of residential development (T4).

The majority of the property is currently zoned Rural Agriculture (R/A), with a small portion zoned as Single Family (R-1). The proposed Planned Development (PD) will aim to incorporate a range of housing types to accommodate a diversity of household types and market demand. Proposed

commercial uses will be located along the internal roadways and along the perimeter of Carlos G. Parker Blvd. and F.M. 973. The Planned Development will have multiple open spaces including parks, green space, square, and plazas.

Surrounding Properties:
The current Zoning, Future Land Use designation, and Existing Uses of the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Future Land Use	Existing Land Use
North	Rural Agriculture (R/A)	Market Center: Community	Vacant Agricultural Land
South	Institutional (I)	Civic Center: Community	Taylor High School
East	Single Family (R-1)	Neighborhood Greenfield	Vacant Land
West	General Business (B-2)	Market Center: Community	Vacant Land

Utilities

There is a 20-inch water main on the west side of the property along F.M. 973, and a 12-inch water main on the northern side of Carlos G. Parker Blvd. There is an 18-inch wastewater line along F.M. 973 that bisects the property and connects to a 12-inch wastewater line on the east side of the property. The 18-inch wastewater line that cuts through the property will be required to be partially relocated due to the layout of the Planned Development.

Transportation

The subject property is located along Carlos G. Parker Blvd (Regional Roadway) and F.M. 973 (Community Boulevard), which are existing roadways under the maintenance of TXDoT. There are no existing internal roadways within the subject property except for an existing private driveway from Carlos G. Parker Blvd to the house. A new internal circulation plan not associated with the Thoroughfare Plan has been devised as part of this Planned Development. The proposed streets will vary in width and utilization. The plan also identifies pedestrian passages and alleys are part of the internal network circulation.

Public Notification

As required by the Texas Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the Zoning Map Amendment request. A total of four (4) property owners were provided with notice of the request. A legal notice advertising the public hearing was placed in the Taylor Press on Sunday, June 25, 2023.

Staff Analysis

Upon analyzing the request, the proposed uses as residential, lodging, office, retail, restaurant, and civic uses are considered consistent with the Comprehensive Plan. The uses are consistent with the following policies in the Comprehensive Plan:

- **LU3** - New mixed-use centers should complement the existing Downtown and accommodate additional growth within a compact urban fabric that includes walkable streets, mixed-use buildings, and high-quality public spaces.

    - The PD will provide for mixed-use, live-work developments creating a walkable area and easily accessible public spaces.
- **LU8** – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
    - The proximity of the subject properties to the existing high school, and Samsung facility provides housing and retail within a close distance to potential employers.
- **LU9** – Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.
    - The development of the subject property is in an area where the city intends for development to occur and would service a part of the community where additional development is expected.
- **LU10 -** New development should generate sufficient revenue to support the long-term cost of maintaining the infrastructure that serves it.
    - The mixed-use design of the property will lend it to be a good investment for resources in this part of the city.
- **LU11** – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.
    - Developing in an area that is expected to grow and develop with the construction of nearby properties and where there is existing infrastructure, taking advantage of a Planned Development allows the subject property to easily connect to utilities and provide a denser development while keeping with the desires of the Comprehensive Plan.
- **T1** – New streets should connect to Taylor's existing street grid and should be consistent with traditional block sizes in Taylor.
    - The Planned Development connects with two existing facilities and creates an internal transportation network that is in line with the city's desire for multimodal facilities.
- **T3** – The transportation network should encourage all modes of travel including support for a further transit network.
    - The Planned Development standards demonstrate a priority for the pedestrian realm through sidewalks and pedestrian passages.
- **H1** - Neighborhoods should have a mix of housing affordable to all income levels and age groups.
    - The Planned development includes a mix of townhomes, apartments, and live-work units.
- **H4** – Infill missing middle housing and accessory dwelling units should be prioritized over new, large lot single family development.
    - The applicant has identified a form of missing middle housing (townhomes) as well as a variety of vertical mixed use that will provide retail at the ground level and dwellings above.

In summary, the applicant's request to change the zoning district designation from Rural Agricultural (R/A) and Single Family 1 (R-1) to Commercial Planned Development (CPD) is consistent with the Comprehensive Plan in this location.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested rezoning change.

Planning and Zoning Commission Recommendation

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

- **Is the rezoning consistent with the Comprehensive Plan?**
  The rezoning request is consistent with the Comprehensive Plan. As mentioned previously in the report, the proposed rezoning combines existing multi-family residential districts with commercial uses.

- **Is the rezoning compatible with the surrounding area?**
  The rezoning is compatible with the surrounding area as most of the immediate area is developing to provide additional housing to meet the needs of the community. The adjacent high school can also benefit from access to commercial and retail uses.

- **Does the rezoning promote the public health, safety, or general welfare?**
  Staff analysis determined that the rezoning of the subject property will promote public health, safety, and general welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

- **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**
  Existing roadways and adequate water and wastewater facilities are directly available. Any upgrades to these systems will be the responsibility of the developer.

- **Do current conditions indicate that a rezoning is necessary?**
  The current zoning applied to this property do not maximize the city's overarching goals and policies within the Comprehensive Plan. Curating a planned development allows the applicant the ability to create a denser development that will meet the intent of the Comprehensive Plan. The Planned Development would allow the subject property to consist of a walkable community of mixed which may include lodging, office, retail, restaurant, and civic uses.

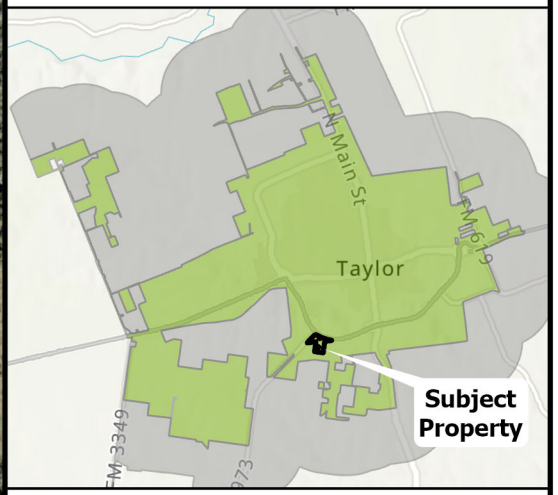
Attachments:

a. Location Map
b. Growth Sectors Map
c. Future Land Use Map
d. Zoning Map
e. Notification Map
f. Ordinance 2023-34
    1. Survey – Exhibit A
    2. Gateway Planned Development Master Plan and Standards – Exhibit B
    3. Proposed Zoning Map – Exhibit C

PZ-2022-1466

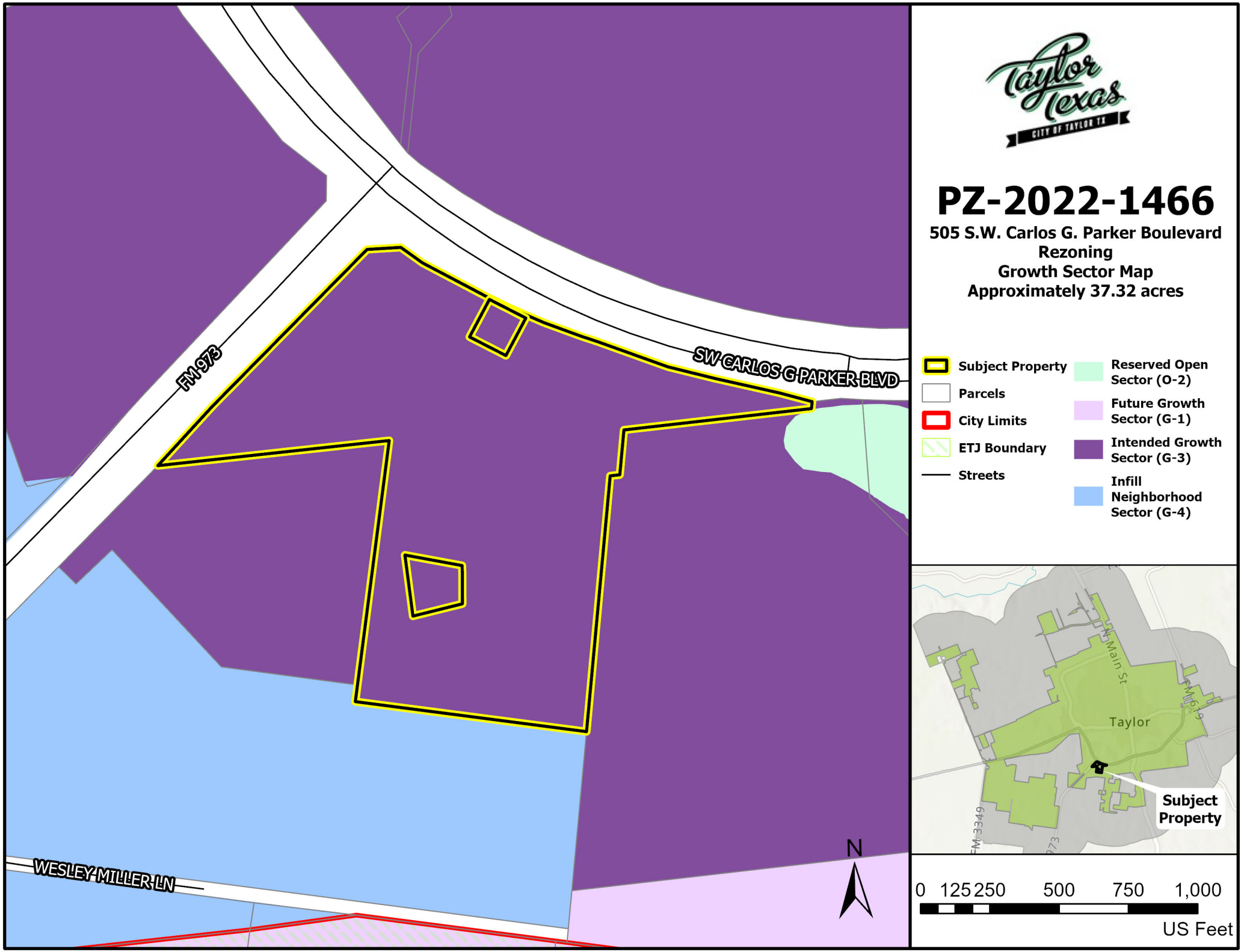
505 S.W. Carlos G. Parker Boulevard
Rezoning
Location Map
Approximately 37.32 acres

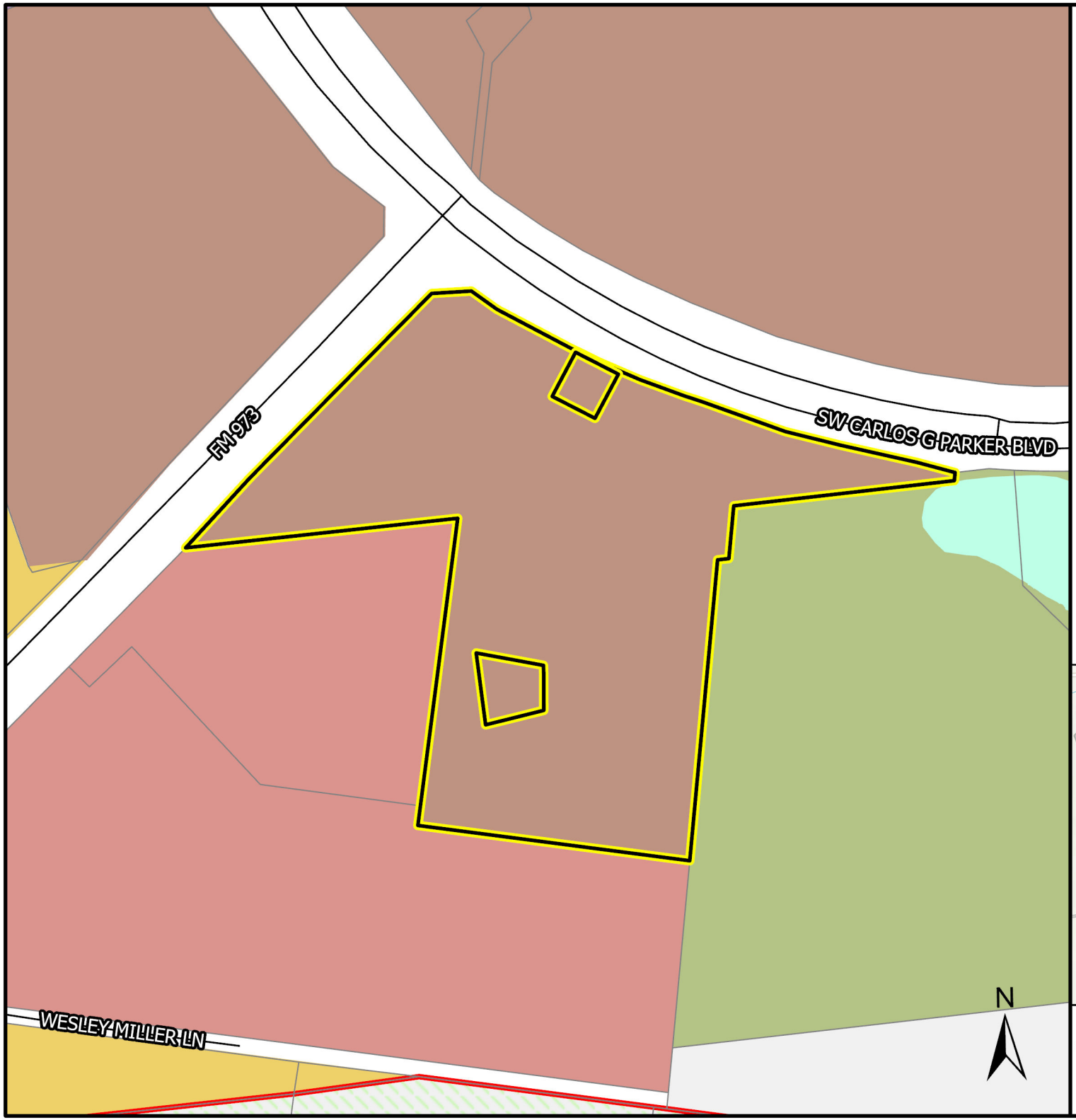
- Subject Property
- Parcels
- City Limits
- ETJ Boundary
- Streets



0 125 250 500 750 1,000

US Feet

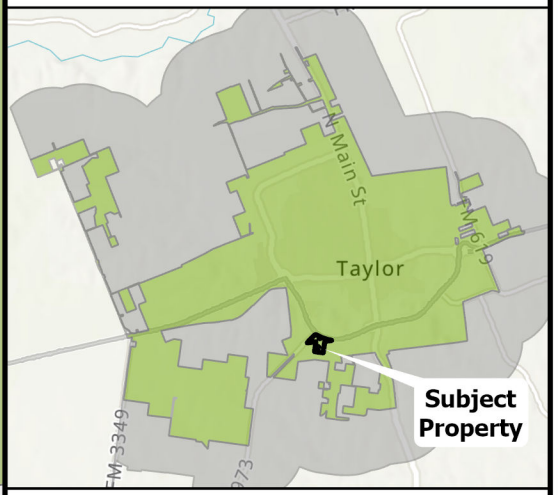

FM 973
SW CARLOS G PARKER BLVD
WESLEY MILLER LN
N
PZ-2022-1466
505 S.W. Carlos G. Parker Boulevard
Rezoning
Growth Sector Map
Approximately 37.32 acres
Subject Property
Parcels
City Limits
ETJ Boundary
Streets
Reserved Open Sector (O-2)
Future Growth Sector (G-1)
Intended Growth Sector (G-3)
Infill Neighborhood Sector (G-4)
Taylor
Subject Property
0 125 250 500 750 1,000
US Feet



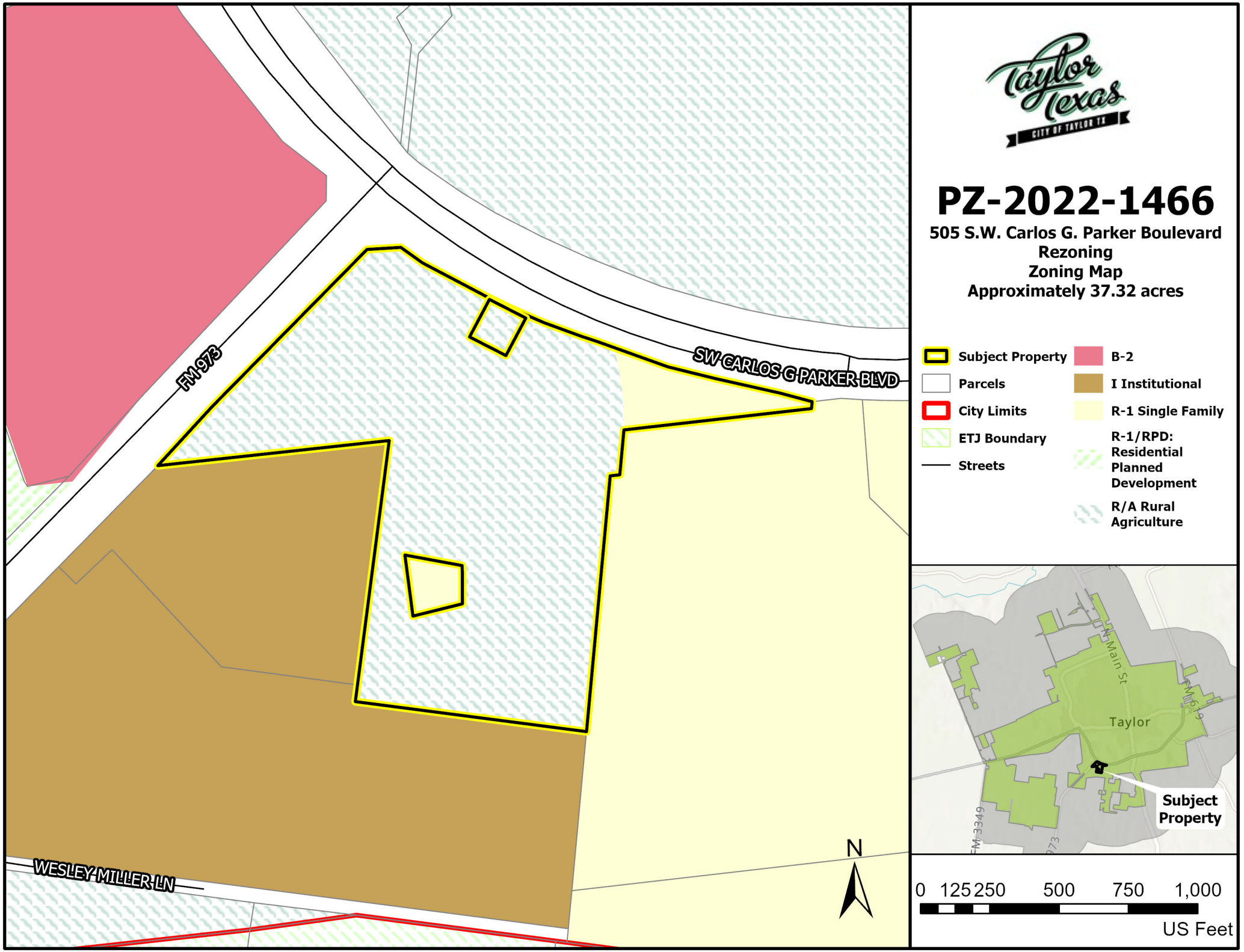
PZ-2022-1466

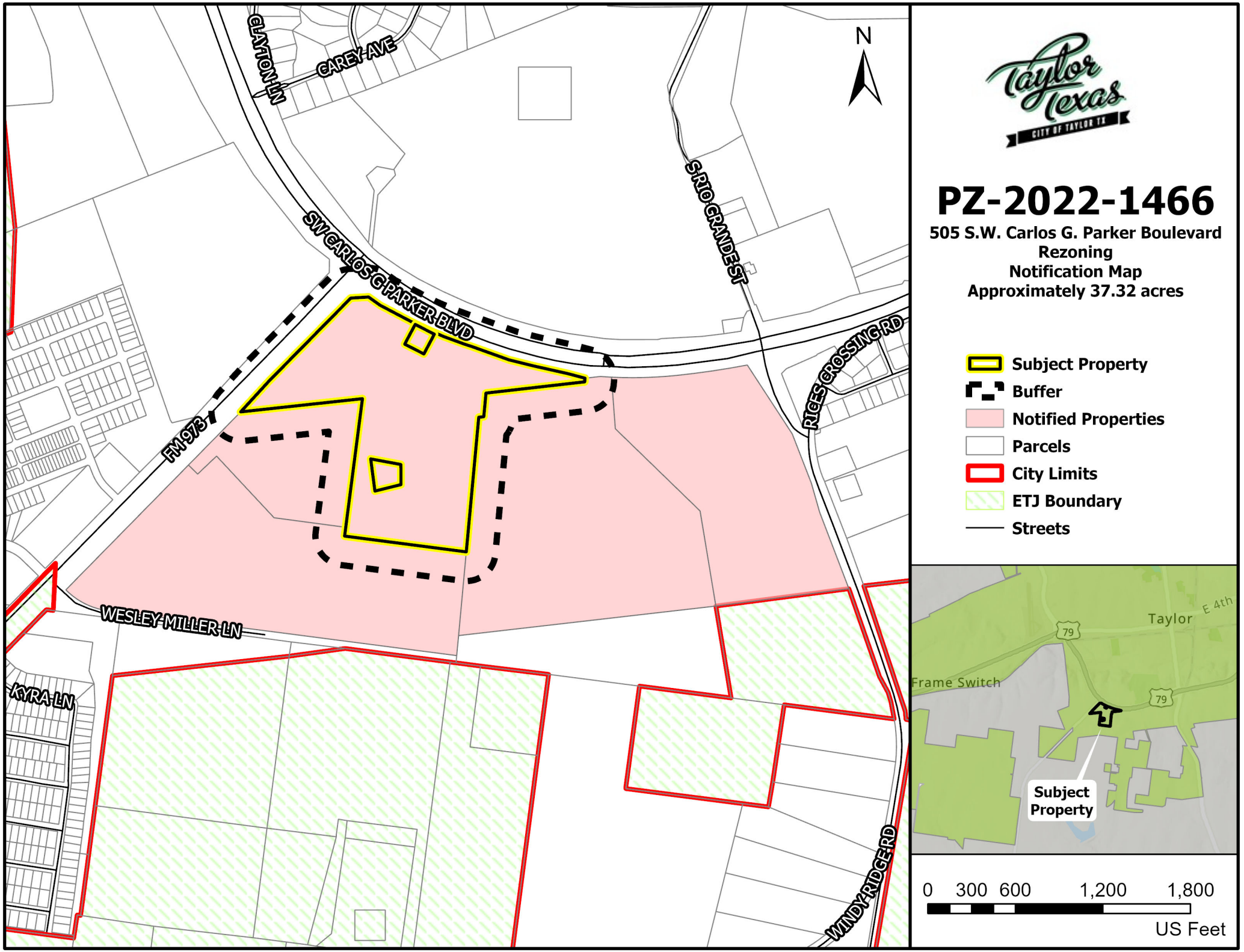
505 S.W. Carlos G. Parker Boulevard
Rezoning
Future Land Use Map
Approximately 37.32 acres

- Subject Property
- Parcels
- City Limits
- ETJ Boundary
- Streets
- Area of Minimal Change
- Neighborhood Greenfield
- Neighborhood Infill
- Civic: Community
- Employment: Special Zone
- Market: Community
- Open Space



0 125 250 500 750 1,000
US Feet


FM 973
SW CARLOS G PARKER BLVD
WESLEY MILLER LN
N
PZ-2022-1466
505 S.W. Carlos G. Parker Boulevard
Rezoning
Zoning Map
Approximately 37.32 acres
Subject Property
Parcels
City Limits
ETJ Boundary
Streets
B-2
I Institutional
R-1 Single Family
R-1/RPD: Residential Planned Development
R/A Rural Agriculture
Taylor
Subject Property
0 125 250 500 750 1,000
US Feet



PZ-2022-1466

505 S.W. Carlos G. Parker Boulevard
Rezoning
Notification Map
Approximately 37.32 acres

- Subject Property
- Buffer
- Notified Properties
- Parcels
- City Limits
- ETJ Boundary
- Streets

0 300 600 1,200 1,800

US Feet

ORDINANCE NO. 2023-34

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 37.32 ACRES OF LAND GENERALLY LOCATED AT 505 SW CARLOS G. PARKER BOULEVARD, FROM RURAL AGRICULTURAL (R/A) AND SINGLE FAMILY (R-1) TO COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONING, PART OF AND OUT OF THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, TAYLOR, WILLIAMSON COUNTY, TEXAS

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on July 27, 2023, to consider the request made by Santosh Enukonda, Gateway Oz Real Estate LP, for property which is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the zoning for the Property Rural Agricultural (R/A) and Single Family (R-1) to Commercial Planned Development (CPD) zoning; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on July 11, 2023, to consider the zoning request, and recommended the change to the City Council; and

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

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

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

SECTION 2. The Property described in **Exhibit "A"** is changed from Rural Agricultural (R/A) and Single Family (R-1) to Commercial Planned Development (CPD) zoning;

SECTION 3. The Planned Development overlay hereby referred to as "Gateway" including the permitted land uses and development standards that shall be applied to and be required for the Property are described in Exhibit "A" attached hereto and incorporated herein for all purposes. Notwithstanding Section 2.17.5 of the Zoning Ordinance, the minimum lot sizes and densities shall be as established in the Planned Development Master Plan and Standards in **Exhibit "B".**

SECTION 4. The Official Zoning Map of the City of Taylor, Texas is changed to show the Property zoning district changed from Rural Agricultural (R/A) and Single Family (R-1) to Commercial Planned Development (CPD); on approximately 37.32 acres as shown in **Exhibit "C"** attached hereto and incorporated herein for all purposes.

SECTION 5. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

DRAFT

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

SECTION 7. In accordance with Article VIII of the City Charter, Ordinance 2023-34 was introduced before the Taylor City Council on the 27th day of July 2023.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2023.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Ted Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2023-34, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2023, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2023.

_____
Dianna McLean
City Clerk

EXHIBIT A

(Legal Description/Survey)

LOCATION MAP
NOT TO SCALE

N

GRAPHIC SCALE

100 0 100 200

(IN FEET)
1 inch = 100 ft.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 85°58'48" E	111.89'
L2	S 05°22'30" W	211.28'
L3	S 83°46'14" W	34.79'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	1,579.99'	2,984.93	30°19'41"	S 68°32'22" E	1,561.61'

SUBJECT TRACT DESCRIPTION:

Being a 37.322 acres (1,625,754 square feet) of land situated in the George M. Reese Survey, A–533 of Williamson County, Texas being all of a called 15.93 acre tract of land as described in an instrument to John Wesley Miller et ux, recorded under Clerk's File Number (C.F.N.) 1990034766 of the Official Public Records of Williamson County, Texas (O.P.R. W.C.T.), being all of a called 0.353 acre tract of land as described in an instrument to John Wesley Miller et ux, recorded under C.F.N. 1984031936 of the O.P.R. W.C.T., being all of a called 1.84 acre tract of land as described in an instrument to John Wesley Miller et ux, recorded under C.F.N. 1984004537 of the O.P.R. W.C.T., and being the remainder of a called 60.32 acre tract of land (Second Tract) as described in an instrument to Wesley Millet et ux, recorded under C.F.N. 19819132 of the O.P.R. W.C.T., SAVE AND EXCEPT a called 0.777 acre tract of land as described in an instrument to James Klotz, recorded under C.F.N. 1992002941 of the O.P.R. W.C.T., said 37.322 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a TX. D.O.T Disk found for the westerly cutback corner lying at the south intersection of F.M. 973 (public right–of–way varies) and Carlos Parker Boulevard (public right–of–way varies), and the northerly corner of the herein described tract;

THENCE North 85°58'48" East, a distance of 111.89 feet to a TX. D.O.T. Disk found for said easterly cutback corner of the herein described tract and being the beginning of a curve to the left;

THENCE along and with said curve to the left, having an arc distance of 1,579.99 feet, a radius of 2,984.93 feet, a central angle of 30°19'41", and whose long chord bears South 68°32'22" East, 1,561.61 feet to a 5/8 inch iron rod with cap stamped "Core 6657" set for the most easterly corner of the herein described tract, and the northeast corner of the remainder of a called 1.35 acre tract as described in an instrument to C.W. Lindquist, recorded under C.F.N. 191301594 of the O.P.R. W.C.T.;

THENCE South 83°42'51" West, along the north line of said 1.35 acre tract, a distance of 680.54 feet to a 5/8 inch iron rod with cap stamped "Core 6657" set for an internal corner of the herein described tract, and northwest corner of said 1.35 acre tract;

THENCE South 05°22'30" West, along the west line of said 1.35 acre tract and a called 68.36 acre tract (Exhibit A) as described in an instrument to Temple College at Taylor Foundation, recorded under C.F.N. 2008029591 of the O.P.R. W.C.T., a distance of 211.28 feet to a 5/8 inch iron rod with cap stamped "Core 6657" set for an exterior point for corner of the herein described tract;

THENCE South 83°46'14" West, continuing along west line of said 68.36 acre tract, a distance of 34.79 feet to a 5/8 inch iron rod found for an interior point for corner of the herein described tract;

THENCE South 05°22'04" West, continuing along west line of said 68.36 acre tract, a distance of 926.69 feet to a 1/2 inch iron with cap found for the southeast corner of the herein described tract and most easterly northeast corner of a called 15.000 acre tract as described in an instrument to Taylor ISD, recorded under C.F.N. 2008012898 of the O.P.R. W.C.T.;

THENCE North 82°35'50" West, along the north line of said 15.000 acre tract, a distance of 842.37 feet to a 1/2 inch iron rod with cap found for the most southerly southwest corner of the herein described tract;

THENCE North 07°24'02" East, along said 15.000 acre tract, a distance of 950.03 feet to a 5/8 inch iron rod with cap stamped "Core 6657" set for an interior point for corner of the herein described tract;

THENCE South 83°48'33" West, a distance of 839.59 feet to a 5/8 inch iron rod with cap stamped "Core 6657" set for the western southwest corner of the herein described tract and northwest corner of said 15.000 acre tract, lying in the southeast right–of–way line of F.M. 973;

THENCE North 44°29'20" East, a distance of 1,141.94 feet to the POINT OF BEGINNING and containing a computed 37.322 acres (1,625,754 square feet), SAVE AND EXCEPT 0.777 acres leaving a computed net of 36.545 acres (1,591,888 square feet).

LEGEND / ABBREVIATIONS

A	ABSTRACT
C.F.N.	CLERK'S FILE NUMBER
CMP	CORRUGATED METAL PIPE
FND.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
O.P.R.	OFFICIAL PUBLIC RECORDS
W.C.T.	WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT OF WAY
SP	SERVICE POLE
TX DOT	TEXAS DEPARTMENT OF TRANSPORTATION
"S"	SET 5/8 INCH IRON ROD WITH CAP "CORE 6657"

BARBED WIRE	—— X ——
POWER POLE	
ELECTRIC BOX	
OVERHEAD LINE	——OE——
GRATE INLET	
SANITARY MANHOLE	
WATER VALVE	
FIREHYDRANT	
SIGN	
MAILBOX	
GAS PIPELINE MARKER	
PROPERTY MARKER	
UNDERGROUND CABLE	UC
TELEPHONE MANHOLE	

To: Evolve Real Estate, Shenandoah Interstate, LLC, and Texan Title Insurance Company

I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition III Survey.

Clemente Turrubiartes Jr.
Registered Professional Land Surveyor
Texas Registration No. 6657
Date: July 29, 2021

STATE OF TEXAS · REGISTERED · CLEMENTE TURRUBIARTES JR. · 6657 · PROFESSIONAL · LAND SURVEYOR

GENERAL NOTES

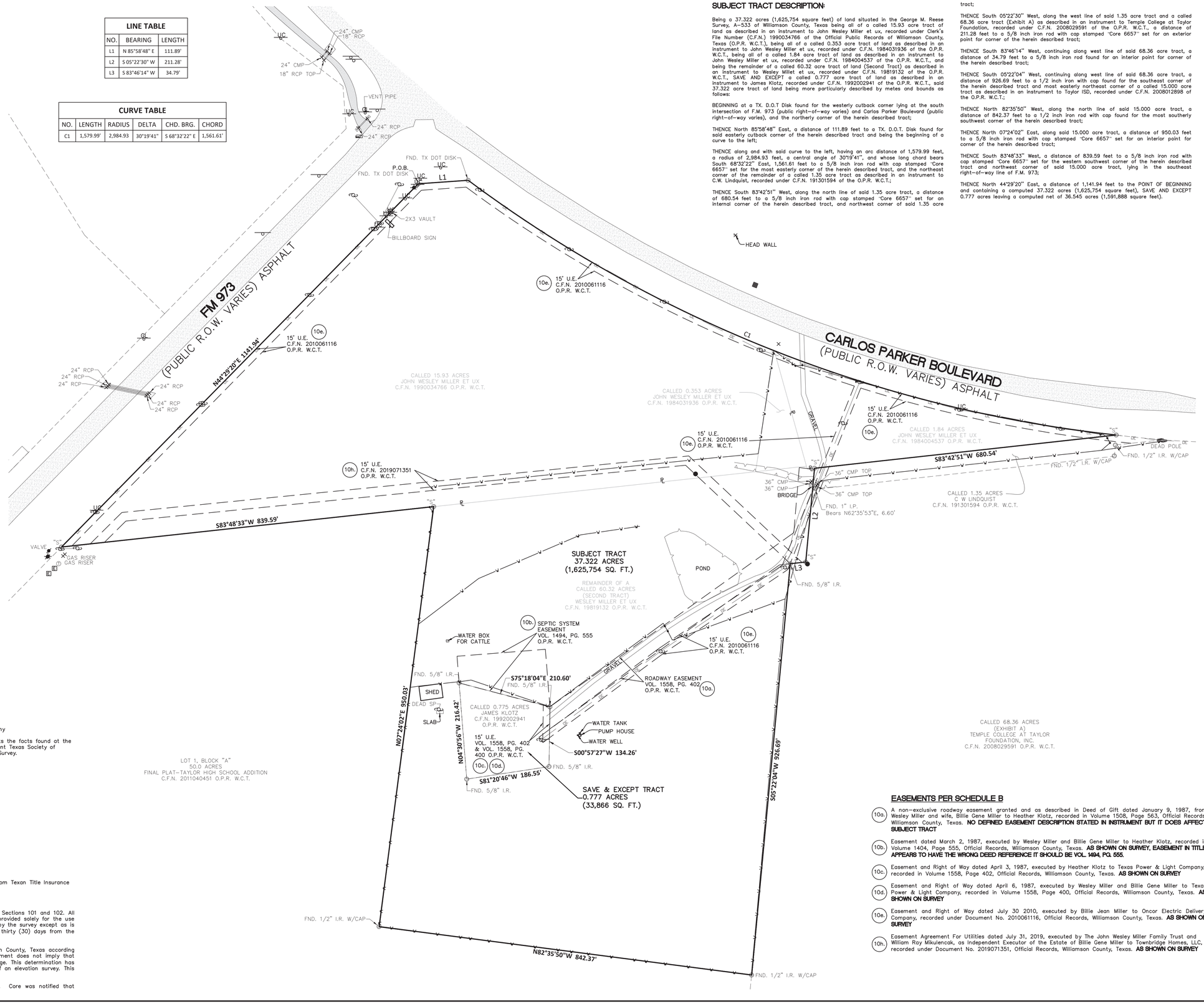
1. The surveyor has not abstracted the site. This survey relies on the title search from Texan Title Insurance Company, GF No. 21061538, effective date: June 17, 2021, issue date: July 8, 2021.

2. Bearing based on Texas State Plane Coordinates, Central Zone (4203), NAD83.

3. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.

4. Flood Statement: This site (proposed area) is situated in Zone "X" in Williamson County, Texas according to FEMA map number 48491C0541F dated December 12, 2019. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

5. Part of the site was under construction for a sanitary line of first field date. Core was notified that construction has been completed.



EASEMENTS PER SCHEDULE B

10a. A non–exclusive roadway easement granted and as described in Deed of Gift dated January 9, 1987, from Wesley Miller and wife, Billie Gene Miller to Heather Klotz, recorded in Volume 1508, Page 563, Official Records, Williamson County, Texas. **NO DEFINED EASEMENT DESCRIPTION STATED IN INSTRUMENT BUT IT DOES AFFECT SUBJECT TRACT**

10b. Easement dated March 2, 1987, executed by Wesley Miller and Billie Gene Miller to Heather Klotz, recorded in Volume 1404, Page 555, Official Records, Williamson County, Texas. **AS SHOWN ON SURVEY, EASEMENT IN TITLE APPEARS TO HAVE THE WRONG DEED REFERENCE IT SHOULD BE VOL. 1494, PG. 555.**

10c. Easement and Right of Way dated April 3, 1987, executed by Heather Klotz to Texas Power & Light Company, recorded in Volume 1558, Page 402, Official Records, Williamson County, Texas. **AS SHOWN ON SURVEY**

10d. Easement and Right of Way dated April 6, 1987, executed by Wesley Miller and Billie Gene Miller to Texas Power & Light Company, recorded in Volume 1558, Page 400, Official Records, Williamson County, Texas. **AS SHOWN ON SURVEY**

10e. Easement and Right of Way dated July 30 2010, executed by Billie Jean Miller to Oncor Electric Delivery Company, recorded under Document No. 2010061116, Official Records, Williamson County, Texas. **AS SHOWN ON SURVEY**

10h. Easement Agreement For Utilities dated July 31, 2019, executed by The John Wesley Miller Family Trust and William Ray Mikulencak, as Independent Executor of the Estate of Billie Gene Miller to Townbridge Homes, LLC, recorded under Document No. 2019071351, Official Records, Williamson County, Texas. **AS SHOWN ON SURVEY**

CORE
LAND SURVEYING TBPLS REG NO. 10194560
10210 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77380
T: 224.828.1208
corelandsurveying.com

EVOLVE
REAL ESTATE
18732A CENTRO MAIN
SHENANDOAH, TEXAS 77385

BOUNDARY SURVEY
37.322 ACRES (1,625,754 SQ. FT.)
SAVE & EXCEPT 0.777 ACRES (33,866 SQ. FT.)
IN THE GEORGE M. REESE SURVEY, A-533
WILLIAMSON COUNTY, TEXAS

DRAWING

FIELD BK	17-19/19
FIELD WRK	HF
DATE	07/14/21
DRAFTING	JS
DATE	07/27/21
CHECKED	CT
DATE	07/30/21

ISSUE

TO	DATE
CLIENT	07/30/21
ADD TITLE	09/17/21

CHECK:CT
DRAWN:JS
JOB: U21-00237

SUR-1
SHEET 1 OF 1

X:\2021\U21-00237\DWG\U21-00237 Carlos Parker Blvd v3.dwg

A Master Plan For

GATEWAY

Taylor, Texas

A BACKGROUND

Regional Context Map A.1
Existing Conditions in Context A.2
Elevation Analysis A.3
Existing Conditions Map A.4

B URBAN DESIGN

Master Plan B.1
Master Plan with Annotations B.2
Character Images B.3-B.4
Program B.5
Detailed Program & Parking B.6-B.7

C PLANNED DEVELOPMENT STANDARDS

See separate PD Standards document.

X APPENDIX

See separate PD Standards document.

For

The City of Taylor, Texas

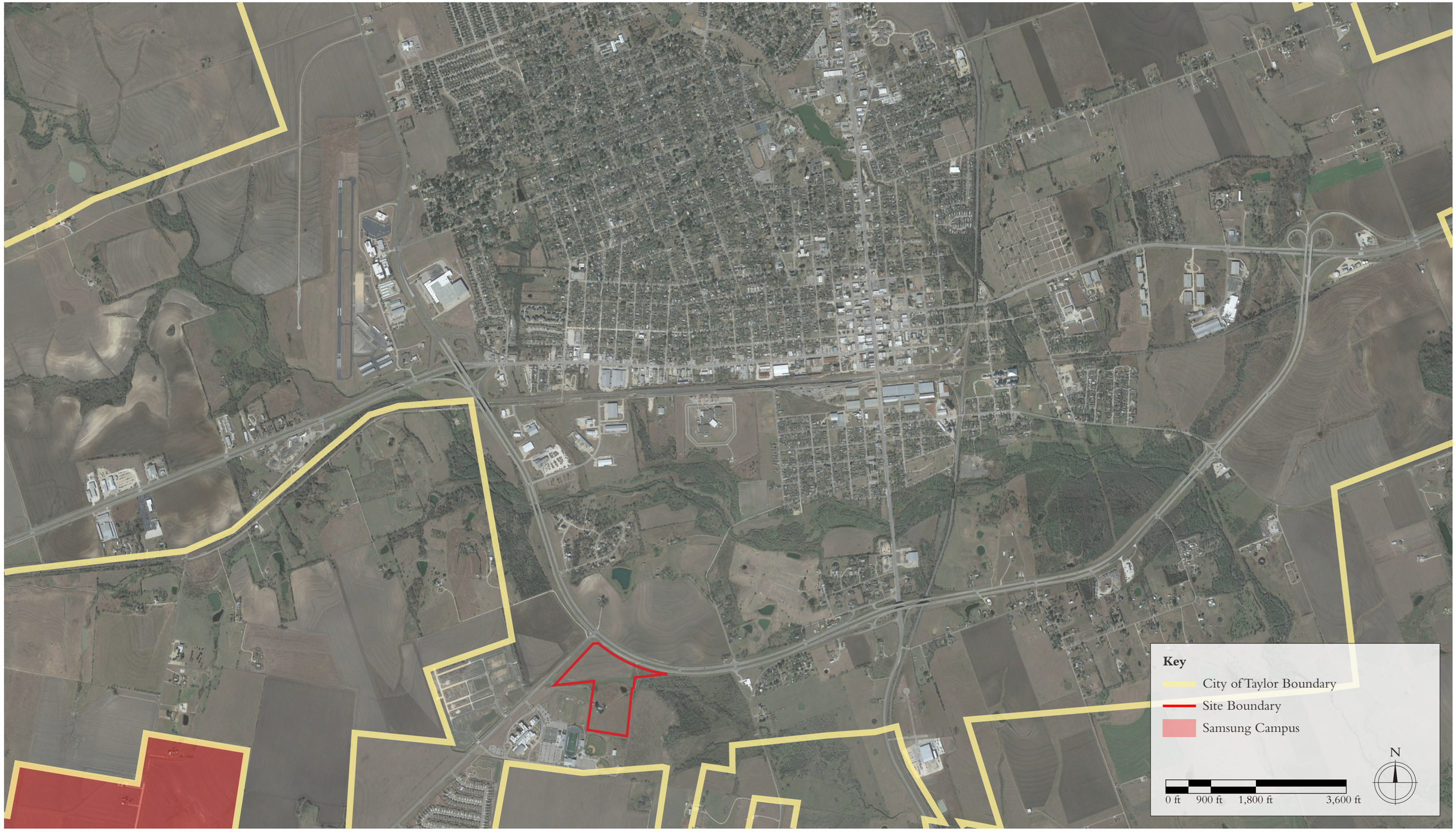
PZ-2022-1466

and

Gateway Oz Real Estate, LP

by

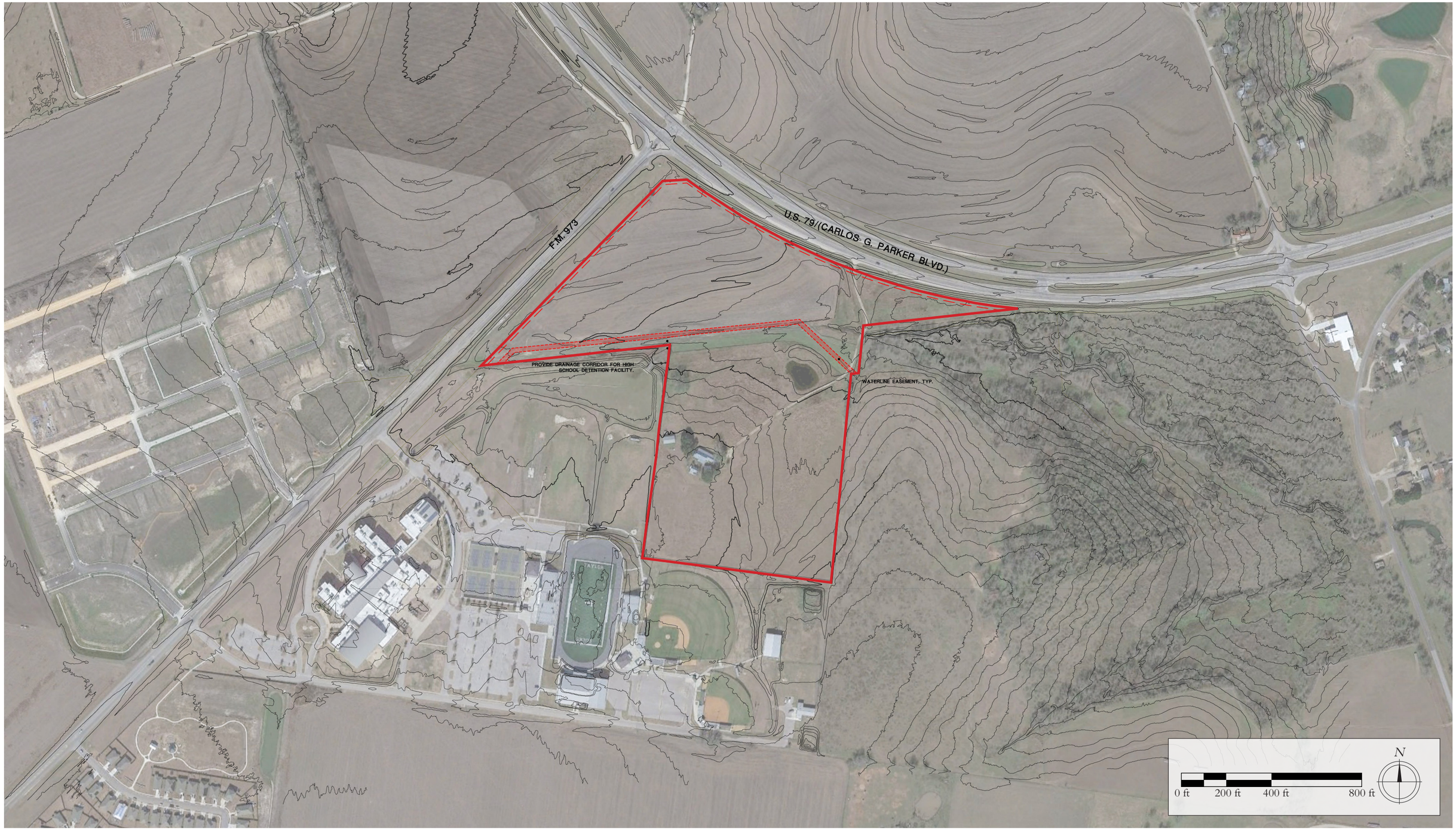
Michael Watkins Architect, llc

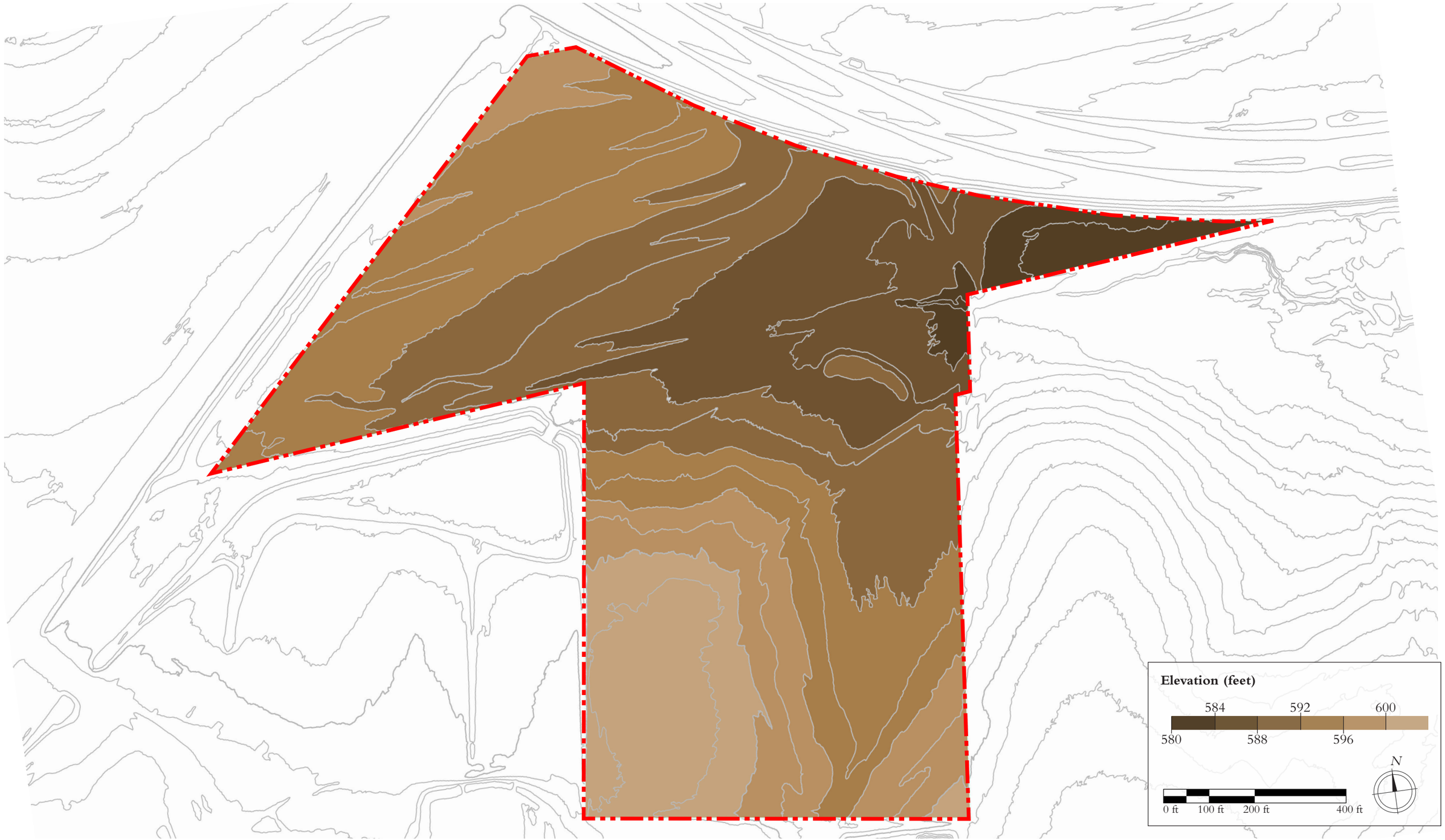


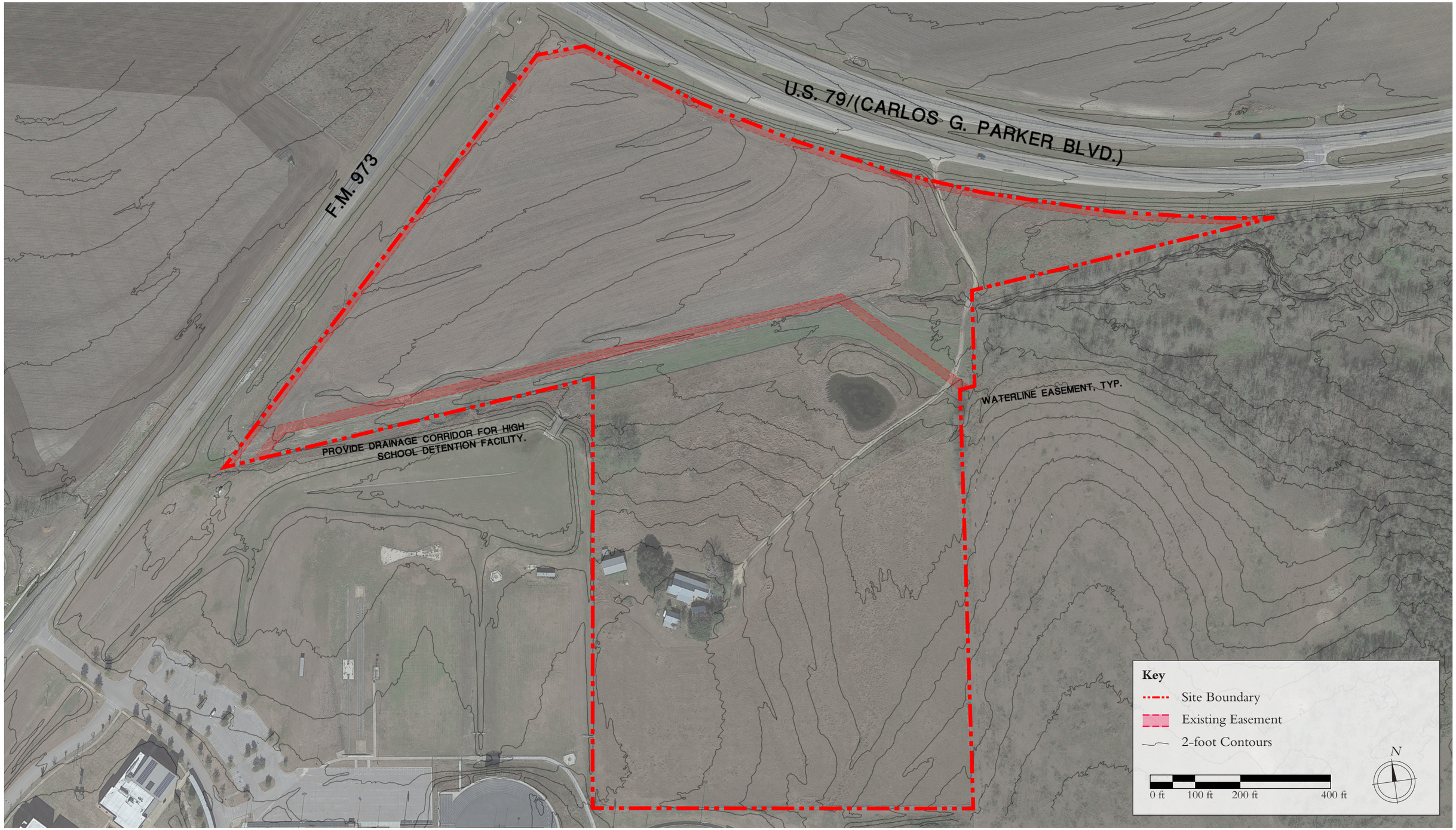
Michael Watkins Architect, LLC © 2021
The design is subject to change. Not for construction.

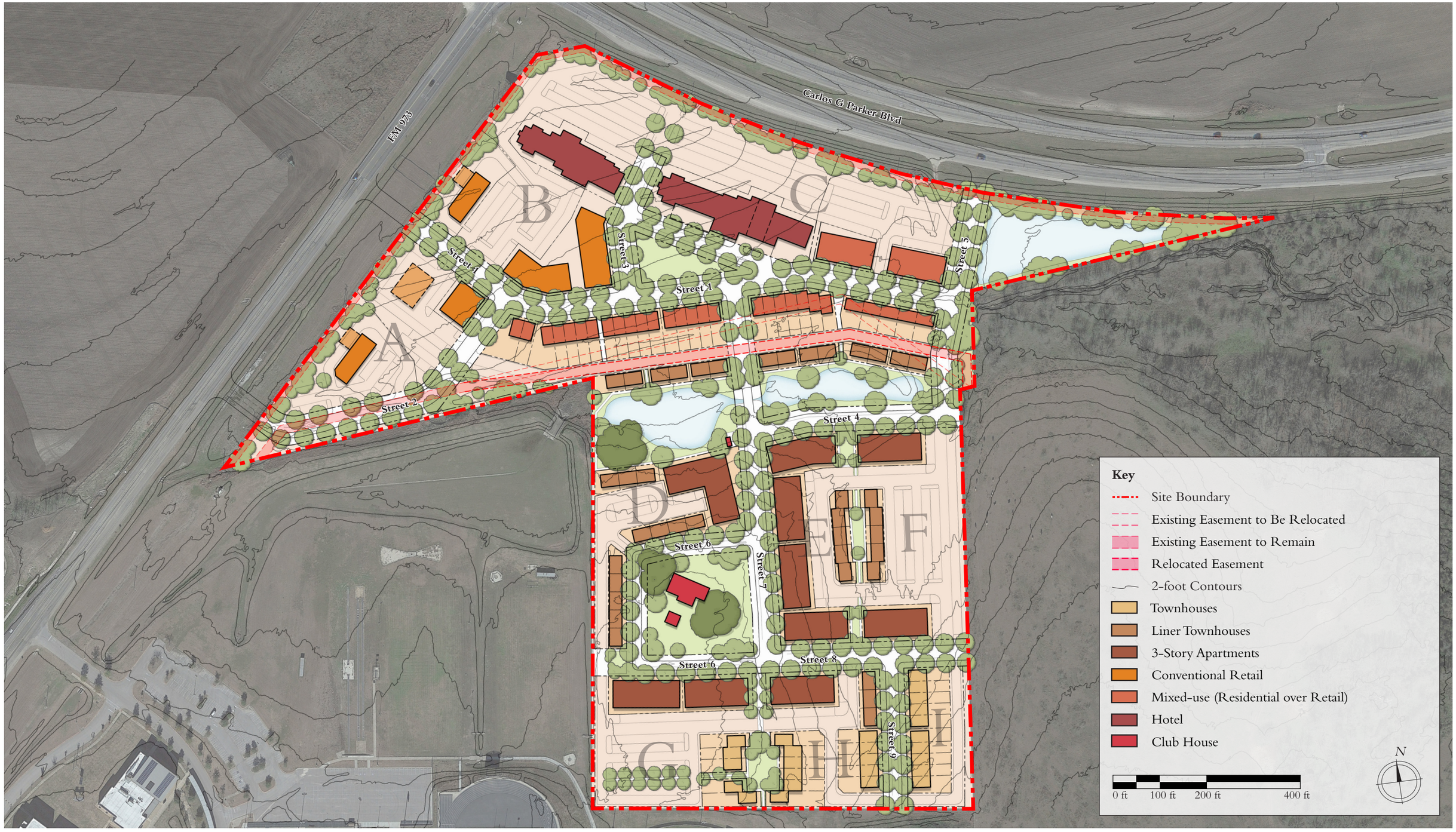
REGIONAL CONTEXT MAP

Gateway
July 5, 2023


F.M. 973
U.S. 79/(CARLOS G. PARKER BLVD.)
PROVIDE DRAINAGE CORRIDOR FOR HIGH SCHOOL DETENTION FACILITY.
WATERLINE EASEMENT, TYP.
N
0 ft
200 ft
400 ft
800 ft


Elevation (feet)
584
592
600
580
588
596
N
0 ft
100 ft
200 ft
400 ft

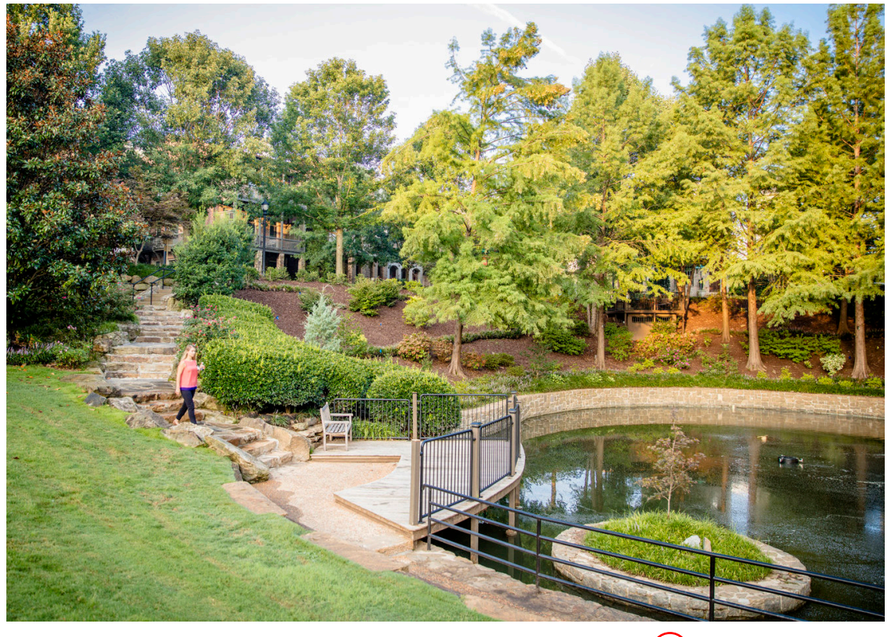

U.S. 79/(CARLOS G. PARKER BLVD.)
F.M. 973
WATERLINE EASEMENT, TYP.
PROVIDE DRAINAGE CORRIDOR FOR HIGH SCHOOL DETENTION FACILITY.
Key
Site Boundary
Existing Easement
2-foot Contours
N
0 ft
100 ft
200 ft
400 ft


Carlos G Parker Blvd
FM 973
A
B
C
D
E
F
G
H
I
Street 1
Street 2
Street 3
Street 4
Street 5
Street 6
Street 7
Street 8
Street 9
Key
Site Boundary
Existing Easement to Be Relocated
Existing Easement to Remain
Relocated Easement
2-foot Contours
Townhouses
Liner Townhouses
3-Story Apartments
Conventional Retail
Mixed-use (Residential over Retail)
Hotel
Club House
0 ft
100 ft
200 ft
400 ft
N

FM 973
Carlos G Parker Blvd
Street 1
Street 2
Street 3
Street 4
Street 5
Street 6
Street 7
Street 8
Street 9
A
B
C
D
E
F
G
H
I
1
2
3
4
5
6
Annotations
1 Pedestrian paseo with outdoor seating.
2 Hotel and retail fronting a main square.
3 Liner buildings to screen alleys.
4 Stormwater pond as part of civic space.
5 Pedestrian courts with liner buildings and townhouses.
6 Green around existing building and trees.

2 *Main Square, Domain Northside, Austin, Tex.*

3 *Liner Buildings, East Beach, Norfolk, Va .*



4 *Stormwater Pond, Glenwood Park, Altanta, Ga.*

5 *Cottage Court, The Cavalier, Virginia Beach, Va.*

5 *Pedestrian Mews, Daybreak, South Jordan, Ut.*

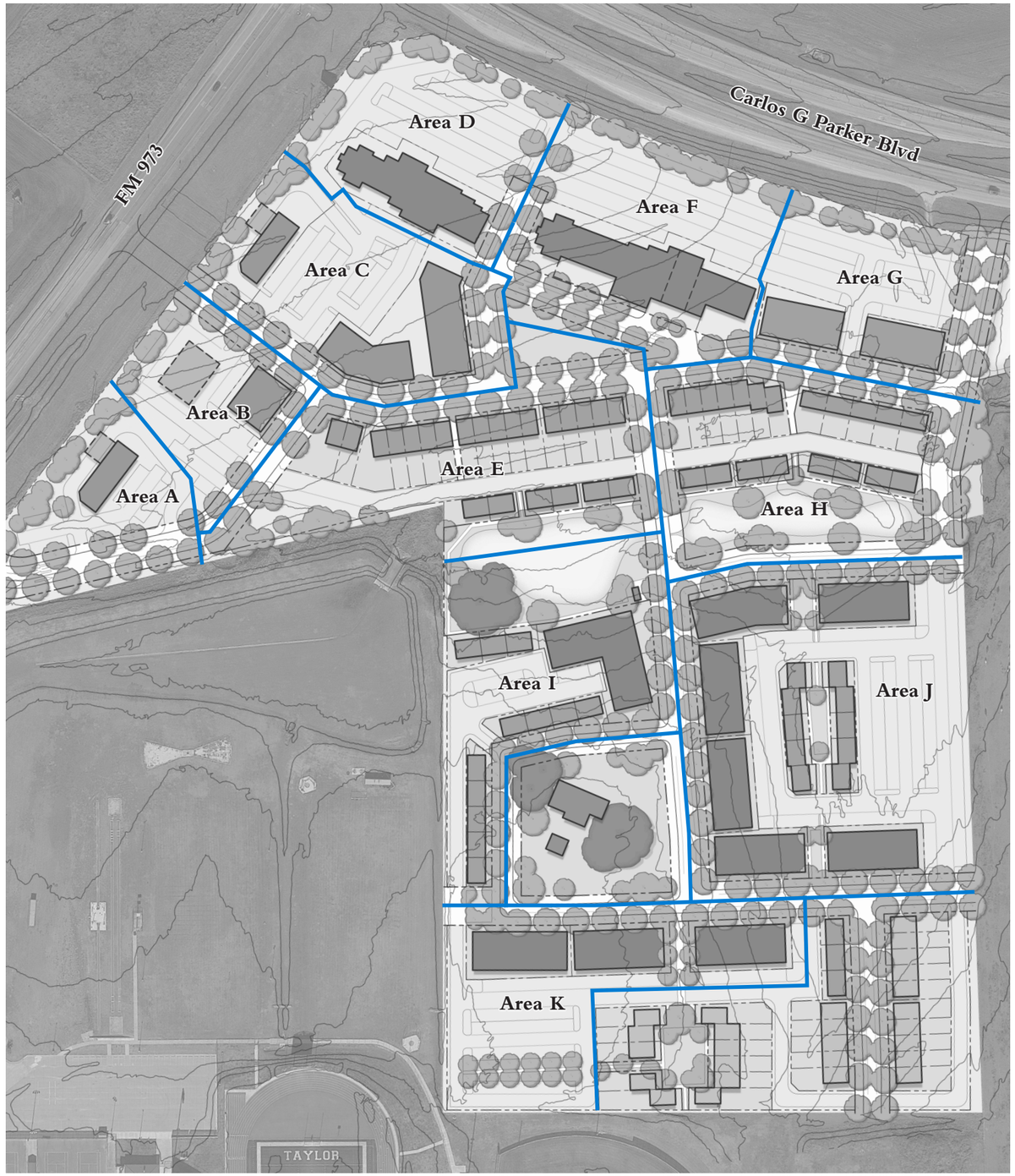
6 *Mansion Green, Kentlands, Gaithersburg, Md.*

Residential

	Townhouses	26 units
	Liner Townhouses	36 units
	3-Story Apartments	240 units
	Live-Work Residential	29 units
	Multi-Family over Retail/Restaurant	16 units
	Residential Total	**347 units**

Non-Residential Program

	Retail/Restaurant	18,300 SF
	Gas Station/Convenience Store	5,200 SF
	Drive-Thru	8,800 SF
	Live-Work Retail (1000 SF/ea)	29,000 SF
	Multi-Family over Retail/Restaurant	15,000 SF
	Retail Total	**76,300 SF**
	Hotel 1	150 rooms
	Hotel 2	150 rooms
	Lodging Total	**300 Rooms**
	Club House (Existing House & Shed)	4,500 SF



Assumed Parking Ratios		Spaces
Townhouses	per unit	2
Multi-Family Residential	per unit	1.7
Live-Work Residential	per unit	2
Live-Work Commercial	per 1,000 SF	3
Retail/Restaurant	per 1,000 SF	5
Grocery	per 1,000 SF	5
Gas Station/Convenience Store	per 1,000 SF	10
Hotel	per room	0.89

The number of parking spaces provided is approximate and assumes 10' x 20' spaces with 20' drive aisles. Further refinement will be needed to account for accessible parking, EV charging, dumpster locations, etc.

Area A	Program	Spaces
Retail/Restaurant	4,400 SF	22
	Total Required	**22**
	Provided on Street	9
	Provided in Parking Lots	32
	Provided on Private Lots	-
	Total Provided	**41**
	Difference	**+19**

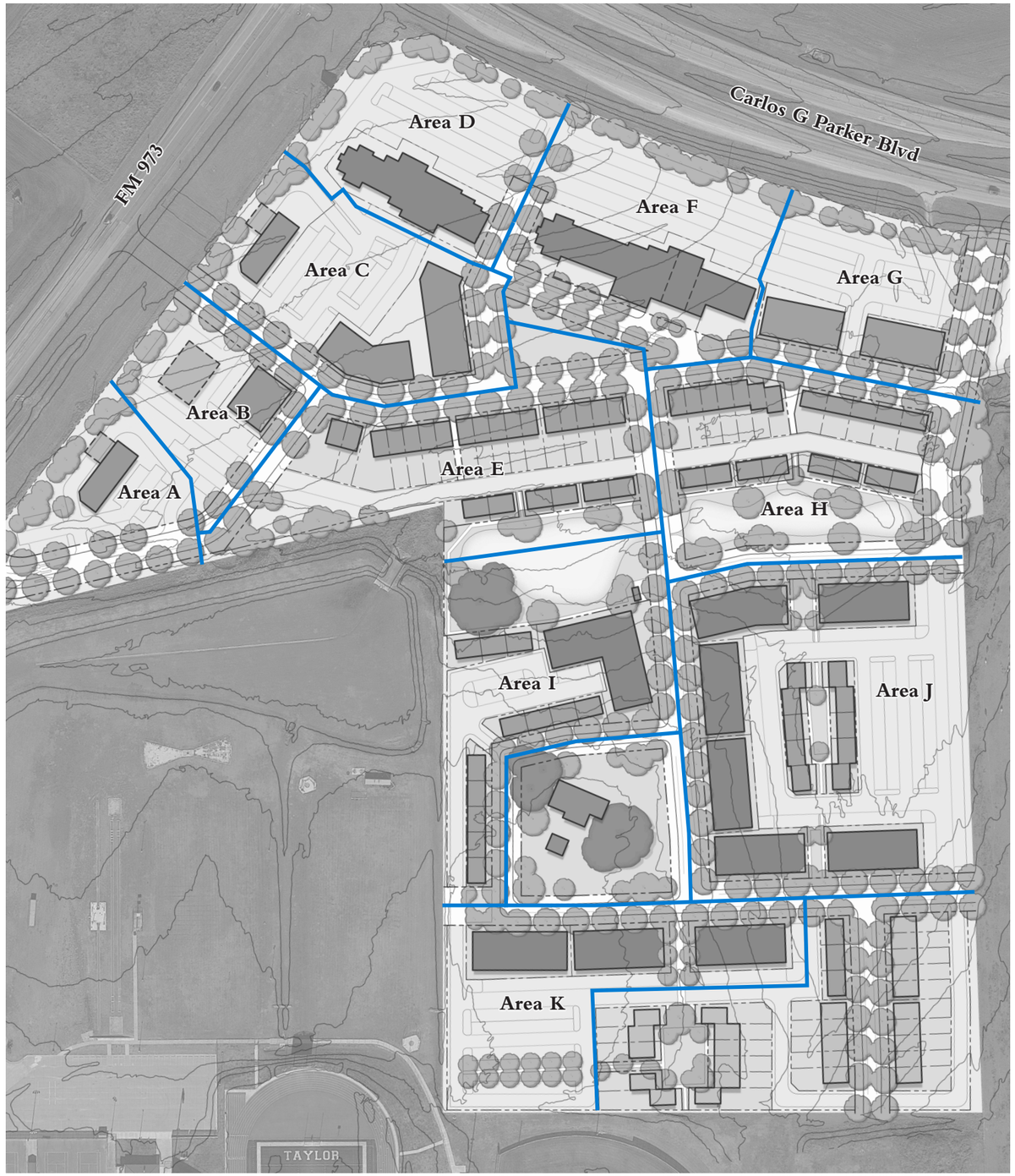
Area B	Program	Spaces
Gas Station/Convenience Store	5,200 SF	52
	Total Required	**52**
	Provided on Street	13
	Provided in Parking Lots	56
	Provided on Private Lots	-
	Total Provided	**69**
	Difference	**+17**

Area C	Program	Spaces
Retail/Restaurant	22,700 SF	114
	Total Required	**114**
	Provided on Street	27
	Provided in Parking Lots	85
	Provided on Private Lots	-
	Total Provided	**112**
	Difference	**-2**

Area D	Program	Spaces
Hotel	150 rooms	134
	Total Required	**134**
	Provided on Street	8
	Provided in Parking Lots	126
	Provided on Private Lots	-
	Total Provided	**134**
	Difference	**+0**

Area E	Program	Spaces
Live-Work Residential	17 units	34
Live-Work Commercial	17,000 SF	51
	Total Required	**85**
	Provided on Street	39
	Provided in Parking Lots	14
	Provided on Private Lots	38
	Total Provided	**91**
	Difference	**+6**

Area F	Program	Spaces
Hotel	150 rooms	134
	Total Required	**134**
	Provided on Street	25
	Provided in Parking Lots	135
	Provided on Private Lots	-
	Total Provided	**160**
	Difference	**+27**



Assumed Parking Ratios		Spaces
Townhouses	per unit	2
Multi-Family Residential	per unit	1.7
Live-Work Residential	per unit	2
Live-Work Commercial	per 1,000 SF	3
Retail/Restaurant	per 1,000 SF	5
Grocery	per 1,000 SF	5
Gas Station/Convenience Store	per 1,000 SF	10
Hotel	per room	0.89

The number of parking spaces provided is approximate and assumes 10' x 20' spaces with 20' drive aisles. Further refinement will be needed to account for accessible parking, EV charging, dumpster locations, etc.

