

AGENDA

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

MAY 25, 2023, 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION / MOMENT OF REFLECTION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS / RECOGNITIONS

- A. Primera Iglesia Bautista Church 95th Anniversary proclamation.

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 11, 2023 regular City Council meeting and the May 16, 2023 special called City Council meeting. (Dianna McLean)
3. Consider approving Resolution R23-20 authorizing the City of Taylor to nominate Samsung Austin Semiconductor, LLC to the Office of the Governor Economic Development and Tourism through the Economic Development Bank for Designation as a Qualified Business and Triple Jumbo Enterprise Project under the Texas Enterprise Project under the Texas Enterprise Zone Program. (Jeff Jenkins; Representative with Ryan Group. (Jeff Jenkins)
4. Discuss, consider, and take action to approve the Water CCN Service Area Transfer Agreement between the City of Taylor and Manville Water Supply Corporation. (Mark Schroeder)
5. Consider Resolution R23-23 authorizing proceeding with issuance of certificates of obligation and further directing the publication of notice of intention to issue City of Taylor, Texas combination tax and revenue certificates of obligation, series 2023A. (Jeff Wood)
6. Consider Ordinance 2023-14, adoption of city event policy. (Brian LaBorde)

PUBLIC HEARINGS / ORDINANCES

7. Introduce Ordinance 2023-20, adopting updated roadway impact fees. (Tom Yantis)
8. Hold a public hearing and introduce Ordinance 2023-23, PZ-2023-1642, regarding a request to change the zoning designation from Light Industrial (M-1) to Manufactured Housing (MH) on approximately 0.080 acres of land, addressed as 205 S. Doak Street, more particularly described by Williamson Central Appraisal District R016533, being Lot Number Two (2) in Block Number Thirty-One (31), Doak's Addition to the City of Taylor, Taylor, Williamson County, Texas. (Colin Harrison)
9. Hold a public hearing and introduce Ordinance 2023-24, PZ-2023-1646, regarding a request to change the zoning designation from Institutional (I) to Local Business (B-1) on approximately

3.59 acres of land, addressed as 2225 N. Main Street, more particularly described by Williamson Central Appraisal District Parcel R345014, part of and out of the John Pharrass Survey, Abstract No. 495, Taylor, Williamson County, Texas. (Colin Harrison)

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

10. Consider Resolution R23-22 supporting the City of Taylor's applications to the Texas Department of Transportation's 2023 Transportation Alternatives set-aside (TA) call for projects; and authorizing the City Manager or his designee to act as the authorized representative in all matters pertaining to the City's participation in the transportation alternatives set-aside program; and provide direction on the Mallard Lane Sidewalk portion of the project. (Jeff Jenkins)
11. Consider recommendation from TIF Board No. 1 to raise the Façade Improvement Grant reimbursement from \$5,000 to \$25,000. (Jan Harris)
12. Discuss and consider the creation of a Council Compensation Committee. (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 551.087 of the Texas Government Code regarding economic development negotiations and considering financial or other incentives to a business prospect that the City seeks to have locate in or near the City of Taylor, and Section 551.071 of the Texas Government Code in order to meet with its City Attorney on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas authorize and allow such a closed meeting and which Rules conflict with the Texas Open Meetings Act.

- a) Discuss proposal from Megatel Austin Taylor LLC
- b) Fire Station #2

13. Take any action regarding Executive Session items.

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 22, 2023 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

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

Posted By: Dianna McLean Date 5-22-2023
Dianna McLean, City Clerk



***City Council Meeting
May 25, 2023
Transmittal Letter***

STRATEGIC PILLAR

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

Agenda Item #:

A

Agenda Title:

**Primera Iglesia Bautista Church 95th
Anniversary**

Council Action to be taken: Read and present proclamation

Department Submitted:

Staff Contact:

1. PURPOSE/DESCRIPTION

Read and present proclamation

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

N/A

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Read and present proclamation

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

A. Proclamation

Proclamation

Primera Iglesia Bautista's 95th Anniversary

WHEREAS, founder Daniel Cantu, a student missionary, came to Taylor and began his ministry on May 13, 1928; and

WHEREAS, with no permanent location to minister, his message was preached in the streets, parks, and various houses; and

WHEREAS, in 1929 a Christian lady opened her home for regular worship services and the church took hold and has grown throughout the years.

NOW, THEREFORE, I, Brandt Rydell, Mayor of the City of Taylor, do hereby recognize and congratulate the Primera Iglesia Bautista's 95th Anniversary and urge all citizens to join me and the City Council in congratulating the congregation's success and wish them many more prosperous years.

PROCLAIMED this the 25th of May 2023.

Brandt Rydell, Mayor
City of Taylor



City Council Meeting

May 25, 2023

Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 1

Agenda Title: Main Street Advisory Board Update

Council Action to be taken: Receive presentation.

Department Submitted: Development Services – Main Street

Staff Contact: Jan Harris, Main Street Manager

1. PURPOSE/DESCRIPTION

Upon request by the City Council, Main Street Advisory Board Chairperson Doug Moss will provide the City Council with a brief update on the board's responsibilities and activities.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Mr. Moss was appointed to the Main Street Advisory Board in 2021 and was elected chair that same year.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
- Taylor has been recognized as a 2023 Nationally Accredited Main Street City by the National Main Street Center - Main Street is a proven grassroots tool for local communities to incrementally obtain economic development success through historic preservation.	There are no known cons.

4. RECOMMENDATION

N/A

5. FUNDING SOURCE

N/A

6. TIMELINE

The Main Street Advisory Board was created in 1998 by Ordinance 98-28.7. **OTHER OPTIONS (In order of preference)**

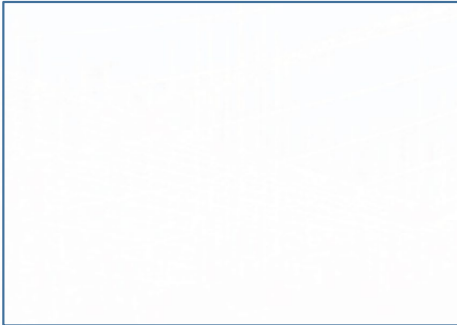
N/A

8. ATTACHMENTS

1a. [Main Street Advisory Board Presentation](#)

Main Street Advisory Board

MEETINGS: Third Wednesdays of each month at 6:00 pm
(city hall conference room)



Vacant Position



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 & DESIGN



New Events Coordinator
Staff Person



Property Owner Discussions
regarding Historic Tax
Credits and Renovation
Projects



Breakfast Bites for
Downtown Merchants

Main Street Advisory Board

ACCOMPLISHMENTS – PROMOTION:



Second Saturdays



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



Easter Egg Hunt
Saturday before Easter



Blackland Prairie Day
Saturday May 6



Main Street Car Show
Saturday, October 28



Taylor Swirl – Holiday Kick-off

Main Street Advisory Board

ACCOMPLISHMENTS – ECONOMIC VITALITY:



Façade Improvement Grant
50/50 Match up to \$5,000
(WORKING ON INCREASE)



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



Technical Assistance for
building revitalization –
economic revitalization
through historic preservation

Main Street Advisory Board

VISION FOR THE FUTURE: Big Hairy Audacious Goals!



Awareness and Opportunity for
Historic Tax Credits
(45% of construction costs)



Turn a Highway into a Street:
Main Street



Nurture & Activate
Downtown Business
Community



City Council Meeting May 25, 2023 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 2

Agenda Title: Approve minutes from the May 11, 2023 regular Council meeting and the May 16, 2023 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 11, 2023 minutes](#)

2b. [May 16, 2023 minutes](#)

City of Taylor
Regular City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
May 11, 2023 at 6:00 p.m.

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

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

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

Absent: Council Member Robert Garcia

INVOCATION / MOMENT OF REFLECTION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

A. Public Works Week proclamation.

Councilmember Ariola read the proclamation and presented it to Jim Gray and his staff.

B. National Police Week proclamation.

Mayor Pro-Tem Anderson read the proclamation and presented it to Chief Fluck and his staff.

CITIZENS COMMUNICATION

No citizen communications.

CONSENT AGENDA

1. **Approve minutes from the April 27, 2023 regular City Council meeting.**
2. **Concur with preliminary financials for March 2023.**
3. **Consider Resolution R23-14 appointing Mark Schroeder as City Attorney.**
4. **Consideration of Task Order 35 from HDR Engineering to advance 5 Drainage Master Plan projects for inclusion in the State Flood Plan.**
5. **Consider Ordinance 2023-21, PZ-2023-1634, regarding a request for a Specific Use Permit to allow for a Wireless Telecommunication Tower in excess of 120-feet in height on approximately 1.13 acres of land, addressed as 1701 W. 2nd Street, more particularly described by Williamson Central Appraisal District Parcel R016906, the center part of the Block Six, Doak's Third Addition to the City of Taylor, Texas, Williamson County, Texas.**
6. **Consider Ordinance 2023-22, renaming approximately 337 linear feet of existing, unimproved right-of-way referred to as Cecilia Street within the City Limits of Taylor, Texas.**
7. **Approval of reimbursable grant with TxDot Aviation for the design and construction of a new fuel farm at the Taylor Airport.**

*Motion was made by Councilmember Ariola to approve the consent agenda items as presented.
Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.*

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

8. **Presentation regarding Taylor-Williamson County visit to South Korea trip.**

Brian LaBorde, City Manager – gave a presentation on the recent trip he, Mayor Rydell and County officials took to South Korea to engage economic development recruitment and Sister City relationship building with the City of Pyeongtaek.

Motion was made by Councilmember Ariola to receive the presentation as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

9. Presentation from University of Texas School of Architecture on Community Wellness Center Concepts.

Tyler Bybee introduced Professor Gomes who gave a presentation on some drawings his students did of ideas for a Community Wellness Center.

Motion was made by Councilmember Ariola to receive the presentation as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

Mayor Rydell read the Executive Session item and adjourned into closed session at 7:05pm.

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) Justice Center

10. Reconvene into Open Session and take any action.

Mayor Rydell reconvened into open session at 7:39pm. No motion was taken.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 7:39p.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 16, 2023 at 6:00 p.m.

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

Mayor Pro-Tem Gerald Anderson
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, City Attorney
Dianna McLean, City Clerk

CITIZENS COMMUNICATION

Ernest Ariola, Jr.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

- 1. Consider Resolution R23-21 canvassing the results from May 6, 2023 municipal election.**
Dianna McLean, City Clerk – presented the results of the May 6th election.

Motion was made by Mayor Pro-Tem Anderson to approve Resolution R23-21 and accept the results from the May 6th election as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

- 2. Administer Oath of Office to Council Member At-Large.**
Judge Randall Pick swore-in Dwayne Ariola as Council Member At-Large.

- 3. Elect a Mayor.**
Mark Schroeder, City Attorney – asked for nominations for Mayor.
Mayor Pro-Tem nominated Brandt Rydell. No other nominations.
Mark Schroeder called for a roll call vote.
Councilmember Drummond voted Yes
Councilmember Ariola voted Yes
Councilmember Rydell voted Yes
Councilmember Anderson voted Yes
Councilmember Garcia voted Yes
Motion carried unanimously appointing Brandt Rydell as Mayor.

- 4. Elect a Mayor Pro Tem.**
Mayor Rydell asked for nominations for Mayor Pro-Tem.
Councilmember Ariola nominated Councilmember Drummond.
Councilmember Garcia nominated Councilmember Anderson.
No other nominations. Mayor Rydell called for a roll call vote.
Councilmember Drummond voted Yes
Councilmember Ariola voted No
Mayor Rydell voted Yes
Councilmember Anderson voted Yes
Councilmember Garcia voted Yes

Special Called City Council Meeting Minutes

May 16, 2023

2

Motion carried 4 to 1 appointing Councilmember Anderson as Mayor Pro-Tem.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 6:12p.m.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk



***City Council Meeting
May 25, 2023
Transmittal Letter***

STRATEGIC PILLAR

☐ Streets/Infrastructure

☐ Quality of Life

☒ Economic Vitality

Agenda Item #: 3

Agenda Title: Consider approving Resolution R23-20 authorizing the City of Taylor to nominate Samsung Austin Semiconductor, LLC to the Office of the Governor Economic Development and Tourism through the Economic Development Bank for Designation as a Qualified Business and Triple Jumbo Enterprise Project under the Texas Enterprise Project under the Texas Enterprise Zone Program.

Council Action to be taken: Consider approving Resolution.

Department Submitted: City Management

Staff Contact: Jeff Jenkins, Deputy City Manager

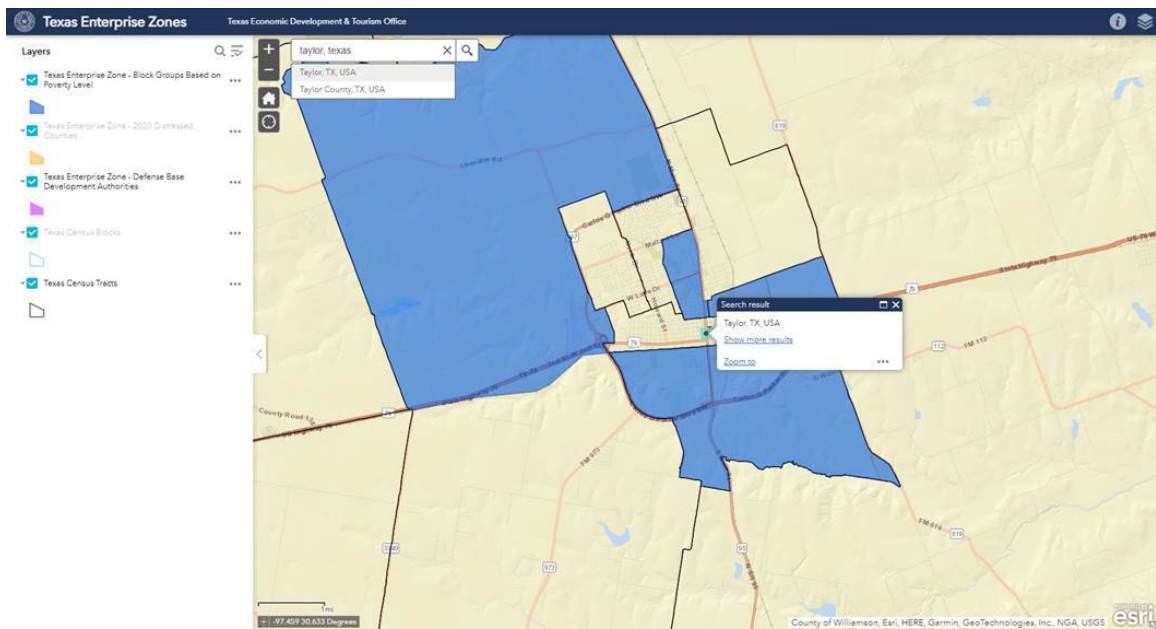
1. PURPOSE/DESCRIPTION

At the August 25, 2022 Council meeting, the City Council passed Ordinance 2022-34, which approved the city to participate in the Texas Zone Program and designated Samsung Austin Semiconductor LLC as a Triple Jumbo Project under the Act.

Samsung is interested in applying for a second Triple Jumbo enterprise zone designation for the last application round of the state biennium on June 1st, 2023. This resolution would allocate the three remaining City of Taylor awards to Samsung. The City of Taylor will be allocated six new Enterprise designations for September 1, 2023-June 30, 2025.

This program is a state sales tax rebate program offered in exchange for the creation of new jobs and large capital investment. Under CH. 2303 of the Texas Government Code, State provides for an incentive mechanism to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in severely distressed areas of the City and to provide employment to residents of those areas.

Areas designated as Enterprise Zone are tied to the city's tract/block group where the poverty rate is at least 20%, see below. The zones are effective for ten years tied to the census data; therefore, zones are already established, and a city can participate by applying to the State to become nominated. The City Taylor adopted Ordinance 2022-34, which adopted the Enterprise Zone.



A project is eligible for Enterprise Zone incentives as long as it meets a “qualified business” under the statute.

The city will work with the Texas Economic Development Bank or “Bank” within the Governor’s Office through the Ryan Group obtained by Samsung to see through the application and annual reporting process.

A qualified business will need to demonstrate permanently new or retained jobs that are held by at least 35% of residents of an enterprise zone in this State, economically disadvantaged individuals or veterans. If the business can demonstrate such, the State will allow for sales tax refunds of the State’s 6.25% portion only. This program does not refund any of the 2% allocated to cities.

Samsung is requesting a maximum tax refund under Section 2303.407 of the TX Government Code in a triple jumbo enterprise project which is a capital investment of \$250,000,000 or more will result in a refund of up to \$7,500 per new permanent job with a maximum refund of \$3,750,000 for the creation of at least 500 new permanent jobs if the bank designates the project as such.

A City has a maximum number of projects to award based on its population during each state biennium. Taylor has six with our population less than 250,000 in accordance with Section 2303.406 of the TX Government Code.

2. BACKGROUND / PRIOR COUNCIL ACTIONS TAKEN

August 25,2022 Approved Ordinance 2022-34 and nominated Samsung for Triple Jumbo.

3. STAFF ANALYSIS

Representatives with the Ryan Group will be in attendance to provide further information on the program.

Pros	Cons
• The Zone refunds State's portion of sales tax (6.25%); not city's portion • The Zone allows for other incentives than State tax refund such as ○ Priority for receipt of CDBG grants ○ Federal Job training partnership funding eligible ○ Allow for accelerated permitting ○ Waiving of fees (not sales or property taxes) ○ Reduce utility rates ○ Sell public land under a urban homestead program	• Annual reporting to State.

4. RECOMMENDATION

Approve Resolution.

5. FUNDING SOURCE

N/A

6. TIMELINE

Resolution approval May 25, 2023

File Triple Jumbo Nomination form by June 1st to the State.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

3a. [Resolution R23-20](#)

RESOLUTION R23-20

A RESOLUTION OF CITY OF TAYLOR; AUTHORIZING CITY OF TAYLOR TO NOMINATE SAMSUNG AUSTIN SEMICONDUCTOR, LLC TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT AND TOURISM (“OOGEDT”) THROUGH THE ECONOMIC DEVELOPMENT BANK (“BANK”) FOR DESIGNATION AS A QUALIFIED BUSINESS AND TRIPLE JUMBO ENTERPRISE PROJECT (“PROJECT”) UNDER THE TEXAS ENTERPRISE ZONE PROGRAM UNDER THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE (“ACT”).

WHEREAS, the City of Taylor (the “City”) has previously passed Ordinance No. 2022-34 electing to participate in the Texas Enterprise Zone Program, and the local incentives offered under this resolution are the same on this date as were outlined in Ordinance 2022-34; and

WHEREAS, the Office of the Governor Economic Development and Tourism (OOGEDT) through the Economic Development Bank (the “Bank”) will consider Samsung Austin Semiconductor, LLC as a Triple Jumbo Enterprise Project pursuant to a nomination and an application made by the City; and

WHEREAS, the City desires to pursue the creation of the proper economic and social environment in order to induce the investment of private resources in productive business enterprises located in the City and to provide employment to residents of enterprise zones, veterans, and to other economically disadvantaged individuals; and

WHEREAS, pursuant to Chapter 2303, Subchapter F of the Texas Enterprise Zone Act, Texas Government Code (the "Act"), Samsung Austin Semiconductor, LLC has applied to the City for designation as a Triple Jumbo Enterprise Project; and

WHEREAS, the City finds that Samsung Austin Semiconductor, LLC meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

1. Samsung Austin Semiconductor, LLC is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body's jurisdiction located outside of an enterprise zone and at least thirty-five percent (35.0%) of the business' new employees will be residents of an enterprise zone, veterans, or economically disadvantaged individuals; and
2. There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities within the area; and
3. The designation of Samsung Austin Semiconductor, LLC as an enterprise project will contribute significantly to the achievement of the plans of the city for development and revitalization of the area.

WHEREAS, the City finds that Samsung Austin Semiconductor, LLC meets the criteria for tax relief and other incentives adopted by the city and nominates Samsung Austin Semiconductor, LLC for an

enterprise project status on the grounds that it will be located at the qualified business site, will create a higher level of employment, economic activity, and stability; and

WHEREAS, the City finds that it is in the best interest of the City to nominate Samsung Austin Semiconductor, LLC as a Triple Jumbo Enterprise project pursuant to the Act.

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

That the findings of the City and its actions approving this resolution taken at the city council meeting are hereby approved and adopted.

BE IT FURTHER RESOLVED that Samsung Austin Semiconductor, LLC is a "qualified business", as defined in Section 2303.402 of the Act, and meets the criteria for designation as an enterprise project, as set forth in Section 2303, Subchapter F of the Act.

BE IT FURTHER RESOLVED that the enterprise project shall take effect on the date of designation of the enterprise project by OOGEDT and terminate five years from the date of designation.

PASSED BY THE CITY COUNCIL of CITY OF TAYLOR this 25th day of May 2023.

APPROVED:

Brandt Rydell
Mayor

ATTEST:

Dianna McLean
City Clerk



City Council Meeting May 25, 2023 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 4

Agenda Title: Discuss, consider, and take action to approve the Water CCN Service Area Transfer Agreement between the City of Taylor and Manville Water Supply Corporation

Council Action to be taken: Approve or disapprove Agreement

Department Submitted:

Staff Contact: Mark Schroeder, City Attorney

1. PURPOSE/DESCRIPTION

The council previously authorized the City Manager to execute the necessary documents to transfer the water CCN on the Samsung property from Manville WSC to Taylor. This item is asking the council to approve the actual agreement between Manville and Taylor requesting the transfer of the CCN. Once approved by Council and executed by the parties, the agreement will be filed the TCEQ.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City, Samsung and Manville have agreed to transfer the portion of the Samsung property that is within the Manville water CCN to Taylor's water CCN.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
Provides for the City of Taylor to serve water to the portion of the Samsung property in Manville's CCN.	

4. RECOMMENDATION

Approve the agreement between Taylor and Manville.

5. FUNDING SOURCE

Samsung will pay for the costs associated with the transfer.

6. TIMELINE

N/A

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

N/A

8. ATTACHMENTS

4a. [Proposed Agreement](#)

WATER CCN SERVICE AREA TRANSFER AGREEMENT

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This WATER CCN SERVICE AREA TRANSFER AGREEMENT (this “Agreement”) is entered into by and between **Manville Water Supply Corporation**, a Texas nonprofit water supply corporation organized and operating pursuant to Chapter 67 of the Texas Water Code and Chapter 8 of the Texas Business Organizations Code (“Manville”) and the **City of Taylor, Texas**, a home rule municipality organized and existing under the laws of the State of Texas (the “City”) to be effective as of the date this Agreement is fully executed (the “Effective Date”). Manville and the City are each referred to herein as a “Party” and are collectively referred to herein as the “Parties.”

RECITALS

WHEREAS, Manville is the holder of water Certificate of Convenience and Necessity (“CCN”) No. 11144 (the “Manville CCN”), the boundaries of which are within Travis, Williamson, and Lee Counties, Texas;

WHEREAS, the City is the holder of water CCN No. 10319, the boundaries of which are within Williamson County, Texas (the “City CCN”);

WHEREAS, Texas Water Code (“TWC”) § 13.248 authorizes contracts between retail public utilities designating areas and customers to be served by those retail public utilities, when approved by the Public Utility Commission of Texas (the “PUC”);

WHEREAS, Manville and the City are “retail public utilities”, as such term is defined in TWC § 13.002(19), and their water CCN service area boundaries are adjacent to each other in certain locations;

WHEREAS, Samsung Austin Semiconductor, LLC (“Samsung”) is the owner of approximately 1,269.33 acres of land in Williamson County, Texas (the “Samsung Tract”);

WHEREAS, approximately 814.56 acres of the Samsung Tract overlap with the Manville CCN service area boundaries, which are more specifically depicted in **Exhibit A**, attached hereto and incorporated herein for all purposes (the “Transfer Tract”); and

WHEREAS, the Parties desire to transfer the portion of the Manville CCN service area that overlaps with the Transfer Tract to the City CCN service area in accordance with the terms of this Agreement.

AGREEMENT

NOW THEREFORE, for and in consideration of the mutual promises and covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties, it is agreed as follows:

1. **Purpose.** This Agreement shall be a “contract” designating areas and customers to be served by the Parties in accordance with TWC § 13.248, as more specifically described in Section 2 of this Agreement; and the intent of the Parties is in part to fully remove the Samsung Tract from the Manville CCN service area, without leaving any strips or other pieces.
2. **Transfer.** Manville transfers and conveys to the City, and the City accepts from Manville, the portion of Manville Water CCN No. 11144 that overlaps with the Transfer Tract; and the Parties hereby agree to the modifications of the service area boundaries of their respective water CCNs, accordingly. The City, at its sole cost, shall prepare, file, and prosecute an application at the PUC under TWC § 13.248 to secure the PUC’s approval of this Agreement and the transfer of the portion of the Manville Water CCN service area that overlaps with the Transfer Tract to the boundaries of the City CCN service area (the “Application”). Manville agrees to cooperate in a timely manner with the City in advancing the Application, should the need arise, and the City agrees to keep Manville apprised of the status of the Application. If the PUC denies the Application in whole or in part, or is unwilling to process the Application, then the Parties agree to implement an alternate approach in a reasonable amount of time that is substantially similar to and accomplishes the purposes of this Agreement.
3. **Compensation.** No later than seven (7) days after the date that the order issued by the PUC approving the Application becomes final and non-appealable, the City shall pay Manville ONE THOUSAND TWO HUNDRED DOLLARS AND NO CENTS (\$1,200.00) per acre of the Transfer Tract, for a total of NINE HUNDRED SEVENTY-SEVEN THOUSAND FOUR HUNDRED SEVENTY-TWO DOLLARS AND NO CENTS (\$977,472.00) (the “CCN Transfer Payment”). The City acknowledges that it possesses the funds for the CCN Transfer Payment and such funds represent current funds that are neither tax revenues nor debt.
4. **Termination.** The City shall have the authority to terminate this Agreement for its convenience at any time before the Application is approved by the PUC.
5. **Applicable Law.** This Agreement shall be governed by, and construed in accordance with, the Constitution and laws of the State of Texas.

6. **Entire Agreement.** This Agreement reflects the entire agreement between the Parties, and supersedes all prior and contemporaneous agreements and understanding, both written and oral, between the Parties with respect to the subject matter hereof.
7. **Notices.** All notices and correspondence pertaining to the Agreement shall be in writing delivered by hand or certified mail, return receipt requested and postage prepaid, or by nationally recognized courier service, and shall be addressed as follows, unless a Party notifies the other in accordance with this Section of a change of address or other information provided herein:

If to Manville:

Manville Water Supply Corporation
Attn: General Manager
P.O. Box 248
Coupland, Texas 78615, Texas 78615
Telephone: (512) 856-2488

If to City:

City of Taylor
Attn: City Manager
P.O. Box 810
Taylor, Texas 76574
Telephone: (512) 352-3675

With copy to:

Mark Schroeder, City Attorney
Hejl & Schroeder, P.C.
311 Talbot Street
Taylor, Texas 76574

Notice shall be effective only upon receipt by the Party being served, except notice shall be deemed and delivered and received seventy-two (72) hours after posting by the United States Post Office, by the method described above.

8. **Successors and Assigns.** This Agreement shall bind the Parties and their legal successors, but shall not otherwise be assignable by any Party without the prior written consent of the other Party, which consent shall not be unreasonably withheld; provided, however, that the City may assign its payment obligation under this Agreement to Samsung without the consent of Manville, but without affecting the rights of Manville to receive the CCN Transfer Payment in the amount and within the time as provided in Section 2 of this Agreement. All of the respective obligations of each of the Parties shall bind that Party and shall apply to and bind any successor or assigns of that Party.
9. **Venue.** Actions taken by either Party in connection with this Agreement shall be deemed to have occurred in Williamson County, Texas, and venue, either administrative or judicial,

shall be proper and lie exclusively in the state courts of Williamson County.

10. **Recitals.** The above recitals are true and correct and are incorporated into this Agreement for all intents and purposes.
11. **Multiple Originals.** This Agreement may be executed in any number of counterparts, each of which shall be, for all purposes, deemed to be an original, and all such counterparts shall together constitute and be one and the same instrument.
12. **Authority.** The Parties represent that the individuals named below are duly authorized to execute this Agreement on behalf of their respective Party.
13. **Enforceability.** The Parties agree that this Agreement constitutes the legal, valid and binding obligation of each Party hereto, enforceable in accordance with its terms, and that each Party is entering into this Agreement in reliance upon the enforceability of this Agreement.
14. **Exhibits.** All exhibits attached to this Agreement are hereby incorporated in this Agreement as if the same were set forth in the full body of this Agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement effective as of the Effective Date.

