

AGENDA

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

MAY 26, 2022, 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION / MOMENT OF REFLECTION

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

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

BOARDS & COMMISSION PRESENTATION

1. Main Street Advisory Board update.

CONSENT AGENDA

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

2. Approve minutes from the May 12, 2022 regular City Council meeting and May 17, 2022 special called Council meeting. (Dianna McLean)

PUBLIC HEARINGS / ORDINANCES

3. Hold a public hearing and introduce Ordinance 2022-17 regarding PZ-2022-1473 a request for a Specific Use Permit to operate an event center on approximately 6.375 acres, consisting of Tract Two – 0.81-acre tract, and Tract 3 – 5.656-acre tract, part of and out of the Parthinia Coursey Survey, Abstract No. 131, generally located at 2109 East Fourth Street. (Tom Yantis)
4. Hold a public hearing and introduce Ordinance 2022-18, for a Specific Use Permit for a Concrete/Asphalt Batch Plant with outside storage on approximately 40.00 acres at RCR – Taylor Logistics Park, addressed as 201 FM 3349, Taylor, Williamson County, Texas. (Tom Yantis)
5. Hold a public hearing and introduce Ordinance 2022-20 regarding PZ-2022-1434 a change of zoning, on approximately 7.60 acres located along the southern side of N.W. Carlos G. Parker Boulevard, approximately 1,400 feet west of the intersection of N.W. Carlos G. Parker Boulevard and North Drive from Rural/Agricultural (R/A) to Single-Family Residential with a Residential Planned Development Overlay (R-1/RPD). (Tom Yantis)

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

6. Update on Animal Shelter remodel. (Jacob Walker)
7. Consider Authorizing the Award of Contract for the North Pump Station Improvements. (Jacob Walker)
8. Receive update on downtown landscape, streetscape, striping, and signage improvements for public bid. (Jacob Walker/Tom Yantis)
9. Receive Compensation Study Update. (LaShon Gros)
10. Consider Resolution R22-18 to apply for funding from the TWDB Flood Infrastructure Fund (FIF) Program. (Jeff Jenkins)

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 551.071 of the Texas Government Code in order to meet with its City Attorney on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas authorize and allow such a closed meeting and which Rules conflict with the Texas Open Meetings Act.

- a. Petition for Municipal Utility District
- b. Condemnation of Samsung easement
- c. 05 Ranch Investments, LLC ETJ Release
- d. Ford Hangar (Airport)

11. Take any action regarding Executive Session I.

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 May 23, 2022 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 5-23-2022
Dianna McLean, City Clerk



City Council Meeting May 26, 2022 Transmittal Letter

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☒ Economic Vitality

Agenda Item #: 1
Agenda Title: Receive update from Main Street Advisory Board

Council Action to be taken: Receive presentation

Department Submitted: Main Street

Staff Contact: Jan Harris, Main Street Manager

1. PURPOSE/DESCRIPTION

The purpose of this item is to provide the Council with an update on the activities of the Taylor Main Street board and program as well as to present its planned requests for the coming year's activities.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Taylor Main Street program has been an economic development tool of the City of Taylor for the past 23 years. The Main Street Program has further been consistently listed as a Texas accredited Main Street Program by the National Main Street Center. Main Street is economic development through historic preservation and the work performed by the Taylor Main Street Program has consistently increased the economic viability of the City of Taylor's district during its existence.

Main Street is much more than a driver for special events. It is a tool that will, if consistently applied, bring about economic growth and development in a downtown commercial district. Through professionally directed technical and practical assistance, small businesses can achieve their potential as economic drivers in a community. It is the specific and often one-on-one attention provided by the Main Street Program staff and board that enables a small business to achieve its potential for the community.

Historic preservation is the cornerstone on which the Main Street Program is built. The preservation and adaptive re-use of historic buildings and the sensitive addition of new construction which maintains the setback, massing, and rhythm of the existing downtown is one of the more important tasks of the Main Street board and staff. The properties which have formed the Taylor community can never be replicated. It is up to us to see that they are sensitively maintained and preserved while, at the same time they are equipped with the tools necessary to ensure they are viable for the 21st century economy and its needs.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• The National Main Street Program provides unparalleled economic development assistance to cities. • Through the incremental application of the 4 Point Process, cities will see the economic growth and development of their downtown districts. •	• There is currently no known cons.

4. RECOMMENDATION

Staff recommends that the Taylor Main Street program be empowered and financially equipped to continue its work with the downtown business community to assist in its growth and development as well as the preservation and adaptive re-use of the irreplaceable historic building stock found in the downtown district.

5. FUNDING SOURCE

Main Street is funded through the City's general fund and the 123 Main Street Revenue Fund

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

1a. [Presentation](#)

Main Street Advisory Board

MEETINGS: Third Wednesdays of each month at 5:30pm (city hall conference room)



Ashley Doss



Curie Humphries



John McRae



Douglas Moss



Ruth Rivera



Jeff Snyder



Irv Stauffer



Jan Harris,
Manager



Main Street Advisory Board

The Main Street Program is a grassroots effort of Economic Development through Historic Preservation

OUR FOCUS:

1. **ORGANIZATION** – Bringing together stakeholders to work toward a goal of a revitalized downtown.
2. **DESIGN** – Improving the curb appeal and creating a safe, welcoming & inviting environment.
3. **PROMOTION** – Telling our downtown's story. – Special Events and Marketing
4. **ECONOMIC VITALITY** – Supporting our local businesses while recruiting new ones.

Main Street Advisory Board

ACCOMPLISHMENTS - ORGANIZATION:



We have long meetings.



Leadership and Visioning
Retreat by Texas Historic
Commission Staff.



Breakfast Bites for downtown
merchants

Main Street Advisory Board

ACCOMPLISHMENTS – DESIGN:



Signage Booklet (PDF) for creating new signs for businesses.



Planned and implemented the installation of 50+ "OPEN" banners



Review and approve downtown murals

Main Street Advisory Board

ACCOMPLISHMENTS – PROMOTION:



Second Saturdays



Heritage Square Farmers Market (Sat - 10am – 2pm)



Easter Egg Hunt
Saturday before Easter



Blackland Prairie Days
Saturday May 7



Main Street Car Show
Saturday, October 29



Taylor Swirl – Holiday Kick-off
December 2

Main Street Advisory Board

ACCOMPLISHMENTS – ECONOMIC VITALITY:



Façade Improvement Grant
50/50 Match up to \$5,000



Signage Grant
50/50 Match up to \$1,500



Digital Map for downtown
Taylor



Technical Assistance for historic
preservation



Technical Assistance for
marketing and advertising



Encourage more events to happen
downtown

Main Street Advisory Board

VISION FOR THE FUTURE: Big Hairy Audacious Goals!

Main Street Advisory Board

VISION FOR THE FUTURE: Big Hairy Audacious Goals!



Staff Assistance for Events Management



Turn a Highway into a Street:
Main Street



Dealing with our Empty Buildings



City Council Meeting May 26, 2022 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 2

Agenda Title: Approve minutes from the May 12, 2022 regular Council meeting and the May 17, 2022 special called 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

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

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

8. ATTACHMENTS

2a. [May 12, 2022 minutes](#)

2b. [May 17, 2022 minutes](#)

City of Taylor
Regular City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
May 12, 2022 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
Council Member Robert Garcia
Council Member Mitch Drummond
Council Member Dwayne Ariola
Mayor Brandt Rydell

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

INVOCATION / MOMENT OF REFLECTION

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

No citizen comments.

CONSENT AGENDA

1. **Approve minutes from the April 28, 2022 regular City Council meeting.**
2. **Concur with preliminary financials for March 2022.**
3. **Consider Ordinance 2022-15 regarding an amendment to the Envision Taylor Comprehensive Plan.**
4. **Consider Ordinance 2022-13 regarding PZ-2022-1450, a change of zoning request on approximately 0.44 acres of land, generally located near the intersection of Old Granger Road and Grace Lane from Single Family Residential Zoning District (R-1) to Local Business District (B-1).**
5. **Consider Ordinance 2022-14 amending Ordinance 2019-28, changing the zoning of approximately 756.00 acres of Single-Family Residential Zoning District (R-1) to 756.00 acres of General Commercial Zoning District (B-2) with a Commercial Planned Development Overlay (B-2/CPD), addressed as 201 FM 3349, Taylor, Williamson County, Texas.**

Mayor Rydell pulled agenda item number 3 for separate consideration.

Motion was made by Councilmember Garcia to approve consent agenda items 1, 2, 4, and 5 as presented. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

3. Consider Ordinance 2022-15 regarding an amendment to the Envision Taylor Comprehensive Plan.

Four citizens signed up to speak on this item.

Charlotte Albert, 4804 W. 2nd St. – wants Council to revisit the ordinance and comprehensive plan, would like full city services in her area and is concerned about the ordinance's legality.

Bill Albert, 4804 W. 2nd St. – wants Council to revisit ordinance, doesn't think the changes are fair. Companies want to buy his property but can't due to the lack of full city services.

David Hortenstine, 1309 Cypress Trail – doesn't feel the proposed amendment changes much and would like Council to give more thought to the changes.

John McDonald, 2405 Meadow Lane – gave a brief history of his understanding of recent development attempts and feels the comp plan pre-Samsung is big government at its worst.

Motion was made by Councilmember Garcia to adopt Ordinance 2022-15 as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried 4 to 1 with Councilmember Ariola opposing.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

6. Consider awarding contract to collection agency/law firm for Municipal Court and Utility Billing collections.

Jeff Jenkins, Deputy City Manager – The City has retained McCreary, Veselka, Bragg, and Allen (MVBA) as the city's collection agency since 2004. Through the vendor service (contract) evaluation process, staff determined it in the best interest to go out for bid. Three bids were received and scored by a scoring committee. For the following reasons, staff recommended MVBA: MVBA's knowledge and experience in Williamson County and surrounding area Counties, Collection practice to continue until collected, resolution rate above average during the contract, industry knowledge and expertise, and reference checks were positive.

Motion was made by Councilmember Garcia to select MVBA for Court and Utility Billing collections and have staff negotiate a contract with MVBA to bring back for Council approval. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

7. Consider Resolution R22-17, authorization to apply for a Grant for the COPS (Community Oriented Policing Services) Hiring Program.

Henry Fluck, Police Chief – The resolution would give the Police Department authorization to apply for a grant from the COPS (Community Oriented Policing Services) Hiring Program to assist with the funding of five (5) Police Officer positions in the Patrol Division for the Taylor Police Department.

Motion was made by Councilmember Garcia to approve Resolution R22-17 as presented. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

8. Discuss, consider, and select bond counsel services provider for the TWDB Flood Infrastructure Funding project and authorize the City Manager to execute any agreements.

Jeff Jenkins, Deputy City Manager - Council approved resolution R20-16 on May 14, 2020, authorizing an application to the Texas Water Development Board (TWDB) for Flood and Drainage Improvements. TWDB requires bond counsel services provider with this grant. The City applied for the funding, which included a project for the Donna Channel, and Travis/Franklin Improvements. The total application amount is \$3,636,840. Staff received three bids for Bond Council.

Motion was made by Councilmember Garcia to award bond counsel services to McCall, Parkhurst and Horton, and authorize the City Manager to execute any agreements. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

9. **Discuss, consider, and select financial advisor for the TWDB Flood Infrastructure Funding project and authorize the City Manager to execute any agreements. (Jeff Jenkins)**

Jeff Jenkins, Deputy City Manager - the TWDB FIF Program will assist in the financing of drainage, flood mitigation, and flood control projects to include a project for the Donna Channel, and Travis/Franklin Improvements. TWDB requires financial advisor services with this grant. The city received two bids for financial advisor.

Motion was made by Councilmember Garcia to award financial advisor services to Specialized Public Finance and authorize the City Manager to execute any agreements. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

10. **Consider appointments and/or member changes to various Boards & Commissions.**

Dianna McLean, City Clerk – Council reviewed each board and commission and made the following changes.

Airport Advisory Board – No changes

Animal Control Board – No changes

Civil Service Commission – No changes

Library Advisory Board – No changes

Main Street Advisory Board – No changes

Moody Museum Board

Current Member	Reason for Appointment	Applicants	New Member
Vacant		Janet Curtis	Janet Curtis

Motion was made by Councilmember Garcia to appoint Janet Curtis to the Moody Museum Board. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

Parks & Recreation Board

Current Member	Reason for Appointment	Applicants	New Member
Vacant	Student Rep	Brennan Zupfer	Brennan Zupfer

Motion was made by Councilmember Garcia to appoint Brennan Zupfer to the Parks & Recreation Board as the student representative. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

Planning & Zoning Commission – No changes

Public Arts Advisory Board – No changes

Taylor Economic Development Board (TEDC) –

Motion was made by Councilmember Drummond to appoint Councilmember Garcia to replace Councilmember Ariola on the TEDC Board as the City representative. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

Tree Advisory Board – No changes

Zoning Board of Adjustment – No changes

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 7:18p.m.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

City of Taylor
Special Called City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
May 17, 2022 at 6:00 p.m.

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

Mayor Pro-Tem Gerald Anderson
Council Member Mitch Drummond
Council Member Dwayne Ariola
Mayor Brandt Rydell
Council Member Robert Garcia

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

CITIZEN COMMUNICATION

There were no citizen communications.

REGULAR AGENDA

1. **Consider approving Resolution R22-16 canvassing the results from May 7, 2022 municipal election.**

Dianna McLean, City Clerk – presented the resolution and the election results from Williamson County from the May 7th election showing incumbent Gerald Anderson elected to the District 1 Council Member seat with 63% of the votes. District 4 Council Member seat race was cancelled via Resolution R22-10 due to the incumbent, Robert Garcia, having no opponent. Resolution R22-10 also declared Robert Garcia re-elected to office.

Motion was made by Councilmember Drummond to approve Resolution R22-16 and accept the results from the May 7th election as presented. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

2. **Administer Oath of Office to Council Member for District 1 and 4.**

Dianna McLean, Notary – Administered the Oath of Office to Gerald Anderson and Robert Garcia.

3. **Elect a Mayor.**

Mark Schroeder, Assistant City Attorney - asked for nominations from the Council for the Mayor position.

Robert Garcia nominated Brandt Rydell

Mark Schroeder conducted a roll call vote.

Mitch Drummond	- Yes
Dwayne Ariola	- Yes
Brandt Rydell	- Yes
Gerald Anderson	- Yes
Robert Garcia	- Yes

Nomination to appoint Brandt Rydell as Mayor passed unanimously.

4. **Elect a Mayor Pro Tem.**

Brandt Rydell, Mayor - asked for nominations from the Council for the Mayor Pro-Tem position.

Mitch Drummond nominated Gerald Anderson

Special Called City Council Meeting Minutes

May 17, 2022

2

Mayor Rydell called for a roll call vote.

Mitch Drummond - Yes

Dwayne Ariola - Yes

Brandt Rydell - Yes

Gerald Anderson - Yes

Robert Garcia - Yes

Nomination to appoint Gerald Anderson as Mayor Pro-Tem passed unanimously.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 6:07p.m.

Reception followed in Auditorium.

ATTEST:

Brandt Rydell, Mayor

Dianna McLean, City Clerk



City Council Meeting

May 26, 2022

Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 3

Agenda Title: **Hold a public hearing and introduce Ordinance 2022-17 regarding PZ-2022-1473 a request for a Specific Use Permit to operate an event center on approximately 6.375 acres, consisting of Tract Two – 0.81-acre tract, and Tract 3 – 5.656-acre tract, part of and out of the Parthinia Coursey Survey, Abstract No. 131, generally located at 2109 East Fourth Street.**

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

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

The purpose of the Specific Use Permit (SUP) is to re-establish an event center use that will take advantage of the existing Crystal Ballroom and Pavilion for the purpose of renting out space to the public for corporate offsite meetings, small weddings, fundraisers, religious gatherings, photo shoots, or other small events.

The subject property is currently zoned R-1 (Single Family Residential). The City's Zoning Ordinance, in Chapter 3, does not list a specific use that describes an "event center". Furthermore, Chapter 11 does not include a definition for such uses.

Past considerations of an SUP on the subject property for the use as an event center were determined that the functionality of the property should be considered existing non-conforming within the R-1 zoning district. The use as an event center could continue by a subsequent owner so long as (i) the use did not become abandoned and (ii) the use was of the same scope. The use as an event center is not explicitly called out within the City's code (nor defined/described) and therefore it was determined that the scope of the project/development would require the applicant to seek a SUP.

Under the Zoning Ordinance Section 8.2.2 (Specific Use Permits, Review and Action), the request would require a ¾ vote by the City Council to consider and grant an SUP for a use not otherwise permitted by-right in a certain zoning district.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The applicants' request for a Specific Use permit within an R-1 (Single Family Residential) zoning district aims to re-establish a pre-existing event center as a commercial service to an area dedicated for mixed-uses within the Employment Center. The use as an event center will likely generate local and out of town patrons to the area. Upon analyzing the request, the proposed land use as an event center is considerably consistent with the Comprehensive Plan.

On May 10, 2022, the Planning and Zoning Commission held a public hearing regarding this request. The Planning and Zoning Commission unanimously recommend approval of the Zoning Map Amendment.

2. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Enhances special destinations and experiences that celebrate and build on Taylor's history. • Increase in tax base	• Could cause sound/noise trespass.

4. RECOMMENDATION

The Planning and Zoning Commission held a public hearing on May 10, 2022, and they unanimously recommended approval of the request for a Specific Use Permit on approximately 6.375 acres of land zoned R-1 (Single Family Residential) to R-1 with a Specific Use Permit to allow an event center.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – May 10, 2022

City Council public hearing and ordinance introduction – May 26, 2022

City Council consideration of ordinance approval – June 9, 2022

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 3a. [Staff Report](#)
- 3b. [Letter of Intent from Applicant](#)
- 3c. [Location Map](#)
- 3d. [Notice Area Map](#)
- 3e. [Draft Ordinance 2022-17 with Exhibits A \(Survey\), B \(Zoning Map\)](#)

City of Taylor
PZ-2022-1473
Specific Use Permit (SUP)
Staff Report

Item Details

Subject Property:	2109 E. 4 th Street – also known as The Taylor Mansion
Total Acreage:	Approximately 6.375 acres in total for SUP use
Legal Description:	Tract Two – 0.81-acre tract, and Tract 3 – 5.656-acre tract, part of and out of the Parthinia Coursey Survey, Abstract No. 131.
Applicant & Property Owner:	Robert and Lindsey Smith
Request:	Specific Use Permit request to allow for an event center.
Case History:	The Taylor Mansion event center has been heard by the Planning and Zoning Commission on September 12, 2017, for a Specific Use Permit. Prior to being heard by the City Council the applicant at the time chose to withdraw their application and since that time the property has gone under new ownership.

Overview of Applicant's Request & Background

The applicant has requested a Specific Use Permit to reestablish an event center use that will take advantage of the existing Crystal Ballroom and Pavilion for the purpose of renting out space to the public for corporate offsite meetings, small weddings, fundraisers, religious gatherings, photo shoots, or other small events. The applicant intends to rent the spaces to those parties who have retained an event or corporate planner. Additionally, they will only provide tables, chairs, and audio and visual equipment. The subject property encompassed within the SUP will provide a parking area of approximately 50,000 square feet or 120 vehicles for guest parking. The applicant has stipulated that they will accept 3-5 event requests monthly between the months of March and December and all events will occur between the hours of 9 A.M. and 11:30 P.M. on selected event days.

The applicant and their family currently occupy the main house ('Taylor Mansion'), barn house, and the pool/pool house as their private living quarters, and these structures will not act to accommodate any private events under the specific use permit.

The property has developed over a long history. The current buildings and site features are detailed below:

- Historic 'Taylor Mansion' Structure – A residential building over 130 years old; currently occupied by the property owners as a private residence.
- Barn Structure – Converted/Renovated into a private residence; currently occupied by the property owners as a private residence.

- Pool and Pool House – To be utilized as a private amenity to the property owner.
- Glass-enclosed Building (“Crystal Ballroom”) – Approximately 2,400 square feet, climate controlled and intended to be utilized for event purposes.
- Pavilion – Approximately 2,400 square feet constructed in 2012 as an amenity feature intended to be utilized for event purposes.

Location:

The subject property is generally located along the north side of East 4th Street, opposite of Allison Road.

Physical and Natural Features:

The subject property is comprised of the structures listed above in addition to a large 80’ x 200’ agriculture pole barn (erected in 2022) used privately by the property owner as hay and farm equipment storage, and animal turn out. The request under consideration is out of a larger tract of land that is also owned by the applicant. Surrounding land is predominately vacant and devoid of any dense vegetation, and a large pond is located northeast of the subject property. Based on a site inspection, there are not any natural or unique features on the site that would impact the proposed SUP as an event center as this property is already outfitted to cater to the use requested as it has acted as an event center in the past.

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 area with access to existing or planned transportation/infrastructure and are located on the periphery of existing developed areas. These areas should encourage the development or redevelopment as compact residential and mixed-use development.

Future Land Use and Zoning Designations:

The newly adopted Comprehensive Plan, Envision Taylor (2021) identifies Future Land Use designations to guide growth in Taylor. The subject property was assigned the land use designation as, Employment Center: Regional. Employment Centers are considered mixed-use areas centered around office or industrial uses than can support significant employment. Regional Centers are the largest Center and attract uses from across the city and adjacent communities. Regional Centers often include destination retail and attractions. The proposed use is less intense than what is commonly anticipated within a Regional Center, though it still meets the intent of providing a local destination/attraction to immediate and surrounding communities. The request for a Specific Use Permit for an event center on the subject property would be considered harmonious and likely to provide a positive impact to the area.

The subject property is currently zoned R-1 (Single Family Residential). The City’s Zoning Ordinance, in Chapter 3, does not list a specific use that describes an “event center” use. Furthermore, Chapter 11 does not include a definition for such uses. Past considerations of a SUP on the subject property for the use as an event center was determined that the functionality of the property should be considered existing non-conforming within the R-1 zoning district and could

be continued by a subsequent owner so long the use did not become abandoned, and so long as the use was of the same scope as the current owners. The use as an Event Center is not explicitly called out within the City's code (nor defined/described) and therefore it was determined that the scope of the project/development would require the applicant to seek a Specific Use Permit. Under the Zoning Ordinance Section 8.2.2 (Specific Use Permits, Review and Action), the request would require a $\frac{3}{4}$ vote by the City Council to consider and grant an SUP for a use not otherwise permitted by-right in a certain zoning district.

8.2.2 Review and Action

The City Council by an affirmative three-fourths ($\frac{3}{4}$) vote may grant a specific use permit for uses that are otherwise not permitted by-right by this Ordinance, and may impose appropriate conditions and safeguards, including a specified period of time for the permit to protect the Comprehensive Plan and to conserve and protect property values.

Surrounding Properties:

The general area around the subject property consists of a mixture of commercial and elderly care facilities.

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	M-1 (Light Industrial – Time Warner Cable property), R/A (Rural Agriculture), R-1 (Single Family Residential)	Employment Center: Regional, and Area of Minimal Change	Time Warner (Spectrum) Cable Substation, and Vacant Property
South	B-1 (Local Business), M-1 (across 4 th Street)	Employment Center: Regional	Knights of Columbus Event Hall, and Various Industrial/Manufacturing businesses along Allison Road
East	R-1 and B-1	Employment Center: Regional, and Open Space	Acreage with Single Family Structure
West	R-1	Employment Center: Regional, and Neighborhood Infill	Established Single Family Neighborhood

Utilities

The subject property is located within the City's service area for water and the subject property is served by an on-site septic facility, but the enclosed Crystal Ballroom building sends effluent through a pump to a city wastewater line to the west of the property.

Transportation

The subject property is located off E. 4th Street which is classified as an Enhanced Community Boulevard. Community Boulevards are the primary routes connecting major areas of the city and

are commonly moderate to high-speed streets that may be constructed in two, four, or six lane sections.

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 (45 notices), a legal notice advertising the public hearing was placed in the Taylor Press on April 24, 2022.

Staff Analysis

The request for a Specific Use permit within an R-1 (Single Family Residential) zoning district aims to reestablish a preexisting event center as a commercial service to an area dedicated for mixed-uses within the Employment Center. The use as an event center will likely generate local and out of town patrons to the area and thus reiterating the area's use as a regional center designation but on a smaller scale at this given time. Upon analyzing the request, the proposed land use as an event center is considerably consistent with the Comprehensive Plan. The use would be consistent with the following policies in the Comprehensive Plan:

- **LU2** – Create, preserve, and enhance special destinations and experiences that celebrate and build on Taylor's history.
 - The utilization of the existing event buildings acts to reinvigorate activity to the property and capitalize on the beauty of the land and the historic Taylor Mansion. Reopening the use as an event center within Taylor will likely provide a destination for various types of events.

In summary, the applicant's request to pair a Specific Use Permit to resume the use as an event center on the property within an R-1 (Single Family Residential) zoning district is supportive with the Comprehensive Plan in this location.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested specific use permit.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for specific use permits and recommends to City Council either in favor of or opposition to each request.

In determining a recommendation on a specific use permit request, the Planning and Zoning Commission members consider the following factors:

- **Is the Specific Use Permit consistent with the Comprehensive Plan?**

The application for a specific use permit request is consistent with the Comprehensive Plan. As mentioned previously in the report, the proposed use as an event center is appropriate for the Employment Center: Regional Land Use designation. Additionally, it is necessary for the applicant

to request a specific use permit to operate an event center on the subject property because the use is not explicitly called out as an identified use within the City's Zoning Code.

- **Is the Specific Use Permit compatible with the surrounding area?**

The subject property is situated centrally to a larger lot that encompasses the applicant's entire property. Outside of the historic Taylor Mansion and surrounding buildings there is spacious vacant acreage that separates the proposed use as an event center from the neighboring single-family subdivision to the west.

- **Does the Specific Use Permit promote the public health, safety, or general welfare?**

Staff analysis determined that the addition of a specific use permit on the subject property will promote public health, safety, and the general welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

The subject property has adequate existing infrastructure and at this time no utility extensions are proposed or will be required.

- **Do current conditions indicate that a specific use permit is necessary?**

For the applicant to utilize the property and existing event center structures as an event center it was determined by staff that a specific use permit would be necessary to establish the use as it is not called out within the City's Zoning Ordinance.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Notice Area Map
4. Draft Ordinance
 - a. Exhibit "A," Survey
 - b. Exhibit "B" Zoning Map

Specific Use Permit Request:

Robert Smith

"The Taylor Mansion"

2109 East 4th Street 76574

Total Property Acreage - approx. 51 (2.81)

We respectfully request a Special Use Permit to re-open the Taylor Mansion and Crystal Ballroom utilizing the existing buildings and parking to host mixed use events such as Corporate offsite meetings, small weddings, fund raisers, religious gatherings, photo shoots and other small events.

**The Main House, Barn House, and pool and not for rent and not included in this request, these are our private living quarters.*

- Existing facilities are on city water and sewage
- Existing structure 2400sqft climate-controlled area
- Existing structure 2400sqft covered pavilion
- Parking area Approx. 50.000sqft (120 cars)
- Hours of operation will be 9:30am-11:30pm on selected event days
- We will be hosting no more than 3-5 rentals per month March-December

Our intention is to rent the space to only qualified parties that have retained an event or corporate planner. We will be providing only tables, chairs, audio, and visual equipment.

We will provide a list of local vendors for any catering and rental needs. A few we have approached already:

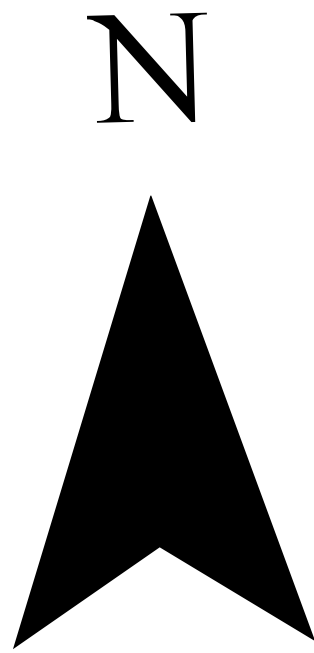
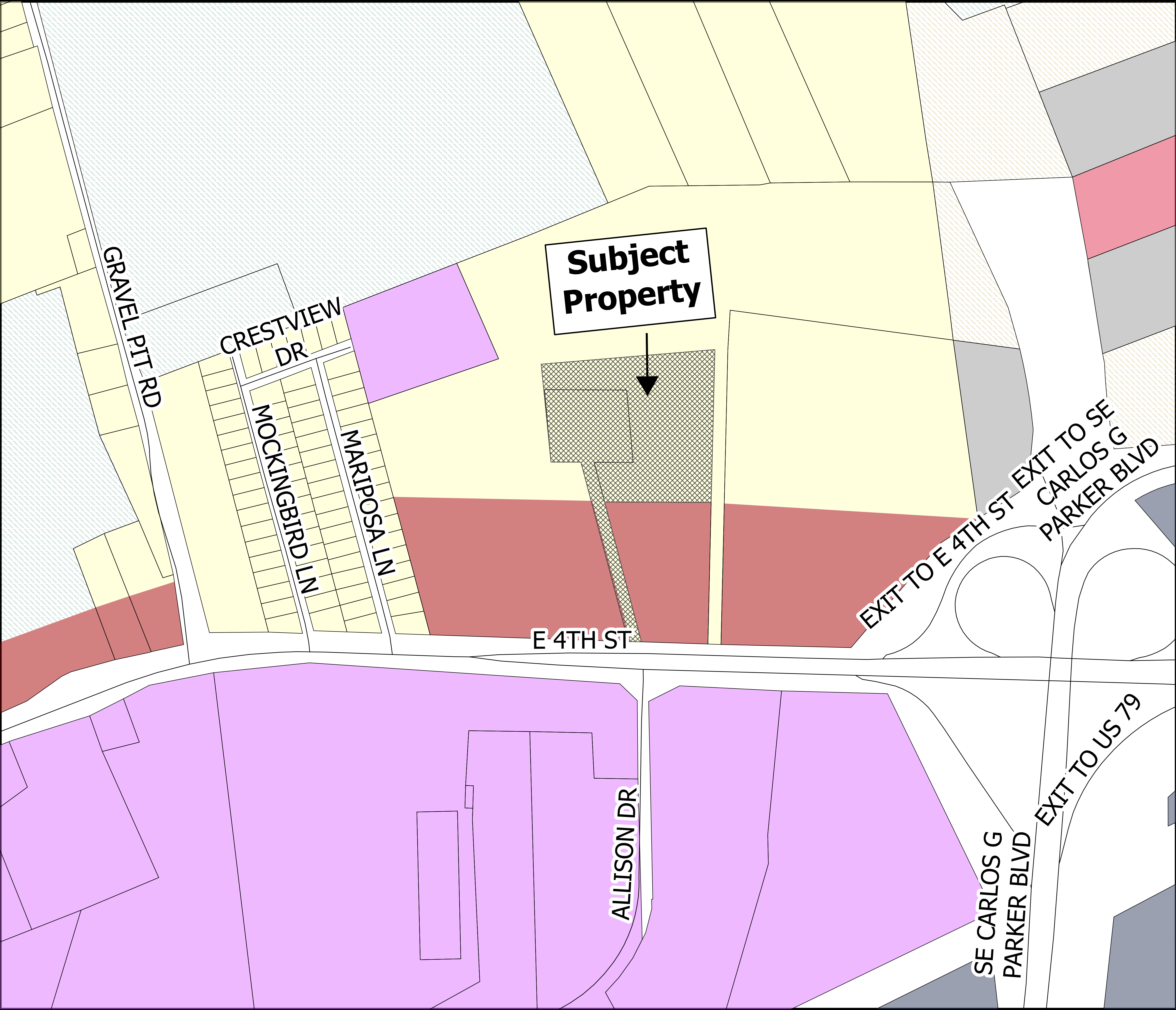
Ploughmans Kitchen

Cookies, Cupcakes and More

Dess's Flowers and Gifts

Holiday Inn Express

We have, so far, been approached by Taylor ISD, Samsung. Austin dressage, Applied materials for hosting events. In the past the city of Taylor has utilized the site.

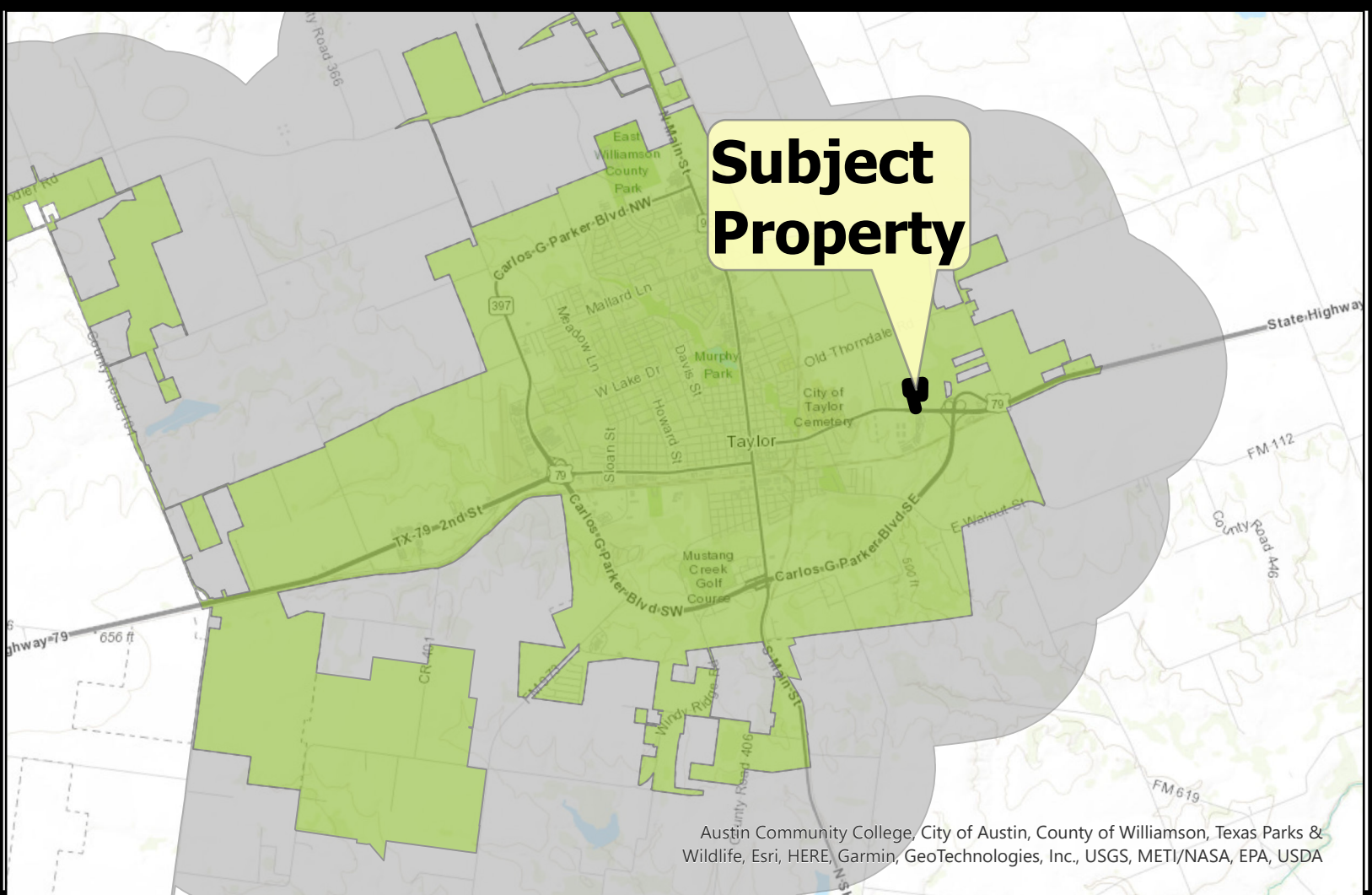


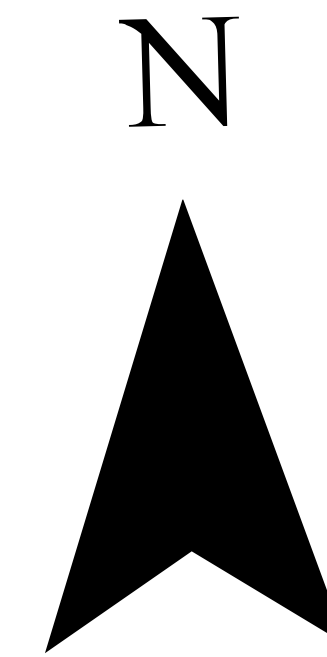
PZ-2022-1473

**Taylor Mansion SUP
2109 E. 4th St.
Location Map
Approximately 6.38 Acres**

Legend

- | | |
|---------------|-----------------------|
| ETJ | B-2 |
| Proposed SUP | M-1 Light Industrial |
| Parcels | M-2 Heavy Industry |
| Streets | R-1 Single Family |
| ZONING | R-3 Single Family |
| B-1 | R/A Rural Agriculture |



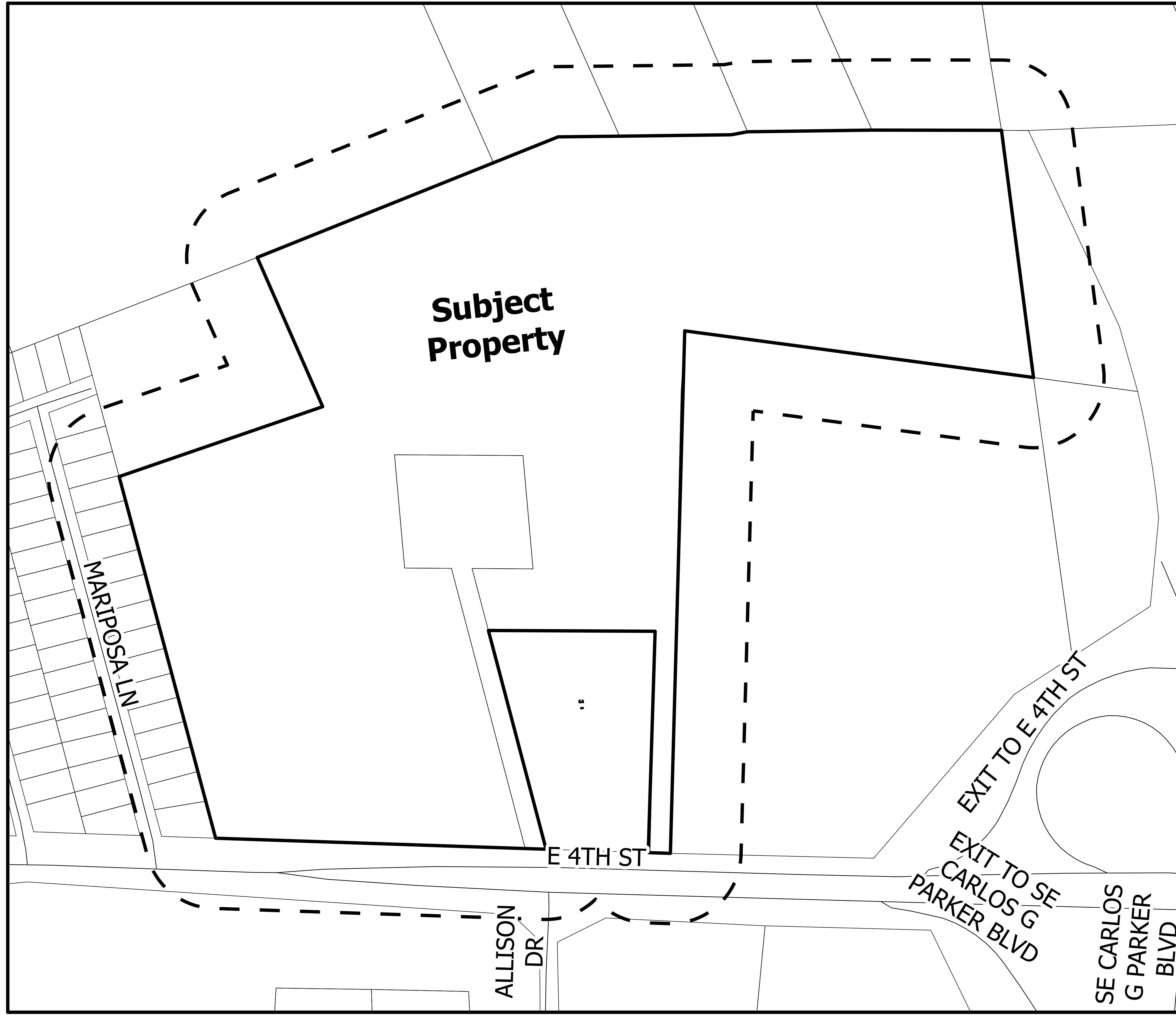
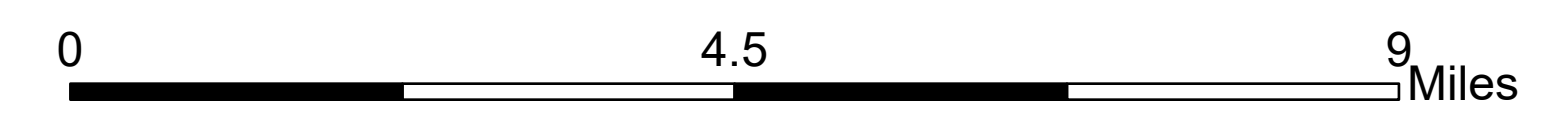
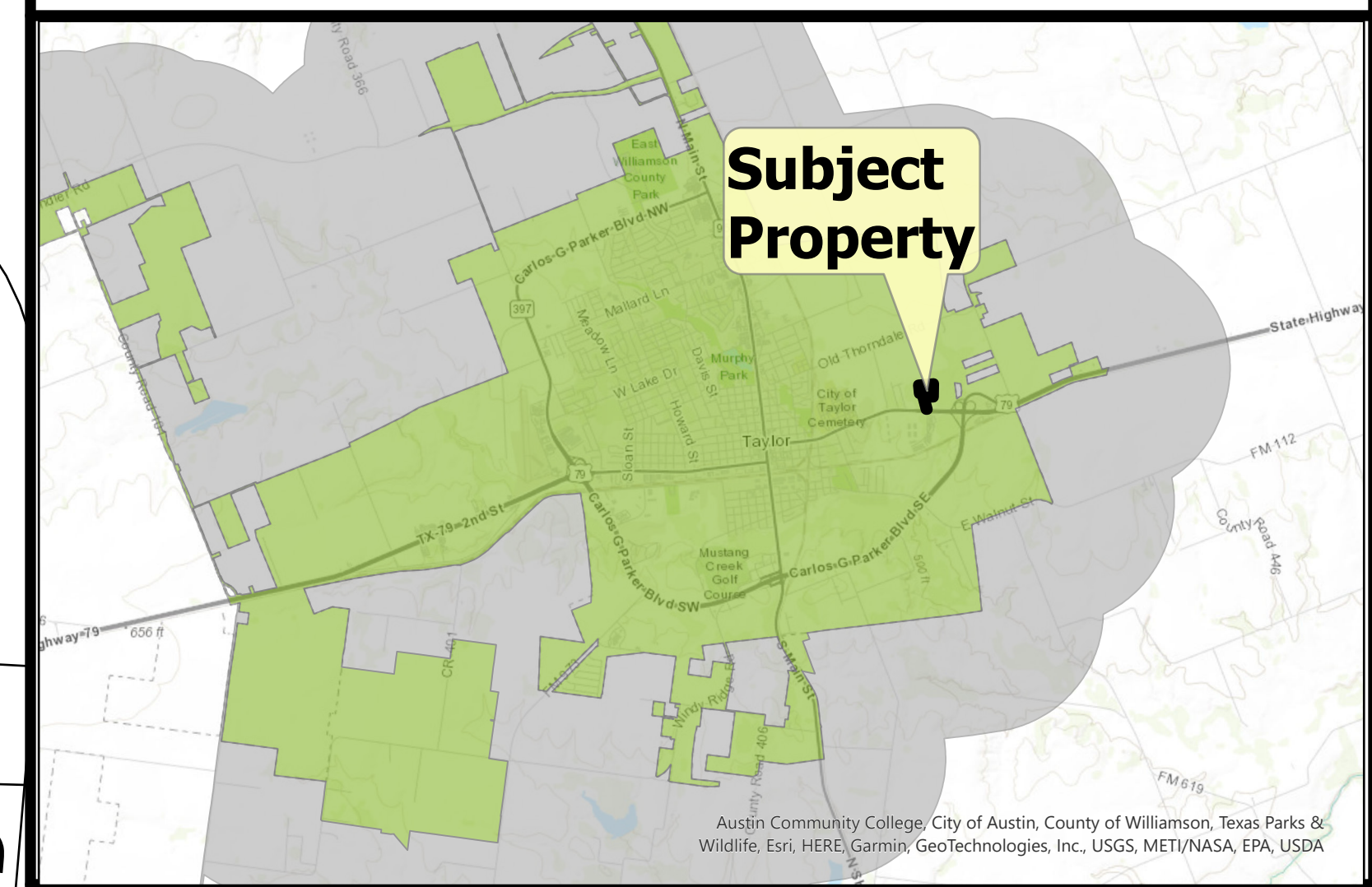


PZ-2022-1473

Taylor Mansion SUP
2109 E. 4th St.
Notice Area Map
Approximately 6.38 Acres

Legend

- Subject Property
- 200 ft. Buffer
- Parcels
- Streets



ORDINANCE NO. 2022-17

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR AN EVENT CENTER AT 2109 EAST FOURTH STREET, LEGALLY DESCRIBED AS TRACT TWO 0.81 ACRE TRACT, AND TRACT THREE 5.656 ACRE TRACT, KNOWN AS THE TAYLOR MANSION, PART OF AND OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on May 26, 2022, to consider the request made by Robert and Lindsey Smith, Applicant and Owners of the property, respectively, which property is shown in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to request a Specific Use Permit for an Event Center, which is a use not called out explicitly by ordinance and therefore requires Specific Use Permit approval within the Single-Family Residential Zoning District (R-1); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on May 10, 2022, to consider the request for a Specific Use Permit, and recommended approval of the request to the City Council; and

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

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

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

SECTION 2. The Property is approved for a Specific Use Permit for an Event Center use.