Area G	Program	Spaces
Retail/Restaurants	15,000 SF	75
Multi-Family Residential	16 units	27
	Total Required	**102**
	Provided on Street	25
	Provided in Parking Lots	95
	Provided on Private Lots	-
	Total Provided	**120**
	Difference	**+18**

Area H	Program	Spaces
Live-Work Residential	12 units	24
Live-Work Commercial	12,000 SF	36
	Total Required	**60**
	Provided on Street	39
	Provided in Parking Lots	-
	Provided on Private Lots	33
	Total Provided	**72**
	Difference	**+12**

Area I	Program	Spaces
Multi-Family	24 units	41
	Total Required	**41**
	Provided on Street	31
	Provided in Parking Lots	21
	Provided on Private Lots	-
	Total Provided	**52**
	Difference	**+11**

Area J	Program	Spaces
Multi-Family	144 units	245
	Total Required	**245**
	Provided on Street	32
	Provided in Parking Lots	211
	Provided on Private Lots	-
	Total Provided	**243**
	Difference	**-2**

Area K	Program	Spaces
Multi-Family	72 units	122
	Total Required	**122**
	Provided on Street	16
	Provided in Parking Lots	112
	Provided on Private Lots	-
	Total Provided	**128**
	Difference	**+6**

PLANNED DEVELOPMENT STANDARDS

PURPOSE & INTENT, and JUSTIFICATION

MAPS

The **Regulating Plan** shows the location of the transect zones. The **Thoroughfare Plan** shows the location of the thoroughfare types and the **Civic Space Plan** shows the location, size, and type of civic spaces.

DEFINITIONS

The Public Realm

The Private Realm

THOROUGHFARES

Requirements for thoroughfares vary according to the transect zones. They include two components:

The **Thoroughfare Types** are a set of typical vehicular and pedestrian thoroughfare assemblies permitted in each of the transect zones.

The **Thoroughfare Standards** regulate how those typical thoroughfares are to be implemented.

CIVIC SPACES

Requirements for civic spaces vary according to the transect zones. They include two components:

The **Civic Space Types** describe the typical character intended for public open spaces permitted in each of the transect zones.

The **Civic Space Standards** regulate how those typical civic spaces are to be implemented.

PRIVATE LOTS

Requirements for private lots vary according to the transect zones.

The **Lot Standards** regulate those aspects of private lots and buildings which affect the public realm.

The **Urban Standards** specifically regulate the form and use of buildings in order to shape the character and intensity of the different transect zones.

APPENDIX

The appendix includes supplemental maps which illustrate one scenario for how the Planned Development (PD) Standards may be implemented. The **Master Plan** illustrates the vision for the neighborhood and shows one possible scenario for the distribution and design of thoroughfares, civic spaces, private lots, and uses. The Appendix also includes **Diagrams** which provide further detail on how this scenario implements these Standards.

A Master Plan For

GATEWAY

Taylor, Texas

C PLANNED DEVELOPMENT STANDARDS

Overview C.1
Purpose & Intent, Justification C.2
Regulating Plan & General Standards C.3
Thoroughfares
- Thoroughfare Plan C.4
- Thoroughfare Types C.5-C.7
- Thoroughfare Standards C.7

Civic Spaces
- Civic Space Plan C.8
- Civic Space Types C.9
- Civic Space Standards C.9

Private Lots
- Lot Standards C.10-C.11
- Urban Standards C.12-C.15

Definitions C.16-C.18

X APPENDIX

Master Plan X.1
Fire Apparatus Access Diagram X.2
Addressing Diagram X.3

Purpose & Intent

The intent of these PD Standards is to enable pedestrian-friendly design, with a fine-grained mix of civic spaces, thoroughfares, building types, and uses arranged with a clear center and edge. Good urban design takes pressure off of the architecture, allowing building designs to be simple and appropriate to the local context, in service of shaping a beautiful and pedestrian-friendly public realm.

The proposed community includes approximately 37.3 acres designed as a mixed-use, walkable community with a range of uses which may include residential and civic uses. The neighborhood will be built out incrementally over time and is designed to be flexible to respond to the market as the city grows.

At the Scale of the Neighborhood:

- An interconnected network of thoroughfares, which also connects to the city's existing network at every opportunity, is designed to disperse traffic and encourage walking and cycling.
- A range of civic spaces is distributed throughout the neighborhood.
- A range of housing types is provided to accommodate a diversity of household types and market demand.

At the Scale of the Block and the Building:

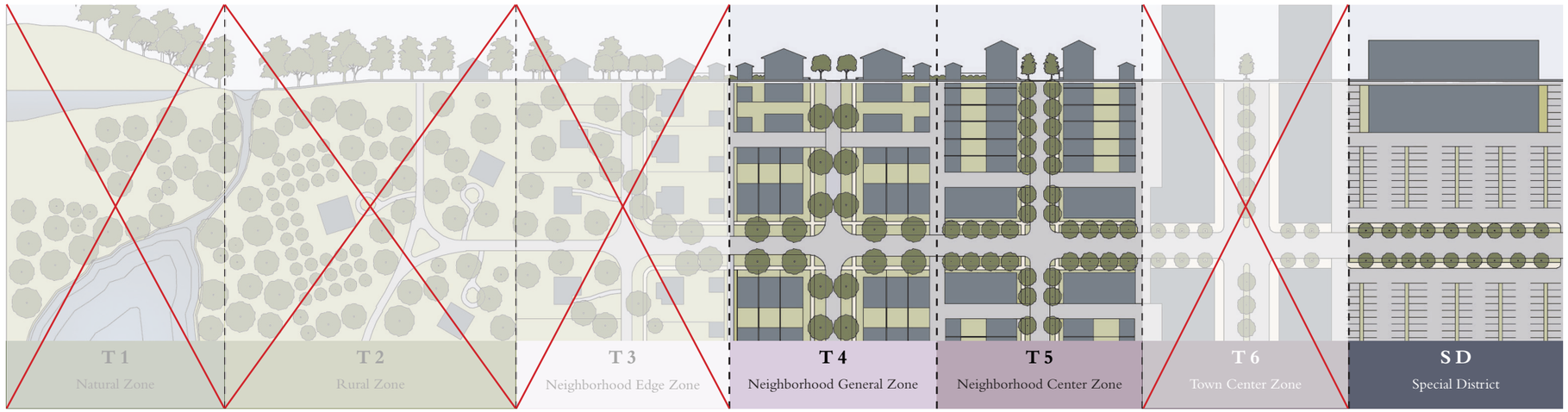
- The design of thoroughfares and buildings should reinforce pedestrian-friendly environments, but not at the expense of accessibility.
- Buildings and landscaping should contribute to the spatial definition of thoroughfares and civic spaces.
- Architecture and landscape design reflect local and regional climate, topography, history, and building practices.

Justification

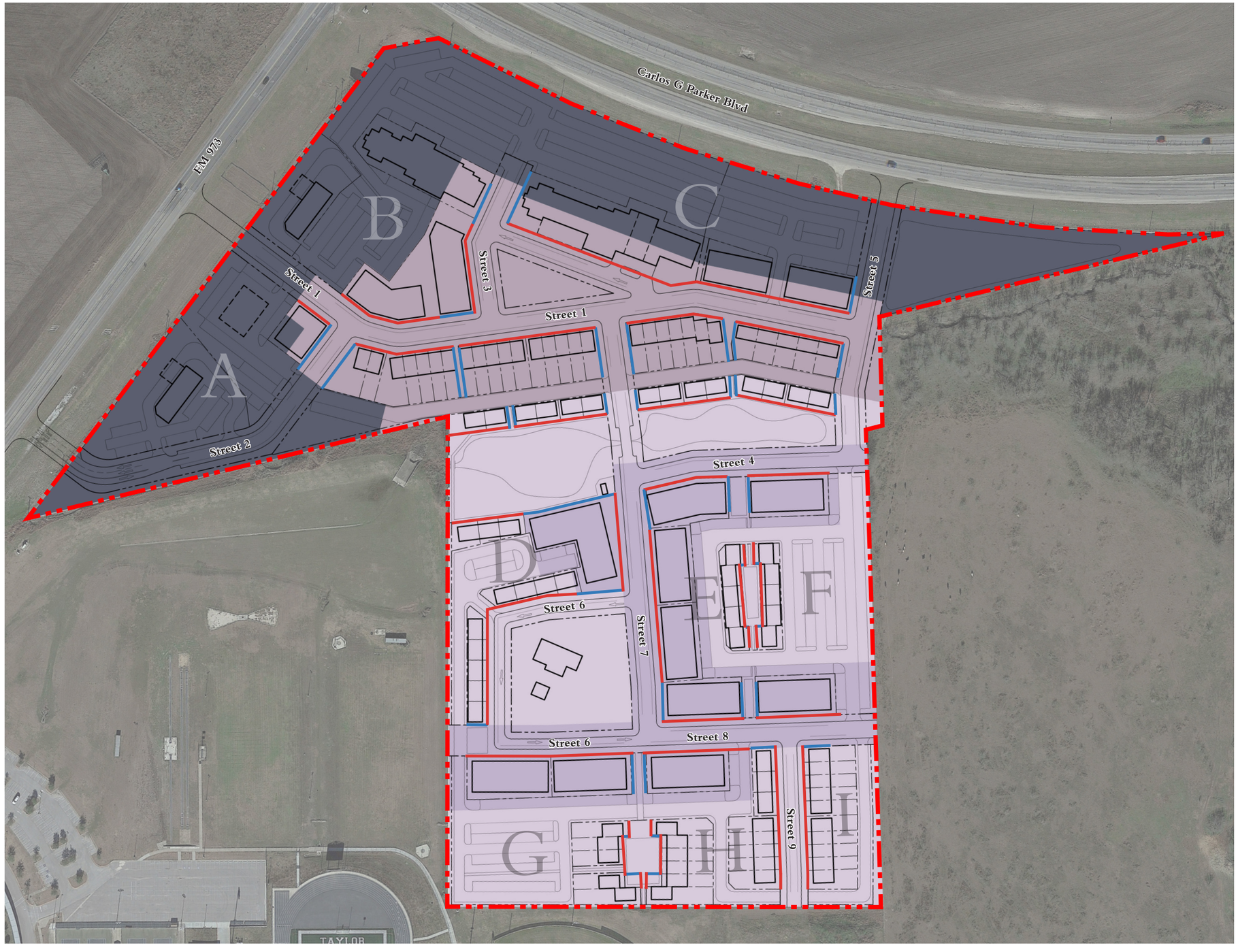
The primary reason for requesting the zoning change from Rural Agricultural (R/A) and Single Family 1 (R-1) to Commercial Planned Development (CPD) is to propose zoning and technical design standards to make the community as pedestrian- and bike-friendly as reasonably possible, while accommodating the necessary requirements of emergency access, trash collection, stormwater management, and the like. The design of this new community closely aligns with the City's long-term vision/goals and will help the City meet the ever growing demand for walkable communities.

Additional Notes

1. All improvements to the community shall follow these PD Standards, including any approved variances adopted as part of these PD Standards. In the event of a conflict between these PD Standards and any applicable codes, including but not limited to the Building Code, ADA, life safety codes, and others, the conflict shall be brought to the attention of the City immediately for resolution.
2. It is the design Purpose and Intent not the "letter" of these PD Standards to which improvements should conform.
3. Minor adjustments may be made to the Master Plan as consistent with these Planned Development (PD) Standards.
4. These PD Standards are typologically-based and thus represent the typical condition. It is expected that the actual conditions will vary from the typical conditions shown. The standards for the typical conditions shall be modified or refined in a reasonable manner that achieve the intent of these PD standards.
5. There are two types of deviations from these PD Standards: Warrants and Variances. Where no standard is included in these PD Standards, standards shall be determined by Warrant. The correction of scrivener's errors within this document shall be handled by Warrant.
6. Sources for various texts, definitions, and illustrations include the Lexicon of the New Urbanism and SmartCode v9.2 by Andres Duany, et. al.



A Typical Rural to Urban Transect, with Transect Zones. Only T4, T5, and SD are applicable in Gateway



General Standards

1. Minor adjustments to the Master Plan, may include modifications or refinements to the boundaries between transect zones. However, each transect zone, with the exception of the Special District, may increase or decrease by a maximum of 10% of the total area of the site. The area of the Special District may only be decreased, and may do so by any amount.
2. The base zoning districts, as described in the Taylor Code of Ordinances, vary by transect as follows:
   - For T4 and T5, the base zoning district shall be B-1.
   - For SD, the base zoning district shall be B-2.
3. Components of these PD Standards which are applicable to T4 shall be applicable to both T4-S and T4-L unless explicitly stated to apply only to T4-S or T4-L.
4. Streets 4, 8, and 9 are intended to connect to the adjacent properties when reasonably possible. The exact location of the connection shall be coordinated with the owner of those properties.
5. Streets 5 is intended to connect to Carlos G Parker Boulevard, with the exact location of the connection to be coordinated with the Texas Department of Transportation (TxDOT).
6. Streets 1 and 2 are intended to connect to FM 973, with the exact location of the connection to be coordinated with TxDOT. These connections may need to be right-in, right-out only.
7. All crossings of utility easement are subject to the easement restrictions.

Regulating Plan Key

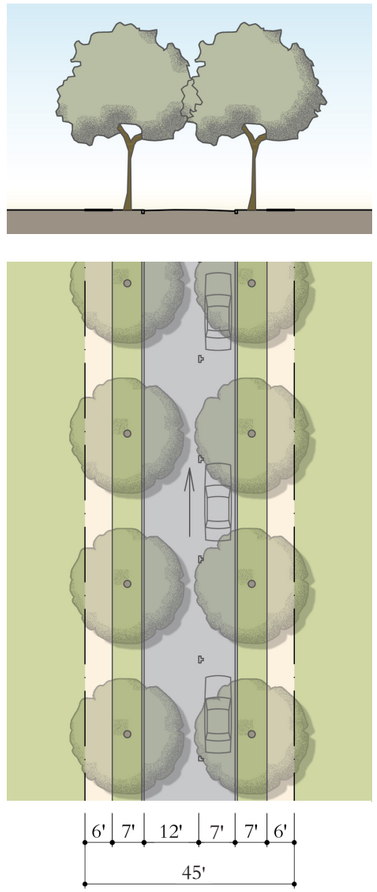
- T4-S: Neighborhood General Zone Small-Footprint
- T4-L: Neighborhood General Zone Large-Footprint
- T5: Neighborhood Center Zone
- SD: Special District
- Right of Way (ROW)
- Lot Line
- Primary Frontage
- Secondary Frontage

N

0 ft 100 ft 200 ft 400 ft

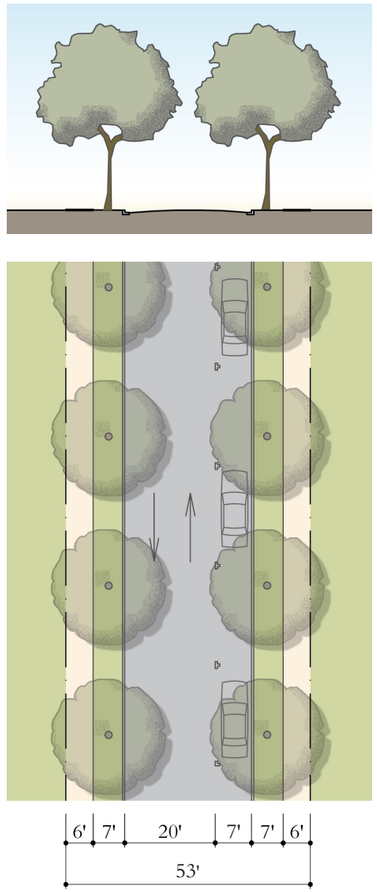
Thoroughfares Key

- ST-45-19
- ST-53-27
- ST-60-34
- CS-52-28
- CS-60-36
- PT-V-5
- Sidewalk in Civic Space (*See Civic Space Standards*)
- TBD RA-30-12
- FA-30-20



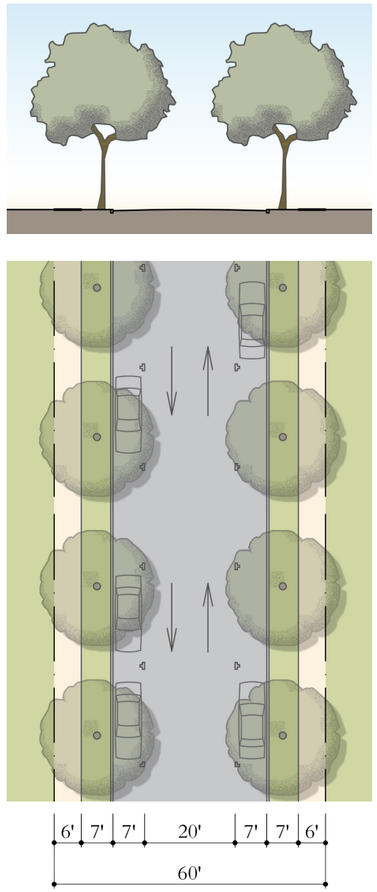
ST-45-19

Street
T4, T5, SD
45 ft. ROW
19 ft. Pavement
Slow Movement
One-Way Traffic
Parking One Side
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Allee, 25 ft. o.c.
6 ft. Sidewalk
Not provided on this thoroughfare.



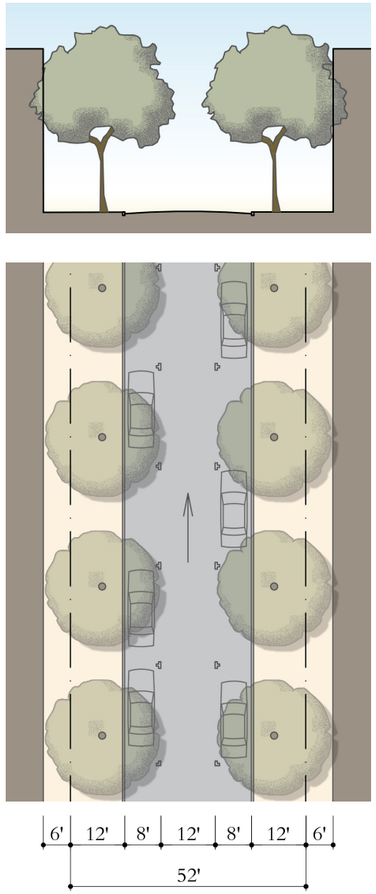
ST-53-27

Street
T4, T5, SD
53 ft. ROW
27 ft. Pavement
Slow Movement
Two-Way Traffic
Parking on One Side
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Allee, 25 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. in height.



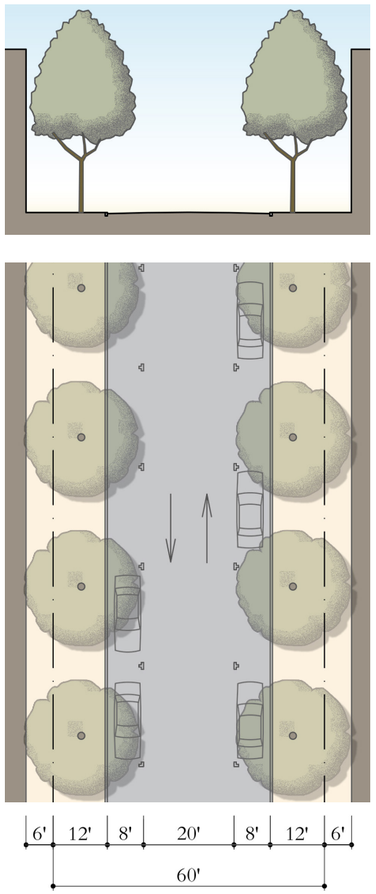
ST-60-34

Street
T4, T5, SD
60 ft. ROW
34 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Allee, 25 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. in height.



CS-52-28

Commercial Street
T5, SD
52 ft. ROW
28 ft. Pavement
Slow Movement
One-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
5 ft. Tree Grates
Allee, 25 ft. o.c.
12 ft. Sidewalk
Not provided on this thoroughfare.
Street trees may be omitted to allow for a colonnade or arcade.



CS-60-36

Commercial Street
T5, SD
60 ft. ROW
36 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
5 ft. Tree Grates
Allee, 25 ft. o.c.
12 ft. Sidewalk
For buildings up to 30 ft in height.
Street trees may be omitted to allow for a colonnade or arcade.

Thoroughfare Type
- ST Street
- CS Commercial Street
- RA Rear Alley
- PT Path
- PS Passage

Right-of-Way Width

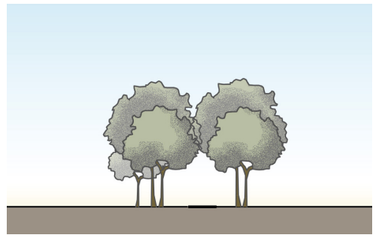
Pavement Width

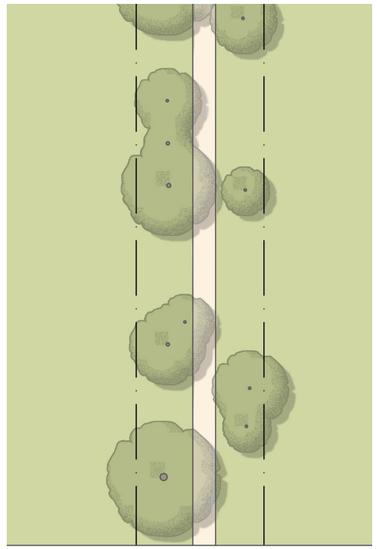
XX-##-##

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

Michael Watkins Architect, llc © 2023
The design is subject to change. Not for construction.

THOROUGHFARES: **PRIMARY TYPES**





PT-V-5

Path
T4, T5, SD
ROW Width Varies
N/A
N/A
N/A
N/A
N/A
N/A
Varies
Trees, ground cover, shrubs, lawn
5 ft. Sidewalk
Not provided on this thoroughfare.
This thoroughfare type will be privately owned and maintained.

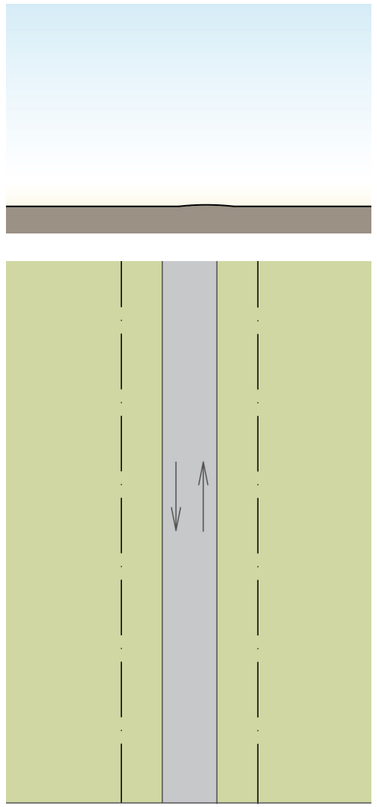
Thoroughfare Type
- ST Street
- CS Commercial Street
- RA Rear Alley
- PT Path
- PS Passage

Right-of-Way Width

Pavement Width

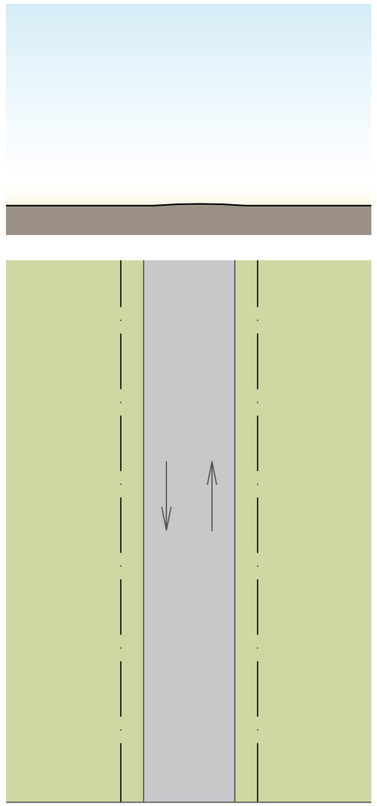
XX-##-##

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



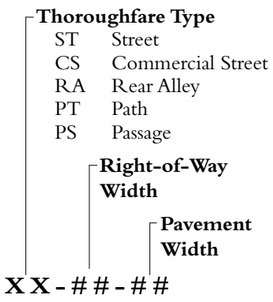
RA-30-12

Rear Alley
T4, T5
30 ft. ROW
12 ft. Pavement
Slow Movement
Two-Way Traffic
No Parking
12 ft. Curb Radius; Apron at Street
Inverted Crown
N/A
N/A
No Sidewalk
Not provided on this thoroughfare.
This thoroughfare type will be privately owned and maintained.



- - - FA-30-20 - - -

Fire Alley
T4, T5, SD
30 ft. ROW
20 ft. Pavement (*See Thoroughfare Standards*)
Slow Movement
Two-Way Traffic
No Parking
15 ft. Curb Radius; Apron at Street
Inverted Crown
N/A
N/A
No Sidewalk
Yes.
This thoroughfare type will be privately owned and maintained.



XX-##-##

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

Thoroughfare Standards

The following apply to all thoroughfares and supersede the provisions of appendix C, Chapter 6, Table 5.2.1 and section 5.5 of the Taylor Code of Ordinances:

1. **Paving Materials.** In addition to paving materials and surfaces currently acceptable to the City asphalt pavers, brick pavers, and concrete pavers may be used. Paving materials and surfaces other than asphalt and concrete shall be maintained by an entity other than the City of Taylor unless noted otherwise
2. **Street Trees.** The following apply to street trees:
   - Street trees shall be Cedar Elm, Drake Elm, Bigtooth Maple, Chinquapin Oak, Monterey Oak, Red Oak, Texas Ash, or Pecan. Other tree species acceptable to the City shall be approved by warrant.
   - At retail frontages, the spacing of the trees may be irregular to avoid visually obscuring the shop fronts. Street trees are not required where a gallery, arcade, or colonnade is present.
   - The public frontage in T4 and T5 shall include trees planted in a regularly-spaced allee pattern of a single species with shade canopies of a height that, at maturity, clears at least one story.
   - Street tree spacing shall typically be as designated by the PD Thoroughfare Types and adapted as needed for specific locations. Specific areas may be exempted by warrant from required tree planting due to site conditions, design merit, and/or other extenuating circumstances.
   - Trees shall be maintained by an entity other than the city of Taylor unless noted otherwise to permit sufficient vertical clearance in the travel lanes (12 ft. 6 in.) for moving vans, buses, emergency vehicles, and the like.
3. **Utility Easements.** Typically, water and sewer shall be provided in primary thoroughfares or civic spaces and other utilities shall be provided in secondary thoroughfares, with easements in these thoroughfares as required. Provision of utilities in easements on private lots shall be the exception and the location of last resort.
4. **Encroachments over Rights-of-Way.** Portions of buildings may be permitted to encroach over RsOW as consistent with the Lot Standards.
5. **Proposed Fire Apparatus Access.** This access, which may be provided by thoroughfares or civic spaces, shall be paved or otherwise structurally stabilized with a clear width of 20 feet for buildings up to 30 feet tall or otherwise where permitted by the City of Taylor, and 26 feet for buildings over 30 feet tall and a 15-foot inside turning radius (*see Fire Apparatus Access Diagram*). Where a clear width greater than 20 feet is required, the FA-30-20 thoroughfare type may be modified to include wider paved or otherwise structurally stabilized area.
6. **Thoroughfare Alignments.** Thoroughfares may have offset intersections or intersections at angles other than 90 degrees as a means of calming traffic.
7. **Other Thoroughfare Standards.** Maximum cul-de-sac length does not apply to alleys. Turn lanes may be required at intersections per traffic impact analysis.

Civic Space Key

- Park
- Green
- Square
- Pocket Park

Civic Space Area: **3.79 acres**

Site Area: **37.3 acres**

Civic Space Ratio: **10.2%**

T4 Neighborhood General Zone

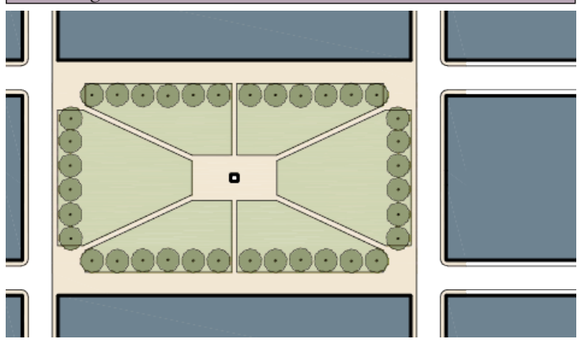
Park

A large open area available for recreation, usually located at the neighborhood edge often with buildings at some or all of the perimeter, but not always. Its landscape may comprise paved paths and unpaved trails, some open lawn, trees, and open shelters, ponds, and other natural features, all naturalistically disposed and requiring limited maintenance. A very large park serving as a corridor is a greenway.

Green

A medium-sized public space available for unstructured recreation, circumscribed by building facades, its landscape consisting mostly of grassy areas and trees, naturalistically disposed and requiring only limited maintenance.

T5 Neighborhood Center Zone

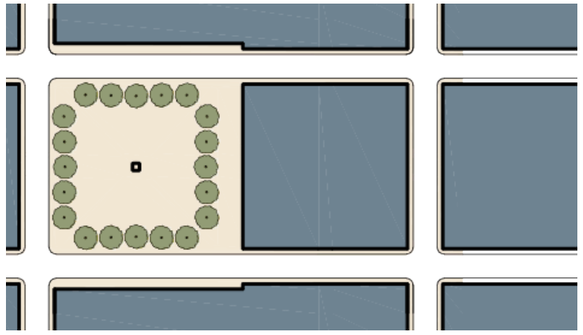


Square

A public space, seldom larger than a block, at the intersection of important streets. A square is circumscribed spatially by frontages; its streetscape consists of paved walks, lawns, trees, and civic buildings all formally disposed and requiring substantial maintenance.

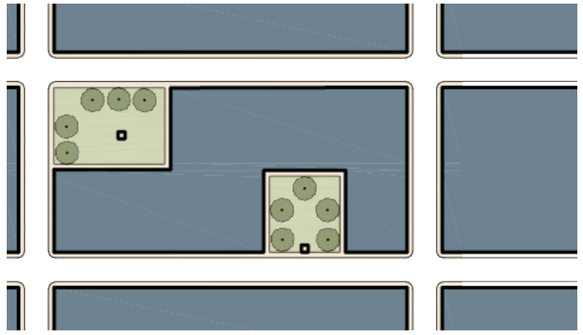
T4 Neighborhood General Zone

T5 Neighborhood Center Zone



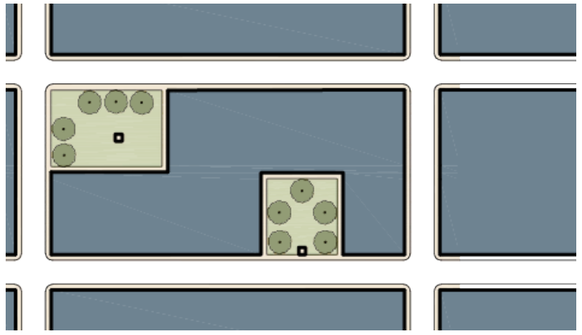
Plaza

A public space at the intersection of important streets set aside for civic purposes and commercial activities. A plaza is circumscribed by frontages, although not necessarily thoroughfares; its landscape consists of durable pavement for parking and trees requiring little maintenance.



Pocket Park

A small civic space suitable for socializing, eating, and resting. Pocket parks may be equipped with benches and plantings, with tables and public art optional. They may be placed alongside thoroughfares or as intimate spaces within blocks, but should be visible from a thoroughfare (including paths). Pocket parks may be located anywhere.



Playground

A civic space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within any civic space. There shall be no minimum or maximum size.

Civic Space Standards

The following apply to all civic spaces:

1. **Maintenance and Ownership.** All civic spaces shall be owned and maintained by an entity other than the City of Taylor unless noted otherwise.
2. **Allocation of Civic Spaces.** A minimum of 5% of the gross area of the property shall be dedicated as civic spaces (see Civic Space Diagram). This area shall include stormwater management features that are designed as part of a civic space and shall not include stormwater management features not designed as part of a civic space
3. **Sidewalks.** Civic spaces shall have sidewalks sufficient to provide access to all enfronting lots, connect to adjacent primary thoroughfares and civic spaces, and to otherwise maintain the intent of the Master Plan.
4. **Landscaping.** Landscaping for civic spaces, open spaces, and storm water management ponds shall follow the standards of the base zoning district.
5. **Recreation Areas.** Swimming pools, recreation courts (tennis, handball, etc.), exercise facilities, recreation facilities, and related structures may be located within civic spaces.

Lot Standards for All Transect Zones

The following apply to T4, T5, and SD:

1. **Block Length.** Blocks shall be a maximum of 600 feet long. Lots may front on publicly or privately owned thoroughfares or civic spaces.
2. **Dwelling Size.** There is no minimum dwelling size.
3. **Number of Buildings and Units.** Lots may have more than one building. Corner lots may have two accessory units provided that one faces the secondary frontage.
4. **Accessory Dwelling Unit Square Footage.** The conditioned space of an accessory dwelling unit within a primary building or an outbuilding shall not exceed the net square footage of the primary unit.
5. **Fences.** A fence along a shared rear or side lot line shall be no closer than 5 feet to another fence. Alternatively, neighbors may share a single fence along a shared side or rear lot line. Fences within the first lot layer shall be painted.
6. **Parking Standards.** There shall be no minimum or maximum parking standards.
7. **Fire Apparatus Access.** Proposed fire apparatus vehicle access is as shown on the Fire Apparatus Access Diagram, typically within 150 feet of all buildable area on a lot. Buildings on portions of lost greater than 150 feet. from the Fire Apparatus Vehicle Access Route may require a fire suppression system to meet building and fire code requirements.
8. **Other Subdivision Standards.** Lots may front on thoroughfares or civic spaces, whether owned publicly or privately, through which access to residences may be established, consistent with the Regulating Plan or minor adjustments therein. Lots may be configured as shown on the Regulating Plan, and shall be consistent with the Lot Standards. Intersection angles and street jog offsets are acceptable if consistent with the Regulating Plan or minor adjustments therein. Maximum cul-de-sac length does not apply to alleys.
9. **Encroachments.** Permitted encroachments into setbacks shall be as shown on the following Table. Additionally, windowsills, belt courses, bay windows, cornices, eaves, footings, and ornamental features may encroach into any setback. All encroachments into utility easements are subject to the permission of the affected easement owner. (*see Permitted Encroachments table*)

	Setbacks Facing Frontages	Side and Rear Setbacks	Thoroughfares (incl. ROW) [1]
Patios [i]		•	
Decks [i]		•	
Mech. Equipment		•	
Utility Meters		•	
Window Wells		•	
Stoops and Steps [i]	•	•	
Porches and Steps [ii]	•	•	
Chimneys	•	•	
Hedges, Fences, & Garden Walls	•	•	
Bay Windows	•	•	•
Turrets/Towers	•	•	•
Eaves	•	•	•
Overhangs	•	•	•
Balconies	•	•	•
Ramps	•	•	•
Awnings		•	•
At Commercial Uses Only			
Merchandise	•	•	•
Cafe Tables	•	•	•
Chairs	•	•	•
Umbrellas	•	•	•
Planters	•	•	•
Heaters	•	•	•
Arcades [iii]	•	•	•
Colonnades [iii]	•	•	•
Galleries	•	•	•
Canopies	•	•	•
Marquees	•	•	•
Signs	•	•	•
Lights	•	•	•
Buildings [iv]	•		•

Notes:

i. May encroach into setbacks up to 6 feet.

ii. May encroach into setbacks up to 12 feet.

iii. To within 2 feet of vehicular lanes. A 7-foot minimum clear height shall be maintained, with the exception of columns, piers, and posts. A 5-foot minimum pedestrian clear zone shall also be maintained.

iv. Conditioned habitable space may encroach into the ROW above an Arcade or Colonnade, with a license agreement and if a 12'-6" height clearance is maintained below.

10. **Signs.** The following sign standards apply to commercial uses:
    - One blade sign for each business entrance may be installed perpendicular to the facade. Such a sign shall not exceed 6 square feet and shall clear the sidewalk by 8 feet.
    - One band sign may be applied to the facade of each storefront. Such a sign shall not exceed 3 feet in height by any length.
    - Signage shall be externally illuminated or neon.

Example of a blade sign.

Example of a band sign.

11. **Prohibited Uses.** The uses listed below, regardless of whether the proposal will be a primary or accessory use, shall be prohibited in this PD:
    - Adult Entertainment
    - Central Processing Facility for solid waste transfer, materials resource recovery and/or recycling
    - Class I, II, III, and IV Composting Facility
    - Commercial Amusement, Outdoor
    - Commercial Kennels and Animal Husbandry
    - Concrete or Asphalt Batching Plant
    - Construction and Demolition Debris Disposal Facility
    - Container/POD Storage Facility
    - Distribution Facilities
    - Junk & Wrecked Vehicle Salvage Yard Facility
    - Methane Recovery Facility associated with soil removal
    - Mineral Extraction & Surface Mining
    - Motor Vehicle Impound Lots
    - Mover Storage Facility
    - Moving Truck & Trailer Rental
    - Petroleum (or related products) refining or distributor
    - Race Tracks
    - Recycling & Salvage Center (except architectural salvage)
    - Salvage Motor Vehicle Suction or Pool Facility
    - Sanitary Landfill
    - Self-Storage Facility
    - Shooting Range, Outdoor
    - Solid Waste Disposal Facility
    - Solid Waste Incinerators
    - Truck Stop
    - Truck Terminals
    - Wind Energy conversion system, large wind farms
    - Other uses which create an adverse impact on adjacent properties adjacent to this community (noise, vibration, odor, pollution, etc.).

For a proposed use not listed herein, a warrant may be issued as described elsewhere in these PD Standards.

Lot Standards for T4 and T5

The following requirements apply to T4 and T5 only:

1. **Building Entrance.** The primary entrance to a primary building, including multi-family buildings, shall face the primary frontage of that lot. The primary entrance to accessory buildings may face any thoroughfare type.
2. **Landscaping.** Landscaping on private lots is only required at frontages unless noted otherwise and required plantings shall comply with City requirements.
   - **Front Yard Trees.** Front yards of a depth greater than 12 feet require one deciduous tree of a minimum height of 30 feet at maturity and one additional tree for every 18 linear ft. of frontage not occupied by a terrace, stoop, or porch.
   - **Lawn.** Lawn is prohibited at frontages in T5 and SD and in all zones where the lawn area is 6 feet or less in either dimension.
   - **Planting.** Plant material, including ground cover, shall be planted no farther apart than 12 inches.
   - **Artificial Plants.** Artificial plants may not be used to satisfy the requirements herein.
   - **Erosion Control.** Erosion control is required where there is no landscape or hardscape.
   - **Site Perimeter Landscaping Requirement.** There is no site perimeter landscaping requirement.
3. **Parking Lots.** Given the intention of building a compact, walkable, urban community, parking lots shall be located to the interior of blocks and shielded from frontages with buildings and walls. The following requirements also apply:
   - **Connections.** Parking lots on adjacent private lots shall connect to one another.
   - **Surfacing.** Parking lots shall be asphalt, semi-permeable soil pavers, gravel, brick, brick pavers, concrete pavers, asphalt pavers, granite, or concrete, all of which shall be graded and drained to dispose of surface water into appropriate structures.
   - **Light Spillover.** Given the intention of making parking lots as compact as possible and creating shared access from one owner's parking lot to another, parking lot lighting may spill over onto an adjacent parking lot.
   - **Landscaping.** Landscaping in parking lots shall comply with the following requirements: one tree island (of 100 square feet minimum with one 2 inch minimum caliper tree and filled with ground cover) is required for every 10 spaces that are side-by-side. Parking lots of fewer than 50 spaces and parkways of two drive aisles or less in width are exempt from landscaping requirements.
4. **Facades.** Facades shall be built parallel to a rectilinear primary frontage line or to the chord of a curved primary frontage line.
5. **Ground Floor Grading.** At the ground floor, residential and private rooms in lodging uses shall be raised a minimum of 2 feet from the average sidewalk grade at the primary frontage for the purpose of establishing privacy.
6. **Facade Glazing.** Facades shall be glazed with a clear glass in the percentages described below. For buildings with multiple facades, the percentage of glazing shall be calculated separately for each facade.
   - **First-Story Glazing.** A minimum of 30% of the wall area shall be glazed
   - **Upper-Story Glazing.** A maximum of 50% of the wall area above the first story shall be glazed.
   - **Storefront Glazing.** A minimum of 70% of the wall area shall be glazed and shaded by an awning or canopy that extends over the sidewalk.
7. **Pitched Roofs.** Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
8. **Flat Roofs.** Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment.
9. **Prohibited Uses.** The uses listed below, regardless of whether in T4 or T5.
   - Automobile Fueling Station
   - Automobile General Repair
   - Automobile and/or Truck Washing Facility
   - Automobile Body Repair Shop
   - Automobile Oil Change, Lube, Light Service
   - Billboards
   - Commercial Stable
   - Drive-through Commercial
   - Nursery
   - Paint Mixing & Spraying Facility
   - Pawn Shop
   - Plastic & Rubber Products Manufacture

T4-S: Neighborhood General Zone Small Footprint

a.	**Lot Dimensions**	
	Lot Width	120 ft. max.
	Lot Coverage	80% max.
b.	**Setbacks: Principal Building**	
(b.1)	Front Setback (Principal)	6 ft. min., 18 ft. max.
(b.2)	Front Setback (Secondary)	6 ft. min., 18 ft. max.
(b.3)	Side Setback	6 ft. min.
(b.4)	Rear Setback	0 ft. min.
	Primary Frontage Buildout	80% min.
c.	**Setbacks: Outbuilding**	
(c.1)	Front Setback (Principal)	min. of 20 ft. + (b.1) min.
(c.2)	Front Setback (Secondary)	0 ft. min., 18 ft. max.
(c.3)	Side Setback	0 ft.
(c.4)	Rear Setback	4 ft. min.
d.	**Building Height**	
(d.1)	Principal Building	3 stories max.
(d.2)	Outbuilding	2½ stories max.
e.	**Private Frontages**	
	Common Lawn	not permitted
	Porch	permitted
	Terrace and Light Court	permitted
	Forecourt	permitted
	Stoop	permitted
	Storefront and Awning	permitted
	Gallery	permitted
	Arcade or Colonnade	not permitted

f. Building Uses

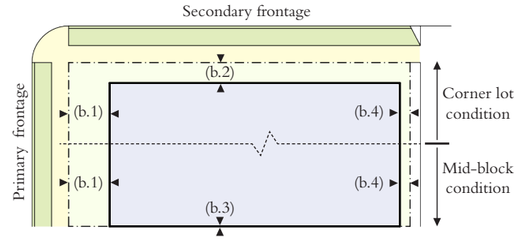
Additional uses may be approved by warrant.

Residential	**Limited Residential:** Up to 6 dwelling units and additionally 2 accessory dwelling units are permitted on each lot.
Lodging	**Limited Lodging:** The number of bedrooms available for lodging shall be limited to 16. Breakfast may be provided to overnight guests before noon each day.
Office	**Limited Office:** The area available for office use shall be limited to the first story of the principal building or to an outbuilding. Home occupation is permitted.
Retail	**Limited Retail:** The area available for retail use shall be limited to the first story on corner lots The specific use shall be further limited to neighborhood store or food service seating no more than 30.
Manufacturing	**Limited Manufacturing:** Manufacturing uses shall be limited to the first story on corner lots. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).
Civic	**Open Civic:** Civic uses are permitted in any transect zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.

The following requirements apply to all lots in T4-S.

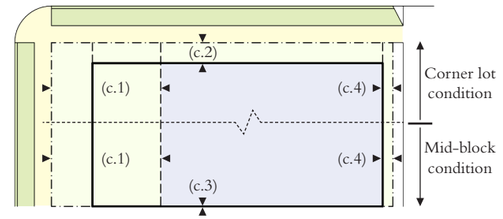
b. Setbacks: Principal Building

- The Principal Building shall be distanced from the lot lines as shown.
- Facades shall be built along the primary frontage to the specified primary frontage buildout percentage (measured as a percentage of the lot width). The primary frontage buildout requirement does not apply at secondary frontages.



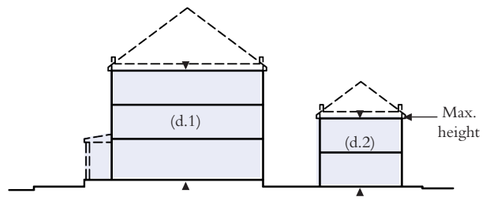
c. Setbacks: Outbuilding

- The outbuilding shall be distanced from the lot lines as shown.



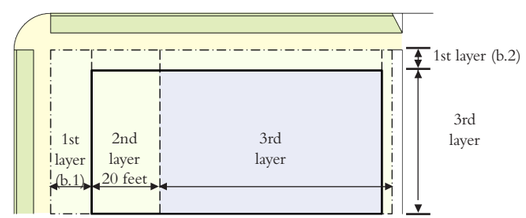
d. Building Height

- Building height shall be measured in number of stories, excluding attics and raised basements.
- Ground-floor habitable rooms at frontages shall be 10' min. floor-to-ceiling.
- Upper-story habitable rooms at frontages shall be 9' min. floor-to-ceiling.
- Exemptions from height limits include: civic structures and monuments, turrets, towers, cupolas, chimneys, flag poles, and necessary mechanical appurtenances.



Parking Placement

- Parking (whether open, covered, or enclosed) shall only be provided within the third layer. Garages are permitted within liner buildings in the second layer, and may be permitted elsewhere in the first or second layer by warrant.
- Parking shall be accessed by a rear lane when such are provided..



T4-L: Neighborhood General Zone Large Footprint

a.	Lot Dimensions	
	Lot Width	1 block max.
	Lot Coverage	100% max.
b.	**Setbacks: Principal Building**	
(b.1)	Front Setback (Principal)	6 ft. min., 18 ft. max.
(b.2)	Front Setback (Secondary)	6 ft. min., 18 ft. max.
(b.3)	Side Setback	6 ft. min.
(b.4)	Rear Setback	0 ft. min.
	Primary Frontage Buildout	80% min.
c.	**Setbacks: Outbuilding**	
(c.1)	Front Setback (Principal)	min. of 20 ft. + (b.1) min.
(c.2)	Front Setback (Secondary)	0 ft. min., 18 ft. max.
(c.3)	Side Setback	0 ft.
(c.4)	Rear Setback	4 ft. min.
d.	**Building Height**	
(d.1)	Principal Building	3 stories max.
(d.2)	Outbuilding	2½ stories max.
e.	**Private Frontages**	
	Common Lawn	not permitted
	Porch	permitted
	Terrace and Light Court	permitted
	Forecourt	permitted
	Stoop	permitted
	Storefront and Awning	permitted
	Gallery	permitted
	Arcade or Colonnade	not permitted

f. Building Uses

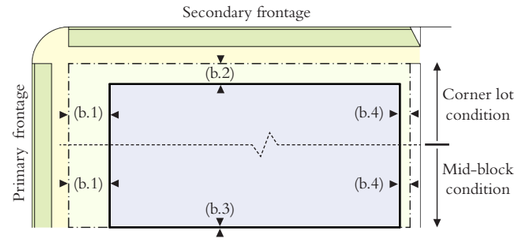
Additional uses may be approved by warrant.

Residential	**Open Residential:** There shall be no maximum number of dwelling units for a lot.
Lodging	**Open Lodging:** There shall be no maximum number of rooms for a lot. Food service may be provided at all times. The maximum length of a stay shall not exceed 90 days.
Office	**Open Office:** Office uses are permitted.
Retail	**Limited Retail:** The area available for retail use shall be limited to the first story on corner lots The specific use shall be further limited to neighborhood store or food service seating no more than 30.
Manufacturing	**Limited Manufacturing:** Manufacturing uses shall be limited to the first story on corner lots. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).
Civic	**Open Civic:** Civic uses are permitted in any transect zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.

The following requirements apply to all lots in T4-L.

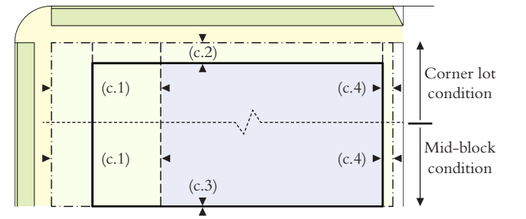
b. Setbacks: Principal Building

- The Principal Building shall be distanced from the lot lines as shown.
- Facades shall be built along the primary frontage to the specified primary frontage buildout percentage (measured as a percentage of the lot width). The primary frontage buildout requirement does not apply at secondary frontages.



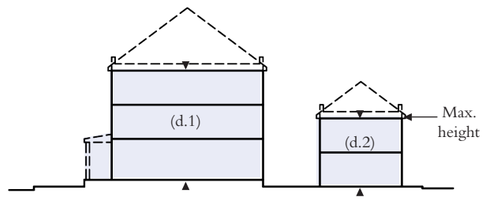
c. Setbacks: Outbuilding

- The outbuilding shall be distanced from the lot lines as shown.



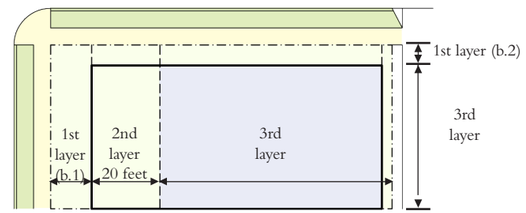
d. Building Height

- Building height shall be measured in number of stories, excluding attics and raised basements.
- Ground-floor habitable rooms at frontages shall be 10' min. floor-to-ceiling.
- Upper-story habitable rooms at frontages shall be 9' min. floor-to-ceiling.
- Exemptions from height limits include: civic structures and monuments, turrets, towers, cupolas, chimneys, flag poles, and necessary mechanical appurtenances.

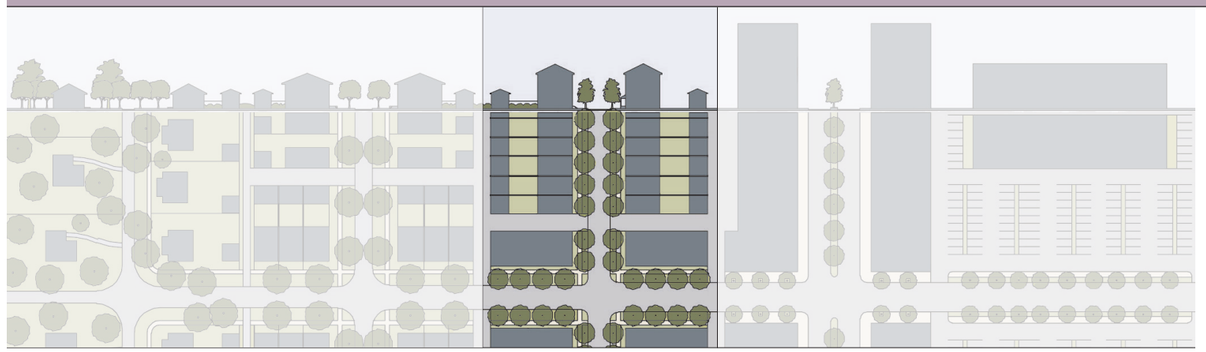


Parking Placement

- Parking (whether open, covered, or enclosed) shall only be provided within the third layer. Garages are permitted within liner buildings in the second layer, and may be permitted elsewhere in the first or second layer by warrant.
- Parking shall be accessed by a rear lane when such are provided..



T5: Neighborhood Center Zone



a.	Lot Dimensions	
	Lot Width	180 ft. max.
	Lot Coverage	95% max.
b.	**Setbacks: Principal Building**	
(b.1)	Front Setback (Principal)	0 ft. min., 12 ft. max.
(b.2)	Front Setback (Secondary)	0 ft. min., 12 ft. max.
(b.3)	Side Setback	0 ft. min.
(b.4)	Rear Setback	4 ft. min.
	Primary Frontage Buildout	90% min.
c.	**Setbacks: Outbuilding**	
(c.1)	Front Setback (Principal)	40 ft. max. from rear prop.
(c.2)	Front Setback (Secondary)	0 ft. min., 12 ft. max.
(c.3)	Side Setback	0 ft.
(c.4)	Rear Setback	0 ft. min.
d.	**Building Height**	
(d.1)	Principal Building	5 Stories max.
(d.2)	Outbuilding	2 ½ Stories max.
e.	**Private Frontages**	
	Common Lawn	not permitted
	Porch	not permitted
	Terrace and Light Court	not permitted
	Forecourt	not permitted
	Stoop	permitted
	Storefront and Awning	permitted
	Gallery	permitted
	Arcade or Colonnade	permitted

f. Building Uses

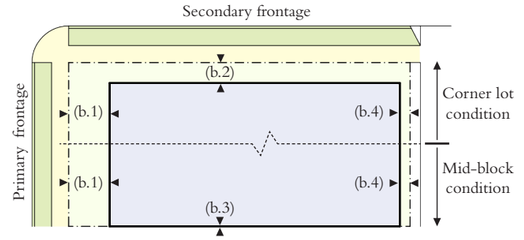
Additional uses may be approved by warrant.

Residential	**Open Residential:** There shall be no maximum number of dwelling units for a lot.
Lodging	**Open Lodging:** There shall be no maximum number of rooms for a lot. Food service may be provided at all times. The maximum length of a stay shall not exceed 90 days.
Office	**Open Office:** Office uses are permitted.
Retail	**Open Retail:** Retail uses are permitted.
Manufacturing	**Open Manufacturing:** Manufacturing uses are permitted (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair). Artifacts shall not be stored where visible from frontages.
Civic	**Open Civic:** Civic uses are permitted in any transect zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.

The following requirements apply to all lots in T5.

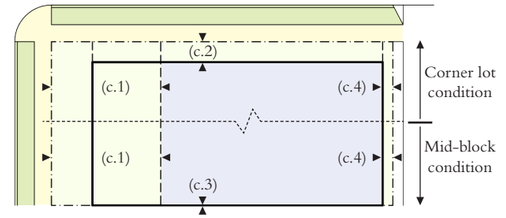
b. Setbacks: Principal Building

- The Principal Building shall be distanced from the lot lines as shown.
- Facades shall be built along the primary frontage to the specified primary frontage buildout percentage (measured as a percentage of the lot width). The primary frontage buildout requirement does not apply at secondary frontages.



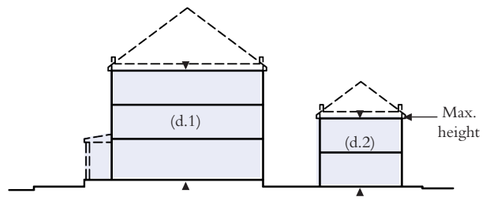
c. Setbacks: Outbuilding

- The outbuilding shall be distanced from the lot lines as shown.



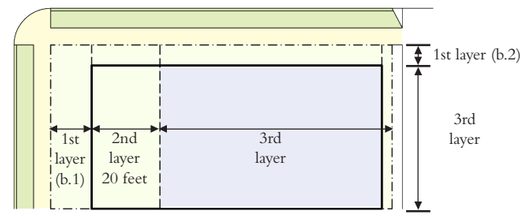
d. Building Height

- Building height shall be measured in number of stories, excluding attics and raised basements.
- Ground-floor habitable rooms at frontages shall be 10' min. floor-to-ceiling.
- Upper-story habitable rooms at frontages shall be 9' min. floor-to-ceiling
- Exemptions from height limits include: civic structures and monuments, turrets, towers, cupolas, chimneys, flag poles, and necessary mechanical appurtenances.

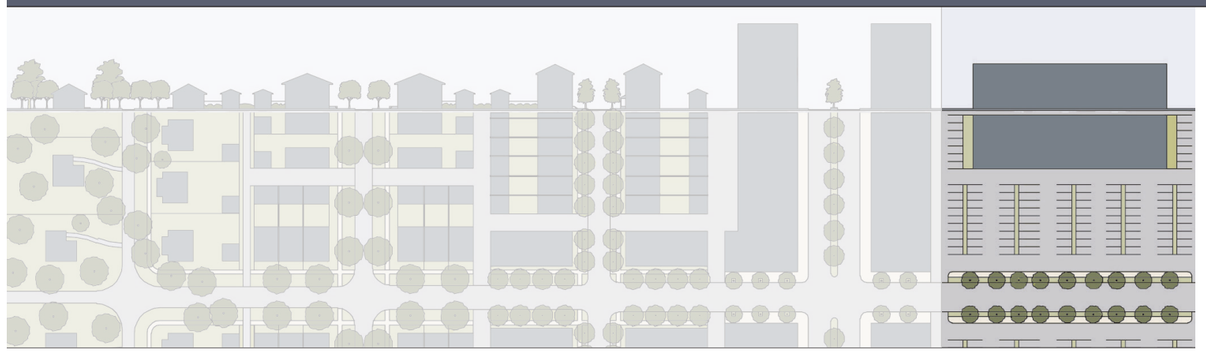


Parking Placement

- Parking (whether open, covered, or enclosed) shall only be provided within the third layer. Garages are permitted within liner buildings in the second layer, and may be permitted elsewhere in the first or second layer by warrant.
- Parking shall be accessed by a rear lane when such are provided.



SD: Special District



The following standards apply to all lots within a Special District (SD) Zone:

1. **Intent.** The intent of the Special District is to provide an expanded range of commercial uses in a form that may prioritize automobiles, while remaining integrated with the pedestrian-oriented neighborhood. Buildings within the Special District shall be easily accessible to pedestrians, bicyclists, and automobiles from the adjoining neighborhood. At the same time, the Special District is intended to allow commercial uses that draw on the patronage of those from the greater region through vehicular access from Carlos G Parker Boulevard and FM 973.
2. **Uses Permitted.** All allowable land uses within T5 are permitted, with the exception of all residential uses.
   - Nursery
   - Automobile Fueling Station
   - Automobile and/or Truck Washing Facility
   - Convenience Store
   - Similar Uses: for a proposed use not listed herein, a warrant or variance may be issued.
3. **Rezoning.** Any property zoned as Special District may be rezoned to T5 by warrant.
4. **Access.** Pedestrian access from within the neighborhood shall be provided to the primary entrance of all buildings in the Special District through a combination of sidewalks, crosswalks, and pathways, all with a minimum clear width of 5 feet.
5. **Building Entrance.** For a lot fully or partially within the Special District for which a primary frontage is noted on the Regulating Plan, the primary entrance to a building on that lot shall face the primary frontage. This entrance shall remain unlocked whenever the business is open.
6. **Utilities.** Utilities shall be located within thoroughfares as consistent with the Thoroughfare Plan, including only those parking lot drive aisles labeled as alleys.
7. **Signage.** In addition to the sign types permitted in these PD Standards, signs permitted for the base zoning district shall also be permitted and shall not be counted towards the limits on the quantity of signs in these PD Standards.
8. **Site Perimeter Landscaping.** Landscaping shall comply with the requirements of the base zoning district where the Special District meets an edge of the site.

Accessory Dwelling Unit: A dwelling unit sharing ownership and utility connections with a Primary Building.

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Apartment: a Residential unit sharing a building and a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

Attic: the interior part of a building contained within a pitched roof structure.

Backbuilding: a single-Story structure, open or enclosed, connecting a Primary Building to an Outbuilding.

Band Sign: a band of lettering across the entire width of a building or storefront.

Blade Sign: a two-sided sign board hung from a projecting element at 90 degrees to the building facade.

Block: the aggregate of private Lots, Secondary Thoroughfares, and Parking Lots, circumscribed by Primary Thoroughfares.

Civic: Organizations dedicated to arts and culture, education (including schools), government, recreation, religion, social service, transit, as well as cemeteries, municipal parking, post offices, wedding chapels and the like.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings.

Commercial: the term collectively including Lodging, Office, and Retail Uses.

Common Lawn: *See Definitions: Illustrated.*

Curb: the edge of the vehicular pavement that may be raised or flush. It usually incorporates the drainage system.

Dwelling Unit: one or more rooms used, or intended to be used for occupancy by one person or a group of persons living together as a family. Each installation of kitchen facilities consisting of at least a stove or cooking device and a sink shall be a separate dwelling unit.

Effective Turning Radius: *See Definitions: Illustrated.*

Elevation: *See Definitions: Illustrated.*

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in "porches Enfront the street."

Facade: *See Definitions: Illustrated.*

Frontage: *See Definitions: Illustrated.*

Frontage Line: *See Definitions: Illustrated.*

Frontage Buildout: That portion of a setback line which shall have a building facade on it.

Gallery: *See Definitions: Illustrated.*

Green: *See Civic Space Types.*

Home Occupation: non-retail commercial operation and/or remote work which takes place in a residence.

Liner Building: a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Use. The Commercial Use may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. (Syn. flexhouse.)

Lodging: Premises available for short-term human habitation, including daily and weekly rental.

Lot: a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Coverage: the maximum area of a lot that may be occupied by a structure. Lot coverage is expressed as a ratio. Arcades, open porches, decks, terraces, and stoops are excluded from the calculation

Lot Layer: a range of depth of a Lot within which certain elements are permitted. *See Definitions: Illustrated.*

Lot Line: *See 17.*

Lot Width: the length of the Primary Frontage Line of a Lot.

Manufacturing: Premises available for the creation, assemblage, and/or repair of artifacts including their retail sale except when such activity creates adverse impacts.

Office: Premises available for the transaction of general business including medical and dental offices, clinics and outpatient facilities, but excluding retail sales and manufacturing.

Outbuilding: a building, usually located toward the rear of the same Lot as a Primary Building, and sometimes connected to the Primary Building by a Backbuilding. *See Definitions: Illustrated.*

Park: *See Civic Space Types.*

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

Pavement Radius: *See Definitions: Illustrated.*

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza: *See Civic Space Types.*

Primary Building: the main building on a Lot, usually located toward the Frontage. *See Definitions: Illustrated.*

Primary Entrance: the main point of access for pedestrians into a building.

Primary Frontage: *See Definitions: Illustrated. See* **Frontage.**

Private Frontage: *See Definitions: Illustrated. See* **Frontage.**

Public Frontage: *See Definitions: Illustrated. See* **Frontage.**

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys are typically paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges.

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by the SmartCode.

Residential: Premises available for long-term human habitation by means of ownership or rental for more than 30 days.

Retail: Premises available for the commercial sale of merchandise, services, and prepared foods (including restaurants), but excluding manufacturing.

Right-of-Way (ROW): *See Definitions: Illustrated.*

Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T1-T3).

Scrivener's Error: an unintentional mistake in the drafting of these PD Standards.

Secondary Frontage: *See Definitions: Illustrated. See* **Frontage.**

Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed on the Lot Standards. *See Definitions: Illustrated.*

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Square: S*ee Civic Space Types.*

Stoop: *See Definitions: Illustrated.*

Storefront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade.

Story: a habitable level within a building, excluding an Attic or raised basement.

Street (ST): a local urban Thoroughfare of low speed and capacity.

T-zone: *See* **Transect Zone.**

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. S*ee Definitions: Illustrated.*

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the SmartCode template is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism.

Transect Zone: One of several areas on a Zoning Map regulated by the SmartCode. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage. (syn. T-zone)

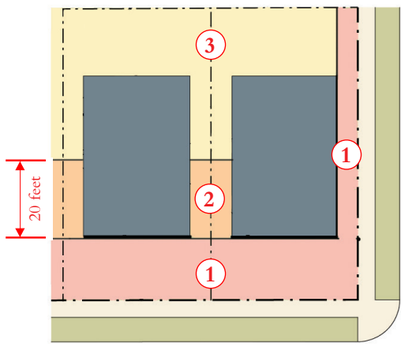
Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. *See Definitions: Illustrated.*

Use: the function or functions accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use.

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of these PD Standards. Variances are granted by the Zoning Board of Adjustment in a public hearing.

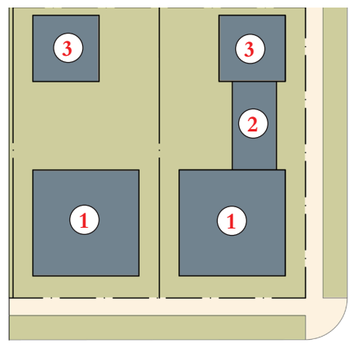
Warrant: a ruling that would permit a practice that is not consistent with a specific provision of these PD Standards, but that is justified by its Intent. Warrants are granted administratively. .

Lot Layers



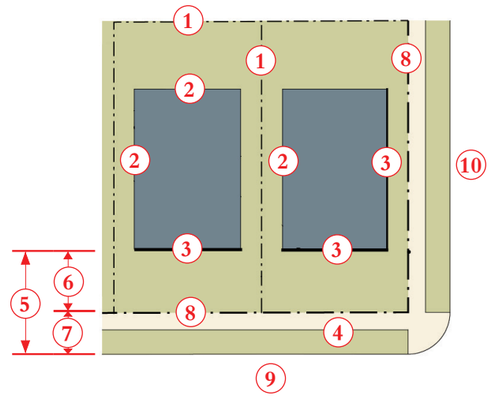
1. **1st Layer**
2. **2nd Layer**
3. **3rd Layer**

Principle Building & Outbuilding



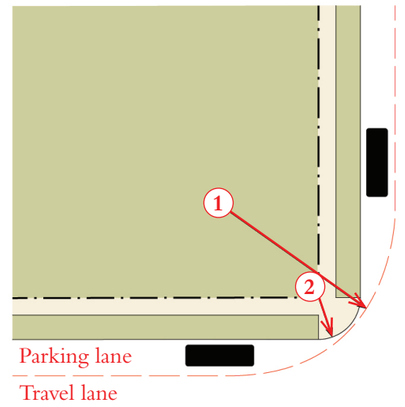
1. **Primary Building**
2. **Backbuilding**
3. **Outbuilding**

Frontage & Lot Lines



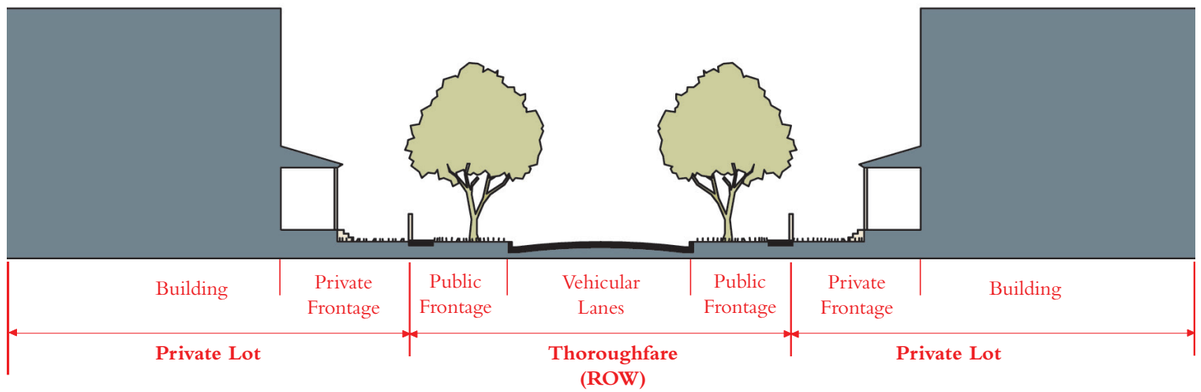
1. **Lot Line**: the boundary that legally and geometrically demarcates a lot.
2. **Elevation**: an exterior wall of a building not facing a frontage line.
3. **Facade**: the exterior wall(s) of a building that is (are) set along a frontage line. Facades face frontage lines and define the public realm, and are therefore more regulated than the elevations facing other lot lines.
4. **Right-of-Way (ROW):** the composite public area dedicated to circulation, including the vehicular way and the streetscape.
5. **Frontage:** the area between a building facade and a thoroughfare or civic space, inclusive of its various built and planted components. Frontage is divided into private frontage and public frontage.
6. **Private Frontage:** the privately held Layer between the Frontage Line and the Primary Building Facade.
7. **Public Frontage:** the area between the Curb of the vehicular lanes and the Frontage Line.
8. **Frontage Line:** the line between the public and private frontage, (primary or secondary). The frontage line is coincident with the property line(s), at frontages.
9. **Primary Frontage:** on lots with multiple frontages, the frontage which will bear the address and primary entrance to the building.
10. **Secondary Frontage:** on lots with multiple frontages, the frontage(s) that are not the primary frontage.

Turning Radius



1. **Effective Turning Radius:** the measurement of the inside turning radius taking parked cars into account.
2. **Pavement Radius:** the curved edge of a vehicular lane at an intersection, measured at the inside edge of the travel lane if there is no on-street parking, or the parking lane if there is. The smaller the pavement radius, the more slowly the vehicle is forced to make the turn.

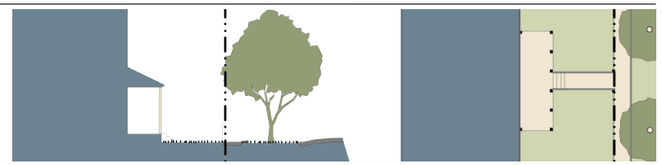
Thoroughfare & Frontages



Private Frontages

Common Lawn: a facade set back substantially from the frontage line. The front yard should remain unfenced and be visually continuous with adjacent front yards. The intention is to emulate the character of buildings sitting in a common rural landscape. A front porch is encouraged but not required, as social interaction from the sidewalk is unlikely at such a distance.