MANVILLE WATER SUPPLY CORPORATION, a Texas water supply corporation

By: _____
Jack Atterstrom, President

Date: _____

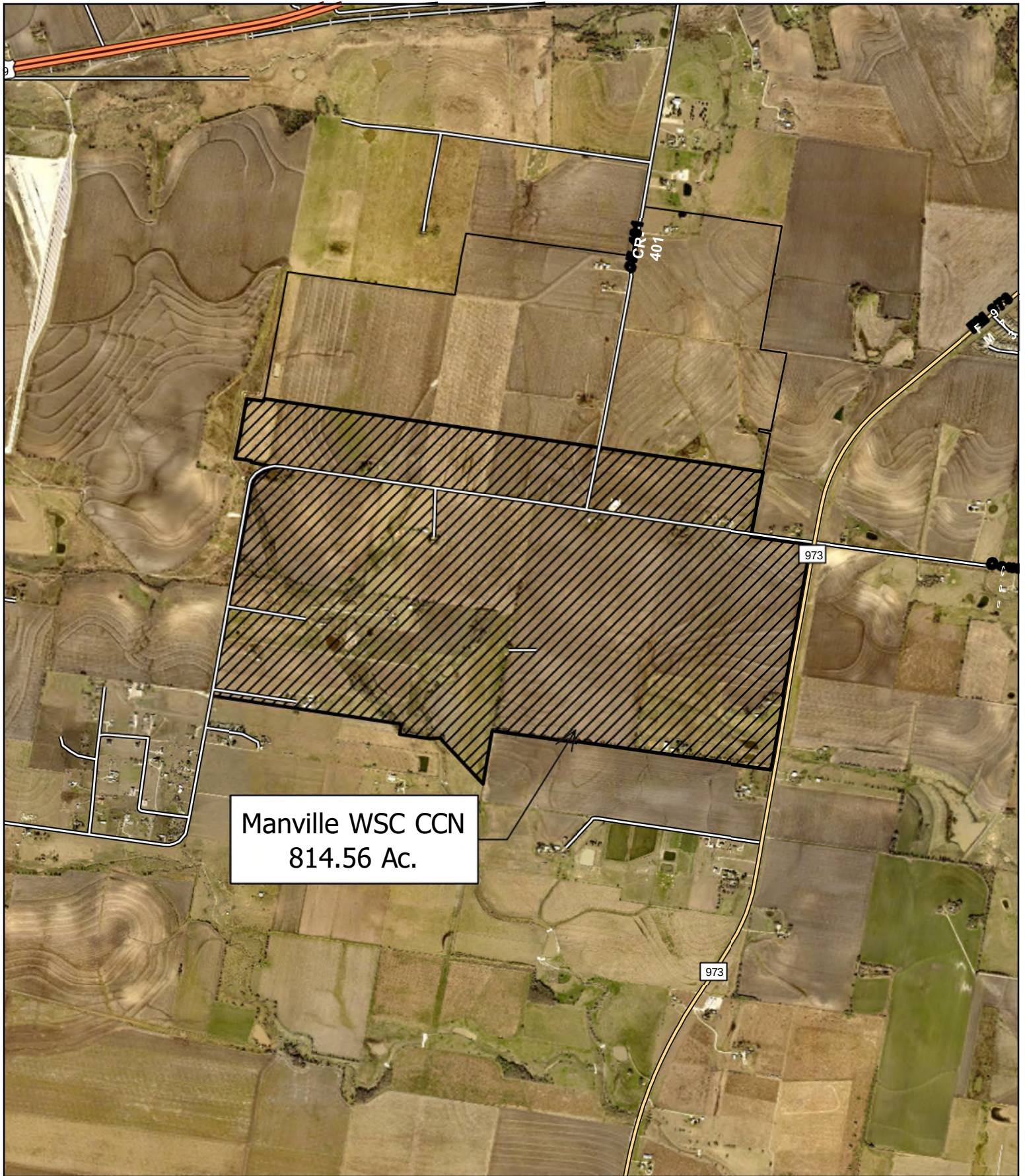
CITY OF TAYLOR, a Texas home rule city

By: _____
Gerald Anderson, Mayor

Date: _____

EXHIBIT A

Transfer Tract



0 1,000 2,000 4,000
Feet

Exhibit A

 Transfer Tract



City Council Meeting May 25, 2023 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 5

Agenda Title: **Resolution R23-23 authorizing proceeding with issuance of Certificates of Obligations and further directing the publication of notice of intention to issue City of Taylor, Texas combination tax and revenue Certificates of Obligation, series 2023A**

Council Action to be taken: Approve Resolution R23-23

Department Submitted: Finance

Staff Contact: Jeffrey Wood, Director of Finance

1. PURPOSE/DESCRIPTION

In accordance with previous discussions, this resolution gives official notice of the City's intent to issue Combination Tax and Revenue Certificates of Obligation Series 2023A, not to exceed \$53,935,000. Additional Council action will be required in July to award the CO to the selected Underwriter(s). This issuance will be a competitive sale.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Staff and Council have discussed the issuance of tax-supported debt on several previous occasions. This resolution will allow us to begin the issuance process in accordance with the attached timeline.

The issuance of this debt will provide funding for a new municipal complex including space for public safety facilities to include a police station, police facilities, municipal court facilities and general administrative offices and council chambers. This project is currently under design and a construction schedule has not yet been set.

Also included is the timetable of events for the issuance of the bonds. It is anticipated that we will close on the debt around the end of July 2023. The project should have contingency reserves to help mitigate any cost changes. We also anticipate that interest will be earned on the proceeds during the completion of the project that will provide funding for project management and other miscellaneous fees.

The proposed project has an estimated cost of \$52,976,000. This is the planned amount of the issuance, however, the not to exceed amount is set higher to allow a larger amount

to be issued without additional publication, should Council approve any additional changes after the initial publication that require more debt issued than the currently planned amount.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Debt issues provide needed funding in large quantities to allow projects to be completed in a short period. • This debt issue will provide needed funding to complete a project identified as an immediate need for the City.	• Debt issues result in higher property taxes than what would be required without the debt issue.

4. RECOMMENDATION

Staff recommends approval of Resolution R23-23 so that staff and our financial consultants can begin the process of the debt issuance.

5. FUNDING SOURCE

Tax Rate

6. TIMELINE

Immediate consideration is requested to stay within the timeline for closing and receipt of bond funds.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

5a. [Resolution R23-23](#)

5b. [Debt 2023 Timetable](#)

RESOLUTION NO. R23-23

RESOLUTION AUTHORIZING PROCEEDING WITH ISSUANCE OF CERTIFICATES OF OBLIGATIONS AND FURTHER DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO ISSUE CITY OF TAYLOR, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2023A

THE STATE OF TEXAS §

§

COUNTY OF WILLIAMSON §

WHEREAS, the City Council (the "Council") of the City of Taylor, Texas (the "City") has determined it to be in the City's best interest to issue certificates of obligation for paying all or a portion of the City's contractual obligations incurred or to be incurred for (i) a new municipal complex including space for public safety facilities to include a police station, police facilities, emergency call center dispatch, police evidence center, municipal court facilities and general administrative offices, council chambers and related street, drainage, water, wastewater and other utility improvements and acquisition of easements and right-of-way; (ii) renovating existing City buildings or facilities, to be limited to facilities that will have all or some of their functions relocated to the new municipal complex and Fire Station No. 1, including related street, drainage, water, wastewater and other utility improvements; and, (iii) payment of professional services in connection therewith including legal, engineering, architectural and fiscal fees and the costs of issuing the Certificates (collectively the "Project"); and

WHEREAS, the Council has deemed it advisable to give notice of intention to issue the Certificates in a maximum principal amount not to exceed \$53,935,000 pursuant to the provisions of the Certificate of Obligation Act of 1971, Section 271.041 et seq., Local Government Code, as amended (the "Act"), for the purpose of financing the Project; and

WHEREAS, prior to the issuance of the Certificates, the Council is required under Section 271.041 et seq., Local Government Code to publish notice of its intention to issue the Certificates in a newspaper of general circulation in the City and on the City's internet website, the notice stating: (i) the time and place tentatively set for the passage of the order authorizing the issuance of the Certificates, (ii) the maximum amount and purpose of the Certificates to be authorized; (iii) the manner in which the Certificates will be paid, (iv) the then-current principal of all outstanding debt obligations of the City; (v) the then-current combined principal and interest required to pay all outstanding debt obligations of the issuer on time and in full; (vi) the maximum principal amount of the Certificates to be authorized; (vii) the estimated combined principal and interest required to pay the Certificates to be authorized on time and in full; (viii) the estimated interest rate for the Certificates to be authorized or that the maximum interest rate for the Certificates may not exceed the maximum legal interest rate; and (ix) the maximum maturity date of the Certificates to be authorized; and

WHEREAS, the meeting at which this Resolution is adopted was open to the public and public notice of the time, place and purpose of the meeting was given, all as required by Chapter 551, Government Code, as amended.

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

1. Attached hereto is a form of the Notice of Intention to Issue the Certificates, the form and substance of which is hereby adopted and approved.

2. The City Secretary shall cause said notice to be published in substantially the form attached hereto, in a newspaper, as defined by Subchapter C, Chapter 2051, Texas Government Code, of general circulation in the area of the City, once a week for two consecutive weeks, the date of the first publication thereof to be before the 45th day before the date tentatively set for the passage of the ordinance authorizing the issuance of the Certificates.

Further, said notice shall be continuously published in substantially the form attached hereto on the City's website for at least 45 days before the date tentatively set for passage of the ordinance authorizing the issuance of the Certificates.

3. This Resolution shall become effective immediately upon adoption. The City Clerk is hereby authorized and directed to execute the certificate to which this Resolution is attached on behalf of the City and the Mayor, City Clerk, the City Manager and Director of Finance are further authorized to do any and all things proper and necessary to carry out the intent of this Resolution including approving appropriate changes to the notice and approving the final form of any Preliminary Official Statement for distribution to the market in connection with the sale of the Certificates.

4. The City hereby authorizes the disbursement of a fee equal to the lesser of (i) one-tenth of one percent of the principal amount of each series of the obligations being issued or (ii) \$9,500 per series, provided that such fee shall not be less than \$750, to the Attorney General of Texas Public Finance Division for payment of the examination fee charged by the State of Texas for the Attorney General's review and approval of public securities and credit agreements, as required by Section 1202.004 of the Texas Government Code. The appropriate member of the City's staff is hereby instructed to take the necessary measures to make this payment. The City is also authorized to reimburse the appropriate City funds for such payment from proceeds of the obligations.

[Execution Page Follows]

PASSED, APPROVED AND EFFECTIVE this May 25, 2023.

Mayor
City of Taylor, Texas

ATTEST:

City Clerk
City of Taylor, Texas

[SEAL]

**NOTICE OF INTENTION TO ISSUE
CITY OF TAYLOR, TEXAS
COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION,
SERIES 2023A**

NOTICE is hereby given that it is the intention of the City Council of the City of Taylor, Texas to issue Certificates of Obligation of the City in one or more series for the purpose of providing funds for paying contractual obligations incurred or to be incurred for: (i) a new municipal complex including space for public safety facilities to include a police station, police facilities, emergency call center dispatch, police evidence center, municipal court facilities and general administrative offices, council chambers and related street, drainage, water, wastewater and other utility improvements and acquisition of easements and right-of-way; (ii) renovating existing City buildings or facilities, to be limited to facilities that will have all or some of their functions relocated to the new municipal complex and Fire Station No. 1, including related street, drainage, water, wastewater and other utility improvements; and, (iii) payment of professional services in connection therewith including legal, engineering, architectural and fiscal fees and the costs of issuing the Certificates. The City Council tentatively proposes to authorize the issuance of the Certificates of Obligation at its regular meeting place in the City Hall, 400 Porter Street, Taylor, Texas to be commenced at 6:00 p.m., on the 27th day of July, 2023. The maximum amount of Certificates of Obligation that may be authorized for the above listed purposes is \$53,935,000. The City Council presently proposes to provide for payment of the Certificates of Obligation by a pledge of ad valorem taxes upon all taxable property within the City within the limits allowed by law. The Certificates of Obligation will be additionally payable from a limited pledge of the City's surplus water and sewer system revenues not to exceed \$1,000.

The following information is required pursuant to Texas Local Government Code, Section 271.049(b)(4): As of May 25, 2023 principal of all outstanding debt obligations of the City is \$74,335,000. As of May 25, 2023 combined principal and interest required to pay all outstanding debt obligations of the City on time and in full is \$94,170,814. The maximum principal amount of the Certificates to be authorized is \$53,935,000. The estimated combined principal and interest required to pay the Certificates to be authorized on time and in full is \$106,544,268. The estimated interest rate for the Certificates to be authorized is 5.0%. Such estimate takes into account a number of factors, including the issuance schedule, maturity schedule and the expected bond ratings of the proposed bonds. Such estimated maximum interest rate is provided as a matter of information, but is not a limitation on the interest rate at which the bonds, or any series thereof, may be sold. The maximum maturity date of the Certificates to be authorized is August 15, 2053.



SPECIALIZED PUBLIC FINANCE INC.
FINANCIAL ADVISORY SERVICES

City of Taylor, Texas Summary Timetable for Issuance of Combination of Tax & Revenue Certificates of Obligation, Series 2023

- | | |
|----------------------------|--|
| *Thursday, May 25, 2023* | <ul style="list-style-type: none">• City Council adopts a resolution directing publication of notice of the City's intention to issue Certificates of Obligation (COs).• City Council authorizes financial advisor to prepare offering documents for COs. |
| Sunday, June 4, 2023 | <ul style="list-style-type: none">• First publication of notice of the City's intention to issue COs (must occur 46 days prior to award.) |
| Sunday, June 11, 2023 | <ul style="list-style-type: none">• Second publication of notice of the City's intention to issue COs. |
| Week of June 18, 2023 | <ul style="list-style-type: none">• Rating agency calls with City Administration. |
| Tuesday, July 18, 2023 | <ul style="list-style-type: none">• Ratings are received. |
| Wednesday, July 19, 2023 | <ul style="list-style-type: none">• Preliminary Official Statement electronically distributed by financial advisor. |
| Tuesday, July 25, 2023 | <ul style="list-style-type: none">• Certified FY 2024 Appraisals due from WCAD. |
| * Thursday, July 27, 2023* | <ul style="list-style-type: none">• COs are priced by financial advisor.• Award. COs are awarded by City Council to the Underwriter(s). |
| Thursday, August 17, 2023 | <ul style="list-style-type: none">• Closing. COs are delivered and proceeds received. |

* Requires Official Council Meeting.

Council meetings are held on the second and fourth Thursday of each month at 6:00 p.m. [in the City Hall Council Chambers](#). Special Council meetings may be called at any time and agendas are posted 72 hours in advance.

No worries. Do you want a timeline for an early August close?



***City Council Meeting
May 25, 2023
Transmittal Letter***

STRATEGIC PILLAR

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

Agenda Item #: 6
Agenda Title: Consider Ordinance 2023-14, adoption of city event policy.

Council Action to be taken: Consider adopting Ordinance

Department Submitted: City Management

Staff Contact: Brian LaBorde, City Manager

1. PURPOSE/DESCRIPTION

Revisions to city event policy.

2. BACKGROUND / PRIOR COUNCIL ACTIONS TAKEN

Existing city event policy needs to reflect current state and federal laws. Staff enlisted the assistance of outside counsel specializing in constitutional law and Religious Land Use and Institutionalized Persons Act (RLUIPA).

3. STAFF ANALYSIS

The proposed ordinance will evaluate applications for events causing for crowd gatherings of 500 or more, ROW usage or vendors used for the sale of goods or services, based on preserving the health, safety and general welfare of the community (police powers granted to municipalities), economic prosperity actualized for local businesses and the economy, fiscal impacts on the municipality imposing undue hardships on city funds and/or resources.

The policy is set forth to review all applicable events with content neutrality and to determine any city resource considerations based off of the criteria as mentioned above.

The ordinance addresses comments made at the Council meeting on April 13.

4. RECOMMENDATION

Staff recommends adoption of the ordinance.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

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

N/A

8. ATTACHMENTS

6a. [Ordinance 2023-14](#)

6b. [PowerPoint presentation](#)

ORDINANCE NO. 2023-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, REPEALING CHAPTER 25, ARTICLE IV. OF THE CODE OF ORDINANCES OF THE CITY OF TAYLOR ENTITLED “PARADES”; AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF TAYLOR ENTITLED “LICENSES, PERMITS, AND BUSINESS REGULATIONS” TO INCLUDE REGULATIONS FOR PARADES AND OTHER SPECIAL EVENTS; AMENDING SECTION 24-3 “SIGNS” TO EXEMPT CERTAIN SIGNS FOR CITY ADOPTED SPECIAL EVENTS; INCLUDING A SEVERABILITY CLAUSE; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Taylor, Texas, adopted ordinance No. 2002-37 establishing regulations and a permitting process for parades in the City of Taylor; and

WHEREAS, the purpose of the special events permit policy is to maintain the health, safety and general welfare in the community in a fiscally prudent manner with taxpayers’ money and allow for economic prosperity for community business owners; and

WHEREAS, the City of Taylor has a substantial interest in protecting the public from health, safety and welfare from dangers associated with special events that require closures of public streets for extended periods by passing content-neutral time, place, manner regulations that are narrowly tailored to serve that interest; and

WHEREAS, the City of Taylor also has a substantial interest in protecting the public health, safety and welfare from dangers associated from unregulated pre-planned mass gatherings where vendors or others may sell or distribute services or goods on public property during special events; and

WHEREAS, it is in the best interest of the City and its residents to establish regulations and a permitting process for certain special events held in the City.

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 found and declared to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim.

SECTION 2. Ordinance No. 2002-37 codified under Chapter 25, Article IV. – Parades of the Code of Ordinances of the City of Taylor is hereby repealed in its entirety.

SECTION 3. Chapter 24 “Signs” of the Code of Ordinances of the City of Taylor is amended so that Section 24-3 (p)(9) reads as follows:

(p) Exempt Signs. The following signs are exempt from the requirements of this chapter:

(9) Outdoor advertising display signs for City adopted events held on public properties in accordance with the City of Taylor’s Special Event Permit ordinances as codified or as permitted under Section 14-164(d).

SECTION 4. Chapter 14 of the Code of Ordinances of the City of Taylor, Texas is hereby amended to include the provisions as shown in EXHIBIT “A.”

SECTION 5. All ordinances and resolutions, or parts of ordinances and resolutions, in conflict with this Ordinance are hereby repealed, and are no longer of any force and effect.

SECTION 6. If any provision of this ordinance or application thereof to any person or circumstance, shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are hereby declared to be severable.

SECTION 7. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This Ordinance shall become effective and be in full force and effect in accordance with the provisions of the Charter of the City of Taylor.

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

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder, City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2023-14, passed and approved by the City Council of the City of Taylor, Texas, on the ____ day of _____, 2023, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

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

Dianna McLean
City Clerk

Exhibit “A”

Chapter 14

ARTICLE V Special Event Permits

Sec. 14-150 Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Affected person. A property owner, property manager or tenant of each property fronting on the portion of a public street to be closed for a Special Event. With respect to an application in which a waiver from the city’s noise regulations are requested, an “affected person” also means a property owner, property manager, or tenant of each property located within 200 feet of the closure area.

City. The City of Taylor, Texas.

City park. Any property in the city designated as a park, playground, recreational facility, swimming pool or hike and bike path, and shall include buildings, parking lots and driveways in such areas.

Closure area. The perimeter of the area in which a special event is authorized to be held.

Neighborhood association. A property owner’s or homeowners’ association.

March. Any assembly, parade, demonstration or procession upon public streets or properties within the city including persons, animals, or vehicles that is reasonably likely to interfere with the normal flow or regulation of traffic.

Permittee. The person to whom a special event permit is granted pursuant to this article.

Person. Any individual, entity, association or organization.

City Reviewers Committee. The persons reviewing the special event application from the city. The reviewers are comprised of the city manager and/or his/her appointed designee, the fire chief/emergency management coordinator and/or his/her appointed designee, police chief and/or his/her appointed designee, public works director and/or his/her appointed designee, the parks and recreation director and/or his/her appointed designee, director of development services or his or her designee, and main street manager or his or her designee

Road closure. A road not open to the public.

Special event. An organized activity which makes a significant contribution to the cultural, economic, or social welfare of the city which is to occur upon public property and requires a special event permit as set forth in section 14-151. Events occurring upon property not owned by or under the control of the city may occur without application for the special event permit provided that none of the event flows onto or into public property under the jurisdiction of the city and is consented to by the person who owns, controls, or is otherwise in charge of the property.

Sec. 14-151 Permit required.

(a) It shall be unlawful for any person to hold a special event, sponsor a special event or cause a special event to occur upon public property within the city without a special event permit from the city, as required in this article, unless exempt per section 14-152.

(b) Special event permits shall be required for:

- (1) Any event with a crowd greater than 500 people projected to attend or who actually attend a special event;
- (2) When an event will require blocking, standing, or limiting of vehicle, bicycle, or pedestrian traffic flow in public streets, sidewalks, rights-of-way, trails, or parking lots either under the ownership of the City or Texas Department of Transportation (TXDOT); or
- (3) When the event will have vendors or others sell or distribute services or goods on public property during special events.

Sec. 14-152 Exceptions.

The provisions of this article shall not apply to the following:

(a) Organized community and festival events held by authority of agreements or special permits issued by the city council or held upon public premises or in or upon public parks, facilities or open spaces under the auspices or adoption by the city.

(b) Events that are within the regular administration of the city carried out by departments such as parks and recreation or main street that do not meet the requirements for a special event permit because of crowd size, public roadway closures, or presence of vendors during the event.

(c) Authorized contractual concessions permitted upon city premises by agreement, lease or contract with the city duly authorized by the city council.

(d) The requirements of this article do not apply to use of a city sidewalk, public park or right-of- way organized solely to express the participants' rights protected by the First Amendment, which does not block pedestrian or vehicular traffic or reasonable use of open space. Applicants must still meet any requirements for mass gathering for crowds over 1000 people as required by the International Fire Code or other city, county or state statute.

Sec. 14-153 Application.

The application for a special event permit required by this article shall be a form prescribed by the reviewers. A permittee shall comply with any requirements for applying for a special event permit established by this article and other applicable law. In addition to permits required under this article, a permittee for a special event shall be responsible for obtaining any additional required permits, including but not limited to permits related to health, food, alcohol, and safety. An application for a special event permit shall be filed with upon a form provided for that purpose.

Sec. 14-154 Timeframes and deadlines.

The deadlines for submission of a special permit application are as follows:

(a) A permittee for a permit under this article must submit an application to the City Reviewers Committee no later than 30 days prior to the first day of the proposed event.

(b) Any special event closing a TXDOT owned street to include (MLK and Main St, or Carlos Parker) over four (4) hours shall submit no later than 90 days prior to the first day of the proposed event.

(c) The permittee may request an exception to the deadlines set forth in this section. The city manager will decide whether to grant an exception, and the city manager's decision is final.

(d) Permittees for special events of the same type that will occur multiple times within a six (6) month period may apply to receive one (1) permit for the six (6) month period for that special event. A six (6) month permit may be approved and issued at the discretion of the reviewers.

(e) The requirements of this article do not apply to use of a city sidewalk, public park or right-of- way organized solely to express the participants' rights

protected by the First Amendment, which does not unreasonably block pedestrian or vehicular traffic or interfere with the reasonable use of public open space, provided however, applicants must meet the requirements of this Article for planned mass gatherings for crowds over 1000 people.

Sec. 14-155 Information required for permit.

(a) Permittees for a special event permit shall provide the information listed as well as any other information required by the reviewers:

- (1) Application - completed in its entirety.
- (2) Site plan/event route or map.
- (3) Proof of liability insurance, a certificate of liability insurance naming the city as an additional insured in the amount and type of coverage required by the reviewers.
- (4) Signatures and contact information of citizens and/or businesses affected by the event.
- (5) Safety plan.
- (6) Approval from other jurisdictions, if the event is taking place in more than one jurisdiction the approval of other jurisdictions (such as the health district) may be required.
- (7) Traffic-control plan.
- (8) Outreach to neighborhoods affected by the event.
- (9) Texas Alcoholic Beverage Commission permits, if applicable.
- (10) For marches/races also include:
 - (A) A route map.
 - (B) Approximate number of participants and type of participants (ex. animals, floats, etc.).
 - (C) On-site registration time, assembly time for participants and start and end times.
 - (D) Proof that all property owners adjacent to the parade/race route have been notified of the route, date and duration of the parade/race.

- (E) TXDOT permit for any closures of TXDOT owned rights-of-ways in accordance with Article IV-Parades in the Code of Ordinances.
- (11) Fees for city services and equipment. For any city services such as personnel and/or equipment required for such event, a cost estimate shall be created prior to the event wherein permittee shall pay for all city personnel and equipment as indicated from the City Reviewers Committee prior to event unless otherwise stated herein.
- (b) Additional permits are required for the following - (The following is not an exhaustive list of additional items that may need a permit in addition to the special event permit):
 - (1) Signs (banners, “A” frame, etc.).
 - (2) Tents larger than 400 sq. ft.
 - (3) Any pyrotechnics/firework display.
 - (4) Mass gathering - greater than 1000 people as required by the 2018 International Fire Code or subsequent version adopted by the city.
 - (5) Mobile food vendors or food vendor permit
 - (6) Noise ordinance exception (Sec. 19.-4).

Sec. 14-156 Review and action on application.

(a) After inspection and/or investigation of an application, the reviewers shall recommend to approve or to deny an application for a special event permit. If the application is approved, the reviewers shall issue a special event permit which shall state on its face the name of the person to whom it is granted and the expiration date. The reviewers shall designate on such permit the location at which the special event is permitted and any other conditions the permittee must comply with in holding the special event. The reviewers may authorize the closure of a public street in connection with approval of a special event permit. All special events applied for in a park permits application from the parks and recreation department shall be reviewed by the special event application reviewers in accordance with this article.

(b) Compliance with article. Except for the permitting requirements, the permittee for a special event permit and/or the holder of a special event permit shall comply with all sections of this article and other applicable ordinances of the city.

(c) City council review. A special event permit shall not be issued for the following events without council approval:

- (1) A special event that exceeds 12 hours, excluding pre- and post-preparatory set up and take down.
- (2) A special event in which more than 3,000 attendees are expected to attend over the course of the event.
- (3) The cost to the city of the special event is projected to meet or exceed \$50,000.00 including the cost of city employee time.
- (4) TXDOT ROW closures are necessary.

Sec. 14- 157 General information and restrictions.

(a) Sale or distribution of services or goods on public property. Notwithstanding other provisions of this article, the reviewers may issue a special event permit to enable the holder to sell or distribute services or goods on public property during special events. The special event permittee shall comply with and ensure compliance with all of the specifications, including location of uses and uses authorized as listed in the permit.

(b) Sale or distribution of food on public property. The permit may provide for temporary food establishments, provided that the permittee complies with the Williamson County and Cities Health District rules and regulations and the reviewers determine adequate facilities are available for public use during the special event. Open air vending is permitted during a special event provided the permit authorizes the open air vending in the specific location(s) indicated in the permit for the duration of the special event. Open air vending, temporary food establishments, and mobile food establishments authorized under a special event permit are not required to obtain a separate permit under Article VI, Sec. 25-207.

(c) Vendor participation at city hosted special events. All vendors participating in city hosted special events are required to follow the rules, regulations, and application process set forth in this article, including heeding all deadlines and providing all information requested. Failure to do so is cause to terminate the application and deny participation.

(d) Donations and/or in-kind services to city events. Engagements are limited to persons or organizations that are dedicated to improving the quality of life of the citizens of the city by donating money or an equivalent in-kind value to defray the cost to the taxpayers of city-hosted special events in tiered amounts as determined by the city appropriate to offset costs of the special event that would otherwise be incurred by taxpayers of the city. Acceptance of donations and/or in-kind services by the city shall not be deemed an endorsement of the person or organization offering such donations or in-kind services. The city, in its sole discretion, reserves the right to reject any proposed donation of cash, or in-kind good or service from any person or organization for any lawful reason.

(e) Road closure. A permittee may not block a street in a manner that prevents the free movement of pedestrians into and out of the closure area, unless specifically allowed under the special event permit.

(f) Entry fees. If an entry fee is charged for a special event, a permittee may not charge the fee to:

- (1) A person who resides or operates a business in the closure area;
or
- (2) A customer of/or a person making a delivery to a business or residence in the closure area.

(g) Signage.

- (1) A permittee shall post a sign at each entrance and exit to the closure area visible to all patrons entering the area that includes the amount of the entry fee, if any, and the rules of access to the closure area. A permittee must post the sign required under this section during the time the entry fee is in effect.
- (2) Outdoor advertising of the event. Outdoor advertising shall be in accordance with Chapter 24 Signs of the City of Taylor Code of Ordinances.

(h) Exits; evacuation plan. The permittee must meet and provide all exits and emergency exits required by current fire code, ordinance, and have a posted evacuation plan throughout the venue

Sec. 14-158 Notice of special event and signature requirement.

(a) Notice. A written notice of proposed special event shall be

mailed, emailed or hand delivered to all affected persons no later than the 14 days prior to the start of the special event if the event is over four (4) hours and requires the closure of city rights of way. The notice must include:

- (1) The address, and, if available, the name, e-mail address and telephone number of each affected person;
- (2) A description of the special event and the time, date, and duration of the special event;
- (3) A description of any streets to be closed during the special event and the duration of the closure;
- (4) Whether a license for a waiver of any part of the city's noise ordinance (Sec. 19-4) will be sought in connection with the application;
- (5) An affidavit by the person circulating the notice that each affected person was provided a copy of the notice and a map of the closure area.

Sec. 14-159 False information.

It shall be unlawful for any person to give any false or misleading information in connection with the application for a permit or a license required pursuant to this article.

Sec. 14-160 Security, fire, and emergency medical service approvals.

(a) The police chief or his designee shall determine the number of peace officers and/ or security agents required for the special event.

(b) The fire chief or his or her designee must approve the proposed location and size of any fire lane, booth, stage, and other equipment that is located in the street. Fire department personnel may conduct a safety inspection to ensure compliance with the adopted fire code.

(c) The fire chief or his designee shall determine the number and type of emergency medical personnel, services, and equipment required for the event. Fire department personnel may conduct a compliance inspection at a permitted event.

(d) The emergency management coordinator may require a plan to be submitted and approved prior to a permit to be issued plan(s) addressing the

matters effecting a mass gathering including health needs, shelter, weather protections, evacuations, and associated items.

Sec. 14-161 Safety requirements.

(a) At the discretion of the Chief of Police, an applicant may employ off-duty peace officers commissioned by the Texas Commission on Law Enforcement Officer Standards and Education for traffic control.

(b) An applicant may use a private licensed security agency for crowd control and security, if the use is approved by the police chief. A security agent employed under this section must:

- (1) Be in uniform;
- (2) Be able to contact the city police or emergency medical services if necessary; and
- (3) Not consume an alcoholic beverage or participate in the event.

(c) An applicant shall ensure that the number of security officers or agents established by the police chief remain on-site during the street closure. A supervising peace officer employed by the city may reduce the number of officers or agents posted at a street event at the discretion of the supervising peace officer.

(d) An applicant shall provide emergency medical personnel and EMS stations as required by the fire chief on the emergency medical services special events information and resource form to ensure the safety of participants at the street event as required.

(e) An applicant shall comply with the adopted fire code and the fire department's street closure guidelines and maintain adequate fire lanes within the closure area.

(f) An applicant shall provide a barricade approved by the public works director and the fire marshal for the lawn or other property of a resident within the closure area who requests a barricade. A barricade provided under this section may not impede access to or from any property.