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

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2022-17 was introduced before the Taylor City Council on the 26th day of May, 2022.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2022.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Ted Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2022-17, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2022, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2022.

Dianna McLean,
City Clerk

EXHIBIT A
(Legal Description)

ABBREVIATIONS
FND - FOUND
I.P. - IRON PIPE
R.O.W. - RIGHT-OF-WAY
ROW - RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
WD - WARRANTY DEED
GND - GENERAL WARRANTY DEED
S.D. - SPECIAL DEED
P.O.B. - PLACE OF BEGINNING

LEGEND
0 1/2" IRON ROD SET
■ CONCRETE MONUMENT
□ UTILITY PEDESTAL
○ WATER VALVE
⊕ FIRE HYDRANT
⊙ SEPTIC
⊖ PROPANE
⊖ OVERHEAD ELECTRIC
— MANTEL FENCE

0 1/2" IRON ROD SET
■ CONCRETE MONUMENT
□ UTILITY PEDESTAL
○ WATER VALVE
⊕ FIRE HYDRANT
⊙ SEPTIC
⊖ PROPANE
⊖ OVERHEAD ELECTRIC
— MANTEL FENCE

"68.83 ACRE TRACT" IN
N.W. 1/4 SEC. 36, T.142
S. 12-05-1951
OSCAR & BEATRICE
CAMPBELL

**P. COURSEY SURVEY,
ABSTRACT NO. 131**

"22,015 ACRE TRACT"
CWD - BARBY W. BRUNKEN & CHARLES
BRUNKEN
TO
JAMES A. QUALLS
DOC # 9853239 ORWC
9-4-1998

"(VESTING DEED)
"MULTIPLE TRACTS"
S.W.D. - ORA LOUISE QUALLS
TO
THE TAYLOR MANSION ESTATE, LLC
9-16-2013 DOC # 2013090514 ORWC

**51.179 ACRES
(2,229,342 SQ. FT.)**

N05°02'49"E 149.52'
(CALLED 149.57')

"1,972 ACRE TRACT"
CWD - BARBY W. BRUNKEN & CHARLES
BRUNKEN
TO
JAMES A. QUALLS
DOC # 9853239 ORWC
9-4-1998
(CALLED 1115.23')

A=0.082202" R=2142.01' T=156.68'
L=312.81' CB=50912.07'E CL=312.53'

EXHIBIT A

"16.23 ACRE TRACT"
CRESTVIEW ADDITION TO TAYLOR,
TEXAS REPLAT OF ALLISON ADDITION
9-20-1967
CABINET B SLIDE 46

"18.89 ACRE TRACT" JOHNSON
OUTCLAM DEED - TO QUALLS
JAMES A. VOL. 916 PAGE 1
11-3-1980

"TRACT ONE - 1.772 ACRE TRACT"
WD - EUGENE J. JOHNSON & WIFE
OLETTA P. JOHNSON
3-10-1983
JAMES A. QUALLS & O. LOUISE QUALLS

"TRACT TWO - 0.81 ACRE TRACT"
GND - TAYLOR MANSION ESTATES, LLC
DOC NO. 2019015786
2-28-2019

"TRACT ONE - 2 ACRE TRACT"
GND - TAYLOR MANSION ESTATES, LLC
DOC NO. 2019015786
2-28-2019

"TRACT 3 - 5.565 ACRE TRACT"
WD - EUGENE J. JOHNSON & WIFE
OLETTA P. JOHNSON
JAMES A. QUALLS & O. LOUISE QUALLS
VOL. 916 PAGE 1
3-10-1983

"4.00 ACRE TRACT"
WD - SUENE TO PERRIN ET AL
534/128 DRWC
3-24-1971

TITLE COMMITMENT ITEMS

- ITEM 10-A - NOTED
- ITEM 10-B - NOTED
- ITEM 10-C - NOTED
- ITEM 10-D - NOTED
- ITEM 10-E - NOTED
- ITEM 10-F - NOTED
- ITEM 10-G - NOTED
- ITEM 10-H - NOTED
- ITEM 10-I - NOTED
- ITEM 10-J - NOTED
- ITEM 10-K - NOTED
- ITEM 10-L - NOTED
- ITEM 10-M - NOTED

"26.82 ACRE TRACT"
WD/VL - JIMMY STRIED HOMES, INC.,
A TEXAS CORPORATION
TO
JOSH RICHARDS
DOC # 2001093528
12-12-2001 ORWC

"TRACT TWO - 12.378 ACRES"
WD - BARBY W. BRUNKEN, ET UX
SUSAN K. BRUNKEN
TO
FRANCISCA MARTINEZ
4-24-2006 DOC # 2006054383
OPRC

"TRACT ONE - 11.89 ACRES"
WD - BARBY W. BRUNKEN, ET UX
SUSAN K. BRUNKEN
TO
FRANCISCA MARTINEZ
4-24-2006 DOC # 2006054383
OPRC

"TRACT TWO - 12.378 ACRES"
WD - BARBY W. BRUNKEN, ET UX
SUSAN K. BRUNKEN
TO
FRANCISCA MARTINEZ
4-24-2006 DOC # 2006054383
OPRC

"TRACT ONE - 11.89 ACRES"
WD - BARBY W. BRUNKEN, ET UX
SUSAN K. BRUNKEN
TO
FRANCISCA MARTINEZ
4-24-2006 DOC # 2006054383
OPRC

1/2" IRON ROD FOUND AT EXTERIOR CORNER
BEARS 114.9' PER 320/478
1" IRON ROD FOUND (STANDING 115 FEET TALL) BEARS 5 85' 39" 21" E, 10.09 FEET
(DID NOT HONOR)

**0.151 ACRES
(6,571 SQ. FT.)**

(FND 8" CEDAR F.C.
POST (OLD)

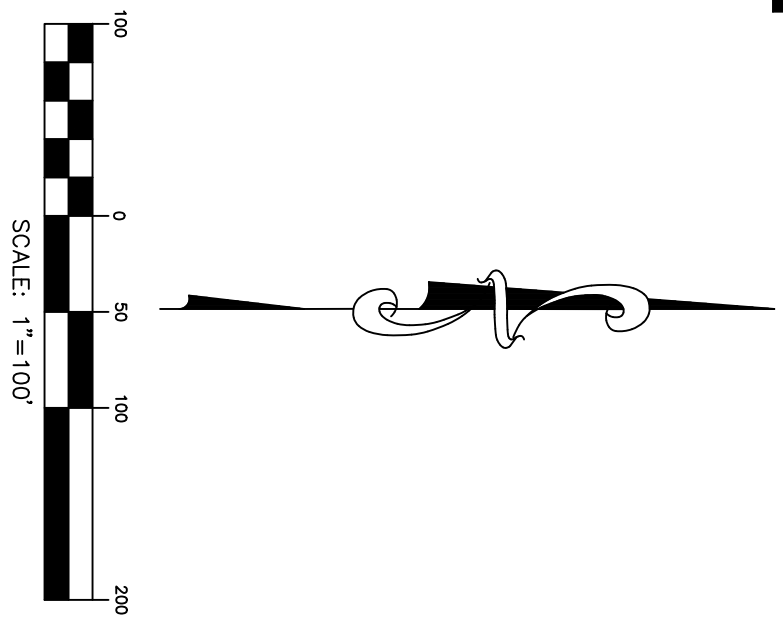
(CALLED 406')

(CALLED 441.52')

(CALLED 406')

(CALLED 406')

(CALLED 406')



DEED - PERRIN LAND AND CATTLE
CO.
TO
STATE OF TEXAS
3-3-1962 431/79 DRWC

U. S. HIGHWAY 79
(R.O.W. VARIES)

S88°23'26"E 49.85'
(CALLED 50.00')

S88°33'52"E 504.90'
(CALLED 504.99')

S88°26'43"E 230.00'
(CALLED 230.00')

S88°10'6"E 808.75'
(CALLED 808.75')

S88°27'15"W 530.84'
(CALLED 530.85')

S01°27'17"W 530.84'
(CALLED 530.85')

N01°28'22"E 531.31'
(CALLED 531.00')

S88°23'26"E 49.85'
(CALLED 50.00')

S88°33'52"E 504.90'
(CALLED 504.99')

S88°26'43"E 230.00'
(CALLED 230.00')

S88°10'6"E 808.75'
(CALLED 808.75')

S88°27'15"W 530.84'
(CALLED 530.85')

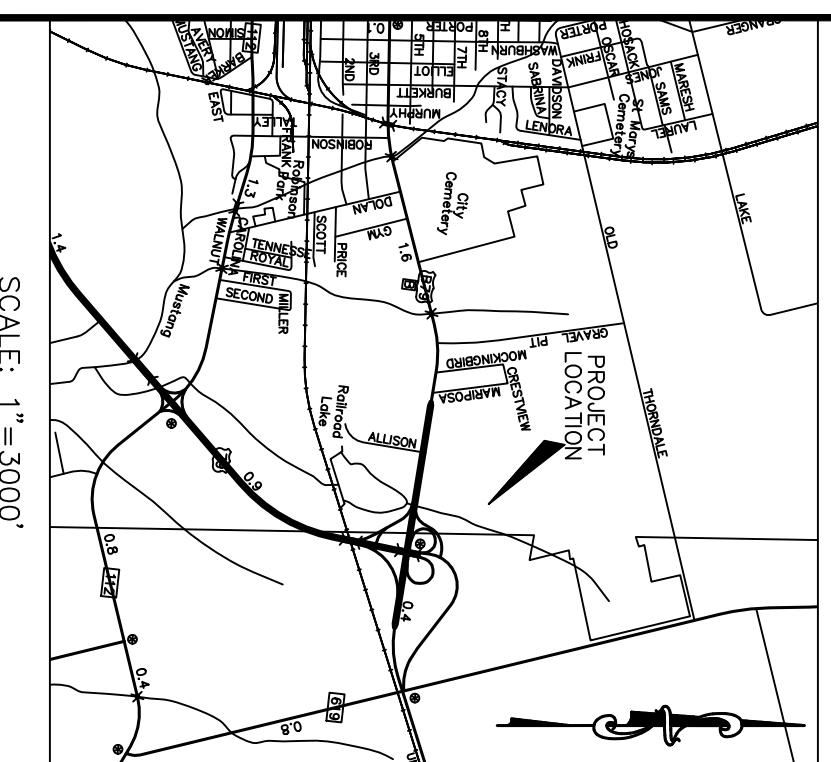
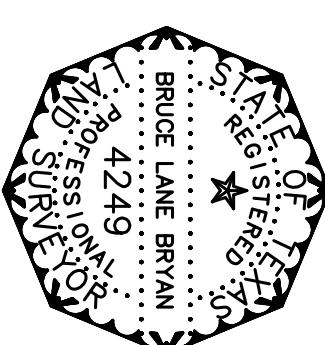
S01°27'17"W 530.84'
(CALLED 530.85')

N01°28'22"E 531.31'
(CALLED 531.00')

1. THIS SURVEY HAS BEEN PREPARED UTILIZING
A COMMITMENT FOR TITLE INSURANCE
PREPARED BY **FIRST AMERICAN TITLE COMPANY,**
G.F. NO. 2315789-AUTO, EFFECTIVE DATE:
OCTOBER 21, 2019

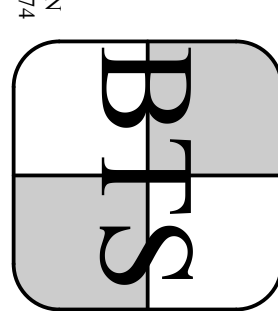
TO: **THE TAYLOR MANSION ESTATE, LLC**
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT
TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND
SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY
AND THE CURRENT MINIMUM REQUIREMENTS OF THE
PROFESSIONAL LAND SURVEYING ACT.

DATE: 11-15-2016 (11-11-2019)(TLR)
BRUCE L. BRYAN, R.P.L.S.
TEXAS REGISTRATION NO. 4249



**51.179 ACRE TRACT OUT OF
THE P. COURSEY SURVEY
ABSTRACT NO. 131
WILLIAMSON COUNTY, TEXAS**

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76774
PHONE: (512) 353-0990
FAX: (512) 353-0991

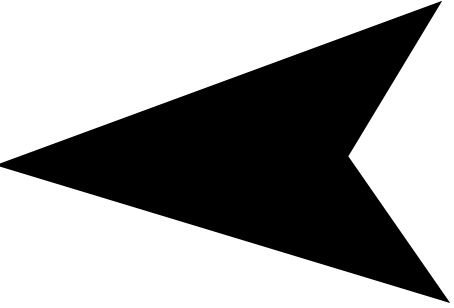
PIRM No. 101283500
surveying@btsinc.com
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY
1	11/17/19	UPDATE WITH TITLE COMMITMENT	TLR
2	11/19/19	UPDATE DEED INFO, TRACT ONE & TRACT TWO	TLR
DRWN BY:	PT / BLB	CHECKED BY:	BLB
SCALE:	1" = 100'	APPROVED BY:	BLB
PROJECT NO.	16-664	DATE:	NOVEMBER 15, 2016

- SURVEYOR'S NOTES:**
1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE RECORDS PRIOR TO THIS TRANSACTION. THE SURVEYOR IS NOT RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS, AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
 3. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FLOOD INSURANCE RATE MAP IDENTIFIED ON F.I.R.M. PANEL NO. 4849100575E, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "X" (UNSHADED).
 4. THERE ARE NO ENROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
 5. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".
 6. THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.



N



PZ-2022-1473

Taylor Mansion SUP
2109 E. 4th St.
Location Map
Approximately 6.38 Acres

EXHIBIT B

Legend

 Subject Property

 Parcels

 Streets

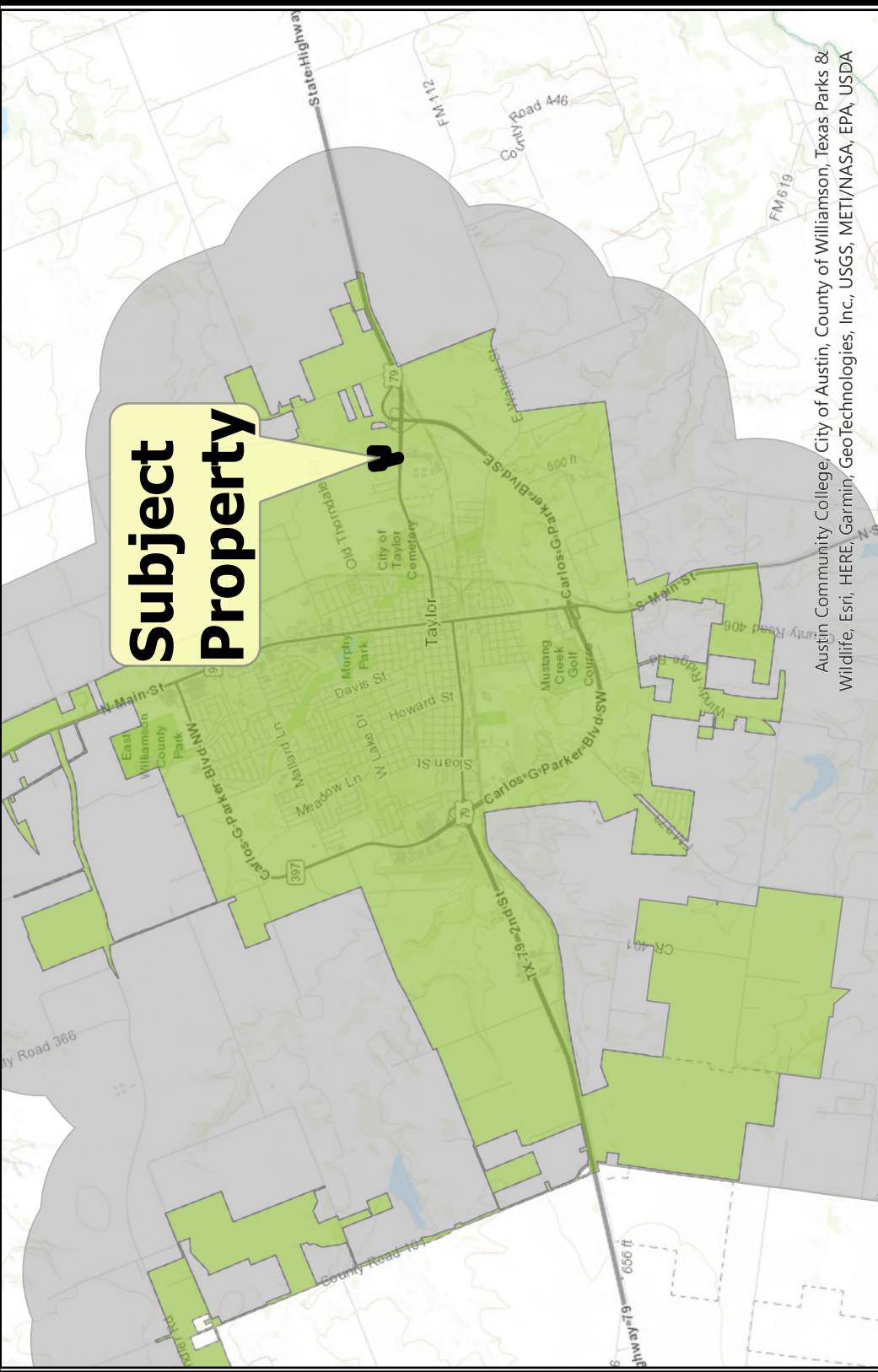
ZONING

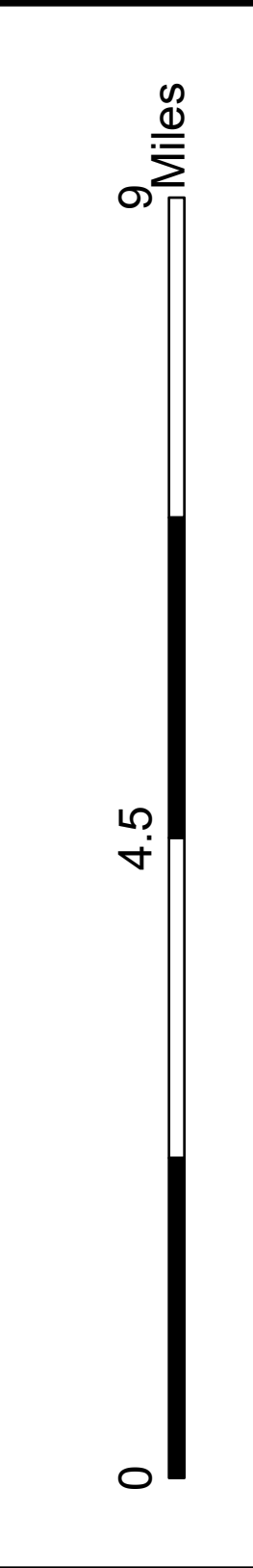
 B-1

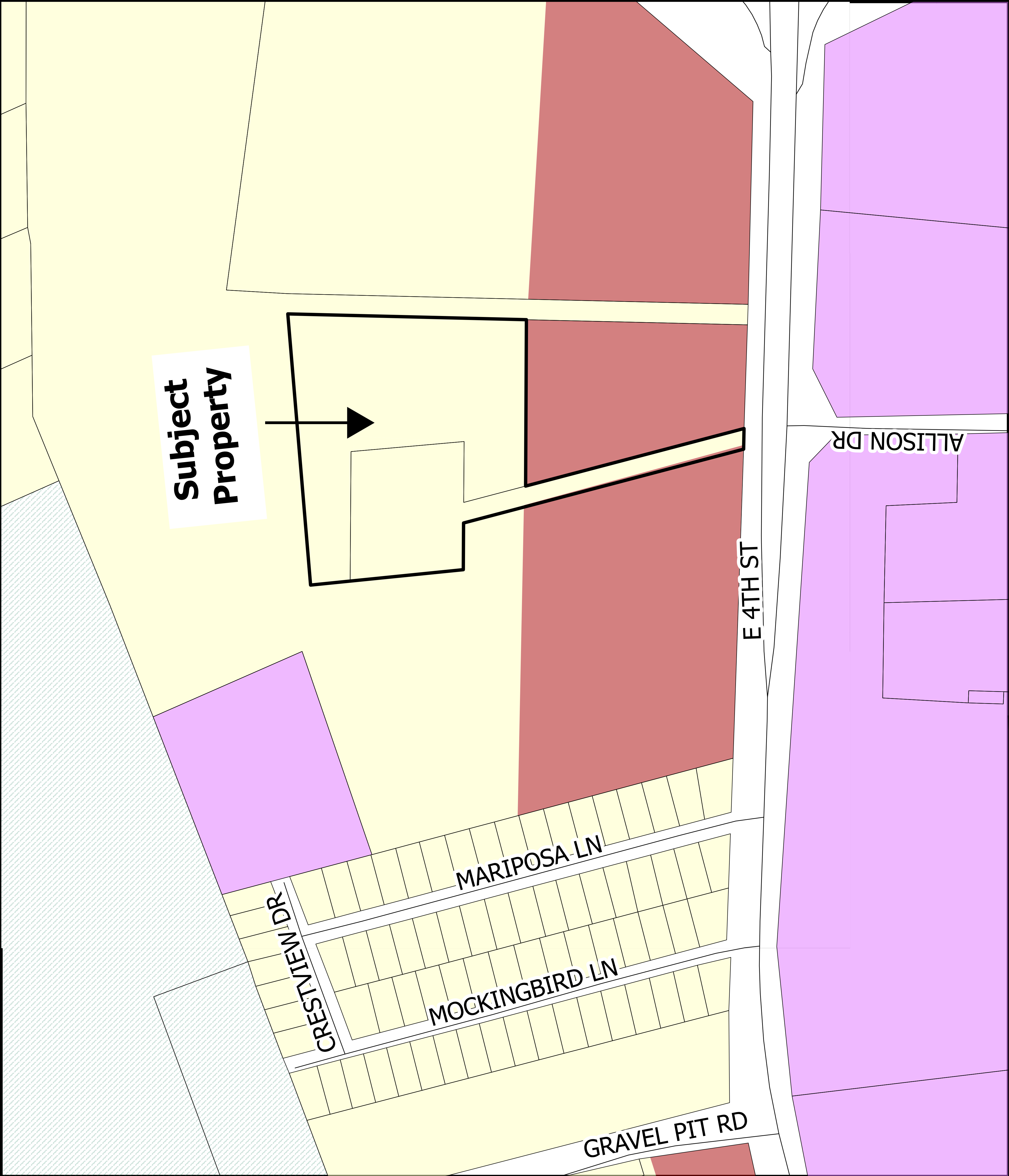
 M-1 Light Industrial

 R-1 Single Family

 R/A Rural Agriculture









City Council Meeting May 26, 2022 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 4

Agenda Title: **Hold a public hearing and introduce Ordinance 2022-18, for a Specific Use Permit for a Concrete/Asphalt Batch Plant with outside storage on approximately 40.00 acres at RCR – Taylor Logistics Park, addressed as 201 FM 3349, Taylor, Williamson County, Texas.**

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

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

The purpose of the request for the Specific Use Permit (SUP) is to ensure compliance with the approved ordinance for the RCR Planned Development Overlay (B-2/CPD) to operate a concrete/asphalt batch plant with outside storage of materials to facilitate the nearby Samsung development.

By allowing the batch plant to be located on the RCR site, raw materials may be delivered via rail and the finished product trucked to the Samsung site without the need for vehicles to access public roads. This will be a significant safety and maintenance benefit for the surrounding public roadways and environmental benefit.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

City Council adopted Ordinance 2019-28 rezoning the RCR Rail Park property to a commercial planned development zoning district in September 2019.

The City Council unanimously approved an amendment to the approved ordinance on May 12, 2022, Ordinance No. 2022-14.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
Will be compliant with the Planned Development Ordinance (PD) as the Specific Use Permit is required in the PD use tables.	N/A

• Will help facilitate the construction of the Samsung project. • Will decrease the number of heavy vehicle trips to Samsung via public roads.	
---	--

4. RECOMMENDATION

The Planning and Zoning Commission unanimously recommended approval of the Specific Use Permit at their May 10, 2022 meeting.

5. FUNDING SOURCE

N/A

6. TIMELINE

The Planning and Zoning Commission held a public hearing on May 10, 2022.
The public hearing and introduction of the ordinance for the Specific Use Permit is scheduled for May 26, 2022.
City Council will consider adopting the rezoning ordinance on June 9, 2022.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 4a. [P&Z Staff Report](#)
- 4b. [Zoning Map](#)
- 4c. [Notice Area Map](#)
- 4d. [Ordinance 2022-18 with Exhibit "A"](#)
- 4e. [PZ-2022-1133 PowerPoint](#)

City of Taylor
201 FM 3349
Specific Use Permit
Staff Report

Requested Action: Request for Specific Use Permit as required in the Planned Development Ordinance No. 2022-14 for the operation of certain industrial land uses.

Applicant: Richard Heiges/Railroad Infrastructure and Terminal Development, RITD

Subject Property: Is approximately 40.00 acres out of the 756.00 acres that encompass RCR – Taylor Logistics Park, addressed as 201 FM 3349 and located at the southwest intersection of SH 79 and FM 3349; more particularly described by Williamson Central Appraisal District Parcel numbers R435559, R435560, R605658, and R621879 Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: General Business Zoning District with a Commercial Planned Development Overlay (B-2/CPD)

Current Use: Rail Distribution Center

Proposed Change: SUP for a Concrete/Asphalt Batch Plant with Outside Storage

Future Land Use Plan: Employment Center: Regional

Adjacent Parcel Information

Direction	Land Use	Zoning
North	Railroad and SH 79	Outside the City Limits
South	Rural Estate/Farmland	Outside the City Limits
East	Farmland	Future Samsung
West	FM 3349	Outside the City Limits

Purpose:

The applicant is proposing a Specific Use Permit for a Concrete/Asphalt Batch Plant with Outside Storage at RCR – Taylor Logistics Park as required in the Commercial Planned Development Ordinance originally adopted September 26, 2019, formerly 2019-28 and now 2022-14 approved May 12, 2022. As mentioned in the report last month for an update to Planned Development Ordinance, the current Zoning Ordinance has little or no development standards for the industrial districts (M-1 and M-2). Consequently, when RCR went through the re-zoning process, the Ordinance provided one way to move forward with the project, re-zoning to General Business Zoning District with a Commercial Planned Development Overlay (B-2/CPD). The Commercial Planned Development Overlay

enabled the City and the applicant to work together to create tailored development standards for RCR – Taylor Logistics Park.

Staff Analysis:

RCR and the City worked together to prepare tailored standards for the development. At the time of the adoption of Ordinance No. 2022-14, the Samsung development was not anticipated so some of the land uses that were in the use tables required SUPs because they were on the industrial end of the land use spectrum. The purpose of the request for the SUP is to be in compliance with the approved ordinance for the RCR Planned Development to operate a concrete batch plant with materials storage to facilitate the Samsung development next door. By allowing the batch plant to be located on the RCR site, raw materials may be delivered via rail and the finished product trucked to the Samsung site without the need for vehicles to access public roads. This will be a significant safety and maintenance benefit for the surrounding public roadways.

Staff Recommendation

Staff is recommending approval of the SUP for the batch plant and outside storage as it is necessary to meet Ordinance 2022-14. Additionally, the close proximity of the plant will help Samsung fulfill its obligation to the City and other governmental entities while decreasing traffic on the surrounding roads. The Future Land Use Map designates RCR as a Regional Employment Center so the proposed SUP is consistent with the Comprehensive Plan.

Planning and Zoning Commission Recommendation

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

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

- **Are the Planned Development updates consistent with the Comprehensive Plan?**

The request is consistent with the Comprehensive Plan. The Future Land Use Map shows the subject property as a Regional Employment Center, which RCR is.

- **Is the Planned Development compatible with the surrounding area?**

The SUP is compatible with the surrounding land uses and even accents the adjacent future land use.

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

The SUP does promote the public health, safety, and welfare of Taylor as they are consistent with the Future Land Use Map. The commercial/industrial development including RCR and Sumsung is located outside the center of Taylor and away from the most densely populated areas of Taylor as is a basic tenet of planning. Further, eliminating heavy truck traffic on local roads will enhance public safety.

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

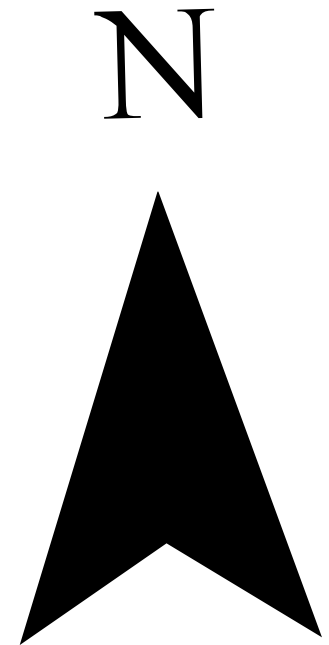
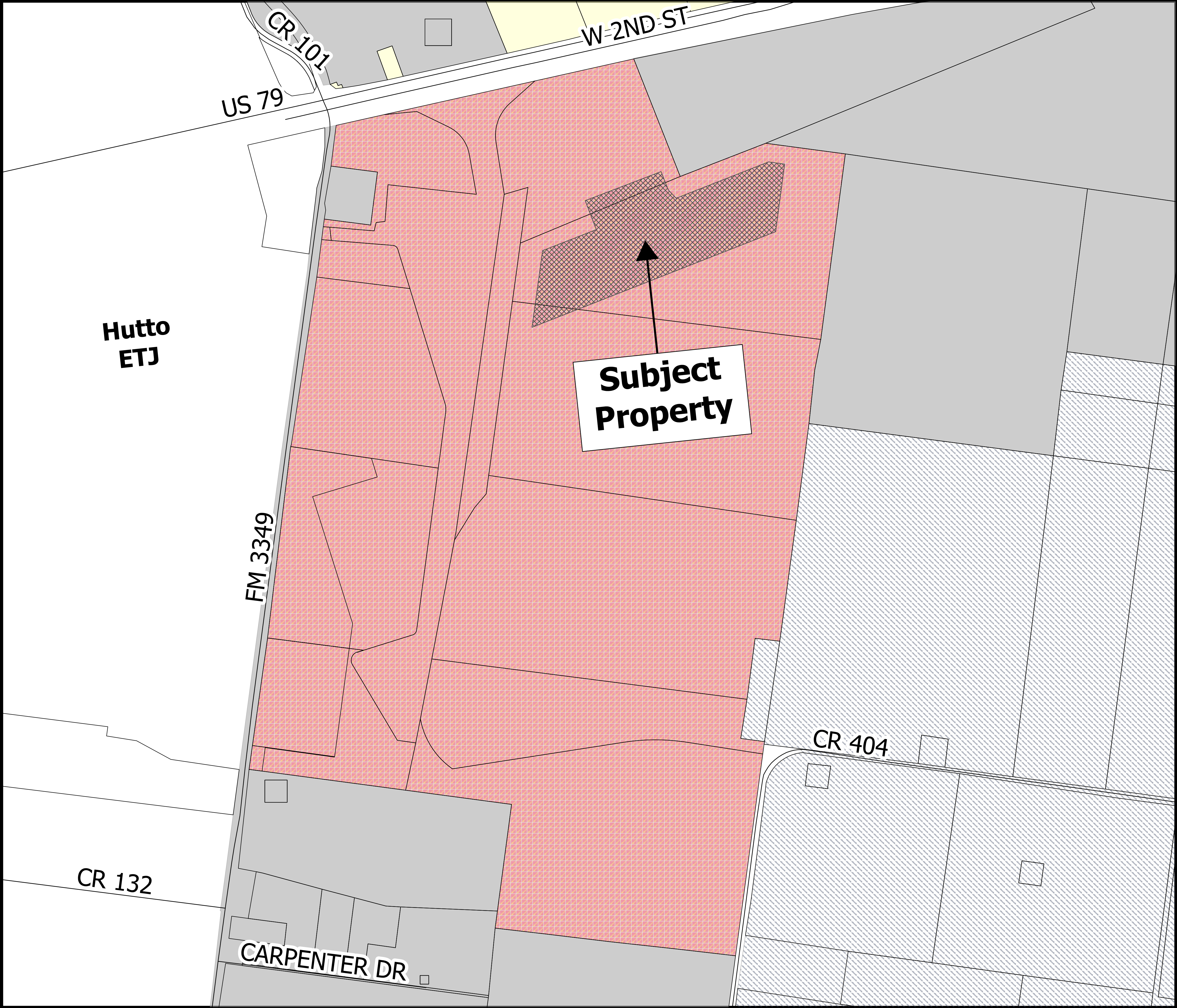
Water is available and Will be extended by the developer soon as plans have already been approved. At this time, there are no options available to RCR for wastewater other than on-site septic; however, in the future there will be options to the north, west and east. Temporary septic was approved for the lots on the west of RCR - Taylor Logistics Park previously and may still be necessary as the earliest prediction for wastewater availability is 2023.

- **Do current conditions indicate that the proposed updates to the Planned Development are necessary?**

The Samsung development has prompted suppliers for them and other businesses to want to locate in RCR, so this SUP is necessary to accommodate the new Samsung and possible other growth.