Porch: a facade is set back from the frontage line with a front porch. The porch should be within a conversational distance of the sidewalk. Hedges, fences, or garden walls at the frontage line are encouraged to define the front yard. A great variety of porches is possible, but to be useful, none should be less than 6 ft deep.



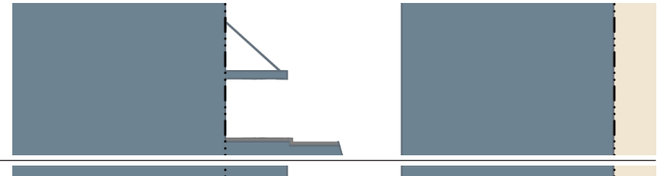
Terrace and Light Court: a facade is set back from the frontage line with an elevated garden or terrace, or a sunken light court. This type can effectively buffer residential uses from the sidewalk, by creating an elevated front garden. The terrace created may also be suitable for restaurants and cafes, as the eye of the sitter is level with that of the standing passerby. The light court can give light and access to a basement.

Forecourt: a facade is aligned close to the frontage line with a portion of it set back. The forecourt created is suitable for a garden or plaza, providing a transition from the public sidewalk to the building entry. This type should be used sparingly. Trees within the forecourts should be placed to have their canopies overhanging the sidewalks.

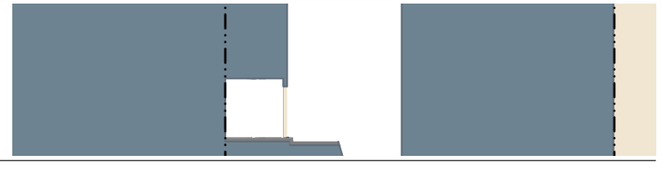
Stoop: a facade is aligned close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows. This type is suitable for buildings with ground-floor residential uses, such as townhouses and apartment buildings. This type may be interspersed with the storefront.

Storefront and Awning: a facade is aligned close to the frontage line with the entrance at sidewalk grade. This type is conventional for retail frontage. It is commonly equipped with a cantilevered shed roof or an awning. The absence of a raised ground story generally precludes residential uses on the ground floor, although residential uses may be present where retail is anticipated in the future.

Gallery: a roof extends over the sidewalk above while the building facade remains at the frontage line. This type is most common for office, retail, and manufacturing uses. To be useful, the gallery should be no less than 12 feet deep and should overlap the sidewalk to within 2 feet of a vehicular lane so that a pedestrian cannot bypass it.



Arcade or Colonnade: An arcade (arches) or colonnade (columns and beams) is a structure including habitable space extending over a sidewalk supported by arches and open to the adjacent street or civic space. The ground story remains at the frontage line while the facade of the upper stories overlaps the sidewalk. This type is most common for office, retail, and manufacturing uses.



Key

- Site Boundary
- Existing Easement to Be Relocated
- Existing Easement to Remain
- Relocated Easement
- 2-foot Contours
- Townhouses
- Liner Townhouses
- 3-Story Apartments
- Conventional Retail
- Mixed-use (Residential over Retail)
- Hotel
- Club House

0 ft 100 ft 200 ft 400 ft

N

Fire Apparatus Access Notes

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

MINIMUM CLEARANCE AROUND A FIRE HYDRANT

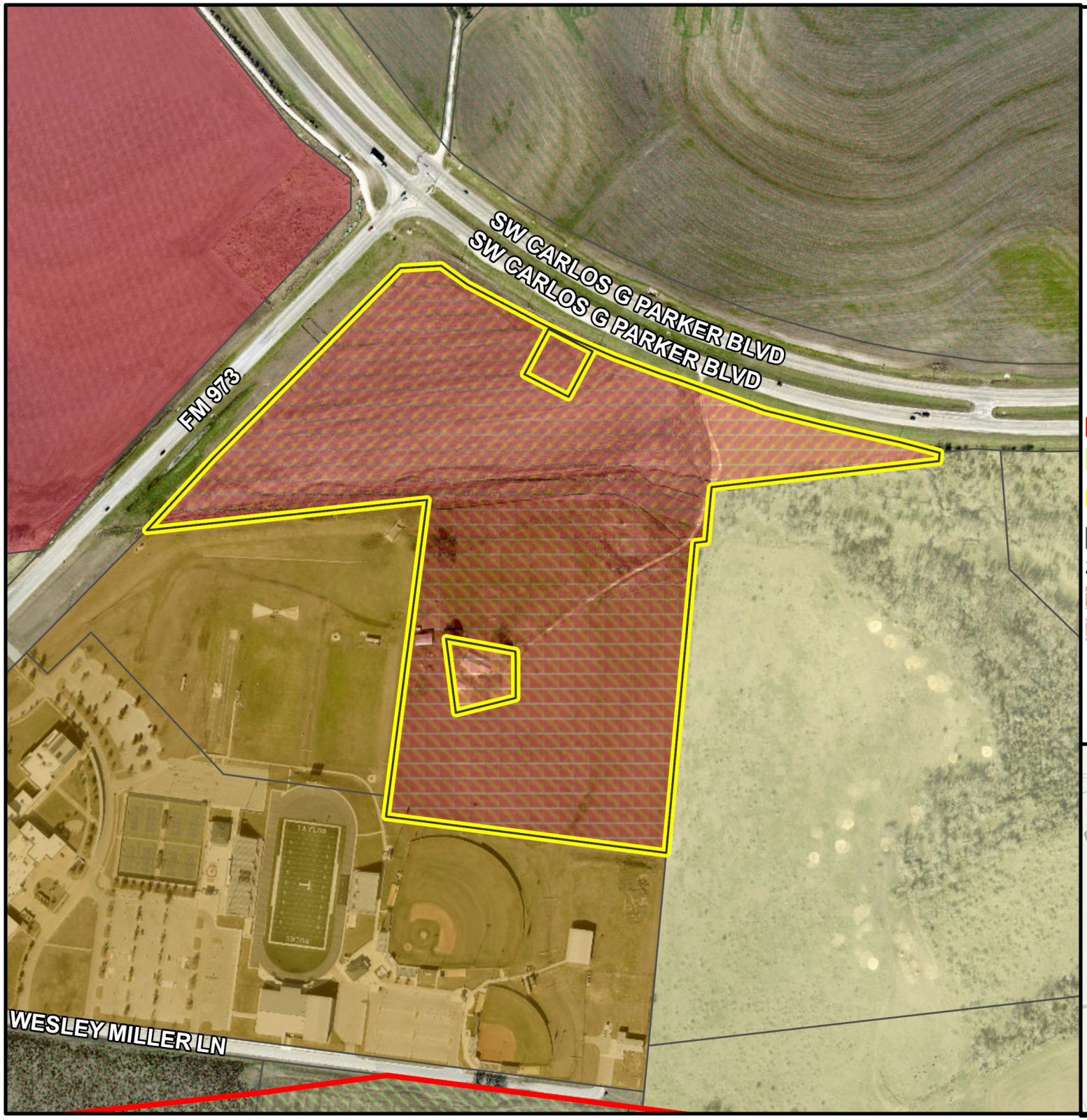
Fire Access Key

- 26-foot Fire Apparatus Access Road
- 20-foot Fire Apparatus Access Road
- Buildings over 30 feet
- Lots with buildings under 30 feet

Thoroughfare Names and Addressing Key

1. _____ Street
2. _____ Street
3. _____ Way
4. _____ Street
5. _____ Way
6. _____ Street
7. _____ Street
8. _____ Street
9. _____ Way
10. _____ Street
11. _____ Street

Sign with unit numbers



PZ-2022-1466

505 S.W. Carlos G. Parker Blvd.
Rezoning
Location Map
Approximately 37.32 acres

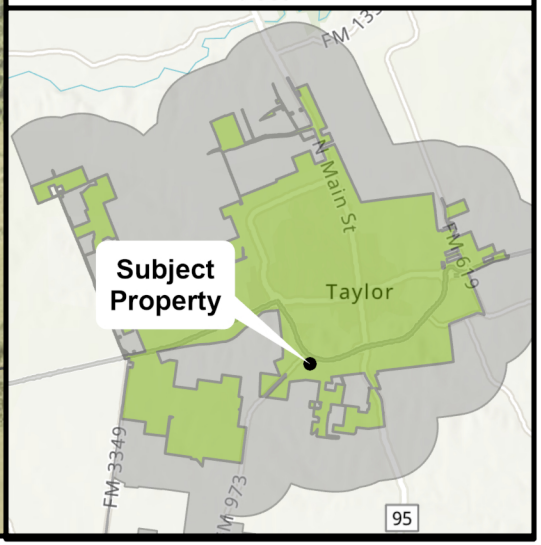
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Zoning

- B-1/CPD
- B-2/CPD
- B-2
- I Institutional
- R-1 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture

0 200 400 600 800

Feet



City of Taylor
City Council

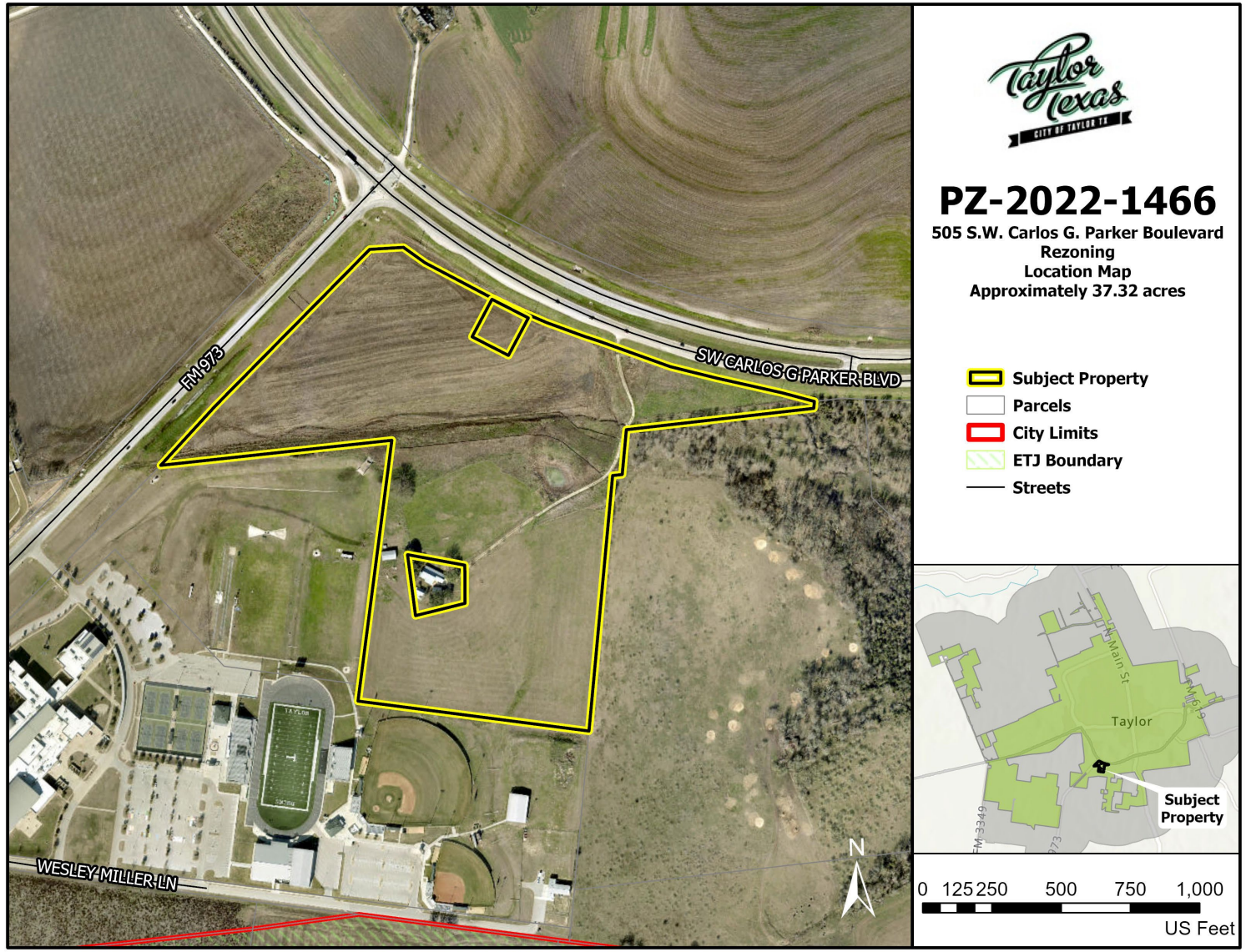
July 27, 2023

PZ-2022-1466

Zoning Map Amendment – Commercial Planned Development

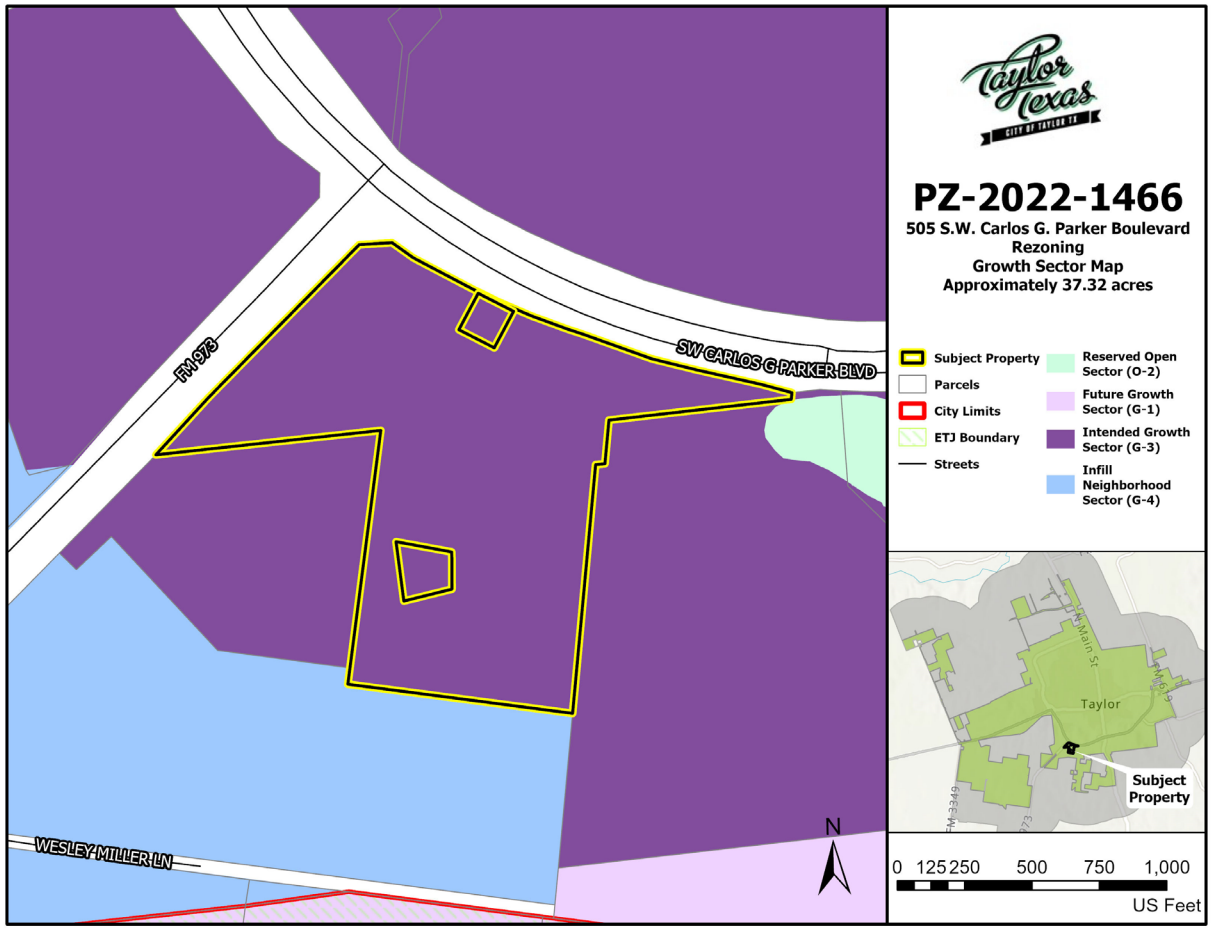
Gateway Planned Development

Location Map

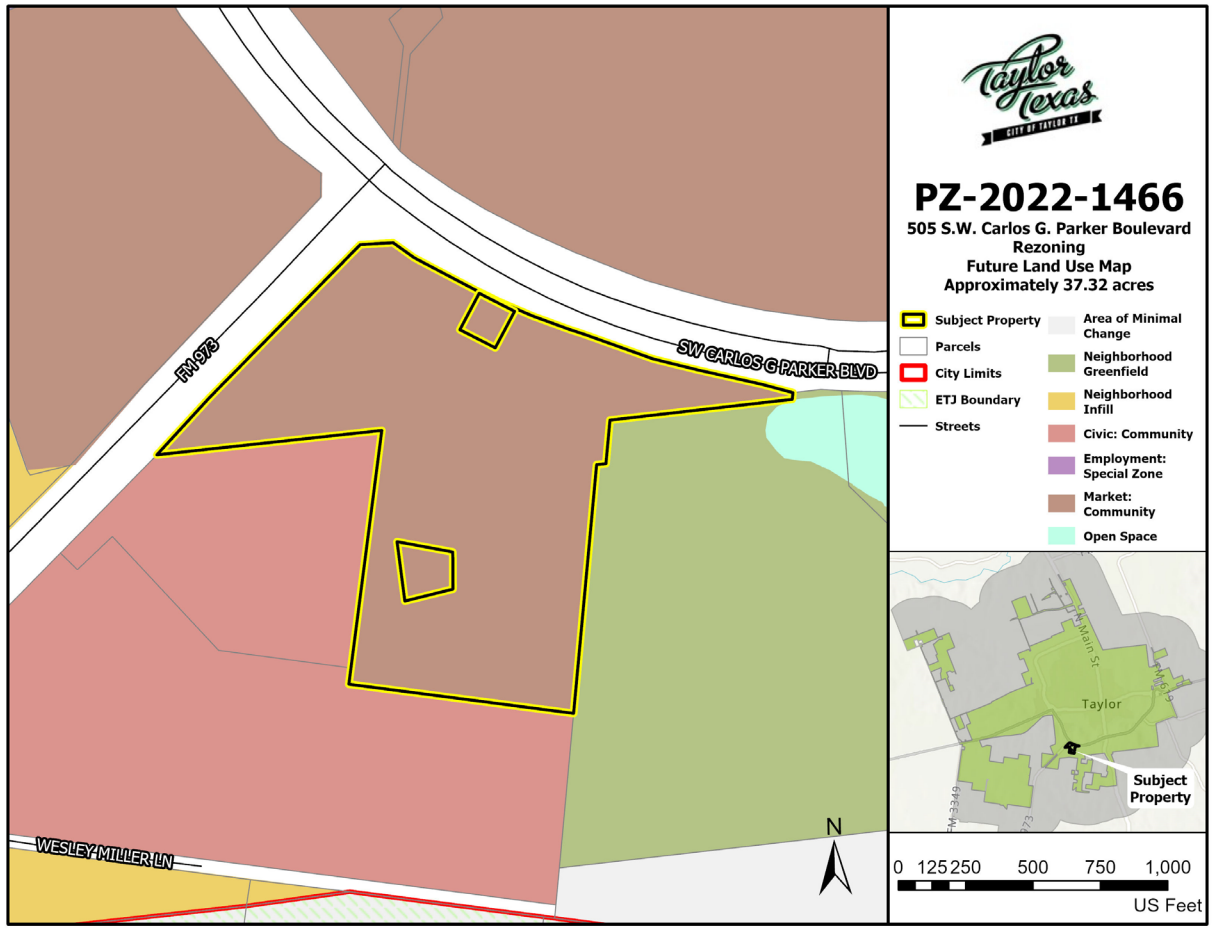


Address/Location: 505 S.W. Carlos G. Parker Blvd.

Growth Sector & Future Land Use

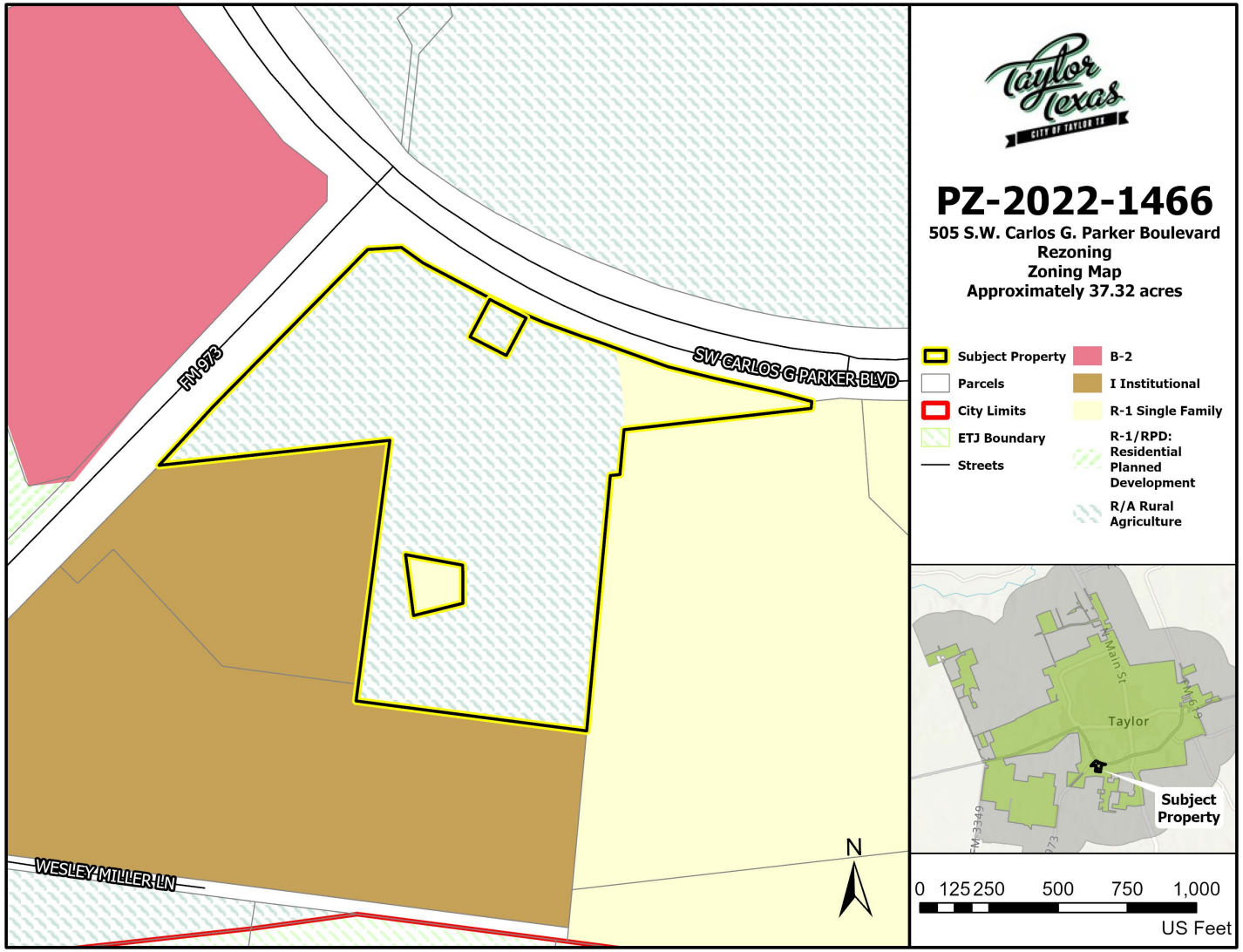


Intended Growth Sector:G-3



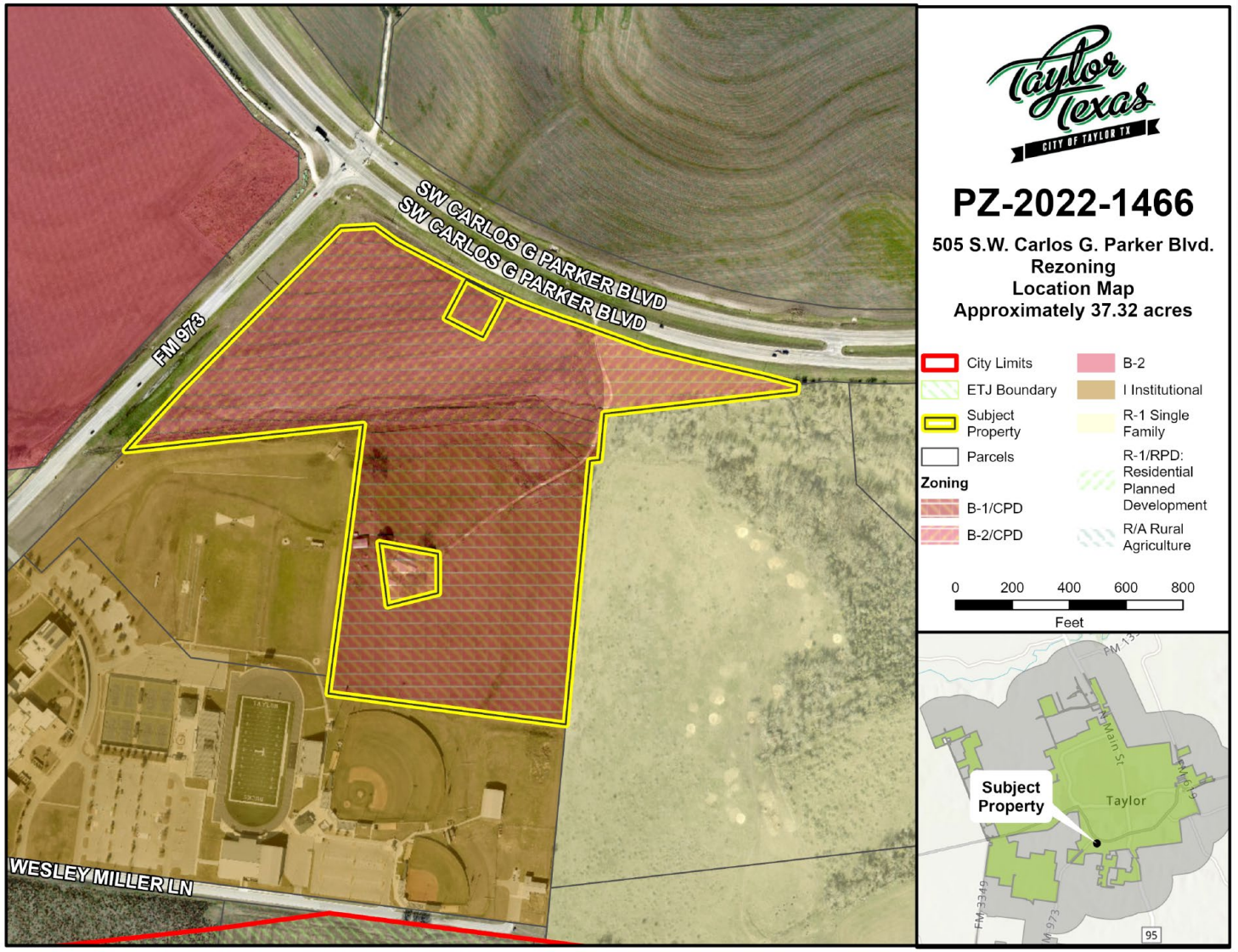
Market Community

Current Zoning



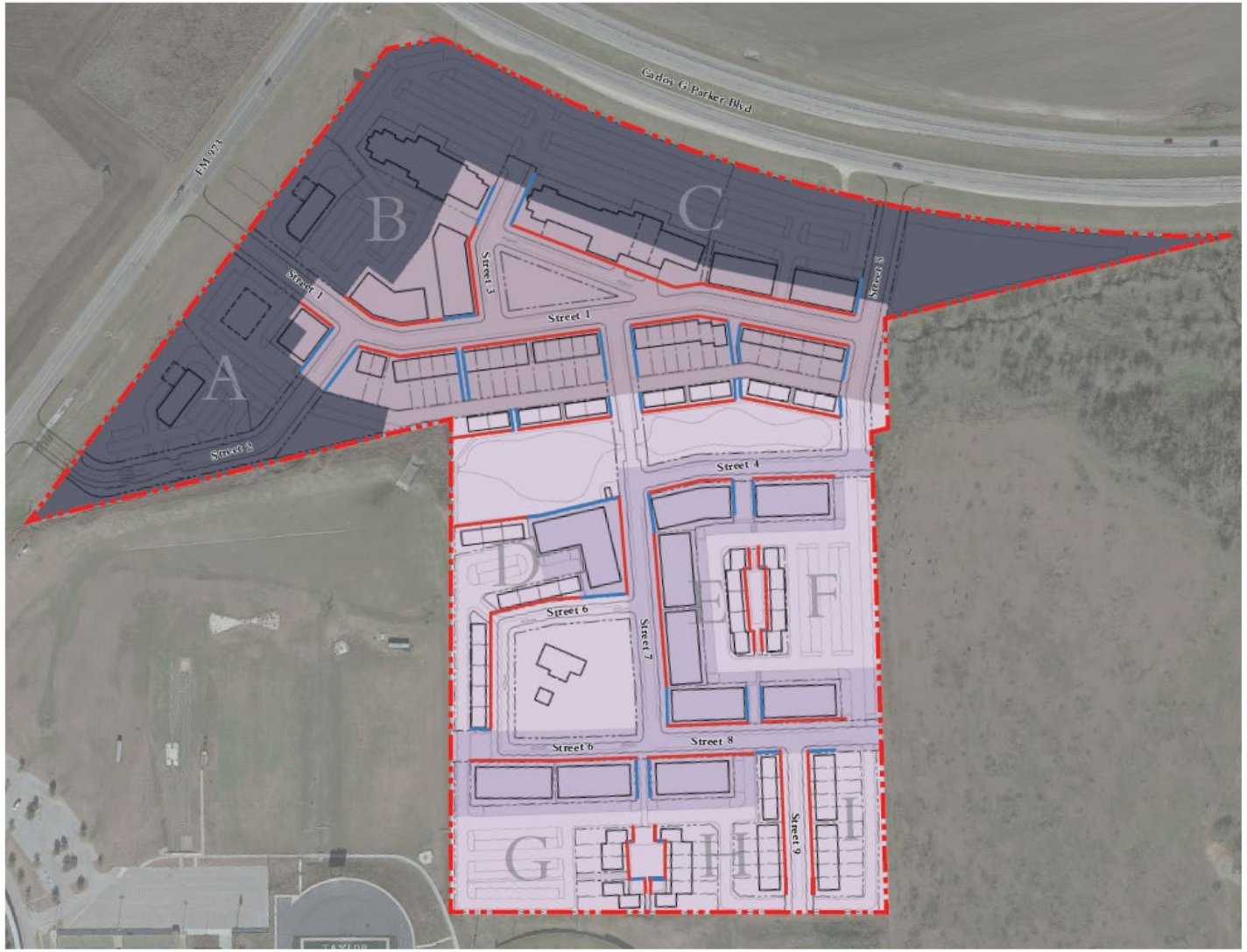
R/A Rural Agricultural & R-1 Single Family Residential

Proposed Zoning



Commercial Planned Development with B-1 and B-2 Base Zones

Proposed Planned Development



Transects:

- T4 & T5 → B-1 (Local Business)
  - T4-S (small footprint – up to 6 dwelling units/lot)
  - T4-L (large footprint – no maximum number of dwelling units/lot)
- SD → B-2 (General Business)

Regulating Plan Key

- T4-S: Neighborhood General Zone Small-Footprint
- T4-L: Neighborhood General Zone Large-Footprint
- T5: Neighborhood Center Zone
- SD: Special District
- Right of Way (ROW)
- Lot Line
- Primary Frontage
- Secondary Frontage

N

0 ft 100 ft 200 ft 400 ft

Michael Watkins Architect, LLC © 2023
The design is subject to change. Not for construction.

REGULATING PLAN & GENERAL STANDARDS

Taylor Texas
CITY OF TAYLOR TX

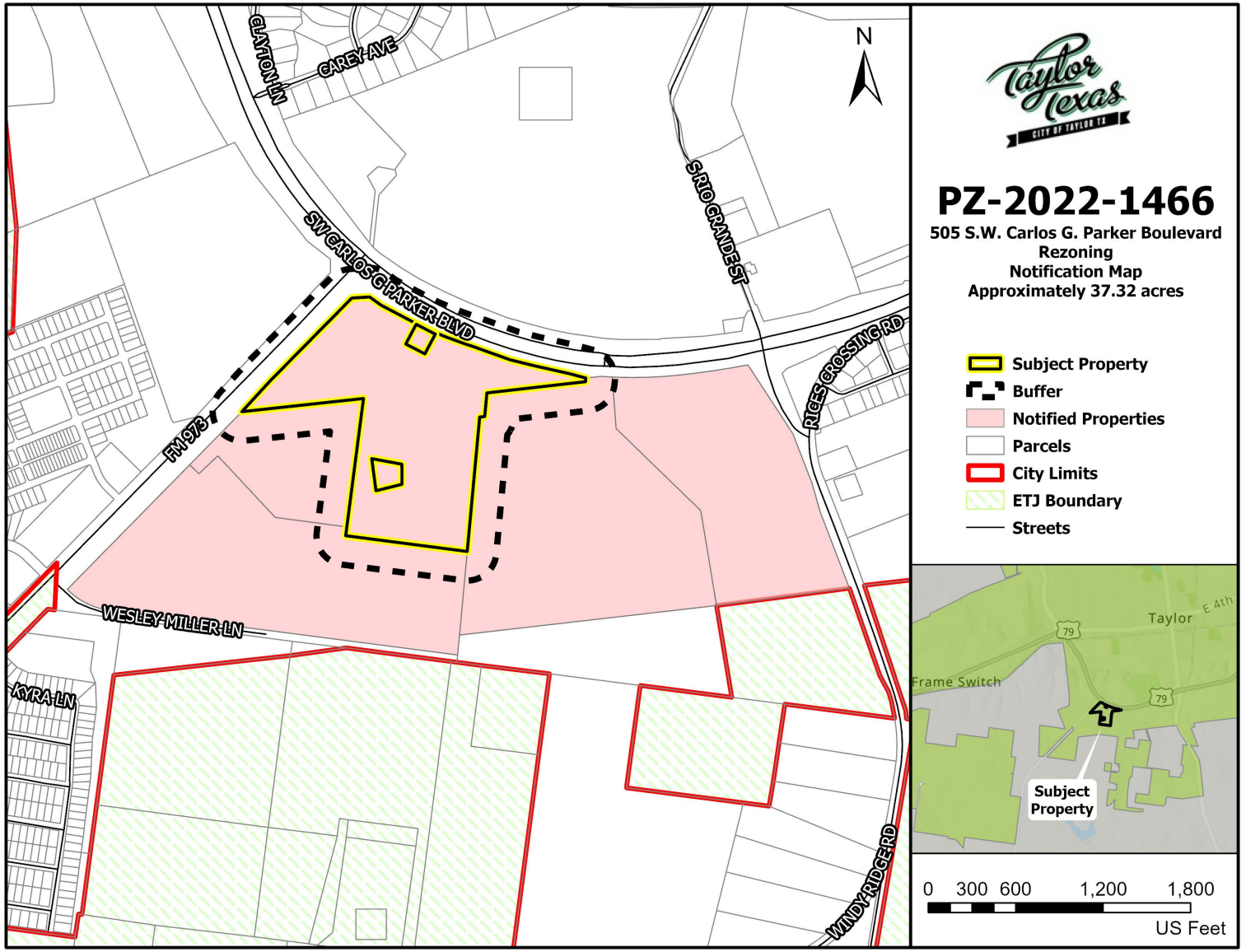
Proposed Master Plan & Program

Residential	
Townhouses	26 units
Liner Townhouses	36 units
3-Story Apartments	240 units
Live-Work Residential	29 units
Multi-Family over Retail/Restaurant	16 units
Residential Total	**347 units**

Non-Residential Program	
Retail/Restaurant	18,300 SF
Gas Station/Convenience Store	5,200 SF
Drive-Thru	8,800 SF
Live-Work Retail (1000 SF/ea)	29,000 SF
Multi-Family over Retail/Restaurant	15,000 SF
Retail Total	**76,300 SF**
Hotel 1	150 rooms
Hotel 2	150 rooms
Lodging Total	**300 Rooms**
Club House (Existing House & Shed)	4,500 SF

Taylor Texas
CITY OF TAYLOR TX

Notice Area Map



- 4 notices were sent out to adjacent property owners within 200 ft. of the subject property and public entities.
- Staff received 0 responses from the notified parties.

P&Z Recommendation

On July 11, 2023, the Planning and Zoning Commission voted to recommend **Approval** (7-0) of the proposed rezoning amendment to from the existing zoning of R/A (Rural/Agricultural) and R-1 (Single Family Residential) to Commercial Planned Development (CPD/B-1, CPD/B-2).

City Council Meeting
July 27, 2023
Transmittal Letter

STRATEGIC PILLAR	
☐	Streets/Infrastructure
☒	Quality of Life
☒	Economic Vitality

Agenda Item #: 9

Agenda Title: **Hold a public hearing and introduce Ordinance 2023-35, PZ-2022-1520, regarding a request to amend the zoning of approximately 15.05 acres of land generally located at 851 Sloan Street and 904 Debus Drive from the existing zoning of R-1 (Single Family Residential) to a Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD).**

Council Action to be taken: Hold Public Hearing and Introduce Ordinance

Department Submitted: Development Services

Staff Contact: Colin Harrison, Director of Development Services

1. PURPOSE/DESCRIPTION

The applicant has requested to rezone the subject properties to a Planned Development (PD) that incorporates attached and detached single-family and multi-family residential alongside civic spaces consisting of parks, plazas, and greens. The applicant worked with the City's urban design consultant to furnish the applicant and the city with an alternative master plan and planned development standards to address neighborhood structure and scale, civic spaces, and frontage types.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The week of April 10, 2023, the applicant, city staff, and the city's urban design consultant met to collaboratively conduct a design charette. The proposed Multi-Family Residential Planned Development (MF-1/RPD) aims to infill a mixture of housing types (single family and multi-family) into an existing part of the core of Taylor. The subject property is partially inundated by a FEMA Flood Hazard Area which has called for the addition of green space and an extension of the City's trail system. Developing in an area with existing infrastructure and taking advantage of a Planned Development allows the subject property to easily connect to utilities and provide a denser development while keeping with the desires of the Comprehensive Plan for walkable communities that maximize their build out potential.

2. PROS and CONS

PROS	CONS
• Provides infill residential development. • Provides various lot sizes and housing types. • Provides a neighborhood design that meets the goals in the comprehensive plan of human-scale development patterns. • Public improvements (Cecilia Street) increase connective grid pattern for vehicles and pedestrians. • Increase in tax base.	• Potential for increased traffic along Sloan Street and Debus Drive.

4. RECOMMENDATION

At their July 11, 2023, meeting the Planning and Zoning Commission recommended approval to the City Council for the proposed zoning amendment.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – July 11, 2023

City Council public hearing and ordinance introduction – July 27, 2023

City Council consideration of ordinance approval – August 10, 2023

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

9a. Staff Report
9b. Location Map
9c. Growth Sectors Map and Future Land Use Map
9d. Current Zoning Map
9e. Notice Area Map
9f. Ordinance 2023-35
    Exhibit A – Survey & Deeds
    Exhibit B – Planned Development Master Plan & Standards
    Exhibit C – Proposed Zoning Map
9g. PZ-2022-1520 – Staff PowerPoint Presentation

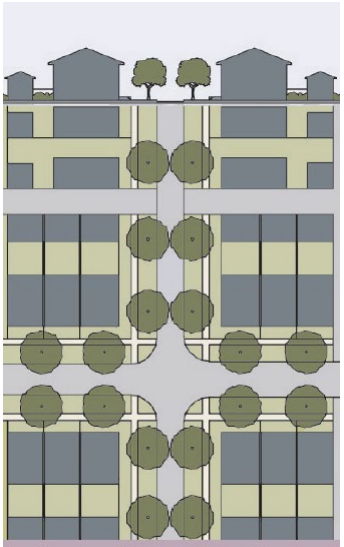
City of Taylor
PZ-2022-1520
Zoning Map Amendment – Planned Development
Staff Report

Item Details

Subject Property:	Generally located near 851 Sloan Street and 904 Debus Drive.
Total Acreage:	Approximately 15.05 acres of land
Legal Description:	Approximately 15.05 acres of land part of and out of the W.R. Williams Survey, Abstract No. 665, and the Sunset Addition, Block Two (2), Lot Five (5), Taylor, Williamson County, Texas
Property Owner:	Plutus Austin, LLC, c/o Upendra Bandi
Applicant/Representative:	Axiom Engineers, Nicole Findeisen
Request:	Zoning Map Amendment to rezone this property from R-1 (Single Family Residential) to Planned Development Residential Overlay with Multi-Family (MF-1/RPD) base zoning.
Case History:	This is the first public hearing of this request.

Overview of Applicant's Request & Background

The applicant has requested to rezone the subject properties to a Planned Development (PD) that incorporates attached and detached single-family and multi-family residential alongside civic spaces consisting of parks, plazas, and greens. The applicant worked with the City's design consultant, Michael Watkins Architect, to furnish the applicant and the city with an alternative master plan and planned development standards to address neighborhood structure and scale, civic spaces, and frontage types. The planned development contains a regulating plan to allow flexibility. The regulating plan is based on transects which act to create new walkable mixed-use environments. The natural to urban transects create a means for considering and organizing the human habitat in a continuum of intensity that ranges from the most rural condition to the most urban. The plan for Legacy Crossing will blend existing adjacent residential into the Neighborhood General Zone (T4).



T 4
Neighborhood General Zone

Location:
The subject property is generally located between Debus Drive and Sloan Street. The subject property has access to each existing roadway at 904 Debus Drive, previously a single-family home, and 851 Sloan Street.

Physical and Natural Features:
The subject property is primarily vacant with several abandoned accessory structures. The land consists of a dense wooded area along a natural creek depression that bisects the property, north/south. The area adjacent to where the creek meanders through the subject property is identified as a FEMA Flood Hazard Area.

Growth Sector Designations:
The Growth Sectors Map identifies the areas in Taylor and its Extra-territorial jurisdiction (ETJ) where development and redevelopment are intended and areas where there should be control. The subject property is located within the Infill Neighborhood Growth Sector (G-4). The Infill Neighborhood Growth Sector consists of areas within the city that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density. The Reserved Open Sector (O-2) is also present on the subject property due to the presence of the floodplain. The Reserved Open Sector consists of land that is not yet protected but is valuable as open space. This includes floodplains and floodways (Envision Taylor Comprehensive Plan pg. 50).

Future Land Use and Zoning Designations:
The Envision Taylor Comprehensive Plan identifies Future Land Use designations to guide growth in Taylor. The subject property was assigned the land use designations of Neighborhood Infill and Open Space. Infill Neighborhoods represent existing developed areas in Taylor that have access to existing streets and utility infrastructure.

Currently the subject property is zoned Single Family Residential (R-1). The proposed Multi-Family Residential Planned Development (MF-1/RPD) will aim to incorporate a range of housing types to accommodate diversity of household types and market demands. Property development standards under MF-1 are far more restrictive and place minimums to the lot area (6,000 square feet) and setbacks. The utilization of the Planned Development permits flexibility in lot area with a 120-foot lot width maximum and varying decreased setbacks, thus maximizing the density of the subject property, and keeping with the City's long-term vision/goals to create walkable communities.

Surrounding Properties:
The general area around the subject property consists of single-family and multi-family residential. The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Future Land Use	Existing Land Use
North	R-1 (Single Family Residential)	Neighborhood Infill	Large Lot Residential
South	R-1 & Multi-Family 2 Residential Planned Development (MF-2/RPD)	Neighborhood Infill	Large Lot Residential
East	R-1	Neighborhood Infill	Single Family Subdivision
West	R-1	Neighborhood Infill	Single Family Subdivision

Utilities

The subject property is located within the City's service area for water and wastewater. An active 8-inch water line along Sloan Street and a 6-inch water line along Debus Drive provide connection to water services. A 12-inch wastewater line runs along Sloan Street and a 6-inch wastewater line runs along Debus Drive. It is anticipated that there is adequate capacity to serve the subject property currently.

Transportation

The Planned Development documents outline an extension of Cecelia Street from the east, westward through the property amongst several other public rights-of-way established. Additionally, there will be access to residences and civic spaces via alley ways and paths/trails. The Transportation Master Plan identifies an extension of the trail network within all floodplain areas to maximize the open space and provide a community amenity.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property and within the subdivision were notified of the Zoning Map Amendment request (42 notices), a legal notice advertising the public hearing was placed in the Taylor Press on June 25, 2023.

Staff Analysis

The request for a zoning map amendment to a Residential Planned Development with a base zoning of MF-1 aims to infill a mixture of housing types (single family and multi-family) into an existing part of the core of Taylor. The proposed uses are consistent with the following policies in the Comprehensive Plan:

- **LU1** – New Development should resemble the form and scale of traditional development patterns.
    - The development provides internal street connectivity and follows the traditional small block pattern of Taylor.
- **LU9** – Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.
    - The development of the subject property is located within the existing developed fabric of Taylor and would appropriately infill a part of the community that currently serves a variety of housing around the subject property.
- **LU11** – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.
    - Developing in an area with existing infrastructure and taking advantage of a Planned Development allows the subject property to easily connect to utilities and provide a denser development while keeping with the desires of the Comprehensive Plan for walkable communities that maximize their build out potential.
- **T3** – The transportation network should encourage all modes of travel including support for a further transit network.
    - The Planned Development standards demonstrated connectivity via vehicular and pedestrian travel.

- **H4** – Infill missing middle housing and accessory dwelling units should be prioritized over new, large lot single family development.
    - The applicant has proposed a form of missing middle housing by proposing a variety of unit types outline in the Planned Development with varying lot sizes.

In summary, the applicant's request to change the zoning district designation from Single-Family Residential (R-1) to Multi-Family Residential with a Planned Development Overlay (MF-1/RPD) is consistent with the Comprehensive Plan in this location.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested rezoning.

Planning and Zoning Commission Recommendation

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

- **Is the rezoning consistent with the Comprehensive Plan?**

The rezoning request is consistent with the Comprehensive Plan. As mentioned previously in the report, the proposed re-zoning is appropriate for the Neighborhood Infill Future Land Use designation and the Neighborhood Infill (G-4) Growth Sector.

- **Is the rezoning compatible with the surrounding area?**

The rezoning is compatible with the surrounding area as most of the area is comprised of single family and multi-family residential.

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

Staff analysis determined that the rezoning of the subject property will promote public health, safety, and the general welfare. In addition, the planning principles in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

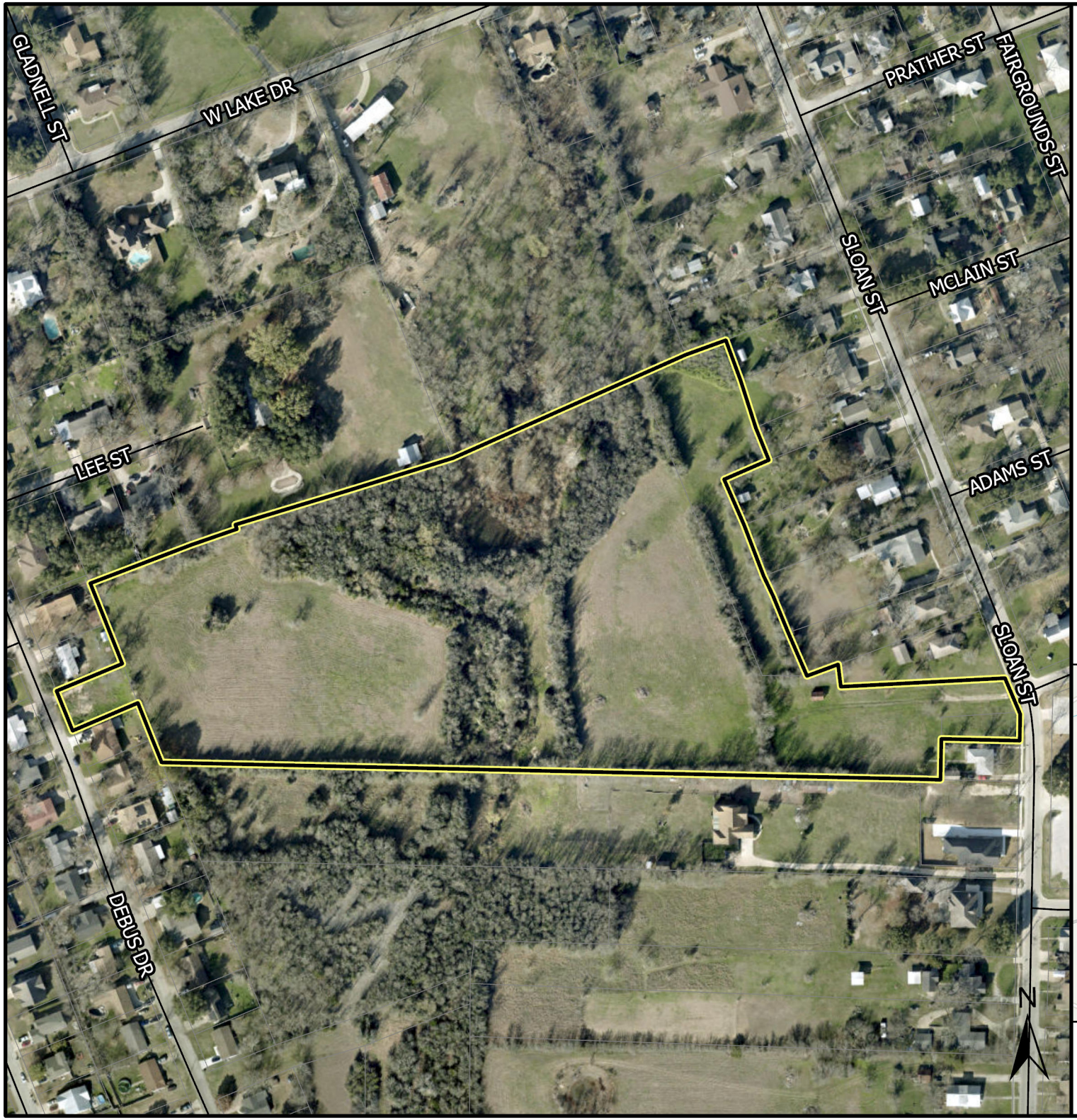
Adequate public facilities are directly available. Public infrastructure extensions for roadway, water, and wastewater will be required to accommodate the internal transportation routes, and extension of utility lines within said right-of-ways.

- **Do current conditions indicate that a rezoning is necessary?**

Currently, the city's existing zoning regulations do not comply with the overarching goals and policies within the Comprehensive Plan. Curating a planned development allows the applicant the ability to create a denser development that will meet the intent of the Comprehensive Plan. The Planned Development would allow the subject property to consist of a walkable community of mixed uses ranging from single family, multi-family, and civic spaces.

Attachments:

1. Location Map
2. Growth Sectors Map
3. Future Land Use Map
4. Current Zoning Map
5. Notification Map
6. Ordinance 2023-25
    a. Exhibit A – Survey & Deeds
    b. Exhibit B – Planned Development Master Plan & Standards
    c. Exhibit C – Proposed Zoning Map

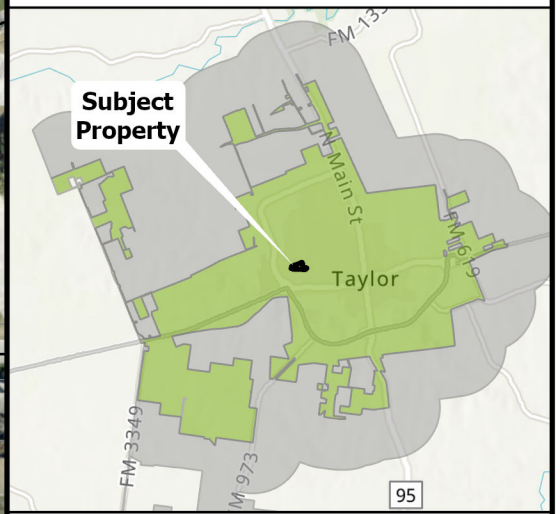


Taylor Texas
CITY OF TAYLOR TX

PZ-2022-1520

851 Sloan St. & 904 Debus Dr.
Rezoning Request
Location Map
Approximately 15.05 acres

- Subject Property
- Parcels
- Streets



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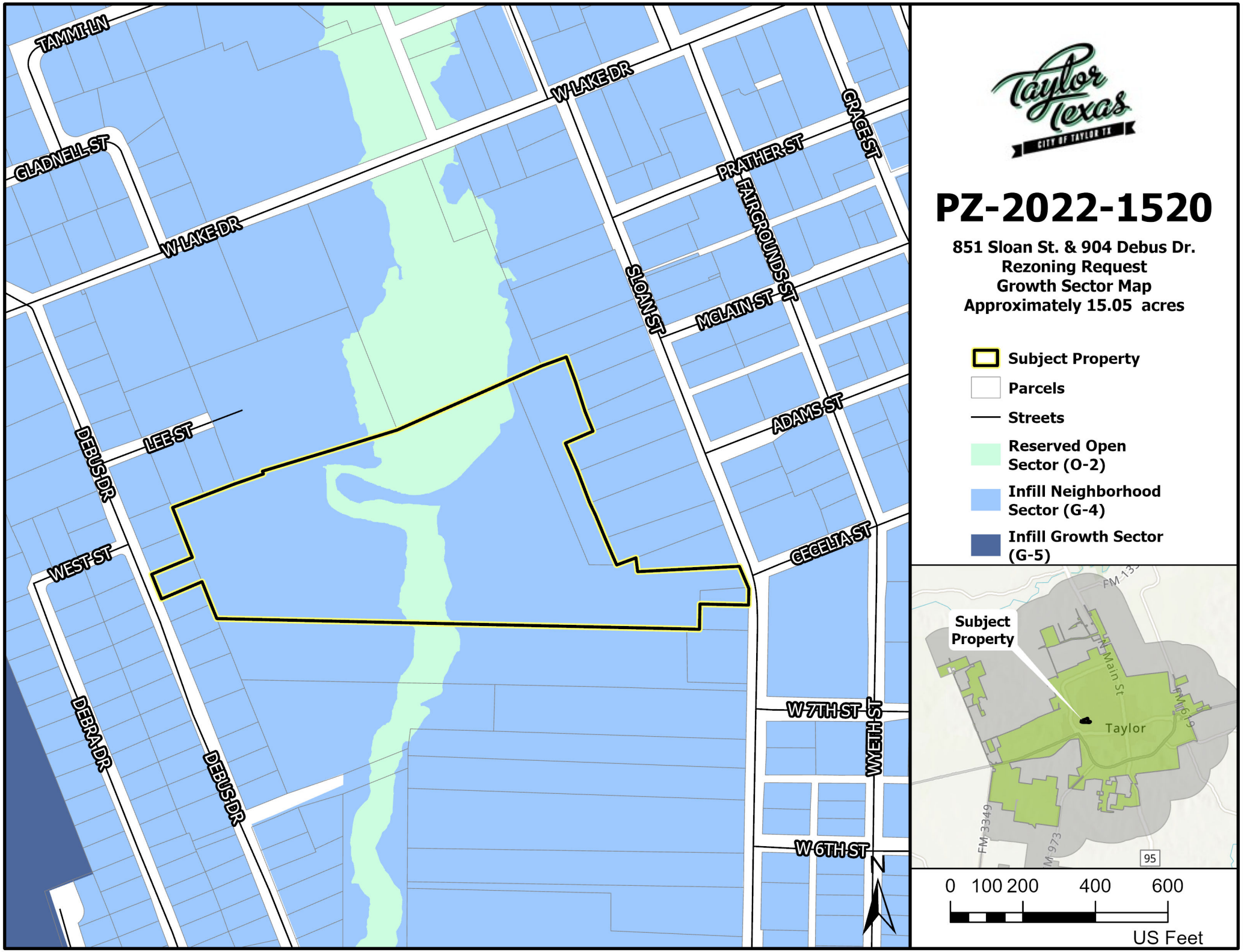
US Feet


TAMMI LN
GLADNELL ST
W LAKE DR
W LAKE DR
GRACE ST
PRATHER ST
FAIRGROUNDS ST
SLOAN ST
McLAIN ST
ADAMS ST
LEE ST
DEBUS DR
WEST ST
CECELIA ST
DEBRA DR
DEBUS DR
W 7TH ST
WYETH ST
W 6TH ST
Taylor Texas
CITY OF TAYLOR TX
PZ-2022-1520
851 Sloan St. & 904 Debus Dr.
Rezoning Request
Growth Sector Map
Approximately 15.05 acres
Subject Property
Parcels
Streets
Reserved Open Sector (O-2)
Infill Neighborhood Sector (G-4)
Infill Growth Sector (G-5)
Subject Property
FM 13
N Main St
FM 619
Taylor
FM 3349
FM 973
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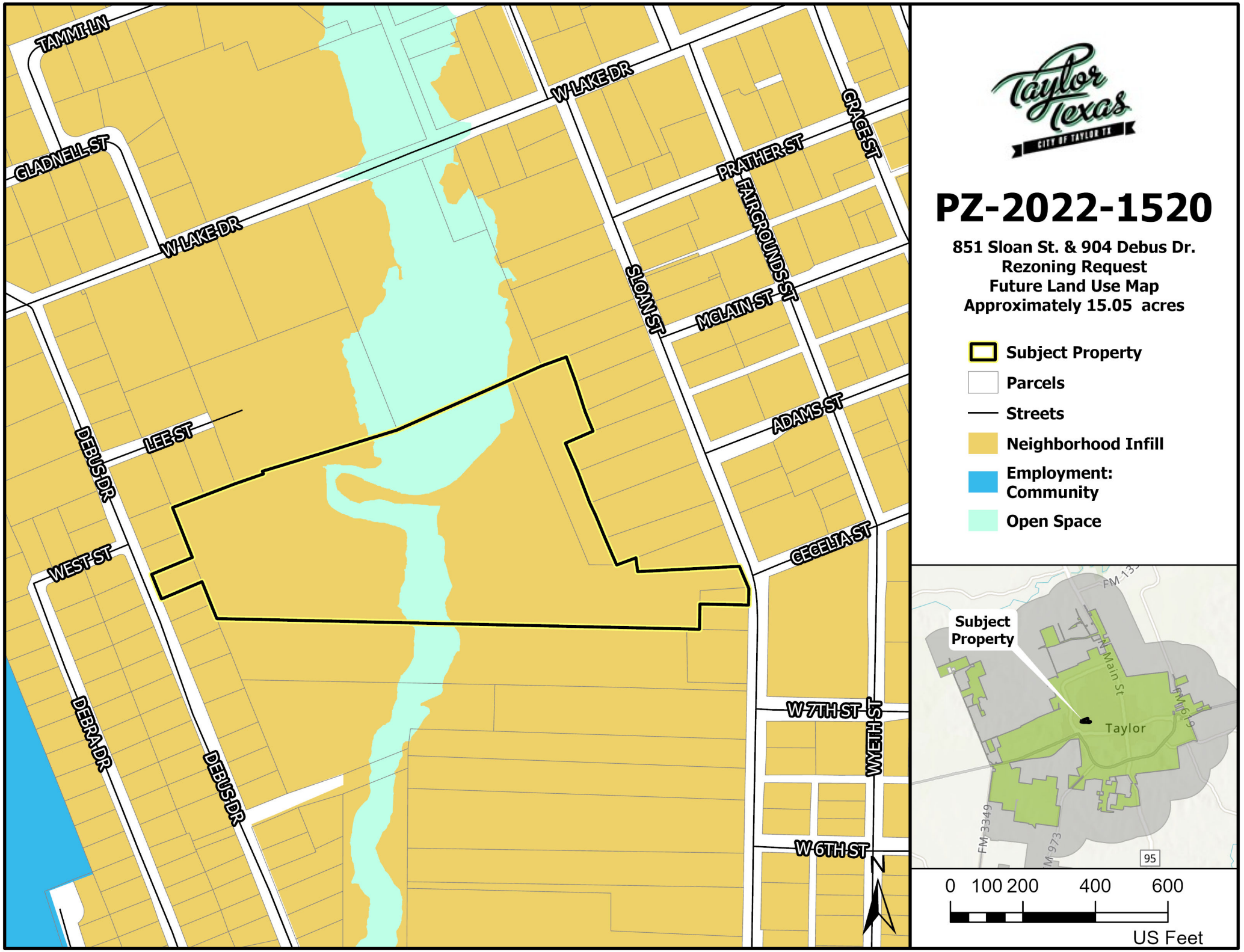
US Feet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ADAMS ST
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DEBRA DR
DEBUS DR
W 7TH ST
WYETH ST
W 6TH ST
PZ-2022-1520
851 Sloan St. & 904 Debus Dr.
Rezoning Request
Future Land Use Map
Approximately 15.05 acres
Subject Property
Parcels
Streets
Neighborhood Infill
Employment: Community
Open Space
Subject Property
FM 133
N Main St
FM 619
Taylor
FM 3349
FM 973
95
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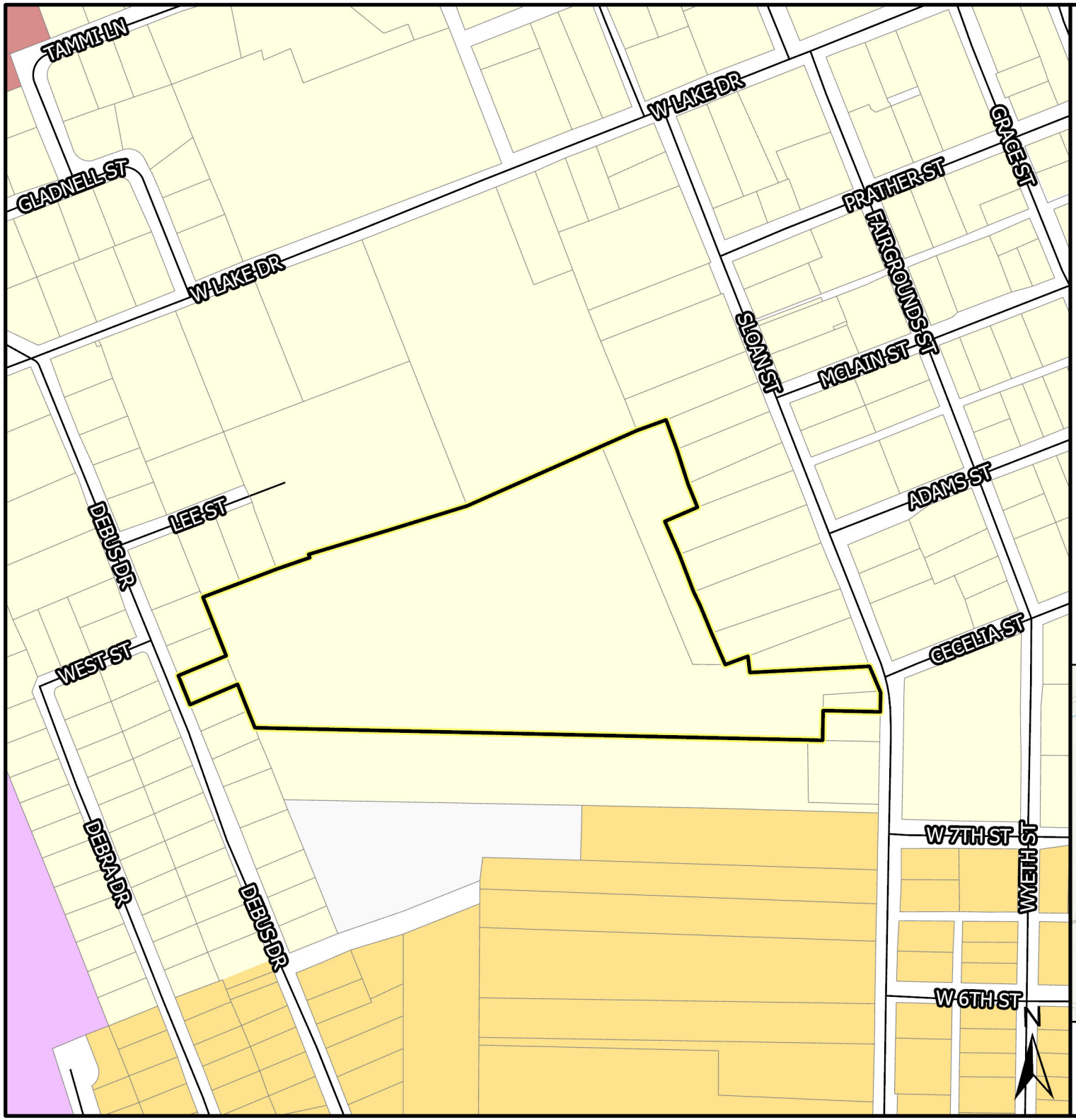
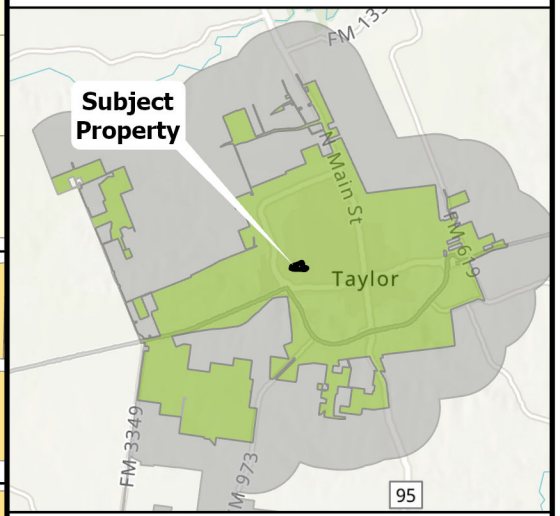


PZ-2022-1520

851 Sloan St. & 904 Debus Dr.
Rezoning Request
Zoning Map
Approximately 15.05 acres

- Subject Property
- Parcels
- Streets
- B-1
- M-1 Light Industrial
- MF-1/RPD
- MF-2 Multi-Family
- R-1 Single Family



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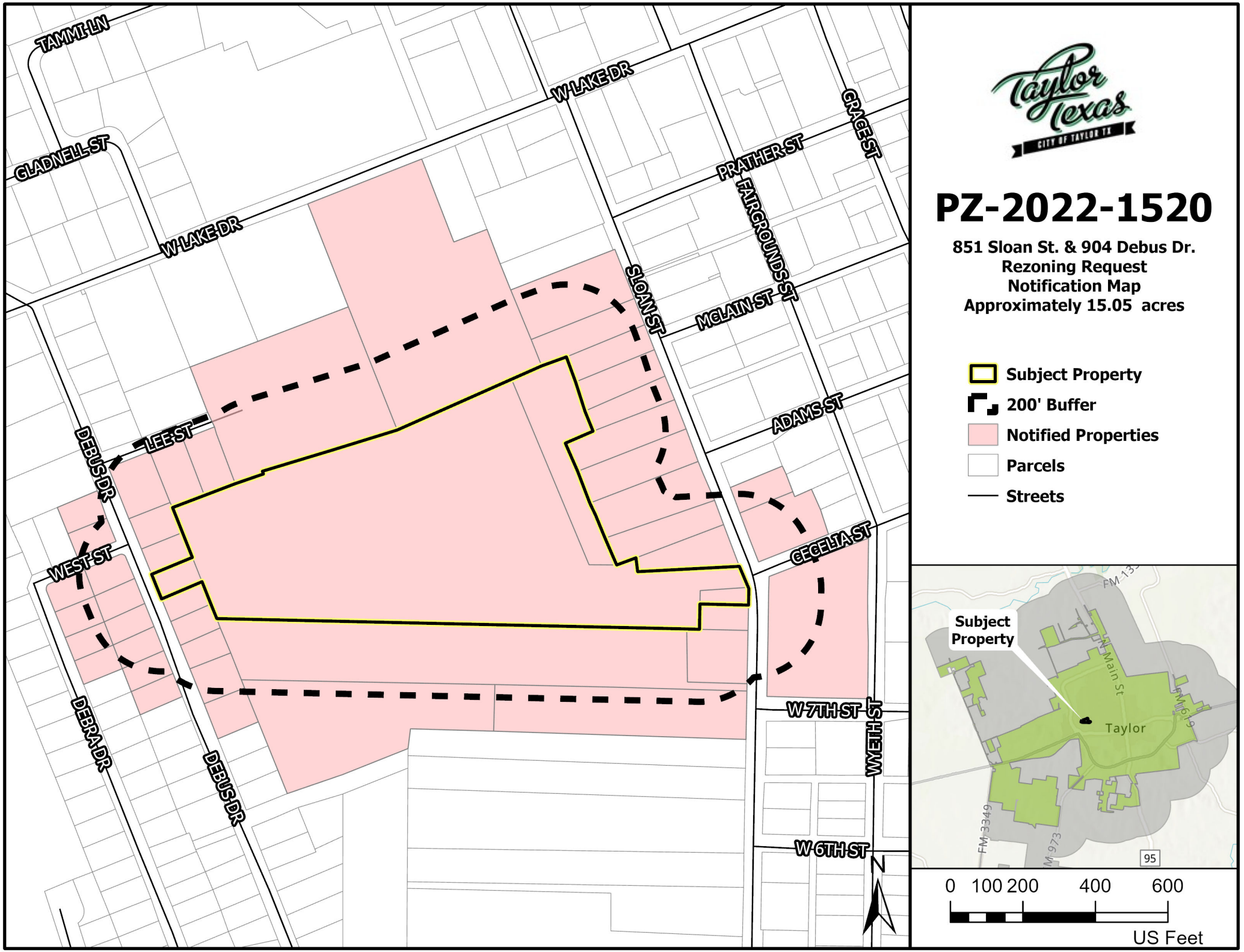
TAMMI LN
GLADNELL ST
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SLOAN ST
MCLAIN ST
ADAMS ST
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DEBUS DR
WEST ST
CECELIA ST
DEBRA DR
DEBUS DR
W 7TH ST
WYETH ST
W 6TH ST
N
PZ-2022-1520
851 Sloan St. & 904 Debus Dr.
Rezoning Request
Notification Map
Approximately 15.05 acres
Subject Property
200' Buffer
Notified Properties
Parcels
Streets
Subject Property
Taylor
N Main St
FM 3349
95
0 100 200 400 600
US Feet

ORDINANCE NO. 2023-35

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 15.05 ACRES OF LAND GENERALLY LOCATED AT 851 SLOAN STREET AND 904 DEBUS DRIVE, FROM LOCAL R-1 (SINGLE FAMILY RESIDENTIAL) TO PLANNED DEVELOPMENT RESIDENTIAL OVERLAY WITH MULTI-FAMILY (MF-1/RPD) BASE ZONING, PART OF AND OUT OF THE W.R. WILLIAMS SURVEY, ABSTRACT NO. 665, AND THE SUNSET ADDITION, BLOCK TWO (2), LOT FIVE (5), TAYLOR, WILLIAMSON COUNTY, TEXAS

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on July 27, 2023, to consider the request made by Upendra Bandi, Plutus Austin, LLC, for property which is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the zoning for the Property from R-1 (Single Family Residential) to a Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on July 11, 2023, to consider the zoning request, and recommended the change to the City Council; and

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

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

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

SECTION 2. The Property described in Exhibit "A" is changed from R-1 (Single Family Residential) to a Planned Development Residential Overlay with Multi-Family (MF-1/RPD) base zoning;

SECTION 3. The Planned Development overlay hereby referred to as "Legacy Crossing" including the permitted land uses and development standards that shall be applied to and be required for the Property are described in Exhibit "B" attached hereto and incorporated herein for all purposes. Notwithstanding Section 2.17.5 of the Zoning Ordinance, the minimum lot sizes and densities shall be as established in the Planned Development Master Pland and Standards in Exhibit "B".