(g) If a street event is gated, an applicant shall station at least one peace officer or security agent from a city-approved firm at each exit to enforce all required rule, state law, and safety requirements.

(h) An applicant shall comply with all requirements of the Texas

Alcoholic Beverage Commission, if alcoholic beverages are to be sold/served at an event.

Sec. 14-162 Health requirements.

(a) The applicant must close a special event in sufficient time to allow the affected areas to be cleaned and the street to reopen at the time established in the permit.

(b) If a food or beverage booth is used during a street closure, an applicant shall spray- clean the sidewalk and area around the food and beverage booth with water in accordance with health regulations established by the Williamson County and Cities Health District.

(c) If an applicant fails to promptly spray-clean the sidewalk and area around a food and beverage booth, the city shall provide the clean-up and send an invoice of the cost to the applicant.

(d) An applicant shall provide an adequate number of trash containers based on the estimated number of participants at the event. The applicant shall provide suitable protection around stormwater inlets to prevent debris from entering the stormwater system.

(e) If an applicant fails to promptly clean-up trash or remove debris from the stormwater system inlets, the public works director shall provide the clean-up and send an invoice of the cost to the applicant.

(f) Except as provided by subsection (g), an applicant shall provide an adequate number of portable toilets based on the estimated number of participants at the street event. An applicant may not place a portable toilet within 25 feet of an entryway to an adjacent business or residence, unless the adjacent property owner or tenant approves a distance less than 25 feet in writing.

(g) An applicant may present as part of the plan a diagram showing sufficient existing toilet facilities and written certification that the facilities are available for public use during the street event. If the plan is approved, the applicant must clearly mark the location of the toilets during the event.

Sec. 14-163 City event adoption requirements.

(a) To have an event adopted by the City, special event organizers must meet the following requirements:

- (1) Event must have been offered to the public for five (5) previous years.
 - (2) Special event organizers must provide detailed written documentation of event budget, staff/volunteer needs, planning process and sponsorships.
 - (3) Presentation and approval of event to any applicable Board/Commission with recommendation to City Council.
 - (4) Presentation and approval of event to the City Council.
- (b) Adoption of a special event by the city requires approval from City Council. Approvals are based on the following:
- (1) Positive impacts the event brings to the city and its citizenship.
 - (2) Potential negative impacts of the event for the city and its citizenship.
 - (3) Financial impacts of the event.
 - (4) Staffing and city resource impacts of the event for the city and its citizenship
 - (5) Health and/or safety impacts of the event for the city and its citizenship
 - (6) Economic impacts to the city and its citizenship
 - (7) Alignment with the city's mission and vision statement.
 - (8) Implications the event have on current special events and program offerings.
- (c) Newly adopted special events and programs will not be added into a current budget year. If adopted, a new program or event will be added into the following budget year, or concurrent year if budgetary process has already begun. Adopted events will be solely organized and planned by the City Department deemed appropriate by the City Manager. Groups requesting to partner with the city and for the adoption of a fully city-sponsored special event that otherwise meets the criteria set forth above must meet the requirements of section 501(c)3 of the Internal Revenue Code. Any event to be adopted and funded by the City shall be under the direction and control of the City. Any previous committees, groups, clubs, organizations, nonprofits and the like

providing event planning may continue to work under the auspices of the City.

Sec. 14-164 Fee and/or in-kind services.

Before any permit shall be issued under the provisions of this article:

(a) The applicant shall pay a fee as provided for in the city fee schedules and the fee schedule set out in 14-175.

(b) The applicant shall also obtain all inspections and permits required under any other ordinance or regulation of the city or the Williamson County and Cities Health District.

(c) An applicant shall pay to the city the balance due for the actual cost of service, staff, and billed items not later than the 20th business day following the event.

(d) The reviewers and/or their respective board or commissions may recommend to the city manager that a special event permit fee or equivalent such as event signage allowed on public properties or facilities, city financial contribution or in-kind services be waived, reduced, allowed or combination thereof for an event that is benefiting or assisting an identified organization that has ties to the city and has either shown a financial inability to pay the fee or other means as set forth herein. Such consideration upon the applicant's request may be considered in accordance with the following criteria:

- (1) The event provides charitable grant(s) or donations directly back to the city or community through proceeds received from the event organizer;
- (2) The event promotes local historical, cultural and arts preservation and restoration and tourism to the community as authorized pursuant to Chapter 351 of the Texas Tax Code;
- (3) The event generates direct or indirect economic development benefit by ways of increase in sales, use and/or hotel occupancy tax revenue;
- (4) The event promotes or furthers any public purpose authorized pursuant to Texas Const. Art. 3, § 52-a, Chapter 380 of the Local Government Code, or any other law established for the promotion of economic development in the state.
- (5) The City is required by applicable law to waive the imposition of

a fee related to application processing, equipment rental, personnel services, or similar costs which a court of competent jurisdiction has determined must be borne by the taxpayers of the City and not the person or persons causing the cost to the taxpayers.

Sec. 14-165 Issuance.

(a) No permit shall be issued under the provisions of this article until the applicant has complied with all the provisions and requirements of this article applicable to such permit.

(b) The reviewers shall issue a permit to the applicant if the reviewers determine that the application complies with this article and rules approved under this article.

(c) The city may not issue a permit before the applicant pays the applicable fee established by ordinance, unless such fee has been waived as set forth herein.

Sec. 14-166 Contents.

Each permit issued under the provisions of this article shall be signed by the appropriate authority issuing the permit; dated as of the date of its issuance; and shall state the duration or term of such permit on the face thereof. Any permit not dated and signed as provided in this section shall be void. The time and location for which the permit is valid shall be shown on the permit

Sec. 14-167 Display.

Every permit holder having a permit issued under this article or required to have a permit and doing business within the city or any individual listed on a permit shall display the permit or copy of same upon the request of any person, and failure to do so shall be deemed a violation of this article.

Sec. 14-168 Duration.

A special event permit issued under the provisions of this article shall be valid for the period of time stated therein as determined by the reviewers.

Sec. 14-169 Modification or termination of special event permit.

(a) If the reviewers determine that an applicant has violated or failed

to comply with the terms of a special event permit issued under this article, the reviewers may immediately halt the special event and reopen any closed areas and/or roads.

(b) The police chief, emergency management coordinator (EMC), or fire chief or appointed designees may modify any route, time, and manner of conduct of any special event as necessary to protect the safety and welfare of the public, including but not limited to preservation of access to public buildings, maintenance of vehicular and pedestrian mobility.

(c) As new or unforeseen circumstances surface after permit issuance to where police chief, EMC, or fire chief determine there is a need for safety and security above and beyond what was required for the initial permit, such measures and costs associated therewith may be allowed as determined necessary and such costs may be forwarded to the permittee for payment or applied towards any future permit applications.

Sec. 14-170 Offense and penalty.

A person commits an offense if the person violates the terms of a special event permit, closes any roads without a special event permit, or violates any provisions of this article unless approved by the city manager or designated city official.

Sec. 14-171 Previous violation.

An applicant who is found violating the terms of a permit issued under this article may not apply for or receive another closure permit under this chapter for a minimum period of 24 months after the date of the violation.

Sec. 14-172 Denial, revocation, and appeal.

(a) Denial. The city reserves the right to deny an application for a permit to any individual or group who has:

(1) In the past 12 months:

(A) Had a permit issued under this article revoked;

(B) Has failed to pay fees related to a prior special event; or

(C) Otherwise violated this article.

(2) A permit application that does not comply with this article or other applicable ordinances, rules, regulations or statutes.

(b) Revocation. Any permit issued under the provisions of this article may be revoked for the violation by the applicant or licensee of any provision of this article, state law or other ordinance that directly relates to the duties and responsibilities of the applicant or licensed occupation authorized in the permit. Upon such revocation, such permit shall immediately be surrendered to the authority that issued the permit, and failure to do so shall be deemed a misdemeanor.

(c) Appeal. Any person aggrieved by the denial or revocation of a permit reviewed by the reviewers may appeal within five days of the denial or revocation of the permit by written appeal tendered to the city secretary. The city manager may uphold, revise or overturn the denial or revocation. If the city manager upholds the denial or revocation, the decision shall be effective immediately. The decision of the city manager is final.

Sec. 14-173 Penalties.

Any person convicted of violating any provision of this article shall be guilty of a misdemeanor and shall be subject to a fine in an amount not to exceed two thousand dollars (\$2,000.00).

Sec. 14-174 Enforcement.

For the purposes of discharging the duties imposed by this article and to enforce its provisions, any peace officer, fire marshal, or code enforcement officer is empowered to enter upon any premises for which a permit is issued and take such action to enforce this article as permitted in the Code of Criminal Procedure.

Sec. 14-175 Fee schedule.

Permitting fees for application processing, equipment rental, personnel services and so forth shall be set forth in the City's fee schedule amended annually with the City's fiscal year budget.

Service/Item	Rate
Fire Inspection	Unless otherwise specified, determined upon review
Electrical, mechanical and/or plumbing inspections	Unless otherwise specified, determined upon review
Structure Inspection	Unless otherwise specified, determined upon review
Public Works good and services (subject to availability and prior approval)	Type III Barricades \$3.75hr Traffic Cones \$1.25hr Type A Barricades \$1.25hr

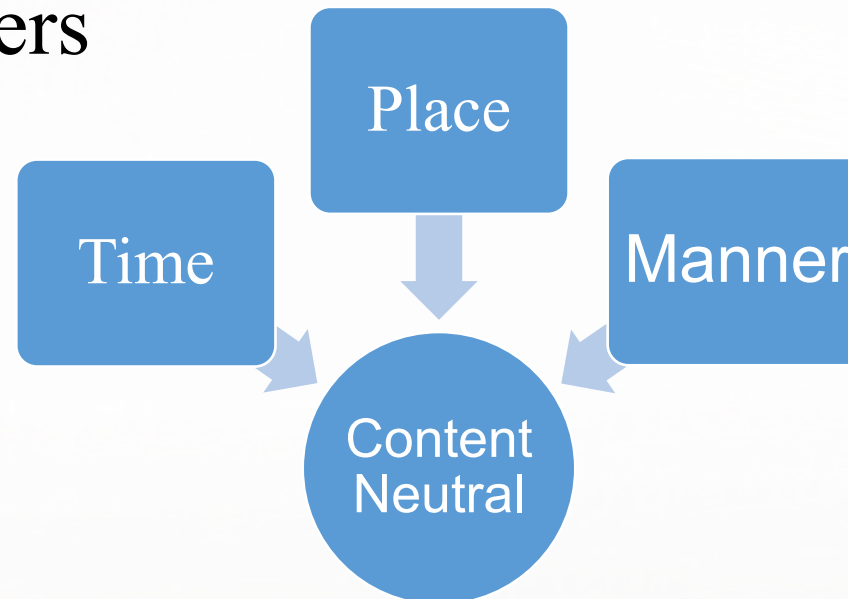
	12 cy Dump Truck \$79.62hr 8 cy Dump Truck \$57.70hr 6 cy Dump Truck \$50.45hr Equipment Trailor \$30.52hr Water Truck \$15.85hr Distributor Truck \$43.57hr Gradall \$109.03hr Personnel \$43.10hr Message Board \$11.60hr Arrow Board \$4.53hr Pickup Truck \$17.91hr Wheel Loader \$98.48hr Motor Grader \$80.43hr Street Sweeper \$102.03hr
Above and beyond city goods and services to include rentals, third party services, and so forth	Pass through costs plus ten (10%) administrative fee



Proposed event policy

Foundation of the policy

- Maintain the health, safety and general welfare in the community
- Fiscally prudent with taxpayers' money
- Foster economic prosperity for community business owners



Framework of policy

- Creates three (3) types of events:
 - Private event
 - City adopted event
 - City owned and operated
 - Work with committees but have final decision-making authority
 - Private can be considered for adoption if it meets thresholds
 - Private event requesting fee or in-kind consideration
 - Waivers or reductions
 - In-kind services
 - Use of public property
 - Criteria needs to be met prior to any consideration:
 - Grants donated back to city
 - Promotes historical, cultural and arts preservation, restoration and tourism to the community as authorized in Chapter 351 of TX Tax Code.
 - Generates economic benefit to community: sales, use, hotel/motel taxes
 - Promotes a public purpose pursuant to Chapter 380 TX Local Gov. Code.



General details of policy

- Permit required for crowds greater than 500, using public streets or vendors.
- Application process sets forth information needed from applicant.
- Staff review committee will meet and review applications.
 - Depending on type of event will need either City Manager or Council final consideration.
 - Events Coordinator will oversee application process under Main St. Dept.
- If event is over four (4) hours and requires ROW closure, notice needs to be given to all affected persons.



Next Steps

- Staff recommends consideration of adopting ordinance.
- Staff has been revising application to reflect policy once in effect.





City Council Meeting May 25, 2023 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 7
Agenda Title: Consider introducing Ordinance 2023-20 adopting updated roadway impact fees.

Council Action to be taken: Introduce ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager and Grady Reed, HDR

1. PURPOSE/DESCRIPTION

The City is in the process of updating its impact fees. Council appointed a capital improvements advisory committee on August 25, 2022 to review and advise the City Council on the proposed capital improvements to be funded by the impact fees. The committee has completed its review of the roadway impact fees and has recommended that City Council begin the adoption process of the updated fees. Council authorized the publication of a public hearing at its meeting on March 23, 2023 and held the public hearing on the proposed roadway impact fees on April 27, 2023. This agenda item provides for the introduction of the ordinance updating the roadway impact fees.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Council approved a contract with Lionheart Places to update the City's comprehensive plan and the water, sewer, and roadway impact fees. Lionheart selected HDR as their sub-consultant to prepare the impact fee updates.

Following the completion of the Envision Taylor comprehensive plan which includes the Future Land Use and Thoroughfare plan, HDR began updating the City's water, sewer and transportation master plans and recommended capital improvements necessary to support the projected growth and land use assumptions in the comprehensive plan.

The adoption and update of impact fees is governed by Texas Local Government Code Chapter 395. This statute requires the City Council to appoint a capital improvements advisory committee. The statute allows the City to use the Planning and Zoning Commission as the advisory committee. If the impact fees will apply in the ETJ, which they will, the committee must also include a representative from the ETJ.

City Council appointed the Planning and Zoning Commission as the capital improvements advisory committee and added Ed Komandosky as the ETJ representative.

The committee met in September, October, and November to review the proposed capital improvement plans and the associated impact fees. The committee met on March 14, 2023 and recommended approval of the transportation capital improvements plan and roadway impact fees and to begin the formal adoption process of the updated fees.

The City published notice of the public hearing on the adoption of the updated fees 30 days prior to the public hearing date of April 27, 2023.

This agenda item allows for the introduction of the ordinance and the final approval of the ordinance is scheduled for June 8, 2023.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
Required by statute.	N/A

4. RECOMMENDATION

Introduce ordinance.

5. FUNDING SOURCE

The impact fee update consulting services is funded by the impact fee funds.

6. TIMELINE

Envision Taylor comprehensive plan was adopted November 18, 2021
Amendment adopted May 12, 2022
HDR completed water, sewer, and transportation master plan drafts summer 2022
Council appointed the Impact Fee Advisory Committee on August 25, 2022
The Impact Fee Advisory Committee met September, October and November 2022 and January, February and March 2023
City Council authorized publication of public hearing on the adoption of the roadway impact fees March 23, 2023
Public hearing on adoption of roadway impact fees was held on April 27, 2023
Introduction of ordinance May 25, 2023
Council to consider ordinance adopting the fees June 8, 2023

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

7a. [Ordinance 2023-20 updating roadway impact fees.](#)

ORDINANCE NO. 2023-20
ROADWAY IMPACT FEES

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING ORDINANCE NO. 2014-03 AND CHAPTER 25, ARTICLE V. OF THE CODE OF ORDINANCES OF THE CITY OF TAYLOR BY UPDATING IMPACT FEES FOR ROADWAYS; PROVIDING FOR COLLECTION OF IMPACT FEES; ESTABLISHING ACCOUNTS AND RECORDS OF IMPACT FEES COLLECTED; PROVIDING FOR USE OF PROCEEDS FROM IMPACT FEE ACCOUNTS; PROVIDING FOR AN ADVISORY COMMITTEE; PROVIDING FOR EXEMPTIONS FROM THIS ORDINANCE; PROVIDING FOR SEVERABILITY CLAUSE; AND PROVIDING FOR A PENALTY CLAUSE FOR VIOLATIONS OF THIS ORDINANCE.

WHEREAS, the City of Taylor is responsible for and committed to the provision of public facilities and services (including roadways) at levels necessary to cure any existing public service deficiencies in already developed areas; and

WHEREAS, such facilities and service levels shall be provided by the City of Taylor utilizing funds allocated in the capital budget and capital improvements programming processes and relying upon the funding sources indicated therein; and

WHEREAS, new residential and nonresidential development causes and imposes increased demands upon Taylor public facilities and services, including roadways, that would not otherwise occur; and

WHEREAS, planning projections indicate that such development will continue and will place ever-increasing demands on the City to provide necessary public facilities; and

WHEREAS, the development potential and value of properties is strongly influenced and encouraged by City policy as expressed in the Comprehensive Plan and Thoroughfare Plan and as implemented via the City zoning ordinance and map; and

WHEREAS, to the extent that such new development places demands upon the public facility infrastructure, those demands should be satisfied by more equitably assigning responsibility for financing the provision of such facilities

from the public at large to the developments actually creating the demands for them; and

WHEREAS, the amount of the impact fee to be imposed shall be determined by the cost of the additional public facilities needed to support such development, which public facilities shall be identified in a capital improvements program; and

WHEREAS, the City Council, after careful consideration of the matter, hereby finds and declares that impact fees imposed upon residential and nonresidential development to finance specified major public facilities, the demand for which is created by such development, is in the best interests of the general welfare of the City and its residents, is equitable, and does not impose an unfair burden on such development; and

WHEREAS, in 1987 the Texas Legislature adopted Senate Bill 336, now Chapter 395 of the Texas Local Government Code, and subsequently amended said Chapter from time to time; and

WHEREAS, the City Council finds that in all things the City has complied with said statute in the notice, adoption, promulgation and methodology necessary to adopt Impact Fees.

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

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

SECTION 2. Ordinance No. 20014-03 and Chapter 25, Article V. of the Code of Ordinances of the City of Taylor, Texas is hereby amended to replace the entirety of Chapter 25, Article V. with the provisions as shown in EXHIBIT "A."

SECTION 3. All ordinances and resolutions, or parts of ordinances and resolutions, in conflict with this Ordinance are hereby repealed, and are no longer of any force and effect.

SECTION 4. This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City, and

this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

SECTION 5. If any sentence, section, subsection, clause, phrase, part or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

SECTION 6. The provisions of this Ordinance shall be liberally construed to effectively carry out its purposes, which are hereby found and declared to be in furtherance of the public health, safety, and welfare. Any member of the Council or any City official or employee charged with the enforcement of this ordinance, acting for the City in the discharge of his or her duties, shall not thereby render himself or herself personally liable; and is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of said duties.

SECTION 7. Any person violating the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Taylor, Texas, or any other Court of proper jurisdiction, shall be subject to a fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense, except however, where a different penalty has been established by state law for such offense the penalty shall be that fixed by state law, and for any offense which is a violation of any provision of law that governs fire safety, zoning, or public health and sanitation, including dumping of refuse, the penalty shall be a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day said violation is continued shall constitute a separate offense. Any violation of this ordinance can be enjoined by a suit filed in the name of the City in court of competent jurisdiction, and this remedy shall be in addition to the penal provision in this ordinance.

SECTION 8. In accordance with Article VIII, Section 1, of the City Charter, Ordinance No. 2023-20 was introduced before the Taylor City Council on the 25th day of May, 2023.

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

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark J. Schroeder, City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2023-20, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2023, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

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

Dianna McLean, City Clerk

EXHIBIT "A"

CHAPTER 25

ARTICLE V. - ROADWAY IMPACT FEES

DIVISION 1. - GENERAL PROVISIONS

Section 25-125 - Short Title.

This Article shall be known and cited as the Roadway Impact Fee Ordinance.

Section 25-126 - Intent.

This article is intended to impose roadway impact fees, as established in this article, in order to finance public facilities, the demand for which is generated by new development in the designated service area.

Section 25-127. - Authority.

The City is authorized to enact this article by Chapter 395 of the Texas Local Government Code, which authorizes home-rule cities, among others, to enact or impose impact fees on land within their corporate boundaries as charges or assessments imposed against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to such new development; and by the Taylor City Charter. The provisions of this article shall not be construed to limit the power of the City to adopt such ordinance pursuant to any other source of local authority, nor to utilize any other methods or powers otherwise available for accomplishing the purposes set forth herein, either in substitution of or in conjunction with this article. Guidelines may be developed by resolution or otherwise to implement and administer this article.

Section 25-128 Definitions.

As applied in this article, the following words and terms shall be used:

Assessment - The determination of the amount of the maximum impact fee per service unit which can be imposed on new development pursuant to this article.

Building Permit - Written permission issued by the City for the construction, repair, alteration or addition to a structure.

Capital Construction Cost of Service - Costs of constructing capital improvements or facility expansions, including and limited to the construction contract price, surveying and engineering fees, land acquisition costs (including land purchases, court awards and costs, attorney's fees, and expert witness fees), and the fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the capital improvements plan who is not an employee of the City.

Capital Improvements Program (CIP) - Plan which identifies roadway capital improvements or facility expansions pursuant to which impact fees may be assessed.

City - City of Taylor.

City Council (Council) - Governing body of the City of Taylor.

City Manager (Manager) - Chief executive officer of the City, appointed by the Council.

Comprehensive Plan - The comprehensive long-range plan, adopted by the City Council, which is intended to guide the growth and development of the City which includes analysis, recommendations and proposals for the City regarding such topics as population, economy, housing, transportation, community facilities and land use.

Effective Impact Fee - Amount of impact fee collected per service unit, which may be equal to or less than the maximum impact fees as set forth in Exhibit "C" to this article.

Existing Development - All development within the service area as of the date of the adoption of this article.

Facility Expansion - The expansion of the capacity of an existing facility which serves the same function as an

otherwise necessary new capital improvement in order that the existing facility may serve new development. Facility expansion does not include the repair, maintenance, modernization, or expansion of an existing facility to better serve existing development.

Final Subdivision Plat (Final Plat) - The map, drawing or chart on which is provided a subdivider's plan of a subdivision, and which has received final approval by the Planning and Zoning Commission or City Council and which is recorded with the office of the County Clerk.

Growth-Related Costs - Capital construction costs of service related to providing additional service units to new development, either from excess capacity in existing facilities, from facility expansions or from new capital facilities. Growth-related costs do not include:

(1) Construction, acquisition, or expansion of public facilities or assets other than capital improvements or facility expansions identified in the capital improvements plan;

(2) Repair, operation, or maintenance of existing or new capital improvements or facility expansions;

(3) Upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards;

(4) Upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;

(5) Administrative and operating costs of the City; or

(6) Principal payments and interest or other finance charges on bonds or other indebtedness, except for such payments for growth-related facilities contained in the capital improvements program.

Impact Fee - Charge or assessment to be imposed by the City upon new development to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to new

development. The term includes amortized charges, lump-sum charges, impact fees, contributions in aid of construction, and any other fee that functions as described by this definition. Impact fees do not include dedication of rights-of-way or easements, or construction or dedication of site-related roadway facilities, or streets, sidewalks, or curbs if the dedication or construction is required by other valid ordinances of the City Code and is necessitated by and attributable to the new development.

Impact Fee Advisory Committee - Advisory committee, appointed by the City Council, consisting of at least five members which are not employees of the City, not less than 40 percent of which shall be representatives of the real estate, development or building industries; or consisting of the Planning and Zoning Commission, including one regular or ad hoc member who is not an employee of the City and who is representative of the real estate, development, or building industry; which committee is appointed to regularly review and update the capital improvements program in accordance with the requirements of Chapter 395 of the Texas Local Government Code, and its successors.

Land Use Assumptions - Description of the service area and projections of changes in land uses, densities, intensities, and population therein over at least a 10-year period, adopted by the City, as may be amended from time to time, upon which the capital improvement plan is based.

New Development - Subdivision of land; or the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land; any of which increases the number of service units.

Offset - The amount of the reduction of an impact fee designed to fairly reflect the value of system-related facilities, pursuant to rules herein established or administrative guidelines, provided and funded by a developer pursuant to the City's subdivision regulations or requirements.

Roadway Facility - Arterial or collector streets or roads that have been designated on an officially adopted roadway plan of the City, together with all necessary appurtenances. The term includes the City's share of costs for roadways and associated improvements designated on the

federal or Texas highway system, including local matching funds and costs related to utility line relocation and the establishment of curbs, gutters, sidewalks, drainage appurtenances, and rights-of-way.

Roadway Facility Expansion - Expansion of the capacity of any existing roadway facility for the purpose of serving new development, not including the repair, maintenance, modernization or expansion of an existing roadway facility to serve existing development.

Roadway Capital Improvements Plan (Roadway CIP) - Portion of the Roadway CIP, as may be amended from time to time, which identifies the roadway facilities or roadway expansions and their associated growth-related costs which are necessitated by and which are attributable to new development, for a period not to exceed ten (10) years, which are to be financed in whole or in part through the imposition of roadway impact fees pursuant to this article.

Service Area - Area within the corporate boundaries, to be served by the roadway capital improvements or facilities expansions specified in the capital improvements program applicable to the service area. The service area represents the general geographic basis for planning the roadway capital improvement program, used to formulate the fees. The service area is limited to an area within the corporate boundaries of the City and shall not exceed six miles.

Service Unit - Standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvements or facility expansions expressed in living units equivalent.

Site-related Facility - Improvement or facility which is for the primary use or benefit of a new development and/or which is for the primary purpose of serving the new development, and which is not included in the capital improvements plan, and for which the developer or property owner is solely responsible under subdivision and other applicable regulations.

System-related Facility - A capital improvement or facility expansion which is designated in the Capital Improvements Plan and which is not a site-related facility.

A system-related facility may include a capital improvement which is located offsite, within or on the perimeter of the development site.

Section 25-129. Applicability of Impact Fees.

This article shall be uniformly applicable to new development which occurs within the roadway service area. No new development shall be exempt from the assessment of impact fees as defined in this article.

Section 25-130 Impact Fees as Conditions of Development Approval.

No application for new development shall be approved within the City without assessment of impact fees pursuant to this article, and no building permit shall be issued unless the applicant has paid the impact fees imposed by and calculated herein under.

Section 25-131 Establishment of Roadway Service Areas.

Service areas are established as shown on the Service Area Map which is attached as Exhibit A for this article. The service areas shall be established consistent with any facility service areas established in the CIP. Additions to the service areas may be designated by the City Council consistent with the procedure set forth in Chapter 395 of the Texas Local Government Code and its successors.

Section 25-132 Land Use Assumptions.

Land use assumptions used in the development of the impact fee are contained in Exhibit B of this article. These assumptions may be revised by the City Council according to the procedure set forth in Chapter 395 of the Texas Local Government Code and its successors.

Section 25-133 Service Units.

(a) Service units are established in accordance with generally accepted engineering and planning standards.

(b) Service units shall be calculated based upon projected vehicle-miles of traffic generation for the specific land use type, as set forth in Exhibit E of this article.

(c) The City Council may revise the service unit designation according to the procedure set forth in Chapter 395 of the Texas Local Government Code and its successors.

Section 25-134 Impact Fees Per Service Unit.

The maximum impact fee per service unit for each service area shall be computed by dividing the growth-related capital construction cost of service in the service area identified in the capital improvements plan for that category of capital improvements, by the total number of projected service units anticipated within the service area which are necessitated by and attributable to new development, based on the land use assumptions for that service area, and adjusted by subtracting credits in the form of future rate or tax contributions to roadway CIP funding. Maximum impact fees per service unit for each service area shall be set forth in Exhibit C.

Exhibit C may be amended by the City Council according to the procedure set forth in Chapter 395 of the Texas Local Government Code and its successors.

The effective Impact Fees per service unit may be amended from time to time by the City Council through ordinance amendment to any amount less than that set forth in Exhibit C.

Section 25-135 Assessment of Impact Fees.

The approval of any subdivision of land or of any new development shall include as a condition the assessment of the impact fee applicable to such development. Assessment of the impact fee for any new development shall be made as follows:

- (1) For new development which is submitted for approval pursuant to the City's subdivision regulations following the effective date of this Ordinance, assessment shall be at the time of final subdivision plat approval, and shall be the value of the effective impact fee per service unit then in effect, as provided in Exhibit C as set forth in Section 25-134. The City may provide the subdivider with a copy of Exhibit C prior to final subdivision plat approval, but such shall not constitute assessment within the meaning of this article.

(2) For new development which has received final plat approval prior to the effective date of this Ordinance and for which no replatting is necessary prior to the issuance of a building permit, assessment shall be upon the issuance of a building permit, and shall be the value of the effective impact fee per service unit set forth in Roadway Impact Ordinance prior to the effective date of this Ordinance.

(3) For new development which occurs or is proposed to occur without platting, assessment shall be upon the issuance of a building permit, and shall be the value of the effective impact fee per service unit set forth in Exhibit C.

(4) Following assessment of the impact fee, no additional impact fees or increases thereof shall be assessed against that development unless the number of service units increases, as set forth under Section 25-133. Following the lapse or expiration of approval for a plat, a new assessment must be performed at the time a new application for such development is filed.

Section 25-136 Calculation of Impact Fees.

Following the request for new development as provided in Section 25-135, the City shall compute impact fees due for the new development in the following manner:

(1) The total service units for the new development shall be multiplied by the appropriate per-unit effective fee value determined as set forth in Section 25-134; and

(2) Fee offsets shall be subtracted as determined by the process proscribed in Section 25-138.

The value of each impact fee due for a new development shall not exceed a value computed by multiplying the effective fee assessed per service unit pursuant to Section 25-134 by the number of service units generated by the development.

Section 25-137 Collection of Impact Fees.

(a) No building permit shall be issued until all impact fees have been paid to the City, or until a "notice of impact fee due" is recorded as provided in this Section, except as provided otherwise by contract.