Attachments:

1. Location map
2. Notice Area Map
3. Draft Ordinance 2022-18 Update
 - a. Exhibit "A"

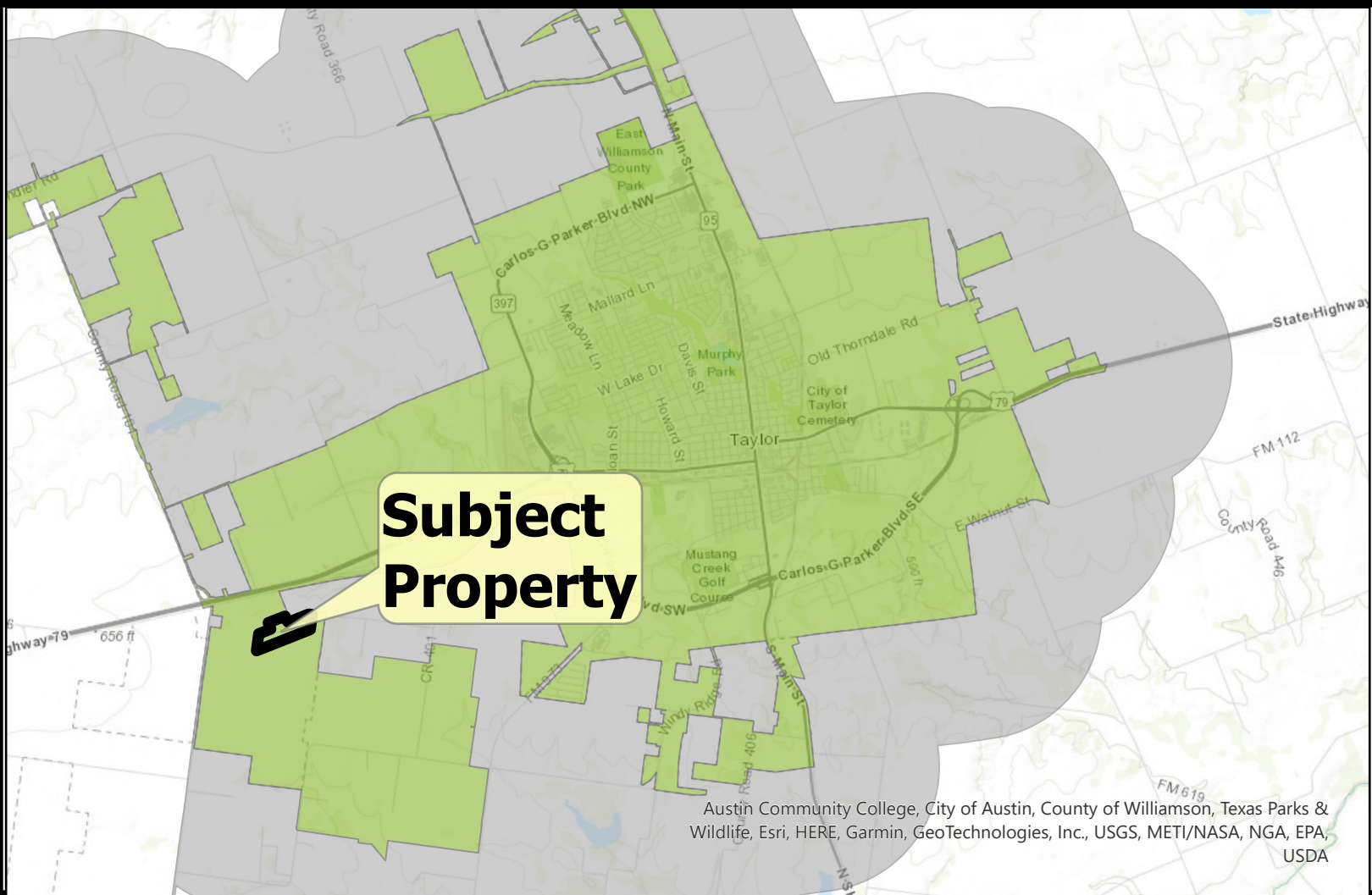


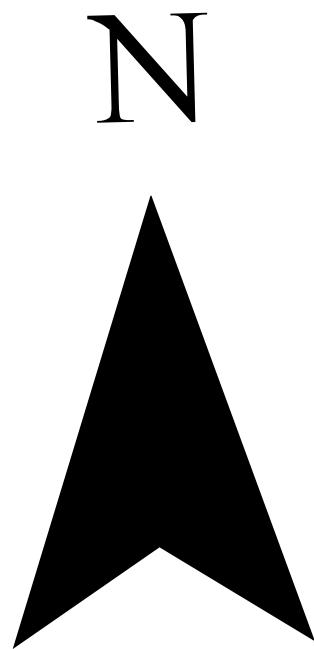
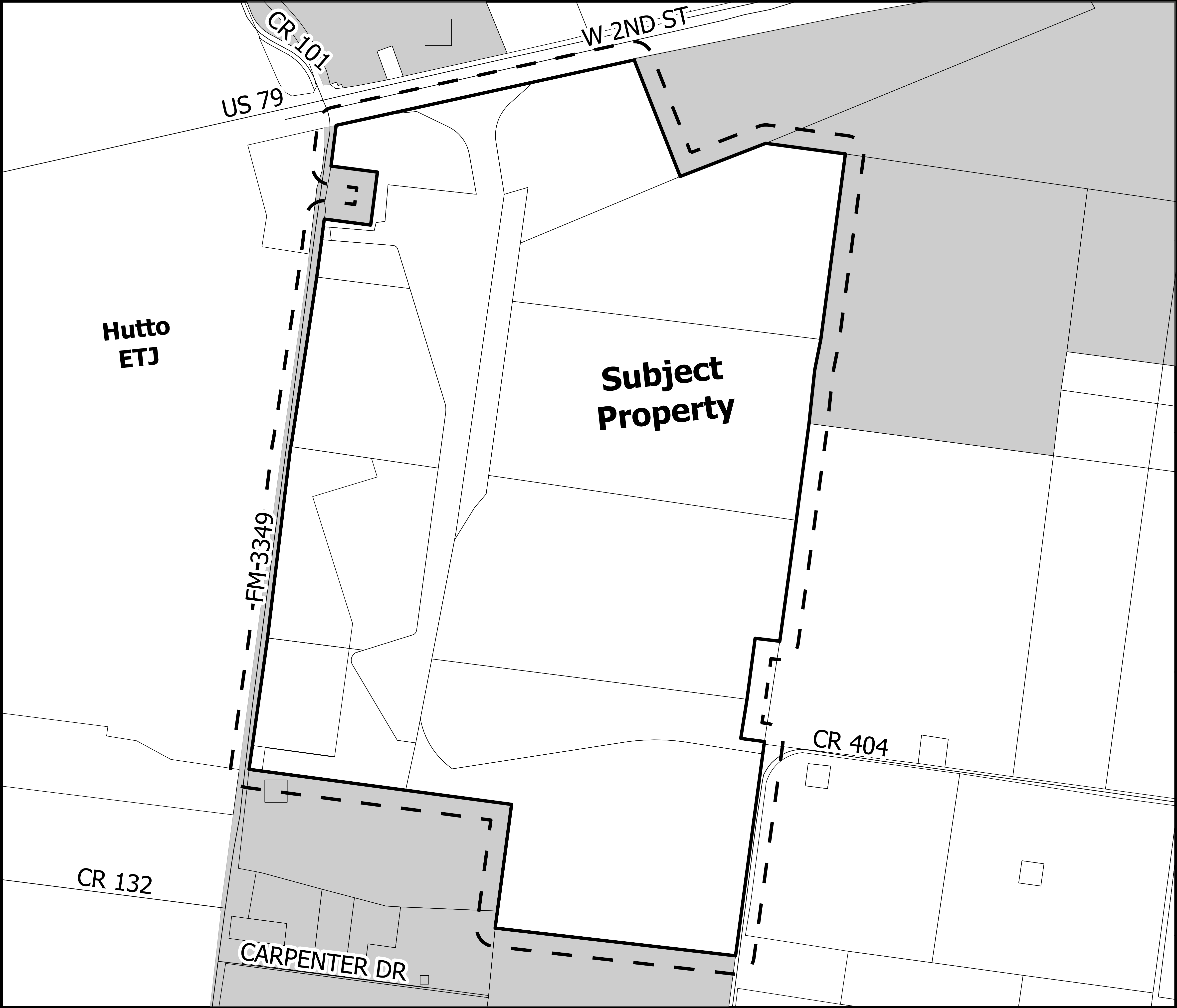
PZ-2022-1475

**RCR-Texas Materials SUP
201 FM 3349
Location Map
Approximately 40.00 Acres**

Legend

-  ETJ
-  Proposed SUP
-  Parcels
-  Streets
- ZONING**
-  B-2/CPD
-  R-1 Single Family
-  M-2/CPD



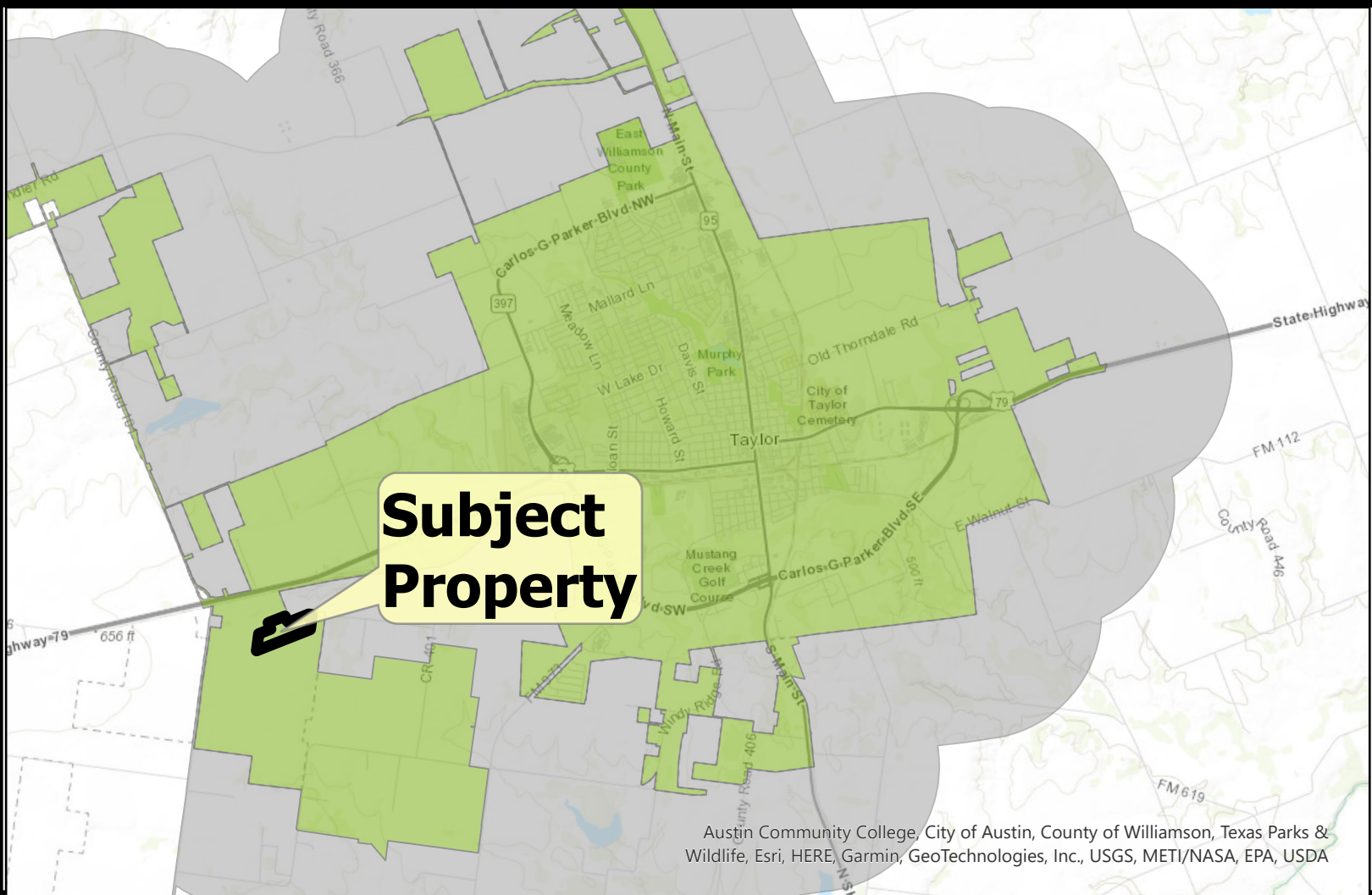


PZ-2022-1475

RCR-Texas Materials SUP
201 FM 3349
Notice Area Map
Approximately 40.00 Acres

Legend

- ETJ
- Subject Property
- 200 ft. Buffer
- Parcels
- Streets



ORDINANCE NO. 2022-18

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR A CONCRETE OR ASPHALT BATCHING PLANT PER ORDINANCE 2022-14, ON APPROXIMATELY 40.00 ACRES OF LAND, ADDRESSED AS 201 FM 3349, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R435560, R435559, R019173 AND R621879, PART OF AND OUT OF JAMES C. EAVES SURVEY, ABSTRACT NO. 213 AND WATKINS NOBLES SURVEY, ABSTRACT NO. 484, TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on May 26, 2022, to introduce Ordinance 2022-18 regarding the request made by Richard Heiges as agent for Hydrie McAlister, Owner of the property shown in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), for a Specific Use Permit for a Concrete or Asphalt Batching Plant (Permanent) use as required in Table 1.1 of Ordinance 2022-14; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on May 10, 2022, to consider the request for a Specific Use Permit, and recommended approval of the request to the City Council; and

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

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

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

SECTION 2. The Property is approved for a Specific Use Permit for a Concrete or Asphalt Batching Plant (Permanent) use with outside storage of materials.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Specific Use Permit for the Property.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2022-18 was introduced before the Taylor City Council on the 26th day of May, 2022.

PASSED, APPROVED, and ADOPTED on the 9th day of June 2022.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

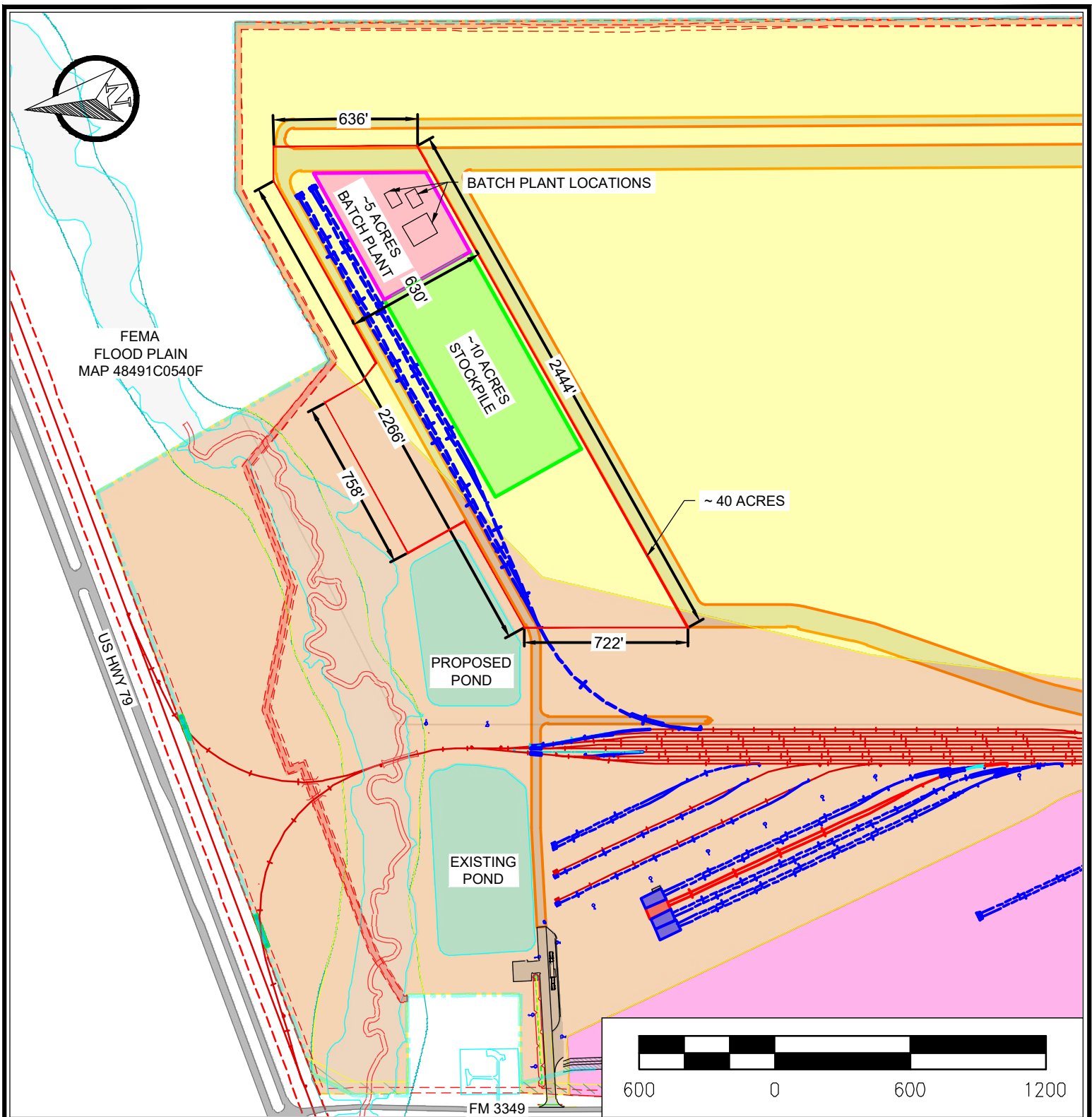
THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2022-14, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2022, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2022.

Dianna McLean
City Clerk



RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC

35505 COOPER ROAD • P.O. BOX 1087
BROOKSHIRE, TEXAS 77423

(281) 392-4850

WWW.RITD-LLC.COM

FIRM F-16264

Legend:

- RR-1 LIGHT RAILROAD DISTRICT
- RR-2 HEAVY RAILROAD DISTRICT
- RR-3 RAILROAD SERVICE DISTRICT

Project No: 581

Project : SPECIFIC USE PERMIT

Title: AGGREGATE FACILITY

Concept No: 22-091-01

Exhibit No: EX- 1

Rev No: 0

Date : 04/01/22

City of Taylor City Council

May 26, 2022

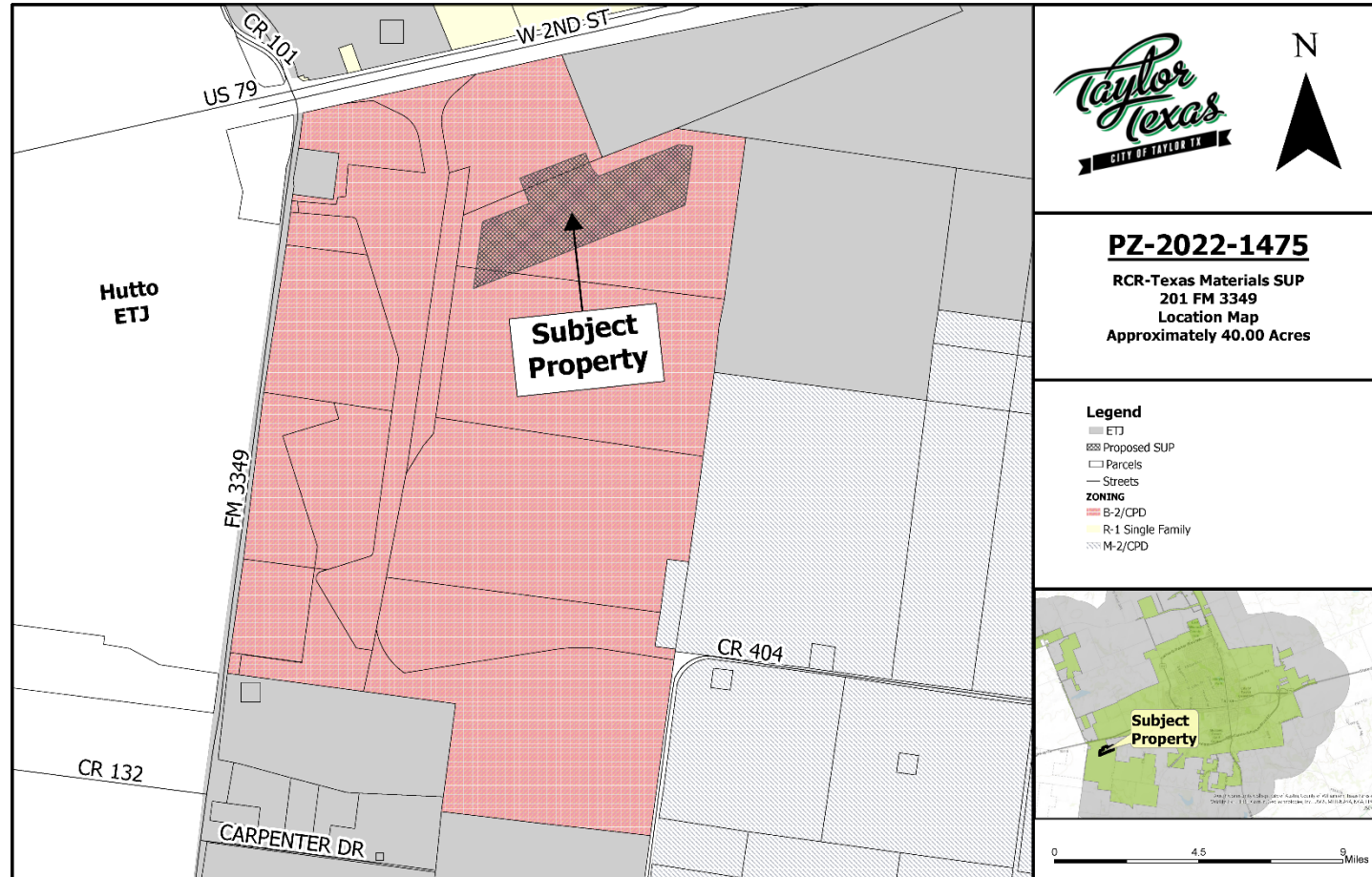


PZ-2022-1475

RCR-Texas Materials Specific Use Permit

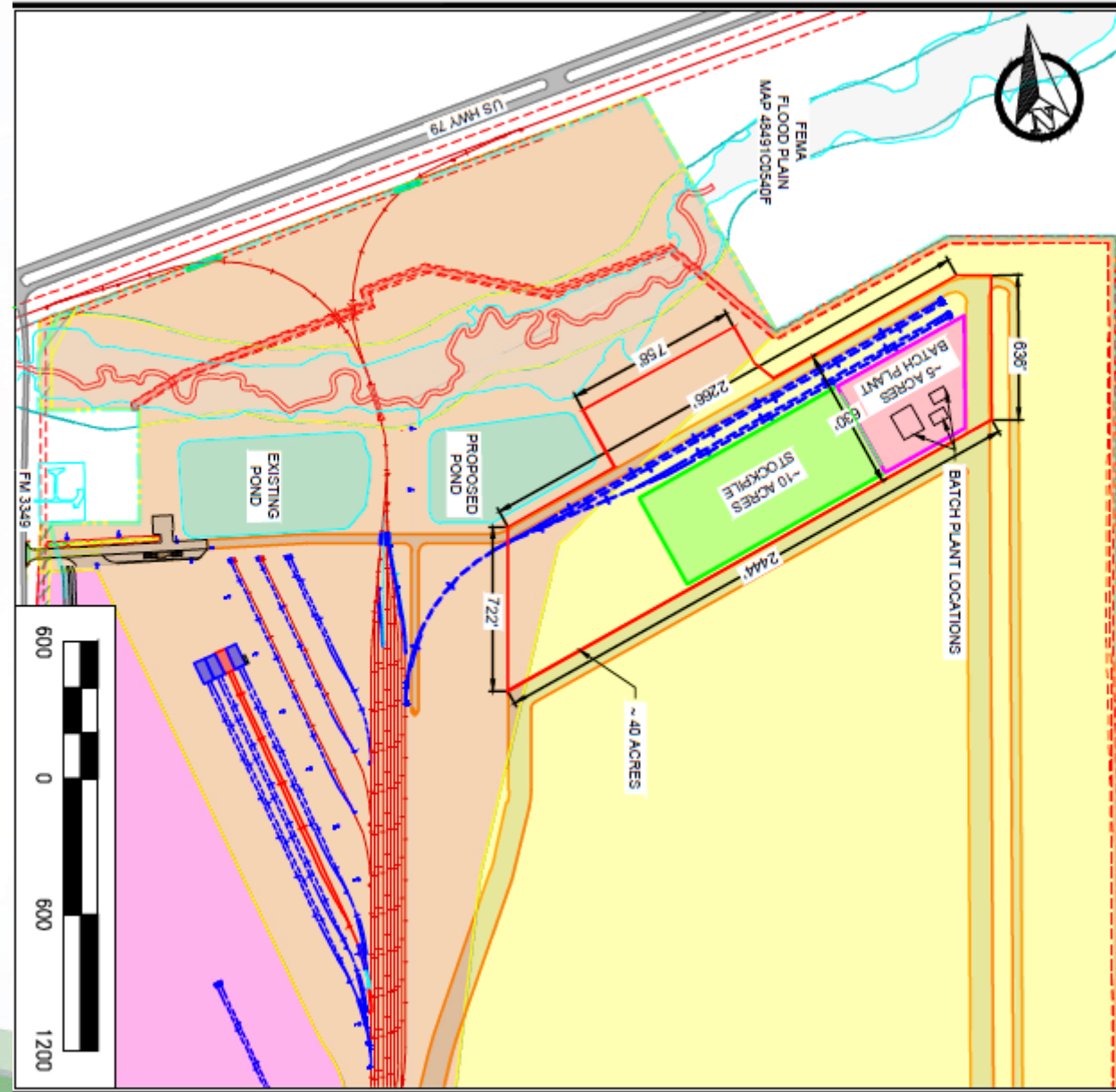


Location Map

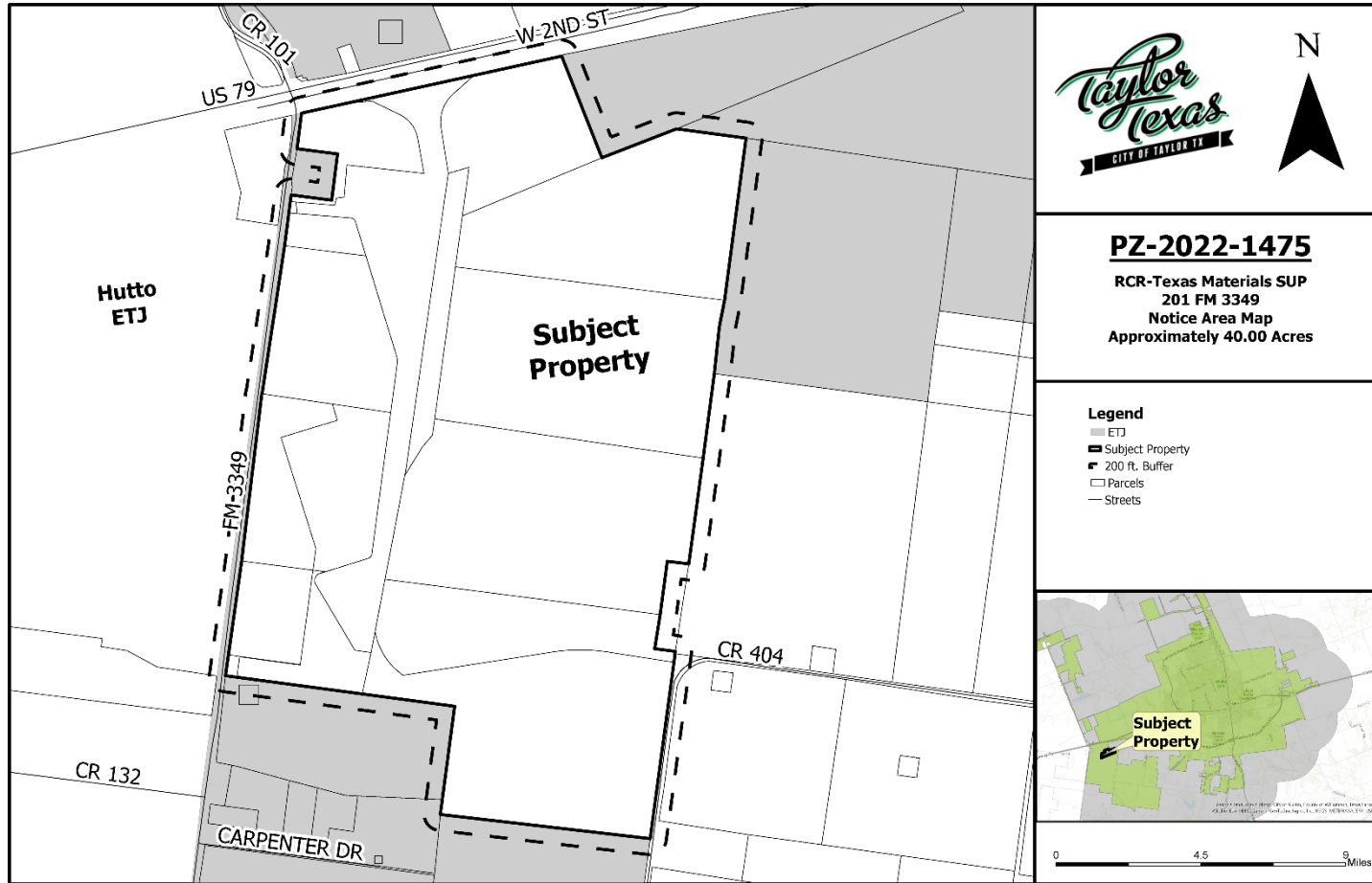


**Current Zoning: General Business Zoning District with a
Commercial Planned Development Overlay (B-2/CPD)**

Site Layout



Notice Area Map



- 13 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

The Planning and Zoning Commission made a recommendation of approval of the request for specific use permit for a concrete or asphalt batch plant with outside storage as it meets the intent of the planned development ordinance, Ordinance 2022-14, and the Comprehensive Plan.



City Council Meeting

May 26, 2022

Transmittal Letter

Agenda Item #: 5

Agenda Title: Hold a public hearing and introduce Ordinance 2022-20 regarding PZ-2022-1434 a change of zoning, on approximately 7.60 acres located along the southern side of N.W. Carlos G. Parker Boulevard, approximately 1,400 feet west of the intersection of N.W. Carlos G. Parker Boulevard and North Drive from Rural/Agricultural (R/A) to Single-Family Residential with a Residential Planned Development Overlay (R-1/RPD).

STRATEGIC PILLAR

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

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

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

The purpose of the rezoning is to develop a community that is pedestrian-friendly, with a mixture of civic spaces, throughfares, and residential unit sizes arranged to respect the adjacent floodway and seamlessly connect with the adjacent neighborhood.

The applicant chose to work with the City's design consultant, Michael Watkins Architecture, to furnish the applicant and the city with an alternative master plan and planned development standards to address neighborhood structure and scale, civic spaces, lot standards, and frontage types.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The applicants' requests are to change the zoning district designation from R/A – Rural/Agricultural to R-1/RPD – Single Family Residential with a Residential Planned Development Overlay. The subject property is generally located along the southern side of N.W. Carlos G. Parker Blvd., directly across from the existing Crossroads Assembly of God church.

The applicant has chosen to provide a mixture of townhomes with some units offering ground floor commercial uses near the entrance at Carlos G. Parker Blvd. The current zoning is intended to be used principally for agricultural operations and to preserve larger tracts of land for future economic development. For the applicant to move forward with this project changes to the Official Zoning Map are necessary.

On May 10, 2022, the Planning and Zoning Commission held a public hearing regarding this request. The Planning and Zoning Commission unanimously recommend approval of the Zoning Map Amendment.

2. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Provide neighborhood commercial development that is complementary to the existing and proposed development • Provides a neighborhood design that meets the goals in the comprehensive plan of human-scale development patterns • Provides various lot sizes and housing types • Increase in tax base	• Will increase vehicular traffic along Carlos Parker Blvd.

4. RECOMMENDATION

The Planning and Zoning Commission held a public hearing on May 10, 2022, and they unanimously recommended approval of the requests to change 7.60 acres of land zoned R/A – Rural/Agricultural to R-1/RPD – Single Family Residential with a Residential Planned Development Overlay.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – May 10, 2022

City Council public hearing and ordinance introduction – May 26, 2022

City Council consideration of ordinance approval – June 9, 2022

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 5a. [Staff Report](#)
- 5b. [Growth Sectors Map](#)
- 5c. [Future Land Use Map](#)
- 5d. [Current Zoning Map](#)

- 5e. [Proposed Zoning Map](#)
- 5f. [Rezoning Ordinance 2022-20 with Exhibits A, B, & C](#)
- 5g. [Rezoning PowerPoint](#)

City of Taylor
PZ-2022-1434
Zoning Map Amendment
Staff Report

Item Details

Subject Property:	Generally located along the south right-of-way of N.W. Carlos G. Parker Boulevard, approximately 1,400 feet west of the intersection of N.W. Carlos G. Parker Boulevard and North Drive
Total Acreage:	7.60 acres
Legal Description:	A 7.60-acre tract of land out of the William J. Baker Survey, Abstract No. 65, located in Williamson County, Taylor, Texas.
Applicant & Property Owner:	Carlos Parker Partners, LLC, c/o Hariharan Kuppuraj
Owner's Representative:	DB Land Consulting, c/o Diane Bernal
Request:	Zoning Map Amendment to rezone the subject property from Rural/Agricultural (R/A) to Single-Family Residential with a Residential Planned Development Overlay (R-1/RPD).
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 property from R/A – Rural/Agricultural to R-1/RPD – Single Family Residential with a Residential Planned Development Overlay. The applicant chose to work with the City's design consultant, Michael Watkins Architecture, to furnish the applicant and the city with an alternative master plan and planned development standards to address neighborhood structure and scale, civic spaces, lot standards, and frontage types.

The purpose of the rezoning is to develop a community that is pedestrian-friendly, with a mixture of civic spaces, throughfares, and residential unit sizes arranged to respect the adjacent floodway and seamlessly connect with the adjacent neighborhood. The applicant has chosen to provide a mixture of townhomes with some units offering ground floor commercial near the entrance at Carlos G. Parker Blvd.

Location:

The subject property is generally located along the south right-of-way of N.W. Carlos G. Parker Blvd., directly across from the existing Crossroads Assembly of God church. The subject property abuts The Grove at Bull Creek which is a residential subdivision to the south and west, and an approved rezoning and Future Land Use map amendment has been granted for the Trenton Village mixed-use subdivision to the east.

Physical and Natural Features:

The subject property is vacant of preexisting structures and encompasses a section of Bull Branch creek along the western boundary. Commonly areas inundated by the floodplain should not encourage development. An initial review has organized the layout of the proposed development and open space has been identified to contain the designated floodplain by FEMA. Preliminary design review has identified approximately 3.35 acres to dedicate as open space/green space.

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 Infill Neighborhood Sector. The Infill Neighborhood Sector is made up of areas that are already developed and served by infrastructure (roadways, water, and wastewater). Development in these areas is intended to match the character of the existing development while allowing for incremental increases in density. Additionally, there is a part of the subject property that is designated as Reserved Open Sector which is land that may not yet be protected but is valuable as open space. These areas would include land within floodplain and/or floodway.

Future Land Use and Zoning Designations:

The newly adopted Comprehensive Plan, Envision Taylor (2021) identifies Future Land Use designations to guide growth in Taylor. The subject property was assigned the land use designation as, Neighborhood Infill. Areas identified as Neighborhood Infill are intended to represent existing developed areas that have access to existing streets and utility infrastructure. The scale of the area should reflect a quarter mile range that can facilitate goods and services to residents within the local neighborhood. Often Neighborhood commercial consists of 10 to 15 smaller retailers such as a bank, café, dry cleaner, or florist.

Neighborhood Infill land use and building types should consist of

- Single Family Residential (dwelling units per acre - 5): 30%,
- Two to Four units (dwelling units per acre - 10): 60%,
- Five or more units (dwelling units per acre - 12): 10%.

The applicant expressed their desire to provide townhome housing and collectively the applicant, Michael Watkins Architecture (City's urban design consultant), and City staff developed standards to align with the City's long-term vision/goals and create a walkable community that provides higher density residential on vacant property where utilities are present. Furthermore, the proposed development aims to incorporate smaller neighborhood-oriented retail and services.

The addition of a residential and commercial mixed-use component on the subject property would actively promote the Future Land Use map designation as Neighborhood Infill. The base R-1(Single Family Residential) zoning designation would permit single family attached or detached housing and the utilization of a Planned Development would harmonize the development to incorporate design elements not currently stipulated within the City's code of ordinances but outlined within the newly adopted Comprehensive Plan.

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	B-1 (Local Business District) & R/A (Rural Agriculture)	Neighborhood Infill	Church (amongst vacant acreage)
South	R-1/RPD (Single Family Residential Planned Development)	Open Space	Open Space – FEMA Floodplain
East	MF-1/RPD (Medium Density Residential Planned Development) & B-1/CPD (Local Business Commercial Planned Development)	Neighborhood Infill	Vacant Acreage (Proposed Mixed Use Subdivision)
West	B-1 & R-1/RPD	Open Space	Open Space – FEMA Floodplain

Utilities

The subject property is located within the City’s service area for water and wastewater. An active 24-inch waterline exists on the north side of Carlos G. Parker Blvd and a 15-inch wastewater main exists along the western boundary of the subject property. It is anticipated that there is adequate capacity to serve the subject property at this time.

Transportation

The subject property is located along Carlos G. Parker Blvd., which is classified as an Enhanced Community Boulevard with Priority Multimodal facilities. Community Boulevards are the primary routes connecting major areas of the city and are commonly moderate to high-speed streets that may be constructed in two, four, or six lane sections. Preliminary designs have articulated internal roadways to create a clear circulation route and proposed connectivity via pavement and trail to the neighboring subdivision to the east are proposed.

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 eight (8) property owners were provided notice of the request. A legal notice advertising the public hearing was placed in the Taylor Press on April 24, 2022.

Staff Analysis

The request for a zoning map amendment to R-1/RPD (Single Family Residential/Residential Planned Development) aims to provide the subject property with increase in residential density by way of missing middle house types such as townhomes and complimentary neighborhood commercial components outlined within the Neighborhood Infill designation.

Upon analyzing the request, the proposed land use of medium density attached and detached housing and complimentary neighborhood scaled commercial is considered consistent with the Comprehensive Plan. The use is 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 street connectivity to the adjoining neighborhood and follows the traditional small block pattern of Taylor.
- **LU4** – New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.
 - The development has identified the areas inundated by the FEMA flood hazard area and located all elements of the built environment outside of the studied area prone to flooding.
- **LU5** – New buildings and developments should be constructed in a way that they can be repurposed over time and as market conditions change.
 - Several units proposed will create accessible ground floor commercial spaces with a townhouse unit above. These commercial spaces can be modified internally to suit each business owner.
- **LU8** – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
 - Complementary to Land Use Policy #5 the incorporation of commercial in the form of what could be a “live-work” unit would allow a citizen of Taylor to reside in the City or proposed neighborhood and operate their business at the same location.
- **LU9** – Promote development patterns that maximize the use of existing infrastructure and land use before expanding infrastructure to underdeveloped areas.
 - The property has remained vacant for a time and the addition of a single-family development would take advantage of the roadways, and water/wastewater utilities as they currently exist in the vicinity. Build out of this property meets the intent of utilizing land in the City as infill versus developing in more remote parts of the community.
- **LU11** – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.
 - By 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. The proposed plan with 62 townhouse units (at an average assumed value of \$275,000) would result in a revenue per acre of \$17,050 at the City’s current tax rate of \$0.76 per \$100 valuation. This is significantly above the goal in the comprehensive plan. Additionally, the expected population density will likely exceed 15 persons per acre.
- **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 townhomes at varying lot sizes and incorporating detached single-family housing.

Assumptions	
Townhouse Lot Size (2-Car Garage)	22' x 60'
Townhouse Lot Size (1-Car Garage)	16' x 60'
Detached House Lot Size	27' x 60'
Parking (Residential)	2 Spaces / Dwelling Unit
Parking (Commercial)	1 Space / 1,000 Square Feet
Proposed Design	
±22' Detached Houses	5 Units
±16' Townhouses	35 Units
±22' Townhouses	22 Units
Total	62 Units
Ground-Floor Commercial	4,000 Square Feet

Another consideration in determining whether a rezoning is consistent with the Comprehensive Plan is how the rezoning will impact the area in terms of density. The City's current zoning code under R-1 currently requires that each lot meet a 7,000 square foot lot minimum. The proposed RPD outlines lot sizes to accommodate townhomes and detached homes consisting of 1,320 square feet (Townhouse and two-car garage), 960 square feet (Townhouse and one-car garage), and 1,620 square feet (Detached House). The total build-out on approximately 4.25 acres of land outside of the dedicated greenspace and flood hazard area would result in approximately 26 lots under the base R-1 standards. The proposed townhome development provides over double the units on the same amount of land and thus achieves the Envision Taylor Comprehensive Plan goal to be fiscally sustainable by maximizing the use of existing infrastructure and unique housing types to increase population and maintain Taylor's uniqueness and small-town atmosphere where people feel connected.

In summary, the applicant's request to change the zoning district designation from Rural/Agricultural (R/A) to Single-Family Residential with a Residential Planned Development (R-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 rezoning is appropriate for the Neighborhood Infill Land Use designation.

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

The rezoning is compatible with the surrounding area as most of the area is vacant land, single family resident (The Grove), or early phases of various multi-family and commercial developments (Trenton Village).

- **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 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?**

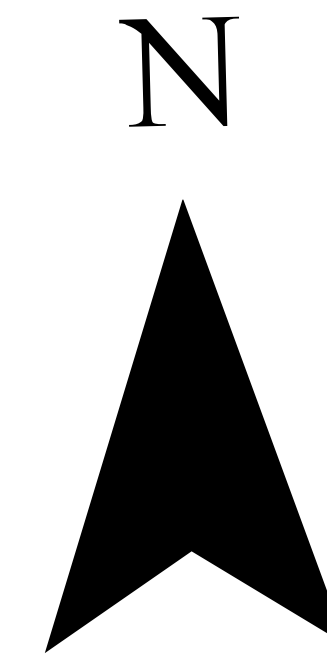
Adequate public facilities are directly available, and no utility extensions will be required for any future development.

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

The Residential Planned Development would permit the applicants to vary the lot sizes, widths and incorporate other types of residential development to capitalize on the location and size of the property.