SECTION 4. The Official Zoning Map of the City of Taylor, Texas is changed to show the Property zoning district changed from R-1 (Single Family Residential) to a Planned Development Residential Overlay with Multi-Family (MF-1/RPD) base zoning; on approximately 15.05 acres as shown in Exhibit "C" attached hereto and incorporated herein for all purposes.

DRAFT

SECTION 5. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

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

SECTION 7. In accordance with Article VIII of the City Charter, Ordinance 2023-35 was introduced before the Taylor City Council on the 27th day of July 2023.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2023.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Ted Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2023-35, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2023, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2023.

_____
Dianna McLean
City Clerk

EXHIBIT A

(Legal Description/Survey)

ORDINANCE NO. 2023-35

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 15.05 ACRES OF LAND GENERALLY LOCATED AT 851 SLOAN STREET AND 904 DEBUS DRIVE, FROM LOCAL R-1 (SINGLE FAMILY RESIDENTIAL) TO PLANNED DEVELOPMENT RESIDENTIAL OVERLAY WITH MULTI-FAMILY (MF-1/RPD) BASE ZONING, PART OF AND OUT OF THE W.R. WILLIAMS SURVEY, ABSTRACT NO. 665, AND THE SUNSET ADDITION, BLOCK TWO (2), LOT FIVE (5), TAYLOR, WILLIAMSON COUNTY, TEXAS

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on July 27, 2023, to consider the request made by Upendra Bandi, Plutus Austin, LLC, for property which is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the zoning for the Property from R-1 (Single Family Residential) to a Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on July 11, 2023, to consider the zoning request, and recommended the change to the City Council; and

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

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

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

SECTION 2. The Property described in Exhibit "A" is changed from R-1 (Single Family Residential) to a Planned Development Residential Overlay with Multi-Family (MF-1/RPD) base zoning;

SECTION 3. The Planned Development overlay hereby referred to as "Legacy Crossing" including the permitted land uses and development standards that shall be applied to and be required for the Property are described in Exhibit "B" attached hereto and incorporated herein for all purposes. Notwithstanding Section 2.17.5 of the Zoning Ordinance, the minimum lot sizes and densities shall be as established in the Planned Development Master Pland and Standards in Exhibit "B".

SECTION 4. The Official Zoning Map of the City of Taylor, Texas is changed to show the Property zoning district changed from R-1 (Single Family Residential) to a Planned Development Residential Overlay with Multi-Family (MF-1/RPD) base zoning; on approximately 15.05 acres as shown in Exhibit "C" attached hereto and incorporated herein for all purposes.

DRAFT

SECTION 5. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

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

SECTION 7. In accordance with Article VIII of the City Charter, Ordinance 2023-35 was introduced before the Taylor City Council on the 27th day of July 2023.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2023.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Ted Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2023-35, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2023, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2023.

_____
Dianna McLean
City Clerk

EXHIBIT A

(Legal Description/Survey)

ELECTRONICALLY RECORDED 2021046778
Williamson County, Texas Total Pages: 12

GF#21060806

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

WARRANTY DEED

Date: **March** 30th**, 2021**

Grantor: **Janet Laverne Klotz and Harvey Klotz,** married to each other

11100 Terrace Bluff
Austin TX 78754
Travis County

and,

Lois Katherine Johnson and Lester Johnson, married to each other

11403 June Dr.
Austin TX 78753
Travis County

and,

James Ray Werchan and Ruby Werchan, married to each other

4019 Texak Tr.
Austin TX 78739
Travis. County

and,

Alan Werchan, a single person

4002 Gainer Court
Austin TX 78634
Williamson County

Grantee: **Plutus Austin, LLC**

Grantee's Mailing Address (including county):

7404 Carissa Cv.
Austin TX 78759
Travis County

Unofficial Document

Consideration:

For the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

All that certain 14.84 acre tract of land out of the WILLIAM R. WILLIAMS Survey, Abstract No. 665, Williamson County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights of record; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines, any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any applicable governmental district, agency, authority, etc. taxes for current year, the payment of which Grantee assumes.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY.

Unofficial Document

Grantor for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 30th day of March, 2021.

Janet Laverne Klotz

Harvey Klotz

STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on the 30th day of March, 2021, by **Janet Laverne Klotz and Harvey Klotz.**

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

CHASATY HUCKABAY
Notary Public, State of Texas
Notary ID# 1196748-2
My Commission Expires
MAY 11, 2024

Unofficial Document

EXECUTED this 30th day of March, 2021.

Lois Katherine Johnson

Lester Johnson

STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on the 30th day of March, 2021, by **Lois Katherine Johnson and Lester Johnson**.

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

CHASATY HUCKABAY
Notary Public, State of Texas
Notary ID# 1196748-2
My Commission Expires
MAY 11, 2024

Unofficial Document

EXECUTED this 30th day of March, 2021.

James Ray Werchan

Ruby Werchan

STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on the 30th day of March, 2021, by **James Ray Werchan and Ruby Werchan**.

CHASATY HUCKABAY
Notary Public, State of Texas
Notary ID# 1196748-2
My Commission Expires
MAY 11, 2024

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

EXECUTED this 30th day of March, 2021.

Alan Werchan

STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on the 30th day of March, 2021, by **Alan Werchan**.

CHASATY HUCKABAY
Notary Public, State of Texas
Notary ID# 1196748-2
My Commission Expires
MAY 11, 2024

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

Unofficial Document

EXECUTED this 31st day of March, 2021.

AGREED AND ACCEPTED TO BY GRANTEE:

Plutus Austin, LLC

By: _____
Name: Upendra Bandi
Title: President

STATE OF TX
COUNTY OF Williamson

This instrument was acknowledged before me on the 31st day of March, 2021, by Upendra Bandi, President of **Plutus Austin, LLC**, a Limited Liability Co., on behalf of said LLC

CHASATY HUCKABAY
Notary Public, State of Texas
Notary ID# 1196748-2
My Commission Expires
MAY 11, 2024

_____
Notary Public, State of TX
Notary's Name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:

LONGHORN TITLE COMPANY
309 North Main Street
Taylor, TX 76574

Unofficial Document

14.84 Acres
William R. Williams Sur. No. 7, A-665 Exhibit "A" page 1 of 5
Williamson County, Texas

FIELD NOTES DESCRIPTION

DESCRIPTION OF 14.84 ACRES OF LAND IN THE WILLIAM R. WILLIAMS SURVEY NO. 7, A-665, WILLIAMSON COUNTY, TEXAS, CONSISTING OF THE FOLLOWING SIX (6) TRACTS:

- APPROXIMATELY 12.45 ACRES OF LAND BEING THE REMAINDER OF THAT CERTAIN CALLED 13.15 ACRE TRACT DESCRIBED IN THE DEED TO HENRY WERCHAN, DATED APRIL 7, 1945, OF RECORD IN VOLUME 327, PAGE 313, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, **LESS** THE 0.70 ACRE TRACT DESCRIBED IN THE DEED TO VICTOR C. FRASE, ET AL, TRUSTEES OF TRINITY LUTHERAN CHURCH OF TAYLOR OF RECORD IN VOLUME 360, PAGE 294, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;
- 0.133 ACRES OF LAND BEING ALL OF THAT CERTAIN CALLED 0.348 ACRE TRACT DESCRIBED IN THE DEED TO JANET KLOTZ AND JAMES WERCHAN AND LOIS JOHNSON, DATED NOVEMBER 2, 2018, OF RECORD IN DOCUMENT NO. 2018098105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND IN THE GENERAL WARRANTY DEED CORRECTION AFFIDAVIT DATED MARCH 4, 2019, OF RECORD IN DOCUMENT NO. 2019017480, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, **LESS** THE CALLED 0.215 ACRE TRACT DESCRIBED IN THE DEED TO CINDY CANTWELL DATED JULY 3, 2019, OF RECORD IN DOCUMENT NO. 2019060228, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;
- ALL OF THAT CERTAIN CALLED 1.35 ACRE TRACT DESCRIBED IN THE DEED TO LOIS JOHNSON, AND HUSBAND LESTER JOHNSON, JANET KLOTZ AND HUSBAND, HARVEY KLOTZ, DATED OCTOBER 18, 1994, OF RECORD IN VOLUME 2629, PAGE 418, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS;
- ALL OF THAT CERTAIN CALLED 0.38 ACRE TRACT DESCRIBED IN THE DEED TO HILDA WERCHAN, ET AL, DATED AUGUST 24, 1980, OF RECORD IN VOLUME 815, PAGE 110, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE WEST PART OF THE SAID 0.70 ACRE TRINITY LUTHERAN CHURCH TRACT;
- ALL OF THAT CERTAIN CALLED HALF ACRE TRACT DESCRIBED IN THE QUITCLAIM DEED TO HILDA S. WERCHAN, ET AL, DATED AUGUST 12, 1980, OF RECORD IN VOLUME 815, PAGE 107, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; **NOTE:** THE SAID HALF ACRE TRACT IS PART OF THE SAID 13.15 ACRE TRACT AND WAS DESCRIBED IN THE QUITCLAIM DEED APPARENTLY TO QUIET A POTENTIAL CLAIM OF OWNERSHIP BY THE GRANTOR TRINITY LUTHERAN CHURCH OF TAYLOR; THE HALF ACRE WAS NOT SEVERED NOR GRANTED FROM THE SAID 13.15 ACRE TRACT;
- ALL OF THAT CERTAIN 0.015 ACRE (655 SQUARE FEET) TRACT BEING THE REMAINDER OF A CALLED 495/1000 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HENRY F. WERCHAN, DATED MAY 10, 1939, OF RECORD IN VOLUME 296, PAGE 583, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

1) **BEGINNING** at a ½-iron rod found in an east-west chain link fence line 4.4 feet east of a 3-way (east-west-south) chain link fence corner post for the northeast corner of said called 1.35 acre tract, same being the northwest corner of a called 0.391 acre tract described in the deed to Kimberly McKee of record in Document No. 2020015993, Official Public Records of Williamson County, Texas, and being in the south line of a called 0.55 acre tract described in the deed to Eva M. Buzan Trustee of record in Document No. 2016075133, Official Public Records of Williamson County, Texas, for the northeast corner and **POINT OF BEGINNING** of the tract described herein; N: 10,184,865.78, E: 3,210,010.21

14.84 Acres
William R. Williams Sur. No. 7, A-665
Williamson County, Texas

Exhibit "A" page 2 of 5

2) **THENCE** S 21° 04' 47" E, with the east line of said called 1.35 acre tract, same being the west line of said called 0.391 acre tract, at a distance of 71.82 feet pass a ½-inch iron rod found for the southwest corner of said called 0.191 acre tract, same being the northwest corner of a tract being part of Lots 8-12, Block 2, Doak's Second Addition to the City of Taylor, described by metes and bounds in the deed to Robert L. Grimm and wife, Marilyn Grimm, of record in Volume 529, page 795, Deed Records of Williamson County, Texas, said plat of said Addition of record in Volume 61, Page 245, Deed Records of Williamson County, at a distance of 162.59 feet pass a ½-inch iron rod found for the southwest corner of said Grimm tract, same being the northwest corner of a called 0.325 acre tract described in the deed to Dwight J. Nemcek and wife, Carmen Nemcek, of record in Document No. 2020160099, Official Public Records of Williamson County, Texas, continuing for a total distance of 222.95 feet to an unmarked position in a confined area full of rocks and debris 0.5 feet east of a fence corner post for the northern southeast corner of said called 1.35 acre tract, same being the southwest corner of said called 0.325 acre tract, being in the north line of a called 0.617 acre tract described in the deed to Greg Rogers and Maria Rogers, husband and wife, of record in Document No. 2000048852, Official Public Records of Williamson County, Texas, and being the northern southeast corner of the tract described herein from which a ½-inch iron rod with plastic cap stamped "TRIAD" found bears S 77° 42' 45" W a distance of 1.39 feet;

3) **THENCE** S 68° 10' 47" W, with the northern south line of said called 1.35 acre tract, same being the north line of said called 0.617 acre tract, a distance of 82.99 feet to a ½-inch iron rod found for a reentrant corner of said called 1.35 acre tract, same being the northwest corner of said called 0.617 acre tract, and being a reentrant corner of the tract described herein, from which a ½-inch iron rod with plastic cap stamped "TRIAD" found bears N 07° 27' 51" E a distance of 0.33 feet;

4) **THENCE** S 21° 11' 58" E, with the east line of said called 1.35 acre tract, at a distance of 83.81 feet pass a 1-inch iron bar found apparently marking the southwest corner of said called 0.617 acre tract and of the northwest corner of a called 0.699 acre tract described in the deed to Diana Lynn Goetting, of record in Document No. 2017007508, Official Public Records of Williamson County, Texas being 0.81 feet right of line, at a distance of 177.69 feet pass a 5/8-inch iron rod found 0.75 feet right of line apparently marking the southwest corner of said called 0.699 acre tract, same being the apparent northwest corner of that certain Tract Two described in the deed to Rodney Eulenfeld of record in Volume 1670, Page 199, Official Records of Williamson County, Texas, at a distance of 299.23 feet pass a 1-inch iron pipe found 1.92 feet left of line for the apparent southwest corner of that certain Tract One described in said deed to Rodney Eulenfeld same being the apparent northwest corner of that certain called 0.50 acre tract described in the deed to Ronald L. and wife, Lillie A. Lawler, of record in Volume 2185, Page 302, Deed Records of Williamson County, Texas, continuing for a total distance of 367.06 feet to a ½-inch iron rod found for the southeast corner of said called 1.35 acre tract, same being a point on the southern and eastern north line of said called 13.15 acre tract, the west corner of said 0.015 acre ~ 655 square feet remainder tract, the southwest corner of said called 0.50 acre tract and being a reentrant corner of the tract described herein, from which an old 60d nail found in an old north-south fence line for the southwest corner of said called 1.35 acre tract bears N 89° 38' 54" W a distance of 74.93 feet and a ½-inch iron rod with plastic cap stamped "TRIAD" found bears S 86° 29' 00" W a distance of 3.59 feet;

Unofficial Document

14.84 Acres
William R. Williams Sur. No. 7, A-665
Williamson County, Texas

Exhibit "A" page 3 of 5

5) **THENCE** N 69° 28' 09" E, with the north line of said 655 square feet remainder tract, same being the south line of said called 0.50 acre tract, a distance of 61.39 feet to a ½-inch iron rod found for the northwest corner of a called 0.49 acre tract described in the deed to Edward E. and wife, Lillie A. Vanek of record in Volume 521, Page 358, Deed Records of Williamson County, Texas, same being the northeast corner of said 0.015 acre ~ 655 square feet remainder tract, and being a reentrant corner of the tract described herein;

6) **THENCE** S 06° 04' 16" E, with the west line of said called 0.49 acre tract, same being the east line of said 0.015 acre ~ 655 square feet remainder tract, at a distance of 22 feet pass the south line of said 0.015 acre ~ 655 square feet remainder tract, continuing for a total distance of 38.10 feet to a ½-inch iron rod found for the southwest corner of said called 0.49 acre tract, same being the north corner of said half acre tract, and being a reentrant corner of the tract described herein;

7) **THENCE** N 85° 56' 42" E, with the south line of said called 0.49 acre tract, same being the north line of said half acre tract, a distance of 281.99 feet to a ½-inch iron rod found in the west right-of-way line of Sloan Street for the southeast corner of said called 0.49 acre tract, same being the northeast corner of said half acre tract and being the most eastern northeast corner of the tract described herein;

8) **THENCE** S 21° 39' 02" E, with the west right-of-way line Sloan Street, same being the east line of said called half acre tract, at approximately 65 feet pass the most eastern southeast corner of said half acre tract, same being the northeast corner of a called 0.348 acre tract described in the deed to Janet Klotz and James Werchan of record in Document No. 2018098105, Official Public Records of Williamson County, Texas, continuing for a total distance of 69.12 feet to a ½-inch iron rod with a red plastic cap (stamp on cap has been damaged and illegible on date of this survey) found for an angle point in the east line of said called 0.348 acre tract and of the tract described herein;

9) **THENCE** S 01° 06' 42" W, continuing with the west right-of-way line of said Sloan St., same being the east line of said called 0.348 acre tract, a distance of 44.85 feet to a ½-inch iron rod with plastic cap stamped "PREMIER SURVEYING" found for the northeast corner of said 0.215 acre Cantwell tract, and being the eastern southeast corner of the tract described herein;

10) **THENCE** N 88° 38' 42" W, through said called 0.348 acre tract with the north line of said called 0.215 acre tract, a distance of 134.07 feet to a ½-inch iron rod with plastic cap stamped "PREMIER SURVEYING" found for the northwest corner of said called 0.215 acre tract, same being in the west line of said called 0.348 acre tract, and being a reentrant corner of the tract described herein;

11) **THENCE** S 01° 15' 45" W, with the west line of said called 0.215 acre tract and of said called 0.348 acre tract, a distance of 69.90 feet to a ½-inch iron rod found for the southwest corner of said called 0.215 acre tract, same being the southeast corner of a called 0.38 acre tract described in the deed to Janet Klotz and James Werchan and Lois Johnson, of record in Volume 815, Page 110, Deed Records of Williamson County, Texas, being in the north line of a called 0.559 acre tract described in the deed to HJD Rehab LLC, of record in Document No. 2020166518, Official Public Records of Williamson County, Texas, same being the south line of said called 13.15 acre tract, and being a reentrant corner of the tract described herein;

Unofficial Document

14.84 Acres
William R. Williams Sur. No. 7, A-665 Exhibit "A" page 4 of 5
Williamson County, Texas

12) **THENCE** N 88° 45' 08" W, generally along a fence with the south line of said called 0.38 acre tract, same being the south line of said called 13.15 acre tract, and being the north line of said called 0.559 acre tract, at a distance of 33.72 feet pass a ¼-inch iron rod found 0.74 feet left of line for the northwest corner of said called 0.559 acre tract, same being the northeast corner of a called 4.907 acre tract described in the deed to Joseph R. and Gayla Lee Castleberry of record in Document No. 2013049709, Official Public Records of Williamson County, Texas, said called 4.907 acre tract being Lot 1, Block A, Hummingbird Fields, a subdivision according to the plat of record in Document No. 2009085909, Official Public Records of Williamson County, Texas and Cabinet GG, Slide 83, Official Plat Records of Williamson County, Texas, at a distance of 251.14 feet pass a ½-inch iron rod found for the southwest corner of said called half acre tract, continuing for a total distance of 1,324.87 feet to a ¼-inch iron rod found for the southwest corner of said called 13.15 acre tract, being the northwest corner of said Lot 1, Block A, Hummingbird Fields subdivision, and being the southwest corner of the tract described herein from which a ½-inch iron rod found for the northeast corner of Lot 8, Block 2, Sunset Addition to the City of Taylor, a subdivision according to the plat of record in Cabinet A, Slide 262, Plat Records of Williamson County, Texas bears S 14° 54' 49" E a distance of 31.63 feet;

13) **THENCE** N 21° 51' 05" W, with the west line of said called 13.15 acre tract, at a distance of 37.98 feet pass a ½-inch iron rod found 1.53 feet left of line for the northeast corner of Lot 7, Block 2, said Sunset Addition, at a distance of 107.17 feet pass a ½-inch iron rod with plastic cap stamped "BRYN TECH SERVICES" found 0.61 feet left of line for the northeast corner of Lot 6, Block 2, said Sunset Addition, at a distance of 182.00 feet pass a chainlink fence corner post at northeast corner of Lot 5, Block 2, said Sunset Addition, at a distance of 258.11 feet pass a ½-inch iron pipe with pinched top found 0.52 feet left of line for the northeast corner of Lot 4, Block 2, said Sunset Addition, and continuing for a total distance of 318.90 feet to a ¾-inch iron pipe found for the northwest corner of said called 13.15 acre tract, same being the southwest corner of a called 17,668 square feet tract described in the deed to Craig Uelenfeld and wife Tammy Eulenfeld of record in Document No. 2005102225, Official Public Records of Williamson County, Texas, and being the northwest corner of the tract described herein;

14) **THENCE** N 67° 50' 20" E, generally with a fence and with the north line of said called 13.15 acre tract, at a distance of 103.29 feet pass a chainlink fence corner post 0.35 feet right of line at the southeast corner of said called 17,668 square feet tract, same being the southwest corner of a called 15,268 square feet tract described in the deed to CCNB, Limited Partnership, of record in Document No. 2012097816, Official Public Records of Williamson County, Texas, at a distance of 193.37 feet pass a ½-inch iron rod found for the southeast corner of said called 15,268 square feet tract of land, same being the southwest corner of a called 3.73 acre tract described in the deed to Billy Mucha and Donna J. Miller, of record in Document No. 199875473, Official Records of Williamson County, Texas, at a distance of 274.35 feet pass a ½-inch iron rod found at a fence corner post 3.16 feet right of line for a reentrant corner of said called 3.73 acre tract, at a distance of 275.00 feet pass a ¾-inch iron rod found at a fence corner post 5.04 left of line for another reentrant corner of said called 3.73 acre tract, continuing on same bearing and crossing a fence for a total distance 442.95 feet to a ½-inch iron rod with 1.5-inch aluminum cap stamped "O'HARA RPLS 4878" set for a reentrant corner of said called 13.15 acre tract and of the tract described herein;

Unofficial Document

14.84 Acres
William R. Williams Sur. No. 7, A-665 Exhibit "A" page 5 of 5
Williamson County, Texas

15) **THENCE** S 22° 09' 48" E, with a line of said called 13.15 acre tract, at a distance of 9 feet cross a fence and the approximate south line of said called 3.73 acre tract, continuing for a total distance of 10.00 feet to a ½-inch iron rod with 1.5-inch aluminum cap stamped "O'HARA RPLS 4878" set for another reentrant corner of said called 13.15 acre tract and of the tract described herein from which a ½-inch iron rod with plastic cap stamped "TRIAD RPLS 5952" bears S 21° 59' 56" E a distance of 3.99 feet;

16) **THENCE** N 71° 58' 10" E, with a northern line of said called 13.15 acre tract, a distance of 219.64 feet to a ½-inch iron rod with plastic cap stamped "TRIAD" found for a reentrant corner of the said called 13.15 acre tract and of the tract described herein;

17) **THENCE** N 22° 46' 30" W, with a north line of said called 13.15 acre tract, at a distance of 4.7 feet pass an old buggy axle found at an old cedar fence corner post 0.59 feet left of line (NOTE: the buggy axel was found and located with survey measurements on December 7, 2020; on February 24, 2021, the undersigned found the buggy axle had been removed/destroyed) for the southeast corner of said called 3.73 acre tract, same being the southwest corner of a called 5.959 acre tract described in the deed to James Brent Humphreys of record in Document No. 2007104502, Official Public Records of Williamson County, Texas, continuing for a total distance of 19.89 feet to an old 1-inch iron pipe found for a northern reentrant corner of said called 13.15 acre tract and of the tract described herein;

18) **THENCE** N 68° 10' 47" E, with the north line of said called 13.15 acre tract, same being the south line of said called 5.959 acre tract, generally along an old and in places down wire fence, at a distance of 338.0 feet pass the northeast corner of said called 13.15 acre tract, same being the northwest corner of the said called 1.35 acre tract, continuing with the north line of said called 1.35 acre tract a total distance of 495.89 feet to the **POINT OF BEGINNING** and containing 14.84 acres of land, more or less.

BEARING BASIS: Bearings recited herein are referenced to the Texas Coordinate System, Central Zone, NAD83, grid using a Leica GNSS network RTK rover and the SmartNet network.

DISTANCES and COORDINATES herein are grid. Divide the grid distance by the combined scale factor or 0.99988 to convert to ground distance.

AREAS herein are ground.

********** THIS SPACE INTENTIONALLY LEFT BLANK **********

Return to
Longhorn Title Co., Inc.
309 N. Main
Taylor, TX 76574

Unofficial Document

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2021046778

Pages: 12 Fee: $61.75
04/01/2021 09:04 AM

Nancy E. Rister,County Clerk
Williamson County,Texas

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ELECTRONICALLY RECORDED 2021047426
Williamson County, Texas Total Pages: 3

GF#21060983

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

WARRANTY DEED

Date: **March** 31st, **2021**

Grantor: **KMCA, Ltd., a Texas Limited Partnership**

Grantor's Mailing Address (including county):

1912 N. Main St.
Taylor TX 76574
Williamson County

Grantee: **Plutus Austin, LLC**

Grantee's Mailing Address (including county):

7404 Carissa Cv.
Austin TX 78759
Travis County

Consideration:

For the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot Five (5), Block Two (2), SUNSET ADDITION TO THE CITY OF TAYLOR, in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet A, Slide 262-265, Plat Records, Williamson County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights of record; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines, any

Unofficial Document

encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any applicable governmental district, agency, authority, etc. taxes for current year, the payment of which Grantee assumes.

Grantor for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 31st day of March, 2021.

KMCA, Ltd., a Texas Limited Partnership

By: _____
KEITH HAGLER, Secretary of HAGLER INVESTMENTS, INC., a Texas Corporation, as General Partner of KMCA, LTD., a Texas Limited Partnership

STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the 31st day of March, 2021, by KEITH HAGLER, Secretary of HAGLER INVESTMENTS, INC., a Texas Corporation, as General Partner of KMCA, LTD., a Texas Limited Partnership, in the capacity herein stated.

CHASATY HUCKABAY
Notary Public, State of Texas
Notary ID# 1196748-2
My Commission Expires
MAY 11, 2024

_____
Notary Public, State of TX
Notary's Name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:

LONGHORN TITLE COMPANY
309 North Main Street
Taylor, TX 76574

Return to
Longhorn Title Co., Inc.
309 N. Main
Taylor, TX 76574

Unofficial Document

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2021047426

Pages: 3 Fee: $25.00
04/01/2021 12:00 PM

Nancy E. Rister,County Clerk
Williamson County,Texas

Unofficial Document

FLOOD ZONE NOTE

THE SUBJECT TRACT IS SHOWN TO BE PARTIALLY IN FLOOD ZONE AE, DEFINED AS AREAS IN THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED, PARTIALLY IN ZONE X (SHADED) DEFINED AS AREAS OF MODERATE FLOOD HAZARD, AND PARTIALLY IN ZONE X (UNSHADED) DEFINED AS AREAS OF MINIMAL FLOOD HAZARD, AS IDENTIFIED ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48491 C0533F, DATED DECEMBER 20, 2019..

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

TITLE COMMITMENT INFORMATION

G.F. NO. 21060806

TRACT 1: ALL THAT CERTAIN 13.15 ACRE TRACT OF LAND OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665, IN WILLIAMSON COUNTY, TEXAS; CONVEYED TO HENRY WERCHAN BY DEED DATED APRIL 7, 1945, RECORDED IN VOLUME 327, PAGE 313, DEED RECORDS, WILLIAMSON COUNTY, TEXAS; SAVE AND EXCEPT 0.7 ACRE TRACT PREVIOUSLY CONVEYED BY DEED DATED MARCH 7, 1950, FROM HENRY F. WERCHAN AND WIFE, HILDA WERCHAN TO TRINITY LUTHERAN CHURCH, IN VOLUME 360, PAGE 294, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN NEW FIELD NOTES AS REQUIRED IN SCHEDULE "C" HEREOF.

TRACT 2: ALL THAT CERTAIN 0.348 ACRE TRACT OF LAND OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665, IN WILLIAMSON COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED DATED NOVEMBER 2, 2018, FROM LILLIE VANEK TO JANET KLOTZ, JAMES WERCHAN AND LOIS JOHNSON, RERECORDED UNDER DOCUMENT NO. 2018098105 AND CORRECTED AND RE-RECORDED UNDER DOCUMENT NO. 2019017480, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN NEW FIELD NOTES AS REQUIRED IN SCHEDULE "C" HEREOF.

NOTE: THE SAID 0.348 ACRE TRACT IS THE EAST PART OF THE CALLED 0.70 ACRE TRACT DESCRIBED IN THE DEED FROM HENRY F. WERCHAN AND WIFE HILDA WERCHAN TO VICTOR C. FRASE, ET AL., TRUSTEES OF THE TRINITY LUTHERAN CHURCH OF TAYLOR, OF RECORD IN VOLUME 360, PAGE 294, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SOUTH 0.215 ACRES OF THE SAID 0.348 ACRE TRACT DESCRIBED IN THE DEED TO CINDY CANTWELL OF RECORD IN DOCUMENT NO. 2019068228, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE REMAINDER OF 0.133 ACRES OUT OF THE SAID 0.348 ACRE TRACT IS INCLUDED WITHIN THE BOUNDARIES OF THE SUBJECT TRACT AS SHOWN HEREON.

TRACT 3: ALL THAT CERTAIN 1.35 ACRE TRACT OF LAND OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665, IN WILLIAMSON COUNTY, TEXAS, BEING THE PROPERTY CONVEYED BY DEED DATED OCTOBER 16, 1994, FROM J. PATRICK QUINN TO LOIS JOHNSON AND HUSBAND, LESTER JOHNSON AND JANET KLOTZ AND HUSBAND, HARVEY KLOTZ, RECORDED IN VOLUME 2629, PAGE 418, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN NEW FIELD NOTES AS REQUIRED IN SCHEDULE "C" HEREOF.

TITLE COMMITMENT SCHEDULE "B" NOTES:

ONLY THOSE RESTRICTIVE COVENANTS IN SCHEDULE B ITEM 1 OF TITLE COMMITMENT G.F. NO. 21060806 ARE LISTED BELOW; NO OTHER RESEARCH OF RESTRICTIVE COVENANTS WAS PERFORMED BY THE UNDERSIGNED FOR THIS SURVEY:

NONE LISTED

ONLY THOSE EASEMENTS LISTED IN SCHEDULE B ITEM 10 OF TITLE COMMITMENT G.F. NO. 21060806 ARE LISTED BELOW; NO OTHER RESEARCH OF EASEMENTS WAS PERFORMED BY THE UNDERSIGNED FOR THIS SURVEY:

10A. TERMS, PROVISIONS AND STIPULATIONS OF BOUNDARY AGREEMENT DATED SEPTEMBER 16, 1921, EXECUTED BY AND BETWEEN F. SMITH AND CARL GRAN, RECORDED IN VOLUME 201, PAGE 409, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. LOCATION OF AGREED BOUNDARY LINE IS SHOWN HEREON.

10B. EASEMENT DATED MAY 21, 1971, EXECUTED BY TRINITY LUTHERAN CHURCH TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 536, PAGE 525, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT (TRACTS 1 AND 2) AS SHOWN HEREON. THE EASEMENT BEGINS 8-FT WEST OF THE SOUTHEAST CORNER OF THE 0.215 ACRE CINDY CANTWELL TRACT SHOWN HEREON; IT IS 1-FT NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SAID CANTEWLL TRACT AND OF THE 0.38 ACRE TRACT 2 (BOTH FORMERLY PART OF THE CALLED 0.70 ACRE TRACT DESCRIBED IN THE DEED TO VICTOR C. FRASE, ET AL. TRUSTEES OF TRINITY LUTHERAN CHURCH OF TAYLOR OF RECORD IN VOLUME 360, PAGE 294, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS), NO WIDTH OF EASEMENT STATED IN THE DOCUMENT;

SURVEYOR'S NOTES:

1. THE FOLLOWING THREE TRACTS NOT LISTED IN THE TITLE COMMITMENT ARE ALSO SUBJECT TRACTS IN THIS SURVEY HEREON:
   A. ALL OF THAT CERTAIN CALLED 0.38 ACRE TRACT DESCRIBED IN THE DEED TO HILDA WERCHAN, CHARLES HENRY WERCHAN, JANET LAVERNE KLOTZ, LOIS KATHERINE JOHNSON AND JAMES RAY WERCHAN, DATED AUGUST 12, 1980, OF RECORD IN VOLUME 815, PAGE 110, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.38 ACRE TRACT BEING THE WEST PART OF THE CALLED 0.70 ACRE TRACT DESCRIBED IN THE DEED FROM HENRY F. WERCHAN TO VICTOR C. FRASE, ET AL., TRUSTEE OF RECORD IN VOLUME 360, PAGE 294, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
   B. ALL OF THAT CERTAIN CALLED HALF ACRE TRACT DESCRIBED IN THE QUITCLAIM DEED TO HILDA S. WERCHAN, ET AL., DATED AUGUST 12, 1980, OF RECORD IN VOLUME 815, PAGE 107, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; NOTE: THE SAID HALF ACRE TRACT IS PART OF THE SAID 13.15 ACRE TRACT AND WAS DESCRIBED IN THE QUITCLAIM DEED APPARENTLY TO QUIET A POTENTIAL CLAIM OF OWNERSHIP BY THE GRANTOR TRINITY LUTHERAN CHURCH OF TAYLOR; THE HALF ACRE WAS NOT SEVERED NOR GRANTED FROM THE SAID 13.15 ACRE TRACT.
   C. ALL OF THAT CERTAIN 0.015 ACRE (655 SQUARE FEET) TRACT BEING THE REMAINDER OF A CALLED 495/1000 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HENRY F. WERCHAN, DATED MAY 10, 1939, OF RECORD IN VOLUME 296, PAGE 583, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
2. BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE GRID AS REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983, UTILIZING A LEICA GNSS NETWORK ROVER AND THE SMARTNET NETWORK. THE TOTAL ACREAGE SHOWN HEREON IS GROUND.
3. COORDINATES AT THE POINT OF BEGINNING ARE N: 10,184,865.78, E: 3,210,010.21.

SURVEYOR'S CERTIFICATION

TO ALL PARTIES INVOLVED IN THE ABOVE REFERENCED TITLE COMMITMENT, THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION III (SUBURBAN) SURVEY AND REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND BY ME DURING THE MONTHS DECEMBER 2020 - MARCH 2021.

William D. O'Hara 3/24/2021

WILLIAM D. O'HARA DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4878 - STATE OF TEXAS

STATE OF TEXAS · WILLIAM D. O'HARA · 4878 · REGISTERED · PROFESSIONAL · LAND SURVEYOR

BILL O'HARA
LAND SURVEYOR
376 Colorado Drive
Cedar Creek, Bastrop County, TX 78612
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http://oharalandsurveyor.net/
TBPLS Firm No. 10194232

LAND TITLE SURVEY
14.84 ACRES IN THE WILLIAM R. WILLIAMS SURVEY NO. 7, A-665, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

SURVEY PLAT

FILE: JANET KLOTZ TRACT			
DATE: 03-19-21		DRAWN BY: O'HARA/TAYLOR	
SCALE: 1"=100'		FIELD CREW: O'HARA/TAYLOR	
JOB#: 20031-01			
2	FEMA FLOOD ZONES	MT	3/24/21
1	TRACT 2; NOTES	MT	3/23/21
NO.	REVISION	BY	DATE

FIELD NOTES DESCRIPTION

DESCRIPTION OF 14.84 ACRES OF LAND IN THE WILLIAM R. WILLIAMS SURVEY NO. 7, A-665, WILLIAMSON COUNTY, TEXAS, CONSISTING OF THE FOLLOWING SIX (6) TRACTS;

- APPROXIMATELY 12.45 ACRES OF LAND BEING THE REMAINDER OF THAT CERTAIN CALLED 13.15 ACRE TRACT DESCRIBED IN THE DEED TO HENRY WERCHAN, DATED APRIL 7, 1945, OF RECORD IN VOLUME 327, PAGE 313, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, **LESS** THE 0.70 ACRE TRACT DESCRIBED IN THE DEED TO VICTOR C. FRASE, ET AL, TRUSTEES OF TRINITY LUTHERAN CHURCH OF TAYLOR OF RECORD IN VOLUME 360, PAGE 294, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;
- 0.133 ACRES OF LAND BEING ALL OF THAT CERTAIN CALLED 0.348 ACRE TRACT DESCRIBED IN THE DEED TO JANET KLOTZ AND JAMES WERCHAN AND LOIS JOHNSON, DATED NOVEMBER 2, 2018, OF RECORD IN DOCUMENT NO. 2018098105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND IN THE GENERAL WARRANTY DEED CORRECTION AFFIDAVIT DATED MARCH 4, 2019, OF RECORD IN DOCUMENT NO. 2019017480, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, **LESS** THE CALLED 0.215 ACRE TRACT DESCRIBED IN THE DEED TO CINDY CANTWELL DATED JULY 3, 2019, OF RECORD IN DOCUMENT NO. 2019060228, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;
- ALL OF THAT CERTAIN CALLED 1.35 ACRE TRACT DESCRIBED IN THE DEED TO LOIS JOHNSON, AND HUSBAND LESTER JOHNSON, JANET KLOTZ AND HUSBAND, HARVEY KLOTZ, DATED OCTOBER 18, 1994, OF RECORD IN VOLUME 2629, PAGE 418, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS;
- ALL OF THAT CERTAIN CALLED 0.38 ACRE TRACT DESCRIBED IN THE DEED TO HILDA WERCHAN, ET AL, DATED AUGUST 24, 1980, OF RECORD IN VOLUME 815, PAGE 110, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE WEST PART OF THE SAID 0.70 ACRE TRINITY LUTHERAN CHURCH TRACT;
- ALL OF THAT CERTAIN CALLED HALF ACRE TRACT DESCRIBED IN THE QUITCLAIM DEED TO HILDA S. WERCHAN, ET AL, DATED AUGUST 12, 1980, OF RECORD IN VOLUME 815, PAGE 107, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; **NOTE:** THE SAID HALF ACRE TRACT IS PART OF THE SAID 13.15 ACRE TRACT AND WAS DESCRIBED IN THE QUITCLAIM DEED APPARENTLY TO QUIET A POTENTIAL CLAIM OF OWNERSHIP BY THE GRANTOR TRINITY LUTHERAN CHURCH OF TAYLOR; THE HALF ACRE WAS NOT SEVERED NOR GRANTED FROM THE SAID 13.15 ACRE TRACT;
- ALL OF THAT CERTAIN 0.015 ACRE (655 SQUARE FEET) TRACT BEING THE REMAINDER OF A CALLED 495/1000 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HENRY F. WERCHAN, DATED MAY 10, 1939, OF RECORD IN VOLUME 296, PAGE 583, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

1) **BEGINNING** at a ½-iron rod found in an east-west chain link fence line 4.4 feet east of a 3-way (east-west-south) chain link fence corner post for the northeast corner of said called 1.35 acre tract, same being the northwest corner of a called 0.391 acre tract described in the deed to Kimberly McKee of record in Document No. 2020015993, Official Public Records of Williamson County, Texas, and being in the south line of a called 0.55 acre tract described in the deed to Eva M. Buzan Trustee of record in Document No. 2016075133, Official Public Records of Williamson County, Texas, for the northeast corner and **POINT OF BEGINNING** of the tract described herein; N: 10,184,865.78, E: 3,210,010.21

2) **THENCE** S 21° 04' 47" E, with the east line of said called 1.35 acre tract, same being the west line of said called 0.391 acre tract, at a distance of 71.82 feet pass a ½-inch iron rod found for the southwest corner of said called 0.191 acre tract, same being the northwest corner of a tract being part of Lots 8-12, Block 2, Doak's Second Addition to the City of Taylor, described by metes and bounds in the deed to Robert L. Grimm and wife, Marilyn Grimm, of record in Volume 529, page 795, Deed Records of Williamson County, Texas, said plat of said Addition of record in Volume 61, Page 245, Deed Records of Williamson County, at a distance of 162.59 feet pass a ½-inch iron rod found for the southwest corner of said Grimm tract, same being the northwest corner of a called 0.325 acre tract described in the deed to Dwight J. Nemcek and wife, Carmen Nemcek, of record in Document No. 2020160099, Official Public Records of Williamson County, Texas, continuing for a total distance of 222.95 feet to an unmarked position in a confined area full of rocks and debris 0.5 feet east of a fence corner post for the northern southeast corner of said called 1.35 acre tract, same being the southwest corner of said called 0.325 acre tract, being in the north line of a called 0.617 acre tract described in the deed to Greg Rogers and Maria Rogers, husband and wife, of record in Document No. 2000048852, Official Public Records of Williamson County, Texas, and being the northern southeast corner of the tract described herein from which a ½-inch iron rod with plastic cap stamped "TRIAD" found bears S 77° 42' 45" W a distance of 1.39 feet;

3) **THENCE** S 68° 10' 47" W, with the northern south line of said called 1.35 acre tract, same being the north line of said called 0.617 acre tract, a distance of 82.99 feet to a ½-inch iron rod found for a reentrant corner of said called 1.35 acre tract, same being the northwest corner of said called 0.617 acre tract, and being a reentrant corner of the tract described herein, from which a ½-inch iron rod with plastic cap stamped "TRIAD" found bears N 07° 27' 51" E a distance of 0.33 feet;

4) **THENCE** S 21° 11' 58" E, with the east line of said called 1.35 acre tract, at a distance of 83.81 feet pass a 1-inch iron bar found apparently marking the southwest corner of said called 0.617 acre tract and of the northwest corner of a called 0.699 acre tract described in the deed to Diana Lynn Goetting, of record in Document No. 2017007508, Official Public Records of Williamson County, Texas being 0.81 feet right of line, at a distance of 177.69 feet pass a 5/8-inch iron rod found 0.75 feet right of line apparently marking the southwest corner of said called 0.699 acre tract, same being the apparent northwest corner of that certain Tract Two described in the deed to Rodney Eulenfeld of record in Volume 1670, Page 199, Official Records of Williamson County, Texas, at a distance of 299.23 feet pass a 1-inch iron pipe found 1.92 feet left of line for the apparent southwest corner of that certain Tract One described in said deed to Rodney Eulenfeld same being the apparent northwest corner of that certain called 0.50 acre tract described in the deed to Ronald L. and wife, Lillie A. Lawler, of record in Volume 2185, Page 302, Deed Records of Williamson County, Texas, continuing for a total distance of 367.06 feet to a ½-inch iron rod found for the southeast corner of said called 1.35 acre tract, same being a point on the southern and eastern north line of said called 13.15 acre tract, the west corner of said 0.015 acre ~ 655 square feet remainder tract, the southwest corner of said called 0.50 acre tract and being a reentrant corner of the tract described herein, from which an old 60d nail found in an old north-south fence line for the southwest corner of said called 1.35 acre tract bears N 89° 38' 54" W a distance of 74.93 feet and a ½-inch iron rod with plastic cap stamped "TRIAD" found bears S 86° 29' 00" W a distance of 3.59 feet;

5) **THENCE** N 69° 28' 09" E, with the north line of said 655 square feet remainder tract, same being the south line of said called 0.50 acre tract, a distance of 61.39 feet to a ½-inch iron rod found for the northwest corner of a called 0.49 acre tract described in the deed to Edward E. and wife, Lillie A. Vanek of record in Volume 521, Page 358, Deed Records of Williamson County, Texas, same being the northeast corner of said 0.015 acre ~ 655 square feet remainder tract, and being a reentrant corner of the tract described herein;

6) **THENCE** S 06° 04' 16" E, with the west line of said called 0.49 acre tract, same being the east line of said 0.015 acre ~ 655 square feet remainder tract, at a distance of 22 feet pass the south line of said 0.015 acre ~ 655 square feet remainder tract, continuing for a total distance of 38.10 feet to a ½-inch iron rod found for the southwest corner of said called 0.49 acre tract, same being the north corner of said half acre tract, and being a reentrant corner of the tract described herein;

7) **THENCE** N 85° 56' 42" E, with the south line of said called 0.49 acre tract, same being the north line of said half acre tract, a distance of 281.99 feet to a ½-inch iron rod found in the west right-of-way line of Sloan Street for the southeast corner of said called 0.49 acre tract, same being the northeast corner of said half acre tract and being the most eastern northeast corner of the tract described herein;

8) **THENCE** S 21° 39' 02" E, with the west right-of-way line Sloan Street, same being the east line of said called half acre tract, at approximately 65 feet pass the most eastern southeast corner of said half acre tract, same being the northeast corner of a called 0.348 acre tract described in the deed to Janet Klotz and James Werchan of record in Document No. 2018098105, Official Public Records of Williamson County, Texas, continuing for a total distance of 69.12 feet to a ½-inch iron rod with a red plastic cap (stamp on cap has been damaged and illegible on date of this survey) found for an angle point in the east line of said called 0.348 acre tract and of the tract described herein;

9) **THENCE** S 01° 06' 42" W, continuing with the west right-of-way line of said Sloan St., same being the east line of said called 0.348 acre tract, a distance of 44.85 feet to a ½-inch iron rod with plastic cap stamped "PREMIER SURVEYING" found for the northeast corner of said 0.215 acre Cantwell tract, and being the eastern southeast corner of the tract described herein;

10) **THENCE** N 88° 38' 42" W, through said called 0.348 acre tract with the north line of said called 0.215 acre tract, a distance of 134.07 feet to a ½-inch iron rod with plastic cap stamped "PREMIER SURVEYING" found for the northwest corner of said called 0.215 acre tract, same being in the west line of said called 0.348 acre tract, and being a reentrant corner of the tract described herein;

11) **THENCE** S 01° 15' 45" W, with the west line of said called 0.215 acre tract and of said called 0.348 acre tract, a distance of 69.90 feet to a ½-inch iron rod found for the southwest corner of said called 0.215 acre tract, same being the southeast corner of a called 0.38 acre tract described in the deed to Janet Klotz and James Werchan and Lois Johnson, of record in Volume 815, Page 110, Deed Records of Williamson County, Texas, being in the north line of a called 0.559 acre tract described in the deed to HJD Rehab LLC, of record in Document No. 2020166518, Official Public Records of Williamson County, Texas, same being the south line of said called 13.15 acre tract, and being a reentrant corner of the tract described herein;

12) **THENCE** N 88° 45' 08" W, generally along a fence with the south line of said called 0.38 acre tract, same being the south line of said called 13.15 acre tract, and being the north line of said called 0.559 acre tract, at a distance of 33.72 feet pass a ¼-inch iron rod found 0.74 feet left of line for the northwest corner of said called 0.559 acre tract, same being the northeast corner of a called 4.907 acre tract described in the deed to Joseph R. and Gayla Lee Castleberry of record in Document No. 2013049709, Official Public Records of Williamson County, Texas, said called 4.907 acre tract being Lot 1, Block A, Hummingbird Fields, a subdivision according to the plat of record in Document No. 2009085909, Official Public Records of Williamson County, Texas and Cabinet GG, Slide 83, Official Plat Records of Williamson County, Texas, at a distance of 251.14 feet pass a ½-inch iron rod found for the southwest corner of said called half acre tract, continuing for a total distance of 1,324.87 feet to a ¼-inch iron rod found for the southwest corner of said called 13.15 acre tract, being the northwest corner of said Lot 1, Block A, Hummingbird Fields subdivision, and being the southwest corner of the tract described herein from which a ½-inch iron rod found for the northeast corner of Lot 8, Block 2, Sunset Addition to the City of Taylor, a subdivision according to the plat of record in Cabinet A, Slide 262, Plat Records of Williamson County, Texas bears S 14° 54' 49" E a distance of 31.63 feet;

13) **THENCE** N 21° 51' 05" W, with the west line of said called 13.15 acre tract, at a distance of 37.98 feet pass a ½-inch iron rod found 1.53 feet left of line for the northeast corner of Lot 7, Block 2, said Sunset Addition, at a distance of 107.17 feet pass a ½-inch iron rod with plastic cap stamped "BRYN TECH SERVICES" found 0.61 feet left of line for the northeast corner of Lot 6, Block 2, said Sunset Addition, at a distance of 182.00 feet pass a chainlink fence corner post at northeast corner of Lot 5, Block 2, said Sunset Addition, at a distance of 258.11 feet pass a ½-inch iron pipe with pinched top found 0.52 feet left of line for the northeast corner of Lot 4, Block 2, said Sunset Addition, and continuing for a total distance of 318.90 feet to a ¾-inch iron pipe found for the northwest corner of said called 13.15 acre tract, same being the southwest corner of a called 17,668 square feet tract described in the deed to Craig Uelenfeld and wife Tammy Eulenfeld of record in Document No. 2005102225, Official Public Records of Williamson County, Texas, and being the northwest corner of the tract described herein;

14) **THENCE** N 67° 50' 20" E, generally with a fence and with the north line of said called 13.15 acre tract, at a distance of 103.29 feet pass a chainlink fence corner post 0.35 feet right of line at the southeast corner of said called 17,668 square feet tract, same being the southwest corner of a called 15,268 square feet tract described in the deed to CCNB, Limited Partnership, of record in Document No. 2012097816, Official Public Records of Williamson County, Texas, at a distance of 193.37 feet pass a ½-inch iron rod found for the southeast corner of said called 15,268 square feet tract of land, same being the southwest corner of a called 3.73 acre tract described in the deed to Billy Mucha and Donna J. Miller, of record in Document No. 199875473, Official Records of Williamson County, Texas, at a distance of 274.35 feet pass a ½-inch iron rod found at a fence corner post 3.16 feet right of line for a reentrant corner of said called 3.73 acre tract, at a distance of 275.00 feet pass a ¾-inch iron rod found at a fence corner post 5.04 left of line for another reentrant corner of said called 3.73 acre tract, continuing on same bearing and crossing a fence for a total distance 442.95 feet to a ½-inch iron rod with 1.5-inch aluminum cap stamped "O'HARA RPLS 4878" set for a reentrant corner of said called 13.15 acre tract and of the tract described herein,

15) **THENCE** S 22° 09' 48" E, with a line of said called 13.15 acre tract, at a distance of 9 feet cross a fence and the approximate south line of said called 3.73 acre tract, continuing for a total distance of 10.00 feet to a ½-inch iron rod with 1.5-inch aluminum cap stamped "O'HARA RPLS 4878" set for another reentrant corner of said called 13.15 acre tract and of the tract described herein from which a ½-inch iron rod with plastic cap stamped "TRIAD RPLS 5952" bears S 21° 59' 56" E a distance of 3.99 feet;

16) **THENCE** N 71° 58' 10" E, with a northern line of said called 13.15 acre tract, a distance of 219.64 feet to a ½-inch iron rod with plastic cap stamped "TRIAD" found for a reentrant corner of the said called 13.15 acre tract and of the tract described herein;

17) **THENCE** N 22° 46' 30" W, with a north line of said called 13.15 acre tract, at a distance of 4.7 feet pass an old buggy axle found at an old cedar fence corner post 0.59 feet left of line (NOTE: the buggy axel was found and located with survey measurements on December 7, 2020; on February 24, 2021, the undersigned found the buggy axle had been removed/destroyed) for the southeast corner of said called 3.73 acre tract, same being the southwest corner of a called 5.959 acre tract described in the deed to James Brent Humphreys of record in Document No. 2007104502, Official Public Records of Williamson County, Texas, continuing for a total distance of 19.89 feet to an old 1-inch iron pipe found for a northern reentrant corner of said called 13.15 acre tract and of the tract described herein;

18) **THENCE** N 68° 10' 47" E, with the north line of said called 13.15 acre tract, same being the south line of said called 5.959 acre tract, generally along an old and in places down wire fence, at a distance of 338.0 feet pass the northeast corner of said called 13.15 acre tract, same being the northwest corner of the said called 1.35 acre tract, continuing with the north line of said called 1.35 acre tract a total distance of 495.89 feet to the **POINT OF BEGINNING** and containing 14.84 acres of land, more or less.

BEARING BASIS: Bearings recited herein are referenced to the Texas Coordinate System, Central Zone, NAD83, grid using a Leica GNSS network RTK rover and the SmartNet network.

DISTANCES and COORDINATES herein are grid. Divide the grid distance by the combined scale factor or 0.99988 to convert to ground distance.

AREAS herein are ground.

********** THIS SPACE INTENTIONALLY LEFT BLANK **********

A Master Plan For

Legacy Crossing

Taylor, Texas

A: Background

Existing Conditions:

City Context Map A.1

Site Context Map..... A.2

Site Constraints Map A.3

Master Plan by Others A.4

Unit Types by Others..... A.5

B: Urban Design

Master Plan B.1

Master Plan with Annotations B.2

Master Plan with Program B.3

Precedent Images.....B.4

Proposed Units.....B.5

For

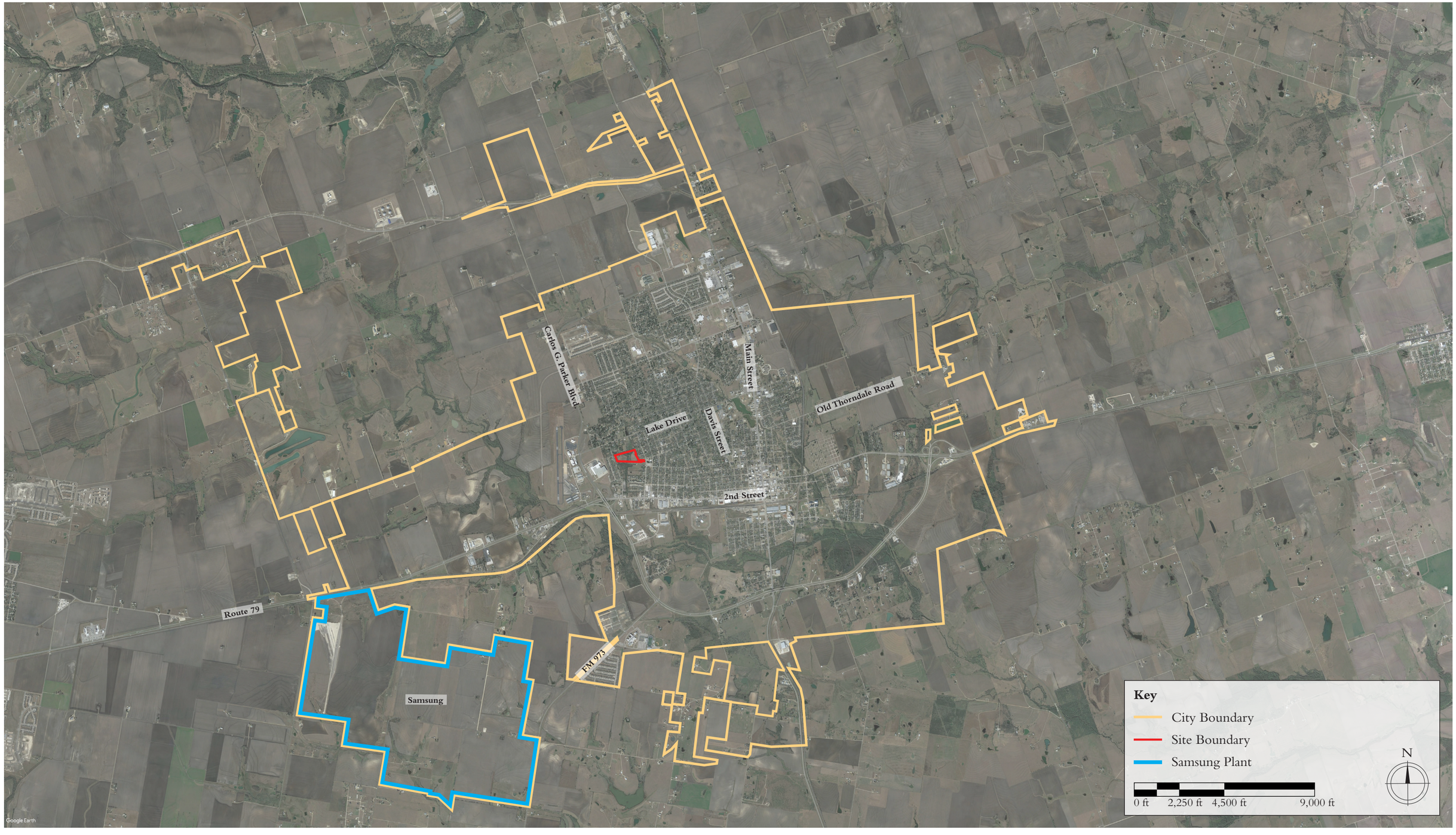
The City of Taylor, Texas

and

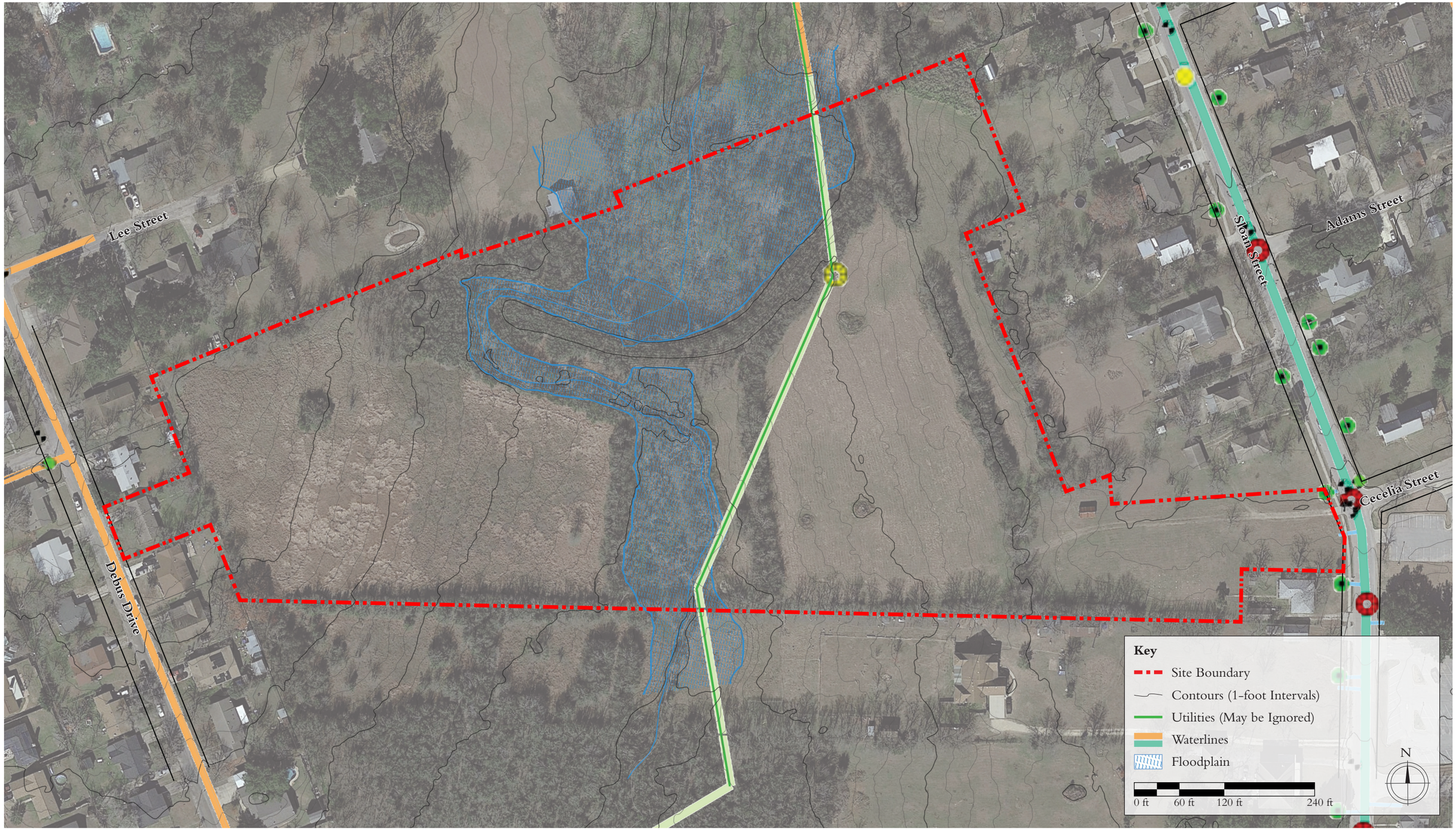
Plutus Austin, LLC

by

Michael Watkins Architect, llc


Carlos G. Parker Blvd.
Main Street
Lake Drive
Davis Street
Old Thorndale Road
2nd Street
Route 79
FM 973
Samsung
Key
City Boundary
Site Boundary
Samsung Plant
N
0 ft
2,250 ft
4,500 ft
9,000 ft
Google Earth

W Lake Drive
W Lake Drive
Prather Street
McLain Street
Fairground Street
Sloan Street
Adams Street
Cecelia Street
Debus Drive
Lee Street
West Street
Debra Drive
Debus Drive
Sloan Street
W 7th Street
Key
Site Boundary
N
0 ft
150 ft
300 ft
600 ft


Lee Street
Debus Drive
Sloan Street
Adams Street
Cecelia Street
Key
Site Boundary
Contours (1-foot Intervals)
Utilities (May be Ignored)
Waterlines
Floodplain
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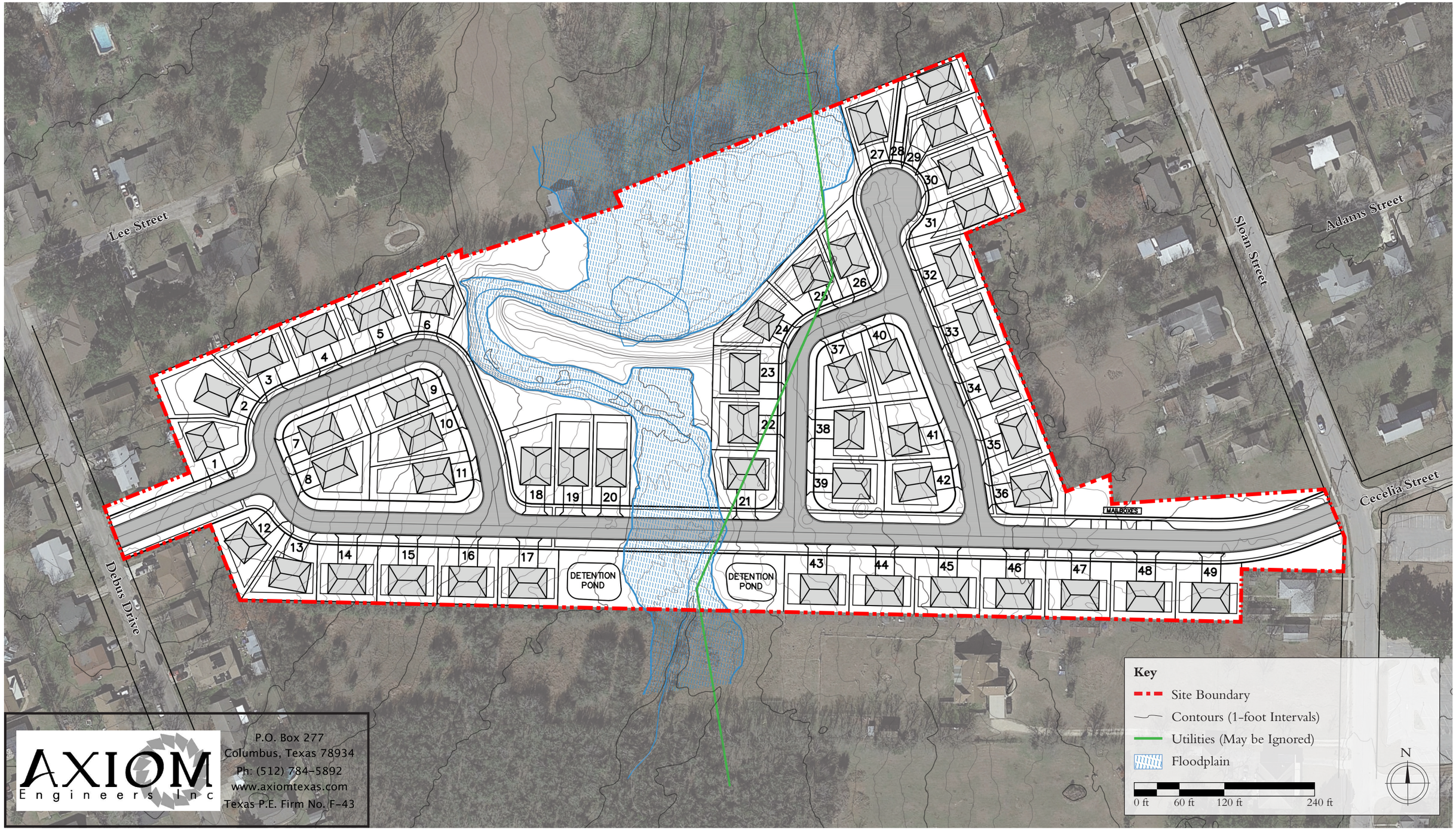
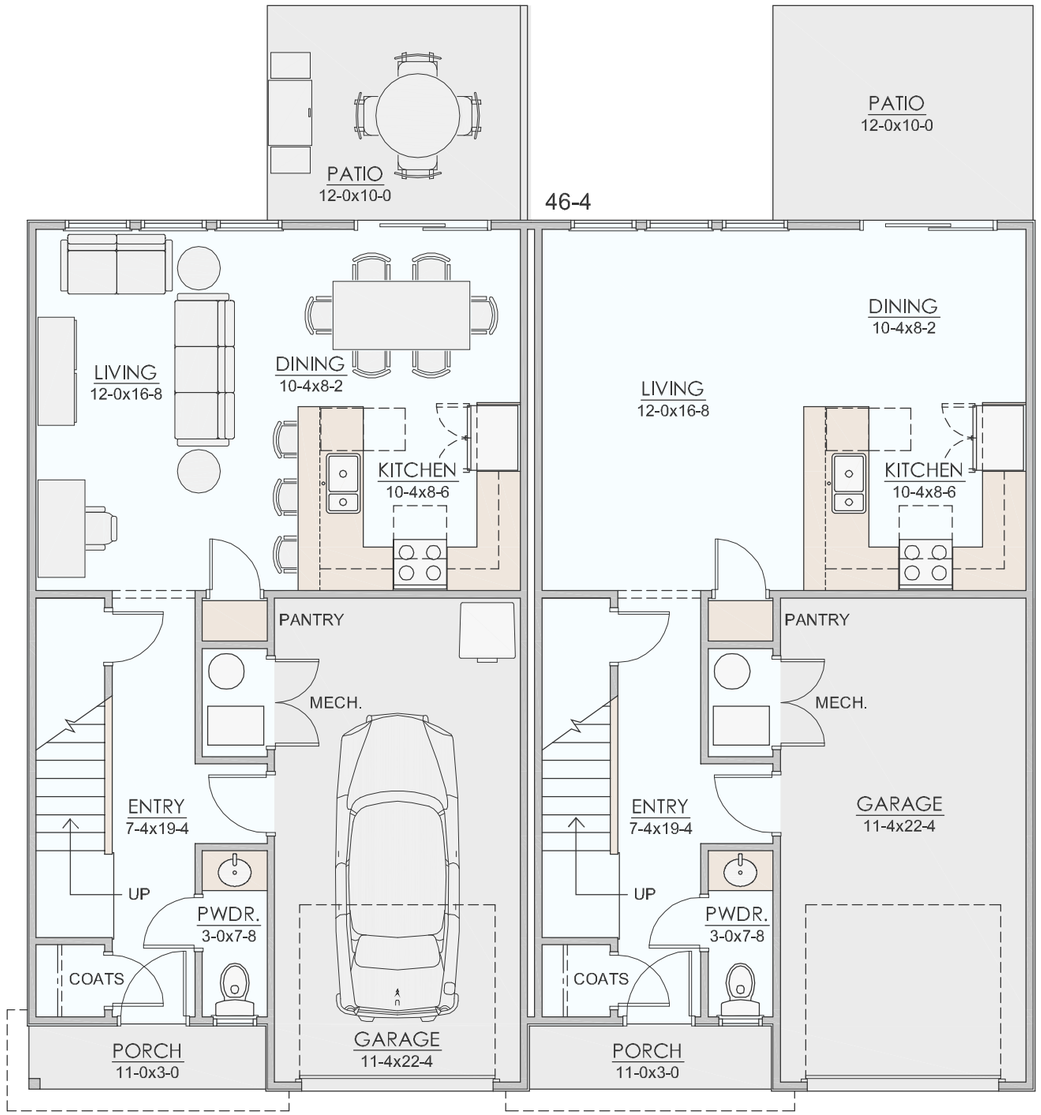
120 ft
240 ft
N



AXIOM Engineers Inc
P.O. Box 277
Columbus, Texas 78934
Ph: (512) 784-5892
www.axiomtexas.com
Texas P.E. Firm No. F-43