(b) Impact fees shall be paid at the time of the issuance of a building permit, except as provided in this section

(c) The City may, at its sole discretion, enter into contracts to establish a different date of fee collection than those provided in this Section.

Section 25-138 Suspension of Fee Collection.

Intentionally Deleted.

Section 25-139 Offsets Against Impact Fees.

The City shall offset the value of any system-related facilities identified on the capital improvement plan, pursuant to rules established in this section, which have been dedicated to and have been received by the City, including the value of rights-of-way or capital improvements constructed pursuant to an agreement with the City, against the value of the impact fee due for that category of capital improvement.

All offsets against impact fees shall be subject to the following limitations and shall be granted based on this article and additional standards promulgated by the City, which may be adopted as administrative guidelines. Any construction of, contributions to, or dedications of off-site roadway facilities agreed to or required by the City as a condition of development approval shall be credited against roadway facilities impact fees otherwise due from the development.

(1) No offset shall be given for the dedication or construction of site-related facilities.

(2) The unit costs used to calculate the offsets shall not exceed those assumed for the capital improvements included in the capital improvements plan for the category of facility within the service area for which the impact fee is imposed.

(3) If an offset applicable to a plat has not been completed within ten (10) years from the date of the issuance of the first building permit after the effective date of this article or within such period as

may be otherwise designated by contract, such offset shall lapse.

(4) In no event will the City reimburse the property owner or developer for an offset when no impact fees for the new development can be collected pursuant to this article or for any value exceeding the total impact fees due for the development for that category of capital improvement, unless otherwise agreed to by the City.

An applicant for new development must apply for an offset against impact fees due for the development either at or before the time of plat recordation. The applicant shall file a petition for offsets with the City on a form provided for such purpose. The contents of the petition shall be established by administrative guidelines. The City must provide the applicant, in writing, with a decision on the offset request, including the reasons for the decision. The decision shall specify the maximum value of the offset which may be applied against an impact fee, which value and the date of the determination shall be associated with the plat for the new development.

The available offset associated with the plat shall be applied against an impact fee in the following manner:

(1) Such offset shall be prorated equally among all service units, as calculated in Section 25-133, and remain applicable to such service units, to be applied at time of filing and acceptance of an application for a building permit, against impact fees due.

(2) If the total number of service units used by the City in the original offset calculation described in (1) is eventually exceeded by the number of total service units realized by the actual development, the City may, at its sole discretion, collect the full impact fee exclusive of any associated offset for the excess service units.

Section 25-140 Establishment of Accounts and Records.

The City shall establish separate interest-bearing accounts, in a bank authorized to receive deposits of City funds, for each major category of capital facility for which an impact fee is imposed pursuant to this article. Interest earned by each account shall be credited to that account and

shall be used solely for the purposes specified for funds authorized in this section.

The City shall establish adequate financial and accounting controls to ensure that impact fees disbursed from the account are utilized solely for the purposes authorized in this section. Disbursement of funds shall be authorized by the City at such times as are reasonably necessary to carry out the purposes and intent of this article; provided, however, that any fee paid shall be expended within a reasonable period of time, but not to exceed ten (10) years from the date the fee is deposited into the account.

The City shall maintain and keep adequate financial records for each such account, which shall show the source and disbursement of all revenues, which shall account for all monies received, and which shall ensure that the disbursement of funds from each account shall be used solely and exclusively for the provision of uses specified in the capital improvements program as system-related facilities. The City shall also maintain such records as are necessary to ensure that refunds are appropriately made under the provision in Section 25-142 of this article, and such other information as may be necessary for the proper implementation of this article.

Section 25-141 Use of Proceeds of Impact Fee Accounts.

The impact fees collected pursuant to this article may be used to finance or to recoup capital construction costs of service. Impact fees may also be used to retire bonds or to pay the principal sum and interest and other finance costs on bonds, notes or other obligations issued by or on behalf of the City to finance such capital construction costs of service. Impact fees collected pursuant to this article shall not be used to pay for any of the following expenses:

- (1) Construction, acquisition or expansion of capital improvements or assets other than those identified in the associated capital improvements plans;
- (2) Repair, operation, or maintenance of existing or new capital improvements or facilities expansions;
- (3) Upgrading, expanding or replacing existing capital improvements to serve existing development in order to

meet stricter safety, efficiency, environmental or regulatory standards;

(4) Upgrading, expanding or replacing existing capital improvements to provide better service to existing development; provided however, that impact fees may be used to pay the costs of upgrading, expanding or replacing existing capital improvements in order to meet the need for new capital improvements generated by new development; or

(5) Administrative and operating costs of the City.

Section 25-142 Appeals.

The property owner or applicant for new development may appeal the following decisions to the City Manager or his/her designee:

- (1) The applicability of an impact fee to the development;
- (2) The basis for fee calculation;
- (3) The availability or the value of an offset;
- (4) The application of an offset against an impact fee due;
- (5) The amount of the refund due, if any.

The burden of proof shall be on the appellant to demonstrate that the value of the fee or the value of the offset was not calculated according to the applicable impact fee schedule or the guidelines established for determining offsets.

The appellant must file a notice of appeal with the City Manager of Taylor within thirty (30) days following the decision. If the notice of appeal is accompanied by a bond or other sufficient surety satisfactory to the City Manager in an amount equal to the original determination of the impact fee due, the development application or tap purchase or building permit application may be processed while the appeal is pending.

Section 25-143 Refunds.

(a) Any impact fee or portion thereof collected pursuant to this article which has not been expended within ten (10) years from the date of payment, shall be refunded, upon application, to the record owner of the property at the time the refund is paid, or, if the impact fee was paid by another governmental entity, to such governmental entity, together with interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Article 1.03, Title 79, Revised Statutes (Article 5069-1.03, Vernon's Texas Civil Statutes), or any successor statute.

(b) An impact fee collected pursuant to this Ordinance shall be considered expended if the total expenditures for capital improvements or facilities expansions authorized in Section 25-140 within ten (10) years following the date of payment exceeds the total fees collected for such improvements or expansions during such period.

(c) If a refund is due pursuant to subsections (a) and (b), the City shall pro-rate the same by dividing the difference between the amount of expenditures and the amount of the fees collected by the total number of service units assumed within the service area for the period to determine the refund due per service unit. The refund to the record owner or governmental entity shall be calculated by multiplying the refund due per service unit by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.

(d) Upon the request of an owner of the property on which an impact fee has been paid, the City shall refund such fees if:

(1) Existing service is available and service is denied; or

(2) Service was not available when the fee was collected and the City has failed to commence construction of facilities to provide service within two years of fee payment; or

(3) Service was not available when the fee was collected and has not subsequently been made available within a reasonable period of time considering the type of capital improvement or facility expansion to be constructed, but in any

event later than five years from the date of fee payment.

(e) Petition for refunds shall be submitted to the City on a form provided by the City for such purpose. Within one month of the date of receipt of a petition for refund, the City must provide the petitioner, in writing, with a decision on the refund request, including the reasons for the decision. If a refund is due to the petitioner, the City Manager shall cause a refund payment be made to the petitioner.

Section 25-144 Updates to Plan and Revision of Fees.

The City shall review the land use assumptions and capital improvements plan for roadway facilities at least every five years, the first five-year period commencing from the date of adoption of the capital improvements plan referenced herein. The City Council shall accordingly then make a determination of whether changes to the land use assumptions, capital improvements plan or impact fees are needed and shall, in accordance with the procedures set forth in Chapter 395 of the Texas Local Government Code, or any successor statute, either update the fees or make a determination that no update is necessary.

Section 25-145 Functions of Impact Fee Advisory Committee.

The functions of the Impact Fee Advisory Committee are those set forth in Chapter 395 of the Texas Local Government Code, or any successor statute, and shall include the following:

- (1) Advise and assist the City in adopting land use assumptions;
- (2) Review the capital improvements plan regarding roadway capital improvements and file written comments thereon;
- (3) Monitor and evaluate implementation of the capital improvements program;
- (4) Advise the City of the need to update or revise the land use assumptions, capital improvements program and impact fees; and

(5) File semiannual reports evaluating the progress of the City in achieving the capital improvements plans and identifying any problems in implementing the plans or administering the impact fees, and any perceived inequities in administration of the fee.

The City shall make available to the Impact Fee Advisory Committee any professional reports prepared in the development or implementation of the capital improvements plan.

The Council shall adopt procedural rules for the committee to follow in carrying out its duties.

Section 25-146 Agreement for Capital Improvements.

The City Council may approve the owner of a new development to construct or finance some of the public improvements identified in the CIP. In the case of such approval, the property owner must enter into an agreement with the City prior to fee collection. The agreement shall be on a form approved by the City, and shall establish the estimated cost of improvement, the schedule for initiation and completion of the improvement, a requirement that the improvement shall be completed to City standards, and any other terms and conditions the City deems necessary. The City Manager or his/her designee shall review the improvement plan, verify costs and time schedules, determine if the improvement is contained in the CIP, and determine the amount of the applicable offset for such improvement to be applied to the otherwise applicable impact fee before submitting the proposed agreement to the Council for approval.

Section 25-147 Use of Other Financing Mechanisms.

The City may finance roadway capital improvements or facilities expansions designated in the capital improvements plan through the use of operating cash transfers, through the issuance of bonds, through the formation of public improvement districts or other assessment districts, or through any other authorized mechanism, in such manner and subject to such limitations as may be provided by law, in addition to the use of impact fees.

Except as herein otherwise provided, the assessment and collection of an impact fee shall be additional and supplemental to, and not in substitution of, any other tax,

fee, charge or assessment which is lawfully imposed on and due against the property.

Section 25-148 Impact Fees as Additional and Supplemental Regulation.

Impact fees established by this article are additional and supplemental to, and not in substitution of, any other requirements imposed by the City on the development of land or the issuance of building permits or the issuance of certificates of occupancy. Such fees are intended to be consistent with and to further the policies of City's Comprehensive Plan, capital improvements plan, zoning ordinance, subdivision regulations and other City policies, ordinances and resolutions by which the City seeks to ensure the provision of adequate public facilities in conjunction with the development of land.

This article shall not affect, in any manner, the permissible use of property, density of development, design, and improvement standards and requirements, or any other aspect of the development of land or provision of public improvements subject to the zoning and subdivision regulations or other regulations of the City, which shall be operative and remain in full force and effect without limitation with respect to all such development.

Section 25-149 Relief Procedures.

Any person who has paid an impact fee or an owner of land upon which an impact fee has been paid may petition the City Manager to determine whether any duty required by this article has not been performed within the time so prescribed. The petition shall be in writing and shall state the nature of the unperformed duty and request that the act be performed within sixty (60) days of the request. If the Manager determines that the duty is required pursuant to this article and is late in being performed, it shall cause the duty to commence within sixty (60) days of the date of the request and to continue until completion.

Section 25-150

INTENTIONALLY DELETED.

DIVISION 2. - ROADWAY FACILITIES IMPACT FEES

Section 25-181 Roadway Service Areas.

There is hereby established roadway service areas as depicted on Exhibit A, attached hereto and incorporated herein by reference. The boundaries of the roadway service areas may be amended from time to time, and new roadway service areas may be delineated, pursuant to the procedures in Section 25-131.

Section 25-182 Roadway Improvements Plan.

The Roadway Improvements Plan for the City is hereby adopted as Exhibit D attached hereto and incorporated by reference herein. The Roadway Improvements Plan may be amended from time to time, pursuant to the procedures set forth in Chapter 395 of the Texas Local Government Code and its successors.

Section 25-183 Roadway Impact Fees.

The maximum impact fee values per service unit for roadway facilities are hereby adopted and incorporated in Exhibit C attached hereto and made a part hereof by reference. The impact fee values per service unit for roadway facilities may be amended from time to time, pursuant to the procedures in Section 25-134.

EXHIBIT A
SERVICE AREA MAP

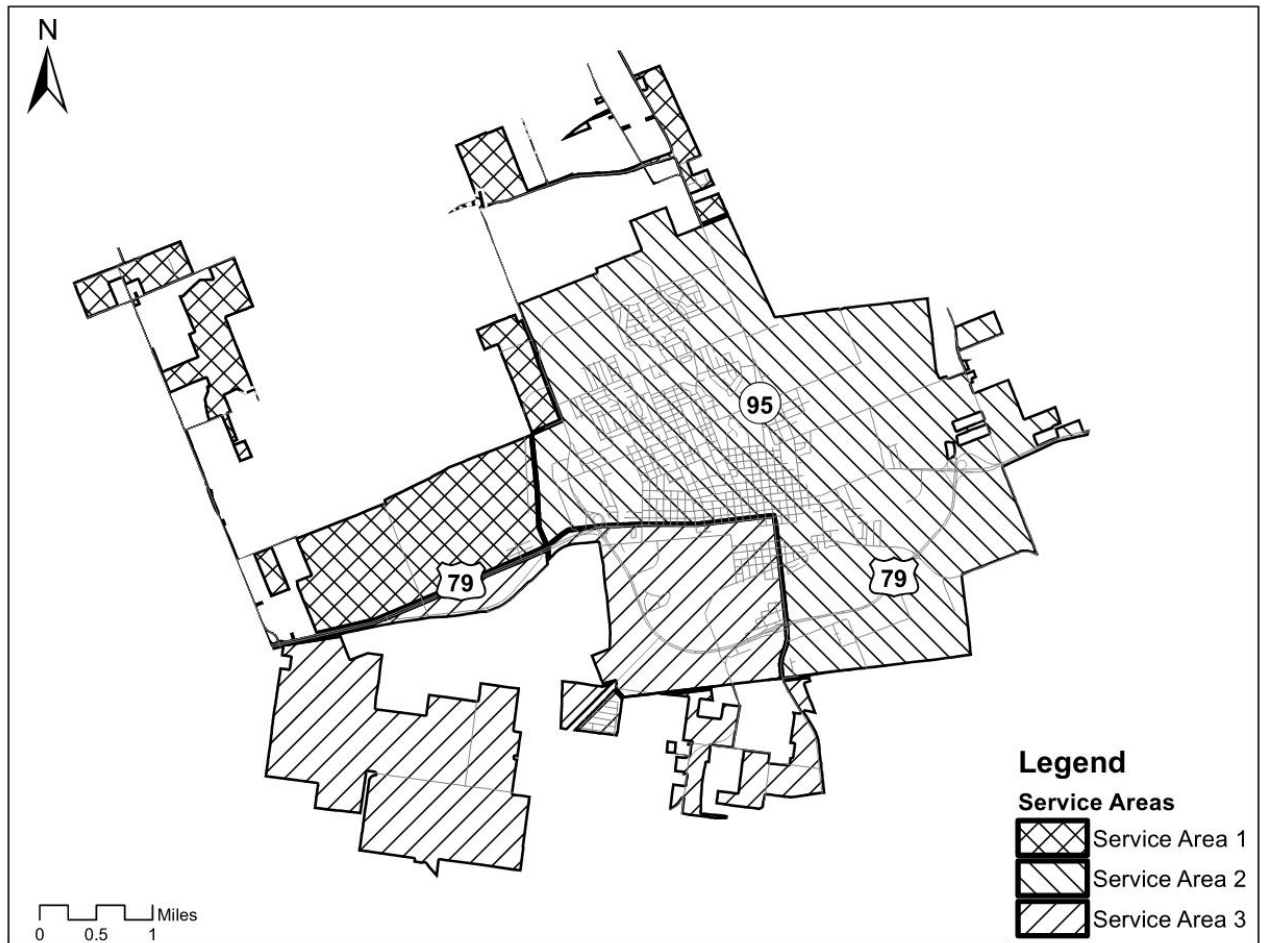


Figure 1. Taylor Roadway Impact Fee Service Areas

EXHIBIT B
LAND USE ASSUMPTIONS

Land Use	2022	2032	10 Year Increment
Residential (DUs ¹)	7,081	10,484	3,403
Basic (KSF ²)	2,216	11,951	9,735
Retail (KSF)	1,131	1,668	537
Service (KSF)	1,244	2,554	1,309

¹ Dwelling Units

² 1,000 Square Feet

EXHIBIT C
MAXIMUM AND EFFECTIVE IMPACT FEES

The maximum allowable fee for roadways is as follows:

- Service Area 1 - \$7,988/Service Unit
- Service Area 2 - \$1,847/Service Unit
- Service Area 3 - \$710/Service Unit

The effective fee for roadways in is as follows:

- Service Area 1 - \$1,500/Service Unit
- Service Area 2 - \$710/Service Unit
- Service Area 3 - \$710/Service Unit

EXHIBIT D
ROADWAY IMPROVEMENTS PLAN

CIP ID	Roadway CIP Projects	Rough Order of Magnitude Cost (\$)
1	Main St (SH 95)	\$ 3,865,000
2	2nd St	\$ 20,380,000
3	Rio Grande St (CR 404)	\$ 15,025,000
4	Carlos G Parker Blvd (FM 397)	\$ 4,730,000
5	Mallard Ln	\$ 5,100,000
6	TH Johnson Dr	\$ 2,675,000
7	Lake Dr	\$ 7,710,000
8	North Dr	\$ 2,670,000
9	Davis St	\$ 1,455,000
10	Justin Ln	\$ 18,000,000
11	Proposed N/S Community Blvd east of CR 373	\$ 24,000,000
12	Carlos G Parker Blvd (FM 397) Extension	\$ 4,600,000
13	TH Johnson Dr Extension	\$ 4,300,000
14	Mallard Ln Extension	\$ 4,300,000
15	Proposed E/W Neighborhood Ave south of Mallard Ln	\$ 5,000,000
16	Proposed N/S Neighborhood Ave east of Main St (SH 95)	\$ 16,400,000
17	FM 973	\$ 7,600,000
18	MLK Jr Blvd (FM 112)	\$ 2,210,000
Total:		\$ 150,020,000



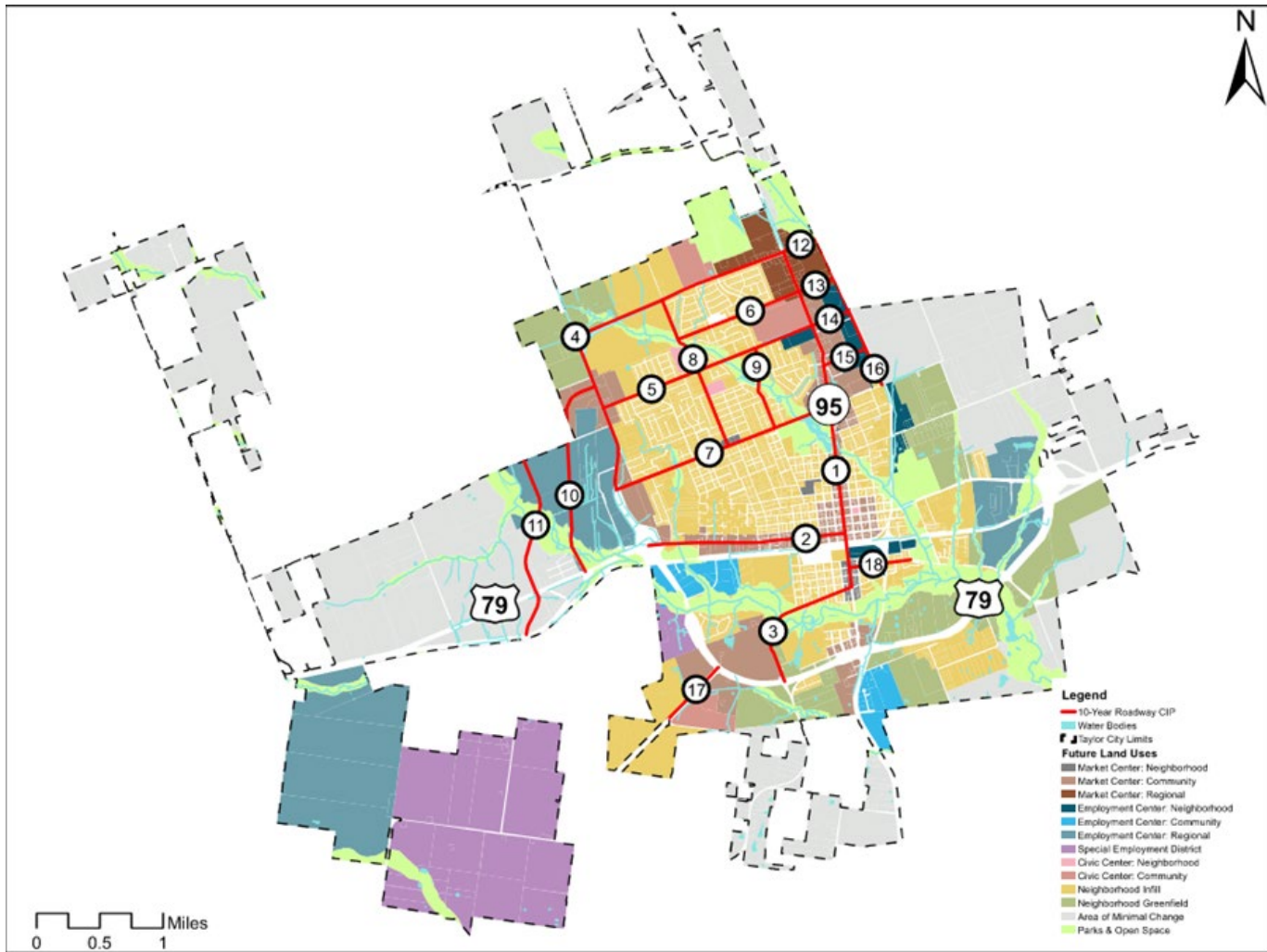


EXHIBIT E

LAND USE/VEHICLE-MILE OF TRAVEL EQUIVALENCY TABLE USED TO DETERMINE SERVICE UNITS

City of Taylor - 2023 Update of the Roadway Impact Fees
Land Use/Vehicle-Mile of Travel Equivalency (LUVMET) Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-By Rate	Pass-By Source	Trip Rate ¹	Trip Length (mi) ²	Adj. For O-D ³	Adj. Trip Length (mi.) ⁴	Max Trip Length (mi.) ⁵	Veh-Mi Per Dev-Unit (TDF) ²
PORT AND TERMINAL											
Intermodal Truck Terminal	030	1,000 SF GFA	1.87			1.87	12.89	50%	6.45	6.00	11.22
Park-and-Ride with Bus Service	090	Parking Spaces	0.49			0.49	12.89	50%	6.45	6.00	2.94
INDUSTRIAL											
General Light Industrial (Default Industrial)	110	1,000 SF GFA	0.65			0.65	12.89	50%	6.45	6.00	3.90
Industrial Park	130	1,000 SF GFA	0.34			0.34	12.89	50%	6.45	6.00	2.04
Manufacturing	140	1,000 SF GFA	0.74			0.74	12.89	50%	6.45	6.00	4.44
Warehousing	150	1,000 SF GFA	0.18			0.18	12.89	50%	6.45	6.00	1.08
Mini-Warehouse	151	1,000 SF GFA	0.15			0.15	12.89	50%	6.45	6.00	0.90
Utilities	170	1,000 SF GFA	2.16			2.16	12.89	50%	6.45	6.00	12.96
RESIDENTIAL											
Single-Family Detached Housing (Default Residential)	210	Dwelling Unit	0.94			0.94	9.32	50%	4.66	4.66	4.38
Multifamily Housing (Low-Rise)	220	Dwelling Unit	0.51			0.51	9.32	50%	4.66	4.66	2.38
Multifamily Housing (Mid-Rise)	221	Dwelling Unit	0.39			0.39	9.32	50%	4.66	4.66	1.82
Multifamily Housing (High-Rise)	222	Dwelling Unit	0.32			0.32	9.32	50%	4.66	4.66	1.49
Mobile Home Park	240	Dwelling Unit	0.58			0.58	9.32	50%	4.66	4.66	2.70
Senior Adult Housing-Detached - Multifamily	251	Dwelling Unit	0.30			0.30	9.32	50%	4.66	4.66	1.40

**City of Taylor - 2023 Update of the Roadway Impact Fees
Land Use/Vehicle-Mile of Travel Equivalency (LUVMET) Table**

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-By Rate	Pass-By Source	Trip Rate ¹	Trip Length (mi) ²	Adj. For O-D ³	Adj. Trip Length (mi.) ⁴	Max Trip Length (mi.) ⁵	Veh-Mi Per Dev-Unit (TDF) ²
Senior Adult Housing-Attached - Single Family	252	Dwelling Unit	0.25			0.25	9.32	50%	4.66	4.66	1.17
Congregate Care Facility	253	Dwelling Unit	0.18			0.18	9.32	50%	4.66	4.66	0.84
Assisted Living	254	Beds	0.24			0.24	9.32	50%	4.66	4.66	1.12
Timeshare	265	Dwelling Unit	0.63			0.63	9.32	50%	4.66	4.66	2.94
LODGING											
Hotel	310	Room	0.59			0.59	16.56	50%	8.28	6.00	3.54
All Suites Hotel	311	Room	0.36			0.36	16.56	50%	8.28	6.00	2.16
Motel	320	Room	0.36			0.36	16.56	50%	8.28	6.00	2.16
Resort Hotel	330	Room	0.41			0.41	16.56	50%	8.28	6.00	2.46
RECREATIONAL											
Public Park	411	Acres	0.11			0.11	16.56	50%	8.28	6.00	0.66
Golf Course	430	Holes	2.91			2.91	16.56	50%	8.28	6.00	17.46
Miniature Golf Course	431	Holes	0.33			0.33	16.56	50%	8.28	6.00	1.98
Golf Driving Range	432	Driving Positions	1.25			1.25	16.56	50%	8.28	6.00	7.50
Batting Cages	433	Cages	2.22			2.22	16.56	50%	8.28	6.00	13.32
Multipurpose Recreational Facility	435	1,000 SF GFA	3.58			3.58	16.56	50%	8.28	6.00	21.48
Movie Theater	445	Screens	13.96			13.96	16.56	50%	8.28	6.00	83.76
Ice Skating Rink	465	1,000 SF GFA	1.33			1.33	16.56	50%	8.28	6.00	7.98
Soccer Complex	488	Fields	16.43			16.43	16.56	50%	8.28	6.00	98.58
Tennis Courts	490	Courts	4.21			4.21	16.56	50%	8.28	6.00	25.26

**City of Taylor - 2023 Update of the Roadway Impact Fees
Land Use/Vehicle-Mile of Travel Equivalency (LUVMET) Table**

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-By Rate	Pass-By Source	Trip Rate ¹	Trip Length (mi) ²	Adj. For O-D ³	Adj. Trip Length (mi.) ⁴	Max Trip Length (mi.) ⁵	Veh-Mi Per Dev-Unit (TDF) ²
Racquet / Tennis Club	491	Courts	3.82			3.82	16.56	50%	8.28	6.00	22.92
Health/Fitness Club	492	1,000 SF GFA	3.45			3.45	16.56	50%	8.28	6.00	20.70
Recreational Community Center	495	1,000 SF GFA	2.50			2.50	16.56	50%	8.28	6.00	15.00
INSTITUTIONAL											
Elementary School	520	Students	0.16			0.16	5.63	50%	2.82	2.82	0.45
Middle School/Junior High School	522	Students	0.15			0.15	5.63	50%	2.82	2.82	0.42
High School	525	Students	0.14			0.14	5.63	50%	2.82	2.82	0.39
Private School (K-8)	530	Students	0.26			0.26	5.63	50%	2.82	2.82	0.73
Private School (K-12)	532	Students	0.17			0.17	5.63	50%	2.82	2.82	0.48
Junior/Community College	540	Students	0.11			0.11	5.63	50%	2.82	2.82	0.31
University / College	550	Students	0.15			0.15	5.63	50%	2.82	2.82	0.42
Church	560	1,000 SF GFA	0.49			0.49	7.66	50%	3.83	3.83	1.88
Day Care Center	565	1,000 SF GFA	11.12	44%	A	6.23	3.17	50%	1.59	1.59	9.87
Library	590	1,000 SF GFA	8.16			8.16	5.63	50%	2.82	2.82	22.97
MEDICAL											
Hospital	610	Beds	1.69			1.69	10.00	50%	5.00	5.00	8.45
Nursing Home	620	Beds	0.14			0.14	10.00	50%	5.00	5.00	0.70
Clinic	630	1,000 SF GFA	3.69			3.69	10.00	50%	5.00	5.00	18.45
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	3.53	30%	B	2.47	10.00	50%	5.00	5.00	12.36

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OFFICE											
General Office Building (Default Office)	710	1,000 SF GFA	1.44			1.44	12.93	50%	6.47	6.00	8.64
Corporate Headquarters Building	714	1,000 SF GFA	1.30			1.30	12.93	50%	6.47	6.00	7.80
Single Tenant Office Building	715	1,000 SF GFA	1.76			1.76	12.93	50%	6.47	6.00	10.56
Medical-Dental Office Building	720	1,000 SF GFA	3.93			3.93	12.93	50%	6.47	6.00	23.58
State Motor Vehicles Department	731	1,000 SF GFA	5.20			5.20	12.93	50%	6.47	6.00	31.20
United States Post Office	732	1,000 SF GFA	11.21			11.21	12.92	50%	6.46	6.00	67.26
Office Park	750	1,000 SF GFA	1.30			1.30	12.93	50%	6.47	6.00	7.80
Research and Development Center	760	1,000 SF GFA	0.98			0.98	12.93	50%	6.47	6.00	5.88
Business Park	770	1,000 SF GFA	1.22			1.22	12.93	50%	6.47	6.00	7.32
RETAIL											
Building Materials and Lumber Store	812	1,000 SF GFA	2.25	26%	B	1.67	6.39	50%	3.20	3.20	5.32
Free-Standing Discount Store	815	1,000 SF GFA	4.86	20%	A	3.89	6.39	50%	3.20	3.20	12.42
Hardware/Paint Store	816	1,000 SF GFA	2.98	26%	A	2.21	6.39	50%	3.20	3.20	7.05
Nursery (Garden Center)	817	1,000 SF GFA	6.94	30%	B	4.86	6.39	50%	3.20	3.20	15.52
Nursery (Wholesale)	818	1,000 SF GFA	5.24	30%	B	3.67	6.39	50%	3.20	3.20	11.72
Shopping Center (Default Commercial)	820	1,000 SF GFA	3.40	29%	A	2.41	6.39	50%	3.20	3.20	7.71
Factory Outlet Center	823	1,000 SF GFA	2.29	30%	B	1.60	6.39	50%	3.20	3.20	5.12
Automobile Sales (New)	840	1,000 SF GFA	2.42	20%	B	1.94	5.46	50%	2.73	2.73	5.29