Attachments:

1. Growth Sectors Map
2. Future Land Use Map
3. Current Zoning Map
4. Proposed Zoning Map
5. Notice Area Map
6. Draft Ordinance
 - a. Exhibit "A" Survey
 - b. Exhibit "B" Proposed PD Standards
 - c. Exhibit "C" Proposed Zoning Map

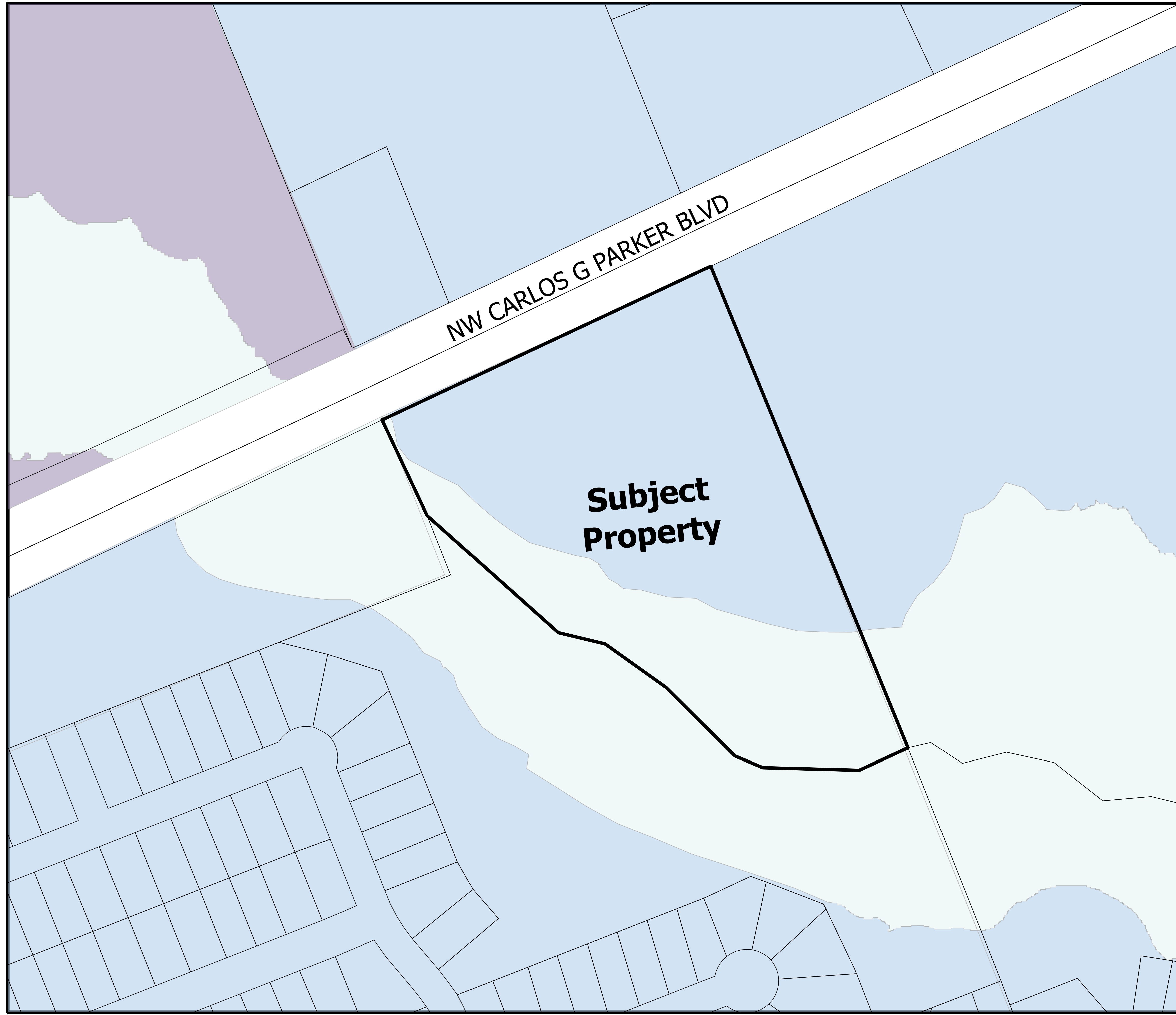
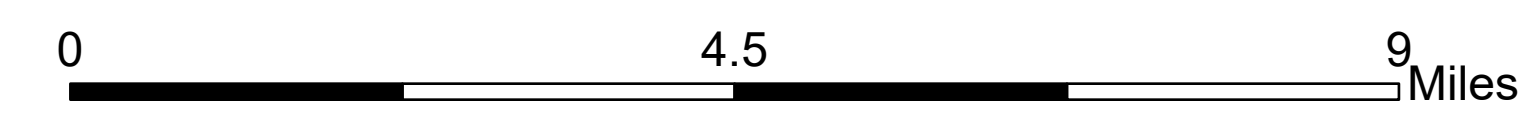
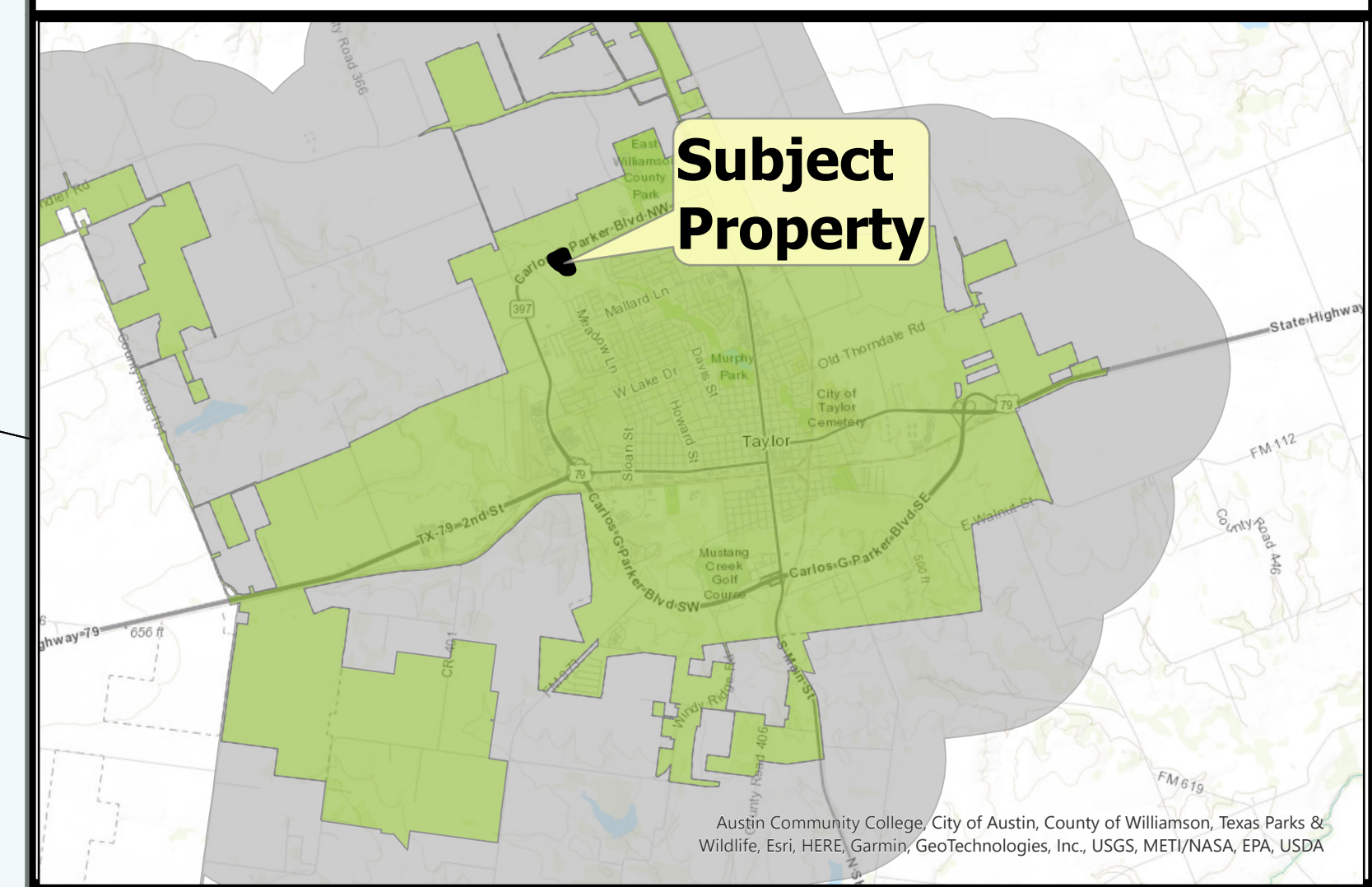


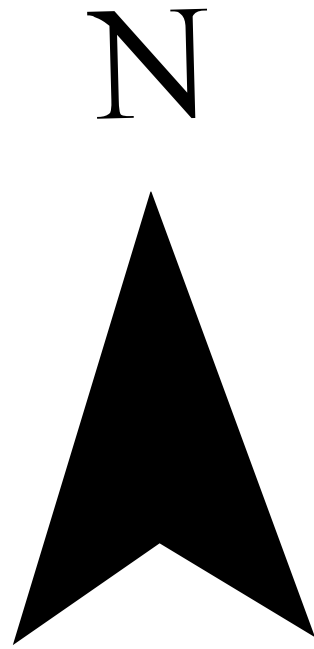
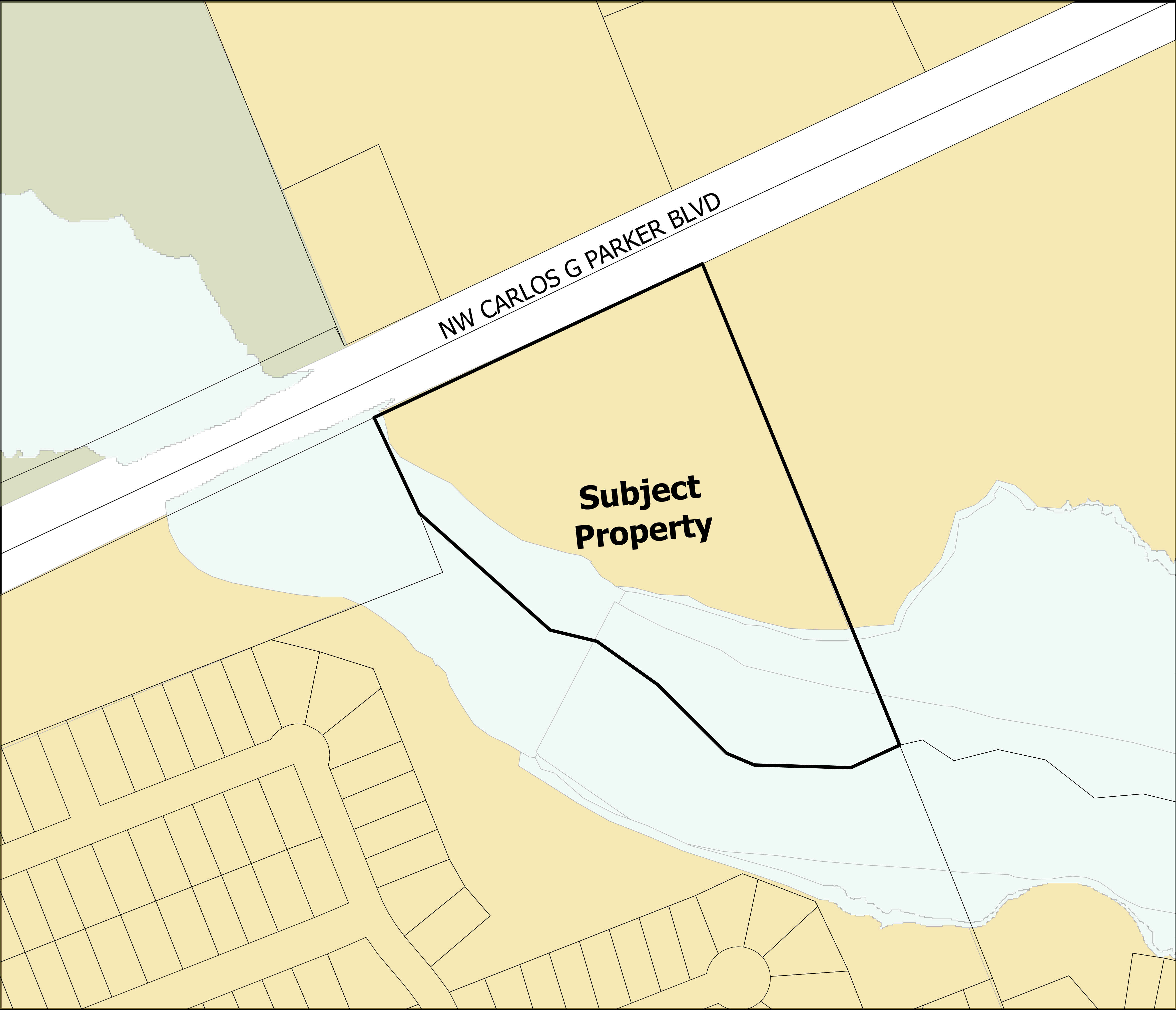
PZ-2022-1434

**North BB Creek Townhomes PD/Re-Zoning
Located Along the South Right-of-Way of N.W.
Carlos G. Parker Boulevard, Approximately 1,400
Feet West of the Intersection of N.W. Carlos G.
Parker Boulevard and North Drive
Growth Sectors Map
Approximately 7.60 Acres**

Legend

-  Subject Property
-  Parcels
-  Streets
- 2021 Growth Sectors Map**
-  Intended Growth Sector
-  Infill Neighborhood Sector
-  Flood Plain



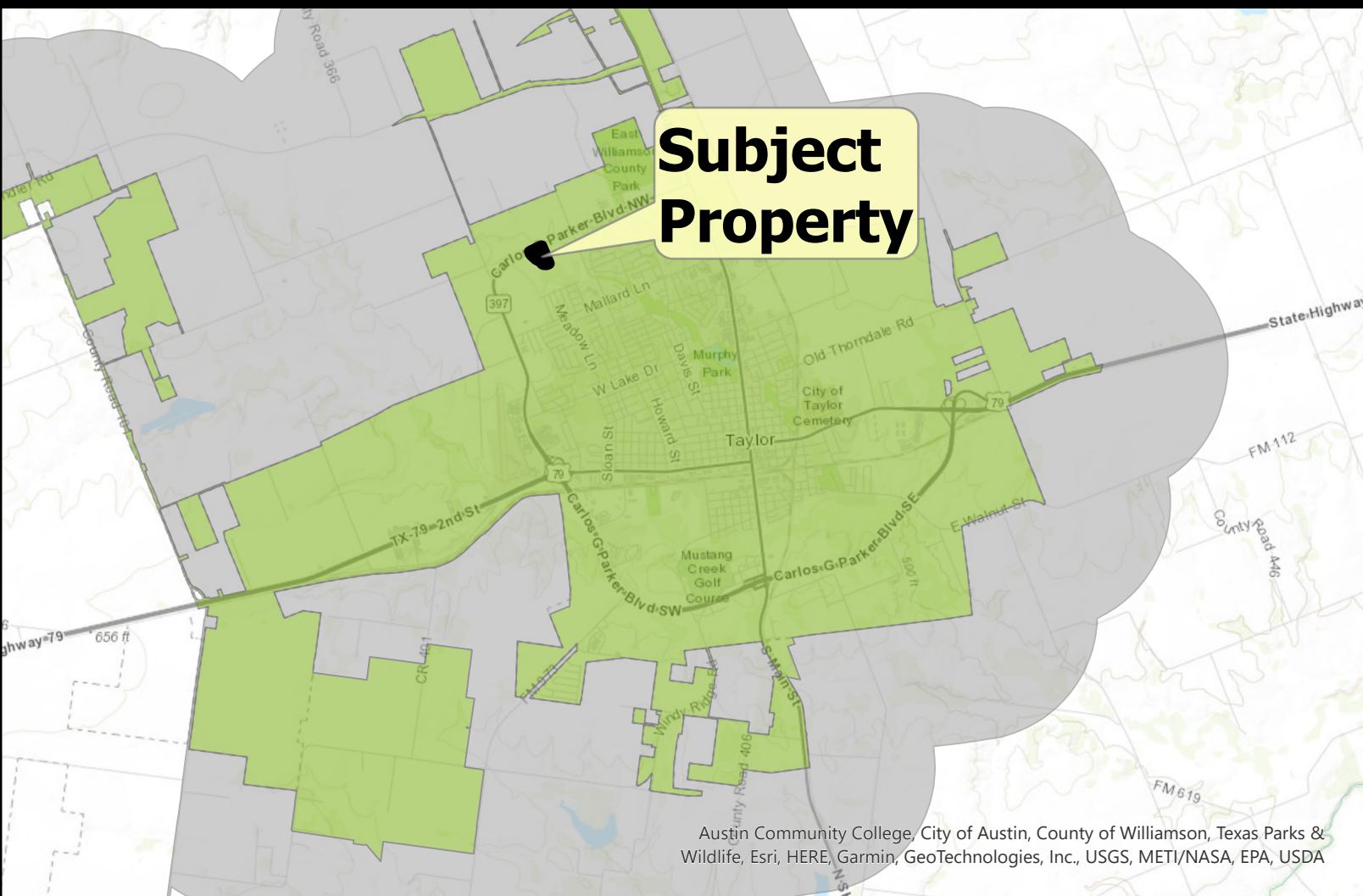


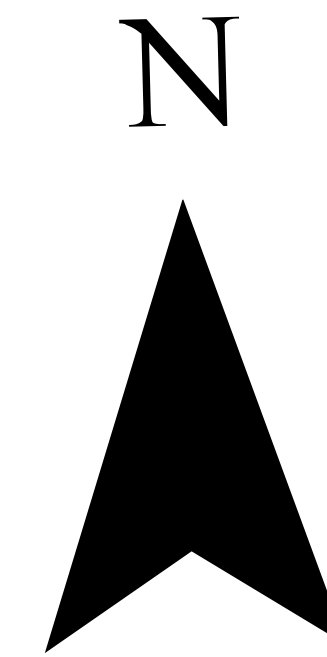
PZ-2022-1434

**North BB Creek Townhomes PD/Re-Zoning
Located Along the South Right-of-Way of N.W.
Carlos G. Parker Boulevard, Approximately 1,400
Feet West of the Intersection of N.W. Carlos G.
Parker Boulevard and North Drive
Future Land Use Map
Approximately 7.60 Acres**

Legend

-  Subject Property
-  Parcels
-  Streets
- 2021 Future Land Use Map**
-  Neighborhood Greenfield
-  Neighborhood Infill
-  Open Space



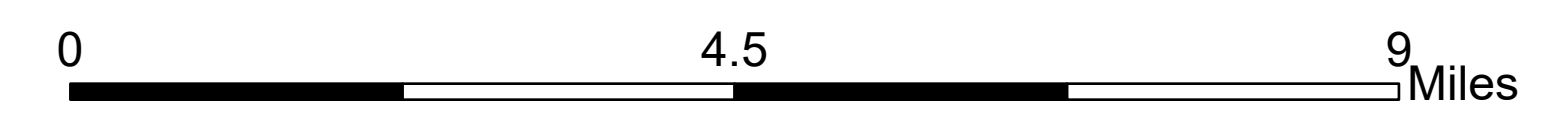
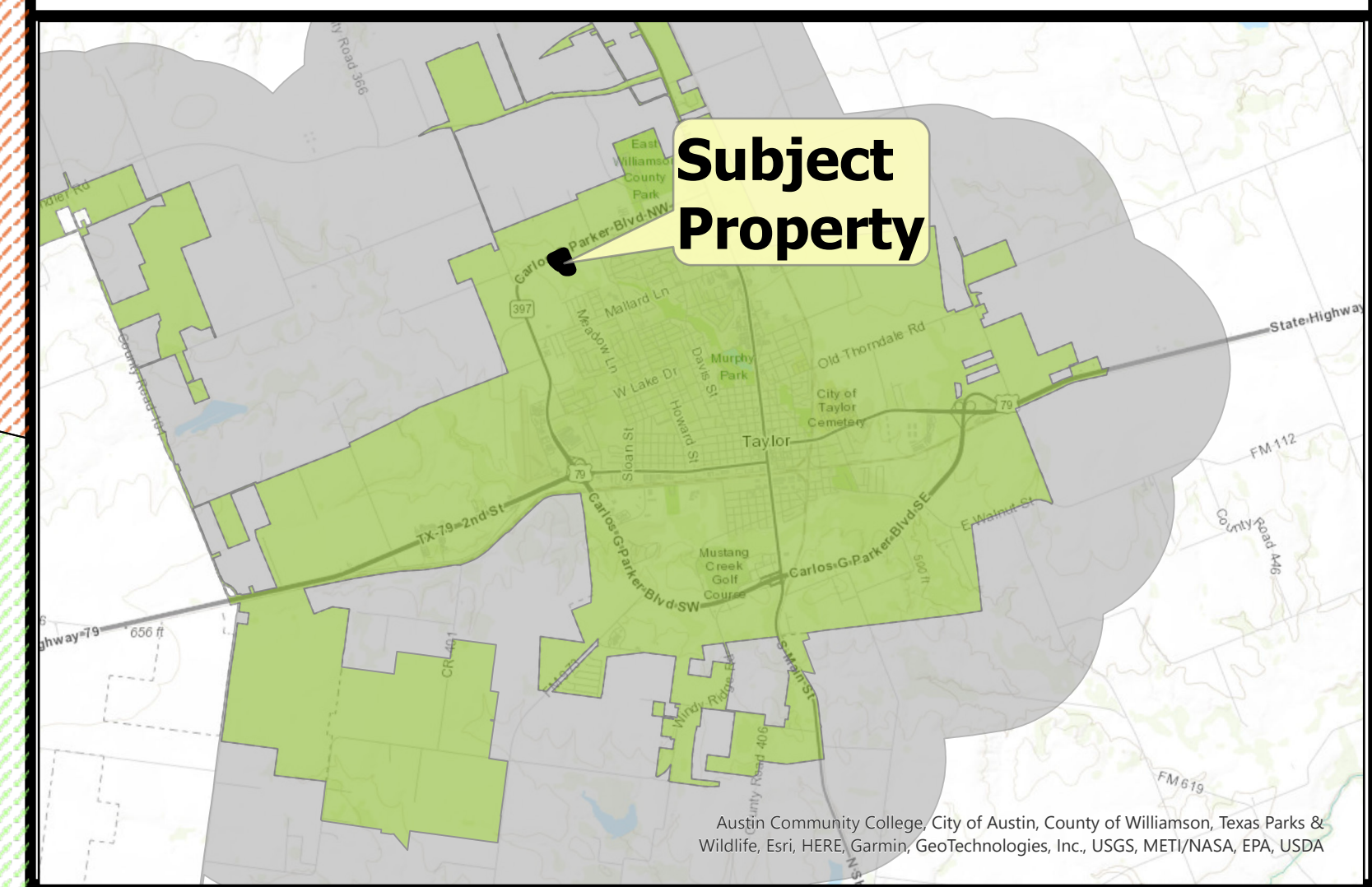


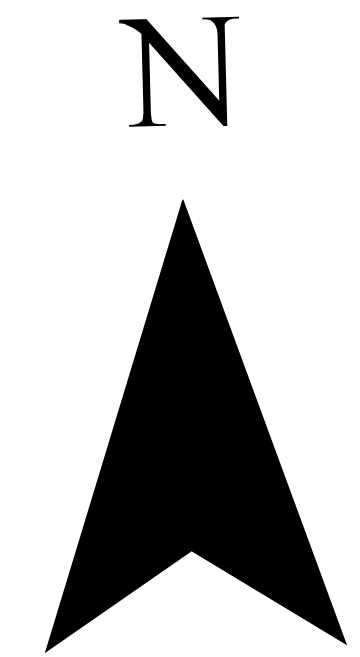
PZ-2022-1434

**North BB Creek Townhomes PD/Re-Zoning
Located Along the South Right-of-Way of N.W.
Carlos G. Parker Boulevard, Approximately 1,400
Feet West of the Intersection of N.W. Carlos G.
Parker Boulevard and North Drive
Current Zoning Map
Approximately 7.60 Acres**

Legend

- Subject Property
- Parcels
- Streets
- ZONING**
- B-1
- B-1/CPD
- MF-2 Multi-Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture
- MF-1/RPD



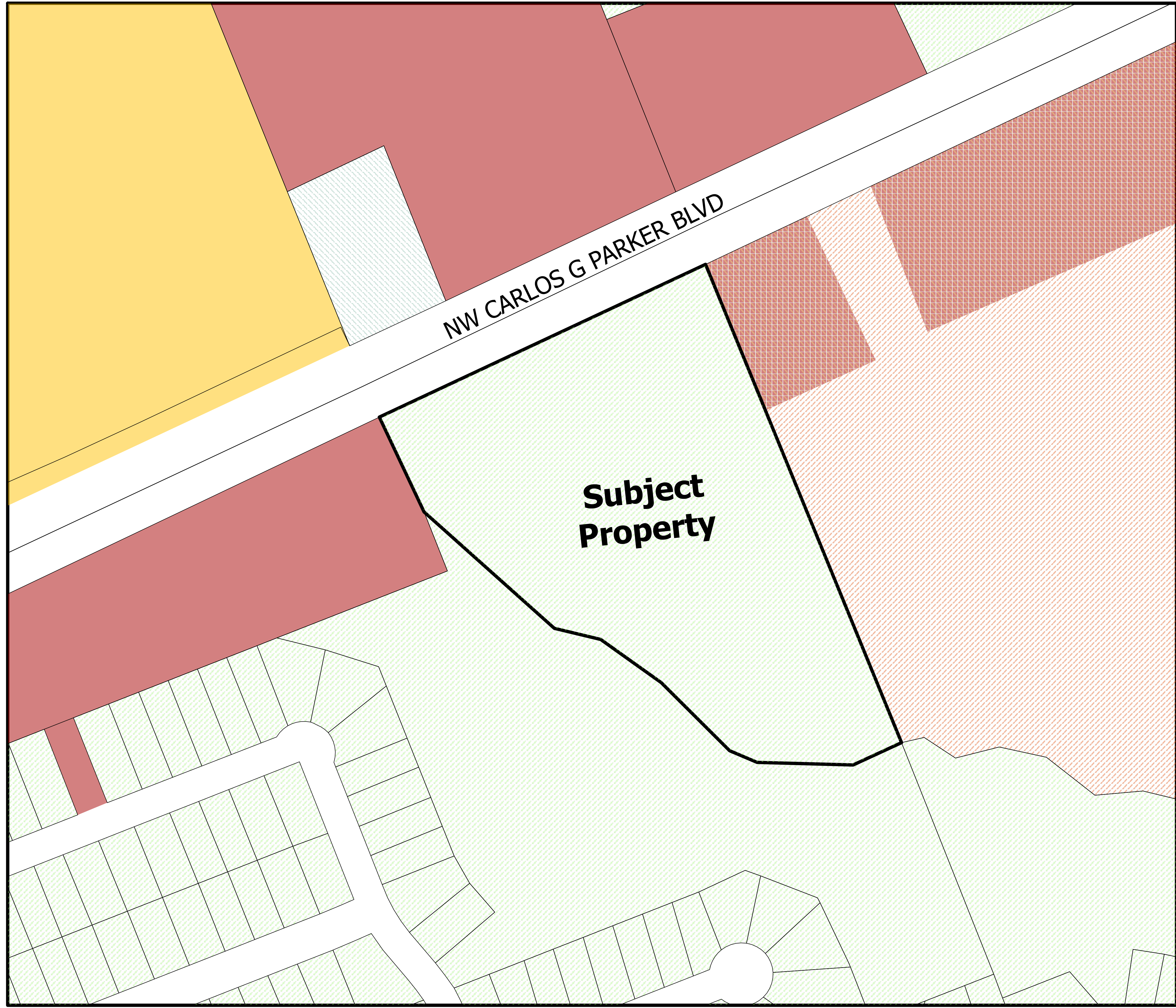
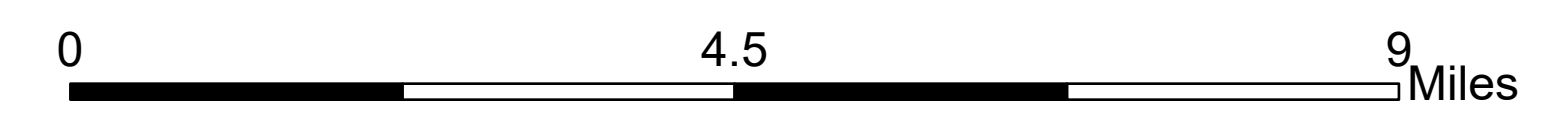
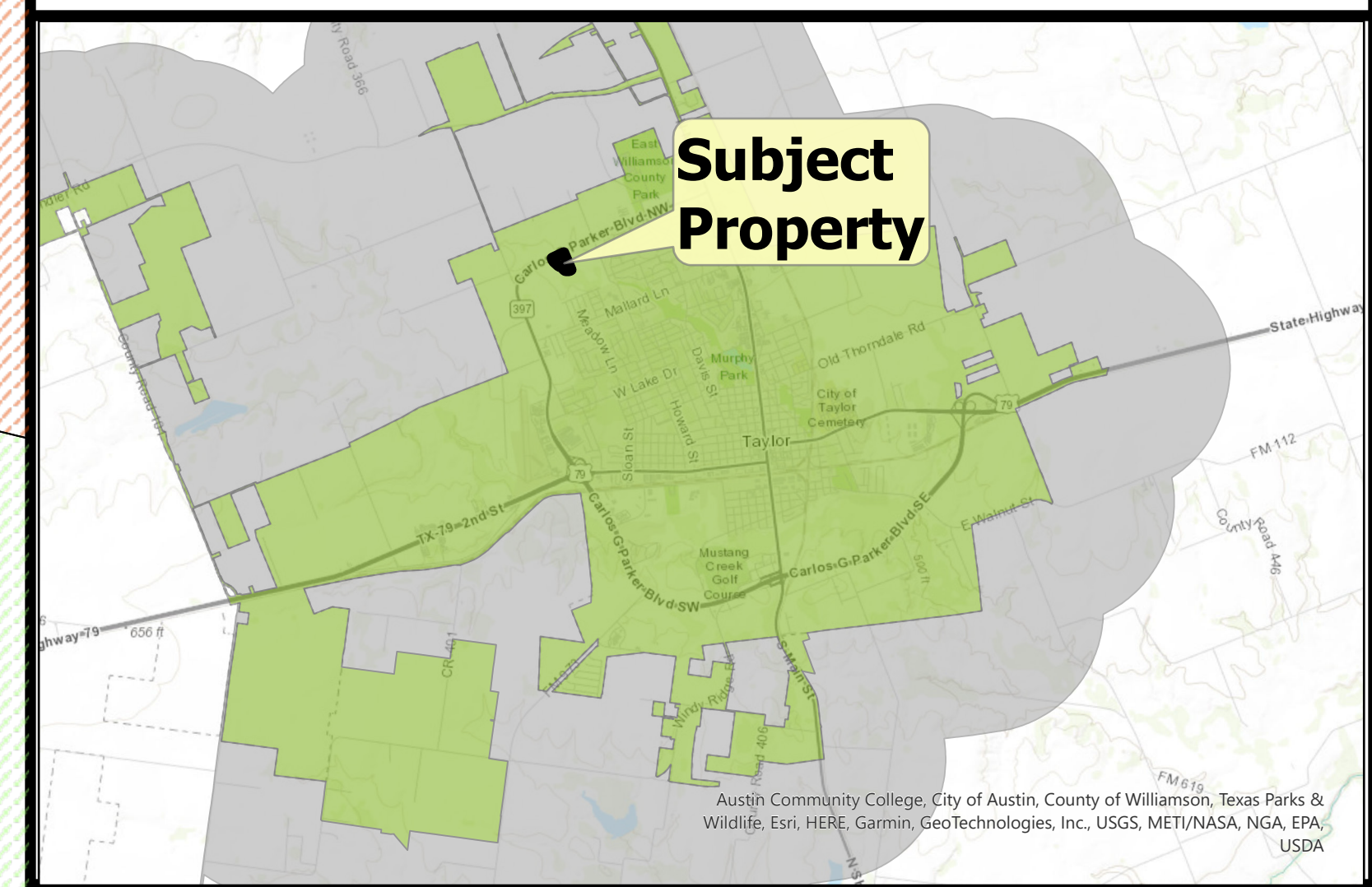


PZ-2022-1434

**North BB Creek Townhomes PD/Re-Zoning
Located Along the South Right-of-Way of N.W.
Carlos G. Parker Boulevard, Approximately 1,400
Feet West of the Intersection of N.W. Carlos G.
Parker Boulevard and North Drive
Proposed Zoning Map
Approximately 7.60 Acres**

Legend

- Proposed R-1/RPD Zoning
- Parcels
- Streets
- ZONING**
- B-1
- B-1/CPD
- MF-2 Multi-Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture
- MF-1/RPD



ORDINANCE NO. 2022-20

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 7.60 ACRES OF LAND GENERALLY LOCATED ALONG THE SOUTH RIGHT-OF-WAY OF N.W. CARLOS G. PARKER BOULEVARD, APPROXIMATELY 1,400 FEET WEST OF THE INTERSECTION OF N.W. CARLOS G. PARKER BOULEVARD AND NORTH DRIVE, FROM RURAL/AGRICULTURAL (R/A) TO SINGLE-FAMILY RESIDENTIAL WITH A RESIDENTIAL PLANNED DEVELOPMENT (R-1/RPD), PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on May 26, 2022, to consider the request made by Carlos Parker Partners, LLC through Hariharan Kuppuraj, for property which is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning for the Property from Rural/Agricultural (R/A) to Single-Family Residential with a Residential Planned Development overlay (R-1/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on May 10, 2022, to consider the zoning request, and recommended the change to the City Council; and

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

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

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

SECTION 2. The Property described in Exhibit “A” is changed from Rural/Agricultural (R/A) to Single-Family Residential with a Residential Planned Development (R-1/RPD).

SECTION 3. The Residential Planned Development overlay hereby referred to as the North BB Creek Townhomes Planned Development 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 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) to Single-Family Residential with a Residential Planned Development (R-1/RPD) on approximately 7.60 acres as shown in Exhibit “C” attached hereto and incorporated herein for all purposes.

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

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

SECTION 7. In accordance with Article VIII of the City Charter, Ordinance 2022-20 was introduced before the Taylor City Council on the 26th day of May 2022.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2022.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Ted Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2022-20, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2022, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2022.

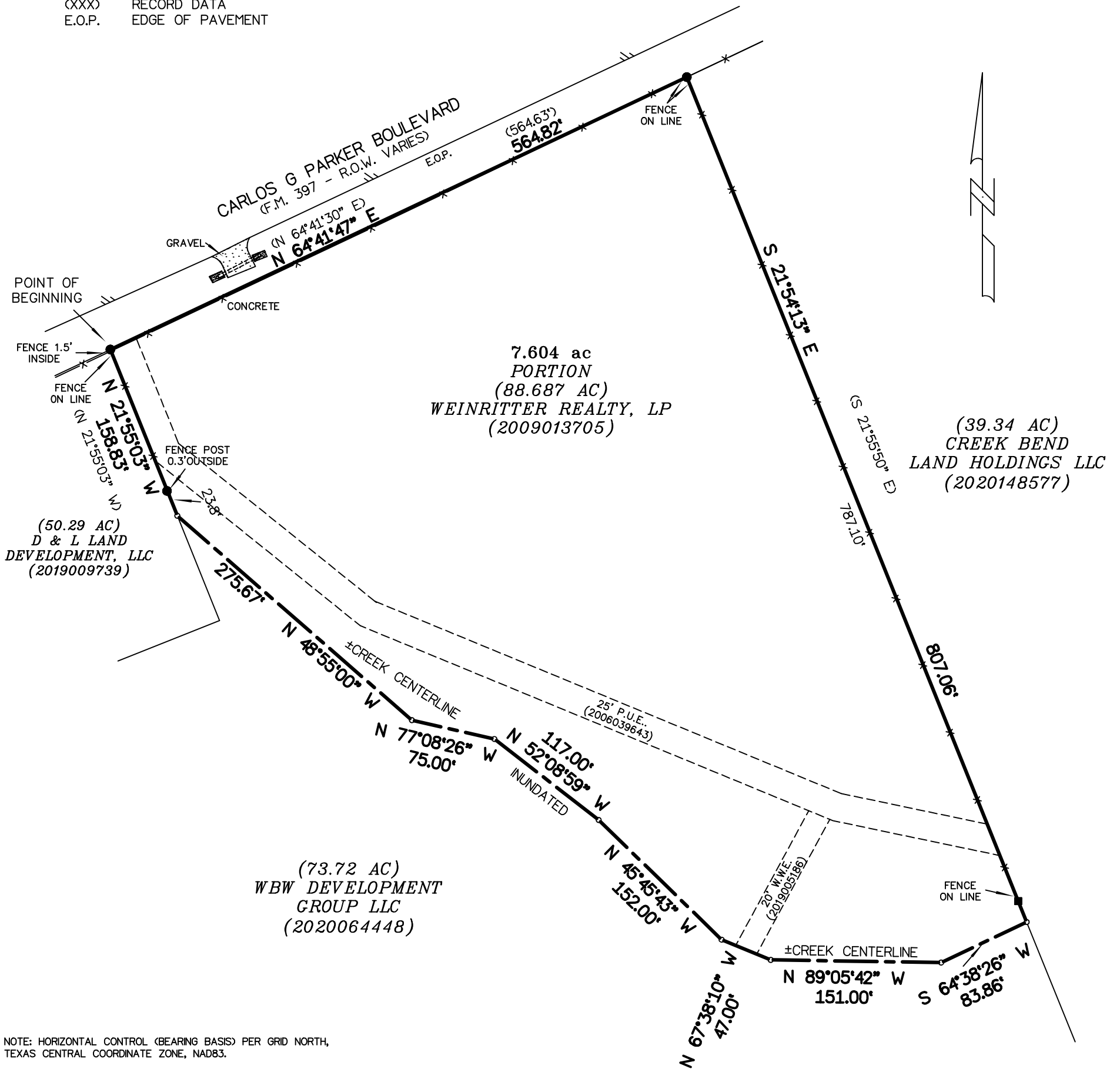
Dianna McLean
City Clerk

EXHIBIT A
(Legal Description)

EXHIBIT A

LEGEND

- | | |
|--------|--------------------------|
| ● | IRON ROD FOUND |
| ■ | MONUMENT FOUND |
| ■ | FENCE POST |
| ○ | INUNDATED POINT |
| ◐ | POWER POLE |
| ⌚ | TELEPHONE PEDESTAL |
| ⊗ | SANITARY SEWER MANHOLE |
| — X — | WIRE FENCE |
| — E — | OVERHEAD ELECTRICAL LINE |
| (XXX) | RECORD DATA |
| E.O.P. | EDGE OF PAVEMENT |



NOTE: HORIZONTAL CONTROL (BEARING BASIS) PER GRID NORTH,
TEXAS CENTRAL COORDINATE ZONE, NAD83.

NOTE: THIS PROPERTY IS SUBJECT TO:
-RESTRICTIVE COVENANTS AND ANY EASEMENTS, EASEMENT RIGHTS
EXCEPTIONS AND/OR RESERVATIONS (2009013705)
-15' PIPE LINE EASEMENT CENTERED ON THE WATER LINE AS
INSTALLED TO JONAH WATER SUPPLY CORP (564/61)

FLOOD NOTE:
THE SUBJECT PROPERTY IS LOCATED IN ZONE AE AND IS WITHIN
THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.)
PANEL NO. 48491C 0530 F DATED DEC 20, 2019.
WARNING: THIS NOTE IS FOR INFORMATIONAL PURPOSES ONLY, DOES NOT INDICATE
WHETHER OR NOT THE SUBJECT PROPERTY DOES OR DOES NOT FLOOD AND IS
NOT TO BE CONSIDERED AS ANY TYPE OF DEVELOPMENT AUTHORIZATION
OR FLOOD TYPE STUDY.

TO THE OWNERS AND LIENHOLDERS:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON THE GROUND SURVEY WAS THIS DAY MADE OF THE PROPERTY AS DESCRIBED HEREON AND IS CORRECT, WITH DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AS SHOWN HEREON. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO ANY EASEMENTS HERETOFORE GRANTED, NOT RELEASED AND NOT SHOWN HEREON.