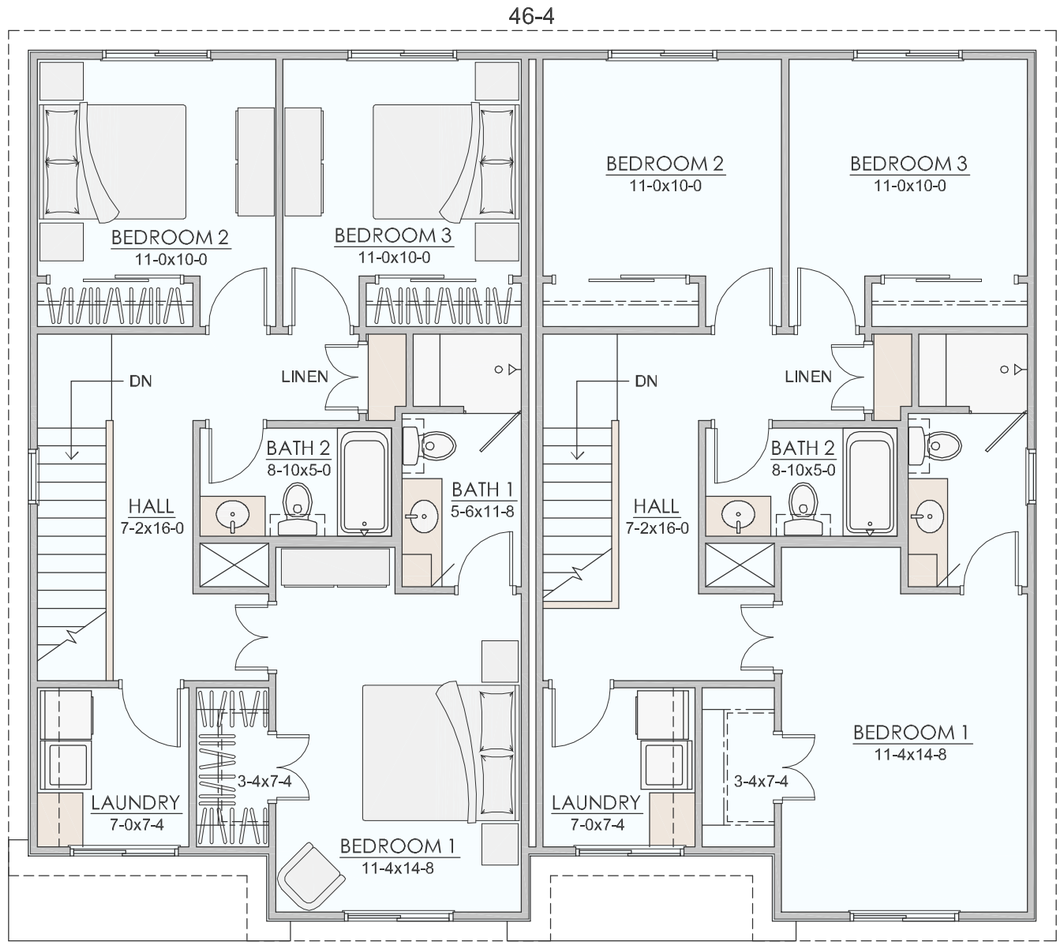
Duplex Type 1

1,509 SF Each Unit



First Floor

HEATED: 622 SF



Second Floor

HEATED: 887 SF

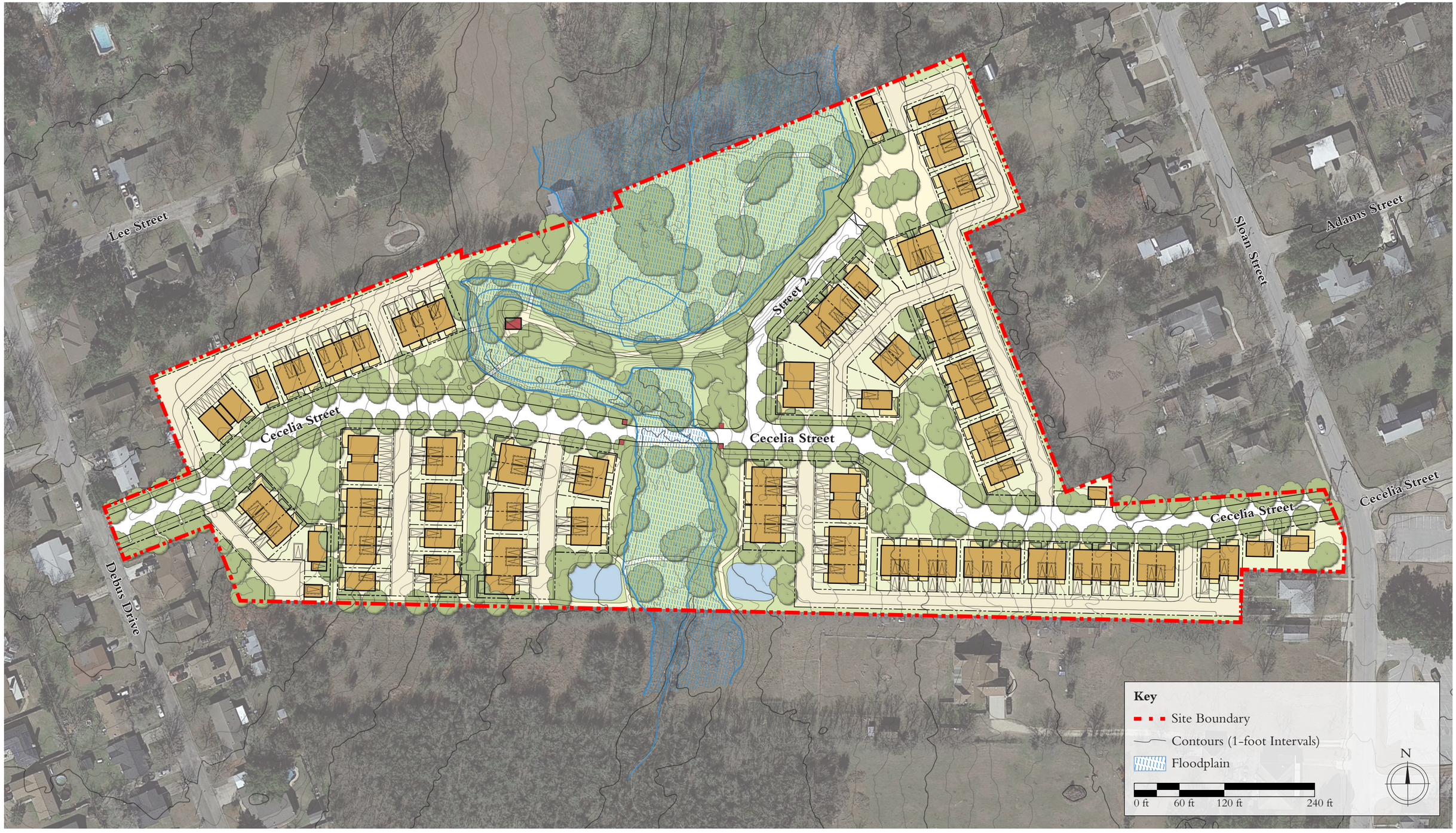
Floor Plans

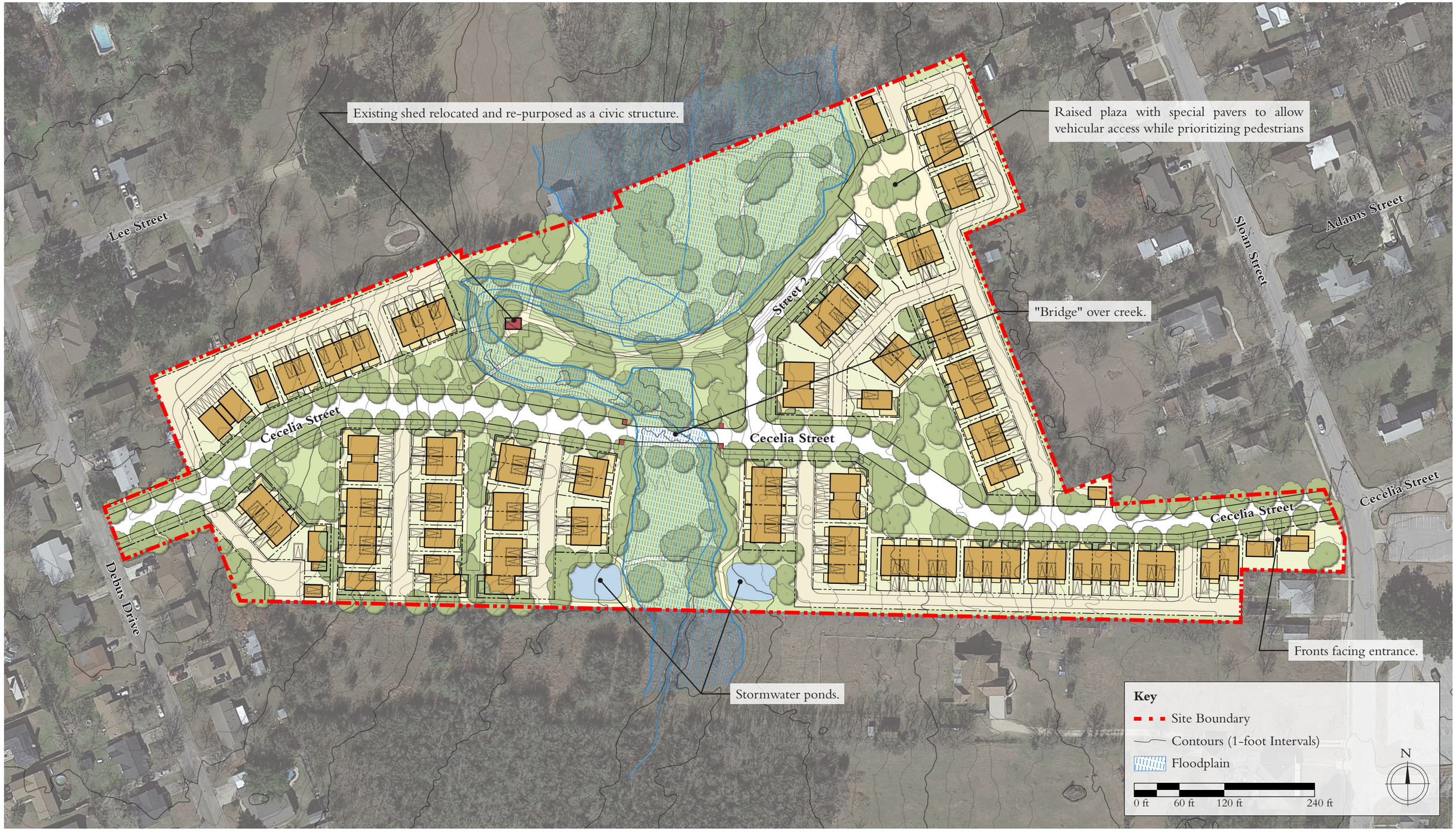
0' 3' 6' 12'

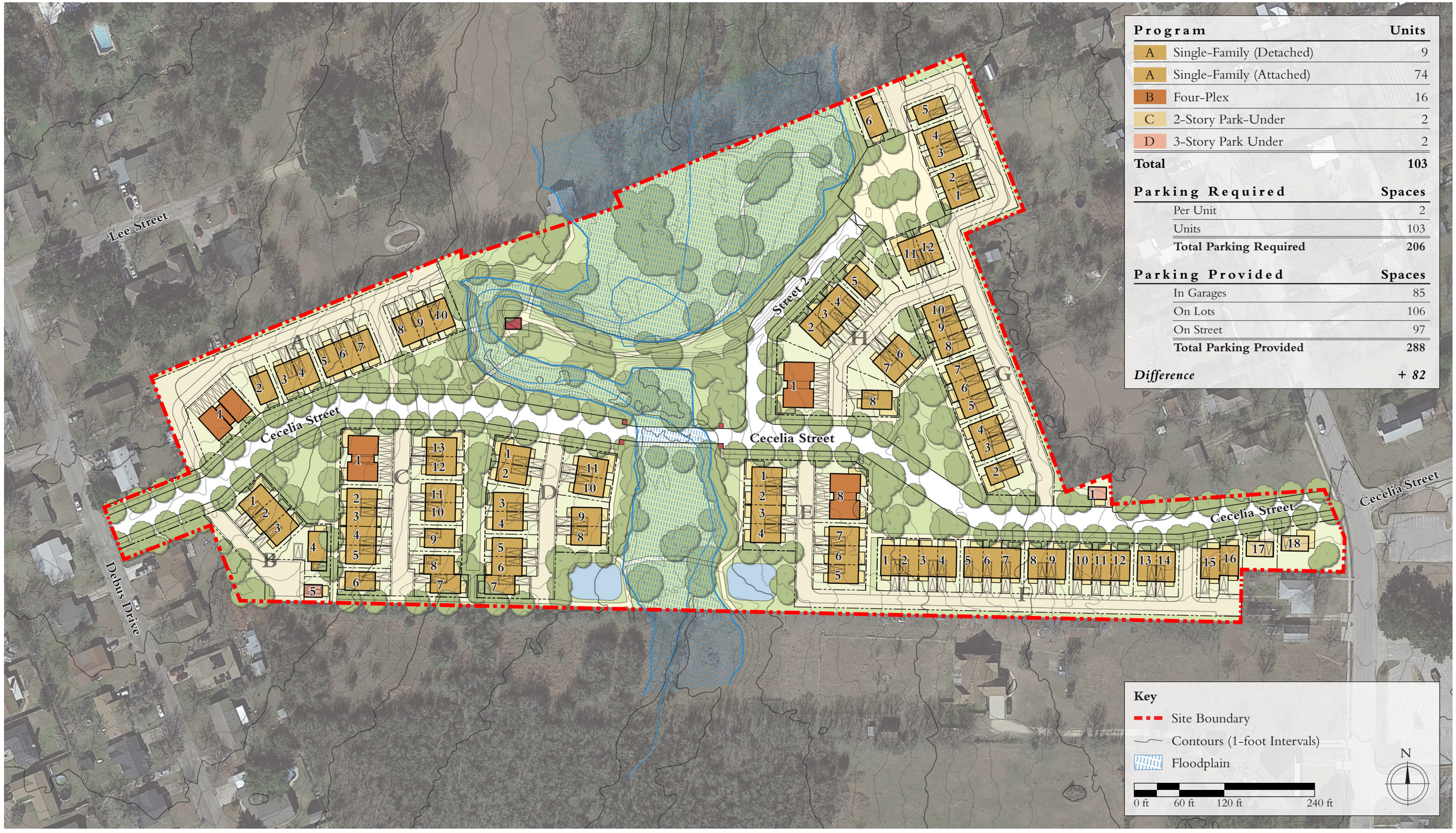
Shawn Kirkpatrick Consulting
512.540.0004
www.shawnk.com
shk3

Michael Watkins Architect, llc © 2023
The design is subject to change. Not for construction.

UNIT TYPES BY OTHERS


Lee Street
Cecelia Street
Street 2
Cecelia Street
Sloan Street
Adams Street
Cecelia Street
Cecelia Street
Debus Drive
Key
Site Boundary
Contours (1-foot Intervals)
Floodplain
0 ft
60 ft
120 ft
240 ft
N


Existing shed relocated and re-purposed as a civic structure.
Raised plaza with special pavers to allow vehicular access while prioritizing pedestrians
"Bridge" over creek.
Fronts facing entrance.
Stormwater ponds.
Lee Street
Cecelia Street
Street 2
Cecelia Street
Sloan Street
Adams Street
Cecelia Street
Cecelia Street
Debus Drive
Key
Site Boundary
Contours (1-foot Intervals)
Floodplain
N
0 ft
60 ft
120 ft
240 ft



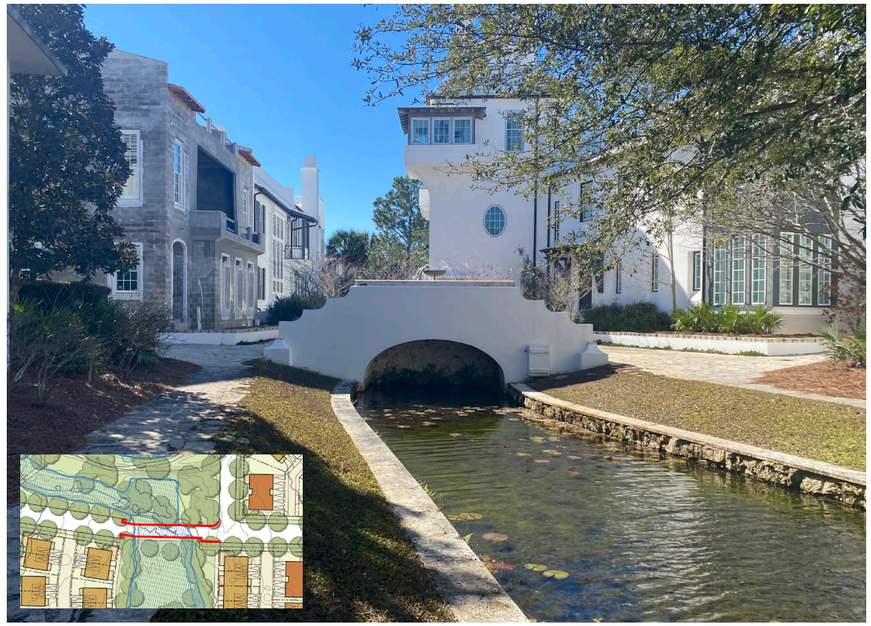
Program		Units
A	Single-Family (Detached)	9
A	Single-Family (Attached)	74
B	Four-Plex	16
C	2-Story Park-Under	2
D	3-Story Park Under	2
Total		**103**

Parking Required	Spaces
Per Unit	2
Units	103
Total Parking Required	**206**

Parking Provided	Spaces
In Garages	85
On Lots	106
On Street	97
Total Parking Provided	**288**
Difference	***+ 82***

Michael Watkins Architect, llc © 2023
The design is subject to change. Not for construction.

MASTER PLAN WITH PROGRAM



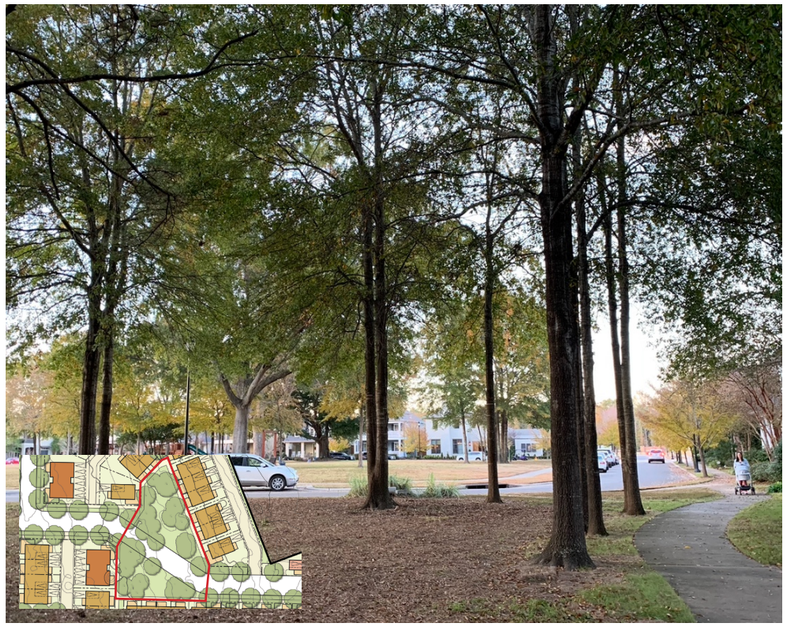
"Bridge": Alys Beach, Fla.

3-Story Park-Under

2-Story Park-Under

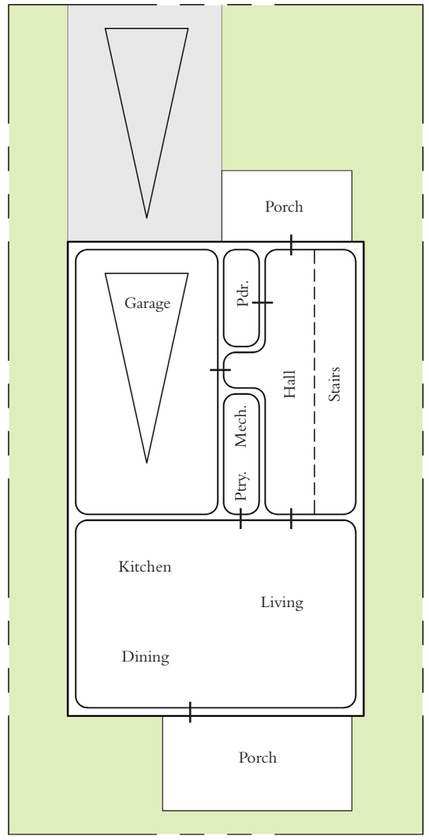
Green: Mueller, Austin, Tex.

Pedestrian Path: Mueller, Austin, Tex.

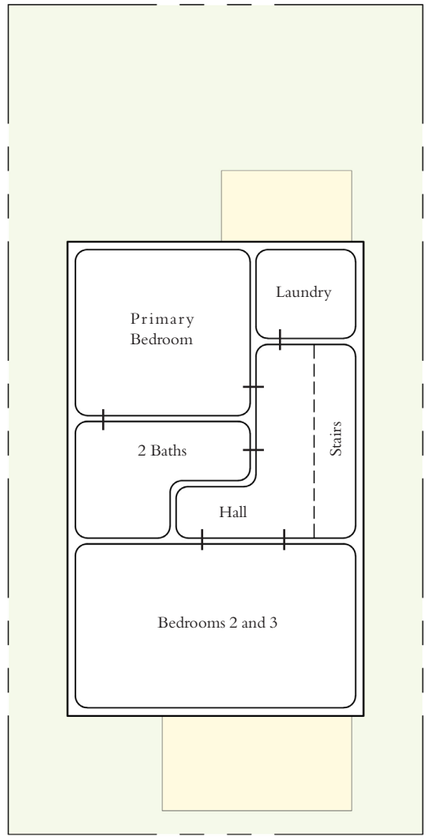


Park: Provenance, Shreveport, La.

A: Single-Family — 1800 SF



First Floor



Second Floor

B: Four-Plex — 900 SF

First and Second Floor Plan

A: Single-Family Specifications

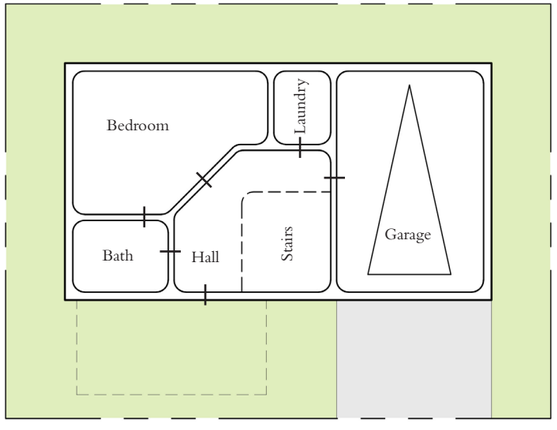
Bldg. Width:	25'	Bedrooms:	3
Bldg. Depth:	40'	Bathrooms:	2
Lot Width:	35' (+5' on corners)	Conditioned Square Feet	1800
Lot Depth:	70'	Parking Provided:	2

May be detached or attached in groups of 2 to 5

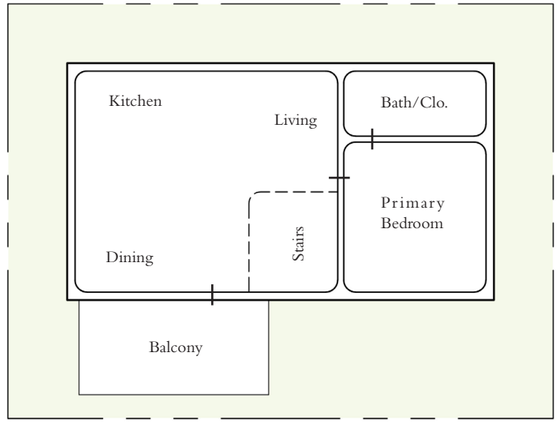
B: Four-Plex Specifications

Bldg. Width:	60'	Bedrooms:	2
Bldg. Depth:	40'	Bathrooms:	2
Lot Width:	70' (+5' on corners)	Conditioned Square Feet (per unit)	900
Lot Depth:	70'	Parking Provided:	6 (1.5 per unit)

C: 2-Story Park-Under — 1050 SF



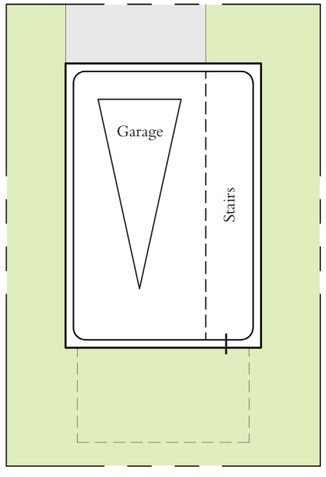
First Floor



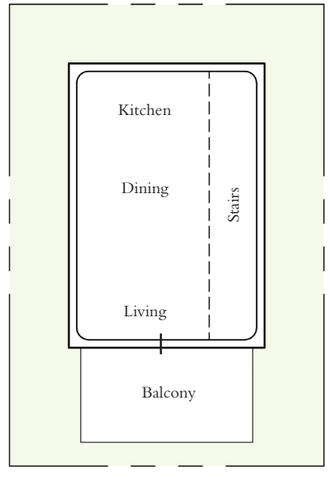
Second Floor

C: 2-Story Park-Under Specifications			
Bldg. Width:	36'	Bedrooms:	2
Bldg. Depth:	20'	Bathrooms:	2
Lot Width:	46'	Conditioned Square Feet	1050
Lot Depth:	35'	Parking Provided:	1

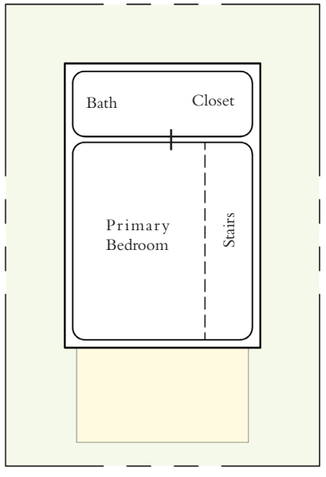
D: 3-Story Park-Under — 750 SF



First Floor



Second Floor



Third Floor

D: 3-Story Park-Under Specifications			
Bldg. Width:	16'-6"	Bedrooms:	1
Bldg. Depth:	24'	Bathrooms:	1
Lot Width:	26'-6"	Conditioned Square Feet	750
Lot Depth:	39'	Parking Provided:	1

PLANNED DEVELOPMENT (PD) STANDARDS

PURPOSE & INTENT, and JUSTIFICATION

MAPS

The **Regulating Plan** shows the location of the transect zones. The **Appendix** includes a map which illustrates one scenario for how these PD Standards may be implemented the **Master Plan** illustrates the vision for the neighborhood and shows one possible scenario for the distribution of thoroughfares, civic spaces, private lots, and uses. The Appendix also includes **Diagrams** which provide further detail on how this scenario implements these Standards.

DEFINITIONS

The Public Realm

The Private Realm

THOROUGHFARES

Requirements for thoroughfares include two components:

The **Thoroughfare Types** describe a set of typical vehicular and pedestrian thoroughfare assemblies.

The **Thoroughfare Standards** regulate how those thoroughfares are implemented in the plan.

CIVIC SPACES

Requirements for civic spaces include two components:

The **Civic Space Types** describe a set of characters for public open spaces permitted.

The **Civic Space Standards** regulate how those civic spaces are implemented in the plan.

PRIVATE LOTS

Requirements for private lots have one component:

The **Lot Standards** regulate those aspects of private lots and buildings which affect the public realm.

PLANNED DEVELOPMENT STANDARDS
FOR

LEGACY CROSSING

TAYLOR, TEXAS

C: PLANNED DEVELOPMENT STANDARDS

Overview of PD Standards C.1
Purpose & Intent C.2
Regulating Plan & General Standards C.3
Thoroughfares C.4
Civic Spaces C.6
Private Lots C.7
Definitions C.10

X: APPENDIX

Master Plan X.1
Master Plan With Annotations X.2
Thoroughfare Types Diagram X.3
Fire Apparatus Access Diagram X.4
Civic Space Diagram X.5
Addressing Plan X.6

Purpose & Intent

The intent of these PD Standards is to enable pedestrian-friendly design, with a fine-grained mix of civic spaces, thoroughfares, building types, and uses arranged with a clear center and edge. Good urban design takes pressure off of the architecture, allowing building designs to be simple and appropriate to the local context, in service of shaping a beautiful and pedestrian-friendly public realm.

The proposed community includes approximately 15 acres designed as a mixed-use, walkable community with a range of uses which may include residential and civic uses. The neighborhood will be built out incrementally over time and is designed to be flexible to respond to the market as the city grows.

At the Scale of the Neighborhood:

- All dwelling units are within cycling distance of Downtown Taylor.
- An interconnected network of thoroughfares, which also connects to the city's existing network, is designed to disperse traffic and encourage walking and cycling.
- A range of civic spaces is distributed throughout the neighborhood.
- A range of housing types are provided to accommodate a diversity of household types and market demand.

At the Scale of the Block and the Building:

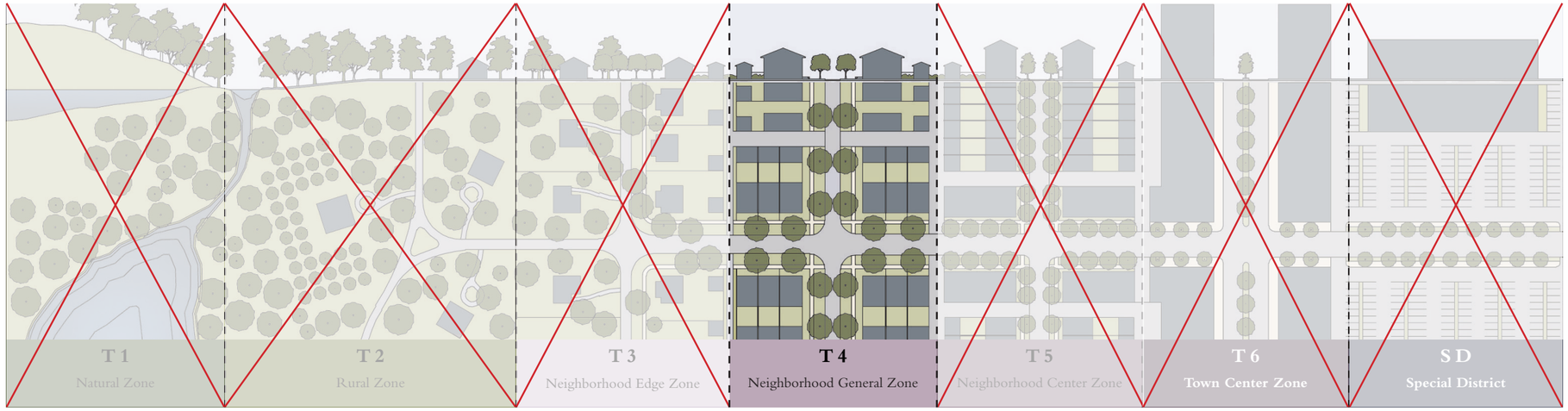
- The design of thoroughfares and buildings should reinforce pedestrian-friendly environments, but not at the expense of accessibility.
- Buildings and landscaping should contribute to the spatial definition of thoroughfares and civic spaces.
- Civic buildings should be distinct from other buildings,reflecting their importance.
- Architecture and landscape design reflect local and regional climate, topography, history, and building practices.

Justification

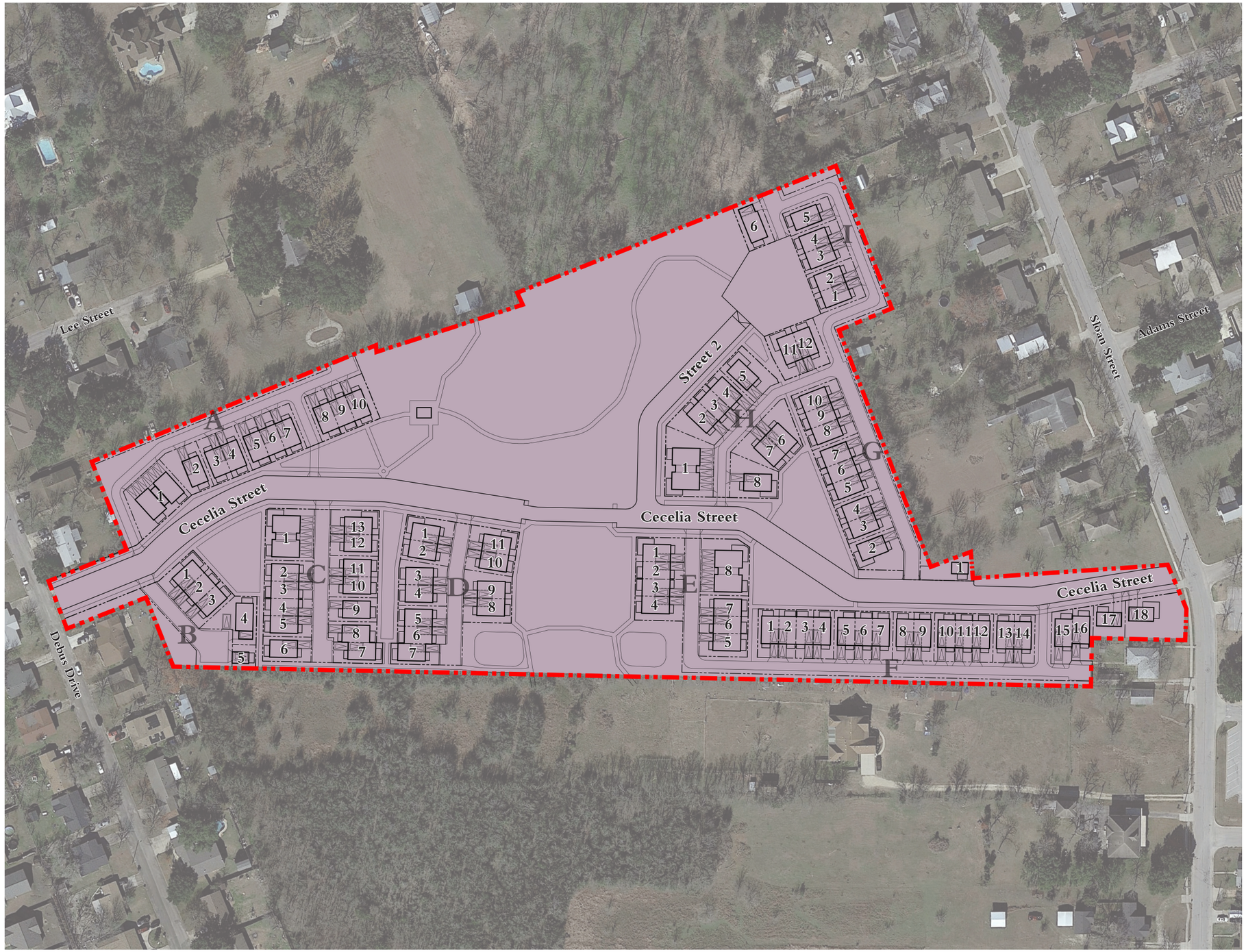
The primary reason for requesting the zoning change is to propose zoning and technical design standards to make the community as pedestrian- and bike-friendly as reasonably possible, while accommodating the necessary requirements of emergency access, trash collection, stormwater management, and the like. The design of this new community closely aligns with the City's long-term vision/goals and will help the City meet the ever growing demand for walkable communities.

Additional Notes

1. All improvements to the community shall follow these PD Standards, including any approved variances adopted as part of these PD Standards. In the event of a conflict between these PD Standards and any applicable codes, and other but not limited to the Building Code, ADA, life safety codes, and others, the conflict shall be brought to the attention of the City immediately for resolution.
2. It is the design Purpose and Intent not the "letter" of these PD Standards to which improvements should conform.
3. These PD Standards are typologically-based and thus represent the typical condition. It is expected that the standards for the typical condition will be applied to the actual condition, and modified or refined in a reasonable manner that achieves the intent of the PD. It is expected that actual conditions will vary from the typical conditions shown.
4. There are two types of deviations from these PD Standards: Warrants and Variances. Where no standard is included in these PD Standards, standards shall be determined by Warrant. The correction of "scrivener's errors" within this document shall be handled by Warrant.
5. Deviations from the Master Plan shall be determined by warrant.
6. Sources for various texts, definitions and illustrations include the Lexicon of the New Urbanism and SmartCode v9.2 by Andres Duany, et. al.



A Typical Rural to Urban Transect, with Transect Zones. Only T4 is applicable in Legacy Crossing.



General Standards

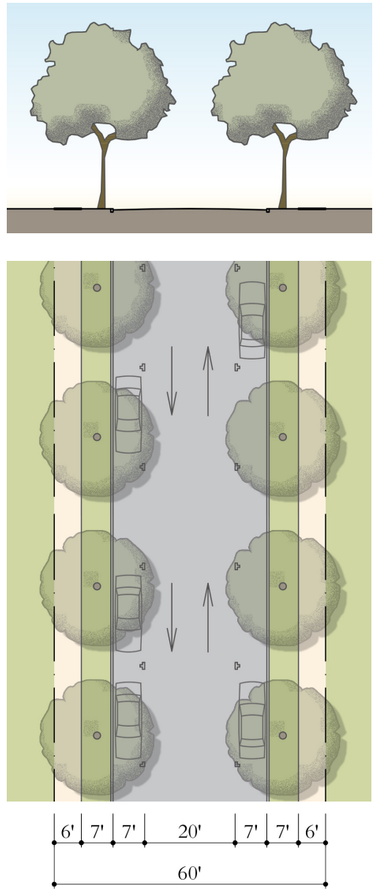
1. Minor adjustments may be made to the Master Plan (and by extension the Regulating Plan) as consistent with these Planned Development (PD) Standards..
2. The base zoning district for the entire area of the Master Plan is MF-1, as described in the Taylor Code of Ordinances.
3. Lots may front on publicly or privately owned thoroughfares or civic spaces.
4. Trails are intended to connect to the north and south of this site, as consistent with the City of Taylor Comprehensive Plan, with the exact location of some connections to be determined.
5. If the Master Plan is adjusted such that any area with more than 30 dwelling units has only one means of fire apparatus ingress and egress, then those units may each be required to include a fire suppression system.

Key

- Site Boundary
- T4: Neighborhood General Zone

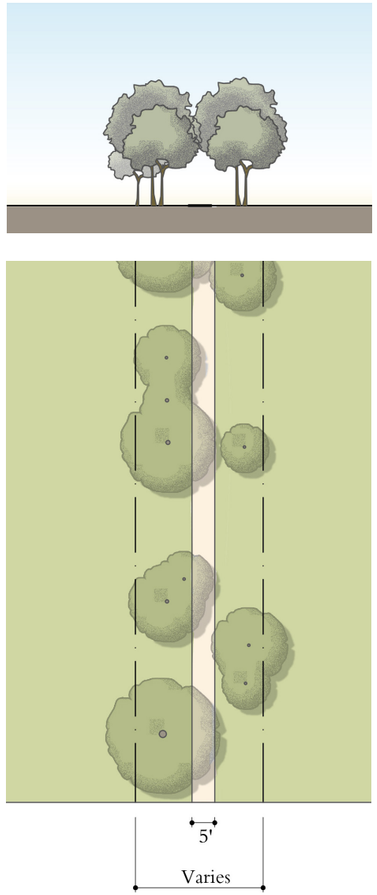
0 ft 75 ft 150 ft 300 ft

N



ST-60-34

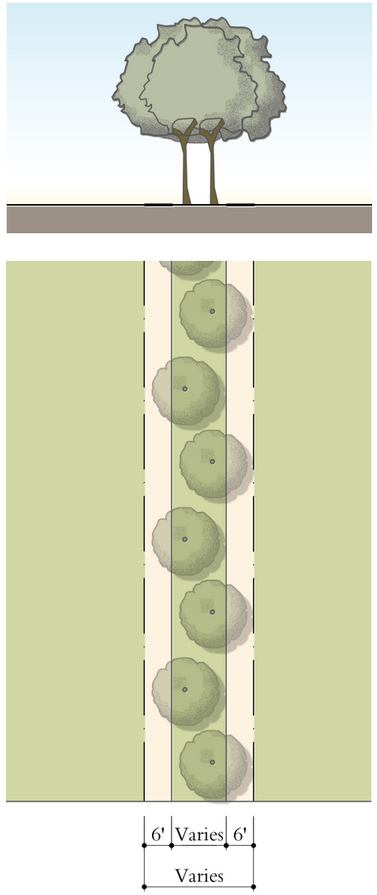
Street
T4
60 ft. ROW
34 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Allee, 30 ft. o.c.
6 ft. Sidewalk
20-ft. Clear



PT-V-5

Path
T4
ROW Width Varies
N/A
N/A
N/A
N/A
N/A
N/A
Planting zone varies
Trees, ground cover, shrubs, lawn
5-12 ft. Sidewalk
Not provided on this thoroughfare.

This thoroughfare type will be privately owned and maintained.



PS-V-6-6

Passage
T4
24 ft. ROW
N/A
N/A
N/A
N/A
N/A
N/A
12 ft. Planting Zone
Clustered or Allee
6-12 ft. Sidewalk each side
Not provided on this thoroughfare

This thoroughfare type will be privately owned and maintained.

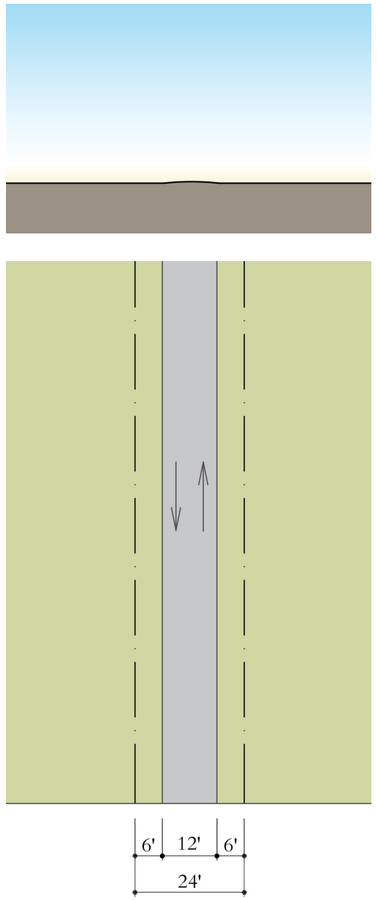
Thoroughfare Type
- ST Street
- PT Path
- PS Passage

Right-of-Way Width

Pavement Width

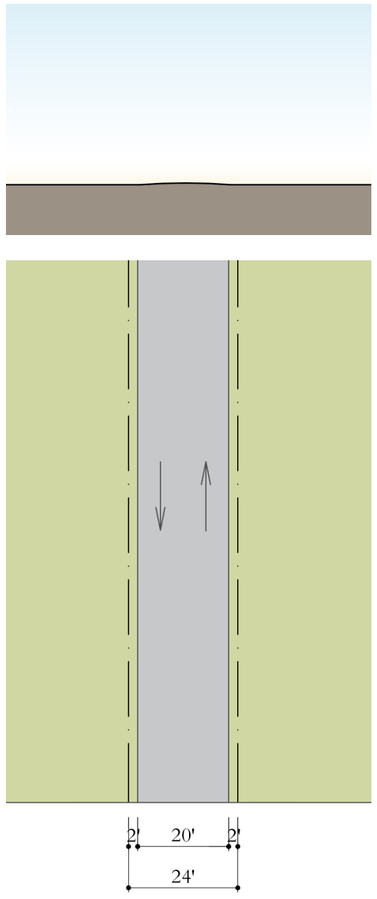
XX-##-##

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



RA-24-12

Rear Alley
T4
24 ft. ROW
12 ft. Pavement
Slow Movement
Two-Way Traffic
No Parking
12 ft. Curb Radius; Apron at Street
Inverted Crown
6 ft. Lawn
Varies
No Sidewalk
Not provided on this thoroughfare.
This thoroughfare type will be privately owned and maintained.



FA-24-20

Fire Alley
T4
24 ft. ROW
20 ft. Pavement
Slow Movement
Two-Way Traffic, Fire Access
No Parking
15 ft. Curb Radius; Apron at Street
Inverted Crown
2 ft. Lawn
Varies
No Sidewalk
20-ft. Clear
This thoroughfare type will be privately owned and maintained.

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

Thoroughfare Standards

The following apply to all thoroughfares and supersede the provisions of appendix C, Chapter 6, Table 5.2.1 and section 5.5 of the Taylor Code of Ordinances:

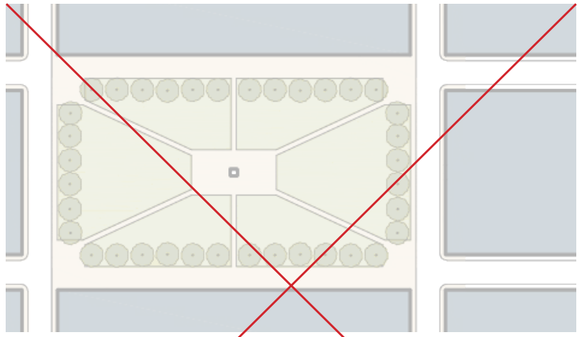
1. **Paving Materials.** In addition to paving materials and surfaces currently acceptable to the City, asphalt pavers, brick pavers, concrete pavers, and pervious pavers may be used. Paving materials and surfaces other than asphalt and concrete shall be privately owned and maintained.
2. **Street Trees.** The following apply to street trees:
   - Street trees shall be Cedar Elm, Drake Elm, Bigtooth Maple, Chinquapin Oak, Monterey Oak, Red Oak, Texas Ash, or Pecan. Other tree species acceptable to the City shall be approved by warrant.
   - Street trees shall be of a species which provides a shade canopy of a height that, at maturity, clears at least one story.
   - The public frontage shall include trees planted in a pattern consistent with the master plan, which are illustrated as either clustered or allee. Allees shall be of a single species. Clusters shall be of multiple species.
   - Street tree spacing shall typically be as designated by the PD Thoroughfare Types and adapted as needed for specific locations. Specific areas may be exempted by warrant from required tree planting due to site conditions, design merit, and/or other extenuating circumstances.
   - Trees shall be privately maintained to permit sufficient vertical clearance in the travel lanes (12 ft. 6 in.) for moving vans, buses, emergency vehicles, and the like.
3. **Utility Easements.** Typically, water and sewer shall be provided in primary thoroughfares or civic spaces and other utilities shall be provided in secondary thoroughfares, with easements in these thoroughfares as required. Provision of utilities in easements on private lots shall be the exception and the location of last resort.
4. **Encroachments over Rights-of-Way.** Portions of buildings may be permitted to encroach over rights-of-way as consistent with the Lot Standards.
5. **Proposed Fire Apparatus Access.** This access, which may be provided by thoroughfares or civic spaces, shall be paved or otherwise structurally stabilized with a clear width of 20 feet and a 15-foot inside turning radius (*see Fire Apparatus Access Diagram*). Paving materials on fire apparatus access routes shall be subject to approval by the City.
6. **Thoroughfare Alignments.** Intersection angles and offsets are permitted if consistent with the Master Plan or minor adjustments therein. Thoroughfares may have offset intersections or intersections at angles other than 90 degrees as a means of calming traffic.
7. **Other Thoroughfare Standards.** Maximum cul-de-sac length does not apply to alleys. Turn lanes may be required at intersections per traffic impact analysis.

Park

A large open area available for recreation, usually located at the neighborhood edge often with buildings at some or all of the perimeter, but not always. Its landscape may comprise paved paths and unpaved trails, some open lawn, trees, and open shelters, ponds, and other natural features, all naturalistically disposed and requiring limited maintenance. A very large park serving as a corridor is a greenway.

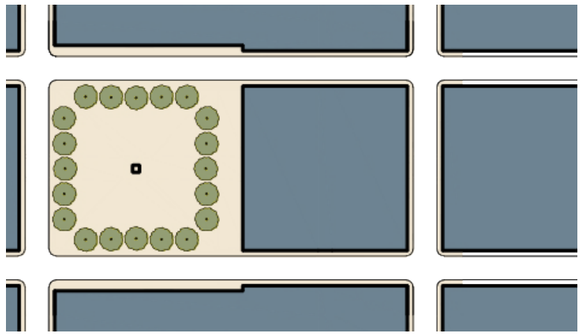
Green

A medium-sized public space available for unstructured recreation, circumscribed by building facades, its landscape consisting mostly of grassy areas and trees, naturalistically disposed and requiring only limited maintenance.



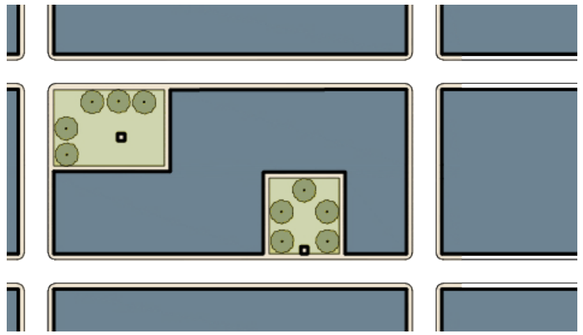
Square

A public space, seldom larger than a block, at the intersection of important streets. A square is circumscribed spatially by frontages; its streetscape consists of paved walks, lawns, trees, and civic buildings all formally disposed and requiring substantial maintenance.



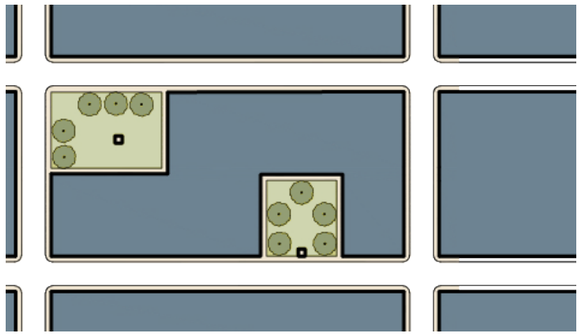
Plaza

A public space consisting of hardscape material.



Pocket Park

A small open space suitable for socializing, eating, and resting. Pocket parks may be equipped with benches and plantings, with tables and public art optional. They may be placed alongside thoroughfares or as intimate spaces within blocks, but should be visible from a thoroughfare (including paths). Pocket parks may be located anywhere.



Playground

An open space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within any civic space. There shall be no minimum or maximum size.

Civic Space Standards

The following apply to all civic spaces:

1. **Maintenance and Ownership.** All civic spaces shall be privately owned and maintained and have public access easements.
2. **Allocation of Civic Spaces.** A minimum of 5% of the gross area of the property shall be dedicated as civic spaces (see Civic Space Diagram). This area shall include stormwater management features that are designed as part of a civic space and shall not include stormwater management features not designed as part of a civic space.
3. **Sidewalks.** Civic spaces shall have sidewalks sufficient to provide access to all enfronting lots and provide connectivity to adjacent primary thoroughfares and civic spaces.
4. **Trails.** Civic spaces may include trails to provide connectivity through the civic space and to adjacent properties as consistent with the city of Taylor Comprehensive Plan.
5. **Landscaping.** Landscaping for civic spaces, open spaces, and storm water management ponds shall follow the standards of the underlying zoning.
6. **Recreation Areas.** Swimming pools, recreation courts (tennis, handball, etc.), exercise facilities, recreation facilities, and related structures may be located within civic space.
7. **Mailbox Location.** Centralized mailboxes shall typically within civic spaces or otherwise to encourage social interaction between residents.

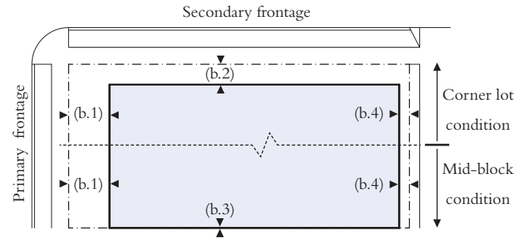
a.	Lot Dimensions	
	Lot Width	120 ft. max.
	Lot Coverage	85% max.
b.	**Setbacks: Principal Building**	
(b.1)	Front Setback (Principal)	5 ft. min., 18 ft. max.
(b.2)	Front Setback (Secondary)	5 ft. min., 12 ft. max.
(b.3)	Side Setback	0 ft. min.
(b.4)	Rear Setback	4 ft. min.
	Primary Frontage Buildout	50% min.
c.	**Setbacks: Outbuilding**	
(c.1)	Front Setback (Principal)	20 ft. min. from facade
(c.2)	Front Setback (Secondary)	5 ft. min., 18 ft. max.
(c.3)	Side Setback	0 ft. min.
(c.4)	Rear Setback	4 ft. min.
d.	**Building Height**	
(d.1)	Principal Building	3 stories max.
(d.2)	Outbuilding	2½ stories max.
e.	**Private Frontages**	
	Common Lawn	permitted
	Porch	permitted
	Terrace and Light Court	not permitted
	Forecourt	permitted
	Stoop	permitted
	Storefront and Awning	not permitted
	Gallery	not permitted
	Arcade or Colonnade	not permitted

f. Building Uses

Residential	**Limited Residential:** Up to 6 dwelling units are permitted on a lot, including primary and accessory dwelling units.
Lodging	**Limited Lodging:** The number of bedrooms available for lodging shall be limited to 16. Breakfast may be provided to overnight guests before noon each day.
Office	**Limited Office:** The area available for office use shall be limited to the first story or to an outbuilding.
Retail	**Limited Retail:** The area available for retail use shall be limited to corner lots and to the first story or to an outbuilding.
Manufacturing	**Limited Manufacturing:** Manufacturing uses are permitted in outbuildings only. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).
Civic	Civic uses are permitted, but shall be of a scale that limits the adverse impacts to neighbors at most times.

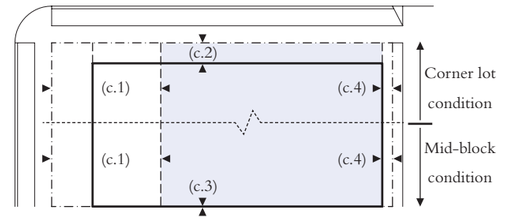
b. Setbacks: Principal Building

- The principal building shall be distanced from the lot lines as shown.
- Facades shall be built along the primary frontage to the specified primary frontage buildout percentage (measured as a percentage of the lot width). The primary frontage buildout requirement does not apply at secondary frontages.



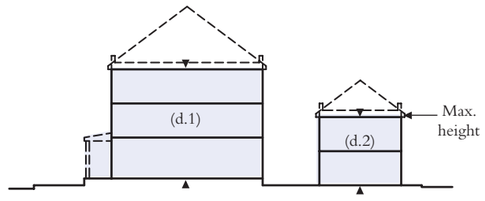
c. Setbacks: Outbuilding

- The outbuilding shall be distanced from the lot lines as shown.



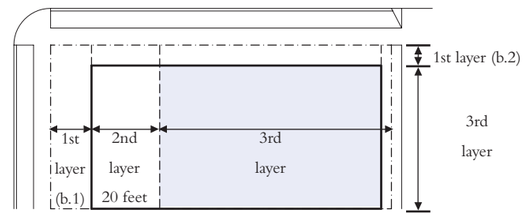
d. Building Height

- Building height shall be measured in number of stories, excluding attics and raised basements.
- Ground-floor habitable rooms at frontages shall be 10 ft. min. floor-to-ceiling.
- Upper-story habitable rooms at frontages shall be 9 ft. min. floor-to-ceiling
- Exemptions from height limits include: civic structures and monuments, chimneys, flag poles, and necessary mechanical appurtenances.



Parking Placement

- Parking (whether open, covered, or enclosed) shall only be provided within the third layer. Garages may be permitted in the first or second layer by variance.
- Parking shall be accessed by a rear alley or lane when such are provided.
- Parking spaces on private lots (whether open, covered, or enclosed) shall be screened from frontages by a building or a minimum 8-foot tall masonry wall with piers every 8 ft.



Lot Standards

The following site standards are required for all private lots:

1. **Dwelling size.** There is no minimum dwelling size.
2. **Number of Buildings and Dwelling Units.** Lots may have more than one building. Corner lots may have up to two accessory dwelling units provided that one faces the secondary frontage.
3. **Accessory Dwelling Unit Square Footage.** The conditioned space of an accessory dwelling unit within a primary building or an outbuilding shall not exceed the net square footage of the primary unit.
4. **Building entrance.** The primary entrance to a primary building, including multi-family buildings, shall face the primary frontage of that lot. The primary entrance to accessory dwelling units may face any thoroughfare type.
5. **Landscaping.** Landscaping on private lots is only required at frontages unless noted otherwise and required plantings shall comply with City requirements.
   - **Front Yard Trees.** Front yards of a depth greater than 12 ft. require one deciduous tree of a minimum height of 30 ft. at maturity and one additional tree for every 18 linear ft. of frontage not occupied by a stoop or porch.
   - **Lawn.** Lawn is prohibited at frontages where the lawn area is 6 ft. or less in either dimension.
   - **Planting.** Plant material, including ground cover, shall be planted no farther apart than 12 in.
   - **Artificial Plants.** Artificial plants may not be used to satisfy the requirements herein.
   - **Erosion Control.** Erosion control is required where there is no landscape or hardscape.
6. **Site Perimeter Landscaping.** There is no site perimeter landscaping requirement.
7. **Fences.** A fence along a shared rear or side lot line shall be no closer than 5 ft. to another fence. Alternatively, neighbors may share a single fence along a shared side or rear lot line. Fences within the first lot layer shall be painted.
8. **Parking Standards.** There shall be no minimum or maximum parking standards.
9. **Fire Apparatus Access.** Proposed fire apparatus vehicle access is as shown on the Fire Apparatus Access Diagram, typically within 150 feet of all buildable area on a lot. Buildings on portions of lost greater than 150 ft. from the Fire Apparatus Access Route may require a fire suppression system to meet building and fire code requirements. See the Thoroughfare Standards for related requirements.
10. **Other subdivision standards.** Lots may front on thoroughfares or civic spaces, whether owned publicly or privately, through which access to residences may be established, consistent with the Regulating Plan or minor adjustments therein. Lots may be configured as shown on the Regulating Plan, and shall be consistent with the Lot Standards. No maximum block length is required.
11. **Facades.** Facades shall be built parallel to a rectilinear primary frontage line or to the chord of a curved primary frontage line.
12. **Ground Floor Grading.** At the ground floor, residential and private rooms in lodging uses shall be raised a minimum of 2 feet from the average sidewalk grade at the primary frontage for the purpose of establishing privacy.
13. **First-Story Facade Glazing.** The first story of each facade shall be glazed with clear glass for a minimum of 30% of the wall area of the first story, with each facade being calculated independently.
14. **Upper-Story Facade Glazing.** Above the first story of each facade, openings shall be glazed with clear glass for a maximum of 50% of the wall area, with each facade being calculated independently.
15. **Encroachments.** Permitted encroachments into setbacks shall be as shown on the chart that follows. Additionally, windowsills, belt courses, bay windows, cornices, eaves, footings, and ornamental features may encroach into any setback. All encroachments into utility and other easements are subject to the permission of the affected easement owner.
16. **Porch Depth.** Porches facing frontages shall be a minimum of 6 feet deep.
17. **Pitched Roofs.** Pitched roofs shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
18. **Flat Roofs.** Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment.
19. **Specific Warrants.** As part of these PD Standards, the following warrants are approved:
    - Block F Lots 17 and 18: Because there is no alley serving these lots, a single-bay garage is permitted in the second layer of the lot in order to accommodate one parking space.

Permitted Encroachments

	Setbacks Facing Frontages	Side and Rear Setbacks	Thoroughfares (incl. ROW) [i]
Patios [i]		•	
Decks [i]		•	
Mech. Equipment		•	
Utility Meters		•	
Window Wells		•	
Stoops and Steps [i]	•	•	
Porches and Steps [ii]	•	•	
Chimneys	•	•	
Hedges, Fences, & Garden Walls	•	•	
Bay Windows	•	•	•
Turrets/Towers	•	•	•
Eaves	•	•	•
Overhangs	•	•	•
Balconies	•	•	•
Ramps	•	•	•
Awnings		•	•

i. May encroach into setbacks up to 6 feet.
ii. May encroach into setbacks up to 10 feet.

Prohibited Uses

The uses listed below, regardless of whether such would be a primary or accessory use, shall be prohibited in this PD:

- Adult Entertainment
- Automobile and/or Truck Washing Facility
- Automobile Body Repair Shop
- Automobile Fueling Station
- Cell Towers exposed to view
- Central Processing Facility for Solid Waste Transfer, Materials Resource Recovery and/or Recycling
- Commercial Amusement, Outdoor
- Commercial Kennels and Animal Husbandry
- Commercial Stable
- Concrete or Asphalt Batching Plant
- Construction and Demolition Debris Disposal Facility
- Distribution Facilities
- Solid Waste Incinerators
- Junk & Wrecked Vehicle Salvage Yard Facility
- Methane Recovery Facility associated with Soil Removal
- Mineral Extraction and Surface Mining
- Motor Vehicle Impound lots
- Mover Storage Facility
- Moving Truck and Trailer Rental
- Outdoor Vending Machines, except those for bikes, scooters, etc.
- Paint Mixing & Spraying Facility
- Petroleum or Related Products Refining or Distributor
- Plastic & Rubber Products Manufacture
- Race Tracks
- Recycling and Salvage Center (except architectural salvage)
- Salvage Motor Vehicle Auction or Pool Facility
- Sanitary Landfill
- Shooting Range, Outdoor
- Solid Waste Disposal Facility
- Truck Stop
- Truck Terminals
- Wind Energy Conversion System, Large Wind Farms
- Other uses which create an adverse impact on adjacent properties adjacent to this community (noise, vibration, odor, pollution, socio-economic disruption, etc.). Impacts confined to this community are not considered adverse.

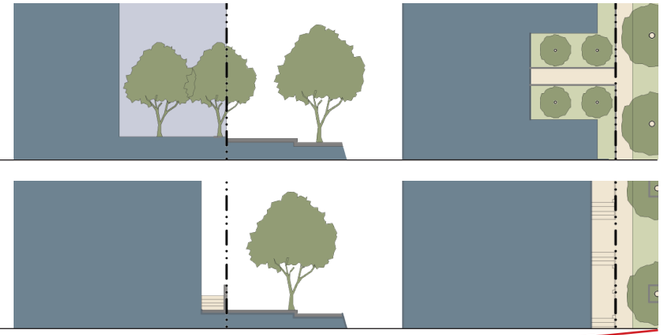
Similar Uses: For a proposed use not listed herein, a warrant may be issued as described elsewhere in these PD Standards.

Common Lawn: a facade set back substantially from the frontage line. The front yard should remain unfenced and be visually continuous with adjacent front yards. The intention is to emulate the character of buildings sitting in a common rural landscape. A front porch is encouraged but not required, as social interaction from the sidewalk is unlikely at such a distance.

Porch: a facade is set back from the frontage line with a front porch. The porch should be within a conversational distance of the sidewalk. Hedges, fences, or garden walls at the frontage line are encouraged to define the front yard. A great variety of porches is possible, but to be useful, none should be less than 8 ft deep.

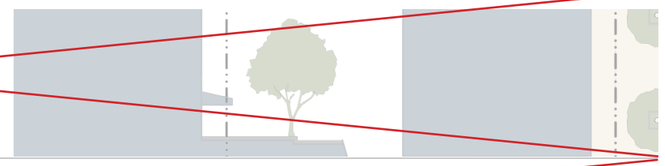
~~**Terrace and Light Court:** a facade is set back from the frontage line with an elevated garden or terrace, or a sunken light court. This type can effectively buffer residential uses from the sidewalk, by creating an elevated front garden. The terrace created may also be suitable for restaurants and cafes, as the eye of the sitter is level with that of the standing passerby. The light court can give light and access to a basement.~~

Forecourt: a facade is aligned close to the frontage line with a portion of it set back. The forecourt created is suitable for a garden or plaza, providing a transition from the public sidewalk to the building entry. This type should be used sparingly. Trees within the forecourts should be placed to have their canopies overhanging the sidewalks.

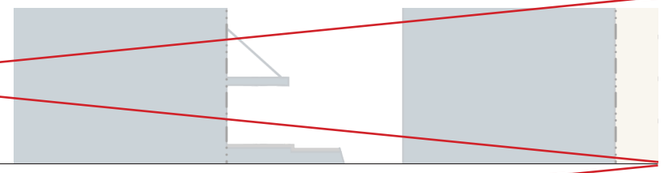


Stoop: a facade is aligned close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows. This type is suitable for buildings with ground-floor residential uses, such as townhouses and multi-family buildings.

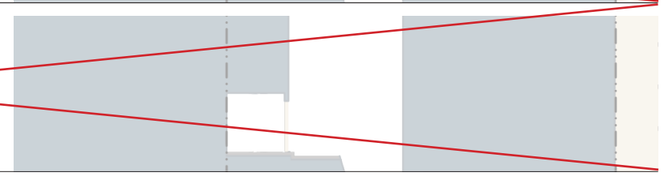
~~**Storefront and Awning:** a facade is aligned close to the frontage line with the entrance at sidewalk grade. This type is conventional for retail frontage. It is commonly equipped with a cantilevered shed roof or an awning. The absence of a raised ground story generally precludes residential uses on the ground floor, although residential uses may be present where retail is anticipated in the future.~~



~~**Gallery:** a roof extends over the sidewalk above while the building facade remains at the frontage line. This type is most common for office, retail, and manufacturing uses. To be useful, the gallery should be no less than 12 feet deep and should overlap the sidewalk to within 2 feet of a vehicular lane so that a pedestrian cannot bypass it.~~



~~**Arcade or Colonnade:** An arcade (arches) or colonnade (columns and beams) is a structure including habitable space extending over a sidewalk supported by arches and open to the adjacent street or civic space. The ground story remains at the frontage line while the facade of the upper stories overlaps the sidewalk. This type is most common for office, retail, and manufacturing uses.~~



Accessory Dwelling Unit: a dwelling unit sharing ownership and utility connections with a Primary Building.

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Attic: the interior part of a building contained within a pitched roof structure.

Backbuilding: a single-story structure connecting a Primary Building to an Outbuilding.

Block: the aggregate of Private Lots, Secondary Thoroughfares, and Parking Lots, circumscribed by Primary Thoroughfares.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings.

Common Lawn: *See Frontage Types*.

Curb: the edge of the vehicular pavement that may be raised or flush. It usually incorporates the drainage system.

Driveway: a vehicular lane within a Lot, often leading to a garage.

Dwelling Unit: one or more rooms used or intended to be used for occupancy by one person or a group of persons living together as a family. Each installation of kitchen facilities consisting of at least a stove or cooking device and a sink shall be a separate dwelling unit.

Effective Turning Radius: *See the following page.*

Elevation: *See the following page.*

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in "porches Enfront the street."

Facade: *See the following page.*

Frontage: *See the following page.*

Frontage Line: *See the following page.*

Frontage Buildout: The portion of a setback line which shall have a building facade on it.

Green: *See Civic Spaces: Types & Standards.*

Inn: *See Lot Standards: Building Uses.*

Lodging: *See Lot Standards: Building Uses.*

Lot: a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Coverage: the portion of a lot which is covered by buildings, not including porches.

Lot Layer: a range of depth of a Lot within which certain elements are permitted.

Lot Line: *See the following page.*

Lot Width: the length of the Primary Frontage Line of a Lot.

Manufacturing: *See Lot Standards: Building Uses.*

Office: *See Lot Standards: Building Uses.*

Open Space: land intended to remain undeveloped; it may be for Civic Space.

Outbuilding: a building, usually located toward the rear of the same Lot as a Primary Building, and sometimes connected to the Primary Building by a Backbuilding

Park: *See Civic Spaces: Types & Standards*

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

Pavement Radius: *See the following page.*

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza: *See Civic Spaces: Types & Standards.*

Primary Building: the main building on a Lot, usually located toward the Frontage.

Primary Entrance: the main point of access for pedestrians into a building.

Primary Frontage: *See the following page. See* **Frontage.**

Private Frontage: *See the following page. See* **Frontage.**

Public Frontage: *See the following page. See* **Frontage.**

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys are typically drained with an inverted crown at the center or with rolled Curbs at the edges.

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by these PD Standards.

Residential: *See Lot Standards: Building Uses.*

Retail: *See Lot Standards: Building Uses.*

Right-of-Way (R.O.W.): *See the following page.*

Secondary Frontage: *See the following page. See* **Frontage.**

Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Permitted Encroachments.

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Square: *See Civic Spaces: Types & Standards.*

Stoop: *See Frontage Types.*

Storefront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade.

Story: a habitable level within a building, excluding an Attic or raised basement.

Street (ST): a local urban Thoroughfare of low speed and capacity.

Swale: a low or slightly depressed natural area for drainage.

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. *See the following page*

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the SmartCode template is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism.

Transect Zone: One of several areas on a Zoning Map regulated by the SmartCode. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage.

Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn.

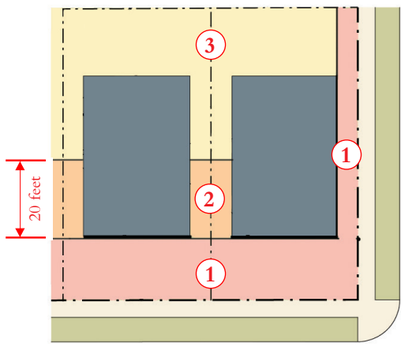
Use: the function or functions accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use.

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of these PD Standards. Variances are granted by the Zoning Board of Adjustment in a public hearing.

Warrant: a ruling that would permit a practice that is not consistent with a specific provision of these PD Standards, but that is justified by its Intent. Warrants are granted administratively.

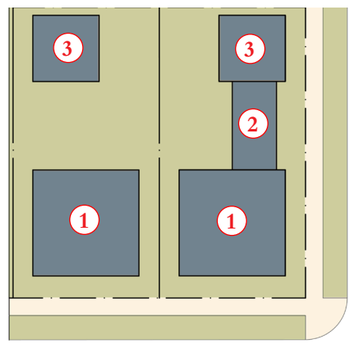
Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.

Lot Layers



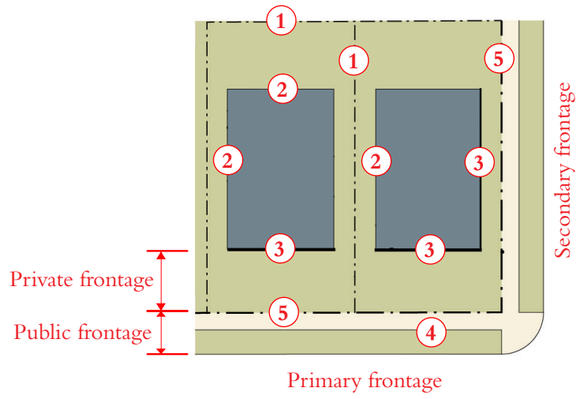
1. **1st Layer**
2. **2nd Layer**
3. **3rd Layer**

Principle Building & Outbuilding



1. **Primary Building**
2. **Backbuilding**
3. **Outbuilding**

Frontage & Lot Lines



1. **Lot Line**: the boundary that legally and geometrically demarcates a lot.
2. **Elevation**: an exterior wall of a building not facing a frontage line.
3. **Facade**: the exterior wall(s) of a building that is (are) set along a frontage line. Facades face frontage lines and define the public realm, and are therefore more regulated than the elevations facing other lot lines.
4. **Right-of-Way (R.O.W.):** the composite public area dedicated to circulation, including the vehicular way and the streetscape.

   Frontage: the area between a building facade and a thoroughfare or civic space, inclusive of its various built and planted components. Frontage is divided into private frontage and public frontage.
5. **Frontage Line:** the line between the public and private frontage, (primary or secondary). The frontage line is co-incident with the property line(s), at frontages.

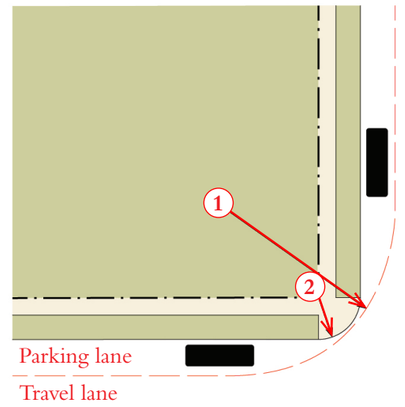
   Primary Frontage: on lots with multiple frontages, the frontage which will bear the address and primary entrance to the building.

   Secondary Frontage: on lots with multiple frontages, the frontage(s) that are not the primary frontage.

   Private Frontage: the privately held Layer between the Frontage Line and the Primary Building Facade.