City of Taylor - 2023 Update of the Roadway Impact Fees
Land Use/Vehicle-Mile of Travel Equivalency (LUVMET) Table

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Automobile Sales (Used)	841	1,000 SF GFA	3.75	20%	B	3.00	5.46	50%	2.73	2.73	8.19
Automobile Parts Sales	843	1,000 SF GFA	4.90	43%	A	2.79	5.46	50%	2.73	2.73	7.62
Tire Store	848	1,000 SF GFA	3.75	25%	A	2.81	5.46	50%	2.73	2.73	7.68
Supermarket	850	1,000 SF GFA	8.95	24%	A	6.80	6.39	50%	3.20	3.20	21.73
Convenience Market	851	1,000 SF GFA	49.11	51%	B	24.06	1.20	50%	0.60	0.60	14.44
Discount Club	857	1,000 SF GFA	4.19	34%	A	2.77	6.39	50%	3.20	3.20	8.84
Sporting Goods Superstore	861	1,000 SF GFA	2.14	30%	B	1.50	6.39	50%	3.20	3.20	4.79
Home Improvement Superstore	862	1,000 SF GFA	2.29	42%	A	1.33	6.39	50%	3.20	3.20	4.24
Electronics Superstore	863	1,000 SF GFA	4.25	40%	A	2.55	6.39	50%	3.20	3.20	8.15
Toy/Children's Superstore	864	1,000 SF GFA	5.00	30%	B	3.50	6.39	50%	3.20	3.20	11.18
Department Store	875	1,000 SF GFA	1.95	30%	B	1.37	6.39	50%	3.20	3.20	4.36
Pharmacy/Drugstore without Drive-Thru Window	880	1,000 SF GFA	8.51	53%	A	4.00	1.20	50%	0.60	0.60	2.40
Pharmacy/Drugstore with Drive-Thru Window	881	1,000 SF GFA	10.25	49%	A	5.23	1.20	50%	0.60	0.60	3.14
Furniture Store	890	1,000 SF GFA	0.52	53%	A	0.24	6.39	50%	3.20	3.20	0.78
SERVICES											
Walk-In Bank	911	1,000 SF GLA	12.13	40%	B	7.28	5.46	50%	2.73	2.73	19.87
Drive-in Bank	912	Drive-in Lanes	27.07	35%	A	17.60	5.46	50%	2.73	2.73	48.04
Hair Salon	918	1,000 SF GLA	1.45	30%	B	1.02	5.46	50%	2.73	2.73	2.77
Fine Dining Restaurant	931	1,000 SF GFA	7.80	44%	A	4.37	6.83	50%	3.42	3.42	14.92
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.05	43%	A	5.16	6.83	50%	3.42	3.42	17.62

**City of Taylor - 2023 Update of the Roadway Impact Fees
Land Use/Vehicle-Mile of Travel Equivalency (LUVMET) Table**

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-By Rate	Pass-By Source	Trip Rate ¹	Trip Length (mi) ²	Adj. For O-D ³	Adj. Trip Length (mi.) ⁴	Max Trip Length (mi.) ⁵	Veh-Mi Per Dev-Unit (TDF) ²
Fast Food Restaurant without Drive-Thru Window	933	1,000 SF GFA	33.21	50%	B	16.61	4.66	50%	2.33	2.33	38.69
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	33.03	55%	A	14.86	4.66	50%	2.33	2.33	34.63
Coffee/Donut Shop without Drive-Thru Window	936	1,000 SF GFA	32.29	70%	B	9.69	1.20	50%	0.60	0.60	5.81
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	38.99	70%	B	11.70	1.20	50%	0.60	0.60	7.02
Quick Lubrication Vehicle Shop	941	Servicing Positions	4.85	40%	B	2.91	5.46	50%	2.73	2.73	7.94
Automobile Care Center	942	1,000 SF GFA	3.11	40%	B	1.87	5.46	50%	2.73	2.73	5.09
Gasoline/Service Station	944	Vehicle Fueling Position	13.91	57%	A	5.98	1.20	50%	0.60	0.60	3.59
Gasoline/Service Station with Convenience Market	945	Vehicle Fueling Position	18.42	56%	A	8.10	1.20	50%	0.60	0.60	4.86
Self-Service Car Wash	947	Stall	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Automated Car Wash	948	1,000 SF GFA	14.20	94%	B	0.85	1.20	50%	0.60	0.60	0.51
Drinking Place	975	1,000 SF GFA	11.36	50%	B	5.68	4.66	50%	2.33	2.33	13.23

¹ Trip Rate = Trip Gen Rate (PM) * (1 - Pass-by Rate)

² Trip Lengths are based on information from the National Household Travel Survey (NHTS)

³ Reduction to account for origin and destination ends of a trip

⁴ Adjusted Trip Length = Trip Length * O-D Adjustment

⁵ Chapter 395 allows for a maximum service area of six (6) miles

⁶ TDF = Trip Rate * Max Trip Length

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Manual, 11th Edition (January 2022)

B: Estimated based on ITE rates for similar categories

DRAFT



City Council Meeting

May 25, 2023

Transmittal Letter

Agenda Item #: 8

Agenda Title: Hold a public hearing and introduce Ordinance 2023-23, PZ-2023-1642, regarding a request to change the zoning designation from Light Industrial (M-1) to Manufactured Housing (MH) on approximately 0.080 acres of land, addressed as 205 S. Doak Street, more particularly described by Williamson Central Appraisal District R016533, being Block Thirty-One (31), Lot Two (2), Doak's Addition to the City of Taylor, Taylor, Williamson County, Texas.

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: Colin Harrison, Development Services Director

1. PURPOSE/DESCRIPTION

The applicant is requesting a rezone of the property from the existing M-1 (Light Industrial) to the desired M-H (Manufactured Housing) to place a manufactured home as the applicant's anticipated homestead.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The subject property holds a manufactured home on a lot where there used to be a site built home as witnessed by the cement foundation still present on the property. The applicant moved the manufactured home to the property without the City of Taylor permit and the City of Taylor found out by complaints submitted through our Code Enforcement. Hence, the applicant has been advised of the proper procedure and is now taking steps to comply with the city code. The applicant does have a pending code violation for working without a permit. The applicant has chosen to rezone the property to comply with the city code to be able to obtain a permit for the manufactured home. The applicant has requested to rezone the property to M-H (Manufactured Housing) to accommodate a manufactured home as his homestead. The current zoning as M-1 (Light Industrial) typically provides for uses that relate to light industrial or heavy commercial.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Increase housing in an area prime for infill development. • Fulfills Future Land Use designation of Neighborhood Infill. • Fulfills Growth Sector designation of Neighborhood Infill. • Consistent with the surrounding current properties with five other manufactured homes with a three-block area.	• None

4. RECOMMENDATION

At their May 9, 2023, meeting the Planning and Zoning Commission recommended approval to the City Council for the proposed rezoning from M-1 (Light Industrial) to MH (Manufactured Housing).

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – May 9, 2023

City Council public hearing and ordinance introduction – May 25, 2023

City Council consideration of ordinance approval – June 8, 2023

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 8a. [Staff Report](#)
- 8b. [Letter of Intent](#)
- 8c. [Location Map](#)
- 8d. [Staff Site Photos](#)
- 8e. [Growth Sectors Map, FLUM, Zoning Map](#)
- 8f. [Notification Map](#)
- 8g. [Ordinance 2023-23 with Exhibits](#)
- 8h. [PowerPoint Presentation \(PZ-2023-1642\)](#)

City of Taylor
PZ-2023-1642
Zoning Amendment
Staff Report

Item Details

Subject Property:	205 S. Doak Street
Total Acreage:	Approximately 0.080 acres
Legal Description:	Approximately 0.080 acres being Block Thirty-One (31), Lot Two (2), Doak's Addition to the City of Taylor, Williamson County, Texas
Applicant:	Diane Bernal with DB Land Consulting, LLC
Property Owner(s):	Robin T. Shorts
Request:	A request to rezone from the existing Light Industrial (M-1) zoning to the desired M-H – Manufactured Housing.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property holds a manufactured home on a lot where there used to be a site built home as witnessed by the cement foundation still present on the property. The applicant moved the manufactured home to the property without the City of Taylor permit and the City of Taylor found out by complaints submitted through our Code Enforcement. Hence, the applicant has been advised of the proper procedure and is now taking steps to comply with the city code. The applicant does have a pending code violation for working without a permit.

The applicant has chosen to rezone the property to comply with the city code to be able to obtain a permit for the manufactured home. The applicant has requested to rezone the property to M-H (Manufactured Housing) to accommodate a manufactured home as his homestead. The current zoning as M-1 (Light Industrial) typically provides for uses that relate to light industrial or heavy commercial. These facilities and associated uses include but are not limited to: grain or feed storage, crops, greenhouses, grain or feed sales, livestock sales, orchard/prop propagation, plant nursey, stables, veterinarian, caretaker/guard's residence, parking lot, tennis court, animal pound, communication tower, utility line, storage yards, institutions such as art gallery/museum, cemetery/mausoleum, daycare, temple, community center, convent/monastery, detention center, jails, religious groups.

The applicant is requesting a rezone of the property from the existing M-1 (Light Industrial) to the desired M-H (Manufactured Housing) to place a manufactured home as his homestead.

Location:

The subject property is located at 205 South Doak Street, just south of Union Pacific Rail Way Yard and the intersection of Welch Street and South Doak Street.

Physical and Natural Features:

The subject property consists of 0.080 acres of land that is relatively flat and whose lot perimeter is defined by trees. Developments such as a site built home exist on the northern part and on the southern part of the property along South Doak Street, behind the property to the east there is vacant land and in front of the property to institutional land like the City of Taylor and corrections.

Growth Sector Designation:

The subject property is located within the Neighborhood Infill Sector G-4 which consists of areas within the city that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density. Expansion into this area is anticipated during the time frame of the Envision Taylor Comprehensive Plan (page 50).

Future Land Use and Zoning Designations:

The subject property was assigned the Future Land Use designation of Neighborhood Infill. This designation represents existing developed areas in Taylor that have access to existing streets and utility infrastructure. Infill development is anticipated to fill in vacant and underutilized lots within the City of Taylor. These areas are anticipated to accommodate a slight increase in density with the inclusion of accessory dwelling units and missing middle housing such as smaller lots, townhomes, and additional corner units. In addition to housing infill neighborhoods accommodate smaller neighborhood-oriented retail and services. They are intended to accommodate future growth as stated in the Envision Taylor Comprehensive Plan (page 76).

The subject property is currently zoned M-1 (Light Industrial). This district typically provides for light industrial or heavy commercial. The intent is to concentrate these uses in areas of town that will best represent the community as well as protect the character, safety, and general welfare of the surrounding neighborhoods. (Taylor, Texas – Code of Ordinances, Appendix B-Zoning Ordinance, Chapter 2.- Zoning District, Article III).

The applicant is requesting to rezone to M-H (Manufactured Housing). This district provides adequate areas of town for manufactured housing development, while maintaining the character and protecting the health, safety and general welfare of the community.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	M-1 (Light Industrial)	Infill Neighborhood Sector G-4	Neighborhood Infill	Single Family Residential
South	M-1 (Light Industrial)	Infill Neighborhood Sector G-4	Neighborhood Infill	Single Family Residential

East	M-1 (Light Industrial)	Union Pacific	Neighborhood Infill	Vacant Rail Way Storage Area
West	M-1 (Light Industrial)	Infill Neighborhood Sector G-4	Neighborhood Infill	Institutional Land: Parks & Corrections

Transportation

The subject property gains access off West Martin Luther King Jr. Boulevard and South Main Street (SH 95) is identified as a Neighborhood Avenue according to the Transportation Master Plan that connect neighborhoods with the surrounding community. They are low speed, moderate volume streets where on-street parking is typically permitted. Parking may also be accessed from a rear alley or a narrow driveway at the street. (Envision Taylor Comprehensive Plan page 111).

Utilities

The subject property is located within the City of Taylor water CCN. A water line less than 4-inches in diameter is located on the eastern side of S. Doak. The subject property is located within the city's CCN for wastewater services and an existing 6-inch wastewater line runs along the eastern side of S. Doak Street.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Seven (7) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, April 23, 2023.

Staff Analysis

The request for a zoning map amendment to M-H (Manufactured Housing) aims to provide neighborhood infill to an area where infill development is needed. Upon analyzing the request, the proposed rezoning is consistent with the surrounding area. There are currently five other manufactured houses within a two to three block area of this site. It is also consistent with the Growth Sector: Infill Neighborhood, and Future Land Use in the Envision Taylor Comprehensive Plan.

The request to change the zoning for the subject property can be considered minimal and minor in nature when relating to the goals of the Comprehensive Plan. Infill on the property will assist in minimizing blight in the neighborhood that may create a cause for concern for public health, safety, and general welfare.

If approved further steps will be taken to determine compliance with all of the standards of the zoning ordinance based on the existing structure on the property.

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. On the Future Land Use policy LU9 states that the city needs to promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas of the city. Under Housing in the Comprehensive Plan for H1 states neighborhoods should have a mix of housing affordable to all income levels and age groups.

Is the rezoning compatible with the surrounding area?

- The rezoning is compatible with the single family housing in the area West of South Main Street bordered by South Doak Street, Oak Street, and West Rio Grande Street. This area is filled with single family uses with some commercial on Martin Luther King Jr. Boulevard closer to S. Main St.

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?

- Public utilities are available in the area.

Do current conditions indicate that a rezoning is necessary?

- Conditions do indicate that a rezoning is necessary. The applicant placed a Manufactured Home on the property prematurely and therefore to come into compliance there is a need to amend the zoning designation for their property. The request will actively infill the neighborhood with a residential structure and create conformity with the area posed for infill development.

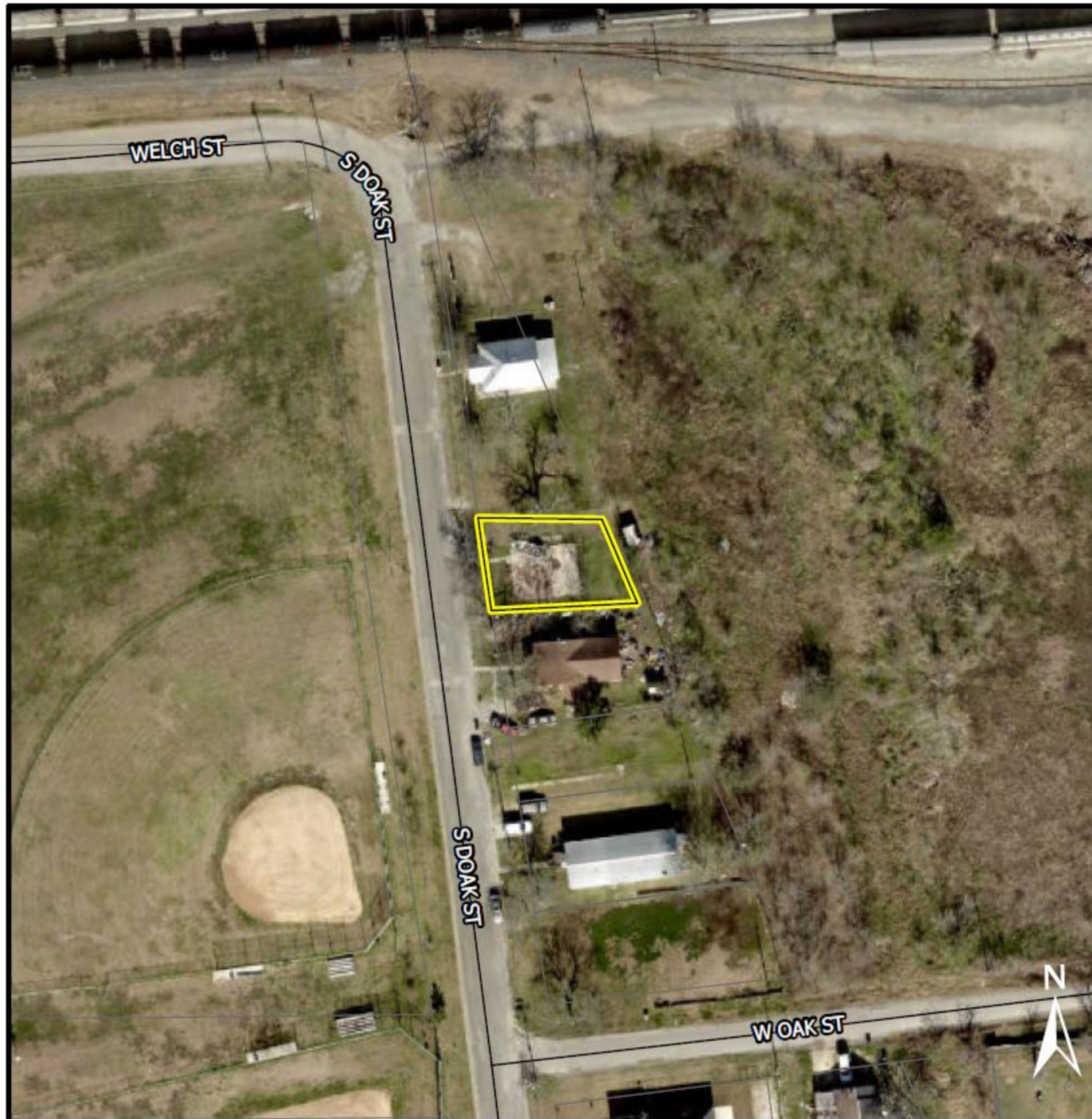
Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Staff Site Photos
4. Growth Sectors Map
5. Future Land Use Map
6. Existing Zoning Map
7. Notification Map
8. Ordinance 2023-23
 - a. Exhibit A – Survey
 - b. Exhibit B – Proposed Zoning Map
9. PZ-2023-1642 – Staff PowerPoint Presentation

To Whom it may concern
I Robin Timothy Shorts, would love to
Make Taylor Texas My Homestead
owing my Land and off Changing Zoning
To Manufactured Housing from Industrial

R-T Shorts

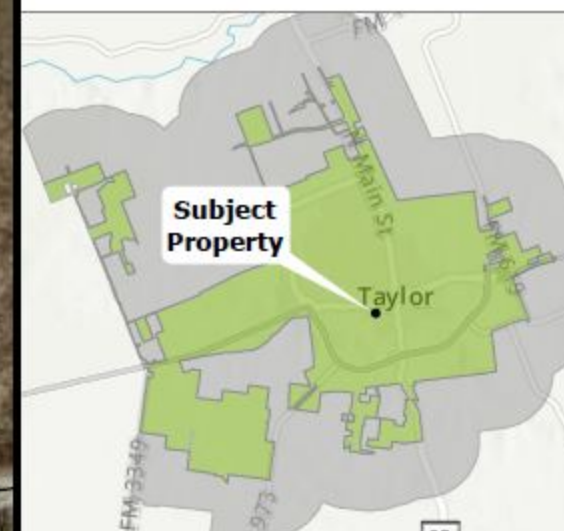
3/31/23



PZ-2023-1642

205 S. Doak St.
Rezoning
Location Map
Approximately 0.08 acres

-  205 S. Doak St.
-  Parcels
-  Streets



0 25 50 100 150
US Feet

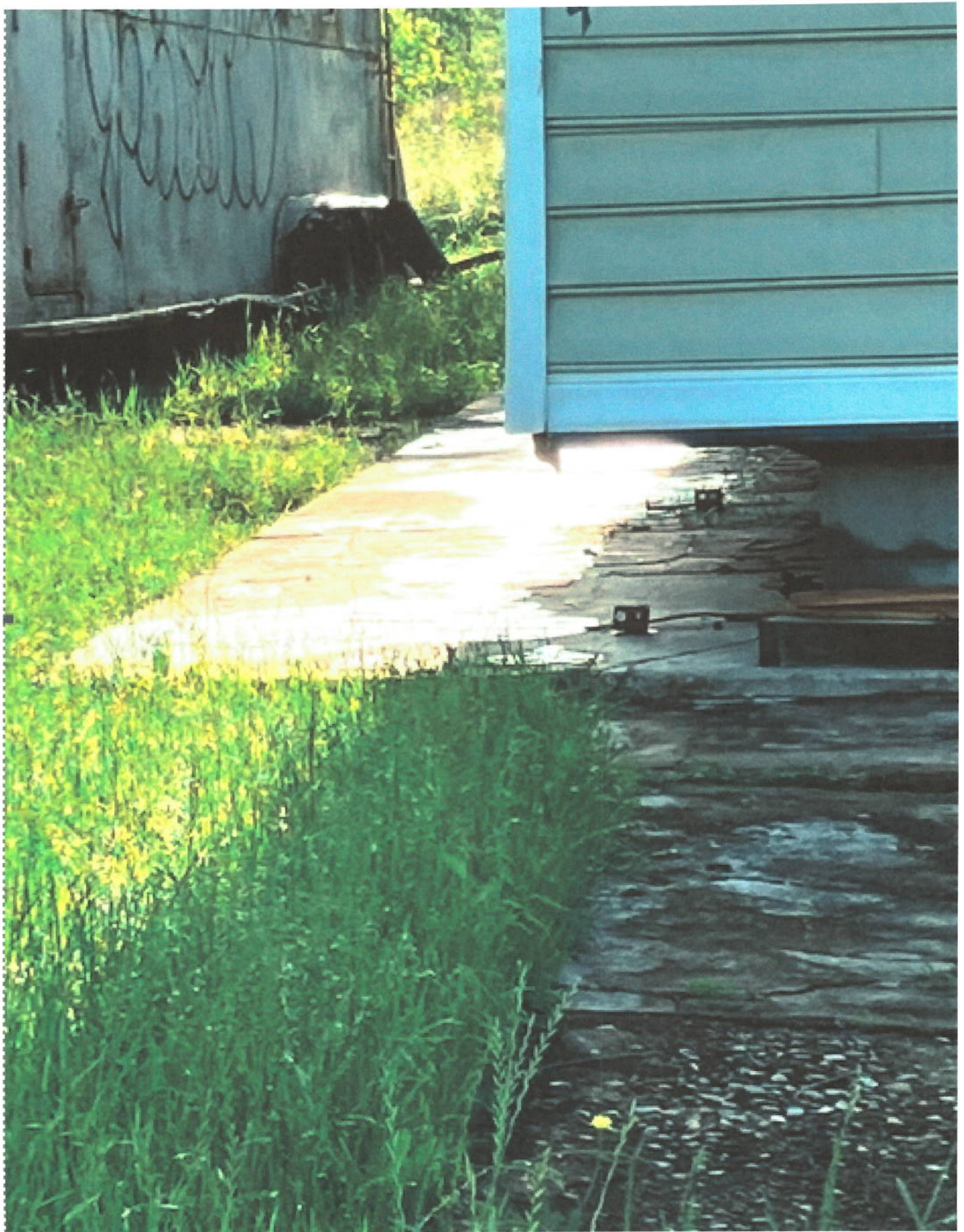
205 South Doak Street Manufactured Home Pictures: Street View



Street View, from side to show front door.



Old foundation from previous structure on lot. (North side of lot)



Old foundation from previous structure on the lot. (South side of lot)



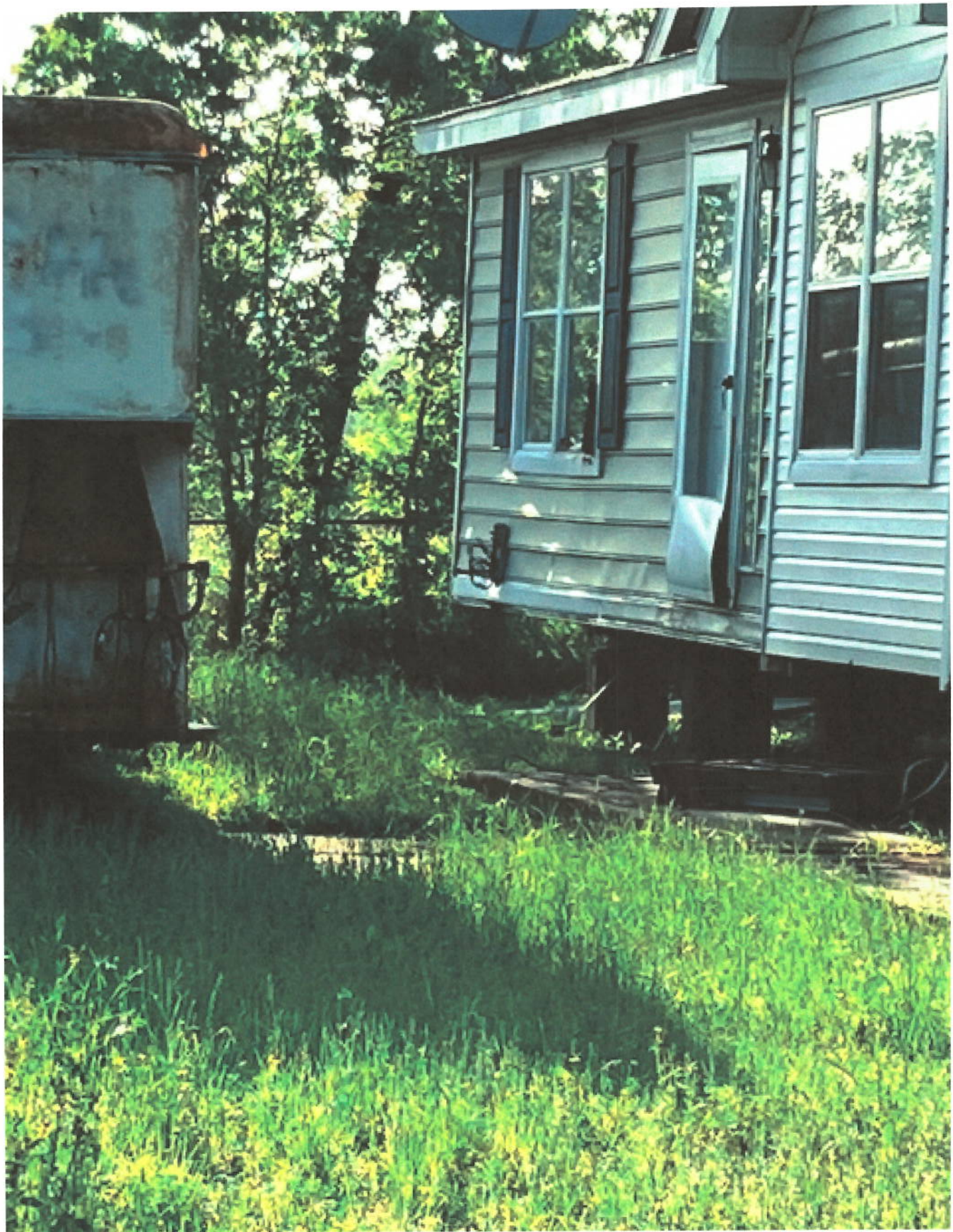
Side Set-Back on South side of the lot (at tree line).



Rear Set-back on East side of the lot (at fence line).



Closer view of rear set-back on east side of the lot from home to property line (fence line).



Side set-back on north side of lot from home to property line (fence line).





PZ-2023-1642

205 S. Doak St.
Rezoning
Growth Sector Map
Approximately 0.08 acres

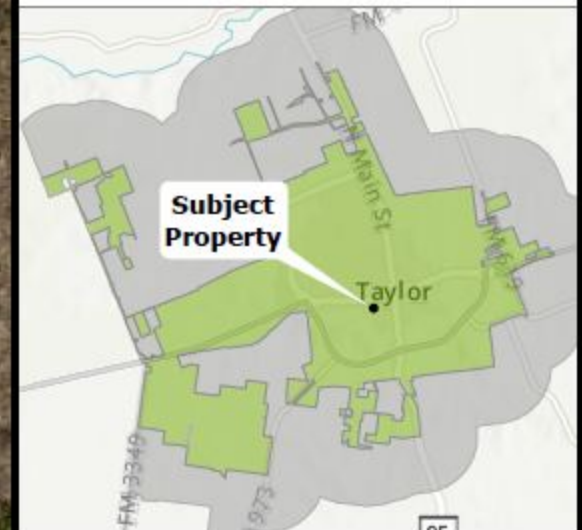
 205 S. Doak St.