REGISTERED PROFESSIONAL LAND SURVEYOR

06/25/2021
DATE

RICHARD RALPH
PROFESSIONAL LAND SURVEYOR

REG. PROFESSIONAL LAND SURVEYOR 4758
PH: (512) 303-0952 116 TAHITIAN DRIVE
PROFLNDSUR@AOL.COM BASTROP, TEXAS 78602

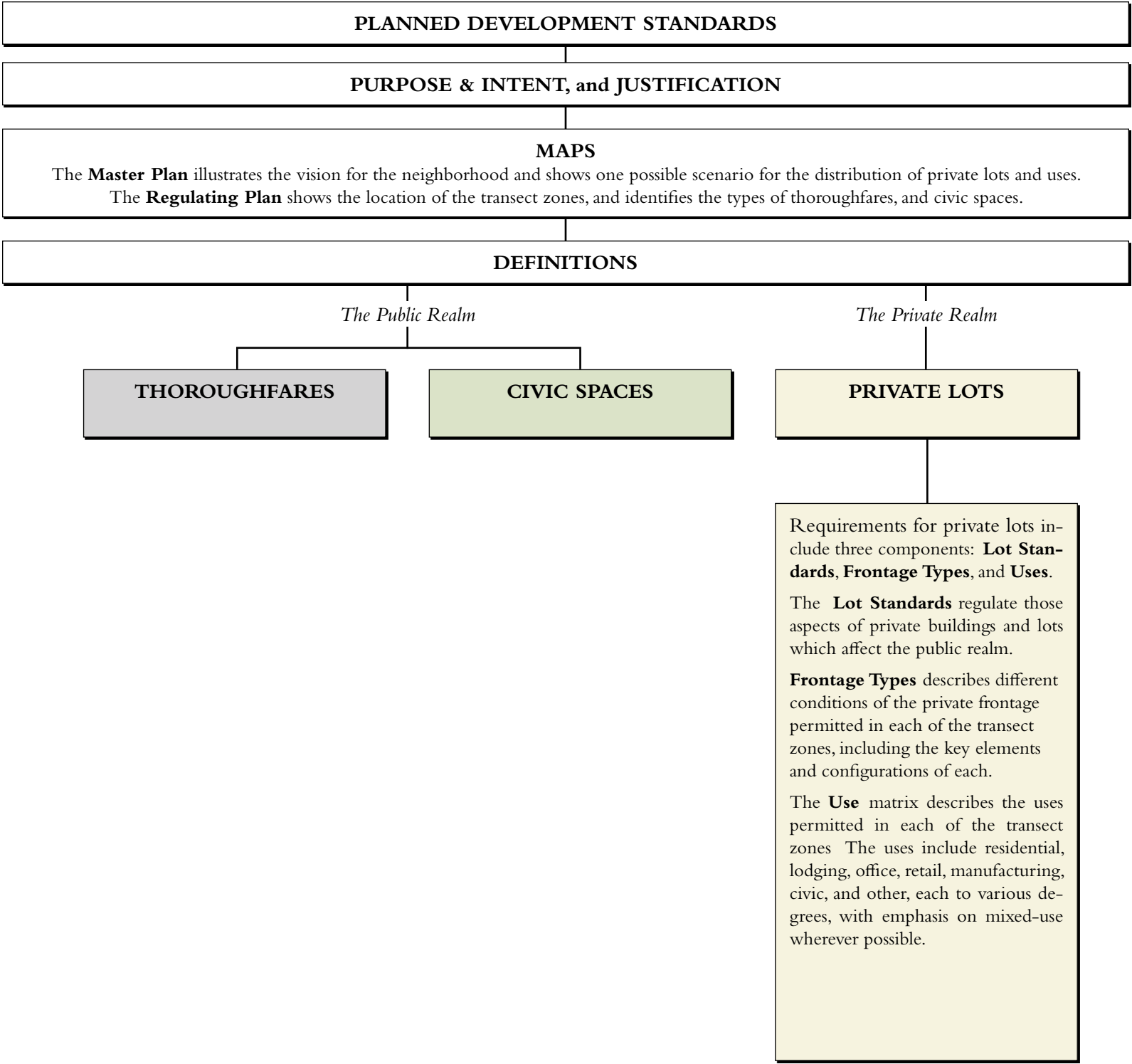
REFERENCE: WEINRITTER REALTY, LP

PROJECT: 7.604 ACRES OF LAND OUT OF THE WILLIAM J. BAKER
SURVEY, ABSTRACT 65 IN WILLIAMSON COUNTY, TEXAS
-METES AND BOUNDS DESCRIPTION PREPARED HEREWITH-

DRAWN: CRR DATE: 06/25/2021 PROJECT NO.: 21028
CHECKED: CRR REVISED: FIELD BOOK: 177/54
© 2021, RICHARD RALPH, PROFESSIONAL LAND SURVEYOR



A MASTER PLAN FOR
N O R T H B B C R E E K
T O W N H O U S E S
TAYLOR, TEXAS



PLANNED DEVELOPMENT STANDARDS

Overview of PD Standards..... 1

Purpose & Intent..... 2

Master Plan..... 3

Regulating Plan..... 4

Thoroughfares 5

Civic Spaces 7

Private Lots 8

Diagrams12

Definitions.....14

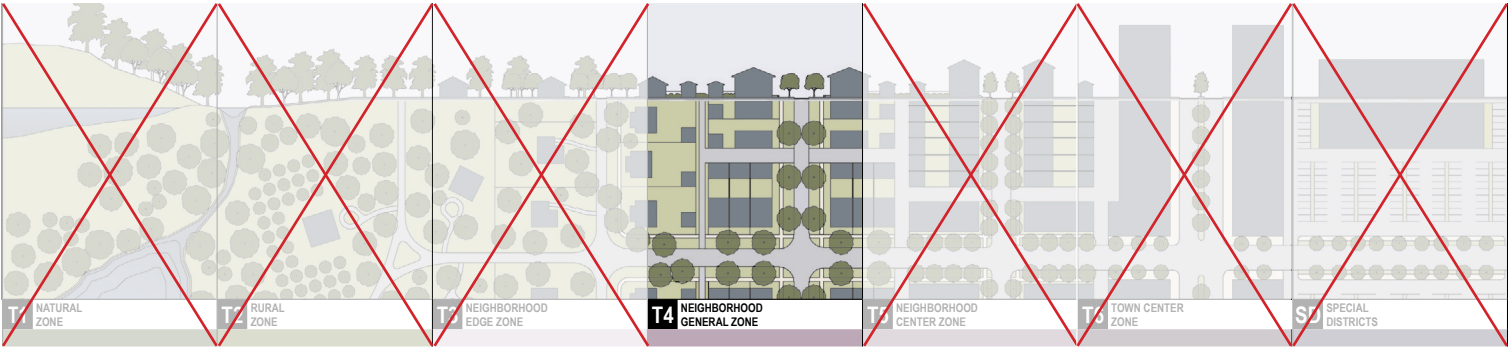
Appendix.....16



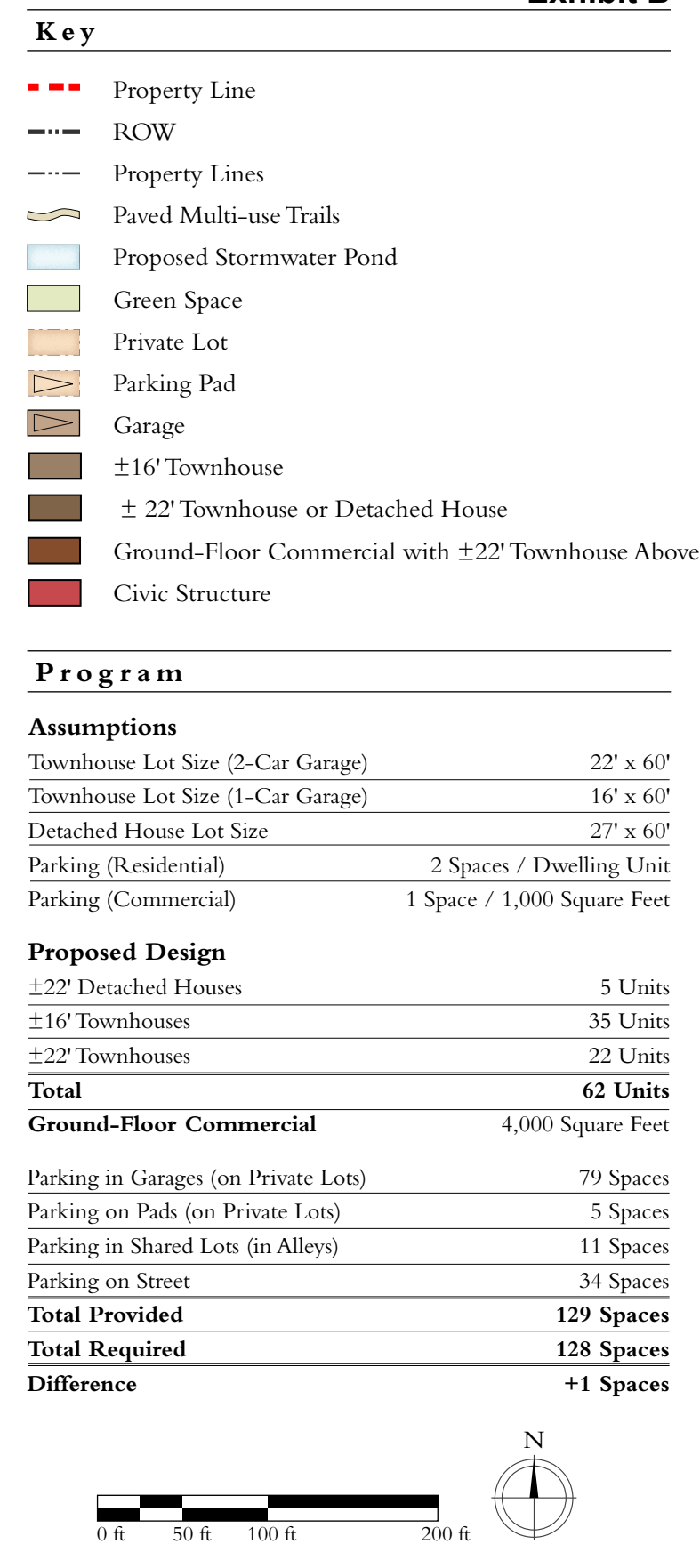
PURPOSE & INTENT	Additional Notes
The intent of these PD Standards is to enable a pedestrian-friendly design, with a fine-grained mix of civic spaces, thoroughfares, and residential unit sizes arranged to respect the adjacent floodway and seamlessly connect with the adjacent neighborhood. Good urban 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 7 acres designed as a walkable community. The Regulating Plan allows flexibility within the parameters of the PD Standards. At the Scale of the Neighborhood: • Some commerical use is integrated into the design. • The thoroughfare network connects with the adjacent community to disperse traffic. • A variety of civic spaces (parks, greens, and squares) is distributed throughout the neighborhood. • A range of housing sizes are provided to accommodate a diversity of household types and market demand. At the Scale of the Block and the Building: • Buildings and landscaping contribute to the physical definition of thoroughfares and civic spaces. • Architecture and landscape design should grow from climate, topography, history, and regional building practices.	1. All improvements to the community shall follow these PD Standards, including any approved variances adopted as part of the PD Standards. In the event of a conflict between the PD Standards and any otherwise 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 land owner, the developer, and the City immediately for resolution. 2. The proposed plan and its details are subject to further refinement in later phases of the development process (i.e. preliminary plat, subdivision improvement plans, final plat, site development plan). Such refinements may require changes to the proposed thoroughfare pattern, thoroughfare sections, lot sizes, number of lots and units, among other items, however the changes must be consistent with the overall design intent represented in the conceptual plan. The base zoning district for the entire area of the Master Plan is R-1, as described in the Taylor Code of Ordinances. 3. It is the design purpose and intent not the “letter” of the PD Standards to which improvements should conform. 4. The PD Standards are typologically-based and thus represent the typical condition. It is expected that actual conditions will vary from the typical conditions shown. 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. 5. There are two types of deviations from these PD Standards: warrants and variances (<i>see Page 14</i>). 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.

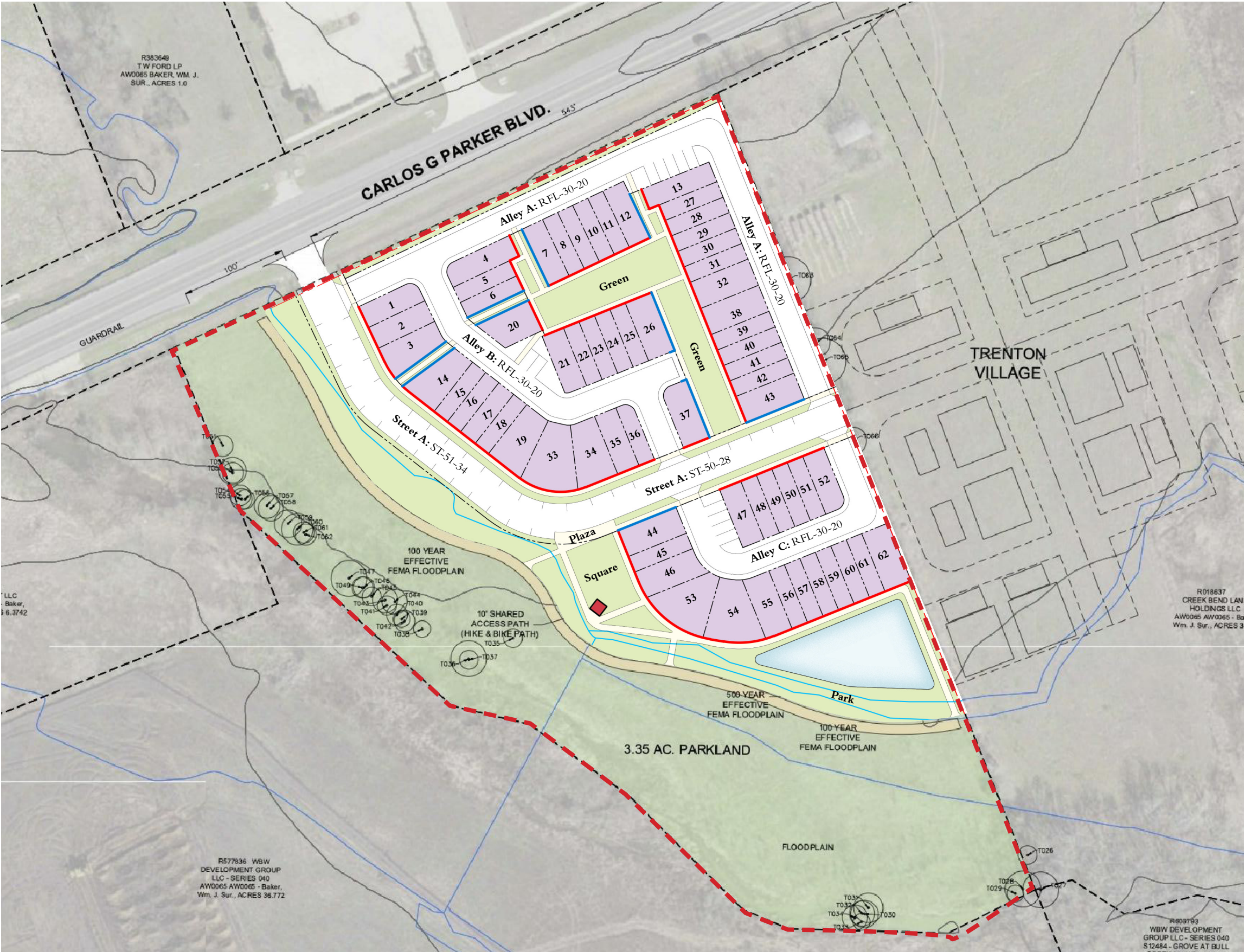
JUSTIFICATION

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. 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.



A Typical Rural to Urban Transect, with Transect Zones



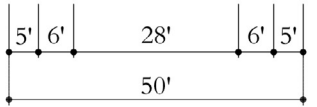
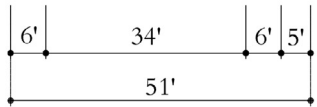
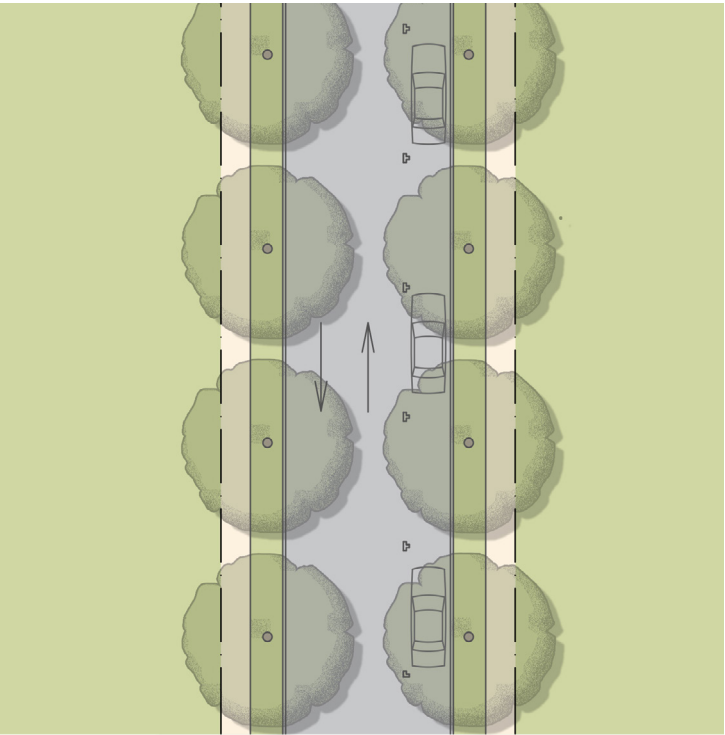
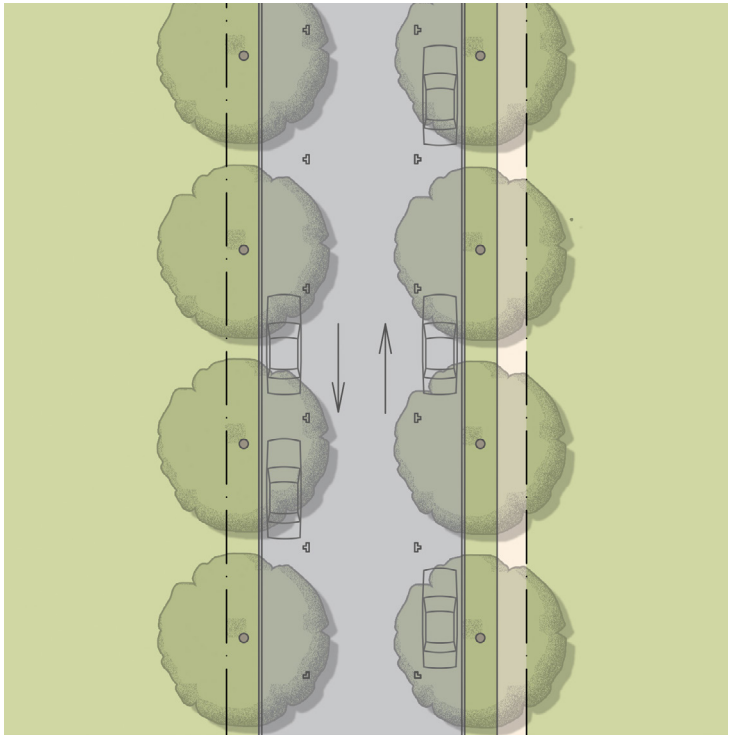
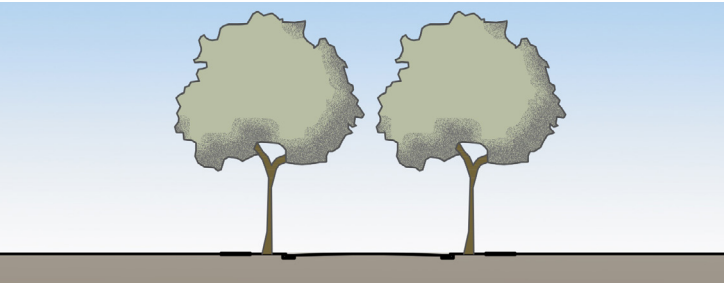
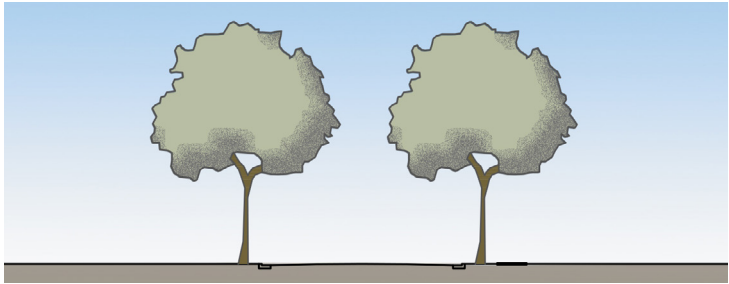


Key

- T4: Neighborhood General Zone
- St. #: X-#-# Thoroughfare Number & Type (See Pages 5-6)
- Civic Space (See Page 7)
- Civic Building (exact purpose, size, and location yet to be determined.)
- ROW
- Lot Line
- Primary Frontage
- Secondary Frontage

Plan Notes

- Street A and the trail in the greenway are intended to connect to the property to the east, with the exact location of the connection to be determined.
- Alley A along Carlos G. Parker Blvd. shall be screened with overstory trees, living fence, fence, wall, or combination thereof that is a minimum of 8 feet in height and has 2-foot by 2-foot masonry piers every 8 feet.
- Lots may be configured as shown on the Regulating Plan, and shall be consistent with all requirements for private lots. No maximum block length is required. Lots may front on publicly or privately owned thoroughfares or civic spaces. Access to residences shall be established, consistent with the Regulating Plan or minor adjustments to it.
- The exact locations of alleys adjacent to other properties are to be determined at the preliminary plat phase, with coordination from the adjacent properties.
- The plaza south of Street A is intended as a paved civic space. Parking and the planting strip are omitted on the adjoining side of the street to create a clear view into the square at the bend in the street (see Page 7).



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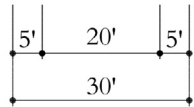
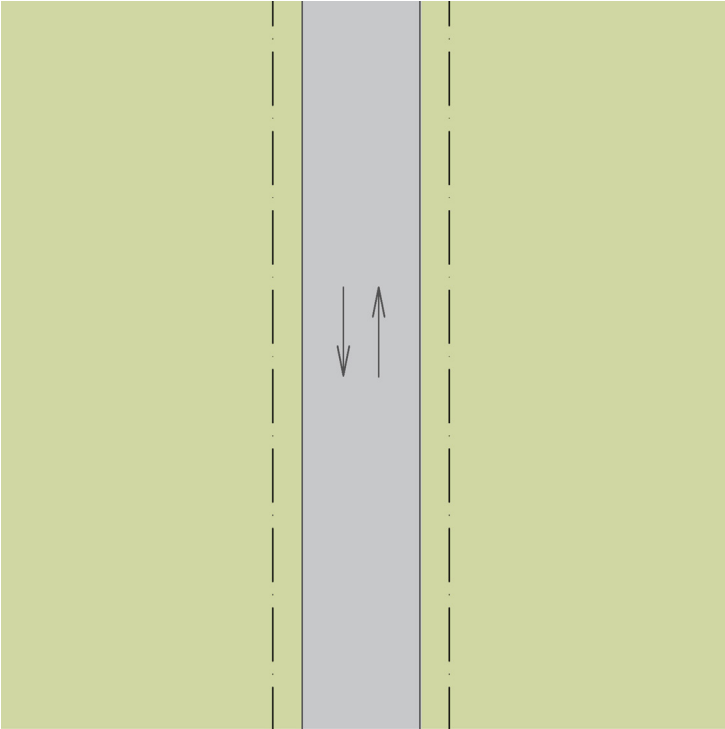
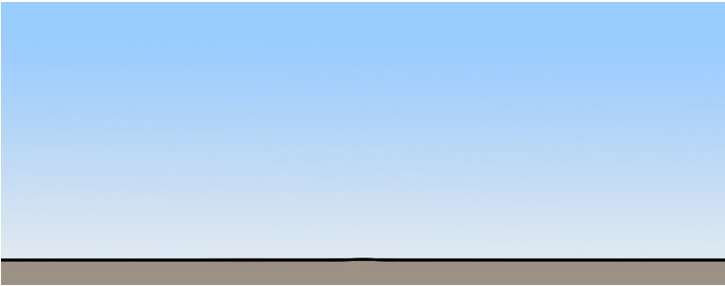
S T - 5 0 - 2 8

Yield Street
51 ft. ROW
34 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
90 ft. Curb Radius
Curb To Meet City Standards
6 ft. Tree Lawn
Single Species, Allee, 30 ft. on center
5 ft. Sidewalk One Side*
Yes

Yield Street
50 ft. ROW
28 ft. Pavement
Slow Movement
Two-Way Traffic
Parking One Side
90 ft. Curb Radius
Curb To Meet City Standards
6 ft. Tree Lawn
Single Species, Allee, 30 ft. on center
5 ft. Sidewalk Both Sides
Yes

* Sidewalk along Park is not needed due to presence of trail.

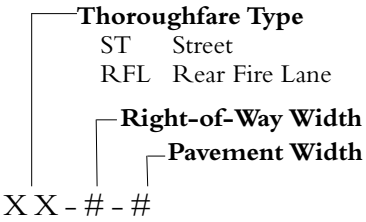
Thoroughfare Type
ST Street
RFL Rear Fire Lane
Right-of-Way Width
Pavement Width
XX - # - #
Thoroughfare Type
Right-of-way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type
Landscape Type
Walkway Type
Emergency Vehicle Access Route
Notes



R F L - 3 0 - 2 0

Rear Fire Lane
30 ft. ROW
20 ft. Pavement (Including Curb)
Slow Movement
Two-Way Traffic
No Parking
15 ft. Curb Radius
6" Ribbon (Flush) Curbs
N/A
N/A
N/A
Yes

This thoroughfare type shall be not be owned or maintained by the City of Taylor, and shall have a 30-foot public access and utility easement across its full length and width.



Thoroughfare Type
Right-of-way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type
Landscape Type
Walkway Type
Emergency Vehicle Access Route
Notes

THOROUGHFARE STANDARDS

These Thoroughfare Standards supersede the provisions of Appendix C, Chapter 6, Table 5.2.1 and Section 5.5 of the Taylor Code of Ordinances and apply to all thoroughfares:

- Street Trees.**
 - The public frontage in 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 trees shall be Cedar Elm, Drake Elm, Bigtooth Maple, Chinquapin Oak, Monterey Oak, Red Oak, Texas Ash, Pecan, or other species acceptable to City and approved by warrant.
 - Street tree spacing shall typically be as designated by Thoroughfare Type and adapted as needed for specific locations.
- 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.
- Proposed Emergency Vehicle 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 Page 13*).
- Carlos G. Parker Boulevard.** A sidewalk between 5 feet and 8 feet in width shall be provided adjacent to the ROW boundary, either within the ROW or within this property. A planting strip of 5 feet minimum width with street trees shall be provided adjacent to the sidewalk within this property, and may overlap with the buffer adjacent to Alley A (*see Note 4 on Page 4*). Because Carlos G. Parker Blvd is a TxDOT ROW, improvements to it may be limited and would require coordination with the State Agency. The sidewalk along Carlos G. Parker Blvd adjacent to this site shall connect to the trail in the greenway where it meets Carlos G. Parker Blvd.
- Other Thoroughfare 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. Refer to the City of Taylor Engineering Manual and coordinate with the City Engineer.

CIVIC SPACE STANDARDS

The following apply to all civic spaces:

- Maintenance and Ownership.** Civic spaces that are not owned by the city will not be maintained by the city. Provisions shall be made for a private entity, such as a homeowners association, to own and maintain civic spaces that are not publicly owned.
- Open Space.** A minimum of 5% of the gross area of the property, including stormwater management areas which are above the floodplain, shall be open space (*see Page 12*).
- Landscaping and Furnishing.** Landscaping for civic spaces, open spaces, and storm water management ponds shall follow the standards of the underlying zoning. Civic spaces shall be landscaped with overstory trees providing sufficient shade for human comfort, in particular along sidewalks and other areas not landscaped with lawn. Civic spaces shall be furnished with seating arranged to promote human comfort and safety. Shrubs may be planted to define seating areas and the edges of civic spaces.
- Trail Connection.** There shall be a 10’ concrete trail within the greenway, built to standards acceptable to the city, that connects to the city trail system, including connection to the property to the east.

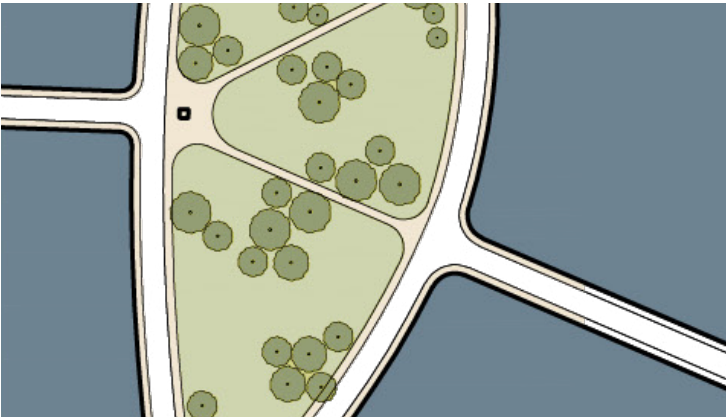
Civic Space Notes

- Swimming pools, recreation courts (tennis, handball, etc.), exercise facilities, recreation facilities, and related structures may be located within civic spaces.



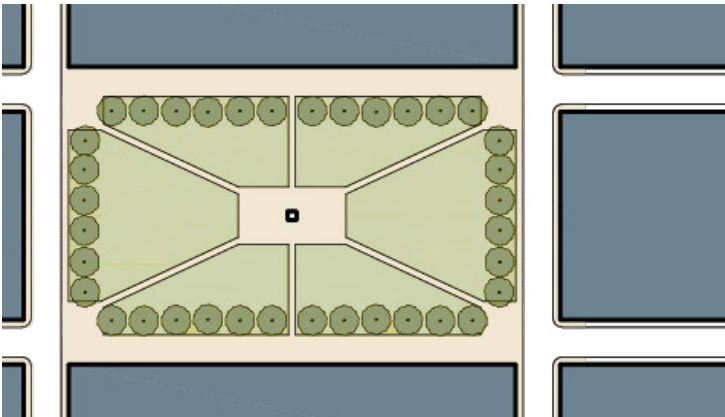
Park

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, 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**.



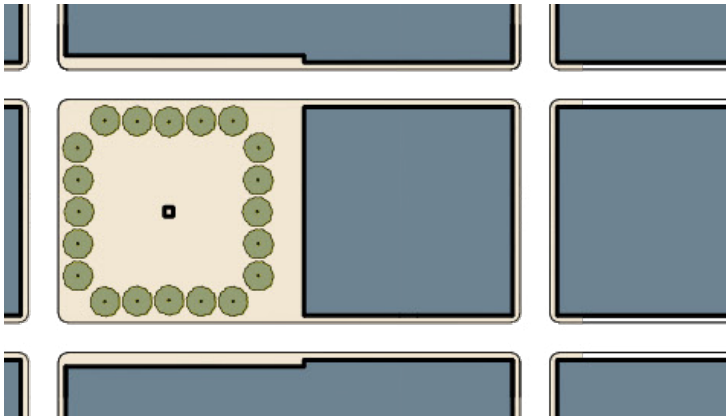
Green

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.



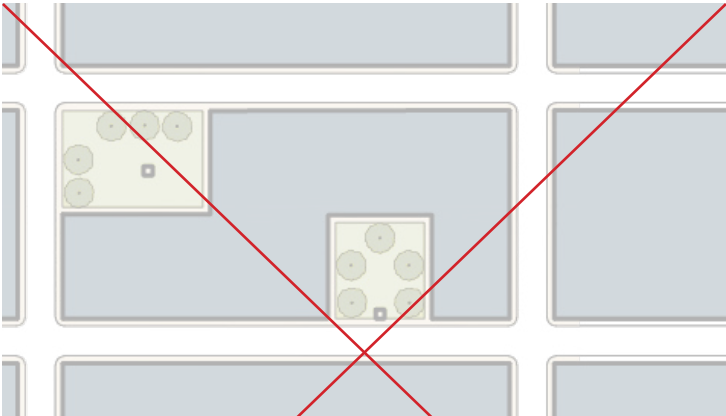
Square

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



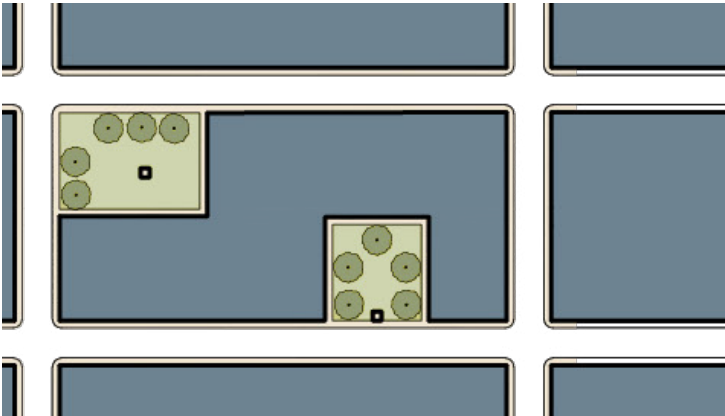
Plaza

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 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.

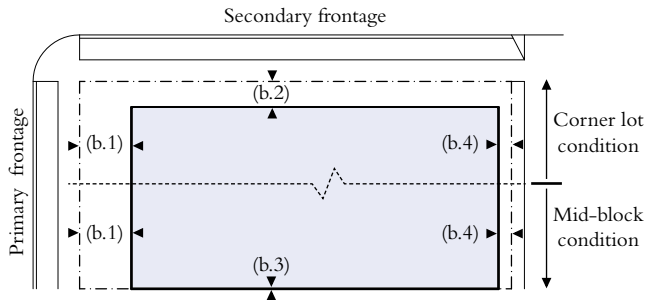


Playground

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.

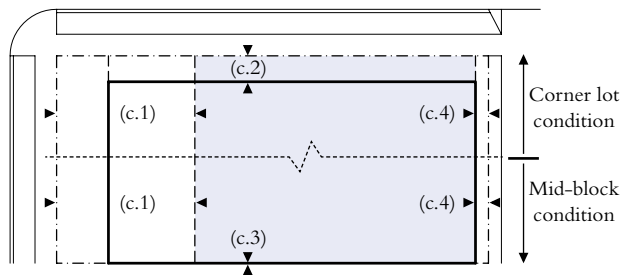
Setbacks: Principal Building

- 1. The principal building shall be distanced from the lot lines as shown.
- 2. 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.



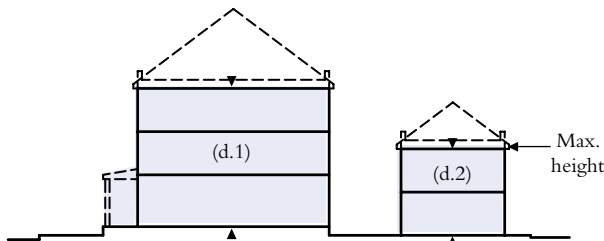
Setbacks: Outbuilding

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



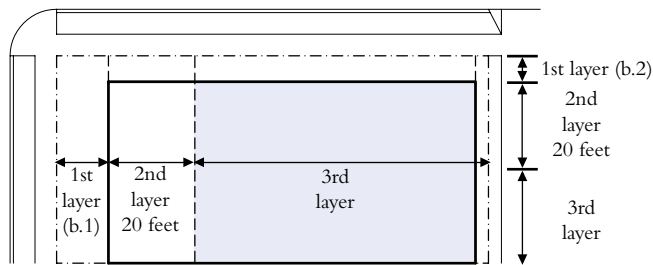
Building Height

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

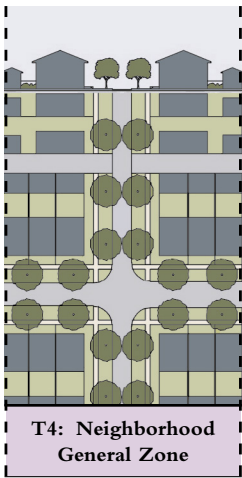


Parking Placement

- 1. 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.
- 2. Parking shall be accessed by a rear alley or lane when such are provided.
- 3. Parking spaces not on streets shall be masked from the frontage by a building or a minimum 8-foot tall masonry wall with piers every 8 feet.



Summary Chart



a. Lot Dimensions	
Lot Width	12 ft. min., 96 ft. max.
Lot Coverage	90% max.
b. Setbacks: Principal Building	
(b.1) Front Setback (Principal)	8 ft. min. 12 ft. max.
(b.2) Front Setback (Secondary)	8 ft. min. 12 ft. max.
(b.3) Side Setback	0 ft. min.
(b.4) Rear Setback	1 ft. min.
Primary Frontage Buildout	50% min.
c. Setbacks: Outbuilding	
(c.1) Front Setback	20 ft. min. from facade
(c.2) Side Setback	0 ft. min. or 5 ft. min.
(c.3) Rear Setback	1 ft. min.
d. Building Height	
(d.1) Principal Building	3 stories max.
(d.2) Outbuilding	2½ stories max.
e. Frontage Types (See Page 9)	
Common Lawn	not permitted
Porch	permitted
Terrace and Light Court	not permitted
Forecourt	not permitted
Stoop	permitted
Storefront	permitted
Gallery	permitted
Arcade or Colonnade	not permitted
f. Use (See Page 15)	
Residential	open
Lodging	limited
Office	limited
Retail	limited
Manufacturing	limited
Civic	permitted

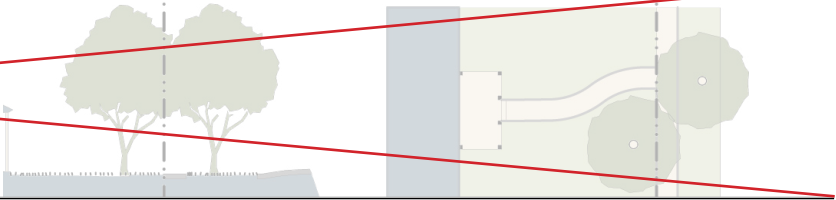
Encroachments

- 1. Permitted encroachments into setbacks shall be as shown on the chart below. Additionally, windowsills, belt courses, bay windows, cornices, eaves, footings, and ornamental features may encroach into any setback.

	Setbacks Facing Frontages	Side and Rear Setbacks	Thoroughfares (incl. ROW) ⁱ
Patios ⁱⁱ		•	
Decks ⁱⁱ		•	
Mech. Equipment		•	
Utility Meters		•	
Window Wells		•	
Stoops and Steps ⁱⁱ	•	•	
Porches and Steps ⁱⁱⁱ	•	•	
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	•	•	•
Galleries	•	•	•
Canopies	•	•	•
Signs	•	•	•
Lights	•	•	•

- i. All encroachments into utility and other easements are subject to the permission of the affected easement owner.
- ii. May encroach into setbacks up to 6 feet.
- iii. May encroach into setbacks up to 10 feet.

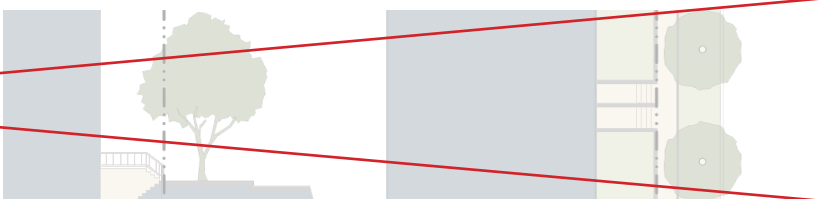
Common Lawn: a facade set back substantially from the frontage line. The front yard should remain unfenced and be visually continuous with adjacent front yards. The intention is to emulate the character of buildings sitting in a common rural landscape. A front porch is encouraged but not required, as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



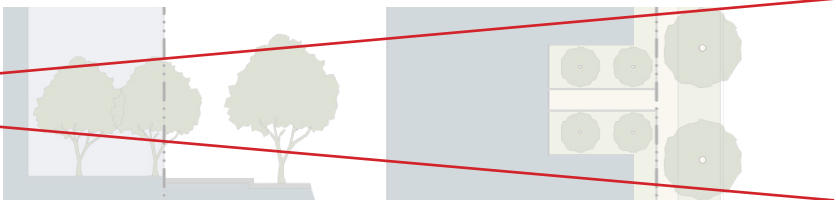
Porch: A facade is set back from the frontage line with a front porch. The porch should be within conversational distance of the sidewalk. Hedges, fences, or garden walls at the frontage line are encouraged to define the front yard. A great variety of porches is possible, but to be useful, none shall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



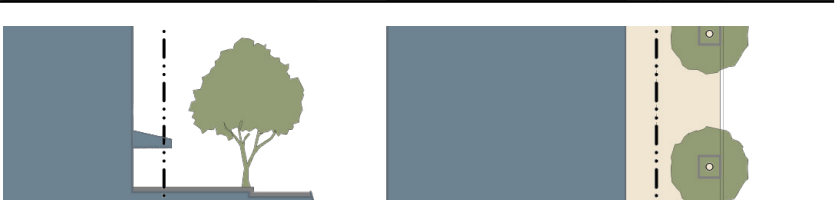
Forecourt: a facade is aligned close to the frontage line with a portion of it set back. The forecourt created is suitable for a garden or plaza, providing a transition from the public sidewalk to the building entry. This type should be used sparingly. Trees within the forecourts should be placed to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



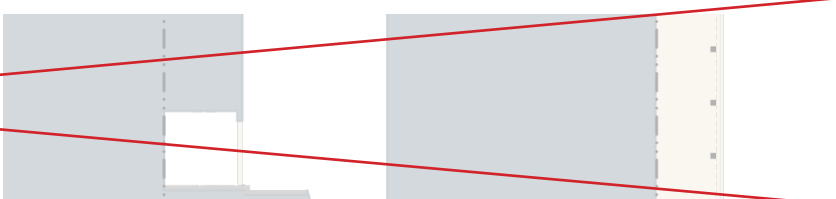
Storefront: A facade is aligned close to the frontage line with the entrance at sidewalk grade. This type is conventional for commercial frontage. The storefront is commonly equipped with a cantilevered shed roof or an awning. The absence of a raised ground story generally precludes residential uses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



Gallery: A roof near the top of the storefront extends over the sidewalk above while the building facade remains at the frontage line. This type is most common for commercial 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.



Site Standards

The following Site Standards are required for all private lots:

- Landscaping.** Landscaping on private lots is only required at frontages unless noted otherwise. Lawn is prohibited at frontages where the lawn area is 6 feet or less in either dimension. Plant material, including ground cover, shall be planted no farther apart than 12 inches. Required plantings shall comply with City requirements. Artificial plants may not be used to satisfy landscaping requirements. Erosion control is required where there is no landscape or hardscape.
- Site Perimeter Landscaping.** There is no site perimeter landscaping requirement.
- 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.
- Parking Lots.** Given the intention of building a compact, walkable, urban community, parking lots shall be shielded from frontages with buildings or walls. The following requirements apply:
 - Surfacing.** Parking lots shall be asphalt, semi-permeable soil pavers, gravel, brick, brick pavers, concrete pavers, asphalt pavers, granite, or concrete, graded and drained to dispose of surface water into appropriate structures.
 - Lighting.** Parking lots of fewer than 10 spaces need not be lit.
 - Landscaping.** Landscaping in parking lots shall comply with the following requirements: one tree island (of 100 sq. ft. min. with one 2 in. min. 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 are exempt from landscaping requirements.
- Proposed Emergency Vehicle Access.** See Page 13.

Architectural Standards

The following Architectural Standards are intended to result in architecture that is compatible with the architecture found in Taylor, Texas and the surrounding region that give Taylor the architectural character that remains highly desirable today.

The following Architectural Standards are required for all private lots:

- Dwelling Size.** There is no minimum dwelling size.
- Number of Buildings.** Lots may have more than one building.
- Building Entrance.** The primary entrance to a primary building, including multi-family buildings, shall face the primary frontage of that lot.
- Facades shall be built parallel to a rectilinear primary frontage line or to the tangent of a curved primary frontage line.
- At the ground floor, residential and lodging uses shall be raised a minimum of 2 feet from the average sidewalk grade at the primary frontage.
- All openings, including porches, galleries, and window, except for storefronts, shall be square or vertical in proportion.
- 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.
- Above the first story of each facade, openings shall be glazed with clear glass for a maximum of 50% of the wall area above the first story, with each facade being calculated independently.
- At storefronts, the first story of the facade shall be glazed with clear glass for a minimum of 70% of the wall area of the first story and shaded by an awning or canopy that extends over the sidewalk.
- Doors and windows that operate as sliders shall be prohibited along Frontages.
- 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.
- Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
- Accessory units do not count toward density calculations.

- The conditioned space of an accessory unit within a primary building or an outbuilding shall not exceed 600 square feet, excluding the stair, landings, and any parking areas.
- Architectural variety is desirable. Where the same building type is repeated, this may be achieved by varying the building mass. For example, by varying the width of the building along the frontage, the roof configuration/slope, and the wall materials. Where the exact floor plan is repeated, this may be further achieved by varying the architectural design of the facades. For example, by varying wall materials, the use of stoops and porches (or not), or window and door shapes, sizes, placement, etc. It is also possible to keep many of these elements the same and achieve variety by varying the expression of details such as the eave or the window and door surrounds. The architectural style may also vary. See Pages 16 and 17 for two block faces that demonstrate this desired variety.

The following Architectural Standards are not intended to prohibit or limit, directly or indirectly, the use or installation of a building product or material in the construction, renovation, maintenance, or other alteration of a residential or commercial building if the building product or material is approved for use by a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building; or establish a standard for a building product, material, or aesthetic method under a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building.

The following are best practices for architectural design intended as recommendations that should result in architecture that is compatible with the architecture found in Taylor, Texas and the surrounding region that give Taylor its architectural character that remains highly desirable today:

- Typical exterior finish materials in Taylor include brick, wood siding, cementitious siding, stucco, and/or limestone in a structural pattern.
- Building wall materials should be combined on each facade only horizontally, with the heavier below the lighter.
- Balconies and porches should be made of painted wood.