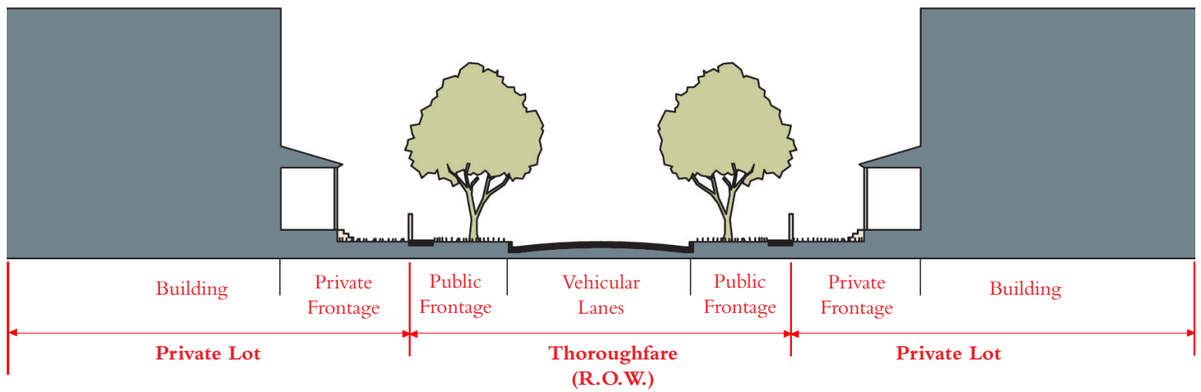
   Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line.

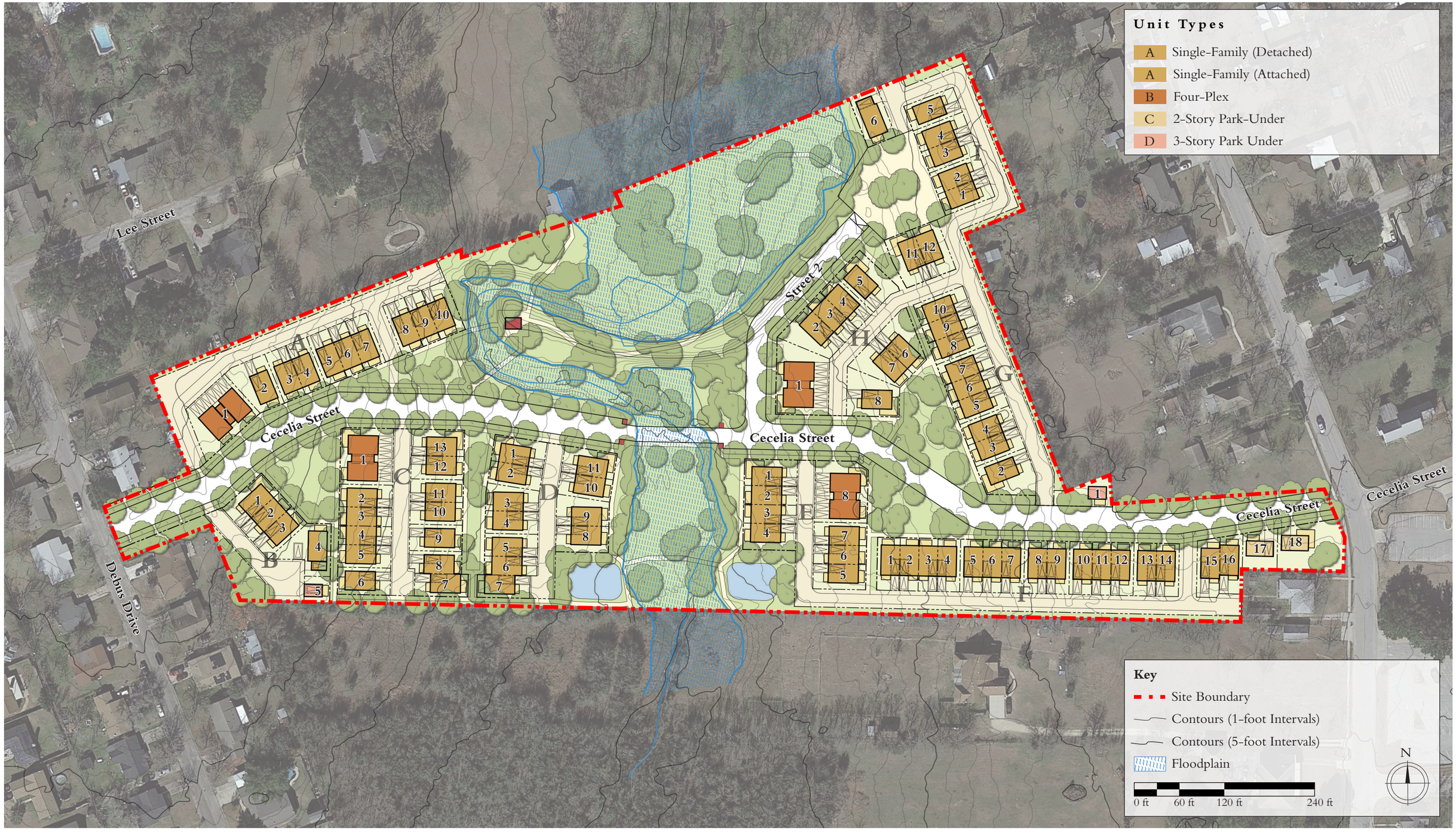
Turning Radius

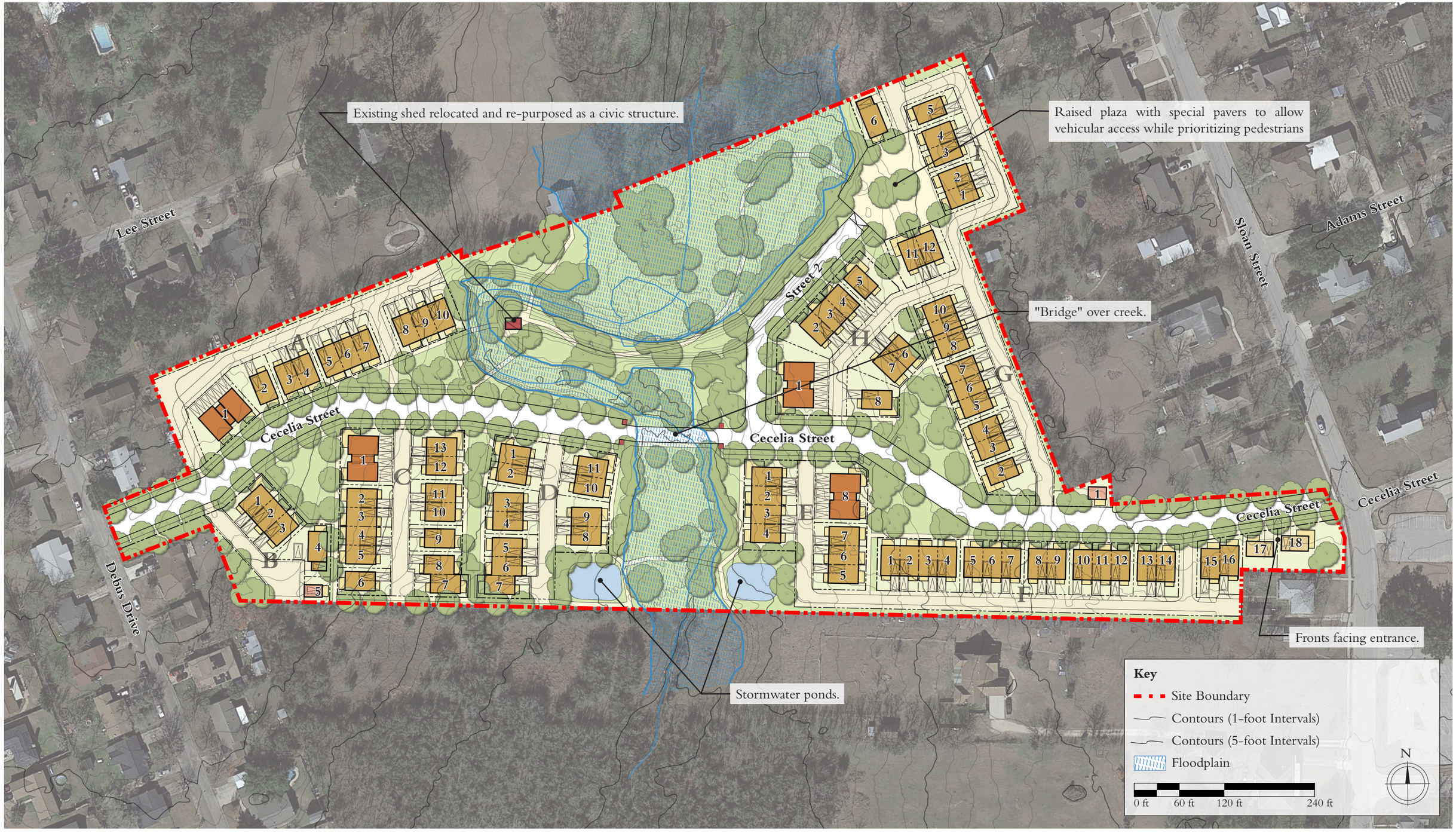


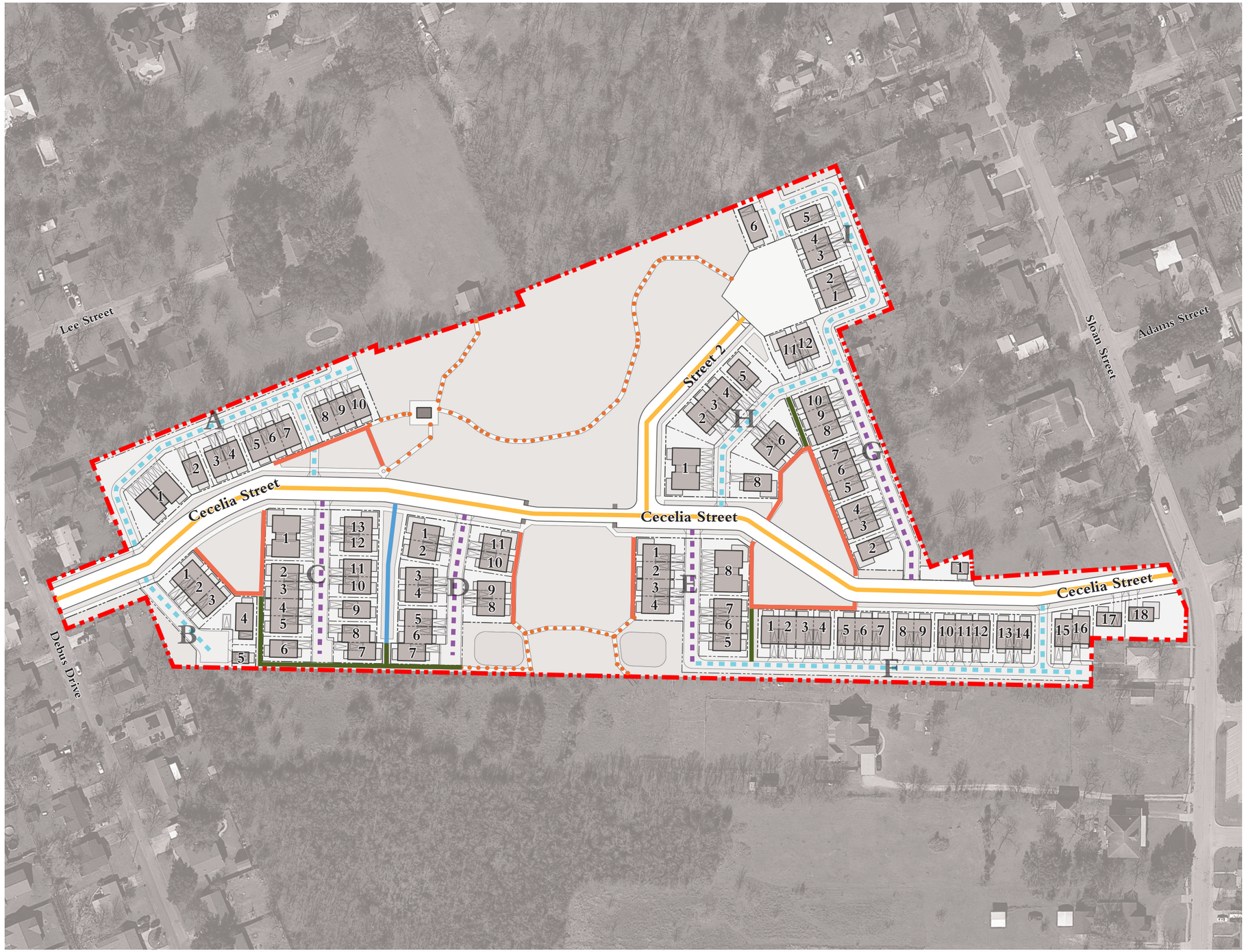
1. **Effective Turning Radius:** the measurement of the inside turning radius taking parked cars into account.
2. **Pavement Radius:** the curved edge of a vehicular lane at an intersection, measured at the inside edge of the travel lane if there is no on-street parking, or the parking lane if there is. The smaller the pavement radius, the more slowly the vehicle is forced to make the turn.

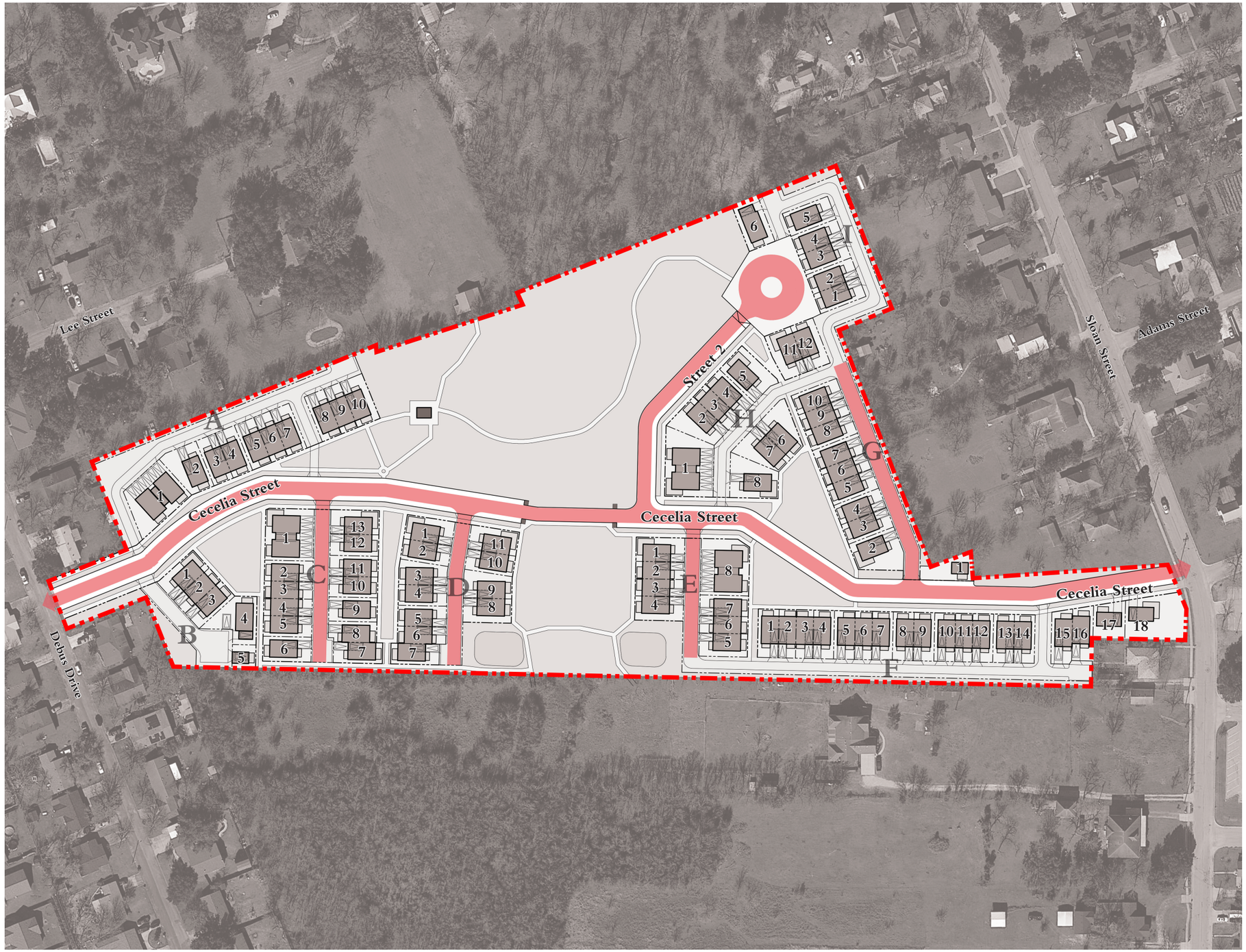
Thoroughfare & Frontages




Unit Types
A Single-Family (Detached)
A Single-Family (Attached)
B Four-Plex
C 2-Story Park-Under
D 3-Story Park Under
Lee Street
Cecelia Street
Street 2
Cecelia Street
Cecelia Street
Cecelia Street
Debus Drive
Key
Site Boundary
Contours (1-foot Intervals)
Contours (5-foot Intervals)
Floodplain
0 ft
60 ft
120 ft
240 ft
N

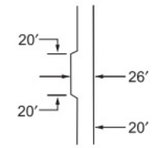

Existing shed relocated and re-purposed as a civic structure.
Raised plaza with special pavers to allow vehicular access while prioritizing pedestrians
"Bridge" over creek.
Fronts facing entrance.
Stormwater ponds.
Lee Street
Cecelia Street
Street 2
Sloan Street
Adams Street
Debus Drive
A
B
C
D
E
F
G
H
I
Key
Site Boundary
Contours (1-foot Intervals)
Contours (5-foot Intervals)
Floodplain
0 ft
60 ft
120 ft
240 ft
N


Lee Street
Sloan Street
Adams Street
Cecelia Street
Cecelia Street
Cecelia Street
Street 2
Debus Drive
A
B
C
D
E
F
G
H
I
Thoroughfares
ST-60-34
PT-V-5
PS-V-6-6
Sidewalk in Civic Space (See Civic Space Standards)
Trail through Civic Space (See Civic Space Standards)
RA-24-12
FA-24-20
N
0 ft
75 ft
150 ft
300 ft



Notes

1. Applicant's understanding of the relevant standards from these fire apparatus access notes is to be confirmed by the City of Taylor.
2. Adjacent to buildings less than 30 feet tall:
   - Fire Apparatus Access Roads shall be 20 feet clear minimum.
3. All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet.
4. All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
5. The maximum spacing between fire hydrants shall be 400 feet.



MINIMUM CLEARANCE AROUND A FIRE HYDRANT

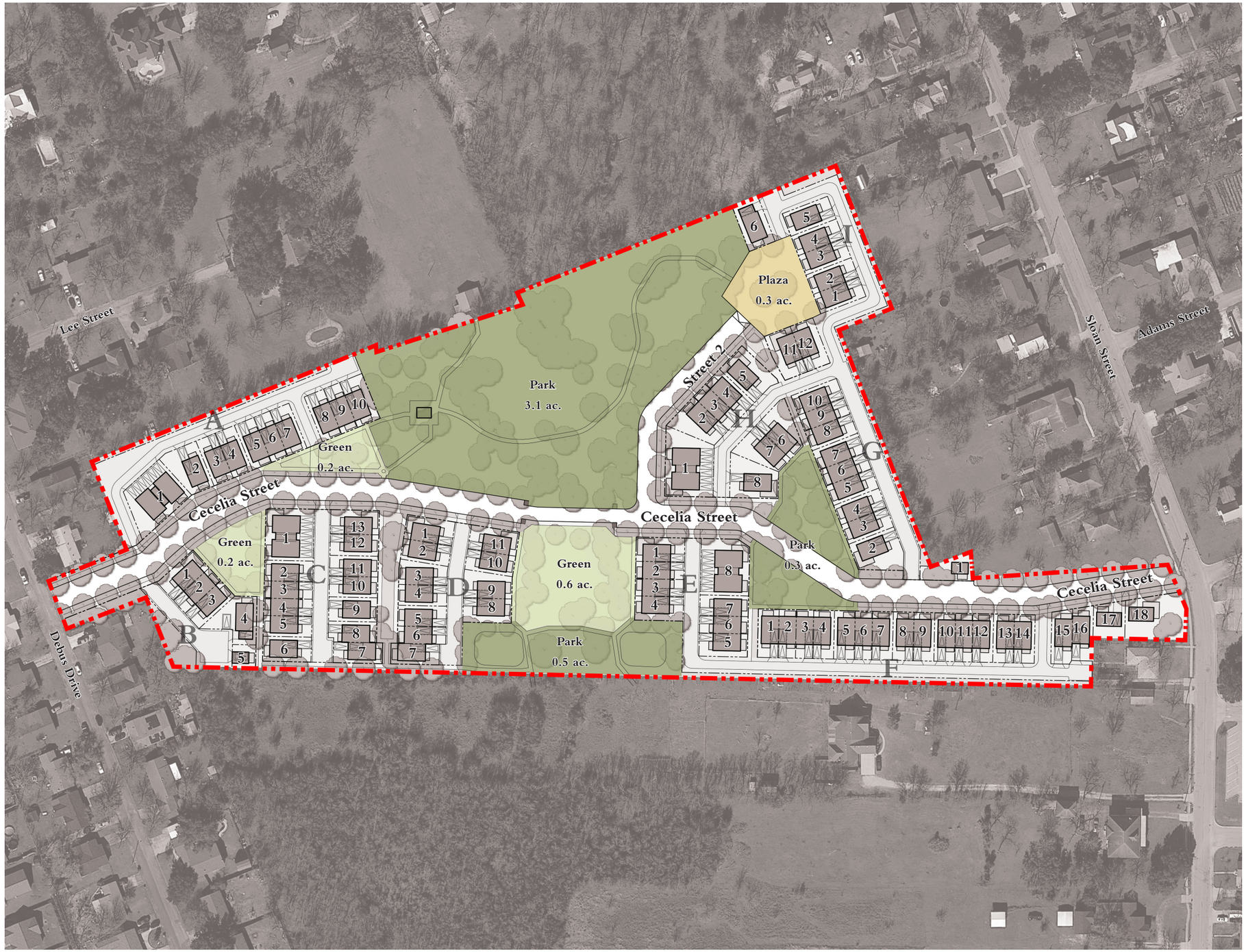
6. Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum road width shall be 26 feet, exclusive of all shoulders (see graphic above). This may be accomplished by placing fire hydrants at intersections and alley aprons, where on-street parking is not present, providing the required clear width.

Fire Apparatus Access Route

20-foot clear Fire Apparatus Access Road

N

0 ft 37.5 ft 75 ft 150 ft

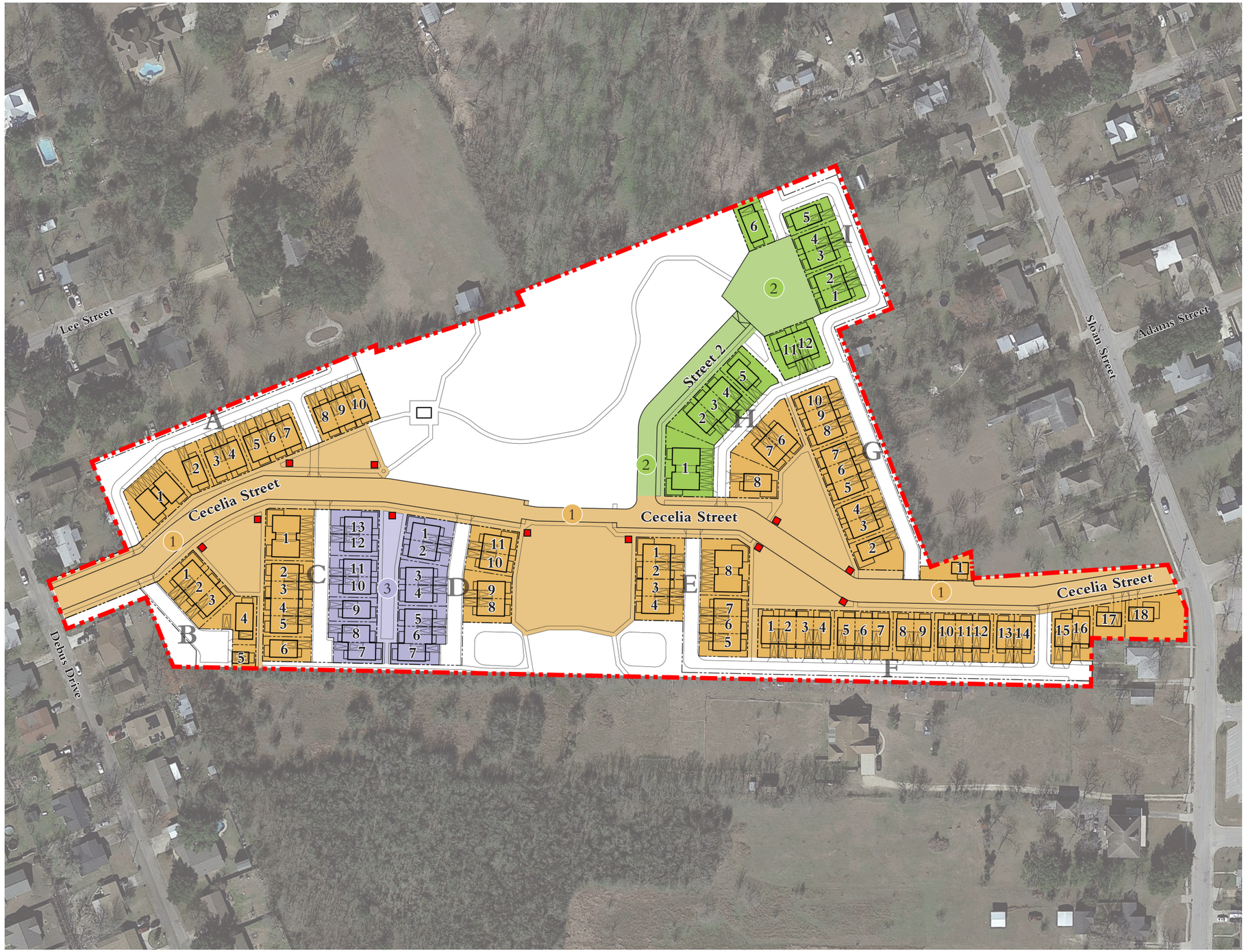


Civic Space Types

Park	3.3 acres
Green	1.6 acres
Plaza	0.3 acres
Total Civic Space:	**5.2 acres**
Total Site Area:	**15.05 acres**
Civic Space Ratio:	**34.5%**

0 ft 75 ft 150 ft 300 ft

N



Thoroughfare Names and Addressing Key

1 Cecilia Street

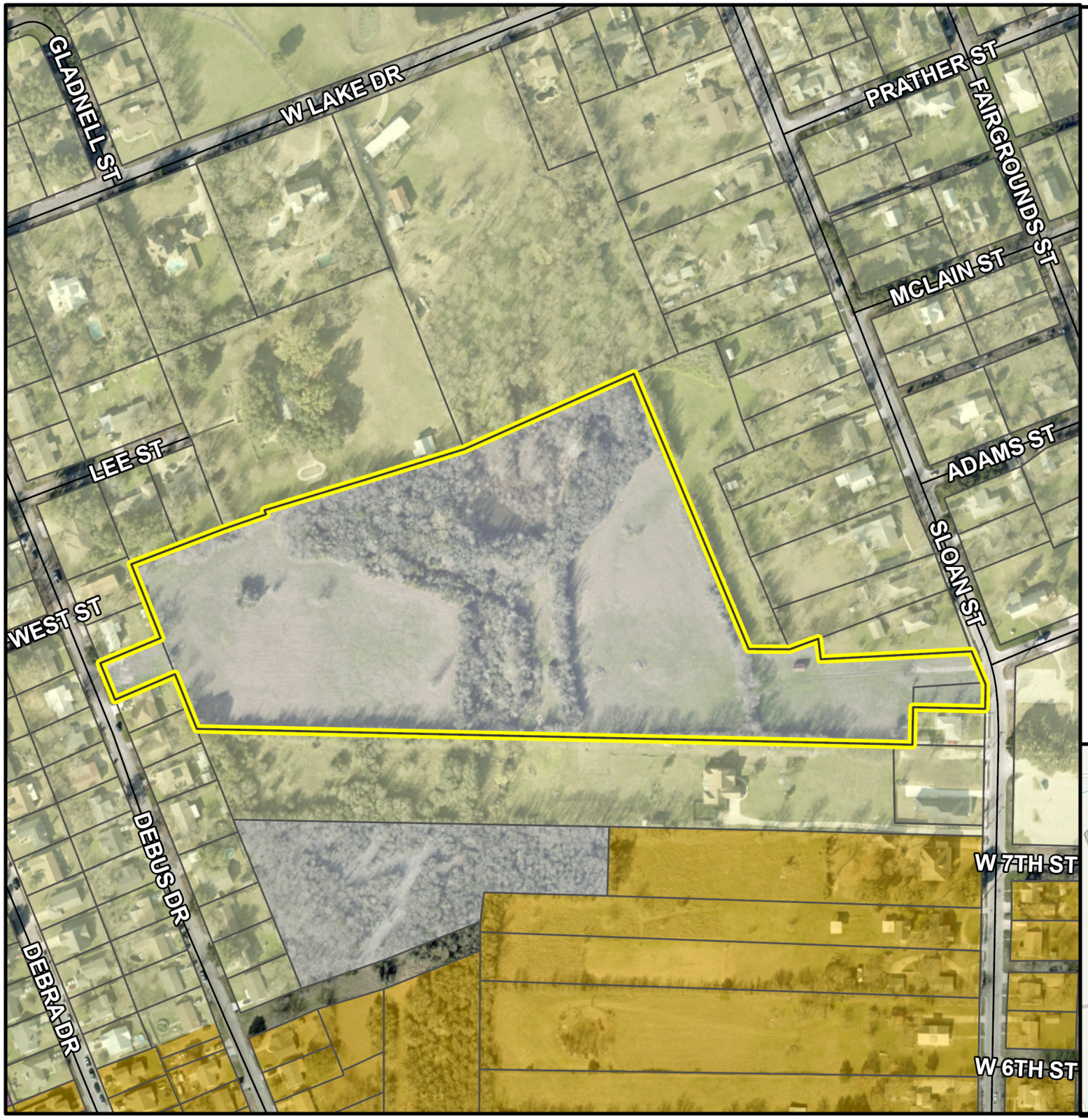
2 _____ Street

3 _____ Way

Sign with unit numbers.

N

0 ft 75 ft 150 ft 300 ft



PZ-2022-1520

851 Sloan St. & 904 Debus Dr.
Rezoning Request
Location Map
Approximately 15.05 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Zoning

- M-1 Light Industrial
- MF-1/RPD
- MF-2 Multi-Family
- R-1 Single Family

0 250 500

Feet

City of Taylor
City Council

July 27, 2023

PZ-2022-1520

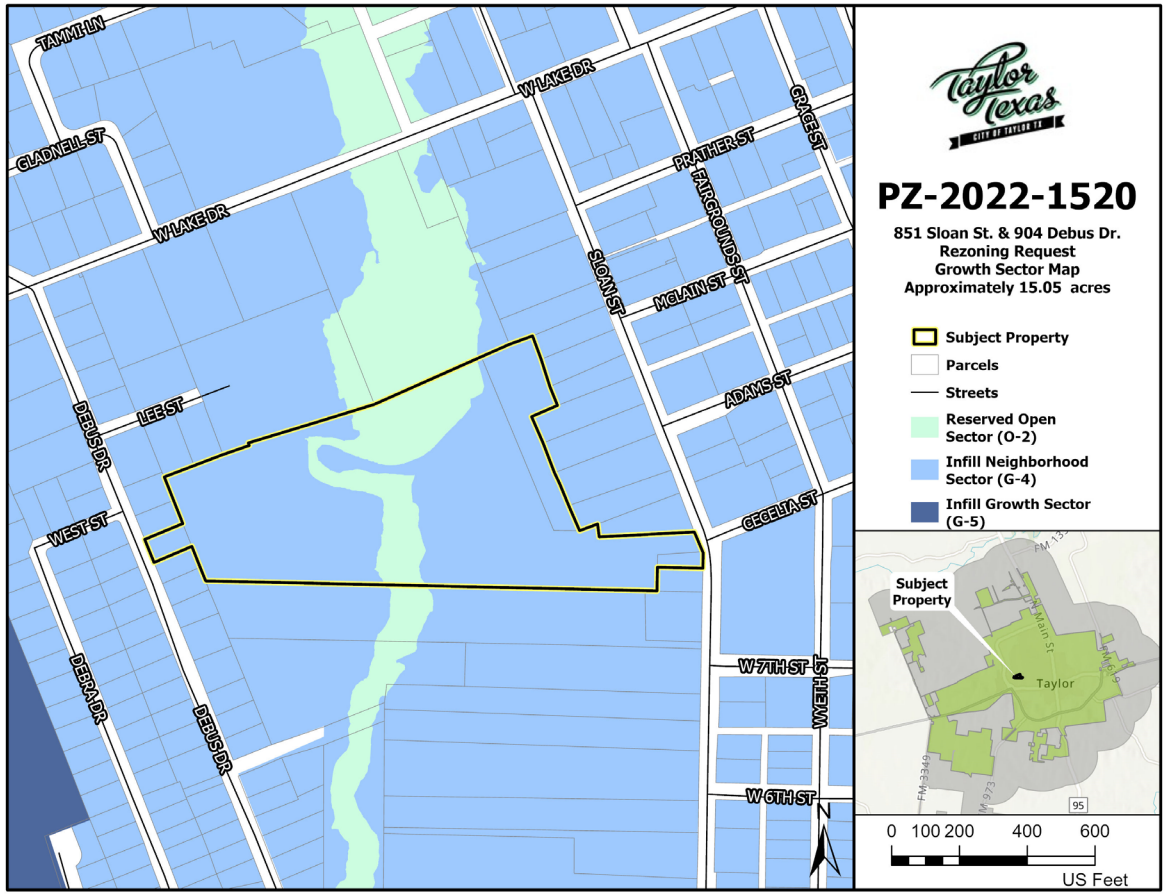
Zoning Map Amendment – Residential Planned Development

Legacy Crossing Planned Development

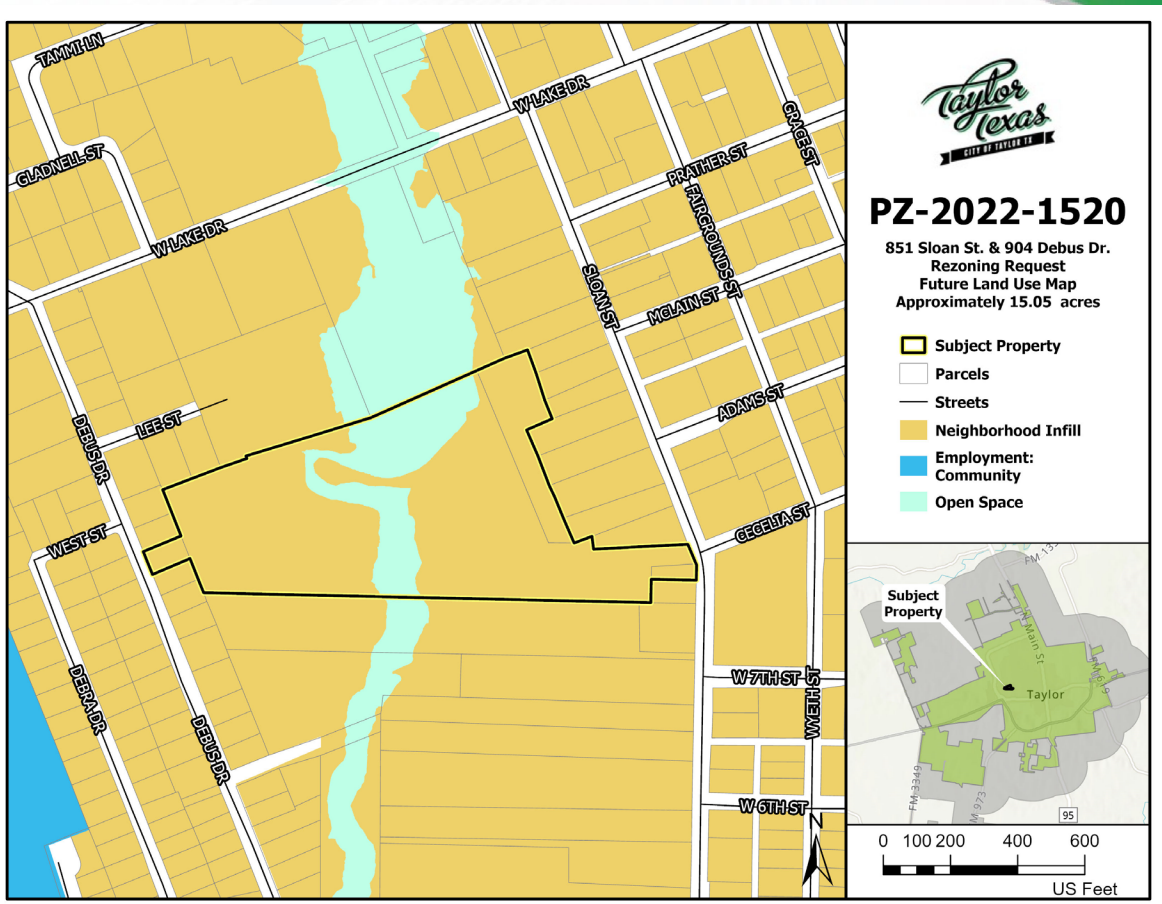
Location Map

Address/Location: 851 Sloan St. & 904 Debus Dr.

Growth Sector & Future Land Use Maps



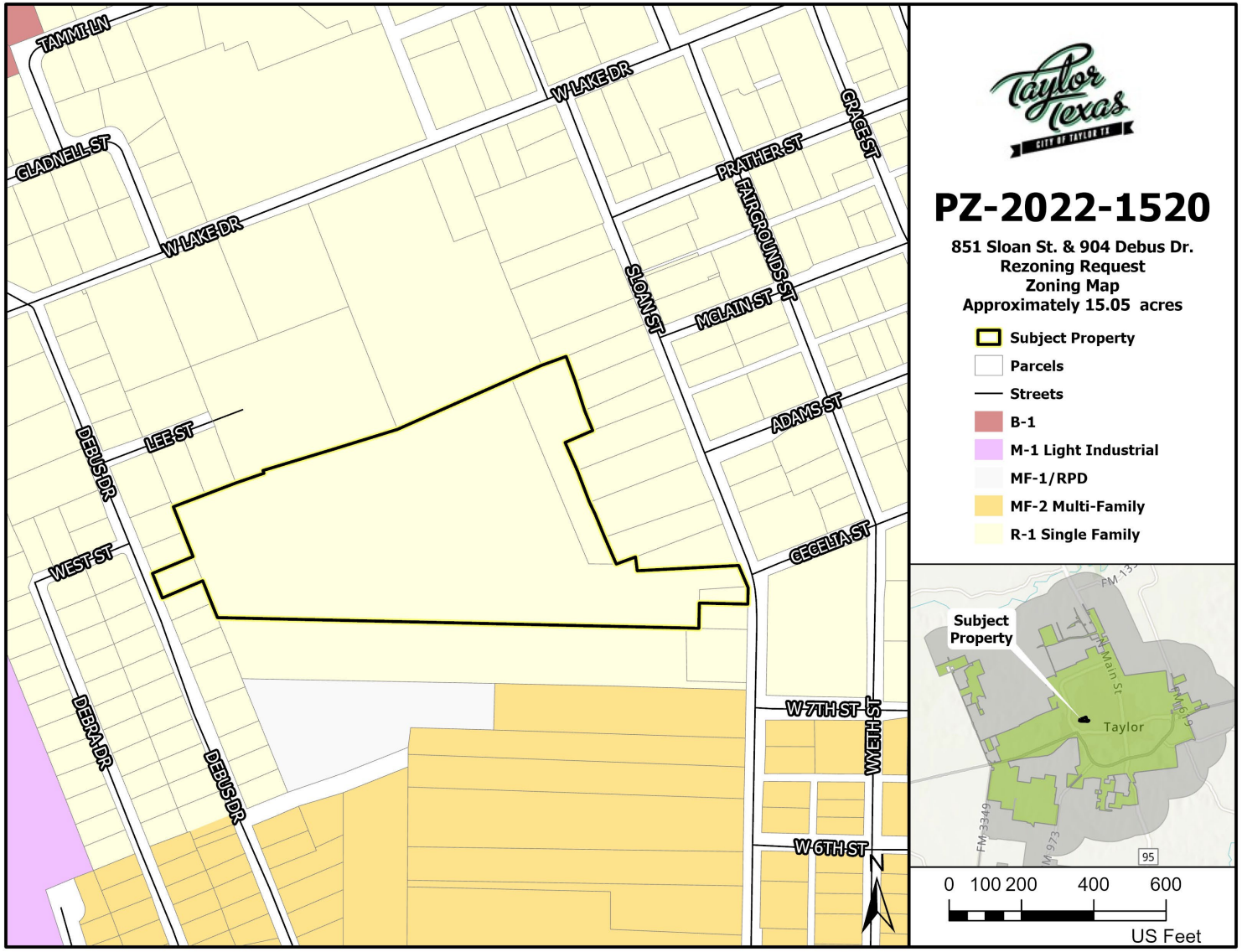
Growth Sector: Infill Growth Sector & Reserved Open Space



Future Land Use: Neighborhood Infill & Open Space

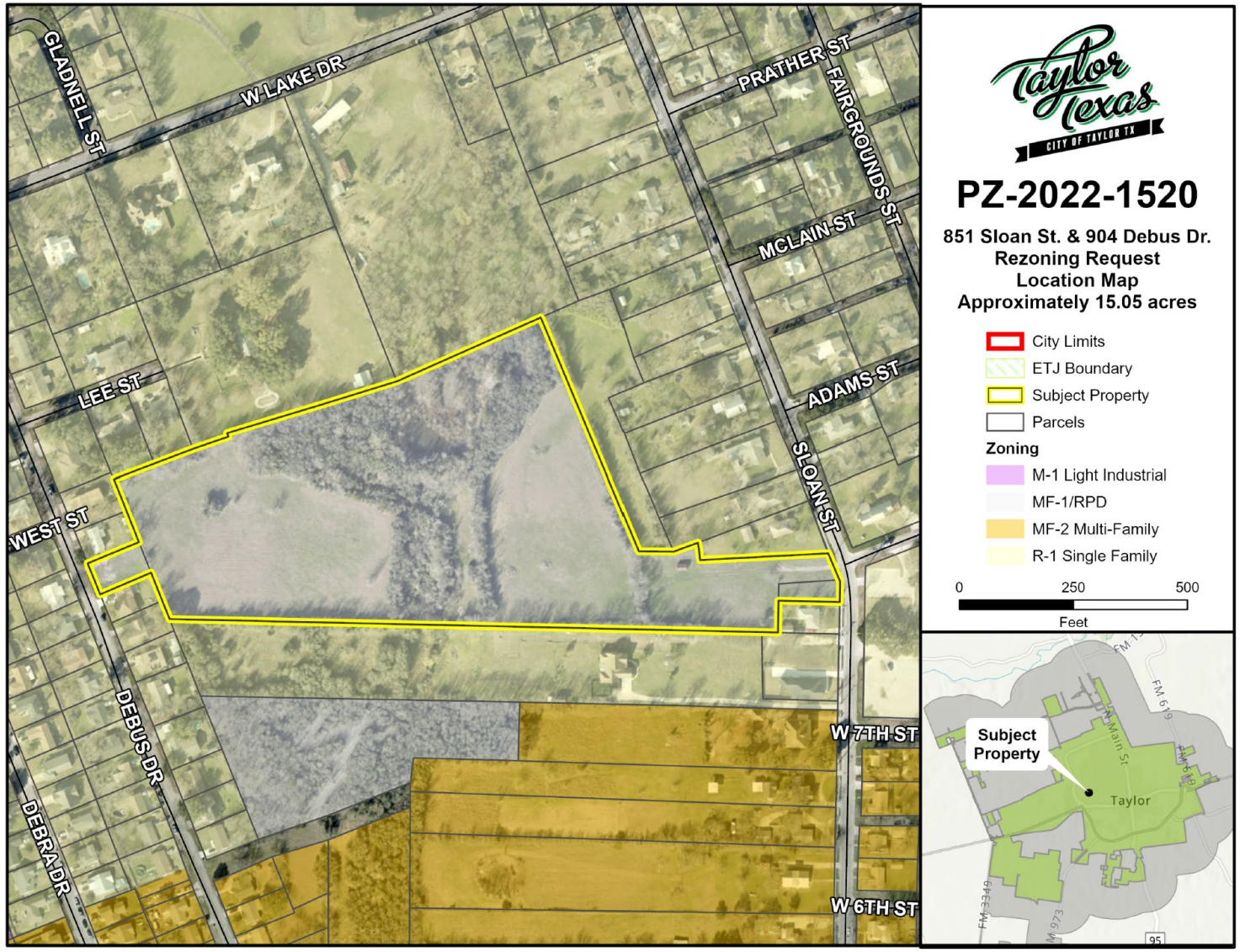
Taylor Texas
CITY OF TAYLOR TX

Current Zoning



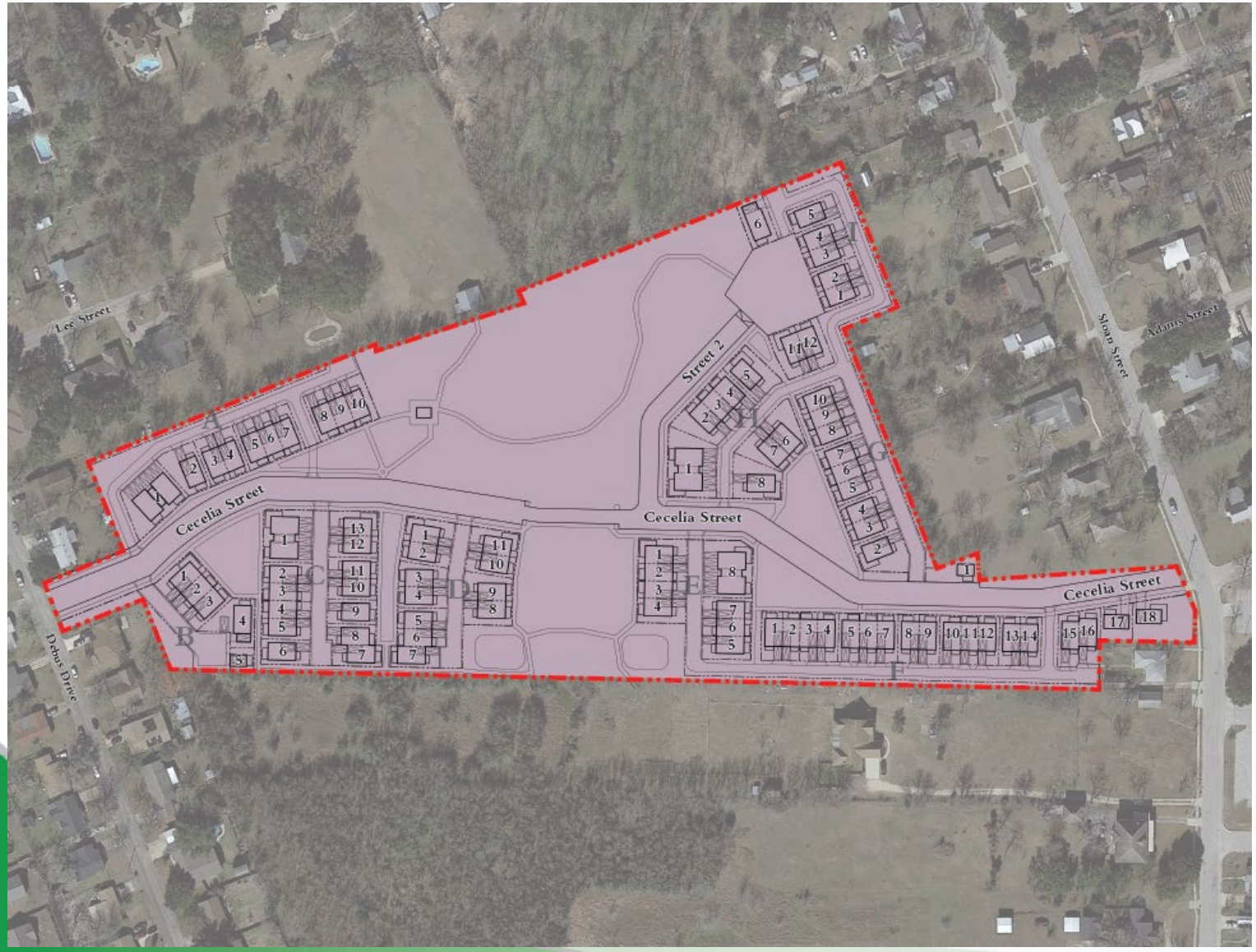
Zoning: R-1 Single Family Residential

Proposed Zoning



Multi-Family 1 Residential Planned Development (MF-1/RPD)

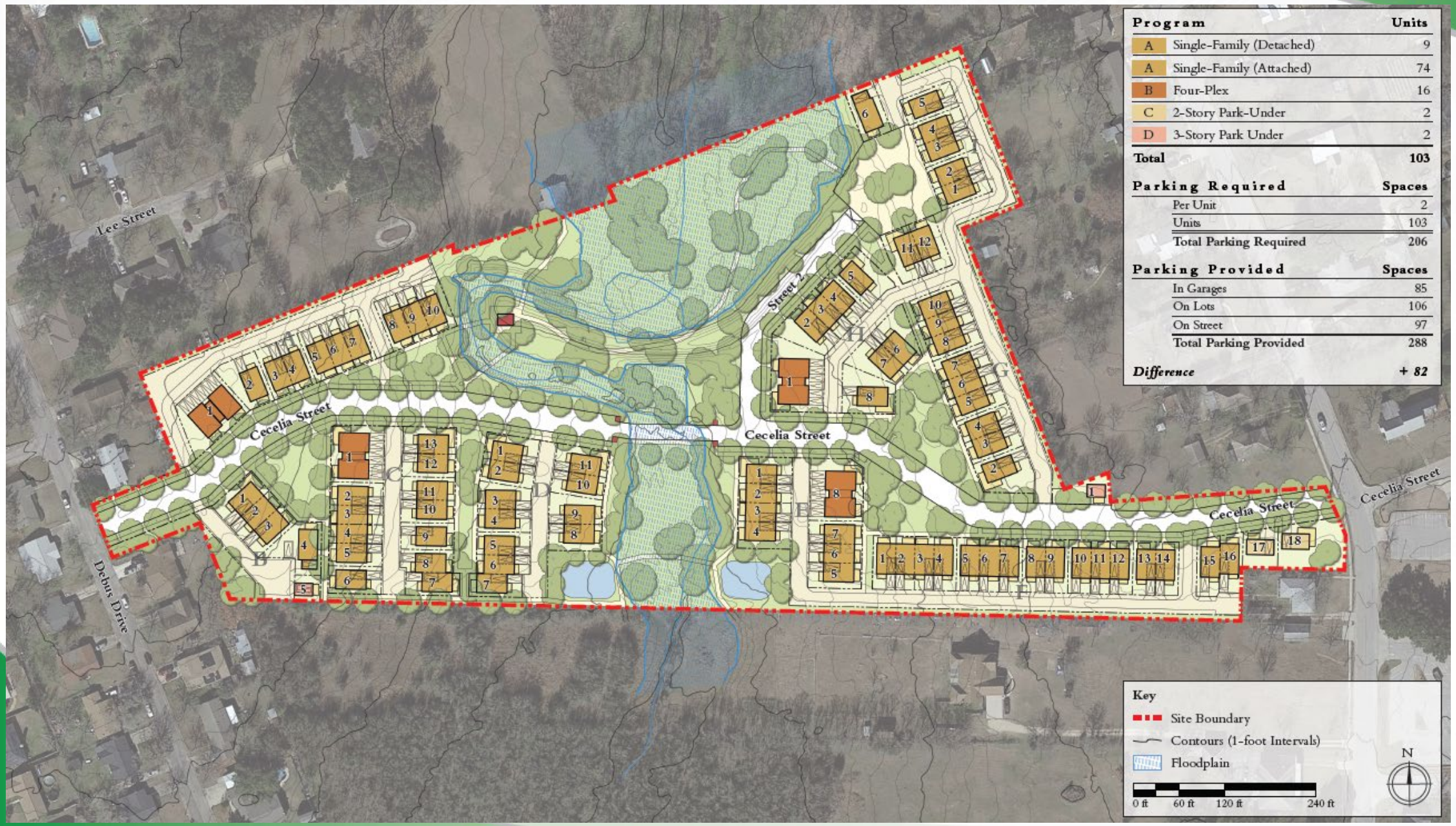
Proposed Planned Development



Transects:

- T4 → MF-1 (Multi-Family)

Proposed Master Plan & Program



Program		Units
A	Single-Family (Detached)	9
A	Single-Family (Attached)	74
B	Four-Plex	16
C	2-Story Park-Under	2
D	3-Story Park Under	2
Total		**103**

Parking Required	Spaces
Per Unit	2
Units	103
Total Parking Required	206

Parking Provided	Spaces
In Garages	85
On Lots	106
On Street	97
Total Parking Provided	288
Difference	***+ 82***

Taylor Texas
CITY OF TAYLOR TX

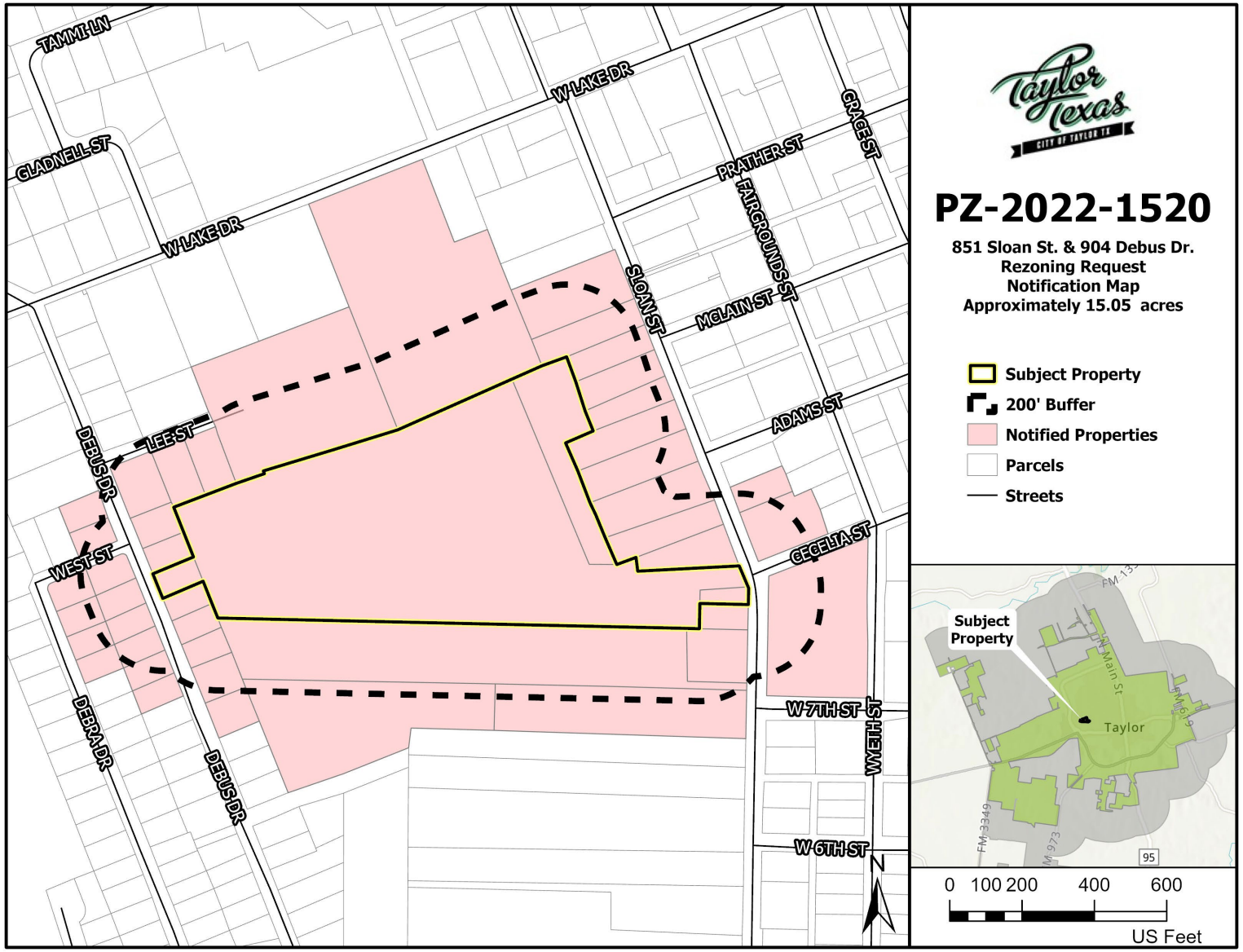
Precedent Images

3-Story Park-Under

Park: Provenance, Shreveport, La.

Pedestrian Path: Mueller, Austin, Tex.

Notice Area Map



- 42 notices were sent out to adjacent property owners within 200 ft. of the subject property and public entities.
- Staff received one (1) neutral response related to the request.

P&Z Recommendation

On July 11, 2023, the Planning and Zoning Commission voted to recommend **Approval** (7-0) of the proposed rezoning amendment to from the existing zoning of R-1 (Single Family Residential) to a Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD).

City Council Meeting
July 27, 2023
Transmittal Letter

STRATEGIC PILLAR	
☐	Streets/Infrastructure
☐	Quality of Life
☒	Economic Vitality

Agenda Item #: 10

Agenda Title: **Introduce Ordinance 2023-36 Amending the FY23 Budget**

Council Action to be taken: Introduce Ordinance 2023-36

Department Submitted: Finance Department

Staff Contact: Jeff Wood, Chief Financial Officer

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is to consider Ordinance 2023-36 amending the FY23 Budget.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The FY23 budget was originally adopted by Council on September 8, 2022 and amended February 9, 2023 and April 27, 2023.

The purpose of this budget amendment is to have the budget reflect actual financial activity including changes in the budget related to unbudgeted expenditures and revenues. Financial activity during a fiscal year does not always match the anticipated revenues and expenditures approved during the budget development process, and amendments to individual accounts are needed to formally change the budgeted amounts of the affected accounts.

The two attachments to this request:

Ordinance No. 2023-36 – This is the official document that formalizes the adoption of the changes contained in Exhibit A.

Exhibit A – This attachment is part of the ordinance and specifies the items to be amended by fund and category.

3. PROS and CONS

PROS	CONS
• Properly account for unplanned/emergency expenditures and the use of donated, grant, and bond funds. • Maintain efficient processing of purchase orders and accounts payable. • Adjust individual accounts to accurately reflect the fiscal year activity in the account.	• If unapproved, accounts will not accurately reflect the activity that has occurred in the account and some accounts would remain over expended.

4. RECOMMENDATION

Staff recommends that Council introduce Ordinance 2023-36 to amend the FY23 budget.

5. FUNDING SOURCE

Various funding sources as identified in Exhibit A.

6. TIMELINE

Ordinance 2023-36 is being introduced July 27th. Staff will schedule adoption of the ordinance for the August 10th meeting.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

10a. Draft Ordinance 2023-36
10b. Exhibit A – FY23 Q3 Budget Amendment
10c. Budget Amendment Presentation

ORDINANCE NO. 2023-36

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS AMENDING ORDINANCE NO. 2023-18 ADOPTED ON APRIL 27, 2023, MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY FOR FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; BY AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE GENERAL FUND AND OTHER CITY FUNDS THAT PROVIDE FOR THE PAYMENT OF OPERATING EXPENSES AND CAPITAL OUTLAY AND BY CHANGING THE AMOUNT APPROPRIATED FOR VARIOUS DEPARTMENTS OF THE CITY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

SECTION 1.0: That the appropriations for the fiscal year beginning October 1, 2022 and ending September 30, 2023, for the support of the general government of the City of Taylor, Texas be amended for said term in accordance with the change in revenues and expenditures shown in the attached Exhibit A.

SECTION 2.0: That the amendment, as shown in words and figures in Exhibit A, is hereby approved in all aspects and adopted as an amendment to the City budget for the fiscal year October 1, 2022 and ending September 30, 2023.

SECTION 3.0: In accordance with Article 8 of the City Charter, this ordinance was introduced before the City Council of the City of Taylor, Texas on the 27th day of July, 2023.

PASSED, APPROVED, and **ADOPTED** this the ____ day of _____, 2023.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Ted Hejl, City Attorney

Exhibit A FY23 Q3 Budget Amendments — Ordinance 2023-36

		Current Budget	Amendment Amount	Amended Budget
	100 - General Fund			
Revenue				
330-237	**County and Other Local Grants**	$ 2,500	$ 225,000	$ 227,500
	Parks grant funds from St. David's for memorial track resurfacing and programming.			
340-266	**Plan Review Fees**	$ 250,000	$ 116,500	$ 366,500
	Pass through development costs offset by additional plan review fee revenue			
430-335	**Reimbursements/Refunds**	$ 25,000	$ 17,953	$ 42,953
	Amtrak feasibility study final payment (reimbursed by CARTS)			
430-336	**Use of Fund Balance**	$ -		$ 23,230
	Moody Museum repairs offset by Nancy Moody funds		$ 21,730	
	Mounted TV for training room, supplies (funded through Walmart grant received 9/2022)		$ 1,500	
	Total General Fund Revenue Adjustments		**$ 382,683**	
Communications				
503-539	**Other Contract Services**	$ 139,460	$ 17,500	$ 156,960
	Public relations contract services			
	503 - Communications Department Total		**$ 17,500**	
Development Services				
522-521	**County Recording Fees**	$ 1,000	$ 1,000	$ 2,000
	Recording fees for increased number of liens			
522-539	**Other Contract Services**	$ 1,028,800	$ 116,500	$ 1,145,300
	Pass through development costs offset by additional plan review fee revenue			
	522 - Development Services Department Total		**$ 117,500**	
Moody Museum				
527-349	**Misc. Repairs and Maintenance**	$ 2,000	$ 21,730	$ 23,730
	Moody Museum repairs offset by Nancy Moody funds			
	527 - Moody Museum Department Total		**$ 21,730**	
Fire Department				
542-415	**Trucks, Heavy Equipment Rental**	$ 238,686	$ 33,008	$ 271,694
	T1 Fire engine repairs			
	542 - Fire Department Total		**$ 33,008**	
Police Department				
552-242	**Fire Arms Supplies**	$ 11,550	$ 15,407	$ 26,957
	Backorders from FY22 for ammo and firearms			
552-259	**Misc. Supplies**	$ 2,100		$ 6,300
	Backorders from FY22 for radio replacement batteries		$ 2,700	
	Mounted TV for training room, supplies (funded through Walmart grant received 9/2022)		$ 1,500	
552-261	**Office Furniture**	$ 3,000	$ 5,436	$ 8,436
	Dispatch emergency desk replacements			

Exhibit A FY23 Q3 Budget Amendments — Ordinance 2023-36

		Current Budget	Amendment Amount	Amended Budget
552-349	**Misc. Repairs and Maintenance** *Dispatch emergency desk replacements*	$ -	$ 22,095	$ 22,095
552-539	**Other Contract Services** *Dispatch consolettes paid for through use tax on the CIP. Originally budgeted in the 592 department as a transfer to CIP for $64,000. Additional cost of $2,512 is offset by budgeted use tax revenue.*	$ 2,100	$ 66,512	$ 68,612
	552 - Police Department Total		**$ 113,650**	
Streets & Grounds				
563-725	**Other Equipment** *Solar LED streetlight ordered in FY22, received in FY23.*	$ -	$ 7,000	$ 7,000
	563 - Streets & Grounds Department Total		**$ 7,000**	
Parks & Recreation				
565-234	**Programming** *Parks programming funds from St. David's Grant*	$ -	$ 20,000	$ 20,000
	552 - Police Department Total		**$ 20,000**	
Nondepartmental				
592-539	**Other Contract Services** *Amtrak feasibility study final payment (reimbursed by CARTS)*	$ 97,620	$ 17,953	$ 115,573
592-814	**Transfer to CIP** *Dispatch consolettes paid for through use tax on the CIP. Originally budgeted in the 592 department as a transfer to CIP for $64,000. Actual expense is $66,512 in 100-552-539.*	$ 1,505,807	$ (64,000)	$ 1,441,807
	592 - Nondepartmental Total		**$ (46,047)**	
	Total General Fund Expenditure Adjustments		**$ 284,341**	
	382 - Fleet Operating Fund			
Revenue				
340-277	**Equipment Rental Fee**	$ 932,706		$ 976,514
	T1 Fire engine repairs		$ 33,008	
	Airport fuel truck lease		$ 10,800	
420-329	**Payment of Claims** *Body shop repairs for 3 vehicles (insurance claims)*	$ 9,802	$ 2,995	$ 12,797
	Total Fleet Operating Revenue Adjustments		**$ 46,803**	
Fleet Services				
517-415	**Trucks, Heavy Equipment Rental** *Airport fuel truck lease*	$ -	$ 10,800	$ 10,800
517-429	**Body Shop Repairs** *Body shop repairs for 3 vehicles (insurance claims)*	$ 35,802	$ 2,995	$ 38,797
517-539	**Other Contract Services** *T1 Fire engine repairs*	$ 4,058	$ 33,008	$ 37,066
	Total Fleet Operating Expenditure Adjustments		**$ 46,803**	

Exhibit A FY23 Q3 Budget Amendments — Ordinance 2023-36

		Current Budget	Amendment Amount	Amended Budget
384 - Fleet Replacement Fund				
Fleet Replacement				
518-725	**Other Equipment**	$ -	$ 17,351	$ 17,351
	Lease purchase completed for 2 Ventrac Tractors for Parks and Rec			
	Total Fleet Replacement Expenditure Adjustments		**$ 17,351**	
370 - Cemetery Operating Fund				
Revenue				
450-370	**Interfund Transfer In**	$ 36,465		$ 72,821
	Budgeted improvements for Cemetery Signage. Funded through Use Tax as part of the FY23 CIP with an interfund transfer out from the General Fund (100-592-815).		$ 2,356	
	Budgeted purchase of Cemetery Software. Funded through Use Tax as part of the FY23 CIP with an interfund transfer out from the General Fund (100-592-815).		$ 34,000	
	Total Cemetery Operating Revenue Adjustments		**$ 36,356**	
Cemetery Operating				
761-222	**Striping and Street Signs**	$ -	$ 2,356	$ 2,356
	Budgeted improvements for Cemetery Signage. Funded through Use Tax as part of the FY23 CIP with an interfund transfer out from the General Fund (100-592-815).			
761-532	**Software Maintenance/Licensing**	$ -	$ 34,000	$ 34,000
	Budgeted improvements for Cemetery Signage. Funded through Use Tax as part of the FY23 CIP with an interfund transfer out from the General Fund (100-592-815).			
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STRATEGIC PILLAR
☐ Streets/Infrastructure
☐ Quality of Life
☐ Economic Vitality

City Council Meeting
July 27, 2023
Transmittal Letter

Agenda Item #: 11

Agenda Title: **Receive the recommendation regarding Council Compensation from the Council Compensation Committee Chair and provide direction for drafting any ordinance changes.**

Council Action to be taken: Receive recommendation and provide direction.

Department Submitted: City Management

Staff Contact: Jeff Jenkins, Deputy City Manager

1. PURPOSE/DESCRIPTION

This item will be a presentation from the Council Compensation Committee Chair Jose Orta. He will provide the final recommendation from the Committee.

2. BACKGROUND / PRIOR COUNCIL ACTIONS TAKEN

Back in June, Council appointed individuals to serve on the Council Compensation Committee. The Committee was tasked to provide a recommendation regarding whether any changes to Council Compensation should be recommended and what that amount would be.

The Committee met twice and looked over various items such as: city populations, size of the council, budget, compensation in other communities, number of meetings, how the Mayor is elected, budget size and what departments are within each city.

The Committee received public comments at both meetings and an email was provided for residents to provide comments on their thoughts on how to proceed with Council compensation.

The Committee provided the following recommendation:

- Increase compensation to $125 per meeting ($250 a month)
- Incrementally implement starting in June 2024 for the newest elected members and continue until June 2026 for all the newest elected members
- Compensation same across the board
- Committee encourage with a future charter committee to review:
    - Review Council compensation language in the charter

- Review how Mayor is elected.

For reference here is the provision in the city charter:

Sec. 4.5. - Compensation.
Each Councilmember shall receive compensation for attendance at City Council meetings established by ordinance provided Council members shall not receive compensation for more than two (2) meetings in any one month. Councilmembers shall be entitled to reimbursement of necessary expenses incurred in the performance of their official duties when approved by the Council.

Council will need to receive the recommendation and now consider if you would like an ordinance drafted with these changes.

3. STAFF ANALYSIS

Pros	Cons
• NA	• NA

4. RECOMMENDATION

Receive recommendation on Council Compensation and provide direction whether Council would like an ordinance drafted with any changes.

5. FUNDING SOURCE

General Fund

6. TIMELINE

Draft Ordinance Changes.
Ordinance presented August-early September.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

11a. PowerPoint presentation

Council Compensation Committee Recommendation

07/27/2023

Overview

Council Compensation Committee:

- Council approved creating committee to provide a recommendation on Council compensation
- Committee met two times and examined many factors: population, size of council, budget, compensation in other communities, number of meetings, how the Mayor is elected, budget size, and departments within each city
- Received public comments and emails from the public

Compensation Recommendation

- Increase compensation to $125 per meeting ($250 a month)
- Incremental implementation starting June 2024 for newest elected members and continuing with each newly elected member until June 2026
- Compensation same across the board
- Committee encouraged Council to have a future charter committee review:
  - Review Council compensation language in the charter
  - Review how Mayor is elected

Next Steps

- Council consider the recommendation
- Council give direction, which will help with drafting updated ordinance
- Ordinance presented at a future meeting for adoption consideration

Questions

City Council Meeting
July 27, 2023
Transmittal Letter

STRATEGIC PILLAR
☐ Streets/Infrastructure
☐ Quality of Life
☒ Economic Vitality

Agenda Item #: 12

Agenda Title: **Consider a request from All Star Liquor or Mr. Kapil Patel on property generally located at 3100 N. Main Street Suite 127 for a variance to the required minimum distance from a school for the sale of alcohol**

Council Action to be taken: Approve or deny request

Department Submitted: Development Services Department

Staff Contact: Colin Harrison, Development Services Director

1. PURPOSE/DESCRIPTION

The purpose of this item is to consider a request from All Star Liquor or Mr. Kapil Patel for a variance to Chapter 3, Section 3.1 of the City of Taylor Code of Ordinances to allow for a liquor store 3100 N. Main Street Suite 127, which is less than 300 feet from a public school.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Mr. Kapil Patel, owner of All Star Liquor, is seeking to expand his business to the City of Taylor at 3100 N. Main Street Suite 127. In order for Mr. Patel to obtain a TABC license to sell a variety of liquor, the City must confirm that the facility is not within 300' of a school or church and is properly zoned. The Taylor ISD Main Street Intermediate School falls slightly within 300 feet of Mr. Patel's store location; therefore, a variance must be obtained in order to allow Mr. Patel to proceed with his TABC license application.