 Parcels

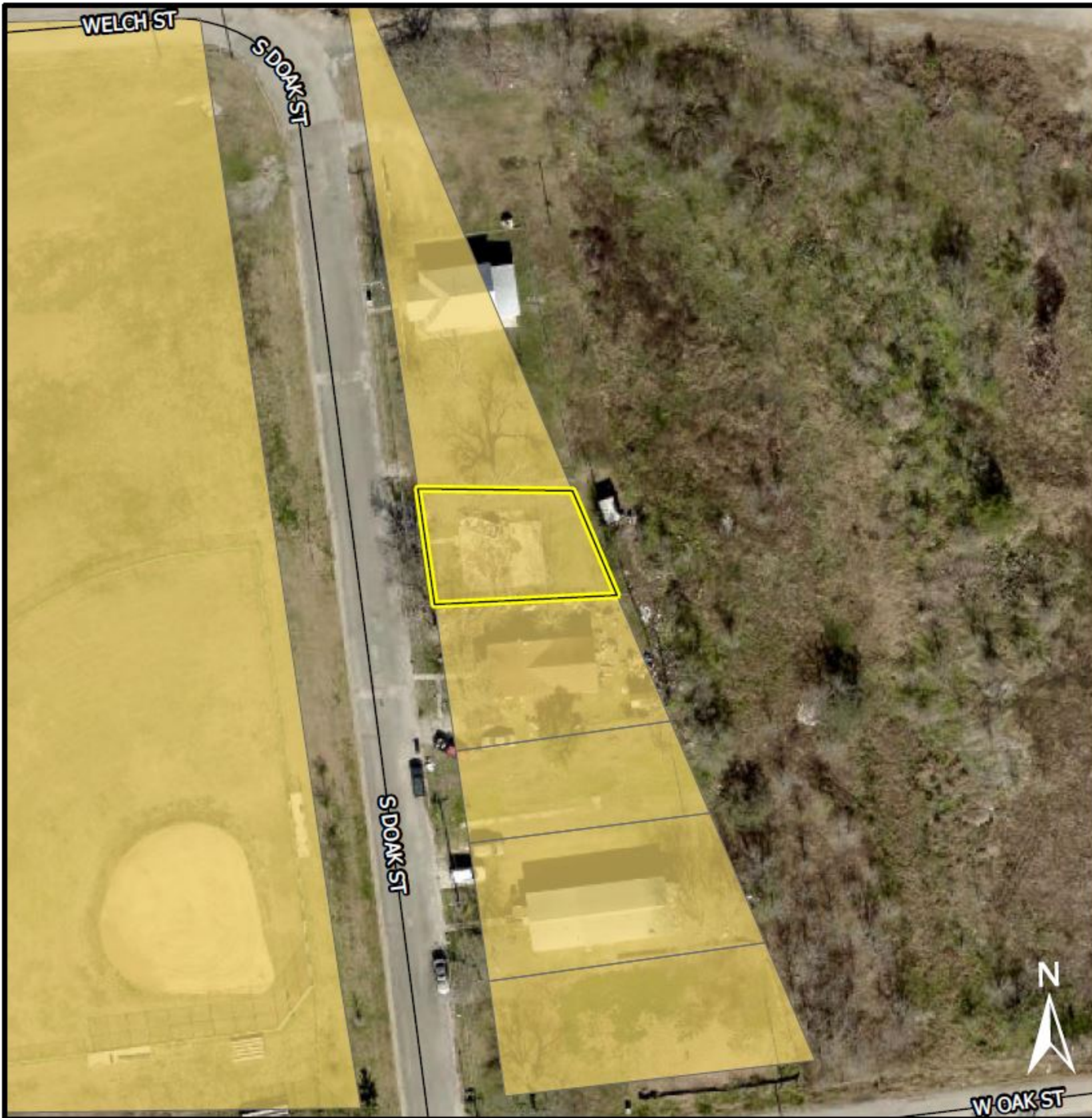
Growth Sector

 Infill Neighborhood
Sector (G-4)

 Streets



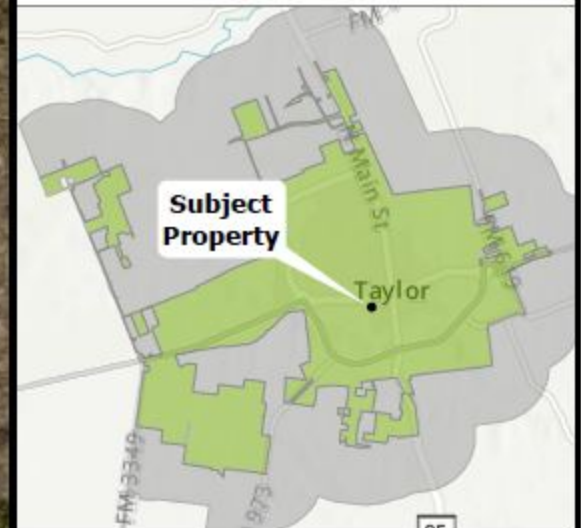
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PZ-2023-1642

205 S. Doak St.
Rezoning
Future Land Use
Approximately 0.08 acres

-  205 S. Doak St.
-  Parcels
-  Streets
- Future Land Use**
-  Neighborhood Infill



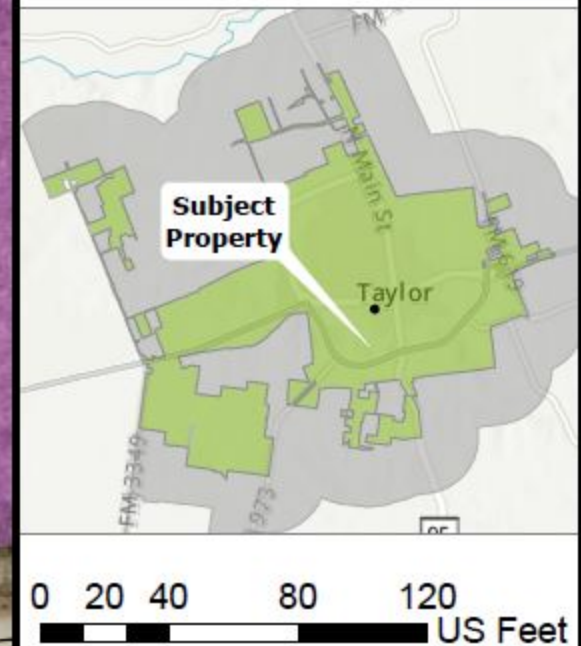
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PZ-2023-1642

205 S. Doak St.
Rezoning
Zoning Map
Approximately 0.08 acres

-  205 S. Doak St.
-  Parcels
-  Streets
- Zoning**
-  M-1 Light Industrial

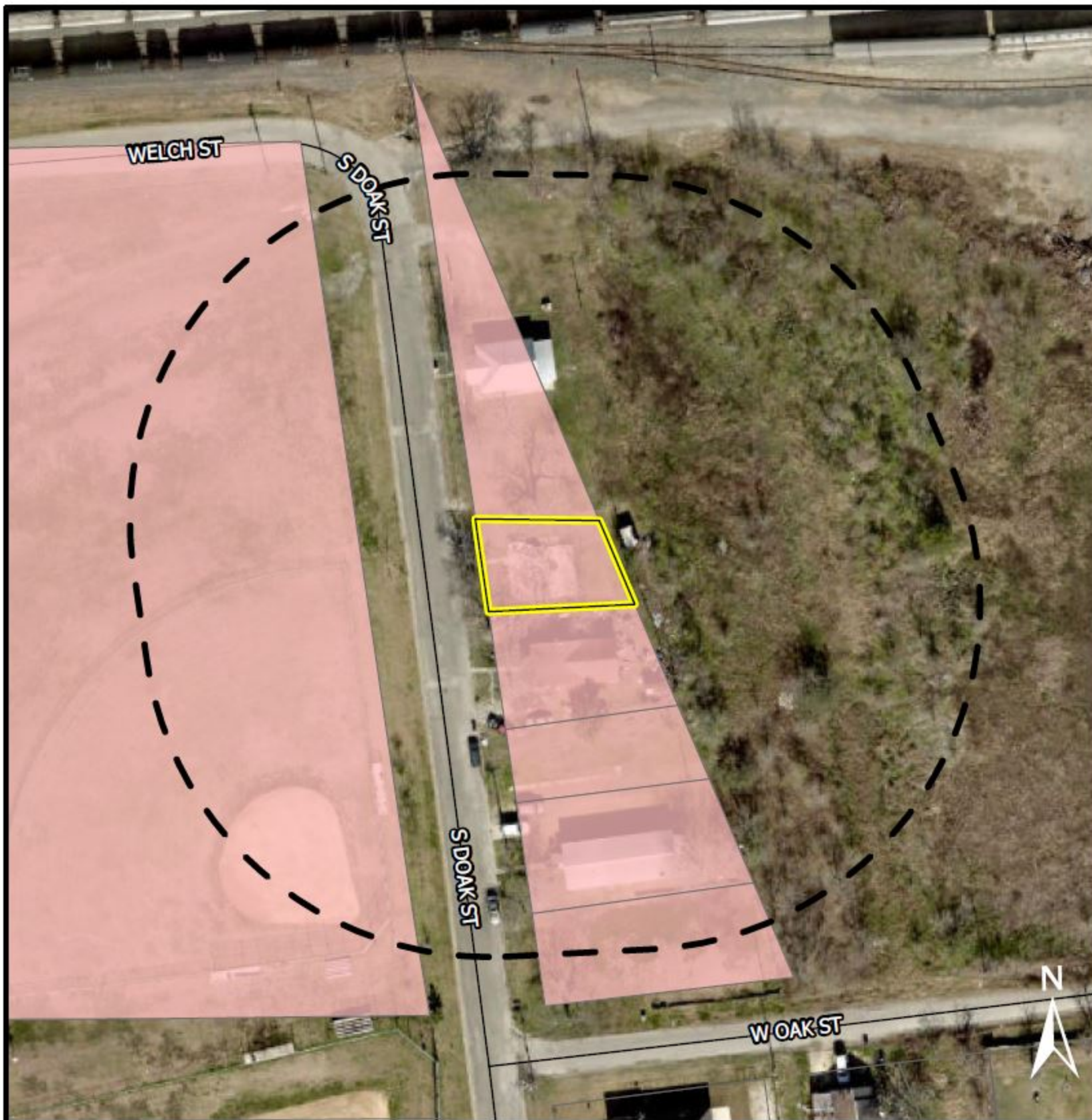
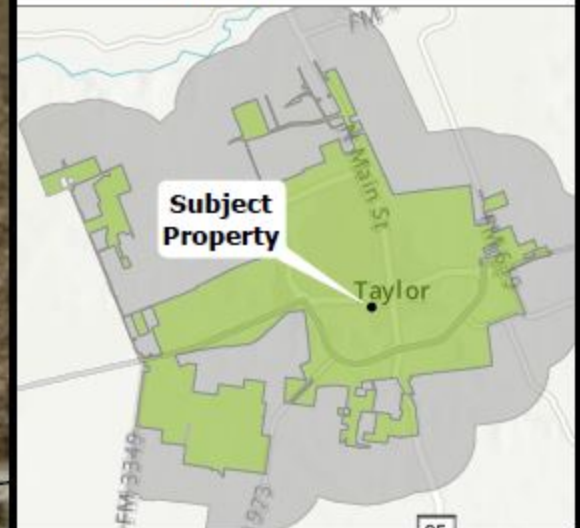




PZ-2023-1642

205 S. Doak St.
Rezoning
Notice Map
Approximately 0.08 acres

-  205 S. Doak St.
-  Buffer
-  Parcels within 200'
Buffer
-  Parcels
-  Streets



ORDINANCE NO. 2023-23

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 0.080 ACRES OF LAND, GENERALLY LOCATED AT 205 S. DOAK STREET, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R016533, FROM LIGHT INDUSTRIAL ZONING DISTRICT (M-1) TO MANUFACTURED HOUSING ZONING DISTRICT (M-H), TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on May 25, 2023, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning for the Property from Light Industrial Zoning District (M-1) to Manufactured Housing Zoning District (M-H); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on May 9, 2023, to consider the zoning request, and recommended approval of the zoning change to the City Council; and

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

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

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

SECTION 2. The zoning district of the Property is changed from Light Industrial Zoning District (M-1) to Manufactured Housing Business District (M-H).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Light Industrial (M-1) to Manufactured Housing Zoning District (M-H) as shown in Exhibit “B” attached hereto for all purposes.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2023-23 was introduced before the Taylor City Council on the 25th day of May 2023.

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

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2023-23, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2023, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

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

Dianna McLean
City Clerk

EXHIBIT A
(Legal Description/Survey)

	BARB WIRE FENCE	ASPHALT =
	CHAINLINK FENCE	CONCRETE =
	WROUGHT IRON FENCE	GRAVEL =
	WOOD FENCE	TILE =
	VINYL FENCE	WOOD =
	ELECTRIC LINE	BRICK =
GM = GAS METER		STONE =
EM = ELECTRIC METER		(WOOD) RAILROAD TIE =
IPF = IRON PIPE FOUND		
IRS = IRON ROD SET WITH "PREMIER" CAP		
IRF = IRON ROD FOUND		
CM = CONTROLLING MONUMENT		

NOTES:
BEARINGS ARE BASED ON THE RECORDED PLAT.
THE HOUSE EXTENDS BEYOND THE SOUTH PROPERTY LINE AS SHOWN ABOVE.

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48491C0533 F, DATED DECEMBER 20, 2019.

DATE: _____

ACCEPTED BY: _____



Premier
Surveying LLC
5700 W. Plano Pkwy., Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021
Firm Registration No. 10146200

WELCH ST

S DOAK ST



PZ-2023-1642

**205 S. Doak St.
Proposed Zoning Map
Approximately 0.08 acres**

— Streets

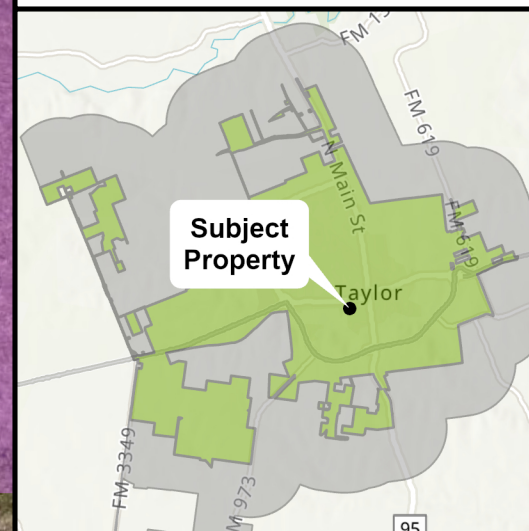
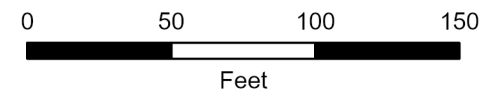
□ Parcels

□ 205 S. Doak St.

Zoning

■ M-H Manufactured Housing

■ M-1 Light Industrial



**Subject
Property**

City of Taylor City Council

May 25, 2023



PZ-2023-1642

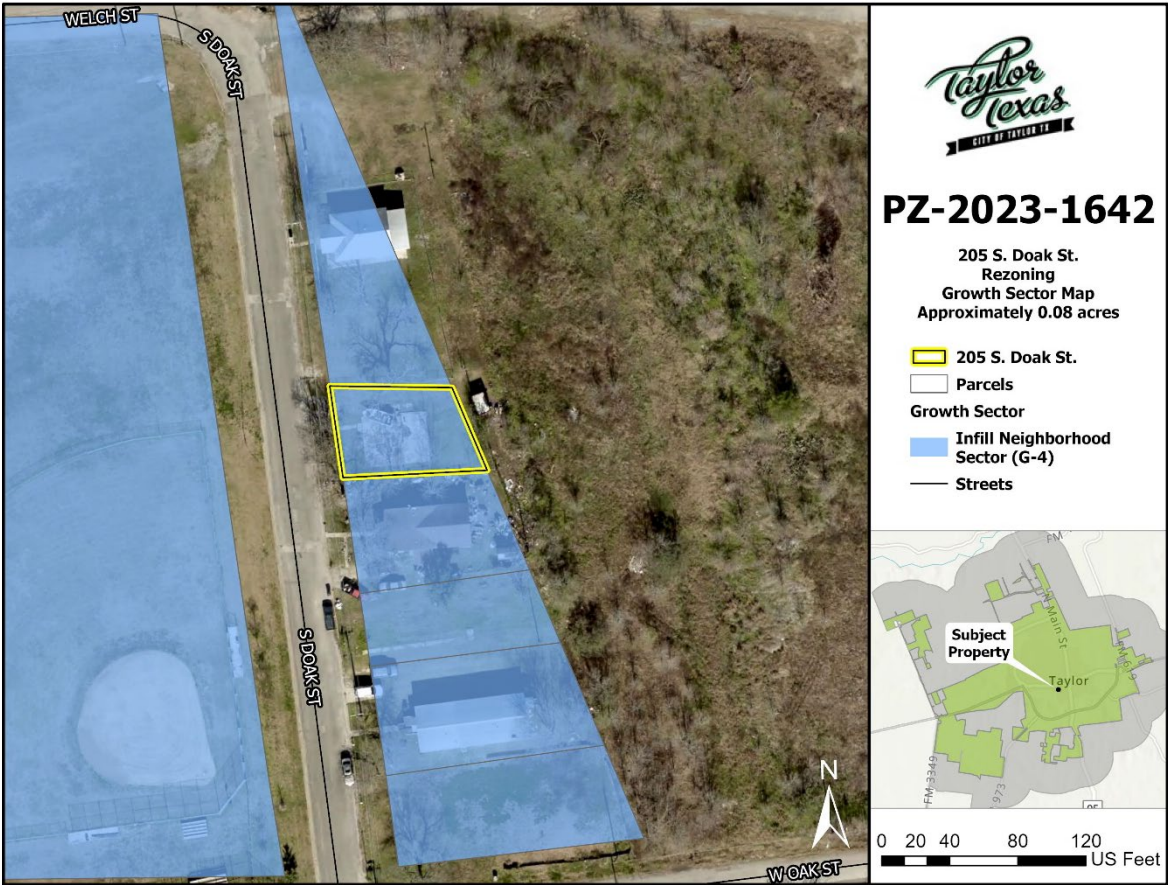
Zoning Map Amendment
205 S. Doak St.

Location Map

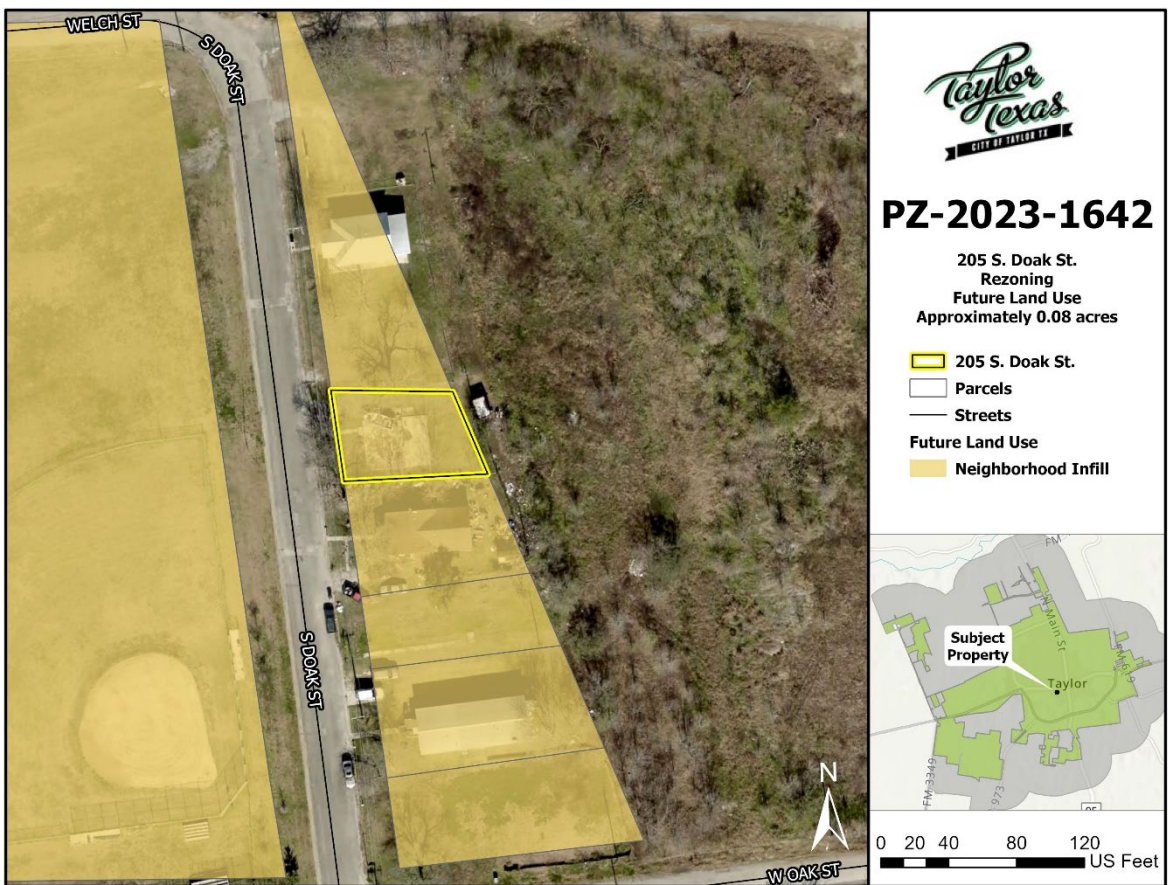


Address/Location: 205 S. Doak Street

Growth Sector & Future Land Use

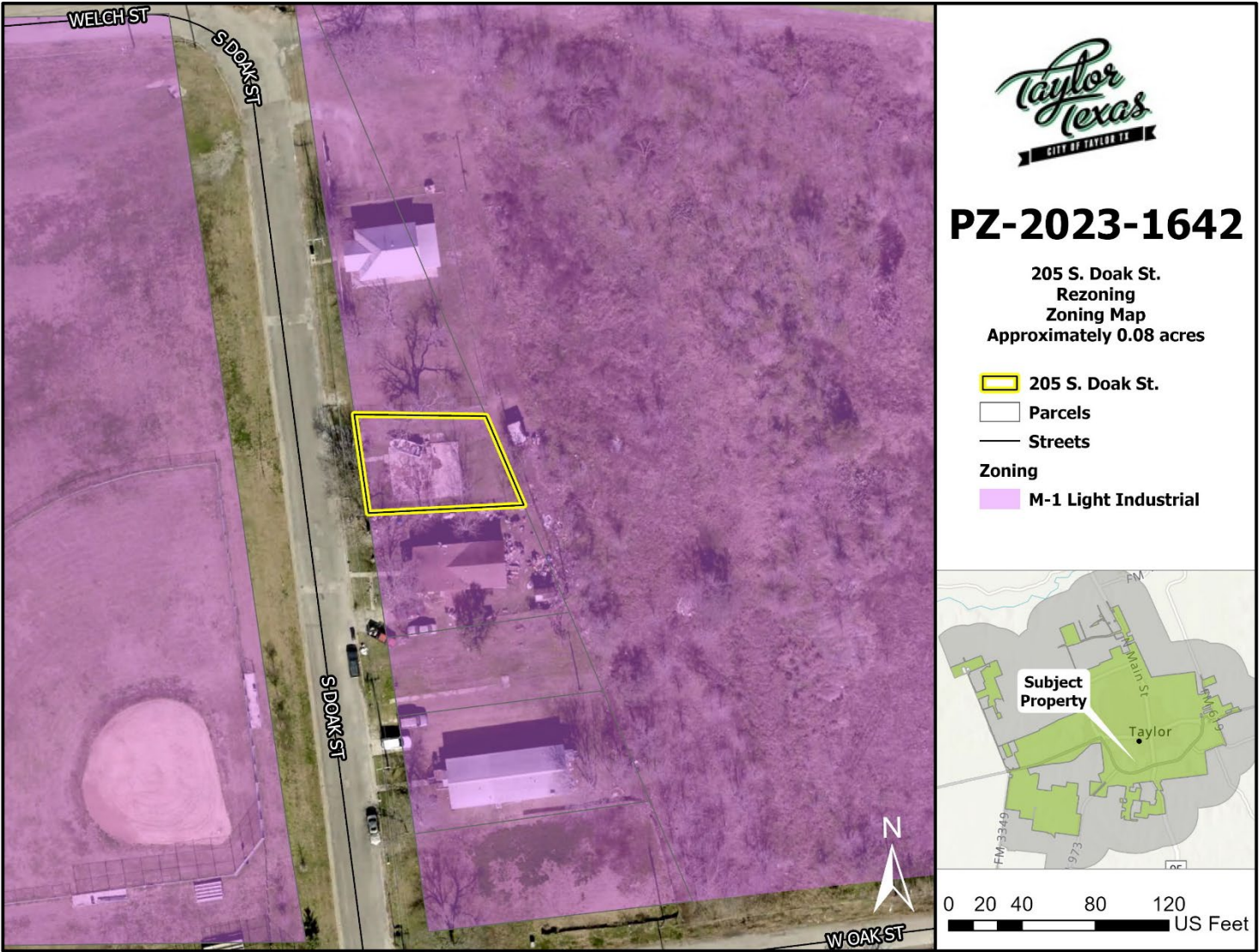


Infill Growth Sector



Neighborhood Infill

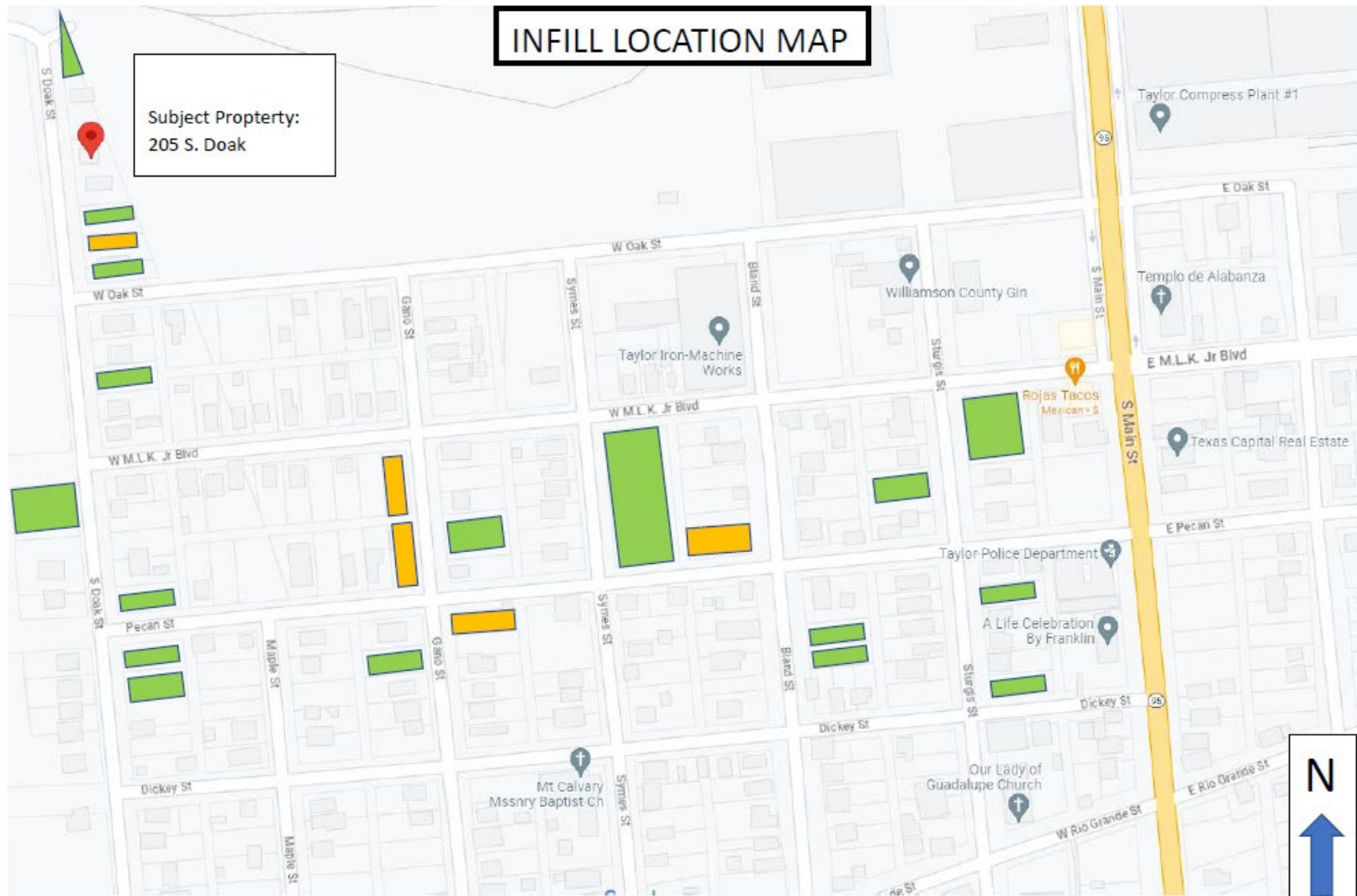
Current Zoning



M-1 – Light Industrial

INFILL LOCATION MAP

Subject Property:
205 S. Doak

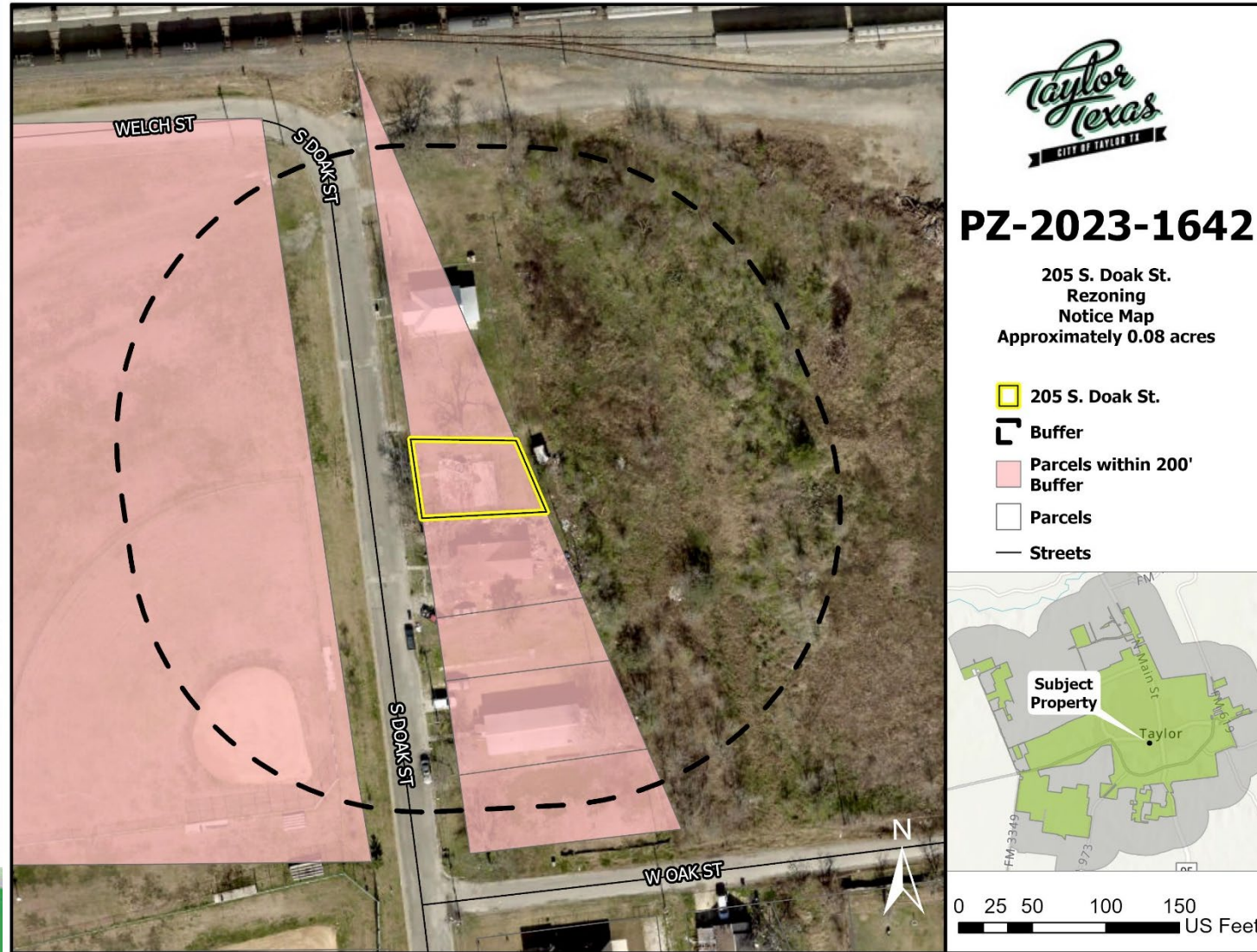


Other
Manufactured
Housing In
Neighborhood



Empty Infill Lots
In Neighborhood
All in the same Growth
Sector and Future Land Use

Notice Area Map



- 7 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.