T4: Neighborhood General Zone		Prohibited Uses	Use Standards
Residential: Premises available for long-term human habitation by means of ownership or rental for more than 30 consecutive days.	Open Residential: One dwelling unit and one accessory dwelling unit is permitted on each lot except for corner lots, which may have two accessory units provided that one faces the secondary frontage.	The uses listed below, regardless of whether the proposal will 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.	1. 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. 2. Parking Requirements. Parking on the street or in a parking lot within ¼-mile of a lot may be counted toward the parking requirement of that lot. Each on-street space and those in a parking lot may only be counted toward parking requirements once. Parking requirements by use are as follows: • For commercial uses: 1 space / 1,000 square feet • For residential uses: 2 spaces/ dwelling unit • Parking requirements for all other uses shall be determined by warrant.
Lodging: Premises available for short-term human habitation, including daily and weekly rental.	Limited Lodging: The property shall be owner-occupied. The number of bedrooms available for lodging shall be limited to 8. Breakfast may be provided to overnight guests before noon each day (e.g. bed & breakfast or inn).		
Office: Premises available for the transaction of general business including medical and dental offices, clinics and outpatient facilities, but excluding retail sales and manufacturing.	Limited Office: The area available for office use shall be limited to the first story.		
Retail: Premises available for the commercial sale of merchandise, services, and prepared foods (including restaurants), but excluding manufacturing.	Limited Retail: The building area available for retail use shall be limited to the first story. The specific use shall be further limited to neighborhood store or food service seating no more than 30.		
Manufacturing: Premises available for the creation, assembly, and/or repair of artifacts including their retail sale except when such activity creates adverse impacts.	Limited Manufacturing: Manufacturing uses shall be limited to the first story. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).		
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 uses are permitted in any transect zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.		



Example of a blade sign.



Example of a band sign.

Key

Open Space Above the Floodplain
Total Area: **0.89 acres**
Open Space Ratio: **11.71%**

Open Space Notes

1. Refinements to the location and area of open spaces are anticipated as the master plan is further refined (including its storm water management system). However, in no case shall the Open Space Ratio be less than 5% (See Page 7).



Emergency Vehicle Access Notes

 Proposed Emergency Vehicle Access Route

Clear Width of Emergency Vehicle Access Route	20'
---	-----

Inside Turning Radius of Emergency Vehicle Access Route	15'
---	-----

1. Proposed emergency vehicle access is as shown on the Proposed Emergency Vehicle Access Diagram, typically within 150 feet of all buildable area on a lot. This access, which may be provided by thoroughfares or civic spaces, shall be paved with a clear width of 20 ft. and a 15 ft. inside turning radius. Buildings on portions of lots greater than 150 ft. from the Proposed Emergency Vehicle Access Route may require a fire suppression system to meet building and fire code requirements.



Accessory Building: an Outbuilding with an Accessory Unit.

Accessory Unit: an Apartment sharing ownership and utility connections with a Primary Building; it may or may not be within an Outbuilding. *See Pages 10 and 11.*

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path. *See Page 5.*

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 connecting a Primary Building to an Outbuilding. *See Page 15.*

Band Sign: a band of lettering across the entire width of a building or storefront. *See Page 11.*

Bed and Breakfast: *See Page 11.*

Blade Sign: A two-sided sign board hung from a projecting element at 90 degrees to the building facade. *See Page 11.*

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. *See Page 7.*

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

Common Lawn: *See Page 9.*

Curb: the edge of the vehicular pavement that may be raised or flush. It usually incorporates the drainage system. *See Pages 5-6.*

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 Page 15.*

Elevation: *See Page 15.*

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. *See*

Page 8.

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. *See Page 8.*

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

Facade: *See Page 15.*

Frontage: *See Pages 9 and 15.*

Frontage Line: *See Page 15.*

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

Gallery: *See Page 9.*

Green: *See Page 7.*

Inn: *See Page 11.*

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: *See Page 11.*

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 Layer: a range of depth of a Lot within which certain elements are permitted. *See Page 15.*

Lot Line: *See Page 15.*

Lot Width: the length of the Primary Frontage Line of a Lot. *See Page 8.*

Manufacturing: *See Page 11.*

Office: *See Page 11.*

Open Space: land intended to remain undeveloped; it may be for Civic Space. *See Pages 7 and 12.*

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 Page 15.*

Park: *See Page 7.*

Pavement Radius: *See Page 15.*

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

Plaza: *See Page 7.*

POA: Property Owners Association

Primary Building: the main building on a Lot, usually located toward the Frontage. *See Page 15.*

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

Primary Frontage: *See Page 15.* *See Frontage.*

Private Frontage: *See Page 15.* *See Frontage.*

Public Frontage: *See Page 15.* *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 these PD Standards. *See Page 4.*

Residential: *See Page 11.*

Retail: *See Page 11.*

Right-of-Way (R.O.W.): *See Page 15.*

Secondary Frontage: *See Page 15.* *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. *See Pages 8 and 15.*

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity. *See Pages 5-6.*

Square: *See Page 7.*

Stoop: *See Page 9.*

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. *See Page 9.*

Story: a habitable level within a building, excluding an Attic or raised basement. *See Page 8.*

Street (ST): a local urban Thoroughfare of low speed and capacity. *See Page 5.*

Swale: a low or slightly depressed natural area for drainage.

T-zone: *See Transect Zone.*

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 Pages 5-6 and 15.*

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. *See Pages 2 and 4.*

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. *See Page 4.* (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 Page 15.*

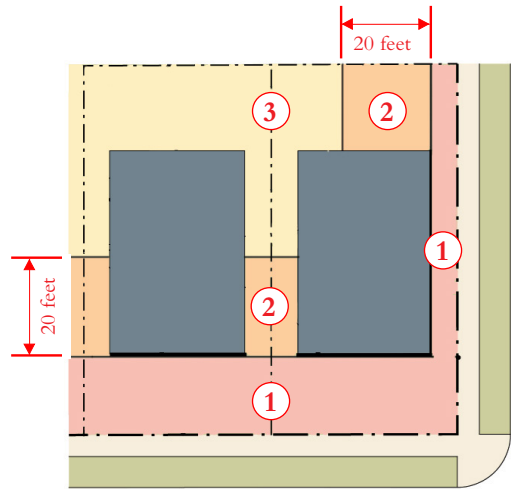
Use: the function or functions accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use. *See Page 11.*

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. *See Page 2.*

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. *See Page 2.*

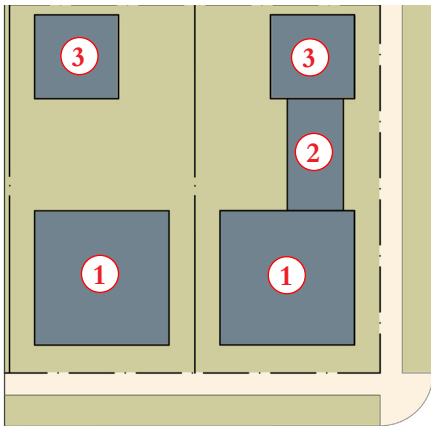
Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.

Lot Layers



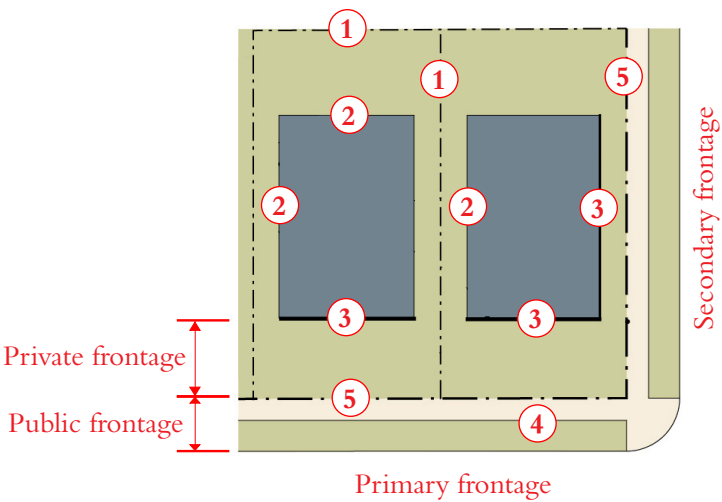
- ① 1st Layer
- ② 2nd Layer
- ③ 3rd Layer

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.
- 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.

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.

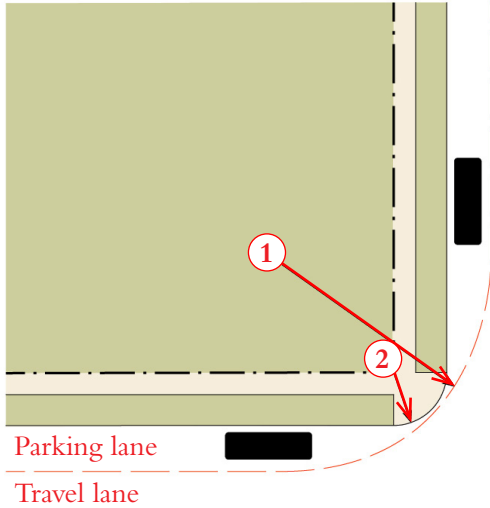
Primary Frontage: on lots with multiple frontages, the frontage which will bear the address and primary entrance to the building.

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.

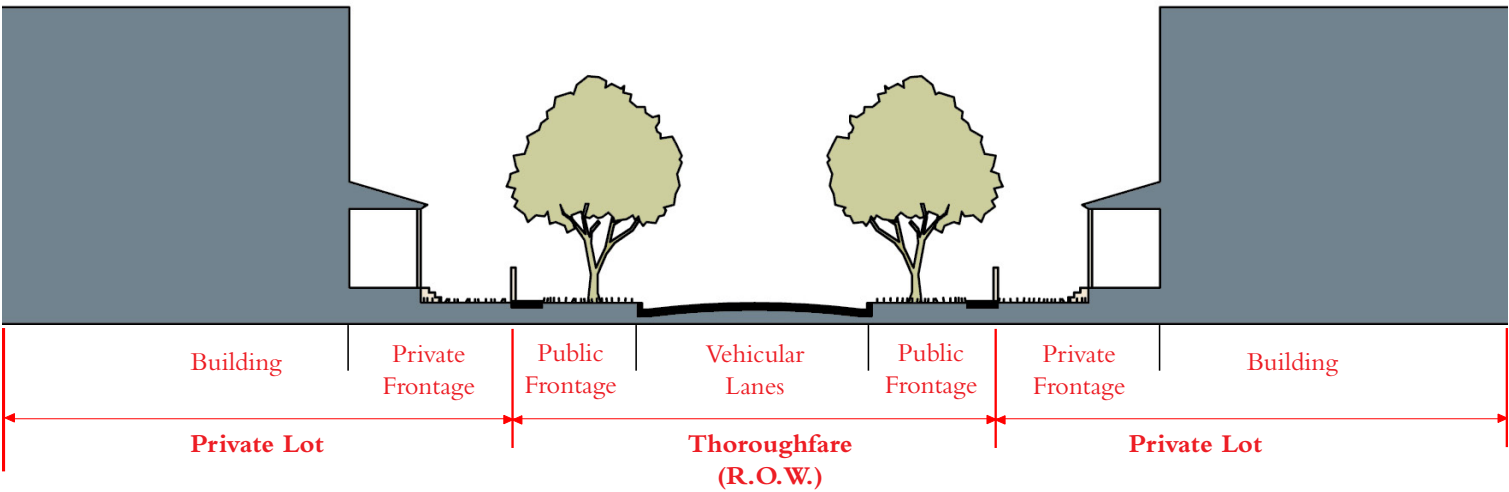
Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line.

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

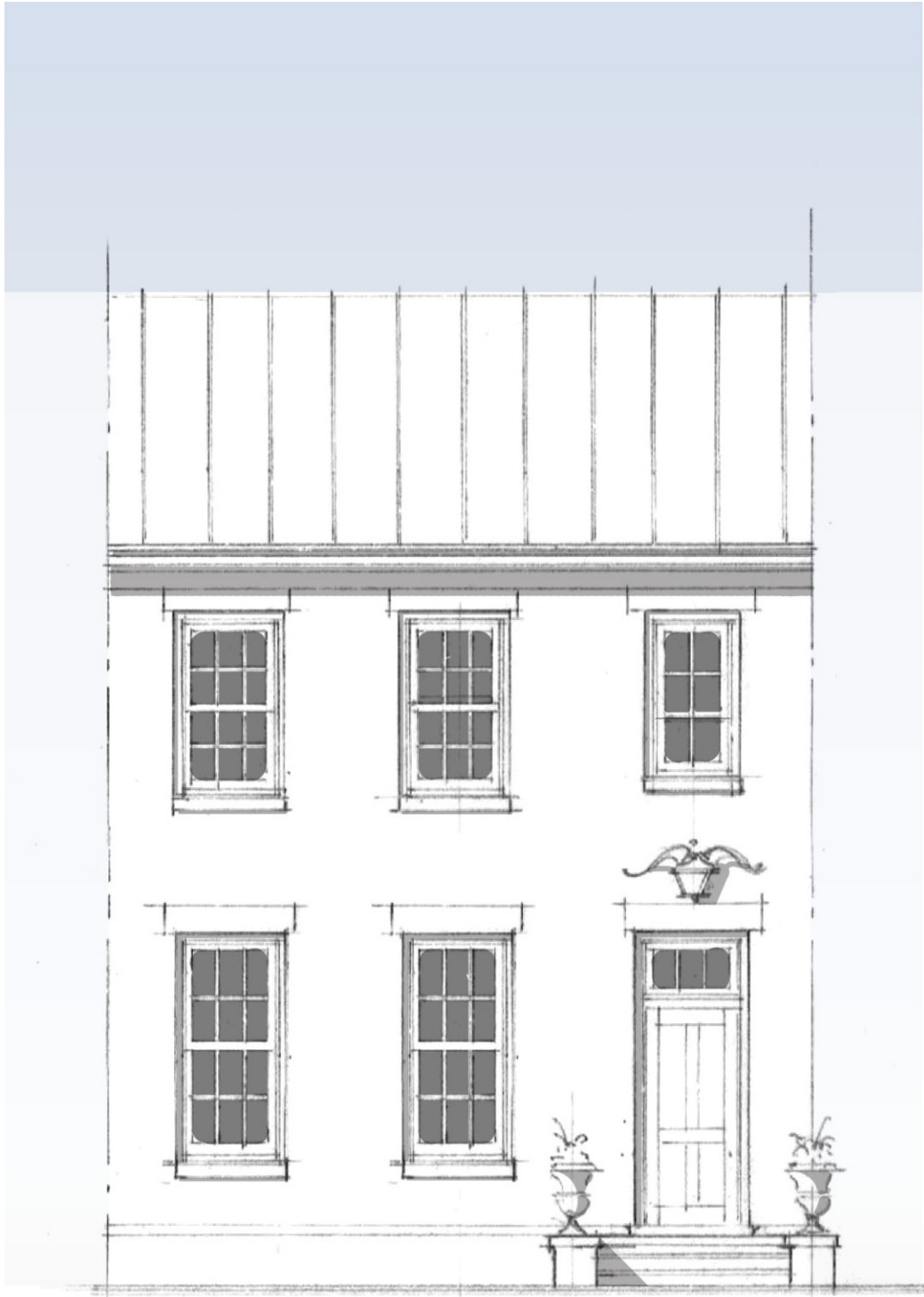




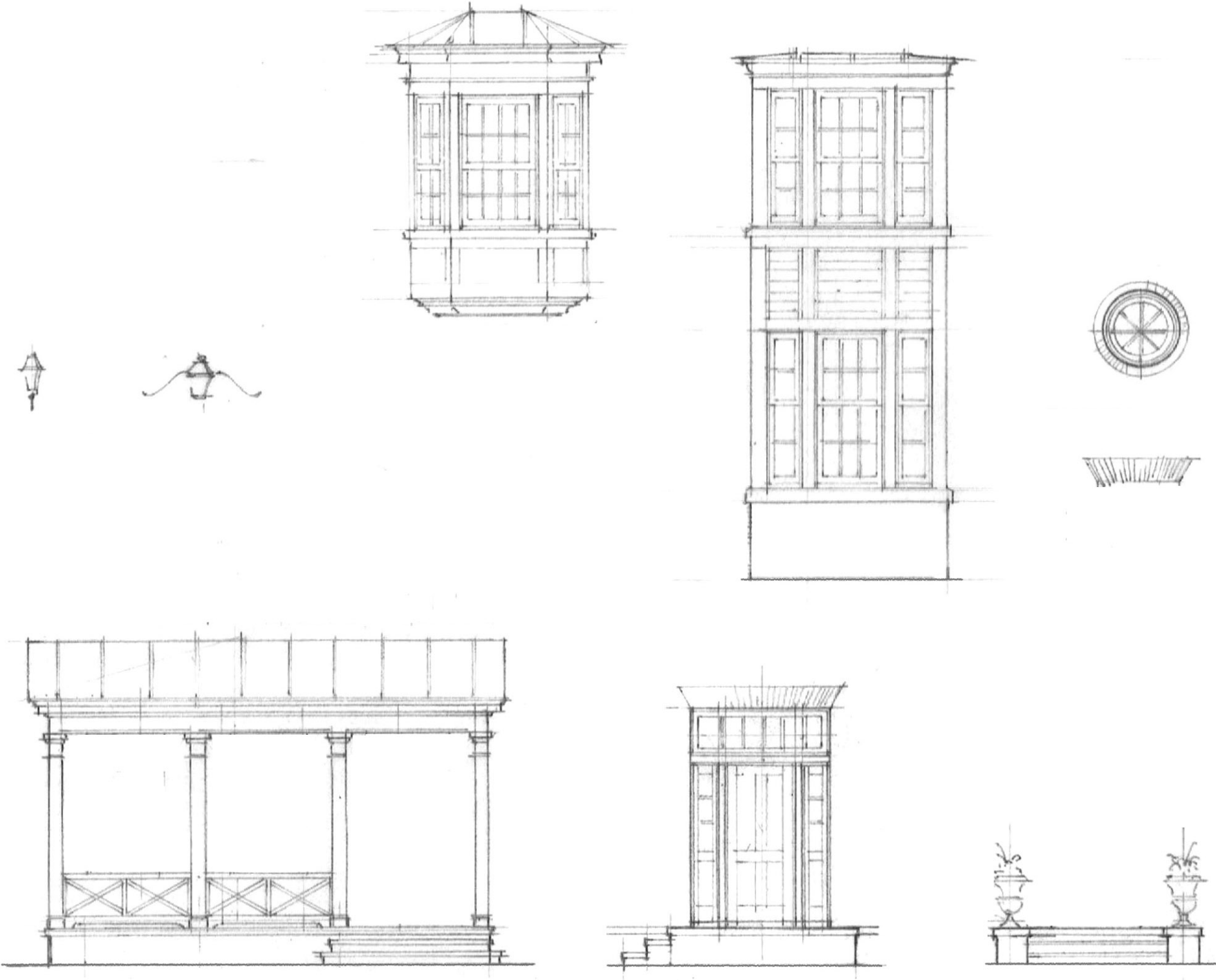
More Uniform Block Elevation



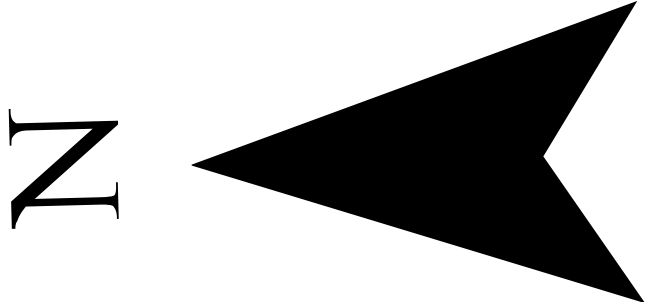
More Varied Block Elevation



Base Townhouse Elevation



Elevation Component Variations

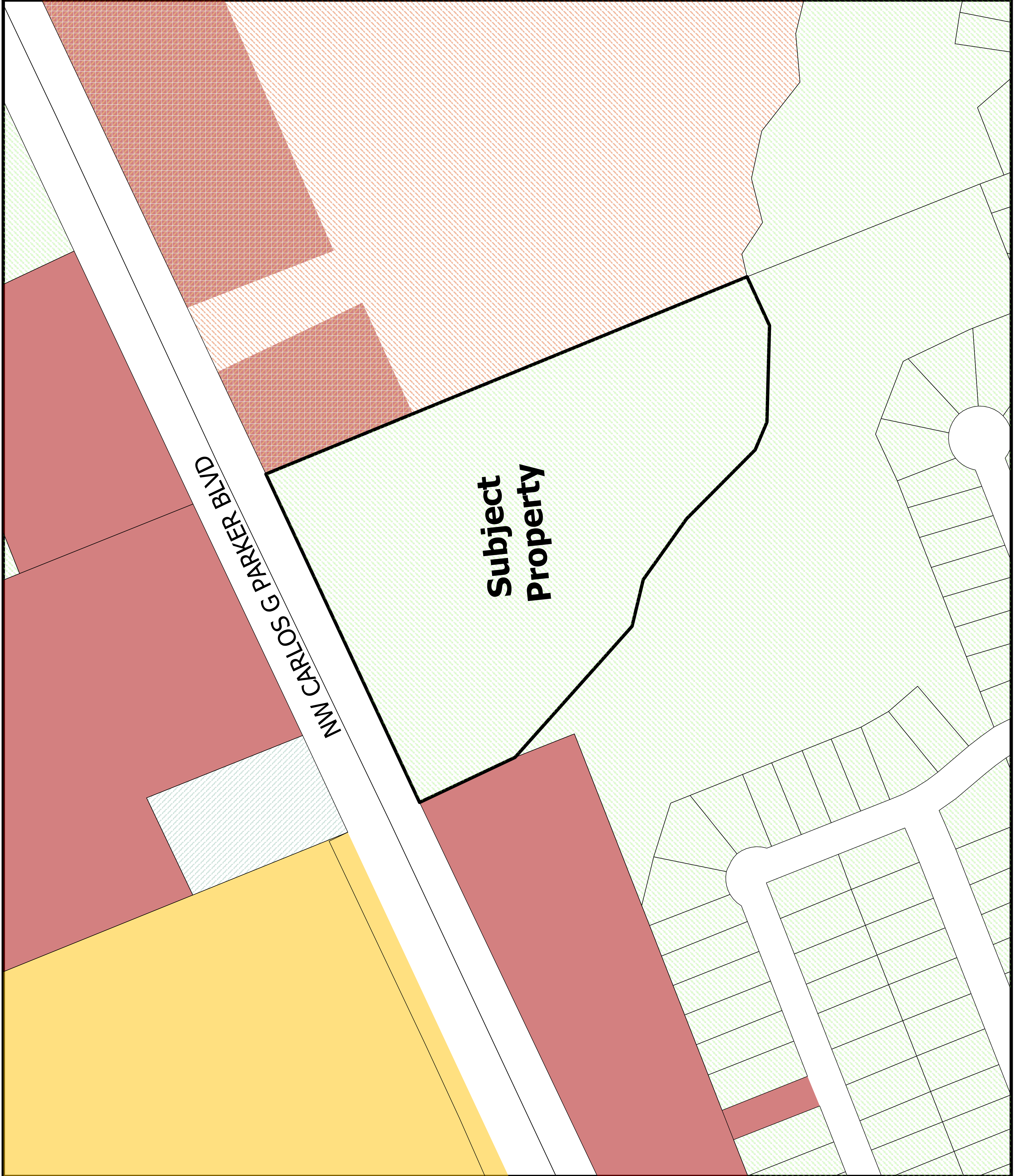


PZ-2022-1434

North BB Creek Townhomes PD/Re-Zoning
Located Along the South Right-of-Way of N.W.
Carlos G. Parker Boulevard, Approximately 1,400
Feet West of the Intersection of N.W. Carlos G.
Parker Boulevard and North Drive
Proposed Zoning Map
Approximately 7.60 Acres

EXHIBIT C

- Legend**
- Proposed R-1/RPD Zoning
 - Parcels
 - Streets
 - ZONING**
 - B-1
 - B-1/CPD
 - MF-2 Multi-Family
 - R-1/RPD: Residential Planned Development
 - R/A Rural Agriculture
 - MF-1/RPD



City of Taylor City Council

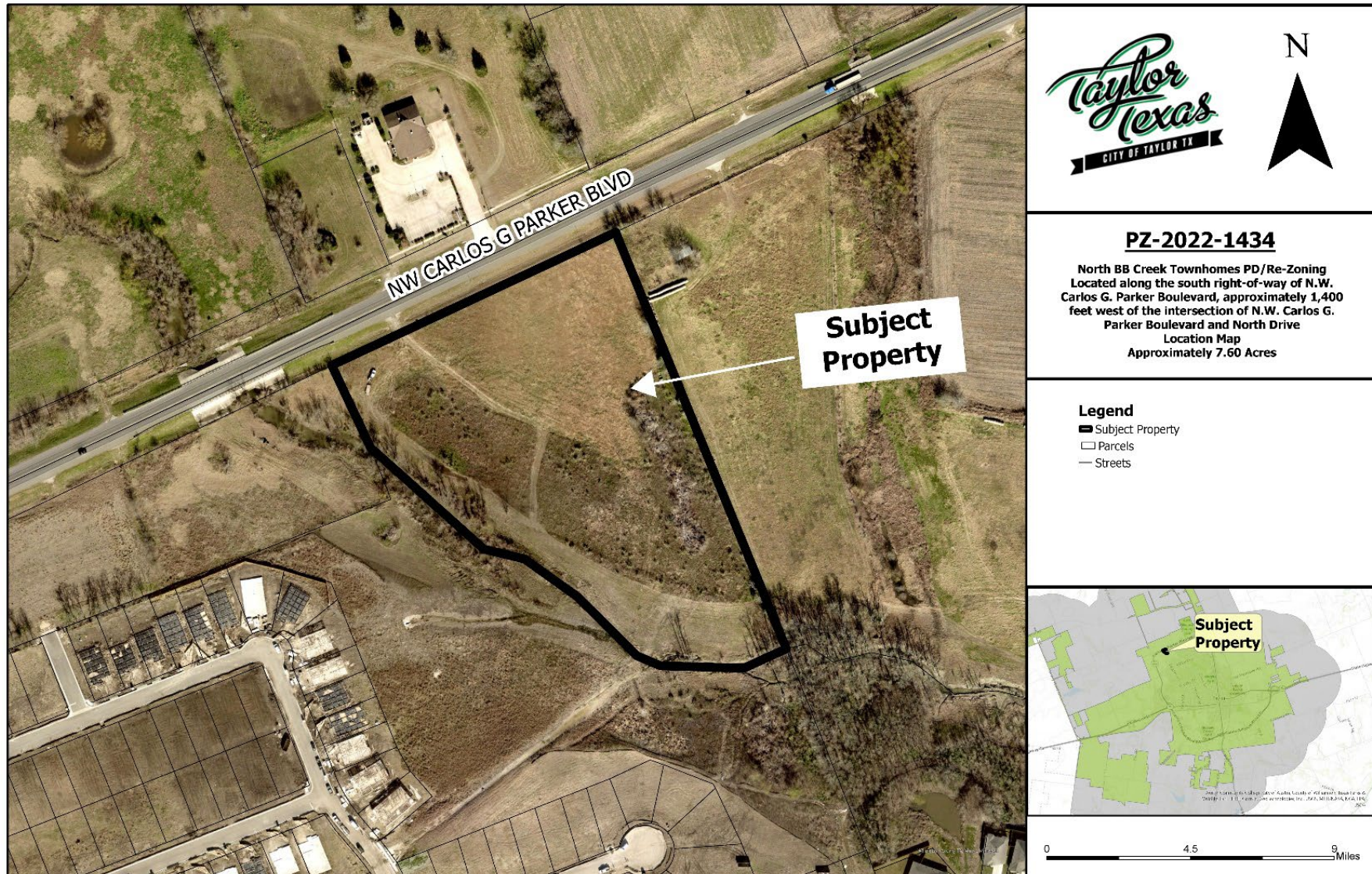
May 26, 2022



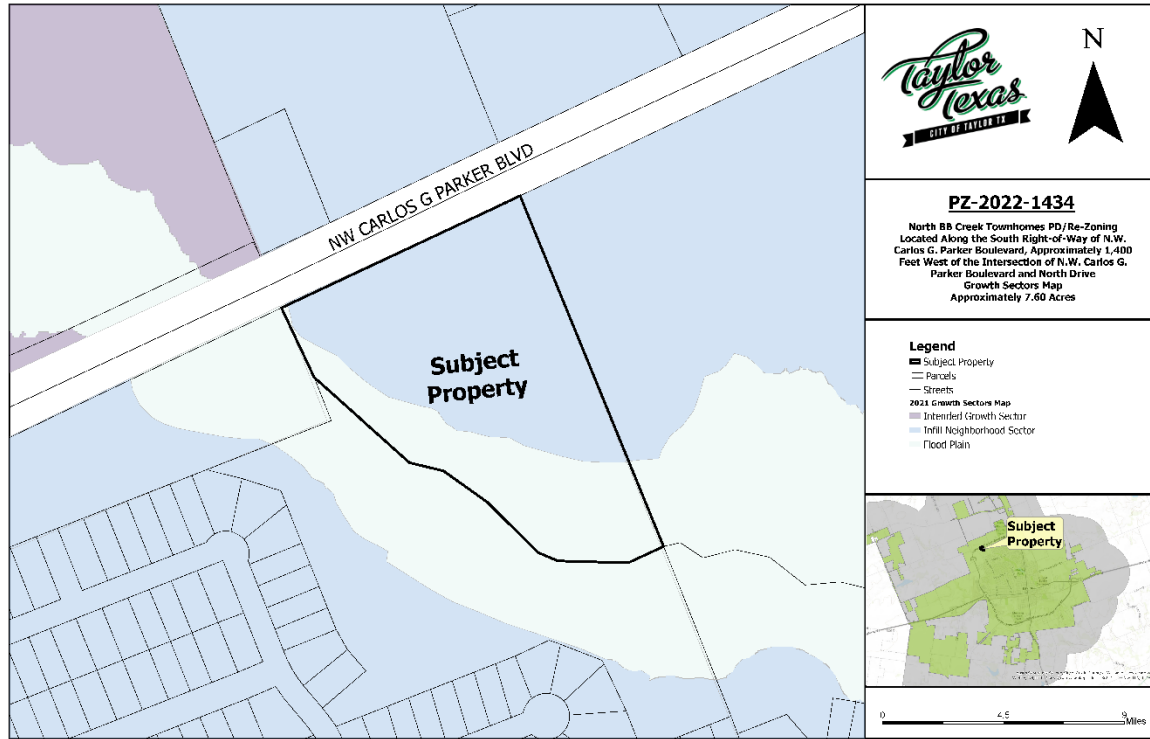
PZ-2022-1434

North BB Creek Townhomes PD/Re-Zoning

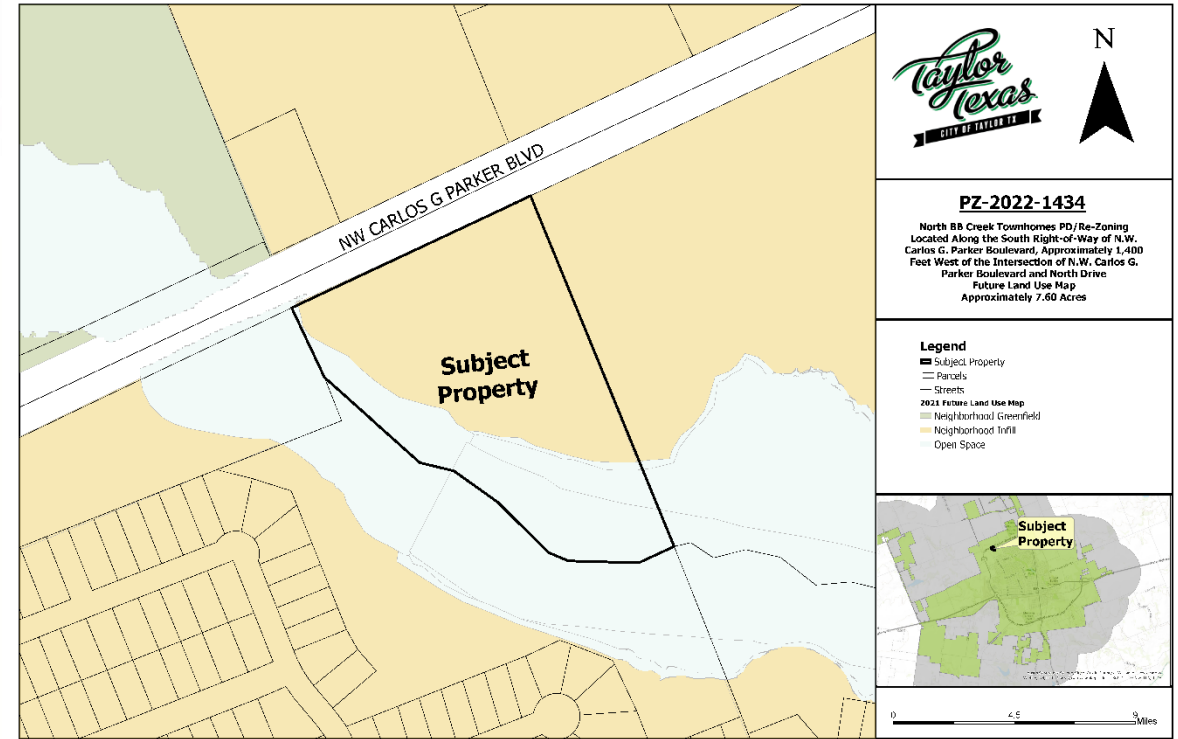
Location Map



Growth Sectors & Future Land Use Maps

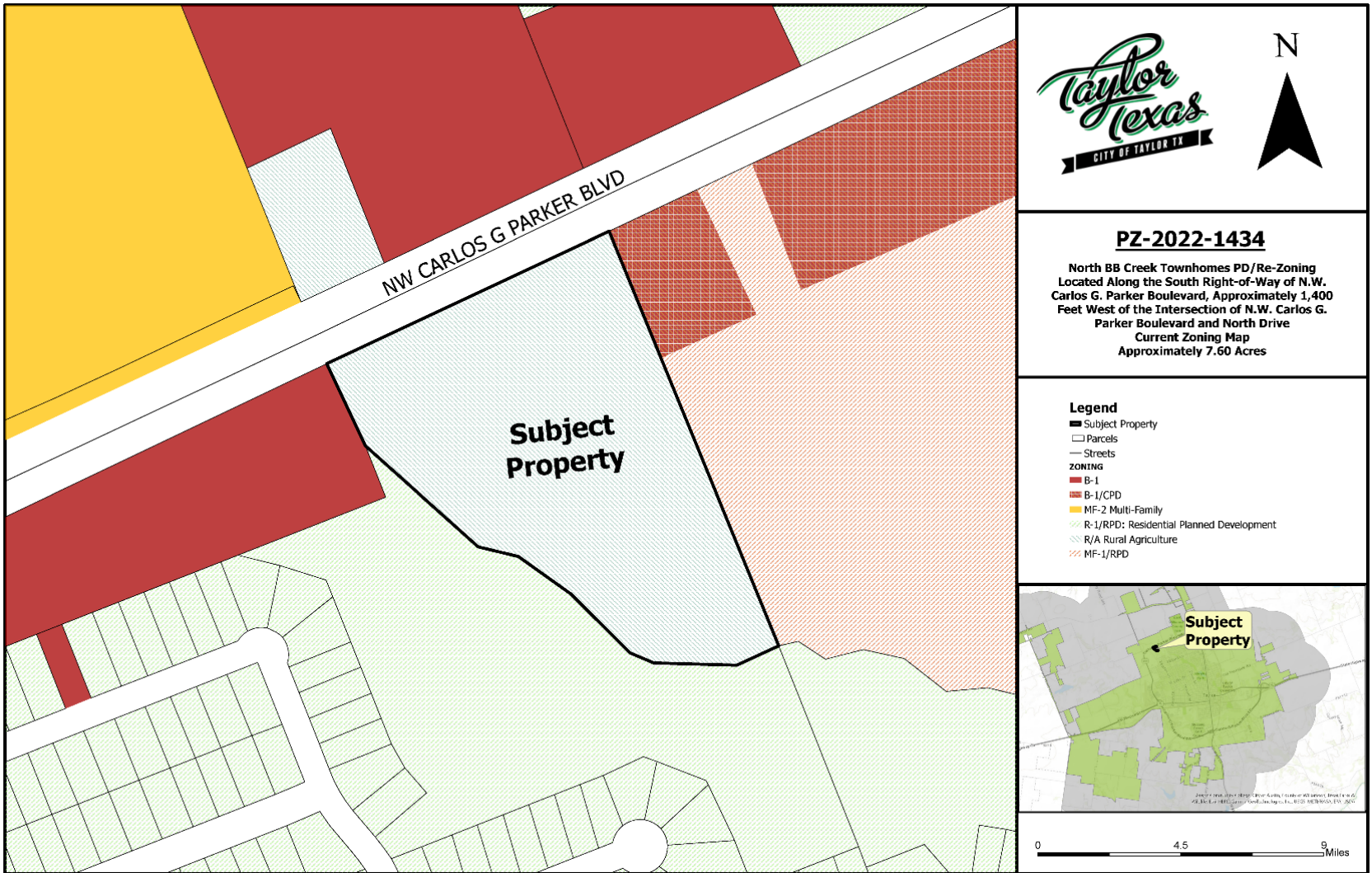


Infill Neighborhood Sector



Neighborhood Infill

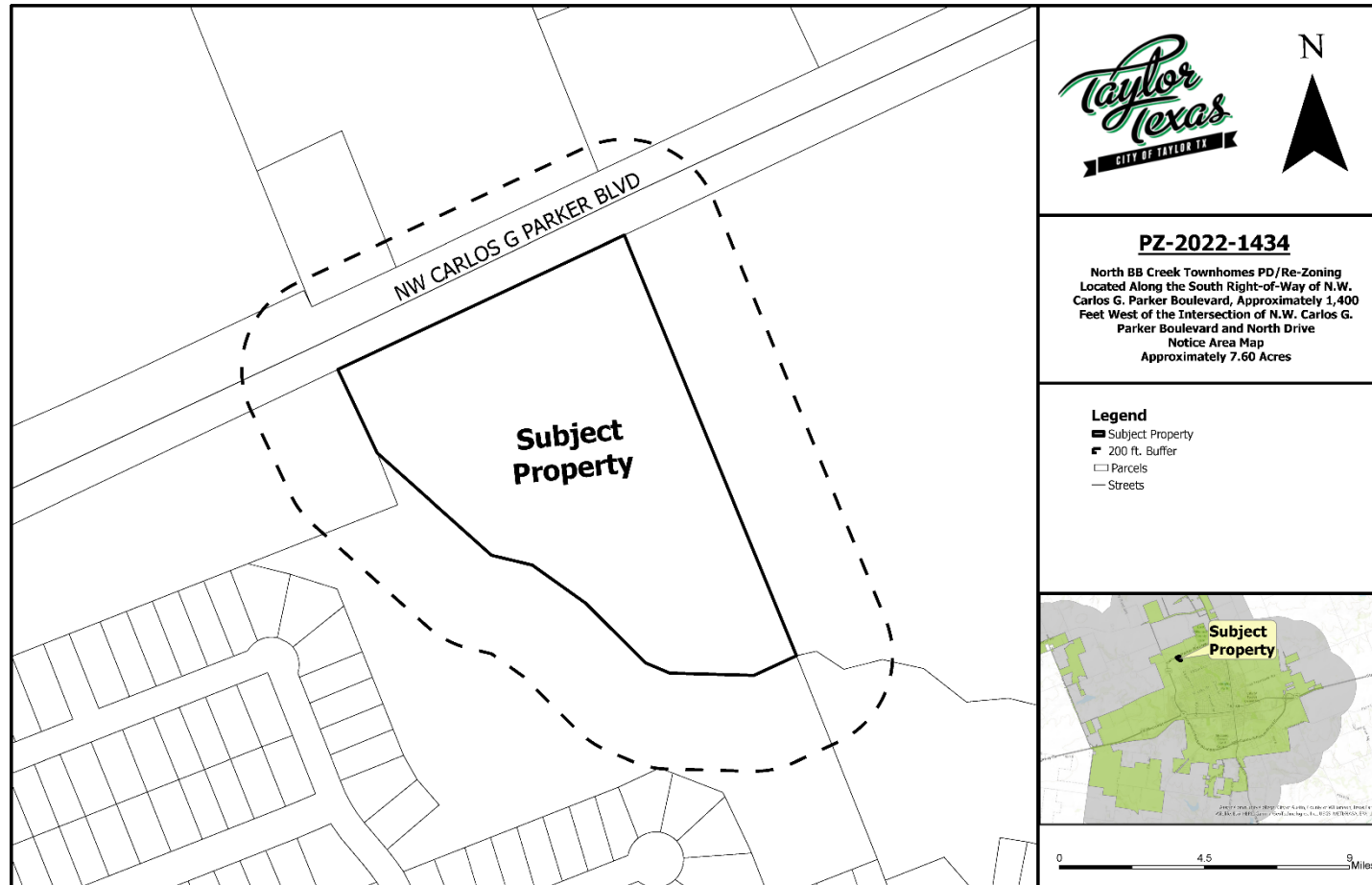
Current Zoning Map



Rural/Agricultural

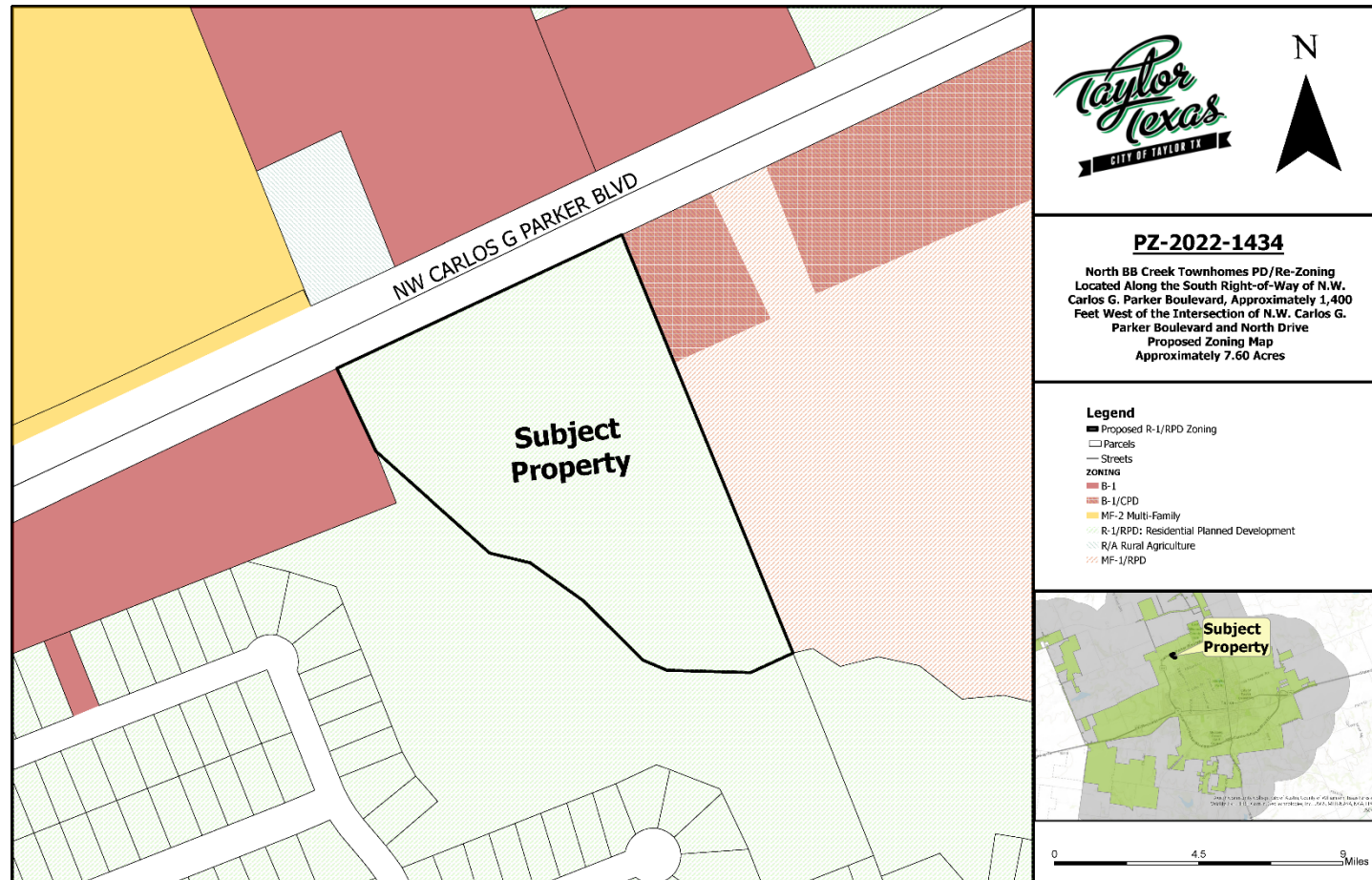


Notice Area Map



- 8 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.