Section 109.33(e) of the Texas Alcoholic Beverage Code states:

> *The commissioners court of a county or the governing board of a city or town that has enacted a regulation under Subsection (a) of this section may also allow variances to the regulation if the commissioners court or governing body determines that enforcement of the regulation in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the court or governing board, after consideration of the health, safety, and welfare*

of the public and the equities of the situation, determines is in the best interest of the community.

Mr. Patel has obtained a letter from Superintendent, Devin Padavil, of Taylor Independent School District (TISD), stating the district has no objections to the request.

The Planning and Zoning Commission held a public hearing on June 13, 2023, and recommended approval of the Specific Use Permit with a no objections letter from TISD.

A public hearing by the City Council was held on June 22, 2023, for the Specific Use Permit and a second consideration of ordinance approval on July 13, 2023, allowing a liquor store in the B-1 Local Business zoning district. The Council voted to approve the request for a Specific Use Permit.

3. PROS and CONS

PROS	CONS
• Received approval from TISD • Located in an area that is in line with the surrounding current retail stores. • Approved Specific Use Permit to operate a Liquor Store at 3100 N. Main St. #127 • Consistent with the Growth Sector: Infill Growth Sector G-5 • Consistent with the Future Land Use of Market Center: Community	• Within 300 feet of a school

4. RECOMMENDATION

Staff recommends approval of the request.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)

Do not approve request.

8. ATTACHMENTS

12a. Distance Variance Request Letter from Mr. Patel
12b. No Objection Letter from T.I.S.D.
12c. Distance Variance Map

Date:

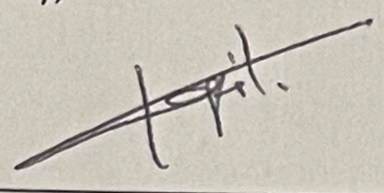
Attn: City Clerk

Diana McLean

Mrs. McLean,

My name is Kapil Patel and I am the owner of All Star Liquor that wants to expand my business to the City of Taylor at 3100 North Main Street Suite 127 (Taylor Plaza). I am requesting a variance so that I will be able to sell liquor, wine, and beer at this location due to my location being less than 300 feet from a school. I have also obtained a letter of no objection from Taylor Independent School District giving me the opportunity to ask for this variance and permit. Please take this into consideration to allow us to open for business in the City of Taylor.

Sincerely,



Kapil Patel

407-460-3759

patelkapil@msn.com

DR. DEVIN C. PADAVIL
SUPERINTENDENT
512.365.1391
dpadavil@taylorisd.org

June 21, 2023

To Whom It May Concern:

This letter is to notify you that Taylor ISD has no objection to All Star Liquor or Mr. Kapil Patel obtaining a liquor license and/nor the opening of his store in the Taylor Plaza.

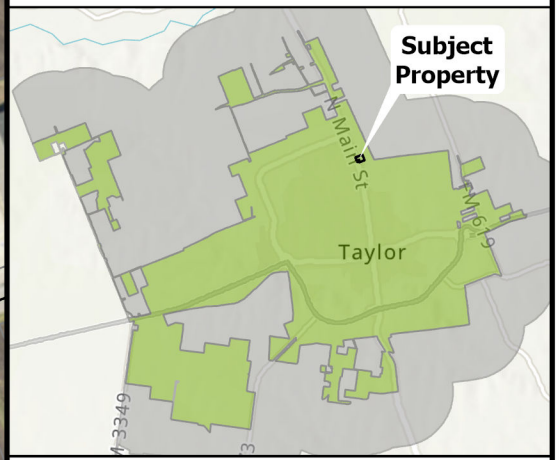
Respectfully,

Dr. Devin Padavil
Superintendent, Taylor ISD

PZ-2023-1675

3100 N. Main Street Ste. 127
Distance Variance -
Public School to Liquor Sales
Location Map

- Suite 127
- 3100 N. Main St. Ste. 127
- 300 Ft. Buffer
- Parcels
- Streets
- Railroads



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City Council Meeting
July 27, 2023
Transmittal Letter

STRATEGIC PILLAR
☒ Streets/Infrastructure
☒ Quality of Life
☒ Economic Vitality

Agenda Item #: 13

Agenda Title: **Consider Ordinance 2023-37 Authorizing The Issuance Of The City Of Taylor, Texas Combination Tax And Revenue Certificates Of Obligation, Series 2023A; Levying An Ad Valorem Tax And Pledging Certain Surplus Revenues In Support Of The Certificates; Approving An Official Statement, A Paying Agent/Registrar Agreement And Other Agreements Relating To The Sale And Issuance Of The Certificates; And Ordaining Other Matters Relating To The Issuance Of The Certificates**

Council Action to be taken: Approve Ordinance 2023-37

Department Submitted: Finance

Staff Contact: Jeffrey Wood, Chief Financial Officer

1. PURPOSE/DESCRIPTION

This ordinance is required to authorize the City to issue the Combination Tax and Revenue Certificates of Obligation, Series 2023A

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

This is the first and only reading of this ordinance required under Texas Government Code 1201.028. Approval of the ordinance can occur after the reading and at the same meeting. The City has issued debt in the past using the same procedure.

The City had its bond rating call on June 28th with Standard & Poor's and the City's credit rating was increased to AA with a stable outlook as the result of that review. The analysis of the rating and the benefits of the ratings increase will be shared with Council by our bond advisor, Jennifer Ritter of Specialized Public Finance.

The CO's will be priced by our financial advisor through a competitive sale on the morning of July 27th. **The bid summary and final numbers from the sale will be announced at this City Council meeting.** Jennifer Ritter will discuss the bids with Council. A presentation regarding the bids will be emailed to Council the afternoon of the meeting and will be shared during the meeting.

The Preliminary Official Statement was emailed to you prior to the meeting.

Council approved a resolution expressing the official intent to issue Certificates of Obligation on May 25, 2023.

3. PROS and CONS

PROS	CONS
• Debt issuances provides immediate funding for projects and equipment purchases that would otherwise require many years to complete if paid for as you go. • Debt issuances accelerates the project completion schedule and allows for project cost savings by completing a project in whole, and at one time, versus multiple stages as would be required if paid as you go.	• Debt needs to be repaid and the tax rate is the primary source of funding for debt payments. • Debt issuance costs that would not occur in a cash funded/pay as you go project will add to the total cost

4. RECOMMENDATION

Staff recommends Council approve Ordinance 2023-37. Missing information in the ordinance will be inserted after pricing is received on July 27 and our bond counsel will present a completed version after the meeting for the Mayor's signature.

5. FUNDING SOURCE

N/A

6. TIMELINE

Immediate consideration and approval is required to ensure timely closing and delivery of the debt issuance.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

13a. Ordinance 2023-37
13b. Debt Issue PowerPoint Presentation (Part 1)

ORDINANCE NO. 2023-37

ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY OF TAYLOR, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2023A; LEVYING AN AD VALOREM TAX AND PLEDGING CERTAIN SURPLUS REVENUES IN SUPPORT OF THE CERTIFICATES; APPROVING AN OFFICIAL STATEMENT, A PAYING AGENT/REGISTRAR AGREEMENT AND OTHER AGREEMENTS RELATING TO THE SALE AND ISSUANCE OF THE CERTIFICATES; AND ORDAINING OTHER MATTERS RELATING TO THE ISSUANOE THE CERTIFICATES

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
CITY OF TAYLOR §

WHEREAS, the City Council of the City of Taylor, Texas (the "City") deems it advisable to issue certificates of obligation in the amount of $53,935,000 (the "Certificates") for the purpose of paying contractual obligations incurred or to be incurred (i) a new municipal complex including space for public safety facilities to include a police station, police facilities, emergency call center dispatch, police evidence center, municipal court facilities and general administrative offices, council chambers and related street, drainage, water, wastewater and other utility improvements and acquisition of easements and right-of-way; (ii) renovating existing City buildings or facilities, to be limited to facilities that will have all or some of their functions relocated to the new municipal complex and Fire Station No. 1, including related street, drainage, water, wastewater and other utility improvements; and, (iii) payment of professional services in connection therewith including legal, engineering, architectural and fiscal fees and the costs of issuing the Certificates; and

WHEREAS, the Certificates hereinafter authorized and designated are to be issued and delivered for cash pursuant to Subchapter C of Chapter 271, Local Government Code and Chapter 1502, Texas Government Code, as amended; and

WHEREAS, on May 25, 2023 the City Council passed a resolution authorizing and directing the City Clerk to give notice of intention to issue the Certificates; and

WHEREAS, the notice was published on May 31, 2023 and June 7, 2023 in the *Taylor Press*, a newspaper of general circulation in the City and a "newspaper" as defined in Section 2051.044, Government Code; and

WHEREAS, the City has not received a valid petition from the qualified voters of the City protesting the issuance of the Certificates; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and public notice of the time, place and purpose of the meeting was given, all as required by Chapter 551, Texas Government Code; and

WHEREAS, it is considered to be in the best interest of the City that the interest bearing Certificates be issued; therefor,

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

Section 1. RECITALS, AMOUNT AND PURPOSE OF THE CERTIFICATES. The recitals set forth in the preamble hereof are incorporated herein and shall have the same force and effect as if set forth in this Section. The Certificates of the City of Taylor, Texas (the "City") are hereby authorized to be issued and delivered in the aggregate principal amount of $53,935,000 for the purpose of paying contractual obligations incurred or to be incurred for (i) a new municipal complex including space for public safety facilities to include a police station, police facilities, emergency call center dispatch, police evidence center, municipal court facilities and general administrative offices, council chambers and related street, drainage, water, wastewater and other utility improvements and acquisition of easements and right-of-way; (ii) renovating existing City buildings or facilities, to be limited to facilities that will have all or some of their functions relocated to the new municipal complex and Fire Station No. 1, including related street, drainage, water, wastewater and other utility improvements; and, (iii) payment of professional services in connection therewith including legal, engineering, architectural and fiscal fees and the costs of issuing the Certificates.

Section 2. DESIGNATION, DATE, DENOMINATIONS, NUMBERS, AND MATURITIES OF CERTIFICATES. Each certificate issued pursuant to this Ordinance shall be designated: "CITY OF TAYLOR, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2023A", and initially there shall be issued, sold, and delivered hereunder fully registered certificates, without interest coupons, dated August 17, 2023, in the denomination and principal amount hereinafter stated, numbered consecutively from R-1 upward (except the initial Certificate delivered to the Attorney General of the State of Texas which shall be numbered T-1), payable to the respective initial registered owners thereof (as designated in Section 12 hereof), or to the registered assignee or assignees of said Certificates or any portion or portions thereof (in each case, the "Registered Owner"), and the outstanding principal amount of the Certificates shall mature and be payable on August 15 in each of the years and in the principal amount, respectively, as set forth in the following schedule:

YEAR	PRINCIPAL AMOUNT	YEAR	PRINCIPAL AMOUNT
2025		2040	
2026		2041	
2027		2042	
2028		2043	
2029		2044	
2030		2045	
2031		2046	
2032		2047	
2033		2048	
2034		2049	
2035		2050	
2036		2051	
2037		2052	
2038		2053	
2039			

The term "Certificate" as used in this Ordinance shall mean and include collectively the Certificates initially issued and delivered pursuant to this Ordinance and all substitute Certificates exchanged therefor, as well as all other substitute Certificates and replacement Certificates issued pursuant hereto.

SECTION 3. INTEREST. The Certificates scheduled to mature during the years, respectively, set forth below shall bear interest from the dates specified in the FORM OF CERTIFICATE set forth in this Ordinance to their respective dates of maturity at the following rates per annum:

YEAR	RATE	YEAR	RATE
2025		2040	
2026		2041	
2027		2042	
2028		2043	
2029		2044	
2030		2045	
2031		2046	
2032		2047	
2033		2048	
2034		2049	
2035		2050	
2036		2051	
2037		2052	
2038		2053	
2039			

Interest shall be payable in the manner provided and on the dates stated in the FORM OF CERTIFICATE set forth in this Ordinance.

Section 4. CHARACTERISTICS OF THE CERTIFICATES. (a) Registration, Transfer, Conversion and Exchange; Authentication. The City shall keep or cause to be kept at The Bank of New York Mellon Trust Company, National Association, Dallas, Texas (the "Paying Agent/Registrar") books or records for the registration of the transfer, conversion and exchange of the Certificates (the "Registration Books"), and the City hereby appoints the Paying Agent/Registrar as its registrar and transfer agent to keep such books or records and make such registrations of transfers, conversions and exchanges under such reasonable regulations as the City and Paying Agent/Registrar may prescribe; and the Paying Agent/Registrar shall make such registrations, transfers, conversions and exchanges as herein provided. The Paying Agent/Registrar shall obtain and record in the Registration Books the address of the Registered Owner of each Certificate to which payments with respect to the Certificates shall be mailed, as herein provided; but it shall be the duty of each Registered Owner to notify the Paying Agent/Registrar in writing of the address to which payments shall be mailed, and such interest payments shall not be mailed unless such notice has been given. The City shall have the right to inspect the Registration Books during regular business hours of the Paying Agent/Registrar, but otherwise the Paying Agent/Registrar shall keep the Registration Books confidential and, unless otherwise required by law, shall not permit their inspection by any other entity. The Paying Agent/Registrar shall make the Registration Books available within the State of Texas. The City shall pay the Paying Agent/Registrar's standard or customary fees and charges for making such registration, transfer, conversion, exchange and delivery of a substitute Certificate or Certificates. Registration of assignments, transfers, conversions and exchanges of Certificates shall be made in the manner provided and with the effect stated in the FORM OF CERTIFICATE set forth in this Ordinance. Each substitute Certificate shall bear a letter and/or number to distinguish it from each other Certificate.

Except as provided in Section 4(c) of this Ordinance, an authorized representative of the Paying Agent/Registrar shall, before the delivery of any such Certificate, date and manually sign said Certificate, and no such Certificate shall be deemed to be issued or outstanding unless such Certificate is so executed. The Paying Agent/Registrar promptly shall cancel all paid Certificates and Certificates surrendered for conversion and exchange. No additional ordinances, orders, or resolutions need be passed or adopted by the governing body of the City or any other body or person so as to accomplish the foregoing conversion and exchange of any Certificate or portion thereof, and the Paying Agent/Registrar shall provide for the printing, execution, and delivery of the substitute Certificates in the manner prescribed herein, and said Certificates shall be printed or typed on paper of customary weight and strength. Pursuant to Chapter 1201, Texas Government Code, as amended, and particularly Subchapter D thereof, the duty of conversion and exchange of Certificates as aforesaid is hereby imposed upon the Paying Agent/Registrar, and, upon the execution of said Certificate, the converted and exchanged Certificate shall be valid, incontestable, and enforceable in the same manner and with the same effect as the Certificate which initially was issued and delivered pursuant to this Ordinance, approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

(b) Payment of Certificates and Interest. The City hereby further appoints the Paying Agent/Registrar to act as the paying agent for paying the principal of and interest on the Certificates, all as provided in this Ordinance. The Paying Agent/Registrar shall keep proper records of all payments made by the City and the Paying Agent/Registrar with respect to the Certificates, and of all conversions and exchanges of Certificates, and all replacements of Certificates, as provided in this Ordinance. However, in the event of a nonpayment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the past due interest shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each Registered Owner appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

(c) In General. The Certificate (i) shall be issued in fully registered form, without interest coupons, with the principal of and interest on such Certificate to be payable only to the Registered Owners thereof, (ii) may be redeemed prior to their scheduled maturities (notice of which shall be given to the Paying Agent/Registrar by the City at least 45 days prior to any such redemption date which shall indicate to which principal installments the redemption shall be applied), (iii) may be converted and exchanged for other Certificates, (iv) may be transferred and assigned in whole, but not in part, (v) shall have the characteristics, (vi) shall be signed, sealed, executed and authenticated, (vii) the principal of and interest on the Certificates shall be payable, and (viii) shall be administered and the Paying Agent/Registrar and the City shall have certain duties and responsibilities with respect to the Certificates, all as provided, and in the manner and to the effect as required or indicated, in the FORM OF CERTIFICATE set forth in this Ordinance. The Certificate initially issued and delivered pursuant to this Ordinance is not required to be, and shall not be, authenticated by the Paying Agent/Registrar, but on each substitute Certificate issued in conversion of and exchange or substitute for any Certificate or Certificates issued under this Ordinance the Paying Agent/Registrar shall execute the PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE, in the form set forth in the FORM OF CERTIFICATE.

(d) Substitute Paying Agent/Registrar. The City covenants with the Registered Owners of the Certificates that at all times while the Certificates are outstanding the City will provide a competent and legally qualified bank, trust company, financial institution, or other agency to act as and perform the services of Paying Agent/Registrar for the Certificates under this Ordinance, and that the Paying Agent/Registrar will be one entity. The City reserves the right to, and may, at its option, change the Paying Agent/Registrar upon not less than 30 days written notice to the Paying Agent/Registrar, to be effective at such time which will not disrupt or delay payment on the next principal or interest payment date after such notice. In the event that the entity at any time acting as Paying Agent/Registrar (or its successor by merger, acquisition, or other method) should resign or otherwise cease to act as such, the City covenants that promptly it will appoint a competent and legally qualified bank, trust company, financial institution, or other agency to act as Paying Agent/Registrar under this Ordinance. Upon any change in the Paying Agent/Registrar, the previous Paying Agent/Registrar promptly shall transfer and deliver the

Registration Books (or a copy thereof), along with all other pertinent books and records relating to the Certificates, to the new Paying Agent/Registrar designated and appointed by the City. Upon any change in the Paying Agent/Registrar, the City promptly will cause a written notice thereof to be sent by the new Paying Agent/Registrar to each Registered Owner of the Certificates, by United States mail, first-class postage prepaid, which notice also shall give the address of the new Paying Agent/Registrar. By accepting the position and performing as such, each Paying Agent/Registrar shall be deemed to have agreed to the provisions of this Ordinance, and a certified copy of this Ordinance shall be delivered to each Paying Agent/Registrar.

(e) Book-Entry-Only System. The Certificates issued in exchange for the Certificates initially issued as provided in Section 4(i) shall be issued in the form of a separate single fully registered Certificate for each of the maturities thereof registered in the name of Cede & Co., as nominee of The Depository Trust Company of New York ("DTC") and except as provided in subsection (f) hereof, all of the outstanding Certificates shall be registered in the name of Cede & Co., as nominee of DTC.

With respect to Certificates registered in the name of Cede & Co., as nominee of DTC, the City and the Paying Agent/Registrar shall have no responsibility or obligation to any securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created to hold securities to facilitate the clearance and settlement of securities transactions among DTC participants (the "DTC Participant") or to any person on behalf of whom such a DTC Participant holds an interest in the Certificates. Without limiting the immediately preceding sentence, the City and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Certificates, (ii) the delivery to any DTC Participant or any other person, other than a Registered Owner, as shown on the Registration Books, of any notice with respect to the Certificates, or (iii) the payment to any DTC Participant or any person, other than a Registered Owner, as shown on the Registration Books of any amount with respect to principal of or interest on the Certificates. Notwithstanding any other provision of this Ordinance to the contrary, but to the extent permitted by law, the City and the Paying Agent/Registrar shall be entitled to treat and consider the person in whose name each Certificate is registered in the Registration Books as the absolute owner of such Certificate for the purpose of payment of principal of and interest, with respect to such Certificate, for the purposes of registering transfers with respect to such Certificate, and for all other purposes of registering transfers with respect to such Certificates, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of and interest on the Certificates only to or upon the order of the respective Registered Owners, as shown in the Registration Books as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of principal of and interest on the Certificates to the extent of the sum or sums so paid. No person other than a Registered Owner, as shown in the Registration Books, shall receive a Certificate evidencing the obligation of the City to make payments of principal, and interest pursuant to this Ordinance. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Ordinance with respect to interest checks being mailed to the

registered owner at the close of business on the Record Date the word "Cede & Co." in this Ordinance shall refer to such new nominee of DTC.

(f) Successor Securities Depository; Transfer Outside Book-Entry-Only System. In the event that the City determines to discontinue the book-entry system through DTC or a successor or DTC determines to discontinue providing its services with respect to the Certificate, the City shall either (i) appoint a successor securities depository, qualified to act as such under Section 17(a) of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Certificates to such successor securities depository or (ii) notify DTC and DTC Participants of the availability through DTC of Certificates and transfer one or more separate Certificates to DTC Participants having Certificates credited to their DTC accounts. In such event, the Certificates shall no longer be restricted to being registered in the Registration Books in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names the Registered Owner transferring or exchanging Certificate shall designate, in accordance with the provisions of this Ordinance.

(g) Payments to Cede & Co. Notwithstanding any other provision of this Ordinance to the contrary, so long as any Certificate is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, and interest on such Certificate and all notices with respect to such Certificate shall be made and given, respectively, in the manner provided in the Letter of Representations of the City to DTC.

(h) DTC Blanket Letter of Representations. The City confirms execution of a Blanket Issuer Letter of Representations with DTC establishing the Book-Entry-Only System which will be utilized with respect to the Certificates.

(i) Cancellation of Initial Certificate. On the closing date, one Initial Certificate representing the entire principal amount of the Certificates, payable in stated installments to the order of the purchaser of the Certificates or its designee set forth in Section 12 of this Ordinance, executed by manual or facsimile signature of the Mayor or Mayor Pro-tem and City Clerk, approved by the Attorney General of Texas, and registered and manually signed by the Comptroller of Public Accounts of the State of Texas, will be delivered to such Underwriters set forth in Section 12 of this Ordinance or its designee. Upon payment for the Initial Certificate, the Paying Agent/Registrar shall cancel the Initial Certificate and deliver to DTC on behalf of such Underwriters one registered definitive Certificate for each year of maturity of the Certificates, in the aggregate principal amount of all the Certificates for such maturity.

Section 5. FORM OF CERTIFICATE. The form of the Certificate, including the form of Paying Agent/Registrar's Authentication Certificate, the form of Assignment and the form of Registration Certificate of the Comptroller of Public Accounts of the State of Texas to be attached to the Certificate initially issued and delivered pursuant to this Ordinance, shall be, respectively, substantially as follows, with such appropriate variations, omissions or insertions as are permitted or required by this Ordinance.

FORM OF CERTIFICATE

NO. R- **UNITED STATES OF AMERICA** **PRINCIPAL AMOUNT**
STATE OF TEXAS **$_____**
COUNTY OF WILLIAMSON
CITY OF TAYLOR, TEXAS
COMBINATION TAX AND REVENUE CERTIFICATE OF OBLIGATION
SERIES 2023A

INTEREST RATE	DATE OF CERTIFICATE	MATURITY DATE	CUSIP NO.
	August 17, 2023		

REGISTERED OWNER:

PRINCIPAL AMOUNT: **DOLLARS**

ON THE MATURITY DATE specified above, the CITY OF TAYLOR, in the County of Williamson, State of Texas (the "City"), being a political subdivision of the State of Texas, hereby promises to pay to the Registered Owner set forth above, or registered assigns (hereinafter called the "Registered Owner") the principal amount set forth above, and to pay interest thereon from the Date of Certificate, on February 15, 2024 and semiannually on each August 15 and February 15 thereafter to the maturity date specified above, or the date of redemption prior to maturity, at the interest rate per annum specified above; except that if this Certificate is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such principal amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Certificate or Certificates, if any, for which this Certificate is being exchanged or converted from is due but has not been paid, then this Certificate shall bear interest from the date to which such interest has been paid in full.

THE PRINCIPAL OF AND INTEREST ON this Certificate are payable in lawful money of the United States of America, without exchange or collection charges. The principal of this Certificate shall be paid to the Registered Owner hereof upon presentation and surrender of this Certificate at maturity, or upon the date fixed for its redemption prior to maturity, at The Bank of New York Mellon Trust Company, National Association, which is the "Paying Agent/Registrar" for this Certificate at its designated office for payment currently, Dallas, Texas (the "Designated Payment/Transfer Office"). The payment of interest on this Certificate shall be

made by the Paying Agent/Registrar to the Registered Owner hereof on each interest payment date by check or draft, dated as of such interest payment date, drawn by the Paying Agent/Registrar on, and payable solely from, funds of the City required by the ordinance authorizing the issuance of this Certificate (the "Ordinance") to be on deposit with the Paying Agent/Registrar for such purpose as hereinafter provided; and such check or draft shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, on each such interest payment date, to the Registered Owner hereof, at its address as it appeared at the close of business on the last business day of the preceding month each such date (the "Record Date") on the registration books kept by the Paying Agent/Registrar (the "Registration Books"). In addition, interest may be paid by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the Registered Owner. In the event of a non-payment of interest on a scheduled payment date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 days after the Special Record Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each owner of a Certificate appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice. Notwithstanding the foregoing, during any period in which ownership of the Certificate is determined only by a book entry at a securities depository for the Certificate, any payment to the securities depository, or its nominee or registered assigns, shall be made in accordance with existing arrangements between the City and the securities depository.

ANY ACCRUED INTEREST due at maturity or upon the redemption of this Certificate prior to maturity as provided herein shall be paid to the Registered Owner upon presentation and surrender of this Certificate for redemption and payment at the Designated Payment/Transfer Office of the Paying Agent/Registrar. The City covenants with the Registered Owner of this Certificate that on or before each principal payment date, interest payment date, and accrued interest payment date for this Certificate it will make available to the Paying Agent/Registrar, from the "Interest and Sinking Fund" created by the Ordinance, the amounts required to provide for the payment, in immediately available funds, of all principal of and interest on the Certificates, when due.

IF THE DATE for the payment of the principal of or interest on this Certificate shall be a Saturday, Sunday, a legal holiday or a day on which banking institutions in the city where the principal corporate trust office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday or day on which banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

THIS CERTIFICATE is dated August 17, 2023, authorized in accordance with the Constitution and laws of the State of Texas in the principal amount of $53,935,000, for the purpose of paying contractual obligations incurred or to be incurred by the City for: (i) a new municipal complex including space for public safety facilities to include a police station, police

facilities, emergency call center dispatch, police evidence center, municipal court facilities and general administrative offices, council chambers and related street, drainage, water, wastewater and other utility improvements and acquisition of easements and right-of-way; (ii) renovating existing City buildings or facilities, to be limited to facilities that will have all or some of their functions relocated to the new municipal complex and Fire Station No. 1, including related street, drainage, water, wastewater and other utility improvements; and, (iii) payment of professional services in connection therewith including legal, engineering, architectural and fiscal fees and the costs of issuing the Certificates.

ON AUGUST 15, 2032, or on any date thereafter, the Certificates of this Series maturing on and after August 15, 2033, may be redeemed prior to their scheduled maturities, at the option of the City, with funds derived from any available and lawful source, at par plus accrued interest to the date fixed for redemption as a whole, or in part, and, if in part, the particular maturities to be redeemed shall be selected and designated by the City and if less than all of a maturity is to be redeemed, the Paying Agent/Registrar shall determine by lot the Certificates, or a portion thereof, within such maturity to be redeemed (provided that a portion of a Certificate may be redeemed only in an integral multiple of $5,000).

THE CERTIFICATES MATURING ON AUGUST 15, 20___ are subject to mandatory sinking fund redemption prior to maturity in the following amounts on the following dates and at a price of par plus accrued interest to the redemption date ("Term Certificates").

Term Certificates Maturing on August 15, 20__

Redemption Date	Principal Amount
August 15, 20	$
August 15, 20	$
August 15, 20	$
August 15, 20	$
August 15, 20*	$*

*Final Maturity

THE PRINCIPAL AMOUNT of the Term Certificates required to be redeemed pursuant to the operation of the mandatory sinking fund redemption provisions shall be reduced, at the option of the City by the principal amount of any Term Certificates of the stated maturity which, at least 50 days prior to a mandatory redemption date, (1) shall have been acquired by the City at a price not exceeding the principal amount of such Term Certificates plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent/Registrar for cancellation, (2) shall have been purchased and canceled by the Paying Agent/Registrar at the request of the City with monies in the Interest and Sinking Fund at a price not exceeding the principal amount of the Term Certificates plus accrued interest to the date of purchase thereof, or (3) shall have been redeemed pursuant to the optional redemption provisions and not theretofore credited against a mandatory sinking fund redemption requirement.

WITH RESPECT TO any optional redemption of the Certificates, unless certain prerequisites to such redemption required by the Ordinance have been met and moneys sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice shall state that said redemption may, at the option of the City, be conditional upon the satisfaction of such prerequisites and receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon any prerequisite set forth in such notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption and sufficient moneys are not received, such notice shall be of no force and effect, the City shall not redeem such Certificates and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Certificates have not been redeemed.

NO LESS THAN 30 days prior to the date fixed for any such redemption, unless the Purchaser (as defined in the Ordinance) is the sole Registered Owner of all of the outstanding principal amount of the Certificates, the City shall cause the Paying Agent/Registrar to send notice by United States mail, first-class postage prepaid to the Registered Owner of each Certificate to be redeemed at its address as it appeared on the Registration Books of the Paying Agent/Registrar at the close of business on the business day next preceding the date of mailing such notice and to major securities depositories, national bond rating agencies and bond information services; provided, however, that the failure to send, mail or receive such notice, or any defect therein or in the sending or mailing thereof, shall not affect the validity or effectiveness of the proceedings for the redemption of the Certificates. By the date fixed for any such redemption due provision shall be made with the Paying Agent/Registrar for the payment of the required redemption price for the Certificates. If due provision for such payment is made, all as provided above, the Certificates thereby automatically shall be treated as redeemed prior to its scheduled maturity, and it shall not bear interest after the date fixed for redemption, and it shall not be regarded as being outstanding except for the right of the Registered Owner to receive the redemption price from the Paying Agent/Registrar out of the funds provided for such payment.

ALL CERTIFICATES OF THIS SERIES are issuable solely as fully registered certificates, without interest coupons, in the denomination of $5,000 and any integral multiple of $5,000 in excess thereof. As provided in the Ordinance, this Certificate may, at the request of the Registered Owner or the assignee or assignees hereof, be assigned, transferred, converted into and exchanged for a like aggregate principal amount of fully registered certificate, without interest coupons, payable to the appropriate Registered Owner, assignee or assignees, as the case may be, having the same denomination or denominations of $5,000 and in any integral multiple of $5,000 in excess thereof as requested in writing by the appropriate Registered Owner, assignee or assignees, as the case may be, upon surrender of this Certificate to the Paying Agent/Registrar for cancellation, all in accordance with the form and procedures set forth in the Ordinance. Among other requirements for such assignment and transfer, this Certificate must be presented and surrendered to the Paying Agent/Registrar, together with proper instruments of assignment, in form and with guarantee of signatures satisfactory to the Paying Agent/Registrar, evidencing assignment of this Certificate or any portion or portions hereof in any denomination of $5,000 and any integral multiple of $5,000 in excess thereof to the assignee or assignees in whose name or names this Certificate or any such portion or portions hereof is or are to be

registered. The form of Assignment printed or endorsed on this Certificate may be executed by the Registered Owner to evidence the assignment hereof, but such method is not exclusive, and other instruments of assignment satisfactory to the Paying Agent/Registrar may be used to evidence the assignment of this Certificate or any portion or portions hereof from time to time by the Registered Owner. The Paying Agent/Registrar's reasonable standard or customary fees and charges for assigning, transferring, converting and exchanging any Certificate or portion thereof will be paid by the City. In any circumstance, any taxes or governmental charges required to be paid with respect thereto shall be paid by the one requesting such assignment, transfer, conversion or exchange, as a condition precedent to the exercise of such privilege. The Paying Agent/Registrar shall not be required to make any such transfer, conversion, or exchange (i) during the period commencing with the close of business on any Record Date and ending with the opening of business on the next following principal or interest payment date, or (ii) with respect to any Certificate or any portion thereof called for redemption prior to maturity, within 45 days prior to its redemption date; provided, however, such limitation of transfer shall not be applicable to an exchange by the Registered Owner of the unredeemed balance of the Certificates.

WHENEVER the beneficial ownership of this Certificate is determined by a book entry at a securities depository for the Certificate, the foregoing requirements of holding, delivering or transferring this Certificate shall be modified to require the appropriate person or entity to meet the requirements of the securities depository as to registering or transferring the book entry to produce the same effect.

IN THE EVENT any Paying Agent/Registrar for the Certificates is changed by the City, resigns, or otherwise ceases to act as such, the City has covenanted in the Ordinance that it promptly will appoint a competent and legally qualified substitute therefor, and cause written notice thereof to be mailed to the Registered Owner of the Certificates.

IT IS HEREBY certified, recited and covenanted that this Certificate has been duly and validly authorized, issued and delivered; that all acts, conditions and things required or proper to be performed, exist and be done precedent to or in the authorization, issuance and delivery of this Certificate have been performed, existed and been done in accordance with law; and that annual ad valorem taxes sufficient to provide for the payment of the interest on and principal of this Certificate, as such interest comes due and such principal matures, have been levied and ordered to be levied against all taxable property in said City, and have been pledged for such payment, within the limit prescribed by law, and that this Certificate, together with other obligations of the City, is additionally secured by and payable from the surplus revenues of the City's Waterworks and Sewer System, remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve and other requirements in connection with all of the City's revenue bonds or other obligations (now or hereafter outstanding), which are payable from all or part of the Net Revenues of the City's Waterworks and Sewer System, which amount shall not exceed $1,000 all as provided in the Ordinance.

BY BECOMING the Registered Owner of this Certificate, the Registered Owner thereby acknowledges all of the terms and provisions of the Ordinance, agrees to be bound by such terms and provisions, acknowledges that the Ordinance is duly recorded and available for inspection in the official minutes and records of the governing body of the City, and agrees that the terms and

provisions of this Certificate and the Ordinance constitute a contract between each Registered Owner hereof and the City.

IN WITNESS WHEREOF, the City has caused this Certificate to be signed with the manual or facsimile signature of the Mayor of the City and countersigned with the manual or facsimile signature of the City Clerk of said City, and has caused the official seal of the City to be duly impressed, or placed in facsimile, on this Certificate.

_____ _____

City Clerk Mayor

(CITY SEAL)

FORM OF PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE

PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE
(To be executed if this Certificate is not accompanied by an executed Registration Certificate of the Comptroller Public Accounts of the State of Texas)

It is hereby certified that this Certificate has been issued under the provisions of the Ordinance described in the text of this Certificate; and that this Certificate has been issued in conversion or replacement of, or in exchange for, a certificate, certificates, or a portion of a certificate or certificates of a Series which originally was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

Dated

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.
Paying Agent/Registrar

By:_____
Authorized Representative

FORM OF ASSIGNMENT:

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto

_____

_____

Please insert Social Security or Taxpayer Identification Number of Transferee

_____

_____

(Please print or typewrite name and address,
including zip code, of Transferee)

_____

the within Certificate and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney, to register the transfer of the within Certificate on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

_____ _____

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company.

NOTICE: The signature above must correspond with the name of the Registered Owner as it appears upon the front of this Certificate in every particular, without alteration or enlargement or any change whatsoever.

FORM OF REGISTRATION CERTIFICATE OF THE COMPTROLLER OF PUBLIC ACCOUNTS:

COMPTROLLER'S REGISTRATION CERTIFICATE: REGISTER NO.

I hereby certify that this Certificate has been examined, certified as to validity and approved by the Attorney General of the State of Texas, and that this Certificate has been registered by the Comptroller of Public Accounts of the State of Texas.

Witness my signature and seal this

_____
Comptroller of Public Accounts
of the State of Texas

(COMPTROLLER'S SEAL)

INSERTIONS FOR THE INITIAL CERTIFICATE

The Initial Certificate shall be in the form set forth in this Section, except that:

A. immediately under the name of the Certificates, the headings "INTEREST RATE" and "MATURITY DATE" shall both be completed with the words “As Shown Below” and "CUSIP NO." shall be deleted.

B. the first paragraph shall be deleted and the following will be inserted:

"**ON THE DATE SPECIFIED BELOW,** the City of Taylor, Texas (the "City"), being a political subdivision, hereby promises to pay the annual installments set forth below to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), on August 15 in each of the years, in the principal installments in the following schedule and bearing interest at the per annum rate stated above:

Year	Principal Amount	Interest Rates

(Information from Sections 2 and 3 to be inserted)

The City promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from the Closing Date at the respective Interest Rate per annum specified above. Interest is payable on February 15, 2024 and semiannually on each August 15 and February 15 thereafter to the date of payment of the principal installment specified above; except, that if this Certificate is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such principal amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Certificate or Certificates, if any, for which this Certificate is being exchanged is due but has not been paid, then this Certificate shall bear interest from the date to which such interest has been paid in full."

C. The Initial Certificate shall be numbered "T-1."

Section 6. INTEREST AND SINKING FUND. A special "Interest and Sinking Fund" is hereby created and shall be established and maintained by the City at an official depository bank of said City. Said Interest and Sinking Fund shall be kept separate and apart from all other funds and accounts of said City, and shall be used only for paying the interest on and principal of said Certificates. All ad valorem taxes levied and collected for and on account of said Certificates shall be deposited, as collected, to the credit of said Interest and Sinking Fund. During each year while any of said Certificates are outstanding and unpaid, the governing body of said City shall compute and ascertain a rate and amount of ad valorem tax which will be sufficient to raise and produce the money required to pay the interest on said Certificates as such interest comes due, and to provide and maintain a sinking fund adequate to pay the principal of said Certificates as such principal matures (but never less than 2% of the original amount of said Certificates as a sinking fund each year); and said tax shall be based on the latest approved tax

rolls of said City, with full allowances being made for tax delinquencies and the cost of tax collection. Said rate and amount of ad valorem tax is hereby levied, and is hereby ordered to be levied, against all taxable property in said City, for each year while any of said Certificates are outstanding and unpaid, and said tax shall be assessed and collected each such year and deposited to the credit of the aforesaid Interest and Sinking Fund. Said ad valorem taxes sufficient to provide for the payment of the interest on and principal of said Certificates, as such interest comes due and such principal matures, are hereby pledged for such payment, within the limit prescribed by law. Accrued interest and any premium on the Certificates shall be deposited in the Interest and Sinking Fund and used to pay interest on the Certificates.

Section 7. REVENUES. The Certificates together with other obligations of the City, are additionally secured by and shall be payable from a limited pledge of the surplus revenues of the City's Waterworks and Sewer System remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve, and other requirements in connection with all of the City's revenue bonds or other obligation (now or hereafter outstanding) which are payable from all or any part of the net revenues of the City's Waterworks and Sewer System, with such amount not to exceed $1,000 constituting "Surplus Revenues." The City shall deposit such Surplus Revenues to the credit of the Interest and Sinking Fund created pursuant to Section 6, to the extent necessary to pay the principal and interest on the Certificates. Notwithstanding the requirements of Section 6, if Surplus Revenues are actually on deposit or budgeted for deposit in the Interest and Sinking Fund in advance of the time when ad valorem taxes are scheduled to be levied for any year, then the amount of taxes which otherwise would have been required to be levied pursuant to Section 6 may be reduced to the extent and by the amount of the Surplus Revenues then on deposit in the Interest and Sinking Fund or budgeted for deposit therein.

The Mayor of the City Council of the City and the City Clerk of the City are hereby ordered to do any and all things necessary to accomplish the transfer of monies to the Interest and Sinking Fund of this issue in ample time to pay such items of principal and interest.

Section 8. DEFEASANCE OF CERTIFICATES. (a) Any Certificate and the interest thereon shall be deemed to be paid, retired and no longer outstanding (a "Defeased Certificate") within the meaning of this Ordinance, except to the extent provided in subsections (c) and (e) of this Section 8, when payment of the principal of such Certificate, plus interest thereon to the due date or dates (whether such due date or dates be by reason of maturity, upon redemption, or otherwise) either (i) shall have been made or caused to be made in accordance with the terms thereof (including the giving of any required notice of redemption or the establishment of irrevocable provisions for the giving of such notice) or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent/Registrar or an eligible trust company or commercial bank for such payment (1) lawful money of the United States of America sufficient to make such payment, (2) Defeasance Securities, certified by an independent public accounting firm of national reputation to mature as to principal and interest in such amounts and at such times as will ensure the availability, without reinvestment, of sufficient money to provide for such payment and when proper arrangements have been made by the City with the Paying Agent/Registrar or an eligible trust company or commercial bank for the payment of its services until all Defeased Certificates shall have become due and payable or (3) any combination of (1) and (2). At such time as a Certificate shall be deemed to be a Defeased Certificate hereunder, as aforesaid, such Certificate and the

interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the ad valorem taxes or revenues herein levied and pledged as provided in this Ordinance, and such principal and interest shall be payable solely from such money or Defeasance Securities.

(b) The deposit under clause (ii) of subsection (a) shall be deemed a payment of a Certificate as aforesaid when proper notice of redemption of such Certificates shall have been given or upon the establishment of irrevocable provisions for the giving of such notice, in accordance with this Ordinance. Any money so deposited with the Paying Agent/Registrar or an eligible trust company or commercial bank as provided in this Section may at the discretion of the City Council of the City also be invested in Defeasance Securities, maturing in the amounts and at the times as hereinbefore set forth, and all income from all Defeasance Securities in possession of the Paying Agent/Registrar or an eligible trust company or commercial bank pursuant to this Section which is not required for the payment of such Certificate and premium, if any, and interest thereon with respect to which such money has been so deposited, shall be remitted to the City Council of the City.

(c) Notwithstanding any provision of any other Section of this Ordinance which may be contrary to the provisions of this Section, all money or Defeasance Securities set aside and held in trust pursuant to the provisions of this Section for the payment of principal of the Certificates and premium, if any, and interest thereon, shall be applied to and used solely for the payment of the particular Certificates and premium, if any, and interest thereon, with respect to which such money or Defeasance Securities have been so set aside in trust. Until all Defeased Certificates shall have become due and payable, the Paying Agent/Registrar shall perform the services of Paying Agent/Registrar for such Defeased Certificates the same as if they had not been defeased, and the City shall make proper arrangements to provide and pay for such services as required by this Ordinance.

(d) Notwithstanding anything elsewhere in this Ordinance, if money or Defeasance Securities have been deposited or set aside with the Paying Agent/Registrar or an eligible trust company or commercial bank pursuant to this Section for the payment of Certificates and such Certificates shall not have in fact been actually paid in full, no amendment of the provisions of this Section shall be made without the consent of the registered owner of each Certificate affected thereby.

(e) Notwithstanding the provisions of subsection (a) immediately above, to the extent that, upon the defeasance of any Defeased Certificate to be paid at its maturity, the City retains the right under Texas law to later call that Defeased Certificate for redemption in accordance with the provisions of this Ordinance, the City may call such Defeased Certificate for redemption upon complying with the provisions of Texas law and upon the satisfaction of the provisions of subsection (a) immediately above with respect to such Defeased Certificate as though it was being defeased at the time of the exercise of the option to redeem the Defeased Certificate and the effect of the redemption is taken into account in determining the sufficiency of the provisions made for the payment of the Defeased Certificate.

As used in this Section, "Defeasance Securities" means (i) Federal Securities, (ii) noncallable obligations of an agency or instrumentality of the United States of America, including obligations that are unconditionally guaranteed or insured by the agency or

instrumentality and that, on the date the City Council of the City adopts or approves proceedings authorizing the issuance of refunding bonds or otherwise provide for the funding of an escrow to effect the defeasance of the Certificates are rated as to investment quality by a nationally recognized investment rating firm not less than "AAA" or its equivalent, and (iii) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the City Council of the City adopts or approves proceedings authorizing the issuance of refunding bonds or otherwise provide for the funding of an escrow to effect the defeasance of the Certificates, are rated as to investment quality by a nationally recognized investment rating firm no less than "AAA" or its equivalent. "Federal Securities" as used herein means direct, noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America (including Interest Strips of the Resolution Funding Corporation).

Section 9. DAMAGED, MUTILATED, LOST, STOLEN, OR DESTROYED CERTIFICATES. (a) Replacement Certificates. In the event any outstanding Certificate is damaged, mutilated, lost, stolen or destroyed, the Paying Agent/Registrar shall cause to be printed, executed and delivered, a new certificate of the same principal amount, maturity and interest rate, as the damaged, mutilated, lost, stolen or destroyed Certificate, in replacement for such Certificate in the manner hereinafter provided.

(b) Application for Replacement Certificates. Application for replacement of damaged, mutilated, lost, stolen or destroyed Certificates shall be made by the Registered Owner thereof to the Paying Agent/Registrar. In every case of loss, theft or destruction of a Certificate, the Registered Owner applying for a replacement certificate shall furnish to the City and to the Paying Agent/Registrar such security or indemnity as may be required by them to save each of them harmless from any loss or damage with respect thereto. Also, in every case of loss, theft or destruction of a Certificate, the Registered Owner shall furnish to the City and to the Paying Agent/Registrar evidence to their satisfaction of the loss, theft or destruction of such Certificate, as the case may be. In every case of damage or mutilation of a Certificate, the Registered Owner shall surrender to the Paying Agent/Registrar for cancellation the Certificate so damaged or mutilated.

(c) No Default Occurred. Notwithstanding the foregoing provisions of this Section, in the event any such Certificates shall have matured, and no default has occurred which is then continuing in the payment of the principal of, redemption premium, if any, or interest on the Certificates, the City may authorize the payment of the same (without surrender thereof except in the case of a damaged or mutilated Certificate) instead of issuing a replacement Certificate, provided security or indemnity is furnished as above provided in this Section.

(d) Charge for Issuing Replacement Certificates. Prior to the issuance of any replacement certificate, the Paying Agent/Registrar shall charge the Registered Owner of such Certificate with all legal, printing, and other expenses in connection therewith. Every replacement Certificate issued pursuant to the provisions of this Section by virtue of the fact that any Certificate is lost, stolen or destroyed shall constitute a contractual obligation of the City whether or not the lost, stolen or destroyed Certificate shall be found at any time, or be enforceable by anyone, and shall be entitled to all the benefits of this Ordinance equally and proportionately with any and all other Certificates duly issued under this Ordinance.

(e) Authority for Issuing Replacement Certificates. In accordance with Subchapter B of Chapter 1206, Texas Government Code, this Section 9 of this Ordinance shall constitute authority for the issuance of any such replacement Certificate without necessity of further action by the governing body of the City or any other body or person, and the duty of the replacement of such Certificate is hereby authorized and imposed upon the Paying Agent/Registrar, and the Paying Agent/Registrar shall authenticate and deliver such Certificate in the form and manner and with the effect, as provided in Section 4(a) of this Ordinance for the Certificates issued in conversion and exchange for other Certificates.

Section 10. CUSTODY, APPROVAL, AND REGISTRATION OF THE CERTIFICATE; BOND COUNSEL'S OPINION; CUSIP NUMBERS AND CONTINGENT INSURANCE PROVISION, IF OBTAINED. The Mayor of the City Council of the City is hereby authorized to have control of the Certificate initially issued and delivered hereunder and all necessary records and proceedings pertaining to the Certificate pending their delivery and their investigation, examination, and approval by the Attorney General of the State of Texas, and their registration by the Comptroller of Public Accounts of the State of Texas. Upon registration of the Certificate said Comptroller of Public Accounts (or a deputy designated in writing to act for said Comptroller) shall manually sign the Comptroller's Registration Certificate attached to such Certificate, and the seal of said Comptroller shall be impressed, or placed in facsimile, on such Certificate. The approving legal opinion of the City's Bond Counsel and the assigned CUSIP numbers, if any, may, at the option of the City, be printed on the Certificate issued and delivered under this Ordinance, but neither shall have any legal effect, and shall be solely for the convenience and information of the Registered Owners of the Certificate. In addition, if bond insurance is obtained, the Certificate may bear an appropriate legend as provided by the insurer.

Section 11. COVENANTS REGARDING TAX EXEMPTION OF INTEREST ON THE CERTIFICATES. (a) Covenants. The City covenants to take any action necessary to assure, or refrain from any action which would adversely affect, the treatment of the Certificates as obligations described in section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), the interest on which is not includable in the "gross income" of the holder for purposes of federal income taxation. In furtherance thereof, the City covenants as follows:

(1) to take any action to assure that no more than 10 percent of the proceeds of the Certificates or the projects financed therewith (less amounts deposited to a reserve fund, if any) are used for any "private business use," as defined in section 141(b)(6) of the Code or, if more than 10 percent of the proceeds of the Certificates or the projects financed therewith are so used, such amounts, whether or not received by the City, with respect to such private business use, do not, under the terms of this Ordinance or any underlying arrangement, directly or indirectly, secure or provide for the payment of more than 10 percent of the debt service on the Certificates, in contravention of section 141(b)(2) of the Code;

(2) to take any action to assure that in the event that the "private business use" described in subsection (1) hereof exceeds 5 percent of the proceeds of the Certificates or the projects financed therewith (less amounts deposited into a reserve fund, if any) then

the amount in excess of 5 percent is used for a "private business use" which is "related" and not "disproportionate," within the meaning of section 141(b)(3) of the Code, to the governmental use;

(3) to take any action to assure that no amount which is greater than the lesser of $5,000,000, or 5 percent of the proceeds of the Certificates (less amounts deposited into a reserve fund, if any) is directly or indirectly used to finance loans to persons, other than state or local governmental units, in contravention of section 141(c) of the Code;

(4) to refrain from taking any action which would otherwise result in the Certificates being treated as "private activity bonds" within the meaning of section 141(b) of the Code;

(5) to refrain from taking any action that would result in the Certificates being "federally guaranteed" within the meaning of section 149(b) of the Code;

(6) to refrain from using any portion of the proceeds of the Certificates, directly or indirectly, to acquire or to replace funds which were used, directly or indirectly, to acquire investment property (as defined in section 148(b)(2) of the Code) which produces a materially higher yield over the term of the Certificates, other than investment property acquired with --

(A) proceeds of the Certificates invested for a reasonable temporary period of 3 years or less or, in the case of a refunding bond, for a period of 90 days or less until such proceeds are needed for the purpose for which the bonds are issued,

(B) amounts invested in a bona fide debt service fund, within the meaning of section l.148-1(b) of the Treasury Regulations, and

(C) amounts deposited in any reasonably required reserve or replacement fund to the extent such amounts do not exceed 10 percent of the proceeds of the Certificates;

(7) to otherwise restrict the use of the proceeds of the Certificates or amounts treated as proceeds of the Certificates, as may be necessary, so that the Certificates do not otherwise contravene the requirements of section 148 of the Code (relating to arbitrage);

(8) to refrain from using the proceeds of the Certificates or proceeds of any prior bonds to pay debt service on another issue more than 90 days after the date of issue of the Bonds in contravention of the requirements of section 149(d) of the Code (relating to advance refundings); and

(9) to pay to the United States of America at least once during each five-year period (beginning on the date of delivery of the Certificates) an amount that is at least equal to 90 percent of the "Excess Earnings," within the meaning of section 148(f) of the Code and to pay to the United States of America, not later than 60 days after the

Certificates have been paid in full, 100 percent of the amount then required to be paid as a result of Excess Earnings under section 148(f) of the Code.

(b) Rebate Fund. In order to facilitate compliance with the above covenant (8), a "Rebate Fund" is hereby established by the City for the sole benefit of the United States of America, and such fund shall not be subject to the claim of any other person, including without limitation the bondholders. The Rebate Fund is established for the additional purpose of compliance with section 148 of the Code.

(c) Proceeds. The City understands that the term "proceeds" includes "disposition proceeds" as defined in the Treasury Regulations and, in the case of refunding bonds, transferred proceeds (if any) and proceeds of the refunded bonds expended prior to the date of issuance of the Certificates. It is the understanding of the City that the covenants contained herein are intended to assure compliance with the Code and any regulations or rulings promulgated by the U.S. Department of the Treasury pursuant thereto. In the event that regulations or rulings are hereafter promulgated which modify or expand provisions of the Code, as applicable to the Certificates, the City will not be required to comply with any covenant contained herein to the extent that such failure to comply, in the opinion of nationally recognized bond counsel, will not adversely affect the exemption from federal income taxation of interest on the Certificates under section 103 of the Code. In the event that regulations or rulings are hereafter promulgated which impose additional requirements which are applicable to the Certificates, the City agrees to comply with the additional requirements to the extent necessary, in the opinion of nationally recognized bond counsel, to preserve the exemption from federal income taxation of interest on the Certificates under section 103 of the Code. In furtherance of such intention, the City hereby authorizes and directs the City Manager or Director of Finance to execute any documents, certificates or reports required by the Code and to make such elections, on behalf of the City, which may be permitted by the Code as are consistent with the purpose for the issuance of the Certificates. This Ordinance is intended to satisfy the official intent requirements set forth in Section 1.150-2 of the Treasury Regulations.

(d) Allocation Of, and Limitation On, Expenditures for the Project. The City covenants to account for the expenditure of sale proceeds and investment earnings to be used for the purposes described in Section 1 of this Ordinance (the "Project") on its books and records in accordance with the requirements of the Internal Revenue Code. The City recognizes that in order for the proceeds to be considered used for the reimbursement of costs, the proceeds must be allocated to expenditures within 18 months of the later of the date that (1) the expenditure is made, or (2) the Project is completed; but in no event later than three years after the date on which the original expenditure is paid. The foregoing notwithstanding, the City recognizes that in order for proceeds to be expended under the Internal Revenue Code, the sale proceeds or investment earnings must be expended no more than 60 days after the earlier of (1) the fifth anniversary of the delivery of the Certificates, or (2) the date the Certificates are retired. The City agrees to obtain the advice of nationally-recognized bond counsel if such expenditure fails to comply with the foregoing to assure that such expenditure will not adversely affect the tax-exempt status of the Certificates. For purposes hereof, the City shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(e) Disposition of Project. The City covenants that the property constituting the Project will not be sold or otherwise disposed in a transaction resulting in the receipt by the City of cash or other compensation, unless any action taken in connection with such disposition will not adversely affect the tax-exempt status of the Certificates. For purpose of the foregoing, the City may rely on an opinion of nationally-recognized bond counsel that the action taken in connection with such sale or other disposition will not adversely affect the tax-exempt status of the Certificates. For purposes of the foregoing, the portion of the property comprising personal property and disposed in the ordinary course shall not be treated as a transaction resulting in the receipt of cash or other compensation. For purposes hereof, the City shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(f) Reimbursement. This ordinance is intended to satisfy the official intent requirements set forth in section 1.150-2 of the Treasury Regulations

(g) Written Procedures. Unless superseded by another action of the City, to ensure compliance with the covenants contained herein regarding private business use, remedial actions, arbitrage and rebate, the City hereby adopts and establishes the instructions attached hereto as Exhibit "A" as their written procedures for the Certificates and any other tax-exempt debt or obligation outstanding or hereafter issued.

Section 12. SALE OF CERTIFICATES. The Certificates are hereby sold to the bidder whose bid produced the lowest true interest cost, pursuant to the taking of public bids therefor, on this date, and shall be delivered to a syndicate of the purchasers represented by _____ (the "Purchaser") at a price of $_____ (representing the par amount of the Certificates of $_____ plus a net reoffering premium of $_____, less the underwriter's discount of $_____). The Certificates shall initially be registered in the name of Cede & Co.

Section 13. DEFAULT AND REMEDIES.

(a) Events of Default. Each of the following occurrences or events for the purpose of this Ordinance is hereby declared to be an Event of Default: (i) the failure to make payment of the principal of or interest on any of the Certificates when the same becomes due and payable; or (ii) default in the performance or observance of any other covenant, agreement or obligation of the City, the failure to perform which materially, adversely affects the rights of the Registered Owners of the Certificates, and the continuation thereof for a period of 60 days after notice of such default is given by any Registered Owner to the City.

(b) Remedies for Default. (i) Upon the happening of any Event of Default, then and in every case, any Registered Owner or an authorized representative thereof, including, but not limited to, a trustee or trustees therefor, may proceed against the City, or any official, officer or employee of the City in their official capacity, for the purpose of protecting and enforcing the rights of the Registered Owners under this Ordinance, by mandamus or other suit, action or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief permitted by law, including the specific performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing that may be unlawful or in violation of any right of the Registered Owners hereunder or any combination of such remedies; (ii) It is provided that all

such proceedings shall be instituted and maintained for the equal benefit of all Registered Owners of Certificates then outstanding.

(c) Remedies Not Exclusive. (i) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Certificates or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other provision of this Ordinance, the right to accelerate the debt evidenced by the Certificates shall not be available as a remedy under this Ordinance. (ii) The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy. (iii) By accepting the delivery of a Certificate authorized under this Ordinance, such Registered Owner agrees that the certifications required to effectuate any covenants or representations contained in this Ordinance do not and shall never constitute or give rise to a personal or pecuniary liability or charge against the officers, employees or trustees of the City or the City Council. (iv) None of the members of the City Council, nor any other official or officer, agent, or employee of the City, shall be charged personally by the Registered Owners with any liability, or be held personally liable to the Registered Owners under any term or provision of this Ordinance, or because of any Event of Default or alleged Event of Default under this Ordinance.

Section 14. ESTABLISHMENT OF CONSTRUCTION FUND AND INTEREST EARNINGS. (a) Construction Fund. A special fund or account, to be designated the City of Taylor Series 2023A Certificate of Obligation Construction Fund (the "2023A Construction Fund") is hereby created and shall be established and maintained by the City at a depository bank of the City. The 2023A Construction Fund shall be kept separate and apart from all other funds and accounts of the City. The Construction Fund and the Interest and Sinking Fund shall be invested in accordance with the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended, and the City's Investment Policy.

(b) Interest Earnings. Interest earnings derived from the investment of proceeds from the sale of the Certificates shall be used along with the Certificate proceeds for the purpose for which the Certificates are issued as set forth in Section 1 hereof or to pay principal or interest payments on the Certificates; provided that after completion of such purpose, if any of such interest earnings remain on hand, such interest earnings shall be deposited in the Interest and Sinking Fund. It is further provided, however, that any interest earnings on bond proceeds which are required to be rebated to the United States of America pursuant to Section 11 hereof in order to prevent the Certificates from being arbitrage bonds shall be so rebated and not considered as interest earnings for the purposes of this Section.

Section 15. APPROVAL OF OFFICIAL STATEMENT. The City hereby approves the form and content of the Official Statement relating to the Certificates and any addenda, supplement or amendment thereto, and approves the distribution of such Official Statement in the reoffering of the Certificates by the Purchaser in final form, with such changes therein or additions thereto as the officer executing the same may deem advisable, such determination to be conclusively evidenced by his execution thereof. The distribution and use of the Preliminary Official Statement dated July 19, 2023, prior to the date hereof is confirmed, approved and ratified. The City Council hereby finds and determines that the Preliminary Official Statement

and final Official Statement were "deemed final" (as that term is defined in 17 CFR Section 240.15c(2)-12) as of their respective dates.

Section 16. APPROVAL OF PAYING AGENT/REGISTRAR AGREEMENT. Attached hereto as Exhibit "B" is a substantially final form of the Paying Agent/Registrar Agreement with an attached Blanket Issuer Letter of Representation. The Mayor of the City Council of the City is hereby authorized to amend, complete or modify such agreement as necessary and is further authorized to execute such agreement and the City Clerk is hereby authorized to attest such agreement.

Section 17. CONTINUING DISCLOSURE UNDERTAKING. (a) Annual Reports. The City shall provide annually to the MSRB, in an electronic format as prescribed by the MSRB, (i) within six months after the end of each fiscal year of the City ending in or after 2023, financial information and operating data, which information and data may be unaudited, with respect to the City of the general type included in the final Official Statement authorized by Section 15 of this Ordinance, being the information described in Exhibit "C" hereto and (ii) if not provided as part of such financial information and operating data, audited financial statements of the City, within twelve months after the end of each fiscal year of the City ending in or after 2023. Any financial statements to be so provided shall be (1) prepared in accordance with the accounting principles described in Exhibit "C" hereto, or such other accounting principles as the City may be required to employ from time to time pursuant to state law or regulation, and (2) audited, if the City commissions an audit of such statements and the audit is completed within the period during which they must be provided. If the audit of such financial statements is not complete within such period, then the City shall provide unaudited financial statements within such period, and audited financial statements for the applicable fiscal year to the MSRB, when and if the audit report on such statements become available.

If the City changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the City otherwise would be required to provide financial information and operating data pursuant to this Section.

The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document
that is available to the public on the MSRB's internet web site or filed with the SEC. All documents provided to the MSRB pursuant to this Section shall be accompanied by identifying information as prescribed by the MSRB.

(b) Event Notices. The City shall notify the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner not in excess of ten business days after the occurrence of the event, of any of the following events with respect to the Certificates:

A. Principal and interest payment delinquencies;

B. Non-payment related defaults, if material within the meaning of the federal securities laws;

C. Unscheduled draws on debt service reserves reflecting financial difficulties;

D. Unscheduled draws on credit enhancements reflecting financial difficulties;

E. Substitution of credit or liquidity providers, or their failure to perform;

F. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701–TEB) or other material notices or determinations with respect to the tax status of the Certificates, or other events affecting the tax status of the Certificates

G. Modifications to rights of holders of the Certificates, if material within the meaning of the federal securities laws;

H. Certificate calls, if material within the meaning of the federal securities laws;

I. Defeasances;

J. Release, substitution, or sale of property securing repayment of the Certificates, if material within the meaning of the federal securities laws;

K. Rating changes;

L. Bankruptcy, insolvency, receivership or similar event of the City;

M. The consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material within the meaning of the federal securities laws; and

N. Appointment of a successor or additional trustee or the change of name of a trustee, if material within the meaning of the federal securities laws.

O. Incurrence of a Financial Obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect security holders, if material; and

P. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the City, any of which reflect financial difficulties.

"Financial Obligation" means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that "financial obligation" shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

The City shall notify the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner, of any failure by the City to provide financial information or operating data in accordance with subsection (a) of this Section by the time required by such subsection. All documents provided to the MSRB pursuant to this Section shall be accompanied by identifying information as prescribed by the MSRB.

(c) Limitations, Disclaimers, and Amendments. The City shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the City remains an "obligated person" with respect to the Certificates within the meaning of the Rule, except that the City in any event will give notice of any deposit made in accordance with Section 12.02 of this Ordinance that causes the Certificates no longer to be outstanding.

The provisions of this Section are for the sole benefit of the holders and beneficial owners of the Certificates, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The City undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the City's financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided herein. The City does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Certificates at any future date.

UNDER NO CIRCUMSTANCES SHALL THE CITY BE LIABLE TO THE HOLDER OR BENEFICIAL OWNER OF ANY CERTIFICATE OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE CITY, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

No default by the City in observing or performing its obligations under this Section shall comprise a breach of or default under this Ordinance for purposes of any other provision of this Ordinance.

Should the Rule be amended to obligate the City to make filings with or provide notices to entities other than the MSRB, the City hereby agrees to undertake such obligation with respect to the Certificates in accordance with the Rule as amended.

Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the City under federal and state securities laws.

The provisions of this Section may be amended by the City from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the City, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Certificates in the primary offering of the Certificates in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (2) either (a) the holders of a majority in aggregate principal amount (or any greater amount required by any other provision of this Ordinance that authorizes such an amendment) of the outstanding Certificates consents to such amendment or (b) a person that is unaffiliated with the City (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interest of the holders and beneficial owners of the Certificates. If the City so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided in accordance with paragraph (a) of this Section an explanation, in narrative form, of the reason for the amendment and of the impact of any change in the type of financial information or operating data so provided. The City may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Certificates in the primary offering of the Certificates.

Section 19. NO RECOURSE AGAINST CITY OFFICIALS. No recourse shall be had for the payment of principal of or interest on the Certificates or for any claim based thereon or on this Ordinance against any official of the City or any person executing any Certificates.

Section 20. FURTHER ACTIONS. The officers and employees of the City are hereby authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name and under the corporate seal and on behalf of the City all such instruments, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance, the Certificates, the initial sale and delivery of the Certificates, the Paying Agent/Registrar Agreement, and any insurance commitment letter or insurance policy. In addition, prior to the initial delivery of the Certificates, the Mayor, the City Clerk, the City Manager or Assistant City Manager, the City Attorney and Bond Counsel are hereby authorized and directed to approve any technical changes or corrections to this Ordinance or to any of the instruments authorized and approved by this Ordinance necessary in order to (i) correct any ambiguity or mistake or properly or more completely document the transactions contemplated and approved by this

Ordinance and as described in the Official Statement, (ii) obtain a rating from any of the national bond rating agencies or satisfy requirements of any bond insurer, or (iii) obtain the approval of the Certificates by the Attorney General's office.

In case any officer of the City whose signature shall appear on any Certificate shall cease to be such officer before the delivery of such Certificate, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

Section 21. INTERPRETATIONS. All terms defined herein and all pronouns used in this Ordinance shall be deemed to apply equally to singular and plural and to all genders. The titles and headings of the articles and sections of this Ordinance have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof. This Ordinance and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein and to sustain the validity of the Certificates and the validity of the lien on and pledge to secure the payment of the Certificates.

Section 22. INCONSISTENT PROVISIONS. All ordinances, orders or resolutions, or parts thereof, which are in conflict or inconsistent with any provisions of this Ordinance are hereby repealed to the extent of such conflict and the provisions of this Ordinance shall be and remain controlling as to the matters contained herein.

Section 23. INTERESTED PARTIES. Nothing in this Ordinance expressed or implied is intended or shall be construed to confer upon, or to give to, any person or entity, other than the City and the Registered Owners of the Certificates, any right, remedy or claim under or by reason of this Ordinance or any covenant, condition or stipulation hereof, and all covenants, stipulations, promises and agreements in this Ordinance contained by and on behalf of the City shall be for the sole and exclusive benefit of the City and the registered owners of the Certificates.

Section 24. INCORPORATION OF RECITALS. The City hereby finds that the statements set forth in the recitals of this Ordinance are true and correct, and the City hereby incorporates such recitals as a part of this Ordinance.

Section 25. REPEALER. All orders, resolutions and ordinances, or parts thereof, inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 26. SEVERABILITY. The provisions of this Ordinance are severable; and in case any one or more of the provisions of this Ordinance or the application thereof to any person or circumstance should be held to be invalid, unconstitutional, or ineffective as to any person or circumstance, the remainder of this Ordinance nevertheless shall be valid, and the application of any such invalid provision to persons or circumstances other than those as to which it is held invalid shall not be affected thereby.

Section 27. PERFECTION. Chapter 1208, Government Code, applies to the issuance of the Certificates and the pledge of ad valorem taxes and revenues granted by the City under Sections 6 and 7 of this Ordinance, and such pledge is therefore valid, effective and perfected. If Texas law is amended at any time while the Certificates are outstanding and unpaid such that the pledge of ad valorem taxes and revenues granted by the City under Sections 6 and 7 of this Ordinance is to be subject to the filing requirements of Chapter 9, Business & Commerce Code, then in order to preserve to the registered owners of the Certificates the perfection of the security interest in said pledge, the City agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Chapter 9, Business & Commerce Code and enable a filing to perfect the security interest in said pledge to occur.

Section 28. EFFECTIVE DATE. This Ordinance shall become effect immediately from and after its passage on first and final reading in accordance with Section 1201.028, Texas Government Code, as amended.

Section 29. NO PERSONAL LIABILITY. No covenant or agreement contained in the Certificates, this Ordinance or any corollary instrument shall be deemed to be the covenant or agreement of any member of the City Council or any officer, agent, employee or representative of the City Council in his individual capacity, and neither the directors, officers, agents, employees or representatives of the City Council nor any person executing the Certificates shall be personally liable thereon or be subject to any personal liability for damages or otherwise or accountability by reason of the issuance thereof, or any actions taken or duties performed, whether by virtue of any constitution, statute or rule of law, or by the enforcement of any assessment or penalty, or otherwise, all such liability being expressly released and waived as a condition of and in consideration for the issuance of the Certificates.

Section 30. CUSTODY, APPROVAL, AND REGISTRATION OF CERTIFICATE; BOND COUNSEL'S OPINION; AND CONTINGENT INSURANCE PROVISION, IF OBTAINED. The Mayor of the City is hereby authorized to have control of the Certificate initially issued and delivered hereunder and all necessary records and proceedings pertaining to the Certificate pending its delivery and their investigation, examination, and approval by the Attorney General of the State of Texas, and their registration by the Comptroller of Public Accounts of the State of Texas. Upon registration of the Certificate said Comptroller of Public Accounts (or a deputy designated in writing to act for said Comptroller) shall manually sign the Comptroller's Registration Certificate attached to such Certificate, and the seal of said Comptroller shall be impressed, or placed in facsimile, on such Certificate. The approving legal opinion of the City's Bond Counsel, at the option of the City, be printed on the Certificate issued and delivered under this Ordinance, but neither shall have any legal effect, and shall be solely for the convenience and information of the Registered Owner of the Certificate. In addition, if bond insurance is obtained, the Certificate may bear an appropriate legend as provided by the insurer.

IN ACCORDANCE WITH SECTION 1201.028, Texas Government Code, passed and approved on the final reading on the 27th day of July, 2023.

_____
Mayor, City of Taylor, Texas

ATTEST:

_____
City Clerk, City of Taylor, Texas

EXHIBIT "A"

WRITTEN PROCEDURES RELATING TO CONTINUING COMPLIANCE WITH FEDERAL TAX COVENANTS

A. Arbitrage. With respect to the investment and expenditure of the proceeds of the Bonds, Notes, Certificates, Leases or other Obligations now or hereafter outstanding as having the interest on such debt exempt from Federal income taxes of the debt holder (the "Obligations") the Issuer's City Manager or Director of Finance (the "Responsible Person") will, as applicable to each issuance of Obligations:

- instruct the appropriate person or persons that the construction, renovation or acquisition of the facilities must proceed with due diligence and that binding contracts for the expenditure of at least 5% of the proceeds of the Obligations will be entered into within 6 months of the Issue Date;
- monitor that at least 85% of the proceeds of the Obligations to be used for the construction, renovation or acquisition of any facilities are expended within 3 years of the date of delivery of the Obligations ("Issue Date");
- restrict the yield of the investments to the yield on the Obligations after 3 years of the Issue Date;
- monitor all amounts deposited into a sinking fund or funds, e.g., the Debt Service Fund/Bond Fund/Interest and Sinking Fund, to assure that the maximum amount invested at a yield higher than the yield on the Obligations does not exceed an amount equal to the debt service on the Obligations in the succeeding 12-month period plus a carryover amount equal to one-twelfth of the principal and interest payable on the Obligations for the immediately preceding 12-month period;
- ensure that no more than 50% of the proceeds of the Obligations are invested in an investment with a guaranteed yield for 4 years or more;
- assure that the maximum amount of any reserve fund for any Obligations invested at a yield higher than the yield on the Obligations will not exceed the lesser of (1) 10% of the principal amount of the Obligations, (2) 125% of the average annual debt service on the Obligations measured as of the Issue Date, or (3) 100% of the maximum annual debt service on the Obligations as of the Issue Date;
- monitor the actions of the escrow agent (to the extent an escrow is funded with proceeds) to ensure compliance with the applicable provisions of the escrow agreement, including with respect to reinvestment of cash balances;
- maintain any official action of the Issuer (such as a reimbursement resolution) stating its intent to reimburse with the proceeds of the Obligations any amount expended prior to the Issue Date for the acquisition, renovation or construction of the facilities;
- ensure that the applicable information return (e.g., IRS Form 8038-G, 8038-GC, or any successor forms) is timely filed with the IRS;
- assure that, unless excepted from rebate and yield restriction under section 148(f)

of the Code, excess investment earnings are computed and paid to the U.S. government at such time and in such manner as directed by the IRS (i) at least every 5 years after the Issue Date and (ii) within 30 days after the date the Obligations are retired.