Staff Recommendation

On May 9, 2023, the Planning and Zoning Commission voted to recommend approval of the proposed rezoning request as it meets the intent of the Comprehensive Plan.



City Council Meeting

May 25, 2023

Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 9

Agenda Title: **Hold a public hearing and introduce Ordinance 2023-24, PZ-2023-1646, regarding a request to change the zoning designation from Institutional (I) to Local Business (B-1) on approximately 3.59 acres of land, addressed as 2225 N. Main Street, more particularly described by Williamson Central Appraisal District Parcel R345014, part of and out of the John Pharrass Survey, Abstract No. 495, Taylor, Williamson County, Texas.**

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

Department Submitted: Development Services

Staff Contact: Colin Harrison, Development Services Director

1. PURPOSE/DESCRIPTION

The applicant is requesting a rezone of the property at 2225 N. Main Street from the existing I (Institutional) zoning district to the desired B-1 (Local Business) zoning district to open the property up to other commercial opportunities and provide a zoning designation that is consistent with adjacent properties. The subject property was previously home to a church. On the property remains the main structure, one single story residence, and several accessory structures. The current zoning as Institutional typically provides for uses that relate to public service and are associated with facilities and uses performed by governmental, quasi-governmental, and non-profit organizations.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The request for a zoning map amendment to B-1 (Local Business) aims to provide commercial and retail services to an area where development should be minimal. Upon analyzing the request, the proposed rezoning is consistent with the surrounding zoning of the vacant properties along the eastern side of N. Main Street, immediately adjacent to the subject property (also B-1). The subject property benefits from an existing structure and as such is more likely to be redeveloped for commercial uses. The request to change the zoning for the subject property can be considered minimal and minor in nature when relating to the goals of the Comprehensive Plan.

2. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Will allow B-1 local business to open doors up for more opportunities. • Existing structures on the subject property are prime for infill development and consistent with the comprehensive plan. • Surrounding properties are currently zoned B-1.	• N/A

4. RECOMMENDATION

At their May 9, 2023, meeting the Planning and Zoning Commission recommended approval to the City Council for the proposed rezoning request.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – May 9, 2023

City Council public hearing and ordinance introduction – May 25, 2023

City Council consideration of ordinance approval – June 8, 2023

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 9a. [Staff Report](#)
- 9b. [Letter of Intent from Applicant](#)
- 9c. [Location Map & Existing Zoning Map](#)
- 9d. [Growth Sectors Map](#) & FLUM
- 9e. [Notification Map](#)
- 9f. [Ordinance 2023-24 with Exhibits](#)
- 9g. [PZ-2023-1646 – Staff PowerPoint Presentation](#)

City of Taylor
PZ-2023-1646
Zoning Amendment
Staff Report

Item Details

Subject Property:	2225 N. Main Street
Total Acreage:	Approximately 3.593 acres
Legal Description:	Approximately 3.59 acres part of and out of the John Pharrass Survey, Abstract No. 495, Taylor, Williamson County, Texas
Applicant:	Diane Bernal with DB Land Consulting, LLC
Property Owner(s):	2225 Taylor LLC, c/o Pavan Narkulla (Manager)
Request:	A request to rezone from the existing Institutional “I” zoning to the desired B1 - Local Business District.
Case History:	This is the first hearing of this request.

Overview of Applicant’s Request & Background

The subject property was previously home to a church. On the property remains the main structure, one single story residence, and several accessory structures. The applicant has requested to rezone the property to B-1 (Local Business) to better market the property to a use that is consistent with adjacent zoning. The current zoning as Institutional typically provides for uses that relate to public service and are associated with facilities and uses performed by governmental, quasi-governmental, and non-profit organizations. These facilities and associated uses include but are not limited to: municipal, county, state and federal facilities, public and private schools and institutions of higher education, public zoos, public parks and sporting facilities, public museums, public or private theatres, public housing, public airports, public bus and train stations, public parking, churches, cemeteries, non-profit organizations, public libraries, public or private hospitals, community centers, and fire and police stations.

The applicant is requesting a rezone of the property from the existing Institutional “I” to the desired B1- Local Business District to open to property up to other commercial opportunities.

Location:

The subject property is located at 2225 N Main Street, just north of the intersection of Chandler Road and N. Main Street.

Physical and Natural Features:

The subject property consists of 3.59 acres of land that is relatively flat and devoid of dense foliage. Developments (church, residence, and accessory structure) exist on the western part of the property

along N. Main Street, leaving a majority of the remainder of the property undeveloped and raw land.

Growth Sector Designations:

The subject property is located within the Future Growth Sector. The Future Growth Sector consists of areas that have value as open space or agricultural land and where there are significant barriers to development. This includes large lot homesteads and farmland with limited infrastructure availability. Expansion into this area is not anticipated during the time frame of the Envision Taylor Comprehensive Plan (Envision Taylor Comprehensive Plan page 50).

Future Land Use and Zoning Designations:

The subject property was assigned the Future Land Use designation of Area of Minimal Change. This designation consists of areas lacking in street and utility infrastructure. They are not intended to accommodate future growth and redevelopment and should generally remain unchanged.

The subject property is currently zoned I (Institutional). This district typically provides for uses that relate to public service and are associated with facilities and uses performed by governmental, quasi-governmental, and non-profit organizations (Taylor, Texas – Code of Ordinances, Appendix B-Zoning Ordinance, Chapter 2.- Zoning District, Article IV).

The applicant is requesting to rezone to B-1 (Local Business). This district provides for adequate high-density commercial development within the City, while maintaining consistency and continuity within the community.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	B-1 (Local Business)	Future Growth Sector	Area of Minimal Change	Vacant Agricultural Land & Large Lot Residential
South	B-1 (Local Business)	Future Growth Sector	Area of Minimal Change	Vacant Agricultural Land & Large Lot Residential
East	R-3 (Single Family 3)	Future Growth Sector	Area of Minimal Change	Vacant Agricultural Land
West	ETJ	Future Growth Sector	Area of Minimal Change	Vacant Agricultural Land

Transportation

The subject property gains access off N. Main Street (SH 95) to the west.

N. Main Street (SH 95) is identified as a Regional Roadway according to the Transportation Master Plan and TxDOT Statewide Mapping Plan. Regional Roadways are designed to move vehicles between the City of Taylor and other communities. These roadways will follow the design standards established by Williamson County and/or TxDOT. Regional roadways may include major highways or controlled-access freeway facilities (Envision Taylor Comprehensive Plan page 111).

Utilities

The subject property is located within the City of Taylor water CCN. The 27-inch water transmission line is located on the western side of N. Main Street and its primary use is for transportation from the City's water supplier into town. Individual taps are not permitted off of this transmission line. The subject property is not located within the city's CCN for wastewater services and would be required to be serviced by septic.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Three (3) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, April 23, 2023.

Staff Analysis

The request for a zoning map amendment to B-1 (Local Business) aims to provide commercial and retail services to an area where development should be minimal. Upon analyzing the request, the proposed rezoning is consistent with the surrounding zoning of the vacant properties along the eastern side of N. Main Street, immediately adjacent to the subject property. The subject property benefits from an existing structure and as such is more likely to be redeveloped for commercial uses.

The request to change the zoning for the subject property can be considered minimal and minor in nature when relating to the goals of the Comprehensive Plan. Commercial uses on the property will require a Site Development Plan should the intensity of what is proposed create a cause for concern for public health, safety, and general welfare.

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 partially consistent with the Comprehensive Plan. The applicant would like to use the property for a use other than what it was expressly used for in the past. As there is an existing structure on the property, they can remodel and use the structure for commercial use (pending determination of specific use and compliance with building codes).

Is the rezoning compatible with the surrounding area?

- The rezoning is compatible with other B-1 zoning along the eastern frontage of N. Main Street north and south of the subject property.

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?

- Public utilities are scarce in the immediate area, specifically wastewater. Though there are options for septic and presumably there has been a means for water connection as there are existing homes in the vicinity and a church that occupied the subject property in the past.

Do current conditions indicate that a rezoning is necessary?

- Conditions do not specifically indicate that a rezoning is necessary. The request from the applicant as described in their Letter of Intent is “to allow the owner flexibility of allowable uses”.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Zoning Map
4. Growth Sectors Map
5. Future Land Use Map
6. Notification Map
7. Draft Ordinance
 - a. Exhibit A – Survey
 - b. Exhibit B – Proposed Zoning Map
8. PZ-2023-1646 – Staff PowerPoint Presentation

March 30, 2023

Development Services
City of Taylor
400 Porter Street
Taylor, Texas 76574

Reference: Letter of Intent - Rezoning Request to B1 for AW0495 AW0495 - Pharrass, J. Sur., ACRES 3.59

Dear Development Services:

I have been retained by 2225Taylor LLC, to request a rezoning for the property located at 2225 Hwy 95, Taylor, Williamson County, Texas 76574. This letter of intent conforms to the City of Taylor's requirements for requesting a rezoning of an existing property.

The rezoning request from the existing Institutional "I" zoning to the desired B1 - Local Business District, encourages commercial development within the City, while maintaining consistency and continuity within the community and adjoining parcels, under provisions of the current zoning ordinances of the City of Taylor. This change will allow the owner flexibility of allowable uses, promote leveraging this prime location along State Highway 95 that aligns with City and County's development plans for the area, and deliver additional tax revenues to the City without additional demands on City's utility infrastructure in the area – a positive benefit for all parties.

This parcel presently has two structures. A fully climate controlled 5000SF structure and a 700SF apartment along with existing drive aisles, ample parking for vehicular traffic, and currently has existing water electric service. The parcel is ideally located on a state highway, just north of the intersection with Chandler Road, a major arterial roadway that is slated for extension, and part of the envisioned Loop around the City of Taylor. Given the location and on-site facilities & utilities already present, the site is ideally suited for B1 local business district zoning.

The current zoning of the parcel is (I) Institutional. We believe that the parcel is already underutilized in its current "I" zoning. At the time of purchase, the assessed value of the structures accounted for 60% of the entire assessed value of the property; any non B1 use would negatively impact the assessed value and consequent land-owner's contribution to tax revenues. Conversely, assigning B1 zoning for the same property will contribute greater tax revenues and improve the welfare for residents and travellers alike. Since the transfer of land ownership to the current owners in April 2022, diligent efforts have been (and are being) made with local real estate agents to continue the existing use or offer other allowable uses of the current zoning designation. Abundant interest has been expressed for Retail, Equipment storage & Sales, and Highway Commercial uses while minimal interest has been received for Institutional uses. This unexpected result is driving our request for rezoning to B1, further supported by the site's location on a major highway and just north of the envisioned loop intersection with Highway 95.

The proposed rezoning meets the following goals and policies of the City of Taylor's Envision Taylor Comprehensive Plan First Amendment.

LU4 New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.

The request would allow:

- Repurposing of the existing structure for allowable uses under the B1 zoning designation for future development at this location.
- No additional impervious cover would be proposed thus no impact to risk associated with climate change in existing neighborhoods.

LU5 New buildings and developments should be constructed in a way that they can be repurposed over time and as market conditions change.

The request would allow:

- Repurposing of the existing structure for allowable uses under the B1 zoning designation for future development at this location.
- The existing structure can be repurposed for a plethora of allowable uses under the B1 zoning -- Appliance Rental, Tool & Light Equipment rental, Antique Shop, Furniture & Home Furnishings, Food bank, Kennel with indoor pens, Equipment storage & Sales, Garden shop, Hardware shop

LU9 Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.

The request would allow:

- Repurposing of the existing structure for allowable uses under the B1 zoning designation for future development at this location.
- Existing utility currently supporting this development would easily transfer to retail / commercial use.

LU10 New development should generate sufficient revenue to support the long-term cost of maintaining the infrastructure that serves it.

The request would allow:

- Repurposing of the existing structure for allowable uses under the B1 zoning designation for future development at this location.
- Several B1 allowable uses will generate revenue that would positively contribute to Taylor's taxable base.

The rezoning request to B1 would provide smart, responsible growth within this corridor. The impacts of the proposed zoning will be optimistic and constructive for the general welfare of the surrounding community by affirming opportunities of local retail or commercial businesses allowed under the B1 zoning such as appliance rental, tool & light equipment rental, antique shop, furniture & home furnishings, food bank, kennel with indoor pens, equipment storage & sales, garden shop, and hardware shop, while following the City's Comprehensive Plan of revitalizing / repurposing underutilized businesses or uses. This request will ultimately contribute to the tax base for the City of Taylor, and future businesses at this site will be desired by the community while being utilized in a more impactful manner far superior to what is currently at the site today. The addition of local businesses are generally supported and often encouraged & consistent with long term planning goals of the City.

Changed conditions occurring in the City of Taylor include a comprehensive plan that encourages revitalization of existing uses. This rezoning request incorporates this concept and moves the current zoning "in line" with the adjacent parcels already zoned B1 and would most likely jump start further commercial development along Highway 95 as anticipated by the City's comprehensive plan and established zoning conditions of this area.

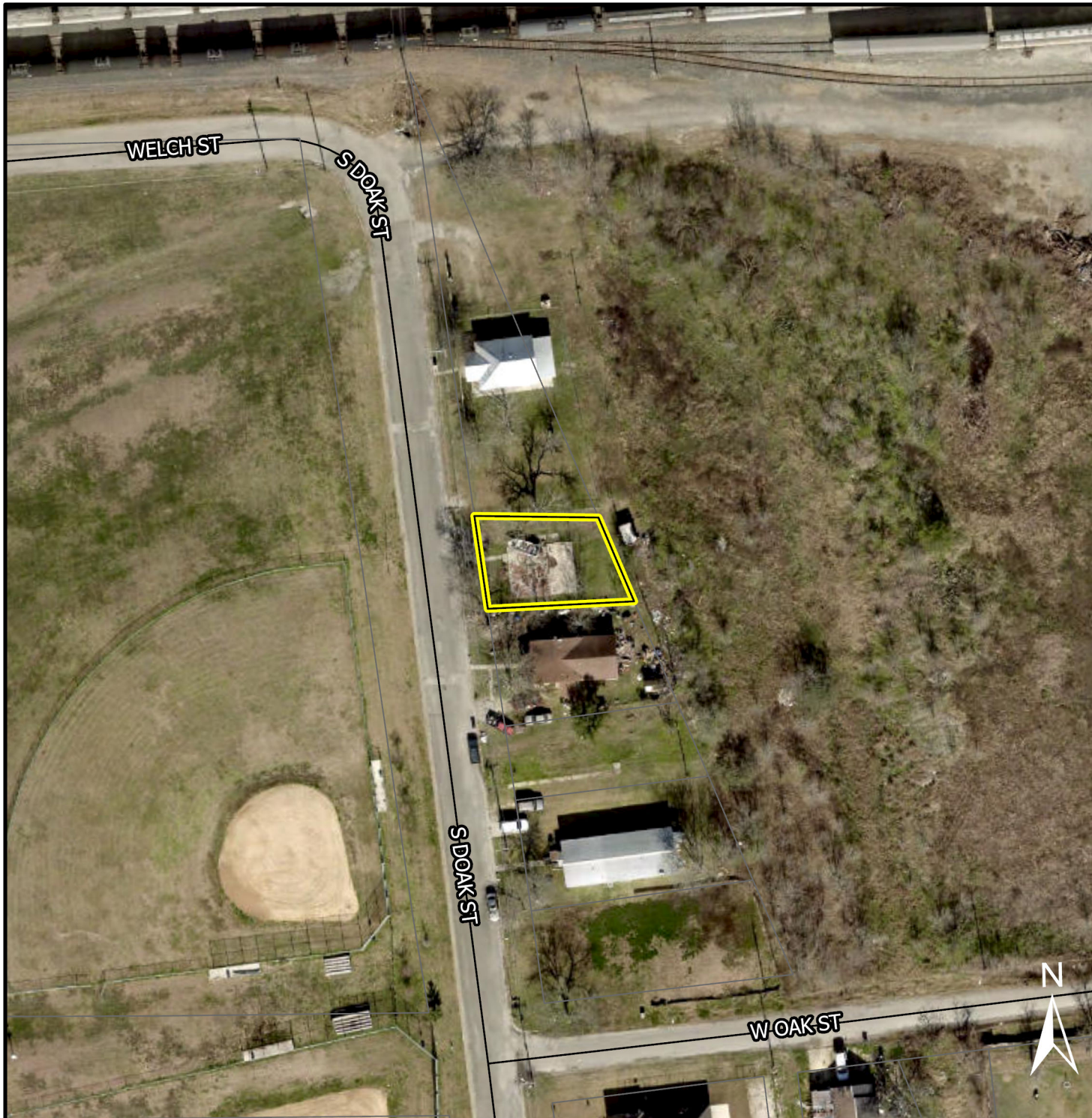
I respectfully request rezoning to B1 for the property and look forward to healthy sustainable development that serves both existing community members and any future economic development that may occur in the City of Taylor.

I appreciate consideration of this rezoning request as submitted into the City of Taylor. Please contact me should you require additional information at 512-215-1433 or by email at dianejbernal@gmail.com.

Sincerely,



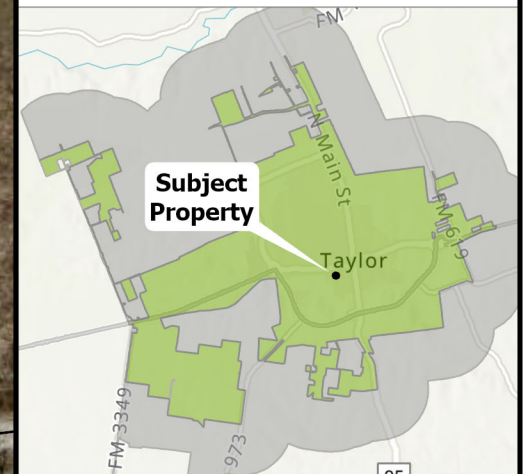
Diane Bernal
Development Consultant
DB Land Consulting LLC
512-215-1433 | dianejbernal@gmail.com



PZ-2023-1642

**205 S. Doak St.
Rezoning
Location Map
Approximately 0.08 acres**

-  **205 S. Doak St.**
-  **Parcels**
-  **Streets**



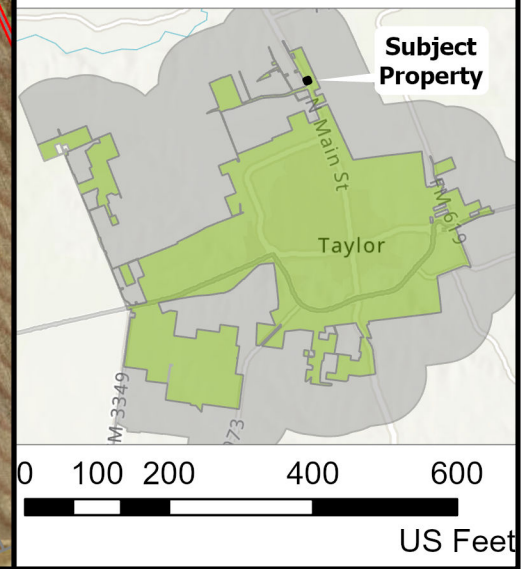
0 25 50 100 150
US Feet



PZ-2023-1646

2225 N. Main St.
Rezoning
Zoning
Approximately 3.59 acres

- | | | | |
|--|-------------------|--|--------------|
| | 2225 N. Main | | Railroads |
| | Parcels | | Streets |
| | B-1 | | City Limits |
| | I Institutional | | ETJ Boundary |
| | R-3 Single Family | | |





PZ-2023-1642

205 S. Doak St.
Rezoning
Growth Sector Map
Approximately 0.08 acres

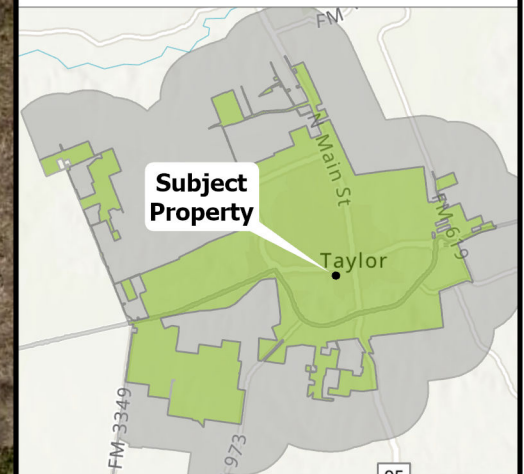
 205 S. Doak St.

 Parcels

Growth Sector

 Infill Neighborhood
Sector (G-4)

 Streets



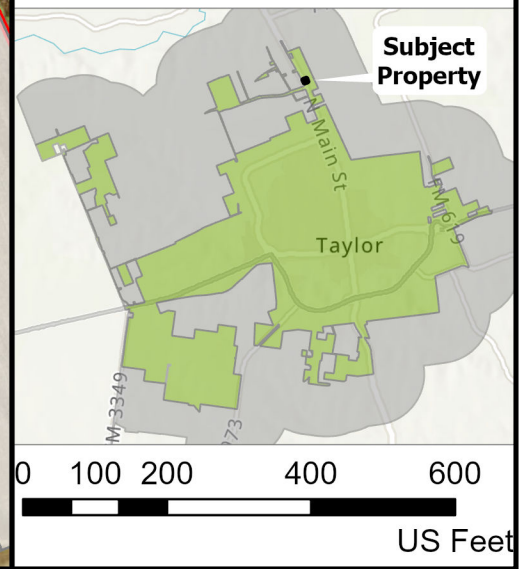
0 20 40 80 120
US Feet



PZ-2023-1646

2225 N. Main St.
Rezoning
Future Land Use
Approximately 3.59 acres

- | | |
|------------------------|--------------|
| 2225 N. Main | Railroads |
| Parcels | Streets |
| Area of Minimal Change | City Limits |
| | ETJ Boundary |

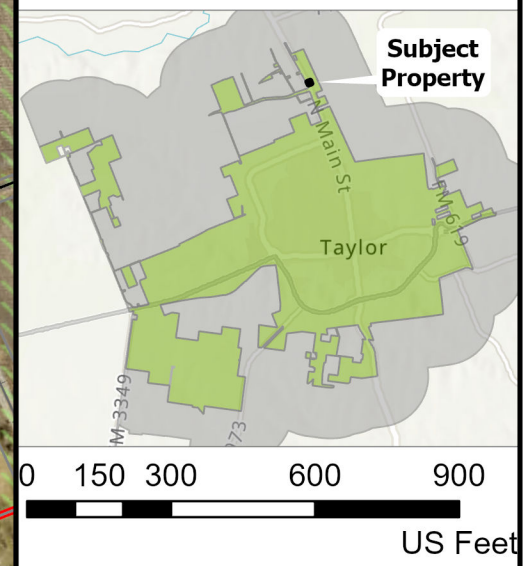




PZ-2023-1646

2225 N. Main St.
Rezoning
Notice Map
Approximately 3.59 acres

- | | |
|----------------------------|--------------|
| 2225 N. Main | Railroads |
| Buffer | Streets |
| Parcels within 200' Buffer | City Limits |
| Parcels | ETJ Boundary |



ORDINANCE NO. 2023-24

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 3.59 ACRES OF LAND, GENERALLY LOCATED AT 2225 N. MAIN STREET, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R345014, FROM INSTITUTIONAL ZONING DISTRICT (I) TO LOCAL BUSINESS ZONING DISTRICT (B-1), TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on May 25, 2023, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning for the Property from Institutional Zoning District (I) to Local Business Zoning District (B-1); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on May 9, 2023, to consider the zoning request, and recommended approval of the zoning change to the City Council; and

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

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

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

SECTION 2. The zoning district of the Property is changed from Institutional Zoning District (I) to Local Business Zoning District (B-1).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Institutional (I) to Local Business Zoning District (B-1) as shown in Exhibit “B” attached hereto for all purposes.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2023-24 was introduced before the Taylor City Council on the 25th day of May 2023.

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

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2023-24, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2023, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

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

Dianna McLean
City Clerk

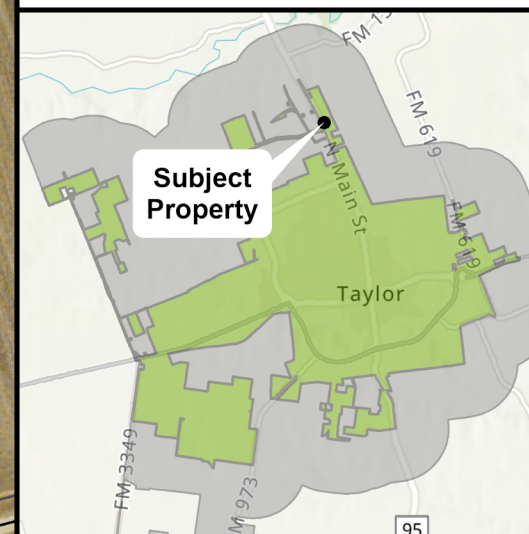
EXHIBIT A
(Legal Description/Survey)



PZ-2023-1646

**2225 N. Main Street
Proposed Zoning Map
Approximately 3.59 acres**

- Streets
- 2225 N. Main Street
- Parcels
- Zoning**
 - B-1 Local Business
 - R-3 Single Family
 - City Limits
 - ETJ Boundary