Proposed Zoning Map



Single-Family Residential with a Residential Planned Development Overlay (R-1/RPD)

Proposed Master Layout



Key

- Property Line
- ROW
- Property Lines
- Paved Multi-use Trails
- Proposed Stormwater Pond
- Green Space
- Private Lot
- Parking Pad
- Garage
- ±16' Townhouse
- ± 22' Townhouse or Detached House
- Ground-Floor Commercial with ±22' Townhouse Above
- Civic Structure

Program

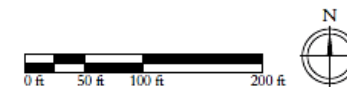
Assumptions

Townhouse Lot Size (2-Car Garage)	22' x 60'
Townhouse Lot Size (1-Car Garage)	16' x 60'
Detached House Lot Size	27' x 60'
Parking (Residential)	2 Spaces / Dwelling Unit
Parking (Commercial)	1 Space / 1,000 Square Feet

Proposed Design

±22' Detached Houses	5 Units
±16' Townhouses	35 Units
±22' Townhouses	22 Units
Total	62 Units
Ground-Floor Commercial	4,000 Square Feet

Parking in Garages (on Private Lots)	79 Spaces
Parking on Pads (on Private Lots)	5 Spaces
Parking in Shared Lots (in Alleys)	11 Spaces
Parking on Street	34 Spaces
Total Provided	129 Spaces
Total Required	128 Spaces
Difference	+1 Spaces



MICHAEL WATKINS ARCHITECT, LLC © 2022
The design is subject to change. Not for construction.

MASTER PLAN

North BB Creek Townhouses
May 5, 2022

3



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

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

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

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

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

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.

T4: Neighborhood General Zone

Open Residential: One dwelling unit and one accessory dwelling unit is permitted on each lot except for corner lots, which may have two accessory units provided that one faces the secondary frontage.

Limited Lodging: The property shall be owner-occupied. The number of bedrooms available for lodging shall be limited to 8. Breakfast may be provided to overnight guests before noon each day (e.g. bed & breakfast or inn).

Limited Office: The area available for office use shall be limited to the first story.

Limited Retail: The building area available for retail use shall be limited to the first story. The specific use shall be further limited to neighborhood store or food service seating no more than 30.

Limited Manufacturing: Manufacturing uses shall be limited to the first story. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).

Civic uses are permitted in any transect zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.

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
- 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.

Use Standards

1. **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.
2. **Parking Requirements.** Parking on the street or in a parking lot within ¼-mile of a lot may be counted toward the parking requirement of that lot. Each on-street space and those in a parking lot may only be counted toward parking requirements once. Parking requirements by use are as follows:
 - **For commercial uses:** 1 space / 1,000 square feet
 - **For residential uses:** 2 spaces/ dwelling unit
 - Parking requirements for all other uses shall be determined by warrant.



Example of a blade sign.



Example of a band sign.

P&Z Recommendation

The Planning & Zoning Commission recommended approval of the proposed rezoning and planned development as it meets the intent of the Comprehensive Plan.



City Council Meeting May 26, 2022 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 6
Agenda Title: Update on Animal Shelter remodel

Council Action to be taken: Receive update and provide direction to staff for bid

Department Submitted: Police Department

Staff Contact: Joseph Branson, Commander/Police Department
Sandy Perio, Animal Control Specialist
Jacob Walker, City Engineer

1. PURPOSE/DESCRIPTION

This agenda item provides an update to Animal Shelter before readying for bid advertisement.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

In late November 2021, HDR provided to city staff an updated cost estimate of architectural and engineering documents that made improvements to the Taylor Animal Shelter. These documents were prepared by Connolly Architects and dated December 2019, which had a cost estimate prepared in December of 2018 that totaled \$995,000. The probable project cost was \$1.6M in late 2021 of documents dated December 2019.

The December 2019 documents had scope to renovate and make improvements to existing structures that are in poor condition. It was determined in late 2021 that the best path forward would be to invest in new custom modular buildings instead of making costly improvements to renovate or retro fit these current structures that are in poor condition.

HDR collaborated closely with (city staff) Sandy Perio and Joseph Branson to create two custom modular building layouts to better suite staff's current needs- as much time has passed since December 2018 or December 2019.

HDR presented an updated site plan, modular building layouts, and the \$1.6M costs to staff and the animal control board on February 16th, 2022.

As a result of the February 16th presentation, there were some functional items at the dog kennel building that Sandy Perio had HDR modify to better serve the needs of community / its patrons.

Since March 2022, HDR has been working closely in reviewing and coordinating the initial set of documents prepared by Connolly Architects, dated December 2019 along with implementing the modifications to the site plan for the new / custom modular buildings. Also, HDR has been working with two modular building manufacturers to obtain quotes for modular buildings, that the city can procure through their own purchasing agreements.

As a result of costs continually escalating, supply chain issues, material demands and modifications to the December 2019 documents - the latest total project costs for the Animal Shelter are currently \$2.2M.

HDR received two quotes for modular buildings in preparation of updating the latest cost estimate from:

- Satellite Shelters, Inc.
- Willscot

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Project will provide longer term solution than remodeling existing buildings. • Project is more economical than a build-in-place facility • Staff now has a better understanding of the functionality /documents and their needs of the Animal Shelter.	• Scope increases and time lapses have caused prices to continue to rise

4. RECOMMENDATION

Recommend to receive update and clear for bid advertisement.

5. FUNDING SOURCE

2022 Bond

6. TIMELINE

Connolly Architects will have bid documents ready by June 1, 2022. Construction is expected to take 9 months.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

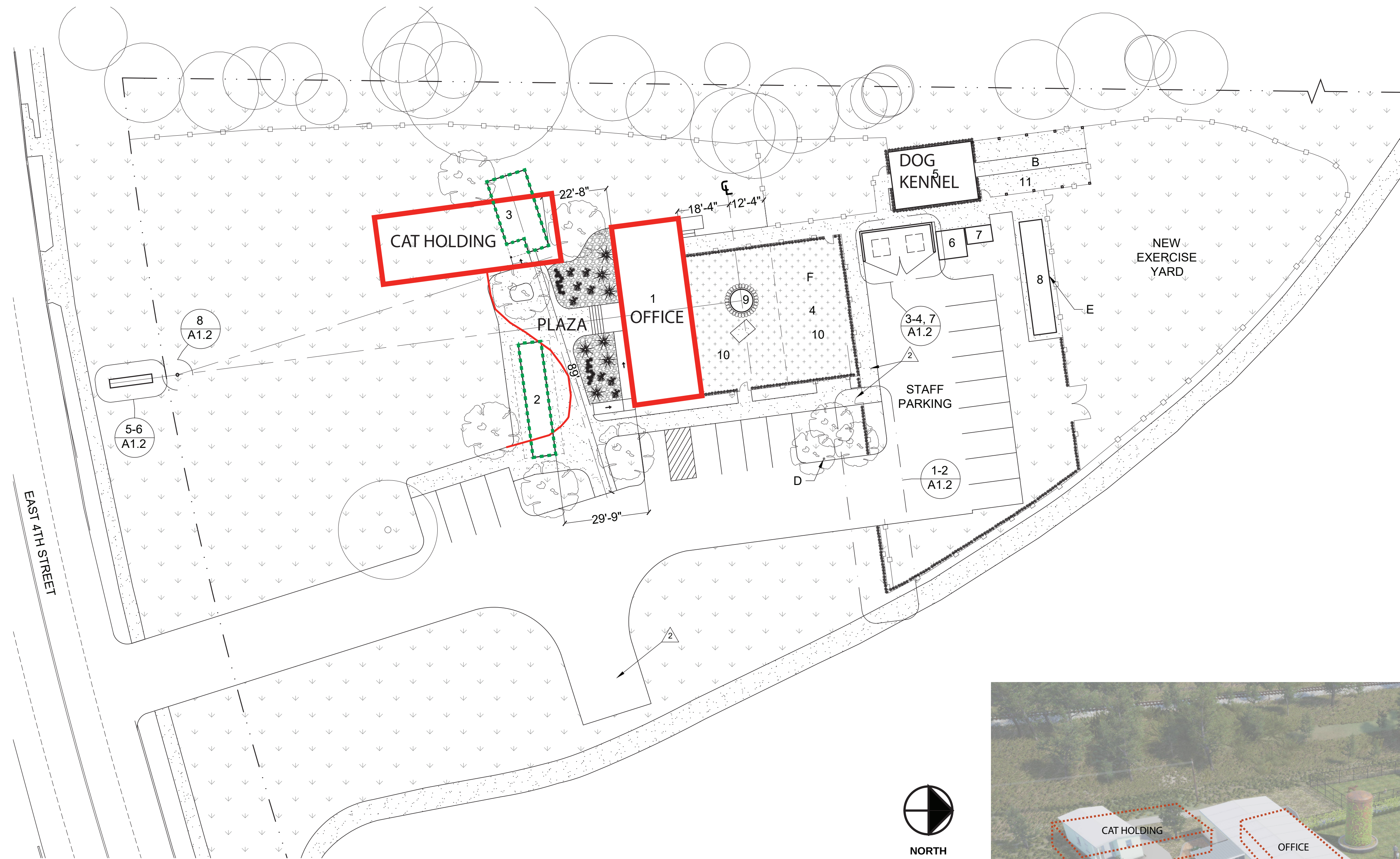
6a. [PDF Presentation](#)

CITY OF TAYLOR

MAY 26, 2022
ANIMAL SHELTER

ORIGINAL SITE PLAN LAYOUT
CURRENT SITE PLAN LAYOUT
MODULAR BUILDINGS
RENDERINGS
PROJECT TIMELINE
PROBABLE PROJECT COSTS





ORIGINAL SITE PLAN LAYOUT



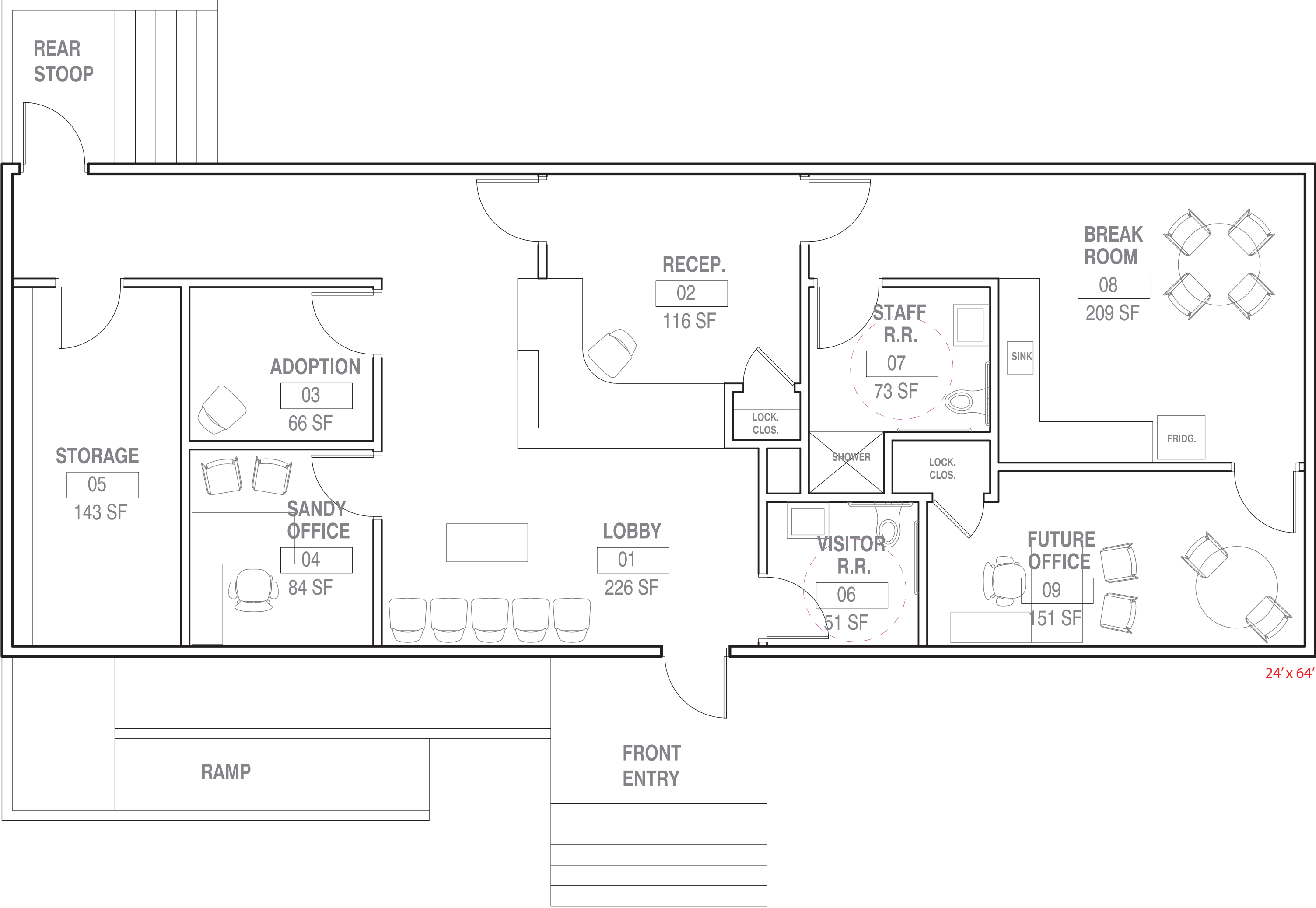
BIRD'S EYE ORIGINAL VIEW



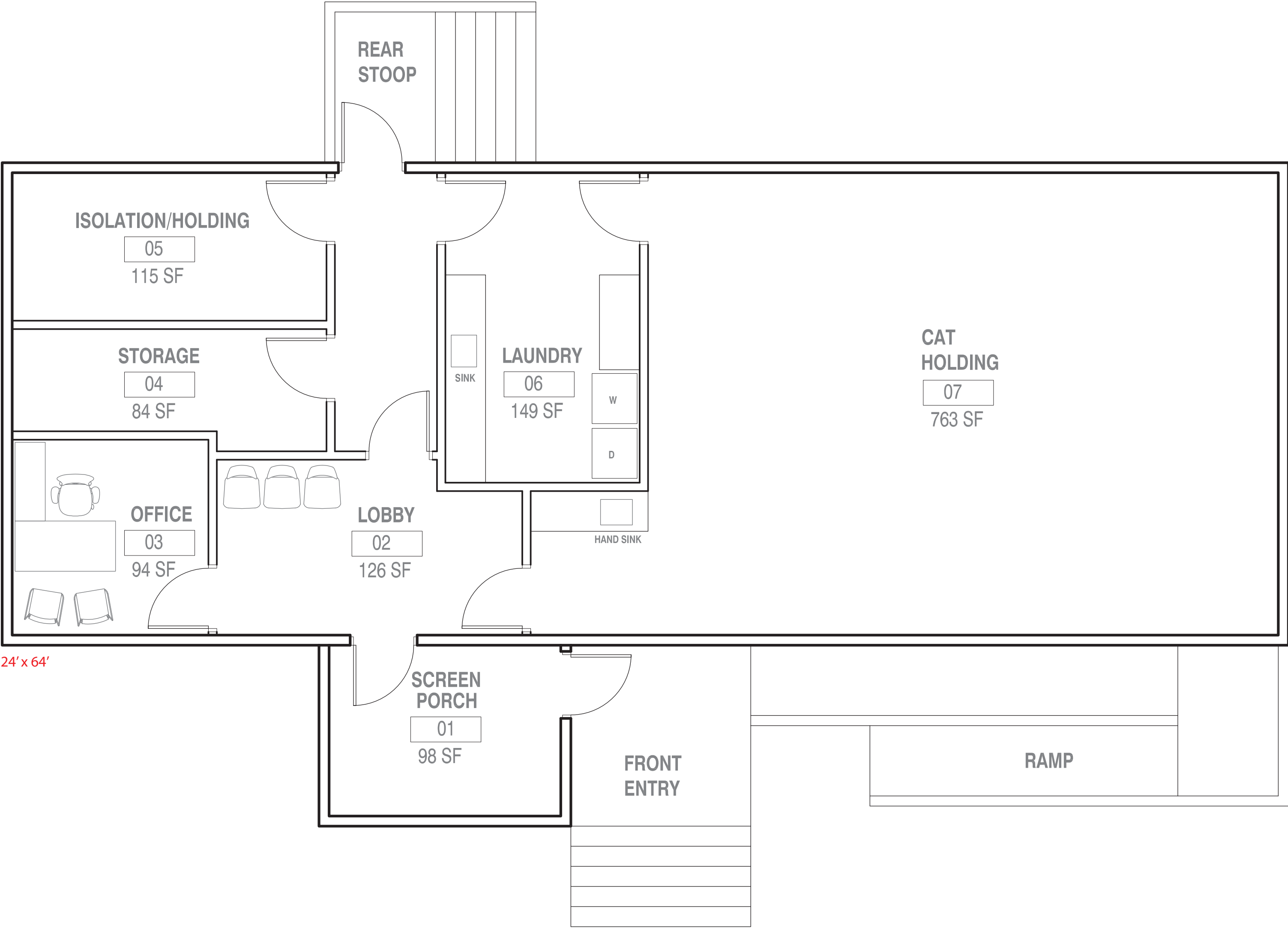
ANIMAL SHELTER



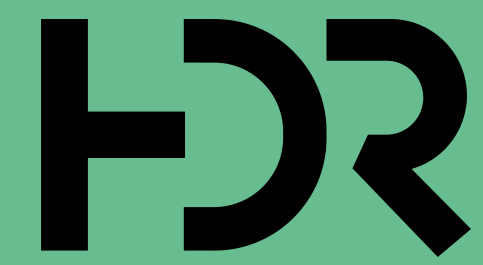
1. NEW OFFICE _24' X 64' MODULAR BUILDING
2. EXISTING BUILDINGS TO REMAIN IN OPERATION UNTIL NEW BUILDINGS / EXPANSION IS COMPLETED
3. NEW CAT HOLDING/CATTAINER _24'X64' MODULAR BUILDING
4. FUTURE KENNEL LOCATION
5. EXISTING DOG KENNEL ENLARGED/EXPANDED
6. EXISTING/RELOCATED STORAGE SHED
7. EXISTING/RELOCATED STORAGE SHED
8. NEW STORAGE CONTAINER
9. EXISTING TOWER



MODULAR TRAILER - OFFICE



MODULAR TRAILER - CAT HOLDING



**CITY OF
TAYLOR**

**ANIMAL
SHELTER**



DEC. 2018

**OPTION 3 SITE PLAN,
PREPARED BY CONNOLLY
ARCHITECTS,
WAS SELECTED**

**TOTAL PROJECT COST
\$995,000**

NOV. 2021

**HDR PROVIDES AN
UPDATED COST
ESTIMATE FOR CONNOLLY
DOCUMENTS DATED
DEC. 2019**

**DISCUSSED CUSTOM
MODULAR LAYOUTS**

**TOTAL PROJECT COST
\$1,600,000**

**\$150,000 OF DESIGN FEE PAID TO
DATE**

FEB. 2022

**PRESENT THE FOLLOWING
TO THE ANIMAL CONTROL
BOARD:**

**SITE PLAN
MODULAR LAYOUTS
RENDERINGS
COSTS**

**TOTAL PROJECT COST
\$1,600,000**

MAY. 2022

**HDR REVIEWS /
COORDINATES
DOCUMENTS AND
PREPARES ISSUE FOR
BID**

**UPDATED MODULAR
COSTS ARE PRESENTED
FROM TWO VENDORS,
(PRICE INCREASE OF
\$160,000)**

DOG KENNEL MODIFIED

**TOTAL PROJECT COST
\$2,200,000**

**\$161,000 OF DESIGN FEE PAID TO
DATE**

PROJECT TIMELINE

ITEM #	ITEM DESCRIPTION	Unit	Est. Qty	Unit Price	Total Per Item
1	Clearing and Grubbing/Site Prep	AC	1.25	\$ 8,500.00	\$ 10,625.00
2	SWPP Best Practices	LS	1	\$ 4,000.00	\$ 4,000.00
3	Stabilized Construction Entrance/Exit	LS	1	\$ 3,500.00	\$ 3,500.00
4	Removal of Exst.Buildings/Demo Exist. Bldgs.	LS	1	\$ 30,000.00	\$ 30,000.00
5	Footing Prep	LS	1.0	\$ 10,000.00	\$ 10,000.00
6	Site Grading	CY	2,177.8	\$ 9.00	\$ 19,600.00
7	Hydromulch Seeding	AC	1.00	\$ 1,600.00	\$ 1,600.00
8	Soils Stabilization	SY	2,177.78	\$ 6.00	\$ 13,066.67
9	Asphalt Drive and Parking	SF	13,475.00	\$ 6.00	\$ 80,850.00
10	Slab on Grade (Containers)	SF	640	\$ 15.00	\$ 9,600.00
11	5" Reinforced Concrete Sidewalk	SF	5,485	\$ 7.00	\$ 38,395.00
12	Ribbon Curb	LF	330	\$ 7.00	\$ 2,310.00
13	Integral Curb and Gutter	LF	465	\$ 12.00	\$ 5,580.00
14	Parking Area Markings and Signage	LS	1	\$ 6,000.00	\$ 6,000.00
15	6' Chain Link Fence, Black Power Coat	LF	900	\$ 65.00	\$ 58,500.00
16	Vehicular Gate	EA	1	\$ 15,000.00	\$ 15,000.00
17	(6)Pedestrian Gates	EA	6	\$ 850.00	\$ 5,100.00
18	Synthetic Lawn	SF	2,800	\$ 25,000.00	\$ 25,000.00
21	Domestic Underground Water Dist.(Extend)	LF	285	\$ 200.00	\$ 57,000.00
22	Sanitary Sewer System	LS	1	\$ 25,000.00	\$ 25,000.00
23	Storm Sewer System	LS	1	\$ 35,000.00	\$ 35,000.00
24	Site Electrical Distribution	LS	1	\$ 23,500.00	\$ 23,500.00
25	Connect Utilities to Modular Buildings	LS	1	\$ 75,000.00	\$ 75,000.00
26	Site Lighting (Parking and Pedestrian)	LS	1	\$ 18,500.00	\$ 18,500.00
27	Site Security (Cameras)	EA	3	\$ 3,500.00	\$ 10,500.00
28	Dumpster Enclosure & Gate			\$ 13,500.00	\$ 13,500.00
29	Drip Irragation	LS	1	\$ 7,500.00	\$ 7,500.00
30	Landscaping	LS	1	\$ 35,000.00	\$ 35,000.00
31	Site Furnishings - Flag Pole/Monument Sign	LS	1	\$ 12,000.00	\$ 12,000.00
Site Work Subtotal				\$	651,226.67
Buildings & Structures Subtotal				\$	842,875.00

Estimated Construction Cost

CONSTRUCTION COST SUBTOTAL \$ 1,494,101.67

Contractor Fee's (4%) \$ 59,764.07

General Conditions (7Months) \$ 210,000.00

Owner Contingency (10%) \$ 149,410.17

*Escalation Contingency (4.5%) \$ 67,234.58

Design Fee (10.8 %) \$ 161,362.98

Construction Administration (3 %) \$ 44,823.05

Geotech (1%) \$ 14,941.02

Material Testing (1.5%) \$ 22,411.53

Total Project Cost \$ 2,224,049.05

ITEM #	ITEM DESCRIPTION	Unit	Est. Qty	Unit Price	Total Per Item
OFFICE MODULAR					
1	Custon 64x24 Building	LS			\$ 234,600
2	Skirting	LS			\$ 7,500
3	Stairs, Deck, Entry and Ramps	LS			\$ 38,000
4	Delivery and Setup	LS			\$ 8,500
					\$ 288,600
KENNEL					
5	Demo- Roof/Exist. Kennels/Windows	SF	1,155	\$ 5	\$ 5,775
6	Demo Exist. Slab /Sawcut				\$ 3,700
7	New Conc. Slab and Drains				\$ 24,500
8	New Galvalume Roof	SF	3,300	\$ 16	\$ 52,800
9	New Kennels/Gates	LS			\$ 38,000
10	New CMU Infill	LS			\$ 28,000
11	Guillotine Doors				\$ 4,200
12	New Glass Block Windows	LS			\$ 4,750
13	Frame Roof /Steel Columns/Footings	LS			\$ 55,000
14	Mechanical Buildout	SF	600	\$ 12	\$ 7,200
15	Electrical Buildout	SF	600	\$ 9	\$ 5,400
16	Plumbing Buildout	SF	600	\$ 13	\$ 7,800
17	Heaters and Fans	LS			\$ 8,800
					\$ 245,925
CAT HOLDING MODULAR					
18	Custom 64x24 Building	LS			\$ 217,100
19	Skirting	LS			\$ 7,500
20	Screen Porch	LS			\$ 28,500
21	Stairs, Deck, Entry and Ramps	LS			\$ 38,000
22	Delivery and Setup	LS			\$ 8,500
					\$ 299,600
STORAGE CONTAINER					
23	8x40 container	LS			\$ 8,750

\$ 842,875

PROBABLE PROJECT COSTS



CITY OF TAYLOR

ANIMAL SHELTER

* The escalation contingency is based upon the project starting construction in the next 3 months (1.5% each month).



City Council Meeting May 26, 2022 Transmittal Letter

STRATEGIC PILLAR

☒ Streets/Infrastructure

☐ Quality of Life

☐ Economic Vitality

Agenda Item #: 7

Agenda Title: **Consider Authorizing the Award of Contract for the North Pump Station Improvements.**

Council Action to be taken: Authorize contract

Department Submitted: Public Works

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

1. PURPOSE/DESCRIPTION

This item refers to the bid for the North Pump Station Improvements of Taylor's water distribution system.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Samsung project requires system-wide water upgrades to meet the demands. Part of the upgrades are improvements to the North Pump Station.

The North Pump Station improvements include the expansion of the pump station with two (2) additional pumps of equal capacity to the three (3) existing pumps, associated pipe and distribution system modifications, and associated electrical upgrades to the pump station. Currently, the North Pump Station has three pumps (two duty pumps and one standby pump) to serve the City's demands. In order to meet future peak demands of the Samsung manufacturing facility, in addition to the City's increased demands, two identical pumps are being added to the existing pump station.

In March, Council awarded the procurement of a generator and automatic transfer switch (ATS). This generator set will provide backup power to the future expanded North Pump Station in the event of a power loss.

This contract awards the construction improvements required to expand the pump station and install the previously procured generator and ATS.

Per the contract, the contractor has 250 calendar days to complete the improvements in order to meet the demand schedule for the City to deliver water to Samsung.

The City advertised bids on May 1st and May 8th and opened bids on May 17th. There were 4 bids received with three considered responsive, as seen in the summary table below:

Company	Bid	Meets Schedule
Udelhoven, Inc	\$ 1,763,183.85	No
CSA Construction	\$ 2,124,640.00	Yes
B-5 Construction Co., Inc.	\$ 2,195,340.10	Yes
Associated Construction Partners	\$ 2,562,441.10	Yes

Udelhoven, Inc. submitted the lowest bid, but their bid stated a pump delivery date beyond the allowable contract times. The contract times call for substantial completion within 250 days, and final within 270 days. Udelhoven, Inc. wrote in their bid that pump delivery would be 53 weeks (371 days). Due to the critical time component of the project to deliver water to Samsung per the City's agreements, HDR considers Udelhoven unresponsive. A reference check has been conducted of CSA Construction yielding positive feedback as well as the City and HDR's current and past positive experiences with CSA. Therefore, HDR recommends award to CSA Construction in the amount of \$2,124,640.00.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
- The project budget allows for this award - The construction schedule can be met to allow for the City's delivery schedule to be met to Samsung	They are not the lowest cost bid in terms of dollars

4. RECOMMENDATION

Recommend awarding CSA Construction the bid for the North Pump Station Improvements.

5. FUNDING SOURCE

Samsung Bond Funds

6. TIMELINE

The contractor has 250 days for substantial completion and 270 days for final completion.

7. OTHER OPTIONS (In order of preference)

1. Reevaluate bids.
2. Reject all bids.

8. ATTACHMENTS

7a. [Recommendation to Award to CSA Construction](#)



May 18, 2022

Mr. Jim Gray, Public Works Director
City of Taylor
400 Porter Street
Taylor, Texas
Via email to: Jim.Gray@taylortx.gov

RE: North Pump Station Improvements - Recommendation to Award

Dear Mr. Gray,

On May 17, 2022, HDR Engineering assisted the City of Taylor in opening bids for the above-referenced project. The bid included the construction for improvements to the City's North Pump Station to expand the pumping capacity and install the previously procured generator and automatic transfer switch.

Four bid proposals were submitted with three bid proposals considered responsive. One bidder stated within the bid they could not meet the contract times per the agreement; therefore, they are considered unresponsive. Three responsive bid proposals were submitted with total bid prices ranging from \$2,124,640.00 to \$2,562,441.10. A detailed Bid Tabulation is enclosed for your review. Based on our review of the bids submitted, CSA Construction (CSA) of Houston, Texas is the lowest responsive bidder.

A reference check was performed on CSA via a telephone poll of owners and engineers for similar projects the contractor has worked on in Texas over the past several years. The overall impression from the references we spoke with was that CSA provides quality work in a timely and professional manner, and that all would gladly work with them again. CSA is currently under contract with the City of Taylor for the Mustang Creek Wastewater Treatment Plant Train 2 Rehabilitation Project and plans to use the same project management team. HDR has had a positive experience with CSA throughout the WWTP project. Additionally, the company appears to have a solid financial condition, credit rating, and payment history.

Based on the information presented, HDR recommends the City of Taylor accept the bid from CSA in the amount of \$2,124,640.00. We will prepare the Notice of Award Letter and other contract documents to be forwarded to CSA if the City of Taylor concurs with this recommendation.

Sincerely,
HDR Engineering, Inc.

Jacob E. Walker, P.E.
Associate | Project Manager

Attachment: Bid Tabulation



City of Taylor, TX
North Pump Station Improvements
Bids Opened 05/17/2022, 2:00 PM



Bidder				Udelhoven, Inc.		CSA Construction	
Acknowledgement of Addendum 01				✓		✓	
Acknowledgement of Addendum 02				✓		✓	
Bid Security				✓		✓	
Qualifications Statement Section 00 45 13				✓		✓	
Vendor Compliance to State Law Section 00 45 46				✓			
Evidence of Authority to do Business in Texas				✓			
Contractor's License Number as Evidence of Bidder's State Contract License							
Identification of Proposed Subcontractors				✓			
Identification of Proposed Suppliers				✓			
BASE BID ITEMS							
Bid item #	Description	Quantity	Units	Price	Total Price	Price	Total Price
1	Furnish all labor, equipment, materials & install two (2) high service pumps and all necessary incidentals to construction an operational pump station	1	LS	\$ 1,187,664.81	\$ 1,187,664.81	\$ 1,245,700.90	\$ 1,245,700.90
2	Furnish all labor, equipment, materials to install an operational emergency stand-by generator & automatic transfer switch (see Item No. 4 for emergency stand-by generator & automatic transfer switch equipment & accessories ALLOWANCE)	1	LS	\$ 63,077.94	\$ 63,077.94	\$ 366,498.00	\$ 366,498.00
3	Lump Sum for remaining payment owed to Seller of emergency stand-by generator, automatic transfer switch, & related accessories. See agreement Exhibit A for Procurement Contract Details	1	LS	\$ 262,441.10	\$ 262,441.10	\$ 262,441.10	\$ 262,441.10
TOTAL BASE BID (SUM OF ITEMS 1-3)					\$ 1,513,183.85		\$ 1,874,640.00
ALLOWANCES							
	Owner's General Construction Contingency	1	LS	\$ 225,000.00	\$ 225,000.00	\$ 225,000.00	\$ 225,000.00
	Supplying & Installing Metal Stairs & Related Reinforced Concrete Landings for Emergency Stand-By Generator Access	1	LS	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
TOTAL FOR ALL LUMP SUM ALLOWANCES					\$ 250,000.00		\$ 250,000.00
TOTAL BASE BID PRICE (TOTAL OF ALL LUMP SUM ITEMS)					\$ 1,513,183.85		\$ 1,874,640.00
TOTAL BID AMOUNT (SUM OF TWO ROWS ABOVE)					\$ 1,763,183.85		\$ 2,124,640.00



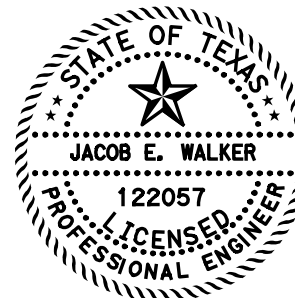
City of Taylor, TX
North Pump Station Improvements
Bids Opened 05/17/2022, 2:00 PM



Bidder				B-5 Construction Co., Inc.		Associated Construction Partners	
	Acknowledgement of Addendum 01			✓		✓	
	Acknowledgement of Addendum 02			✓		✓	
	Bid Security			✓		✓	
	Qualifications Statement Section 00 45 13			✓		✓	
	Vendor Compliance to State Law Section 00 45 46					✓	
	Evidence of Authority to do Business in Texas					✓	
	Contractor's License Number as Evidence of Bidder's State Contract License						
	Identification of Proposed Subcontractors					✓	
	Identification of Proposed Suppliers					✓	
BASE BID ITEMS							
Bid item #	Description	Quantity	Units	Price	Total Price	Price	Total Price
1	Furnish all labor, equipment, materials & install two (2) high service pumps and all necessary incidentals to construction an operational pump station	1	LS	\$ 1,211,316.00	\$ 1,211,316.00	\$ 1,650,000.00	\$ 1,650,000.00
2	Furnish all labor, equipment, materials to install an operational emergency stand-by generator & automatic transfer switch (see Item No. 4 for emergency stand-by generator & automatic transfer switch equipment & accessories ALLOWANCE)	1	LS	\$ 471,583.00	\$ 471,583.00	\$ 400,000.00	\$ 400,000.00
3	Lump Sum for remaining payment owed to Seller of emergency stand-by generator, automatic transfer switch, & related accessories. See agreement Exhibit A for Procurement Contract Details	1	LS	\$ 262,441.10	\$ 262,441.10	\$ 262,441.10	\$ 262,441.10
TOTAL BASE BID (SUM OF ITEMS 1-3)					\$ 1,945,340.10		\$ 2,312,441.10
ALLOWANCES							
	Owner's General Construction Contingency	1	LS	\$ 225,000.00	\$ 225,000.00	\$ 225,000.00	\$ 225,000.00
	Supplying & Installing Metal Stairs & Related Reinforced Concrete Landings for Emergency Stand-By Generator Access	1	LS	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
TOTAL FOR ALL LUMP SUM ALLOWANCES					\$ 250,000.00		\$ 250,000.00
TOTAL BASE BID PRICE (TOTAL OF ALL LUMP SUM ITEMS)					\$ 1,945,340.10		\$ 2,312,441.10
TOTAL BID AMOUNT (SUM OF TWO ROWS ABOVE)					\$ 2,195,340.10		\$ 2,562,441.10

Jacob E. Walker

I, Jacob E. Walker do hereby certify that this bid tabulation is accurate and true





City Council Meeting May 26, 2022 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 8

Agenda Title: Receive update on downtown landscape, streetscape, striping, and signage improvements for public bid

Council Action to be taken: Receive update

Department Submitted: Development Services, Public Works

Staff Contact: Tom Yantis, Assistant City Manager
Jim Gray, Public Works Director
Jacob Walker, City Engineer (HDR)

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is to present an overview of several downtown improvement projects that are planned to be advertised for public bid within the coming weeks. One bid set will include the addition of downtown directional signage, decorative banners for existing streetlights, new City Hall sign and signage for the Heritage Park Stage and Farmer's Market Pavilion. A second bid set includes landscape improvements for downtown landscape islands. A third bid set includes restriping of downtown streets plus City Hall parking lot restriping. A fourth bid set includes pedestrian and intersection improvements at the northwest corner of 2nd and Main.

The purpose of bidding the four projects within the same time frame is to understand the total costs of all downtown improvements and determine how the City funds allocated for the specific projects could be consolidated and directed to implement the desired improvements.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

In April 2021, staff made a presentation to the Main Street Advisory Board to get their input and recommendation on how to use the remaining bond funds. The Main Street Advisory Board recommended using the remaining bond funds for the following projects in priority order until the funds are depleted:

1. Begin implementation of wayfinding sign plan
2. Implement landscape plan for downtown planting beds
3. Re-stripe downtown streets to maximize on-street parking
4. Implement incremental improvements on W. 2nd between Main and Talbot

5. Improvements to Porter Street linking to Amtrak Station

Staff presented the Main Street Advisory Board's recommendation to City Council at the May 27, 2021 meeting and the Council unanimously adopted the recommendation.

On February 24, 2022, the landscape bids were rejected by Council with the direction to restructure the project to better fit within the available funds. The plans originally included full irrigation design and installation. Many questions and unknowns existed about the condition of the existing irrigation system and underground sleeving. As such, it is believed that may have impacted the bids. In an effort to reduce uncertainty for bidders, the new plan sets will reflect plantings and drip irrigation within the islands only. The City will be responsible for ensuring that each landscape island has a fully functioning irrigation source and controller.

SEC Planning has previously prepared an extensive set of signage plans for the entire downtown area that includes banner signs on existing poles, parking signs, directional signs and public information signage. After meeting with the Main Street Director and Board, the signage was prioritized into the following signs:

1. City Hall Sign
2. Downtown Pedestrian Directory Signs
3. Banners to be attached to existing cobra street light poles
4. Identification signage attached to Heritage Park Stage
5. Identification signage attached to the Heritage Park Pavilion

HDR has designed the downtown striping in conjunction with City staff and downtown stakeholders, including the Main Street Board. The project adds 300 designated parking spaces on-street and 15 parking spaces at City Hall.