B. Private Business Use. With respect to the use of the facilities financed or refinanced with the proceeds of the Bonds the Responsible Person will:

- monitor the date on which the facilities are substantially complete and available to be used for the purpose intended;
- monitor whether, at any time the Obligations are outstanding, any person, other than the Issuer, the employees of the Issuer, the agents of the Issuer or members of the general public has any contractual right (such as a lease, purchase, management or other service agreement) with respect to any portion of the facilities;
- monitor whether, at any time the Obligations are outstanding, any person, other than the Issuer, the employees of the Issuer, the agents of the Issuer or members of the general public has a right to use the output of the facilities (e.g., water, gas, electricity);
- monitor whether, at any time the Obligations are outstanding, any person, other than the Issuer, the employees of the Issuer, the agents of the Issuer or members of the general public has a right to use the facilities to conduct or to direct the conduct of research;
- determine whether, at any time the Obligations are outstanding, any person, other than the Issuer, has a naming right for the facilities or any other contractual right granting an intangible benefit;
- determine whether, at any time the Obligations are outstanding, the facilities are sold or otherwise disposed of; and
- take such action as is necessary to remediate any failure to maintain compliance with the covenants contained in the Order related to the public use of the facilities.

C. Record Retention. The Responsible Persons will maintain or cause to be maintained all records relating to the investment and expenditure of the proceeds of the Obligations and the use of the facilities financed or refinanced thereby for a period ending three (3) years after the complete extinguishment of the Obligations. If any portion of the Obligations is refunded with the proceeds of another series of tax-exempt obligations, such records shall be maintained until the three (3) years after the refunding obligations are completely extinguished. Such records can be maintained in paper or electronic format.

D. Responsible Persons. Each Responsible Person shall receive appropriate training regarding the Issuer's accounting system, contract intake system, facilities management and other systems necessary to track the investment and expenditure of the proceeds and the use of the facilities financed with the proceeds of the Obligations. The foregoing notwithstanding, the

Responsible Persons are authorized and instructed to retain such experienced advisors and agents as may be necessary to carry out the purposes of these instructions.

EXHIBIT "B"

PAYING AGENT/REGISTRAR AGREEMENT

EXHIBIT "C"

DESCRIPTION OF ANNUAL FINANCIAL INFORMATION

The following information is referred to in Section 17 of this Ordinance.

Annual Financial Statements and Operating Data

The financial information and operating data with respect to the City to be provided annually in accordance with such Section are as specified (and included in the Appendix or under the headings of the Official Statement referred to) below:

(1) Table 1 - Valuation, Exemptions and Ad Valorem Tax Debt;
(2) Table 2 - Valuation and General Obligation Debt History;
(3) Table 3 - Tax Rate, Levy and Collection History;
(4) Table 4 - Ten Largest Taxpayers;
(5) Table 5 - Tax Adequacy;
(6) Table 6 - General Obligation Service Requirements;
(7) Table 9 - General Fund Revenues and Expenditure History;
(8) Table 10 - Municipal Sales Tax History;
(9) Table 11 - Current Investments;
(10) Appendix B - Excerpts from the City's Annual Financial Report

Accounting Principles

The accounting principles referred to in such Section are the accounting principles described in the notes to the financial statements referred to in the paragraph above.

2023A DEBT ISSUE

2023 DEBT ISSUE

- City will issue $52,980,000
- 30-year maturity
- Project will be professionally managed
- Bids were solicited and received by 11:00 a.m. on July 27

PURPOSE OF DEBT ISSUE

- A new municipal complex including space for public safety facilities to include a police station, police facilities, emergency call center dispatch, police evidence center, municipal court facilities and general administrative offices, council chambers and related street, drainage, water, wastewater and other utility improvements and acquisition of easements and right-of-way;
- Renovating existing City buildings or facilities, to be limited to facilities that will have all or some of their functions relocated to the new municipal complex and Fire Station No. 1, including related street, drainage, water, wastewater and other utility improvements;
- Payment of professional services in connection therewith including legal, engineering, architectural and fiscal fees and the costs of issuing the Certificates

City Council Meeting
July 27, 2023
Transmittal Letter

STRATEGIC PILLAR
☒ Streets/Infrastructure
☐ Quality of Life
☐ Economic Vitality

Agenda Item #: 14

Agenda Title: **Consideration and Possible Action on Construction Observation Services during the construction of the Highland Drive Waterline Replacement Project**

Council Action to be taken: Approval of award to the recommended contractor and authorization for City Manager to enter into a contract.

Department Submitted: Public Works

Staff Contact: Jim Gray, Public Works Director

1. PURPOSE/DESCRIPTION

This item refers to funding the construction observation services during the construction of the 8-inch waterline replacement along Highland Drive.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The contractor for the Highland Drive Waterline Replacement Project was given notice-to-proceed on July 6, 2023. An amendment to the engineering services provided by the design engineer, HDR, was requested by the City of Taylor to provide inspection services during construction. The amendment for these services is included for reference. The total fee amount is $68,460.

3. PROS and CONS

PROS	CONS
• N/A	• N/A

4. RECOMMENDATION

Recommend approval of the amendment to provide construction observation services during the construction of the Highland Drive Waterline Replacement Project.

5. FUNDING SOURCE

2022 CDBG Grant	$800,000
Construction costs	$708,920.37
Remaining Funds	$91,079.63

6. TIMELINE

Time of Completion in Construction Contract is 180 days for Substantial Completion and 210 days for Final Completion. With Notice-to-Proceed with given to the contractor on July 6, the schedule for Substantial Completion is January 2, 2024.

7. OTHER OPTIONS (In order of preference)

No inspection services during construction.

8. ATTACHMENTS

14a. Amendment Services Scope.

AMENDMENT TO AGREEMENT
FOR
ENGINEERING SERVICES

WHEREAS:

HDR ENGINEERING, INC. ("HDR") entered into an Agreement on April 17, 2018 to perform engineering services for the City of Taylor, TX ("OWNER/CITY"). Under this agreement, the CITY authorized HDR to perform services under Task Order 28 for the Highland Drive Water Line Replacement Project.

HDR and the CITY desire to amend this Task Order in order for HDR to perform services beyond those previously contemplated.

HDR is willing to amend the agreement and perform the additional engineering services.

NOW, THEREFORE, HDR and the CITY do hereby agree:

The Agreement and the terms and conditions therein shall remain unchanged other than those sections and exhibits listed in Attachment A.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year written below:

HDR ENGINEERING, INC. ("HDR")	CITY OF TAYLOR ("OWNER/CITY")
By: _____	By: _____
Name: Todd Warrix, PE	Name: Brian LaBorde
Title: Vice President	Title: City Manager
Date: 18 July 2023	Date: _____

ATTACHMENT A

This Amendment pertains to an Agreement by and between The City of Taylor, TX, ("OWNER/CITY"), and HDR Engineering, Inc. ("ENGINEER"), dated April 17, 2018, ("the Agreement"). ENGINEER shall perform services on the project described below as provided herein and in the Agreement. This Amendment shall not be binding until it has been properly signed by both parties. Upon execution, this Amendment shall supplement the Agreement as it pertains to the project described below.

PROJECT NAME: Highland Drive Water Line Replacement – Construction Services

PART 1.0 PROJECT DESCRIPTION:

The project (PROJECT) consists of replacing approximately 1,800 linear feet of existing 8-inch water line along Highland Drive, including the crossing of North Main Street utilizing an existing casing pipe. The scope of work involves open trenching.

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER ON THE PROJECT:

The scope of services will consist of construction observation and documentation, construction engineering, for the construction of the water line mentioned in part 1.0 "Project Description".

The design for this project was previously completed by ENGINEER as Task Order 28. This Amendment does not include engineering design or construction administration services.

ENGINEER's observation or monitoring portions of the work performed under construction contracts shall not relieve construction contractor(s) from responsibility for performing work in accordance with applicable contract documents. ENGINEER shall not control or have charge of, and shall not be responsible for, construction means, methods, techniques, sequences, procedures of construction, health or safety programs or precautions connected with the work and shall not manage, supervise, control, or have charge of construction. ENGINEER shall not be responsible for the acts, errors, or omissions of construction contractor(s) or other parties on the project. The OWNER agrees to contractually require its construction contractor(s) to include ENGINEER as an additional insured on the construction contractor(s') general liability insurance and include a waiver of subrogation endorsement under contractor's workers' compensation and employer's liability policy for the benefit of ENGINEER.

The ENGINEER will coordinate tasks and assignments with the CITY. The CITY's Project Manager for this contract will be assigned by CITY prior to the Notice to Proceed.

Deliverable(s) under this contract will be provided to the CITY by the ENGINEER in electronic (native files).

ENGINEER will:

1. **Construction Observation**
    A. Provide Construction Observation services during construction to include:
        1. Provide on-site periodic construction observation during the construction process to monitor the progress and quality of the work completed by the

CONTRACTOR. This will include maintaining a photographic record of the construction progress.

2. Coordinate the review/processing of CONTRACTOR's submittals.
3. Prepare daily construction progress reports.
4. Collect and provide field information to the Engineer-of-Record (EOR), to assist with the response to RFIs from the Contractor.
5. Review of CONTRACTOR approach to and compliance with environmental conservation measures.
6. Review CONTRACTOR's compliance with the Pollution Prevention Plan for the project including filing any required notices and maintenance of any temporary storm water controls.
7. Interpret construction documents and coordinate responses to CONTRACTOR with EOR.
8. Notify the CITY, EOR and the CONTRACTOR's when work is not in conformance with the contract documents.
9. Measure and document quantities of material delivered to the site and incorporated into the work.
10. Coordinate and schedule materials sampling and testing for OWNER's Quality Auditing purposes only. This effort does not relieve CONTRACTOR from quality control testing and scheduling.
11. Communicate with adjacent property owners and affected parties regarding construction activities.
12. Attend construction progress meetings with CONTRACTOR, EOR and CITY.

B. Document Management platform if any?

2. Key Assumptions

A. Questions or requests for information shall be submitted in written form as requests for information (RFIs). The ENGINEER will respond to each RFI in writing.

B. Work schedule for the ENGINEER's Resident Project Representative (RPR) is based on two (2) to four (4) hours of on-site observation per day on site during the working hours as defined in the CONTRACTOR's Contract Documents (Monday through Friday from 7AM — 5PM).

C. The RPR shall not:

1. Undertake any of the responsibilities of CONTRACTOR, CONTRACTOR's Subcontractors, or CONTRACTOR's Suppliers, or any third party.
2. Advise on, issue directions relative to, or assume control over any aspect of the means, methods, techniques, sequences, or procedures of the Work, by CONTRACTOR or any other third-party.
3. Advise on, issue directions regarding, or assume control over security or safety practices, precautions, and programs in connection with the activities or operations of the CITY or CONTRACTOR.
4. Advise the Contractor on OSHA/ Safety compliance.

PART 3.0 OWNER'S RESPONSIBILITIES:

The CITY will furnish or assist the ENGINEER in obtaining the following items and services:

1. Designation of an authorized CITY representative for coordination of the project.

2. Ongoing guidance, timely reviews and decisions necessary to complete the services required by this contract.
3. A local field-office or desk space within the CITY having the ability to print and store documents, including drawings, specifications, and submittals.
4. Additional items or services as defined in subsequent work authorizations necessary to complete this contract.

PART 4.0 PERIODS OF SERVICE:

The professional services and associated fee outlined in this Amendment are based on a construction period of six (6) calendar months starting with ENGINEER's Notice to Proceed.

PART 5.0 PAYMENTS TO ENGINEER:

ENGINEER will submit monthly progress invoices with status reports for all work completed for the period of service listed in the invoice.

ENGINEER will perform the work on a time and materials basis at the rates attached hereto with a not-to-exceed (NTE) of $ 68,460 as shown on the Fee Schedule presented in Attachment "B" Construction Observation Fee Schedule.
Time and Materials shall mean an approved hourly rate to be paid as total compensation for each hour an employee works on the project, plus Reimbursable Expenses.

Reimbursable Expense shall mean the actual expenses incurred directly or indirectly in connection with the Project for transportation travel, subconsultants, subcontractors, shipping and express, and other incurred expenses.

ATTACHMENT B

Highland Drive Water Improvements

Construction Observation Fee Schedule

Fee estimate is based on providing the services of the personnel shown below at the hours indicated.
Fee estimate is based on construction schedule of 6 month duration.

		Month 1	Month 2	Month 3	Month 4	Month 5	Month 6		
		Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23		
JOB CLASSIFICATION	RATE 2023	Hrs/Month	Hrs/Month	Hrs/Month	Hrs/Month	Hrs/Month	Hrs/Month	Total Hours Worked 2023	Labor Costs
Project Principal	$ 300.00							0	$ -
Project Manager	$ 260.00							0	$ -
Inspector Sr.	$ 150.00	40	80	80	80	80	80	440	$ 66,000.00
Records Keeper								0	$ -
Admin	$ 95.00							0	$ -
Quality Auditor	$ 135.00							0	$ -
								Total	**$ 66,000.00**

Other Direct Expenses								
Vehicle	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00		$ 1,800.00
Cell Phone	$ 65.00	$ 65.00	$ 65.00	$ 65.00	$ 65.00	$ 65.00		$ 390.00
Laptop Computer	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00		$ 270.00
							Total	**$ 2,460.00**

TOTAL	**$ 68,460.00**

City Council Meeting
July 27, 2023

STRATEGIC PILLAR
☒ Streets/Infrastructure
☐ Quality of Life
☐ Economic Vitality

Agenda Item #: 15

Agenda Title: **Update on FY 2023 Street Maintenance Program**

Council Action to be taken: Accept update

Department Submitted: Public Works

Staff Contact: Jim Gray, Public Works Director
Jacob Walker, P.E., HDR Engineering, Inc.

1. PURPOSE/DESCRIPTION

This item is to provide the Council with an update to the 2023 Street Maintenance Program.

2. STAFF ANALYSIS (Why and How)

The 2023 Street Maintenance has been awarded to Texas Road, Council has accepted the Bid, Notice to Proceed was issued, and a preconstruction meeting was held Thursday July 13th.

July 24th Texas Road is scheduled to start striping and getting ready to start on Mallard. They will stripe school zones across town at the beginning of the project.

The contractor will be closing Mallard, 2nd Street and 4th Street at various times throughout the project. All homeowners and businesses will have limited access during these times. The contractor will give notice before these interruptions occur.

Mallard will have the asphalt and base remixed with cement stabilization and have a new asphalt topcoat applied. Second and Fourth will have a fog seal coat applied. Fourth Street will also have reconstruction occur between the RR Bridge and Jones Burkett. All Streets will have new Striping.

The project will begin in July 2023 and expected completion is Spring of 2024.

While the bids received were above the engineer's estimate ($3,500,000) by 17%, both bids were responsive, comparable, and considered competitive. During the formation of the 2022 Bond, contingencies were set aside to account for escalating construction costs

such as these. Engineering and Finance have worked together to determine there are ample contingencies within remaining bond funds to award this contract.

Also, Texas Road has agreed to work with the City for a reductive change order to achieve cost reduction. The City and Texas Road will work toward value engineering elements of the project scope to find savings.

The project itself contains an additional $150,000 contingency allowance.

3. RECOMMENDATION

Receive the Project Update

4. FUNDING SOURCE

Funded through the 2022 CO Bond Funds.

5. TIMELINE

Time of Completion in Construction Contract is 300 days for Substantial Completion. Subject to approval from City Council on June 22nd, and a projected Notice-to-Proceed date of July 3rd, the schedule for Substantial Completion is April 28th, 2024.

Milestone construction is within the contract to reduce down-time for each road.

Crosswalk striping near the schools will be complete before the 2023-2024 school year begins.

6. PRIOR COUNCIL ACTIONS TAKEN

Council approved Design Task Order on August 11th, 2022.
Council approved Striping Option on December 8th, 2022.
Council awarded the Construction Bid to Texas Road on June 22, 2023.

7. OTHER OPTIONS (In order of preference)

NA

8. ATTACHMENTS

15a. Communications plan
15b. PowerPoint presentation

Communications Plan

Mallard/4th/2nd Reconstruction

Updated July 14, 2023

TIMELINE (all dates subject to change)

Friday, June 23	Bid Awarded **(Press Release #1)**
Week of July 17	Webpage Launch Construction Starting Soon **(Press Release #2)**
Week of July 24	Construction Begins (striping) Webpage Reminder **(Press Release #3)**
TBD	Housekeeping: construction updates, areas affected, etc. **(Press Releases #4-?)**
TBD	Construction Ends **Final Press Release**

ELEMENTS

- Graphic
- Taylor on the Move Webpage (on taylortx.gov website)
- Social Media Posts
- Signage:
    - Your Tax Dollars at Work (1-2)
    - Construction Signage
    - Project signage (both ends of each street)
- Press Releases:
    - **Press Release 1**: General announcement/contractor selection
    - **Press Release 2**: Webpage and beginning of construction
    - **Press Release 3**: Construction reminder (repeat of 2)
    - **Press Releases 4-?**: Housekeeping (review details, changes, updates, why it matters)
    - **Final Press Release**: Construction Completed, Recap of Project
- Meetings with downtown businesses—Main Street Board? Chamber of Commerce?
- Flyers/door hangers as/if needed—possibly to downtown businesses and affected residences on Mallard

INPUT NEEDED

- Key dates
- Traffic flow information (routes, descriptions, timeline)
- Any other information that the public will care about

GRAPHIC

The following graphic will be used on signage, webpages, etc. as appropriate. The City of Taylor Communications Department will provide the logo for signage upon request.

COMMS PLANNING MEETINGS

Week of July 10	Webpage launched
Week of August 7	Construction update
Week of September 4	Construction update/housekeeping
Week of October 9	Construction update/housekeeping
ADDITIONAL MEETINGS AS NEEDED	

COMMUNICATIONS CONTACTS

Stacey Osborne (Communications Director)
stacey.osborne@taylortx.gov • (713) 456-9429

Kendra Maness (Assistant Public Information Officer)
kendra.maness@taylortx.gov • (512) 365-4191

2022 STREET MAINTENANCE

MALLARD LN, 2ND ST, AND 4TH ST IMPROVEMENTS

City Council

City of Taylor

July 27, 2023

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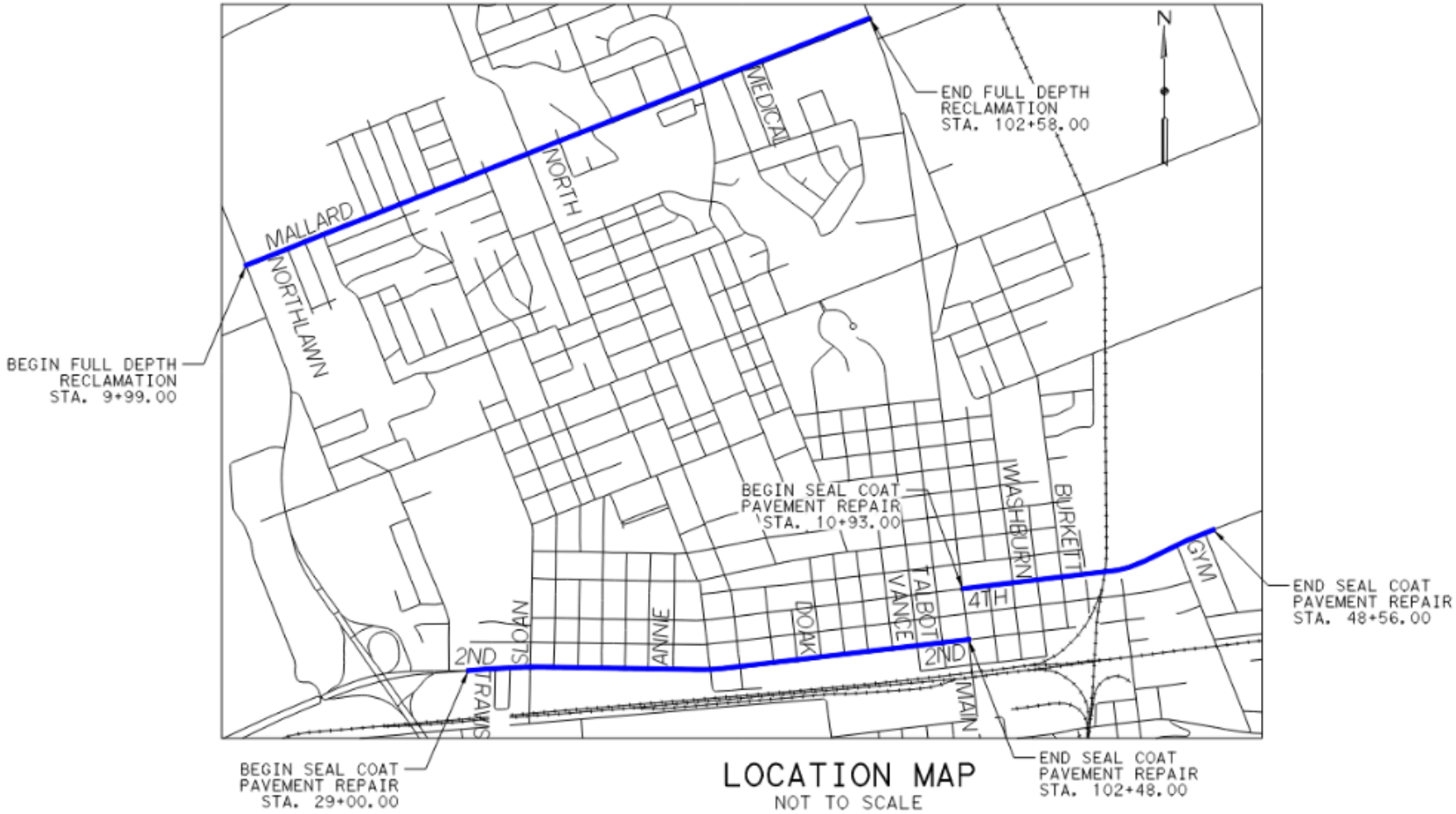
PURPOSE

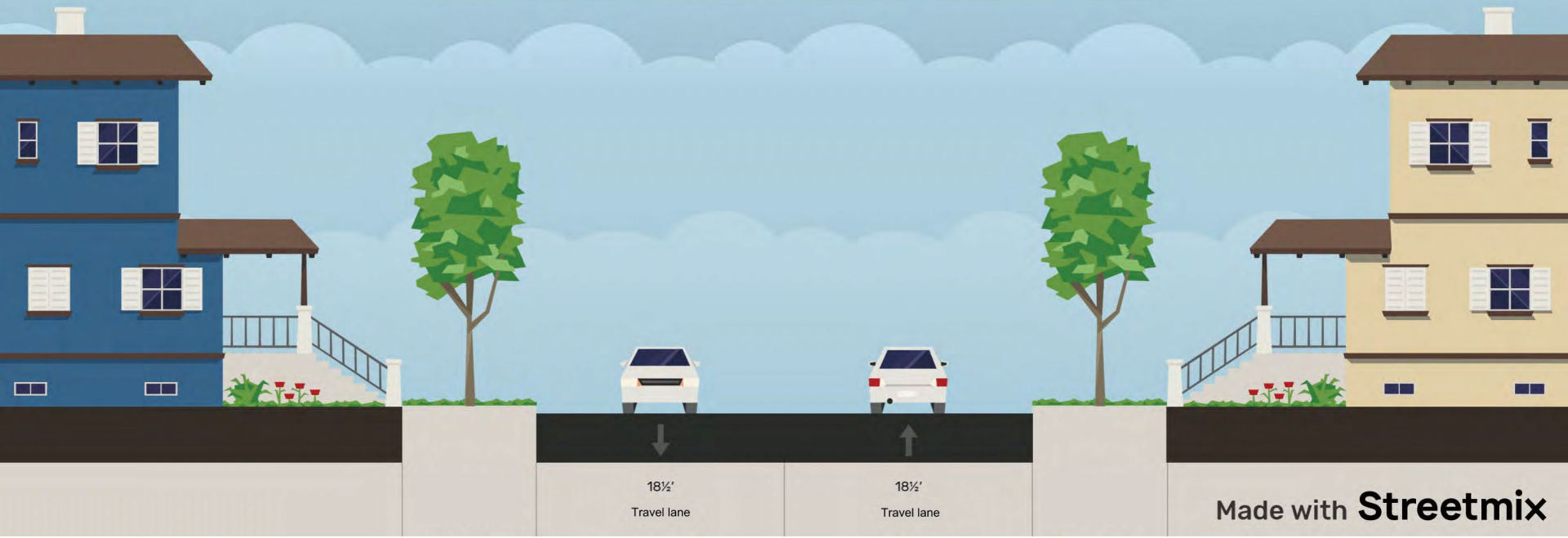
- Present and discuss the proposed improvements for the 2022 Street Maintenance Project.
- Limits of Street Maintenance Improvements:
  - **Mallard Lane**, from Carlos G Parker Boulevard to Main Street
  - **2nd Street**, from Debus Drive to Main Street
  - **4th Street**, from Main Street to Gym Street

PROJECT OVERVIEW



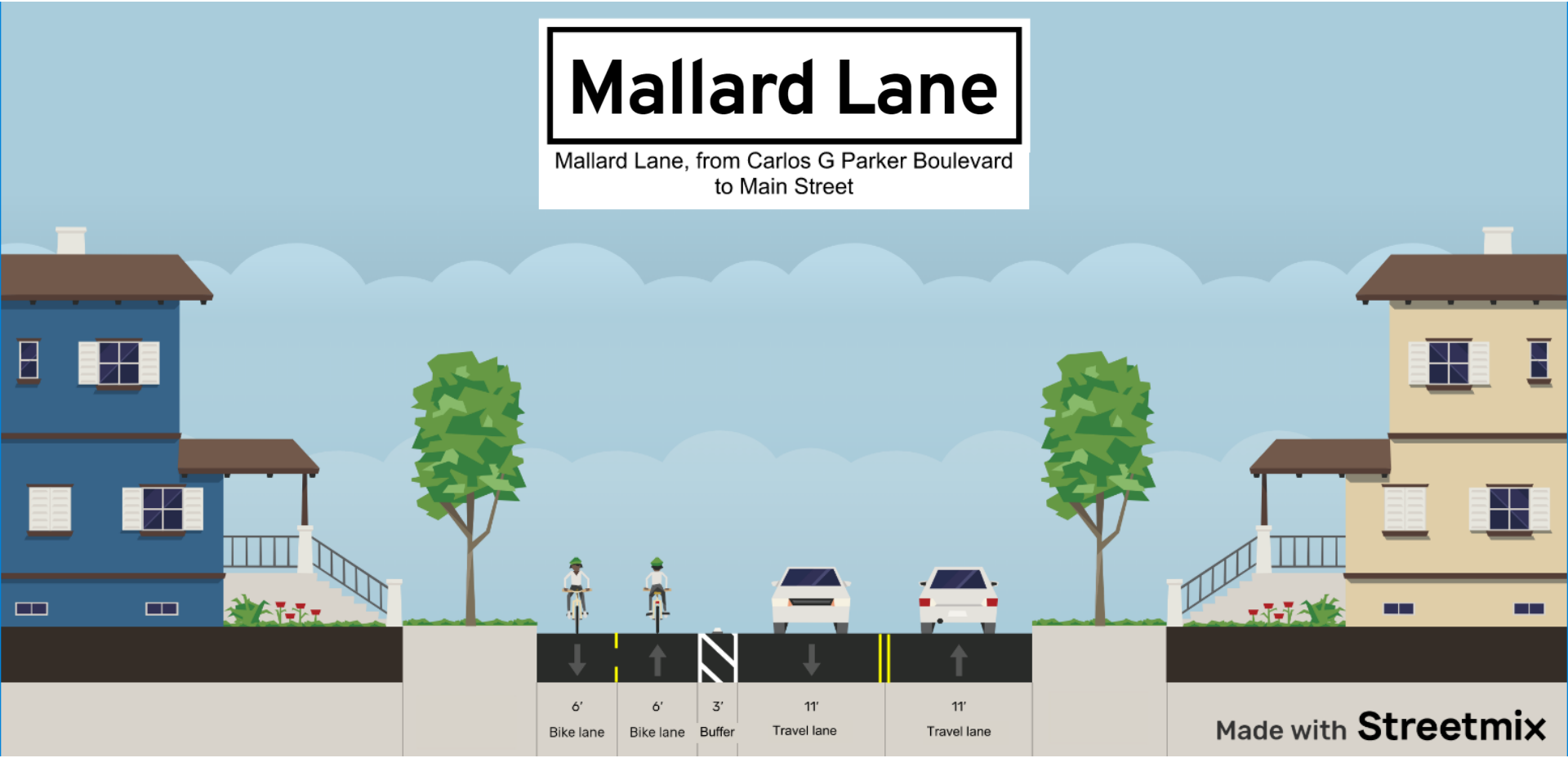
Mallard Existing

Mallard Lane, from Carlos G Parker Boulevard to Main Street
Existing Typical Section



Mallard Lane

Mallard Lane, from Carlos G Parker Boulevard to Main Street



MALLARD LANE

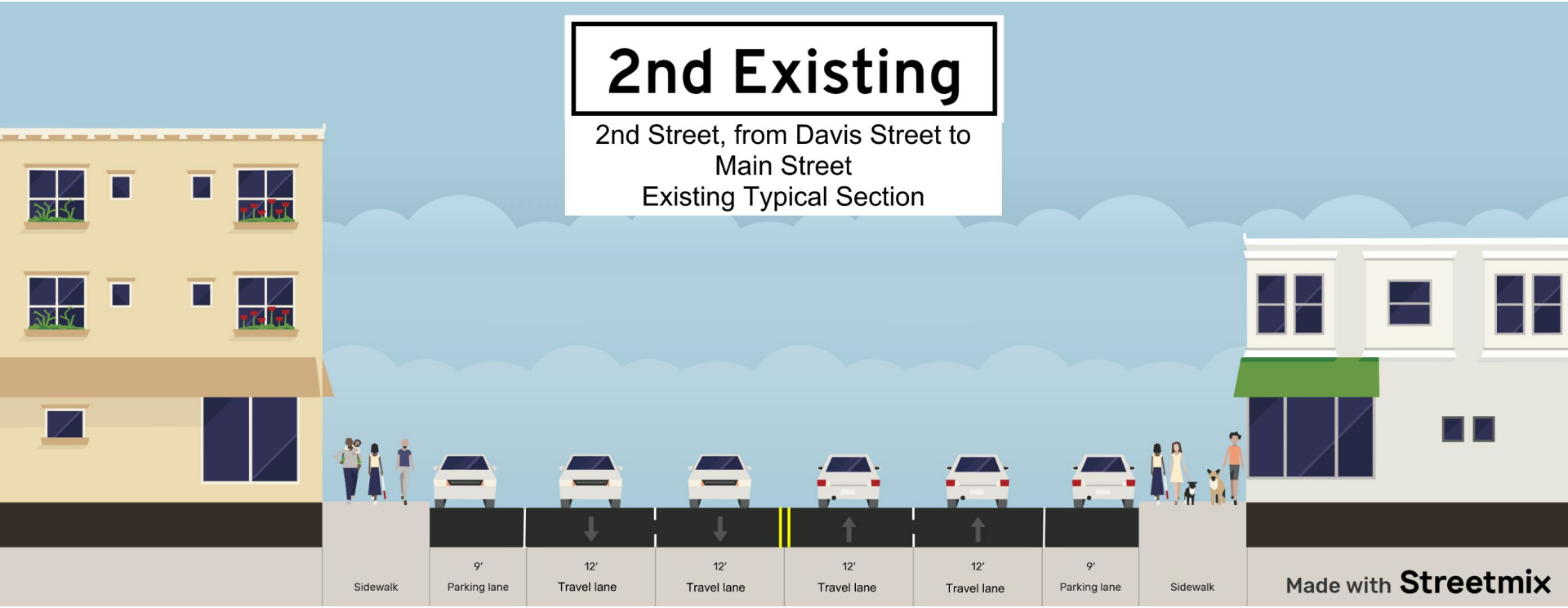
- Full Depth Reclamation, Resurfacing, & Striping from Carlos G Parker Boulevard to Main Street
- Two-way cycle track on the north side of Mallard Lane
- Stop bar and pedestrian crosswalk striping throughout
- Valley gutter replacement and minor sidewalk construction

MALLARD LANE

- Full Depth Reclamation, Resurfacing, & Striping from Carlos G Parker Boulevard to Main Street

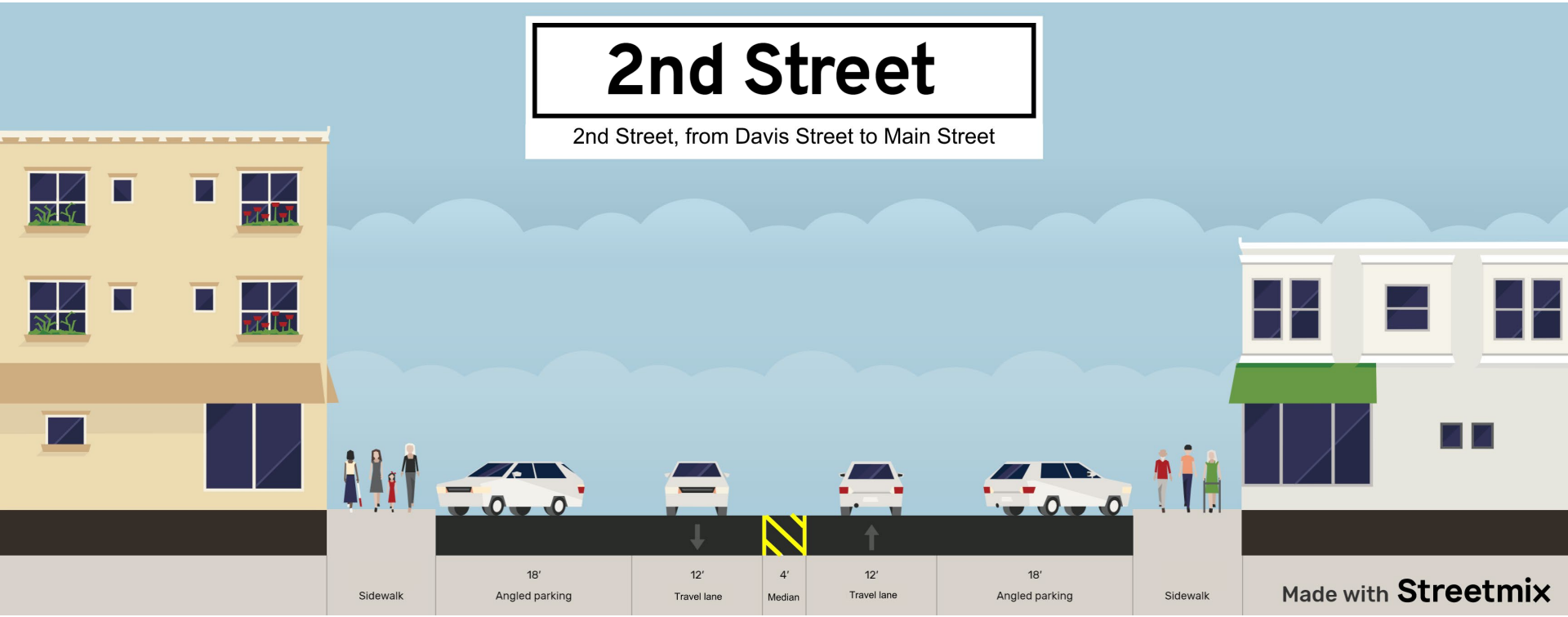
MALLARD LANE

- Two-way cycle track on the north side of Mallard Lane
- Stop bar and pedestrian crosswalk striping throughout
- Valley gutter replacement and minor sidewalk construction


2nd Existing
2nd Street, from Davis Street to Main Street
Existing Typical Section
Sidewalk
9′
Parking lane
12′
Travel lane
12′
Travel lane
12′
Travel lane
12′
Travel lane
9′
Parking lane
Sidewalk
Made with Streetmix

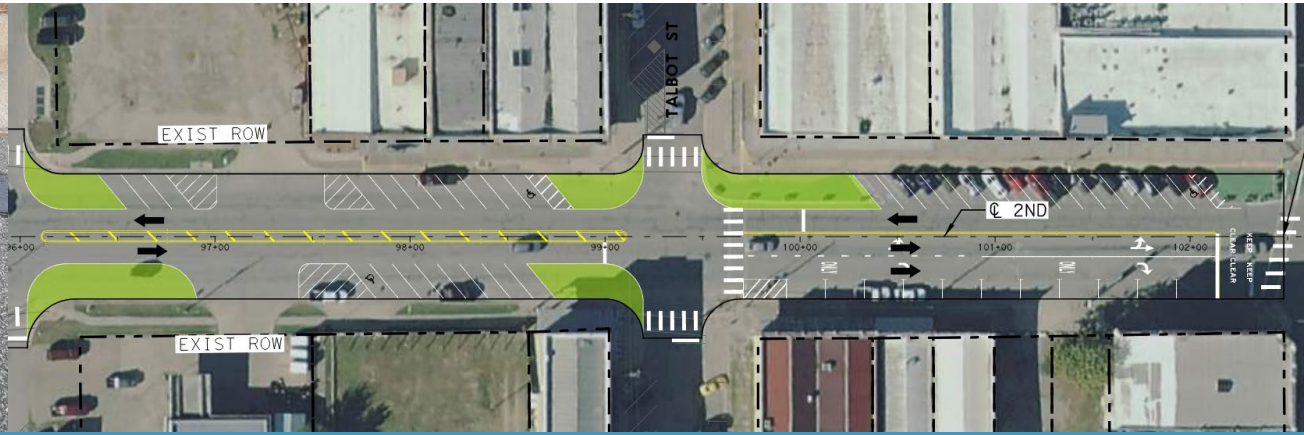
2nd Street

2nd Street, from Davis Street to Main Street



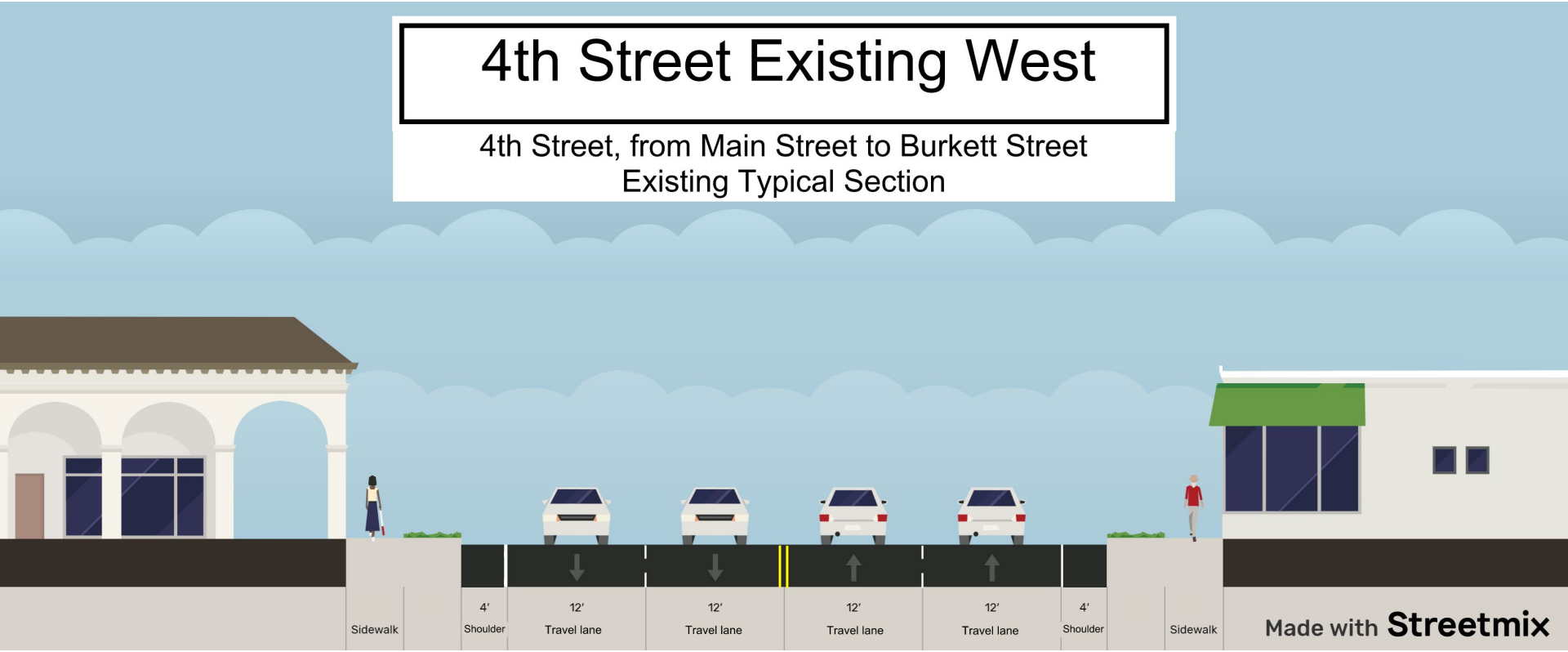
2ND STREET

- Resurfacing & Striping from Carlos G Parker to Main Street
- Revised Striping from Davis Street to Main Street
  - Angled parking on the north and south sides of the street
  - Reduction of the roadway section from 4 lanes to 2 lanes



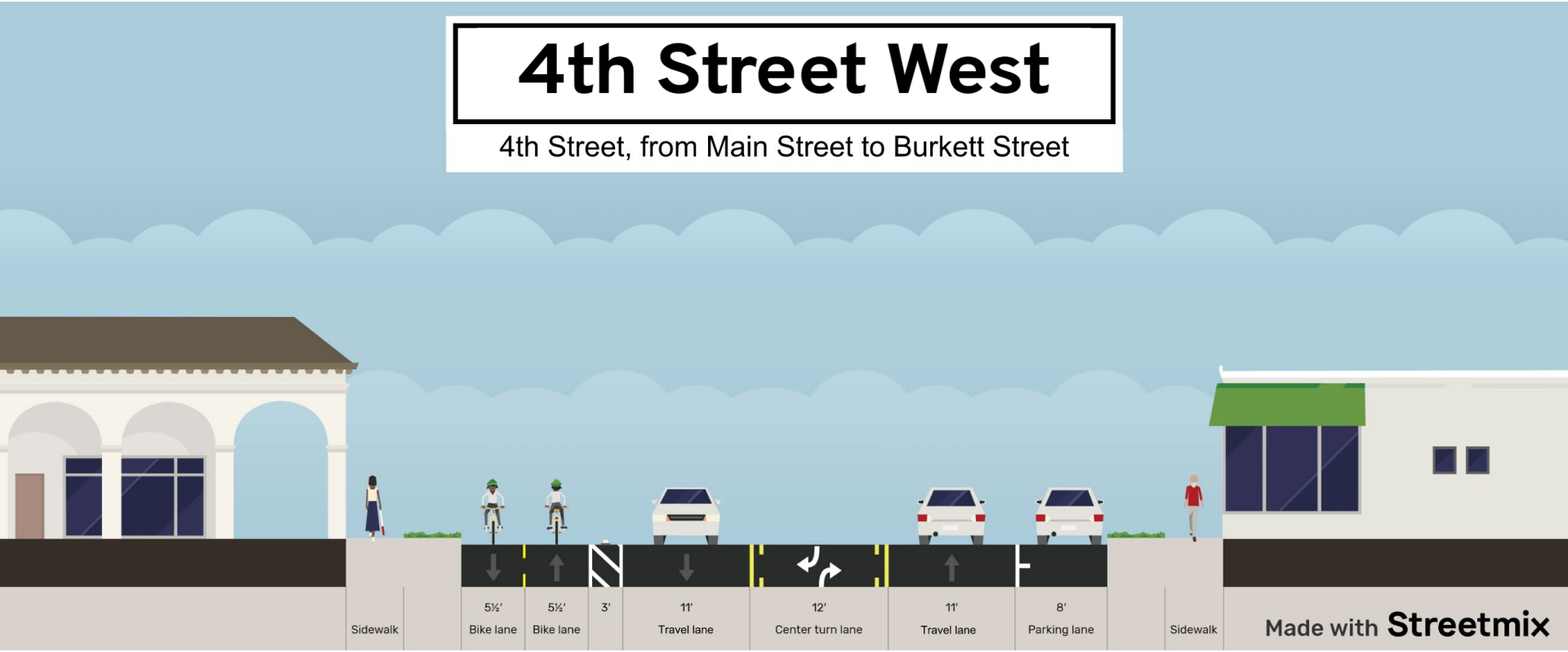
4th Street Existing West

4th Street, from Main Street to Burkett Street
Existing Typical Section



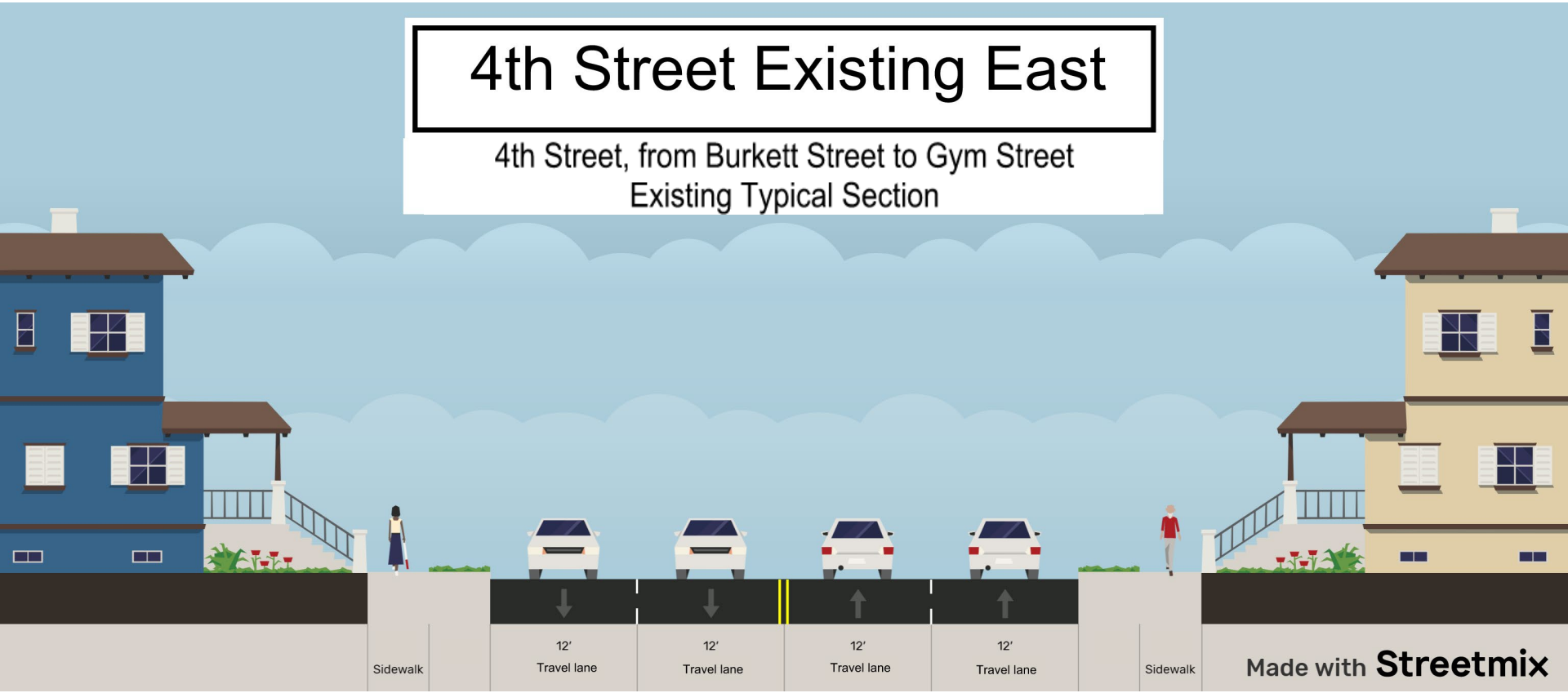
4th Street West

4th Street, from Main Street to Burkett Street



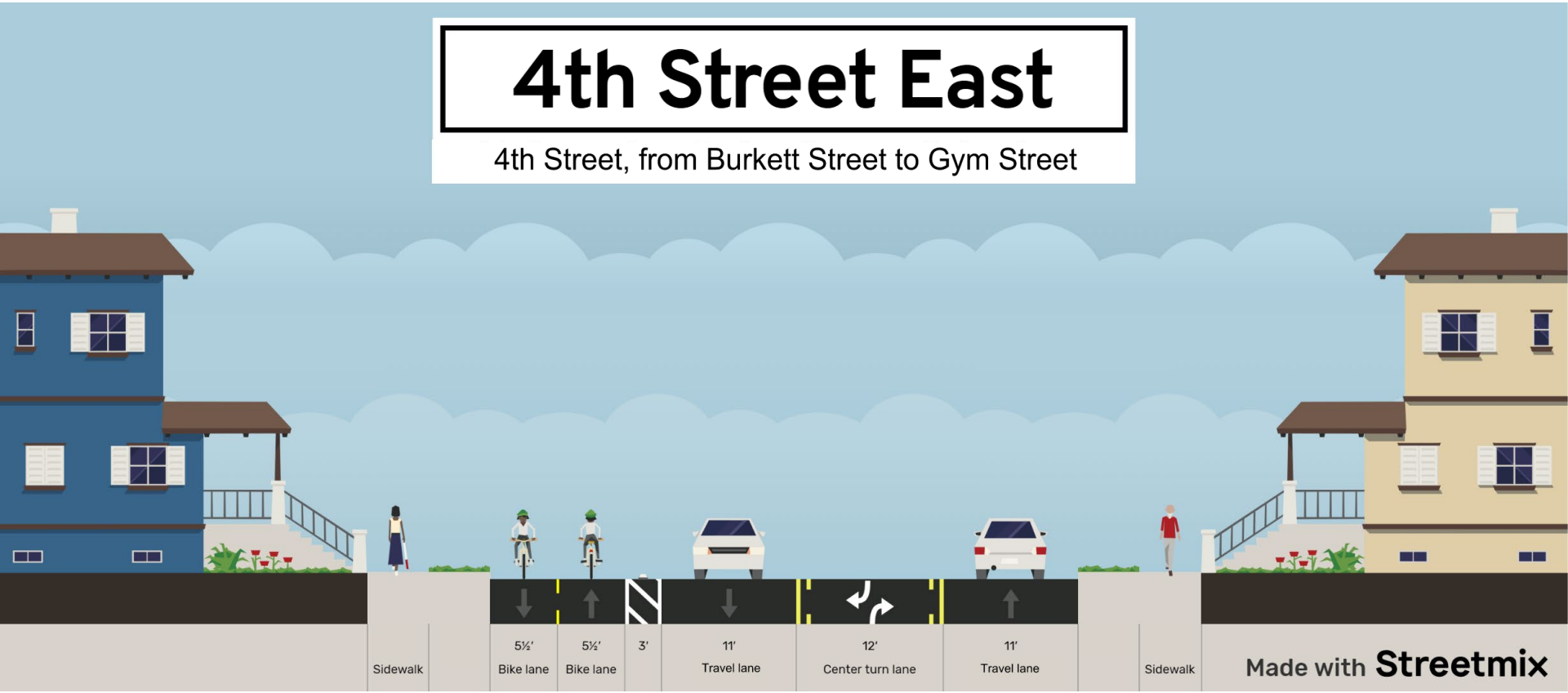
4th Street Existing East

4th Street, from Burkett Street to Gym Street
Existing Typical Section



4th Street East

4th Street, from Burkett Street to Gym Street



4TH STREET

- Resurfacing & Striping from Main Street Carlos G Parker
- Updated Striping from Main Street to Gym Street
- Full depth reconstruction to smooth portion west of the rail crossing
- Two-way cycle track on the north side of the street

4TH STREET

- Resurfacing & Striping from Main Street to Carlos G Parker
- Updated Striping from Main Street to Gym Street
  - Angled parking on the north and south sides of the street
  - Reduction of the roadway section from 4 lanes to 2 lanes

4TH STREET RECONSTRUCTION

- Full Depth Reconstruction between Elliot Street and rail crossing to provided a smoother drive

Communications Plan

Mallard/4th/2nd Reconstruction

Updated July 14, 2023

TIMELINE (all dates subject to change)

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Week of July 17	Webpage Launch Construction Starting Soon **(Press Release #2)**
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ELEMENTS

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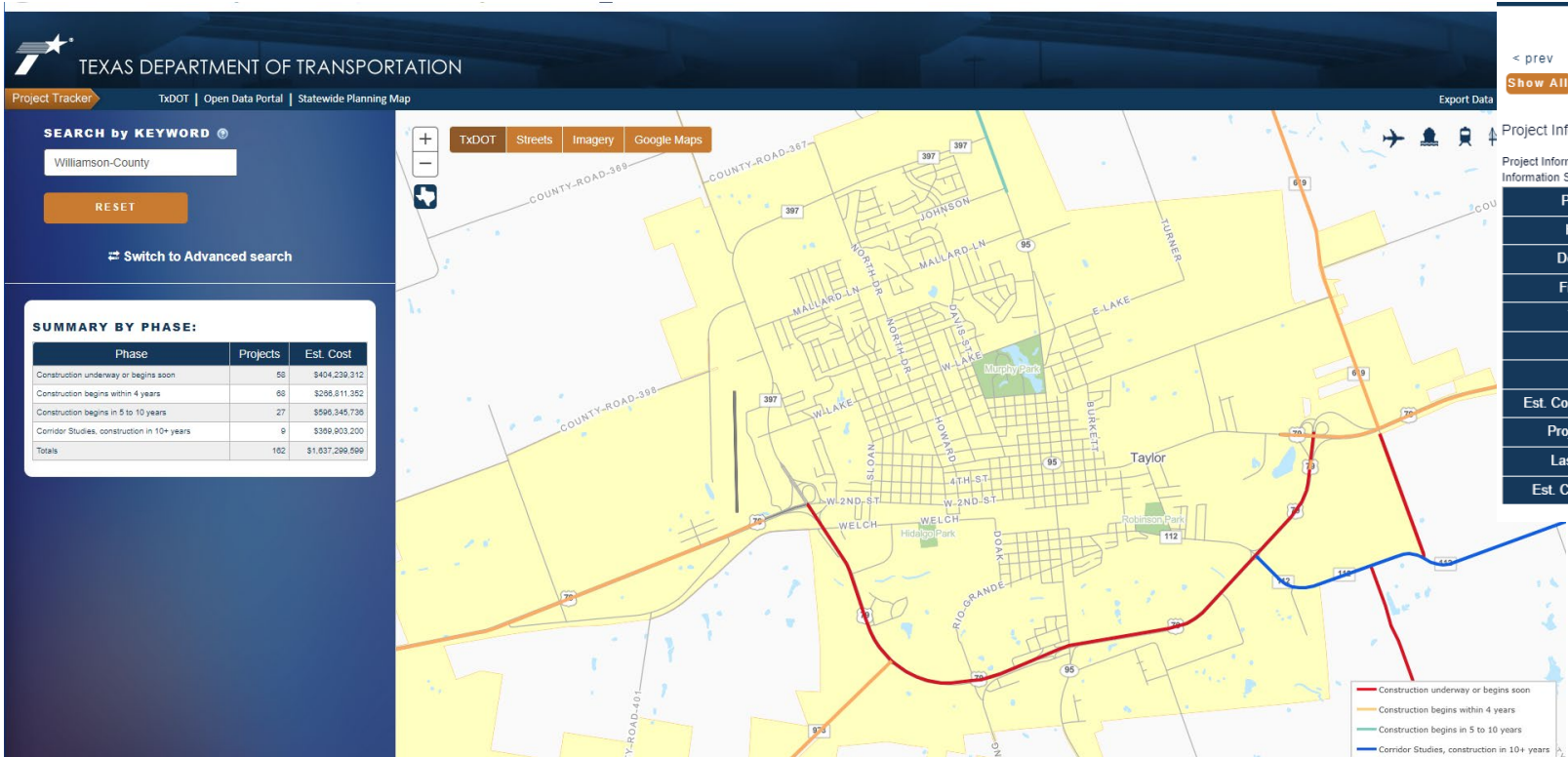
- Flyers/door hangers as/if needed—possibly to downtown businesses and affected residences on Mallard

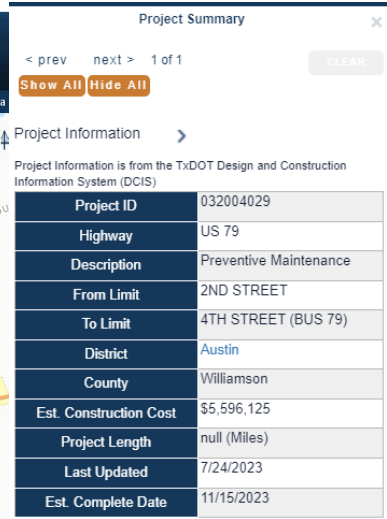
INPUT NEEDED

- Key dates
- Traffic flow information (routes, descriptions, timeline)
- Any other information that the public will care about

TXDOT PROJECT – CARLOS PARKER PREVENTATIVE MAINTENANCE

- TXDOT will be starting Carlos Parker preventative maintenance project starting July 31st .
- From 2nd St. to 4th St. (indicated in red below). More info at: https://apps3.txdot.gov/apps-cq/project_tracker/





City Council Meeting
July 27, 2023
Transmittal Letter

STRATEGIC PILLAR
☐ Streets/Infrastructure
☒ Quality of Life
☒ Economic Vitality

Agenda Item #: 16

Agenda Title: **Consider approval of Resolution R23-27 extending the provision of fire department service to portions of the City's ETJ**

Council Action to be taken: Consider approval of Resolution

Department Submitted: Fire Department

Staff Contact: Daniel Baum, Fire Chief

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is for the Council to consider a resolution extending the provision of fire department services to portions of the city's extraterritorial jurisdiction (ETJ).

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Given the potential that all unincorporated property in the County will eventually be serviced by an emergency service district, the City should consider extending the provision of fire protection to areas of the ETJ. The proposed areas meet one or more of the following criteria: an existing annexation agreement with the city; the conveyance of city infrastructure; likely or proposed development in the near term; a more contiguous service boundary. The areas proposed would add approximately eight square miles to the fire department service area. These areas are primarily undeveloped agricultural land or low-density residential. The addition of these areas is unlikely to significantly impact fire service demand until such point they develop and are brought into the city limits. While these areas remain outside the city limits, fire code enforcement, and fire investigation jurisdiction will remain with the Williamson County Fire Marshal. The addition of these areas provides for more efficient emergency response by eliminating "islands" of areas served by other entities.

3. PROS and CONS

PROS	CONS
• Provides a contiguous fire service area streamlining response. • Provides coverage for areas where new infrastructure is being installed. • Prepares for future development.	• Extends service to areas that are not currently within the city limits.

4. RECOMMENDATION

Staff recommends approval of Resolution R23-27.

5. FUNDING SOURCE

The City will receive compensation from Williamson County in accordance with the Emergency Service Organizations agreement.

6. TIMELINE

It will take 30 – 60 days to implement.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

16a. Resolution R23-27
16b. Exhibit "A" – Proposed Fire Service Area
16c. Annexation Development Agreement Map

RESOLUTION R23-27

A RESOLUTION OF THE CITY OF TAYLOR, TEXAS EXTENDING THE BOUNDARIES OF ITS FIRE DEPARTMENT SERVICE AREA TO INCLUDE CERTAIN PORTIONS OF THE CITY'S EXTRATERRITORIAL JURISDICTION (ETJ).

WHEREAS, the City of Taylor, Texas intends to extend its fire department service area to include certain portions of its ETJ.

WHEREAS, the portions of the ETJ to be provided service meet one or more of the following criteria: an existing annexation agreement with the city; the conveyance of city infrastructure; likely or proposed development in the near term; provide for a more contiguous service boundary.

WHEREAS, the City will be compensated in accordance with the Williamson County Emergency Service Organizations agreement.

WHEREAS, the City Council has determined it to be in the best interest of the City to extend fire department services to these areas.

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

Section 1. The City of Taylor will extend its Fire Department service area to portions of its ETJ identified in Exhibit "A".

Section 2. The City of Taylor will provide fire suppression, rescue, and EMS first response services to these areas. Fire code enforcement, and fire investigation services will remain under the jurisdiction of the Williamson County Fire Marshal until such time when the areas may be annexed by the City.

PASSED AND APPROVED this 27th day of July 2023.

ATTEST:

_____
Brandt Rydell
Mayor

_____
Dianna McLean
City Clerk

TAYLOR FIRE DEPARTMENT
PROPOSED SERVICE AREA

Exhibit "A"

City of Taylor
ETJ Boundary
(per Resolution
R11-17, R11-18
with City of Hutto)

City of Taylor Boundary (per Resolution R11-17, R11-18 with City of Hutto)

City of Taylor ETJ Boundary per Resolution R11-17, R11-18 with City of Hutto

City of Pflugerville
ETJ Boundary
(per Resolution
2010-29
with City of Pflugerville)

HUTTO

THRALL

TRAVIS COUNTY

Legend

- City Limits
- ETJ Boundary (1 mile)
- Taylor Fire Department Proposed Service Area
- Other Cities
- Parcel Boundary
- Streets

N

0 2,000 4,000

Feet

7/11/2023 4:32 PM

The City of Taylor makes no representations or warranties regarding accuracy or completeness of the information depicted on this map or the data from which it was produced. The map is NOT suitable for survey purposes and does not purport to depict or establish boundaries between land owners or locations of utility infrastructure where survey data is available and field locations have been established.

Document Path: O:\19156923_19187_City_of_Taylor_GIS\Map_Docs\BaseMaps\ArcProBaseMaps.aprx

Proposed Fire Coverage in ETJ

July 27, 2023

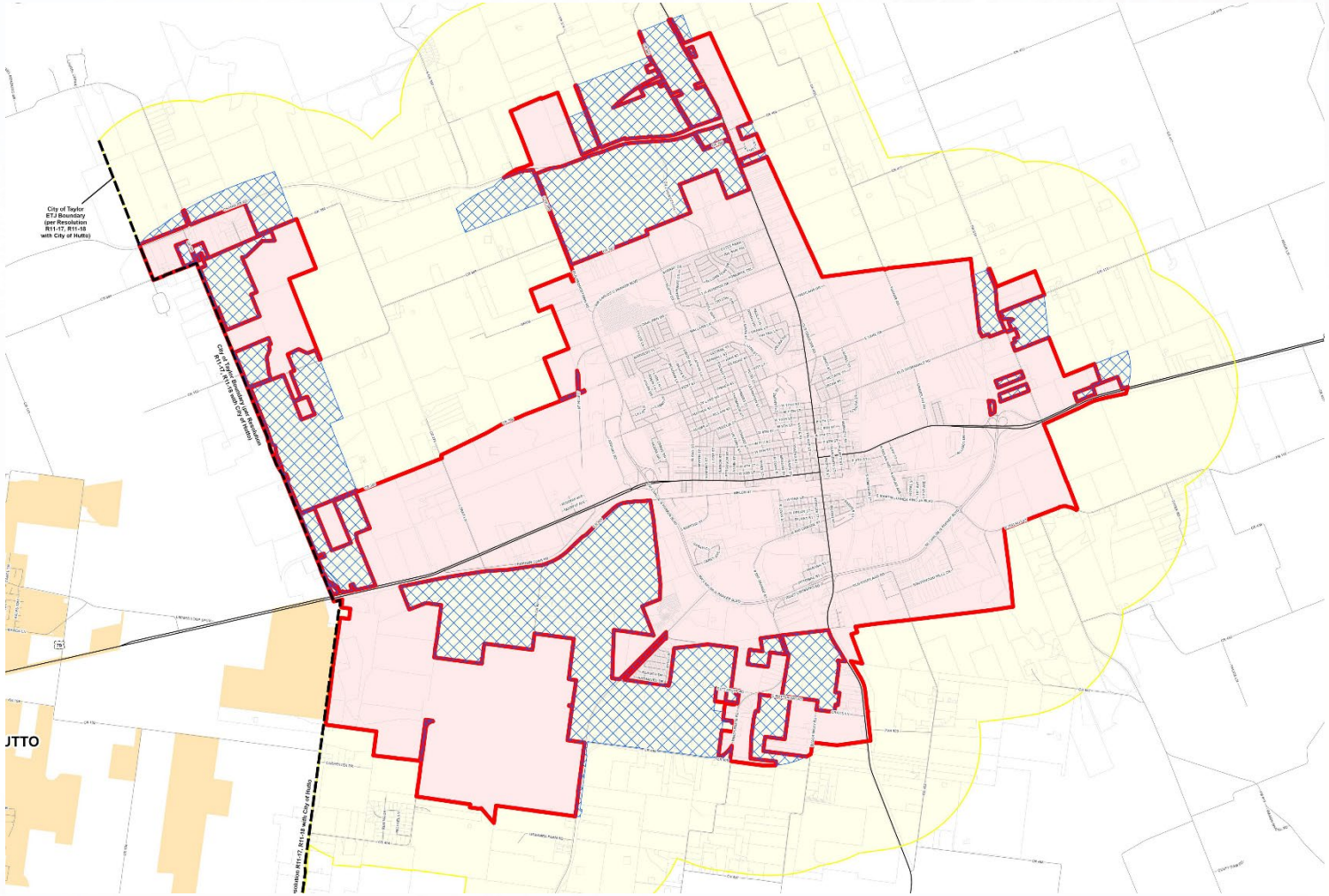
Background & Staff Analysis

- As eastern Williamson County experiences growth, there will be an increased demand for public safety services.
- Following the pattern of western Williamson County, all unincorporated areas not covered by a municipal fire department will likely be served by an Emergency Service District in the future.

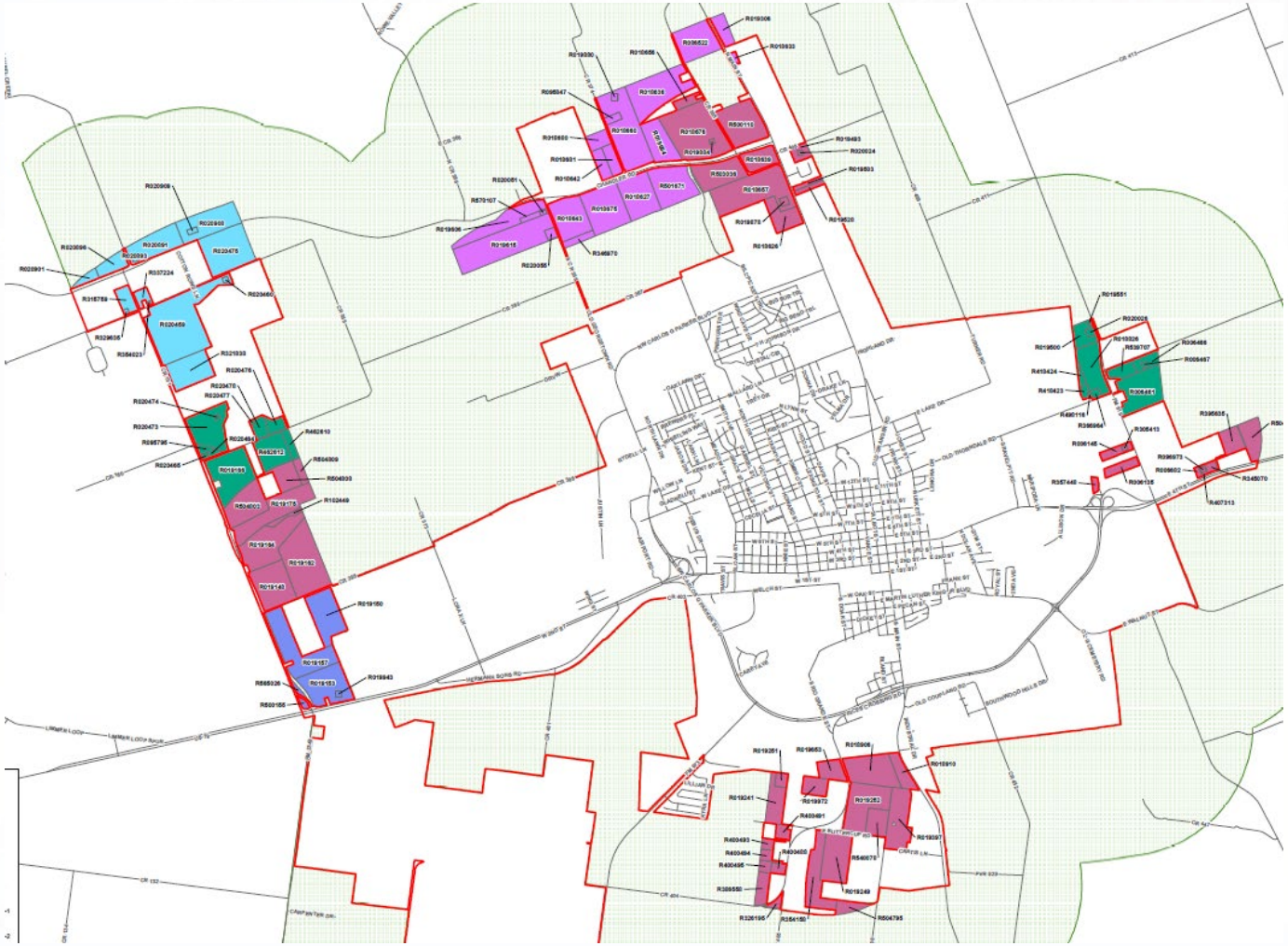
Background & Staff Analysis

- The City should consider extending fire department services to areas of the ETJ that meet one or more of the following criteria:
  - An existing annexation agreement with the city
  - The conveyance of city infrastructure
  - Likely or proposed development in the near term
  - A more contiguous service boundary
- The proposed areas will add 8 square miles to our response area.
- Properties are currently primarily agricultural or low-density residential, therefore impact on service demand is minimal.

Proposed Fire Department Service Area



Existing Annexation Agreements



Recommendation & Timeline

- Staff recommends adopting Resolution R23-27 extending fire department services to the identified portions of the ETJ.
- The Taylor Fire Department will provide fire suppression, rescue, EMS first response, and Hazmat services to those areas.
- Fire code enforcement and investigation authority would remain with the Williamson County Fire Marshal until the properties are within the city limits.
- It will take between 30 – 60 days to make the changes in GIS and dispatch.

Funding / Cost

- The City will be compensated in accordance with the Williamson County Emergency Service Organizations agreement.