HDR also has been designing the streetscape improvements for 2nd and Main to bring the pilot program into permanence. HDR has coordinated with the Texas Historical Commission as well as TxDOT for approval of the project.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Bidding all projects together will allow Council to understand total project costs and shift funds accordingly • Redesigning landscaping will bring better bid prices	• All construction costs are escalated since project inception, and the total budget may be more than available funds allow • Redesigning landscaping puts additional burden on the City to resolve irrigation

4. RECOMMENDATION

Receive update

5. FUNDING SOURCE

Downtown Bond Funds

6. TIMELINE

Bidding in June 2022; Implementation in Summer/Fall 2022

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

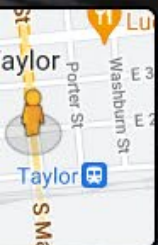
8. ATTACHMENTS

8a. [PowerPoint presentation](#)

Downtown Improvement Project Updates

City Council – May 26, 2022

1. 2nd & Main
2. Downtown Striping
3. Signage & Banners
4. Downtown Landscaping



Google

2nd & Main NW Corner Improvements

- **New Curb, Sidewalk, and Brick Pavers**
 - Bollards for Pedestrian Safety (red dots)
 - Pedestrian Signal Poles (yellow dots)
 - Inlet Modification (maroon dot)
- **Example:**



2nd & Main NW Corner Improvements

- Construction Estimate: **\$200,000**
- **Schedule**
 - TxDOT Letter of Authorization required to advertise, anticipated in June
 - Bid Opening end of June/early July
 - City Council & TxDOT approvals in July
 - Construction Begins Early August
 - Final Completion Early October



Downtown Striping

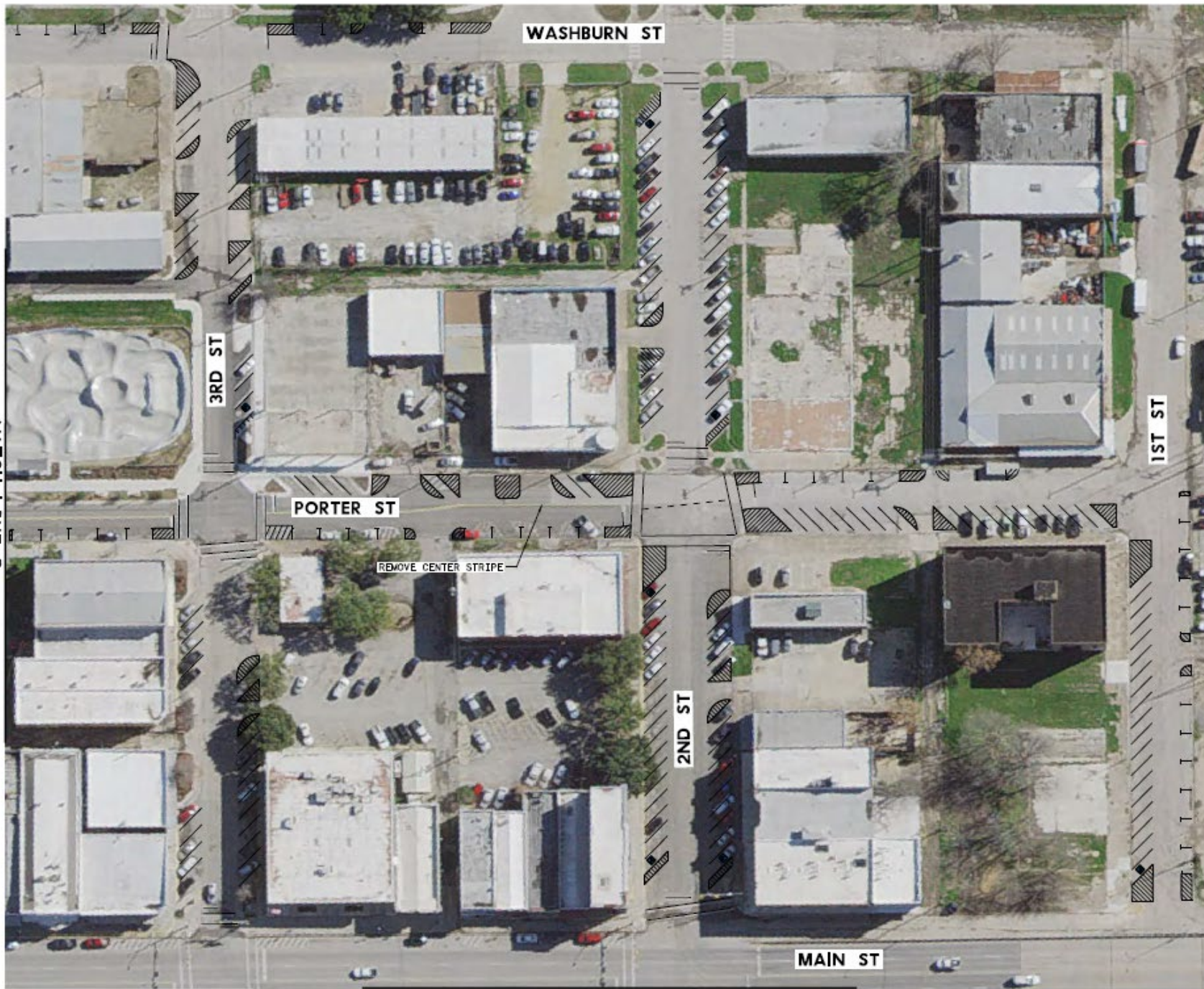
- Project will restripe on-street parking downtown
 - Project will add **300** designated on-street parking spaces
 - Project will add **15** parking spaces at City Hall
- Construction Estimate: **\$80,000**
- Advertise in June, Construction in July/August

On-Street Parking Spaces		
Type	Existing	Proposed
Accessible	13	17
Parallel	24	130
Angeled	221	411
Total	258	558

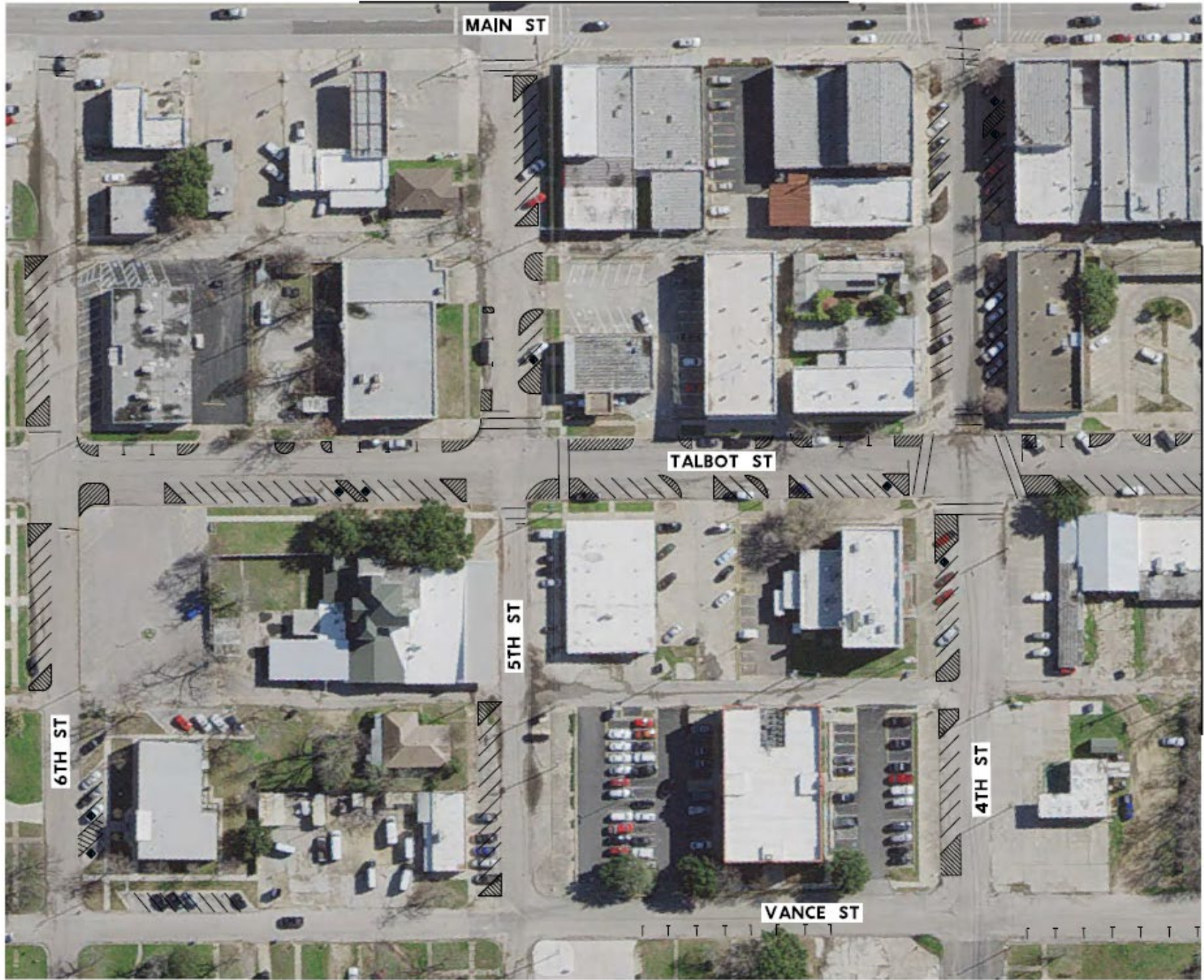
City Hall Parking Spaces		
Type	Existing	Proposed
Accessible	7	7
Straight	5	0
Angeled	94	114
Total	106	121



MATCH LINE B



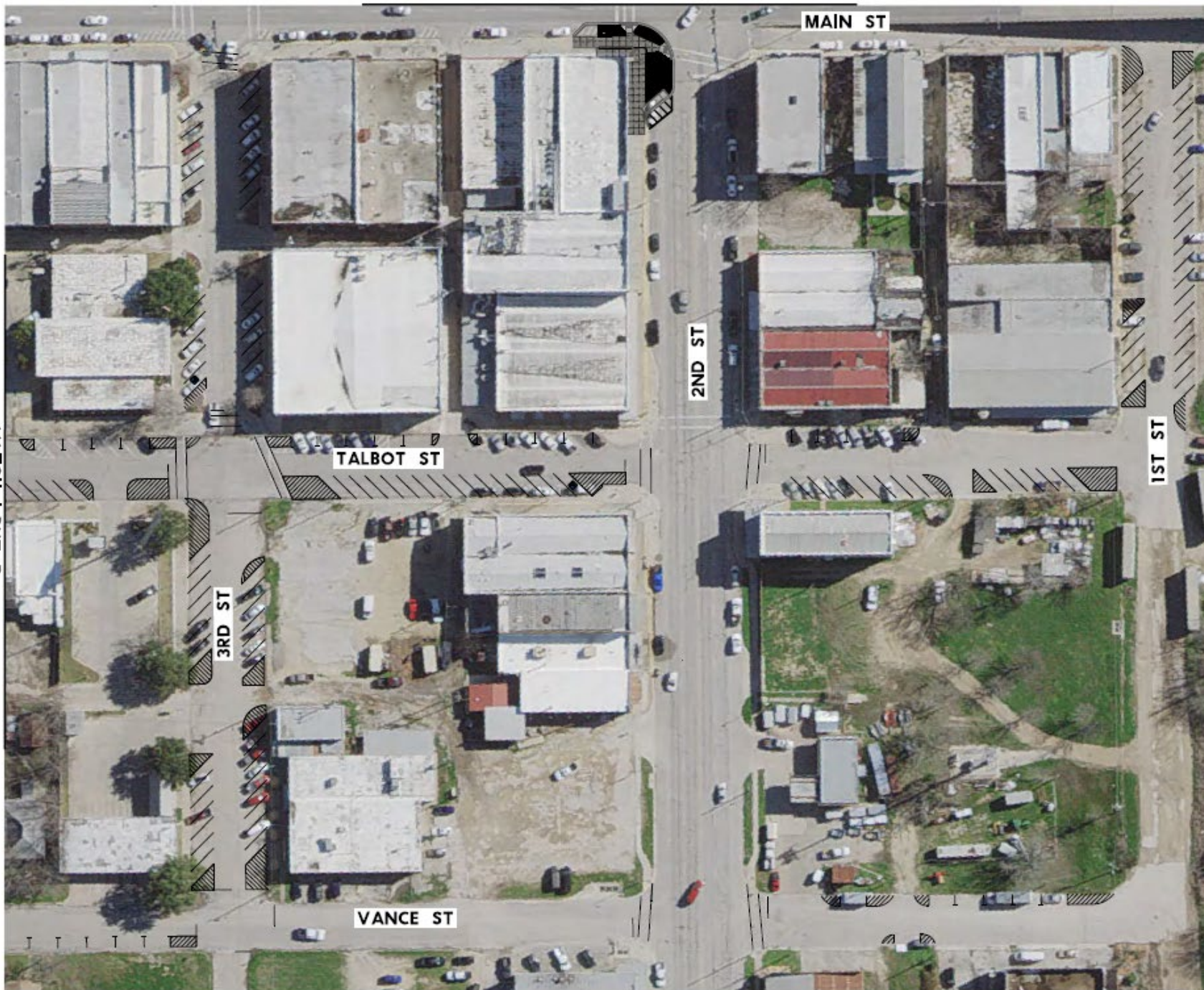
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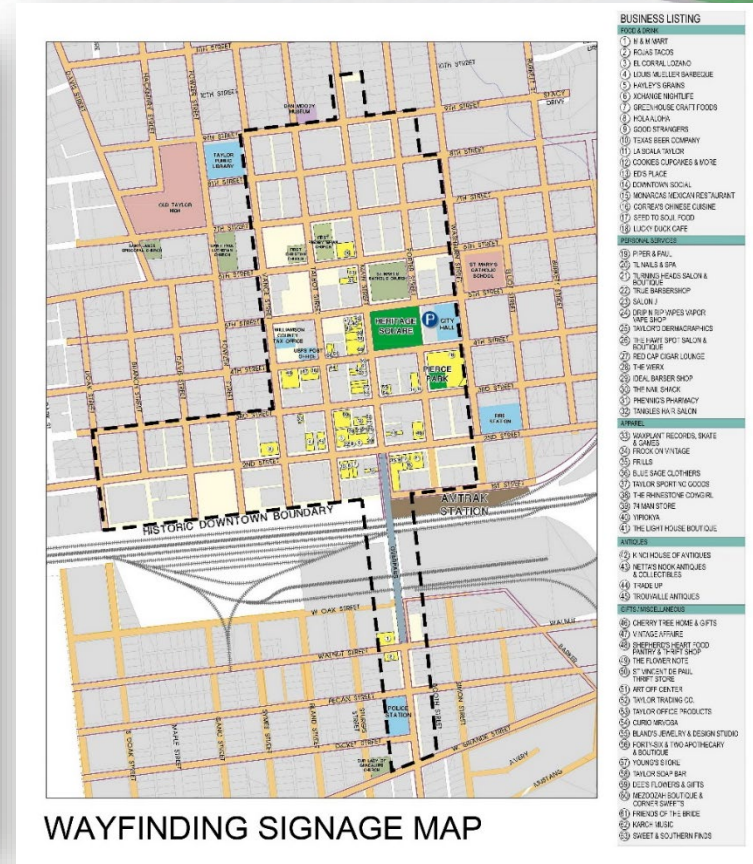
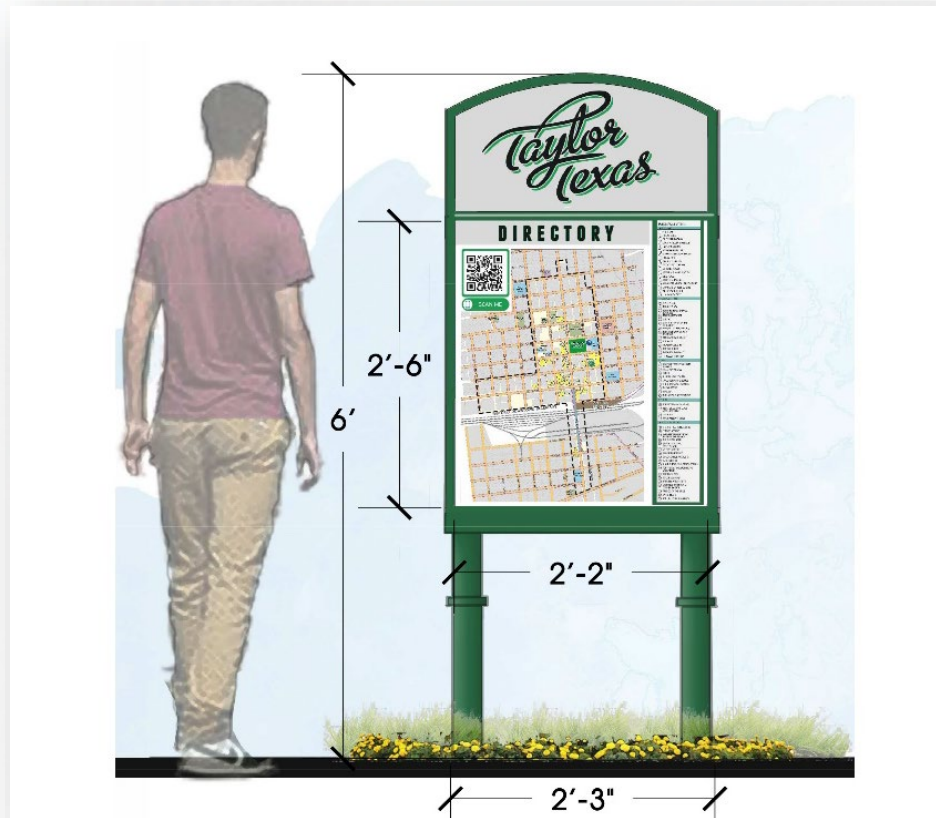




BID ITEMS - MAY 2022



SIGNAGE AND BANNERS



DIRECTIONAL SIGNAGE





Diagram illustrating a street lighting pole configuration. The pole is shown with a light fixture at the top and a sign mounted on it. The sign is rectangular and features the text "Tupperware" and "A Time to Shine". The sign is mounted on the pole using a clamp-on bracket. The diagram includes dimensions: the sign is 2' 6" wide and 6' high. The pole is 12' high. The sign is mounted on the pole using a clamp-on bracket. The diagram also shows a person standing next to the pole for scale and a car parked in front of it.

Diagram illustrating a street lighting pole configuration. The pole is shown with a light fixture at the top and a sign mounted on it. The sign is rectangular and features the text "Tupperware" and "A Time to Shine". The sign is mounted on the pole using a clamp-on bracket. The diagram includes dimensions: the sign is 2' 6" wide and 6' high. The pole is 12' high. The sign is mounted on the pole using a clamp-on bracket. The diagram also shows a person standing next to the pole for scale and a car parked in front of it.



HERITAGE SQUARE STAGE



FARMERS PAVILION BANNER



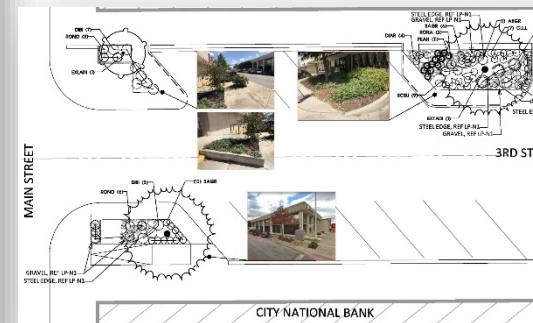
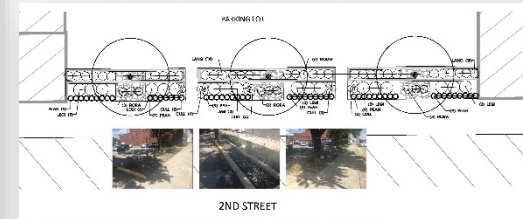
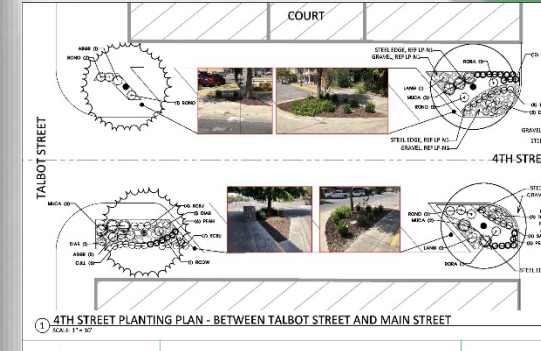
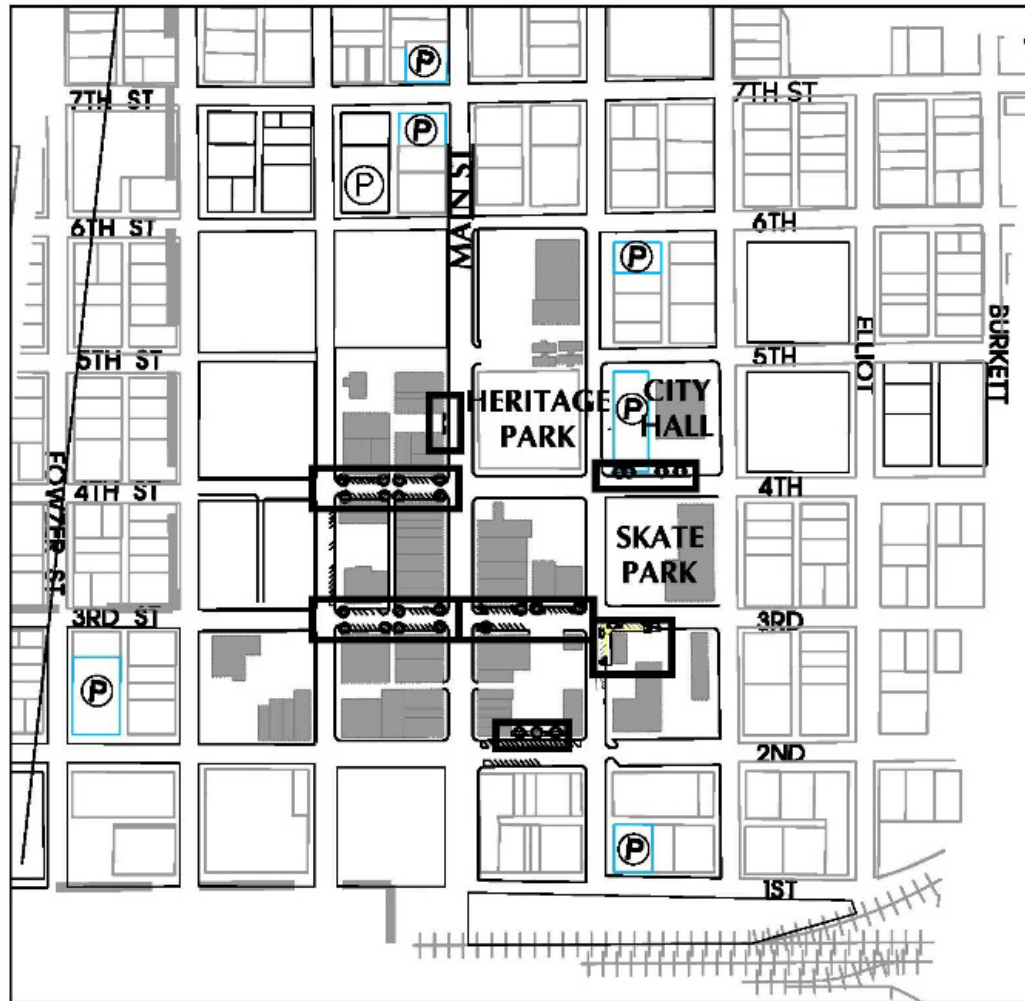
FARMERS PAVILION



City Hall



LANDSCAPE IMPROVEMENTS



DOWNTOWN LANDSCAPE AREAS



City Council Meeting May 26, 2022 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 9

Agenda Title: Receive Compensation Study Presentation

Council Action to be taken: Receive Compensation Study Presentation

Department Submitted: Human Resources

Staff Contact: LaShon Gros, Human Resources Director

1. PURPOSE/DESCRIPTION

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

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

On December 14, 2021, staff contracted with LCG to complete an assessment of how the City's pay ranges and supplemental pays compared to the defined labor market. Staff provided LCG with the benchmark cities and jobs utilized in the 2019 compensation study.

Recommendations will be made for consideration during the FY 2022-23 budget process.

3. PROS and CONS

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

4. RECOMMENDATION

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

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

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

N/A

8. ATTACHMENTS

9a. [Presentation](#)



Compensation Survey

March 31, 2022

City of Taylor, TX



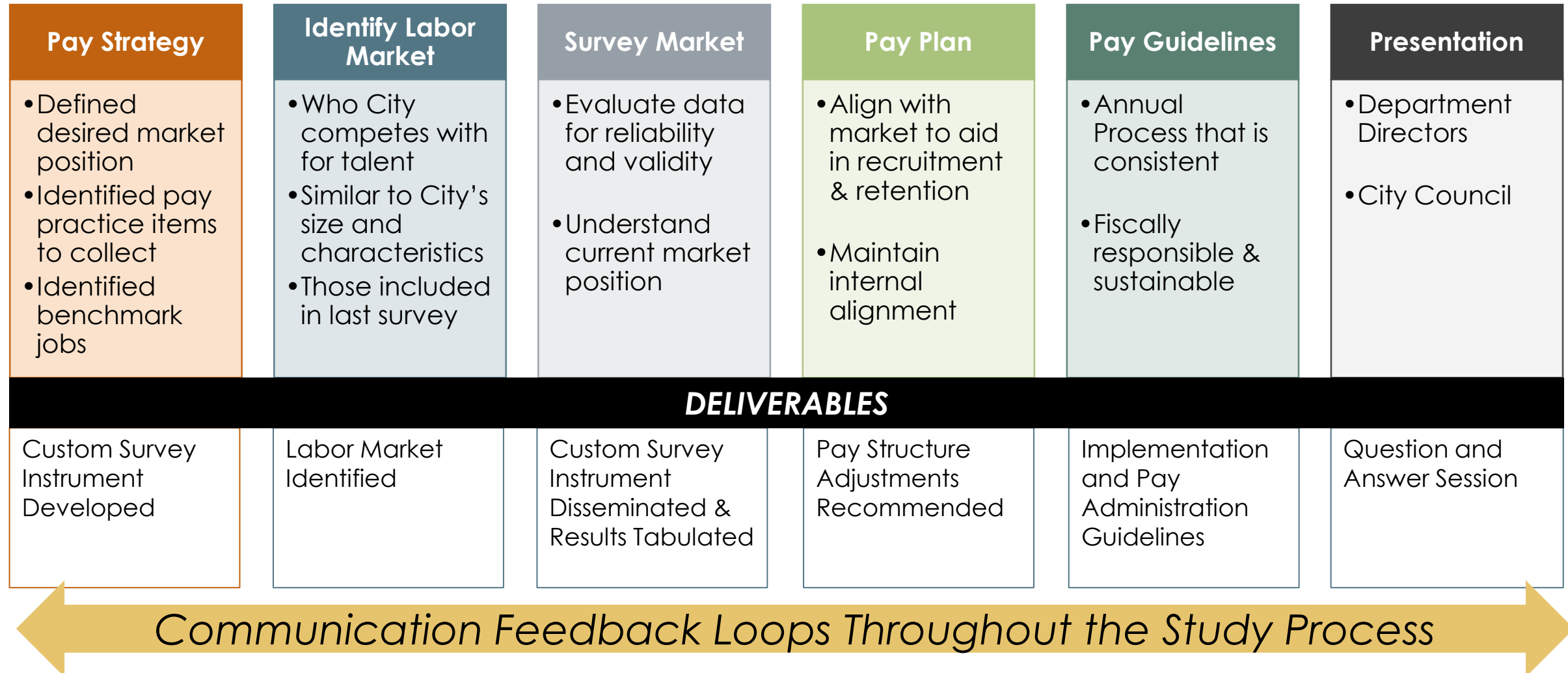
Logic Compensation Group
Total Rewards Consulting

OVERVIEW

Presentation Topics

- ❖ Study Objectives and Key Deliverables
- ❖ Project Initiation
- ❖ Market Survey
- ❖ Structure Adjustment Recommendations
- ❖ Guidelines for Pay Administration

STUDY OBJECTIVES & KEY DELIVERABLES



PROJECT INITIATION

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

LaShon Gros	Director of Human Resources & Civil Service
Jeffrey Jenkins	Deputy City Manager (study results meeting only)
- ❖ Identified metrics to utilize in determining the City's **level of competitiveness** and **comparator labor market organizations**

MARKET SURVEY

Factors Considered for Comparator Labor Market Selection

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

MARKET SURVEY

Invited Peer Organizations

Participant	No Response
City of Austin City of Bastrop City of Belton City of Buda City of Cedar Park City of Copperas Cove City of Elgin City of Georgetown City of Harker Heights City of Hutto City of Kyle City of Leander City of Lockhart City of Pflugerville City of Round Rock Williamson County	City of Temple ^{See Note 1}

Notes:

Data obtained from 94% of the identified labor market.

1. While Temple did not participate, data were referenced (where applicable) from a survey they had recently participated in.

MARKET SURVEY

Benchmark Jobs (59)

City Manager	Equipment Operator I	Fire Chief
City Clerk	Equipment Operator II	Utility Clerk
Executive Assistant II (to City Manager)	Equipment Operator III	Senior Utility Clerk
Clerk of Municipal Court of Record	Public Works Director	Utility Billing Manager
Deputy Municipal Court Clerk	Parks and Recreation Director	Service Technician
Senior Deputy Municipal Court Clerk	Accounts Payable Specialist	Utility Worker I
Main Street Manager	Senior Accountant	Utility Worker II
Airport Manager	Finance Director	Utility Superintendent
Airport Operations Specialist	Human Resources Coordinator	Wastewater Operator
Assistant City Manager Development Services Director	Director of Human Resources & Civil Service	Wastewater Operator II
Code Enforcement Officer	Library Aide	Crew Leader I (Water)
Permit Technician	Library Assistant	Firefighter – EMT
Senior Planner	Technology Librarian	Driver/Operator
Athletic Field Technician	Library Director	Fire Lieutenant
Building Maintenance Technician	Animal Control Officer	Assistant Fire Chief
Custodian	Animal Control Supervisor	Police Cadet
Mechanic I	Communications Officer	Police Officer
Mechanic II	Communications Supervisor	Police Corporal
Fleet Services Superintendent	Records & Evidence Supervisor	Police Sergeant
Director of Internal Services	Police Chief	

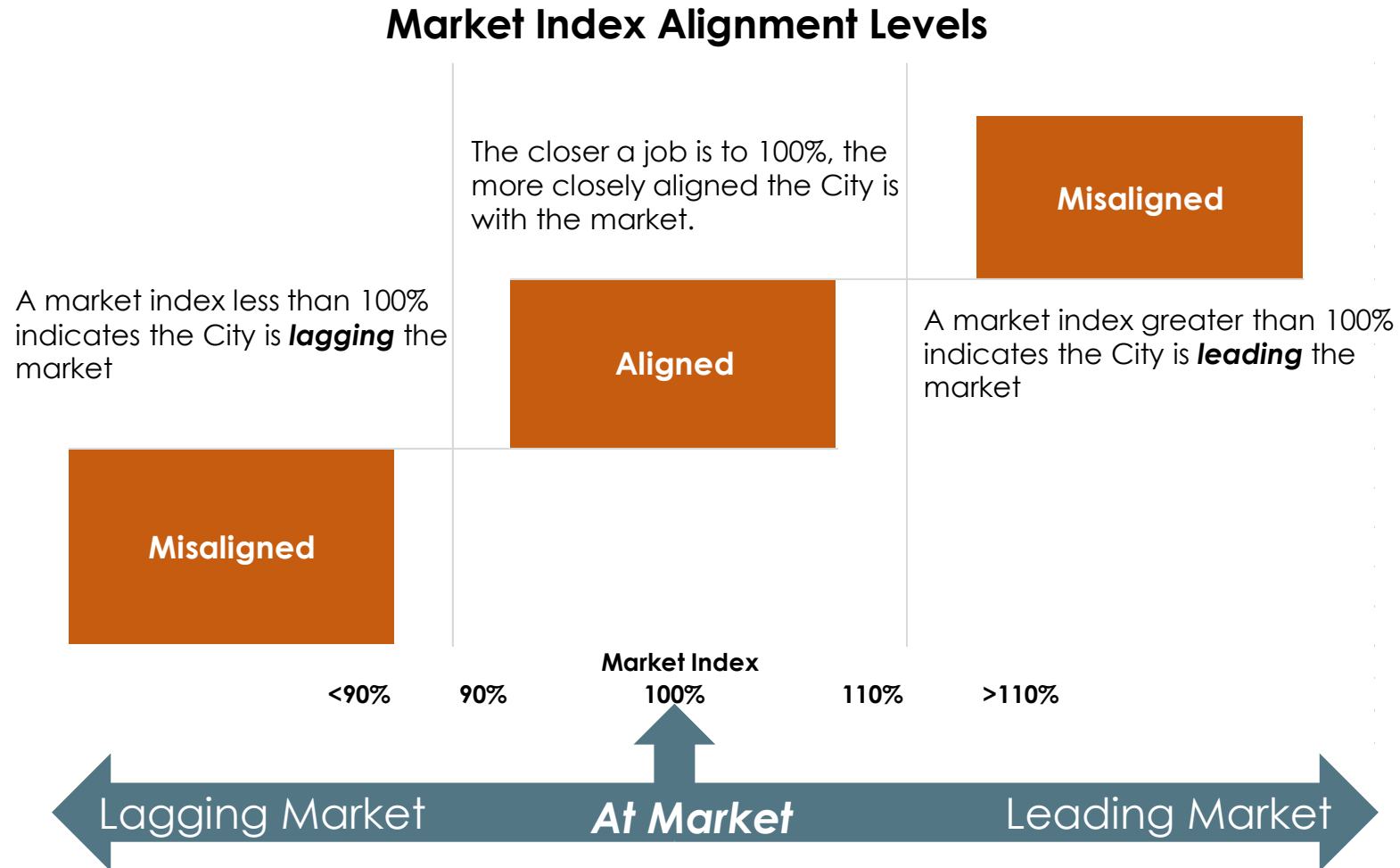
MARKET SURVEY

Custom Survey Data & Validation

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

MARKET SURVEY

Summary of Findings: Base Pay



MARKET SURVEY

Summary of Findings: Base Pay

- ❖ The median of market actual salaries were referenced as the basis for adjustment recommendations to range midpoints for the non-civil service salary structure
- ❖ Range minimums and maximums were referenced as the basis for adjustment recommendations to the ranges for the civil service structures (sworn positions)
- ❖ Overall, LCG found that the City is slightly misaligned with the market for non-civil service jobs, while civil service jobs are misaligned with the market.

Market Index	City Midpoint vs. Market 50 th Actual Salary	City Minimum vs. Market Minimum
Non-Civil Service	86.8%	
Civil Service - Fire		77.7%
Civil Service - Police		88.4%

MARKET SURVEY

Summary of Findings: Pay Practices

City Leads Market	City Lags Market	City Comparable with Market
Offering of Fire Investigator assignment pay	Frequency of step and salary increases for Police and Fire (annual vs. every 3 years)	Type of pay plan for each employee group (steps/open ranges)
Offering of Fire Inspector assignment pay	Supplemental pay amounts for Police and Fire rank levels in the City are one-half to one-third of what the market median pays, depending on level	
	Supplemental pay amounts for Dispatch Telecommunicators in the City are one-half to one-third of what the market median pays, depending on level	
	Field Training Officer assignment pay annual amount lags market average by \$600	

STRUCTURE ADJUSTMENT RECOMMENDATIONS

Salary Structure Adjustment Recommendations: Non-Civil Service

Salary Structure Adjustment:

- ❖ Adjust current midpoints by 13.2% (recommendation based on current internal alignment of City jobs)
- ❖ Adjustment based on the overall market index of City midpoints compared to market actual salaries
- ❖ Calculate new range minimums and maximums utilizing at least a 47% range spread (consistent with market average)

Grade Adjustments:

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

Employee Pay Adjustments:

- ❖ No employee should be paid less than the minimum of the new salary range for their job
- ❖ Any employee whose current salary exceeds the maximum of the new salary range for their job classification should not receive any increase to base pay
- ❖ No employee's salary should decrease from their current rate

STRUCTURE ADJUSTMENT RECOMMENDATIONS

Salary Structure Adjustment Recommendations: Civil Service

Salary Structure Adjustment:

- ❖ Utilize median (50th percentile) of market minimum for Firefighter and Police Officer (first ranks in each structure) as basis for developing salary ranges in each respective structure
- ❖ Calculate minimums for ranks beyond Firefighter and Police Officer by maintaining current pay range differentials
- ❖ Calculate steps within each rank by maintaining current step increments

Employee Pay Adjustments:

- ❖ Place employees at step corresponding to time in position in current rank
- ❖ Future step increases should occur annually

GUIDELINES FOR PAY ADMINISTRATION

Cost Implementation Considerations

- ❖ Initial calculated cost to implement new structure will not take into consideration legally required payroll expenses (i.e., FICA), benefits costs associated with payroll expenses (i.e., retirement contributions), overtime, and/or supplemental/certification pay
- ❖ The City may wish to apply discretion in some instances to account for performance and tenure that have not been implemented in the past
- ❖ A multi-year strategy for implementation may need to be considered, depending on the financial ability of the City to implement; however, LCG does not recommend extending the phase-in period beyond two years

GUIDELINES FOR PAY ADMINISTRATION

Maintenance of Compensation System

- ❖ Annual adjustments to the salary structure based on cost of labor changes
 - Helps to ensure the salary structure(s) remain externally competitive

- ❖ Annual increases in employee pay

- ❖ Conduct a salary survey approximately every three (3) years
 - Validate the pay system against the City's targeted comparator market to ensure pay structure remains competitive and aligned with desired market position

QUESTIONS





Thank You

Lori Messer, Managing Director

480.431.4702

Lori.Messer@LogicCompGroup.com

Logic Compensation Group



Logic Compensation Group
Total Rewards Consulting

Staff Recommendations based on Study

1

Adjust non-civil service midpoints by 13.2%

- Make grade adjustments for jobs that are misaligned
- Adjust for internal equity

2

Adjust civil service pay schedules using 50th percentile

- Adjust fire pay scale by 22%
- Adjust police pay scale by 11%
- Convert to annual pay increases

Recommendations for Budget Development

- Implement Salary Changes as recommended in the compensation study
- Give a 5 % COLA mid-year (keep aligned with market)
- Implementation and COLA will cost approximately 1.2 million dollars in General Fund (1.4 million across all funds).

QUESTIONS?



City Council Meeting May 26, 2022 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 10

Agenda Title: **Consider Resolution R22-18 to apply for funding from the TWDB Flood Infrastructure Fund (FIF) Program**

Council Action to be taken: Approve Resolution to Apply

Department Submitted: City Management

Staff Contact: Jeffery Jenkins, Deputy City Manager

1. PURPOSE/DESCRIPTION

Resolution demonstrating the City Council's approval for the City of Taylor to submit an application for funding under the Texas Water Development Board (TWDB) Flood Infrastructure Fund (FIF) Program as per the invitation to apply from the TWDB.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

In June of 2020 the City of Taylor submitted an abridged application to the TWDB under the FIF program. In the TWDB's Intended Use Plan (IUP) the city was determined to be potentially eligible for \$3.1 million in loan funding (0% interest for 30 years) and another \$545,000 in principal forgiveness, but the project was ranked #241/285. In September 2021 the city was invited to continue to be on the Waiting List for the program which the city subsequently accepted by submitting an Intent to Apply form. In March 2022 the TWDB formally invited the city to submit a full application package for the project. In the pre-application meeting with the TWDB last week the city's application team with Mr. Jenkins negotiated the potential funding package up, by \$1.3M, to a total of \$4.9M; The Resolution to Apply is a required item in the application that is due on June 1, 2022.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• \$750,000 as principal forgiveness (essentially “grant), and \$4.25M in 0% loan is very attractive financing. • This financing would facilitate the completion of identified drainage projects without requiring the issuance of taxpayer-funded bonds.	• \$4.25M of the funding package is a loan payable over thirty years. While the terms are tremendous, the principal balance must be paid back.

4. RECOMMENDATION

This is infrastructure work that has been deemed necessary. It would otherwise be paid for from potentially less desirable methods than the very favorable financial terms offered under the TWDB FIF Program. Staff recommends that the city goes forward with the FIF application to TWDB and the City Council indicates its support by approving the Resolution to Apply.

5. FUNDING SOURCE

TWDB – loan
TWDB- principal forgiveness
City of Taylor –

6. TIMELINE

Submit application June 1, 2022. Close on funding package in January 2023.

7. OTHER OPTIONS (In order of preference)

Certificates of Obligation to complete identified drainage/flood control projects

8. ATTACHMENTS

- 10a. [Resolution](#) R22-18
10b. [PowerPoint presentation](#)

Application Filing and Authorized Representative Resolution

A RESOLUTION by the CITY COUNCIL of the
CITY OF TAYLOR requesting financial assistance from the Texas Water
Development Board; authorizing the filing of an application for assistance; and making certain findings in
connection therewith.

BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF TAYLOR:

SECTION 1: That an application is hereby approved and authorized to be filed with the Texas Water
Development Board seeking financial assistance in an amount not to exceed \$ 5,000,000 to provide
for the costs of flood and drainage improvements.

SECTION 2: That City Manager be and is hereby
designated the authorized representative of the CITY OF TAYLOR for purposes
of furnishing such information and executing such documents as may be required in connection with the preparation
and filing of such application for financial assistance and the rules of the Texas Water Development Board.

SECTION 3: That the following firms and individuals are hereby authorized and directed to aid and assist
in the preparation and submission of such application and appear on behalf of and represent the
CITY OF TAYLOR before any hearing held by the Texas Water
Development Board on such application, to wit:

Financial Advisor: Specialized Public Finance

Engineer: HDR, Inc.

Bond Counsel: McCall, Parkhurst & Horton

PASSED AND APPROVED, this the _____ day of ___ May ____, 2022.

ATTEST: _____

By: _____

(Seal)

Consider resolution to apply for the Texas Water Development Board Flood Infrastructure Funding Program

5/26/2022 City Council meeting



Update

- Fund Assist with drainage, flood mitigation, and flood control projects

May 12th Meeting anticipated:

- \$545,376 grant
- \$3,090,464 loan 0% interest

Updated amounts:

- **\$750,000 grant**
- **\$4,250,000 loan 0 % interest**

Pay out over 30 years

- Use with combination with CDBG-GLO
Grant for \$5.5 million for Donna Channel



Questions