City of Taylor City Council

May 25, 2023

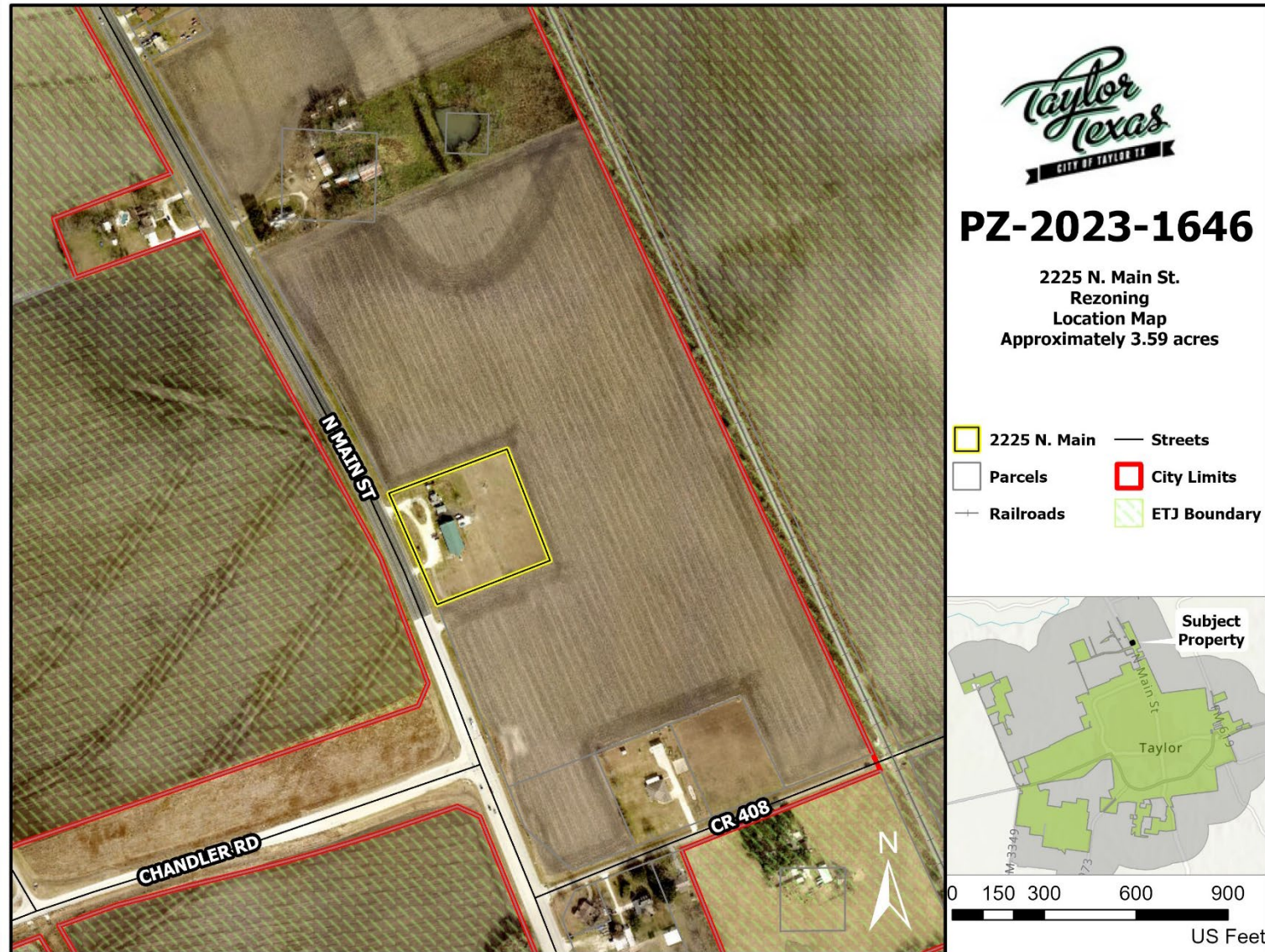


PZ-2023-1646

Zoning Map Amendment

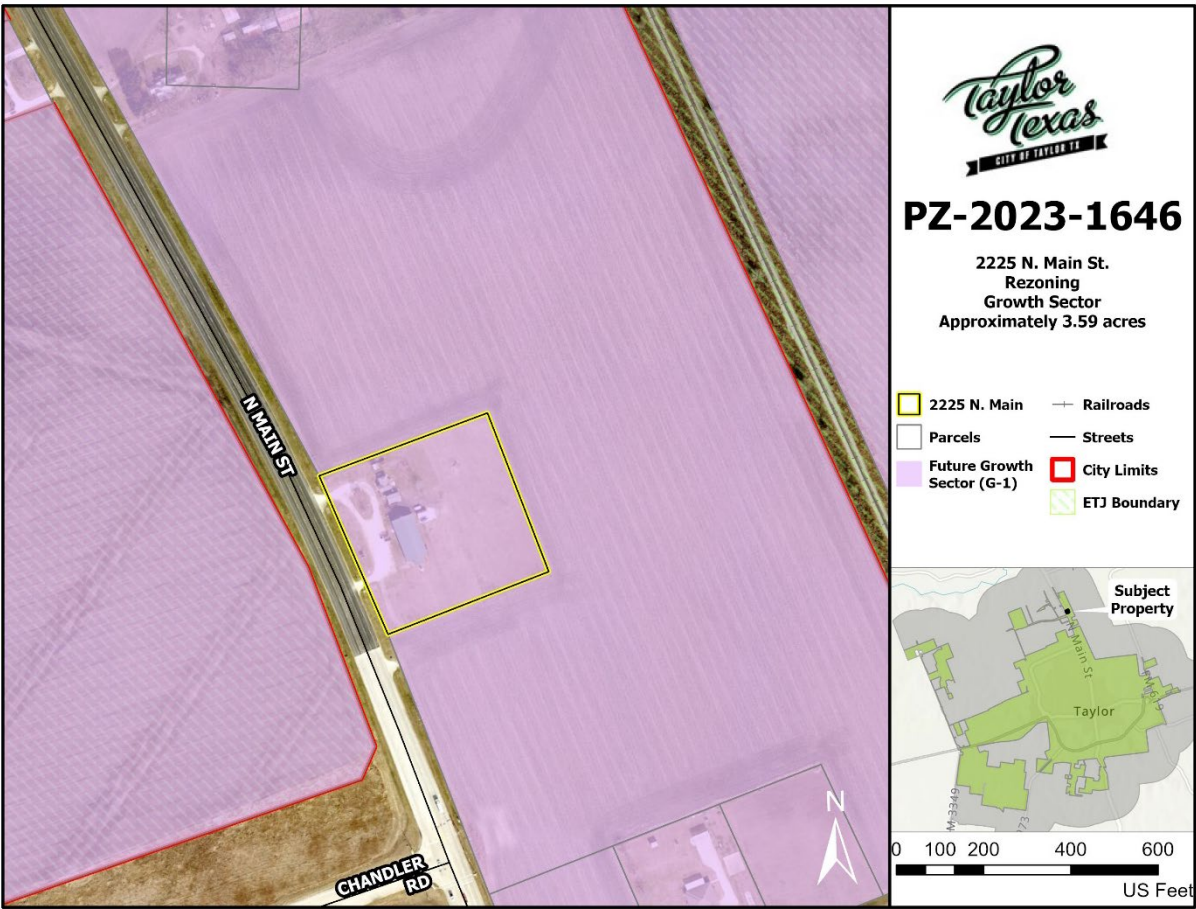
2225 N. Main Street

Location Map

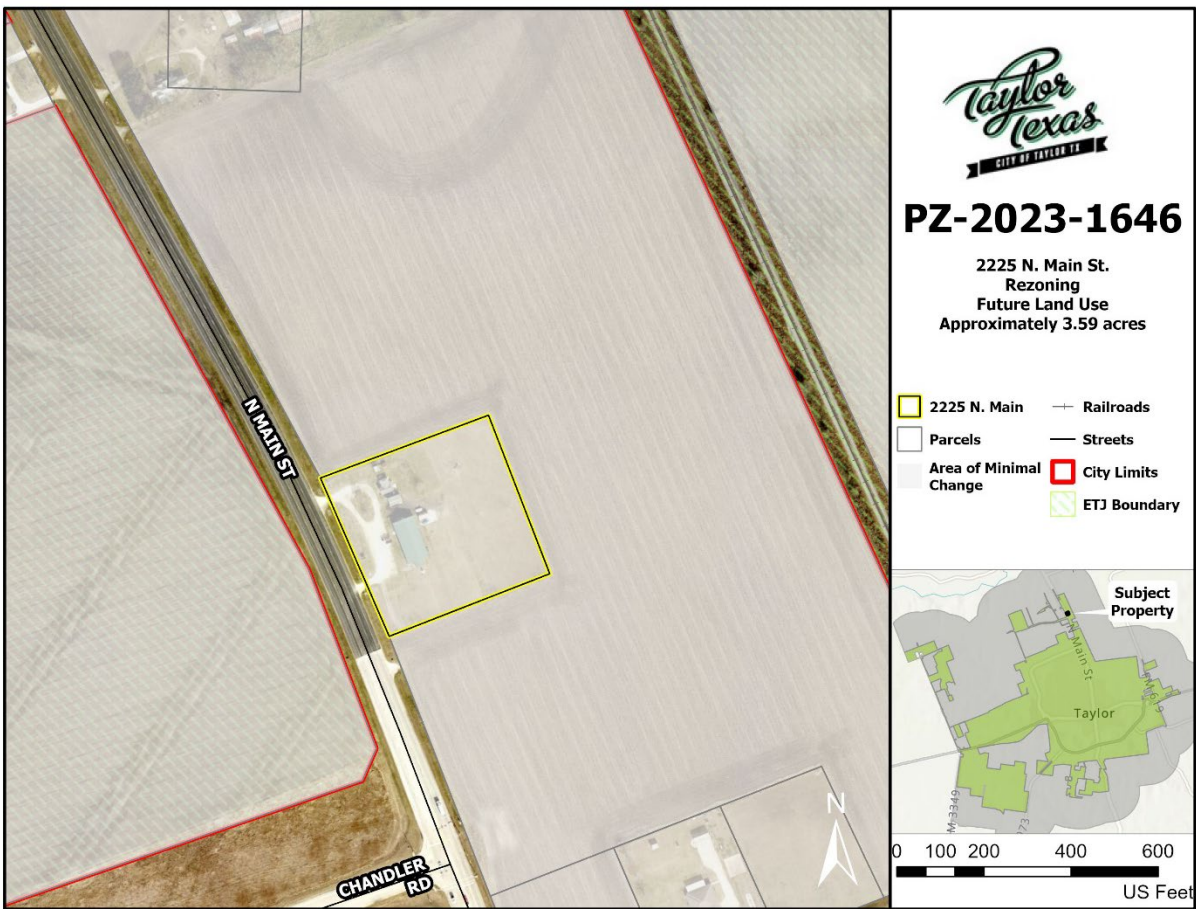


Address/Location: 2225 N. Main Street (SH 95)

Growth Sectors & Future Land Use Maps

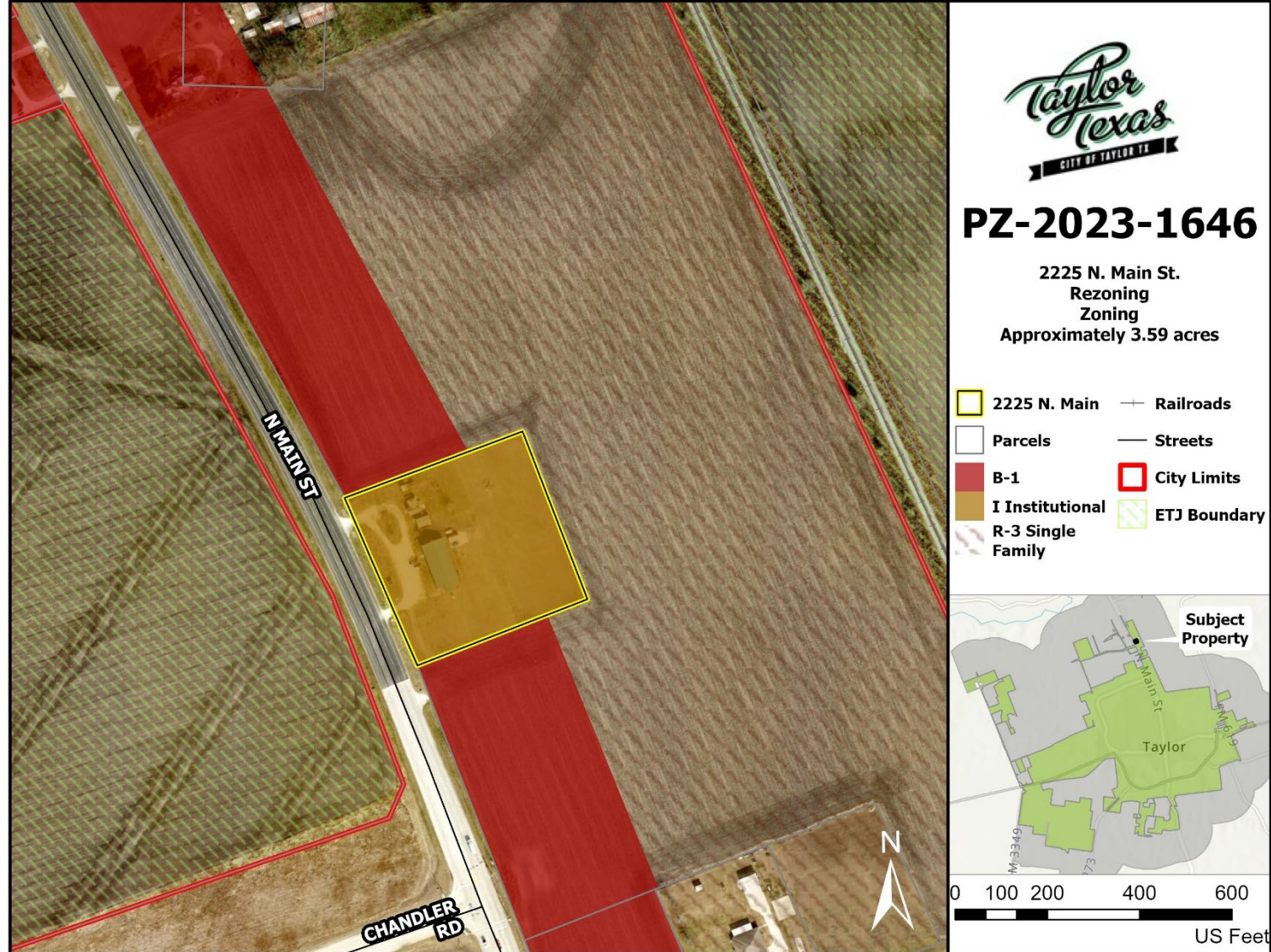


Growth Sector: Future Growth Sector



Future Land Use: Area of Minimal Change

Current Zoning

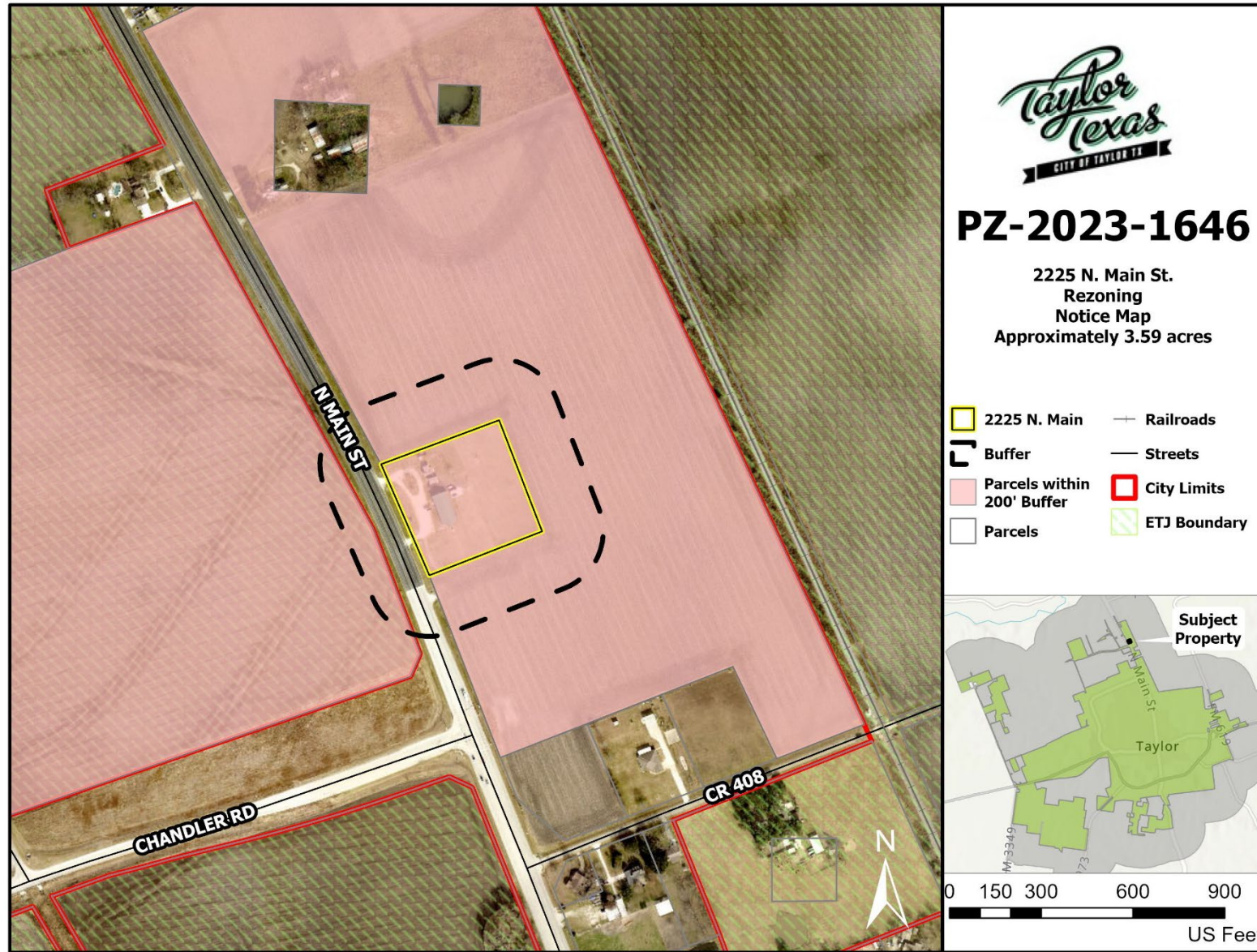


Zoning: Institutional (I)

Site Photos



Notice Area Map



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

P&Z Recommendation

On May 9, 2023, the Planning and Zoning Commission voted to recommend approval of the proposed rezoning request as it meets the intent of the Comprehensive Plan.



City Council Meeting May 25, 2023 Transmittal Letter

STRATEGIC PILLAR

☒ Streets/Infrastructure

☒ Quality of Life

☐ Economic Vitality

Agenda Item #: 10

Agenda Title: Consider Resolution R23-22 supporting the City of Taylor's applications to the Texas Department of Transportation's 2023 Transportation Alternatives set-aside (TA) call for projects; and authorizing the City Manager or his designee to act as the authorized representative in all matters pertaining to the City's participation in the transportation alternatives set-aside program; and provide direction on the Mallard Lane Sidewalk portion of the project.

Council Action to be taken: Approve Resolution

Department Submitted: City Management

Staff Contact: Jeff Jenkins, Deputy City Manager
Langford Community Management Services
Jacob Walker, City Engineer HDR

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is for Council to consider approving a resolution for two sidewalk grant applications the city is working on through the TXDOT Transportation Alternatives Set-aside program. During the community feedback portion of the projects, there was a request to consider moving the Mallard Lane sidewalk portion to the south side of the road versus the north previously shown.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

TXDOT has issued a call for projects through the Transportation Alternative grants program to use for sidewalk projects. City staff has used two sidewalk projects to apply towards, which would be for the South Taylor Pedestrian Project/Connectivity Project and Mallard Lane Pedestrian Connection.

City staff updated Council at the January 26, 2023 Council meeting regarding this grant and the two-step process approval we would have to complete in order to receive award. The first step in the process was completed by submitting the preliminary application. The application made it through the first step in the process. TXDOT notified the city that our projects were eligible for funding and invited us to submit a full application, which is due on June 5, 2023.

Since that time, the city was informed we could apply in a larger project funding bracket for an amount over \$5 million. According to Langford Community Management Services this will not affect our odds of receiving these grants and it will provide the City more of what we would like to see in the grant project. The only cost we are anticipating has been working with the railroad for two crossings.

A map has been attached to the packet and PowerPoint to provide a layout of the future sidewalk improvement. The final application will be submitted prior to June 5th.

The only area to discuss that staff will need direction on is the Mallard Lane portion of the project. When we applied for this grant years ago the initial drawing was shown to have the sidewalk on the north side. A request was made to move it to the south side at the community input. There are pros and cons for both ideas.

North side

Pros:

- Connects into existing sidewalks nearby.
- provides individuals will not need to cross if on the north side headed to school or the church.

Con:

- Provides sidewalk to undeveloped area east of the church, which would have to be installed by developer.

South side location:

Pros:

- Reduces area to mow for that side of the street.

Con:

- If on north side, would have to cross to continue on sidewalk path.
- Few more challenges to work around: driveway at Northlawn and Mallard and Corner of Jason and Mallard is challenging with drainage swale and inlet on the South side.

The cost for the Mallard Lane project is \$741,000 and the South Taylor Pedestrian Project/Connectivity Project is \$8,134,000.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Grant funding with no match opportunity. • Provides additional trails/sidewalks and would upgrade certain existing trails.	• May take some time to be approved for funding and start the project. • May not be awarded for project.

4. RECOMMENDATION

Approve resolution and provide guidance on which side to place Mallard Lane sidewalk.

5. FUNDING SOURCE

NA

6. TIMELINE

- First application submitted.
- Procure engineering through RFQ process for SE/MLK project.
- March 27th, eligible projects notification from TXDOT whether can move to formal application.
- March 2023 received word from TXDOT our project was grant eligible.
- Community Input sessions May 2023
- Full application for approved project due June 5, 2023
- Anticipate TXDOT Commission award in October 2023

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

NA

8. ATTACHMENTS

- 10a. [Resolution R23-22](#)
10b. [PowerPoint](#)
10c. [Application summary documents](#)

RESOLUTION R23-22

A RESOLUTION SUPPORTING THE CITY OF TAYLOR'S APPLICATIONS TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S 2023 TRANSPORTATION ALTERNATIVES SET-ASIDE (TA) CALL FOR PROJECTS; AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ACT AS THE AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE TRANSPORTATION ALTERNATIVES SET-ASIDE PROGRAM

WHEREAS, the Texas Department of Transportation issued a call for projects in December 2022 for communities to apply for funding assistance through the Transportation Alternatives Set-Aside (TA) Program; and

WHEREAS, the TA funds may be used for development of preliminary engineering (plans, specifications, and estimates and environmental documentation) and construction of pedestrian and/or bicycle infrastructure. The TA funds require a local match, comprised of cash or Transportation Development Credits (TDCs), if eligible. The City of Taylor would be responsible for all non-reimbursable costs and 100% of overruns, if any, for TA funds.

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

1. The City of Taylor is willing and able to enter into an agreement with the department by resolution or ordinance, should the projects be selected for funding.
2. The City of Taylor supports funding these projects (South Taylor Project and Pedestrian Project and Mallard Lane Pedestrian connection) as described in the 2023 TA Detailed Project Summary and is willing to commit to the projects' development, implementation, construction, maintenance, management, and financing.
3. That the City Council directs and designates the City Manager or his designee as the City's authorized representative to act in all matters in connection with this application and the City's participation in the TA Program.

Passed and approved this 25th day of May 2023

Brandt Rydell
Mayor, City of Taylor Texas

Dianna McLean
City Clerk

Consider Resolution to apply for TXDOT Transportations Alternative Grants project and provide direction on Mallard Lane project

05/25/2023 City Council meeting



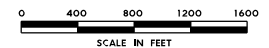
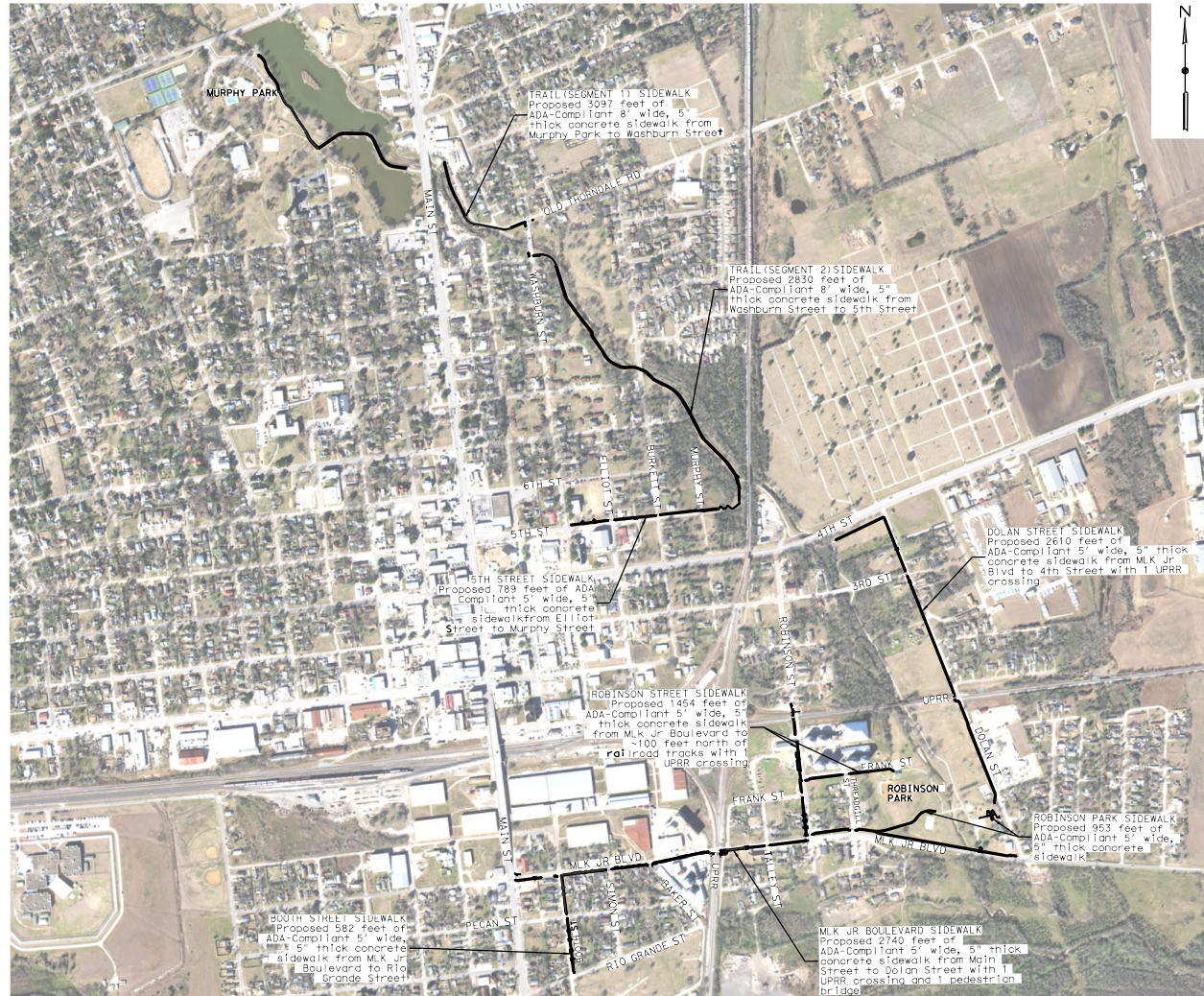
Current Status

- Submitted for two projects in January call for projects:
 - SE/MLK Sidewalks: MLK and various locations
 - Mallard Lane: North Drive to First Baptist Church
 - Need to decide on north or south side of Mallard Lane
- Program funding:
 - Project can be over \$5,000,000
 - Match is through transportation credits
 - SE/MLK Project cost close to \$8.1 million
 - Mallard project 2019 Est \$741k



LEGEND

— PROPOSED SIDEWALK



CITY OF TAYLOR MLK JR BLVD AND TRAIL SIDEWALK IMPROVEMENTS



HDR HDR Engineering, Inc.
R.D. Heaters Crossing, Suite 120
Road Rock, Texas 78661
Texas Registered Engineering Firm F-754

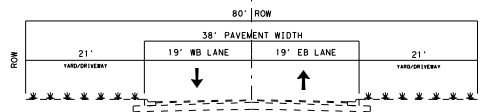
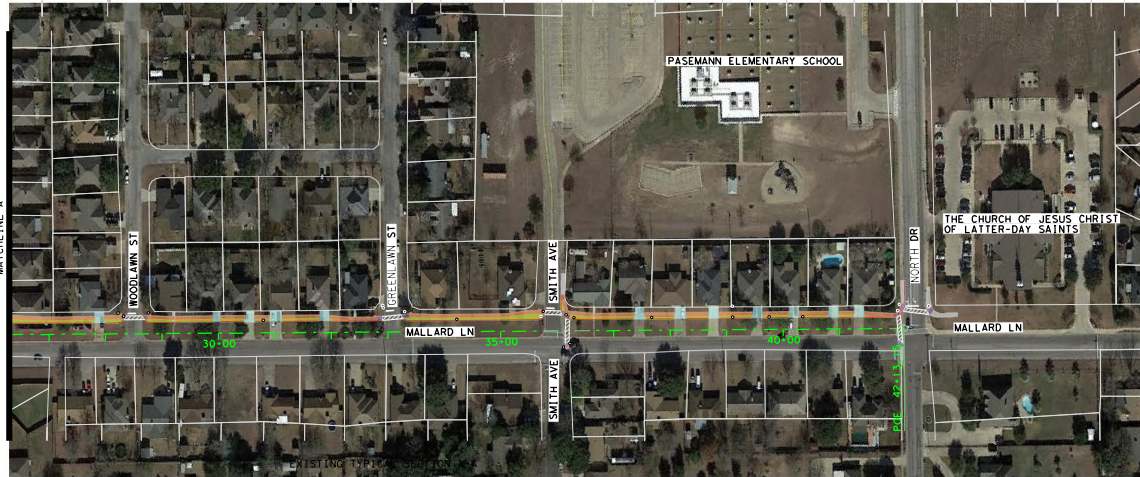
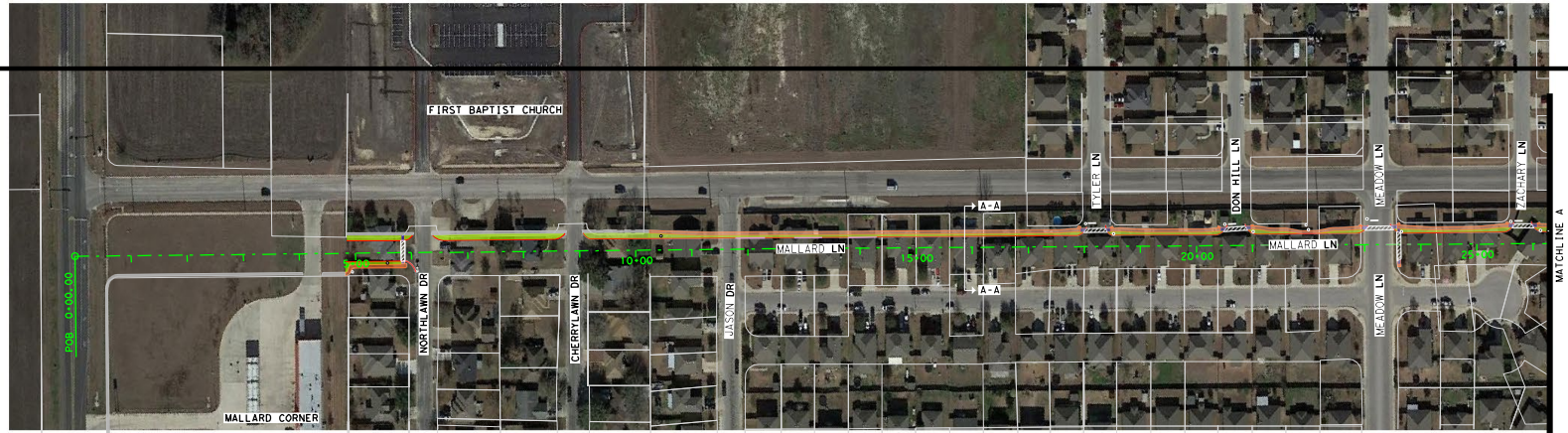
Mallard Lane Options



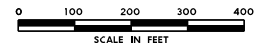
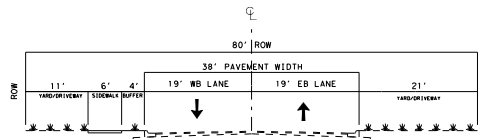
PLAN VIEW OF THE
PROPOSED SIDEWALK

DATE: 10/15/2024
PROJECT NO: 24-001

FILE: 24-001-01
DRAWN BY: J. L. LEE



PROPOSED TYPICAL SECTION A-A



LEGEND

- PROPOSED SIDEWALK
- PROPOSED CURB RAMPS
- PROPOSED BUFFER ZONE
- PROPOSED CURB
- EXISTING SIDEWALK
- EXISTING CURB
- PROPOSED DRIVEWAY / RESIDENTIAL SIDEWALK
- OBSTRUCTION (UTILITIES & SIGNS):
- STAY IN-PLACE / RELOCATE





HDR Engineering, Inc.
810 Heston Crossing, Suite 120
Round Rock, Texas 78681
Texas Registered Engineering Firm F-754



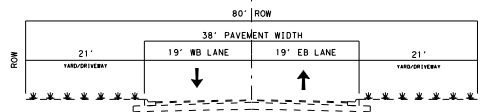
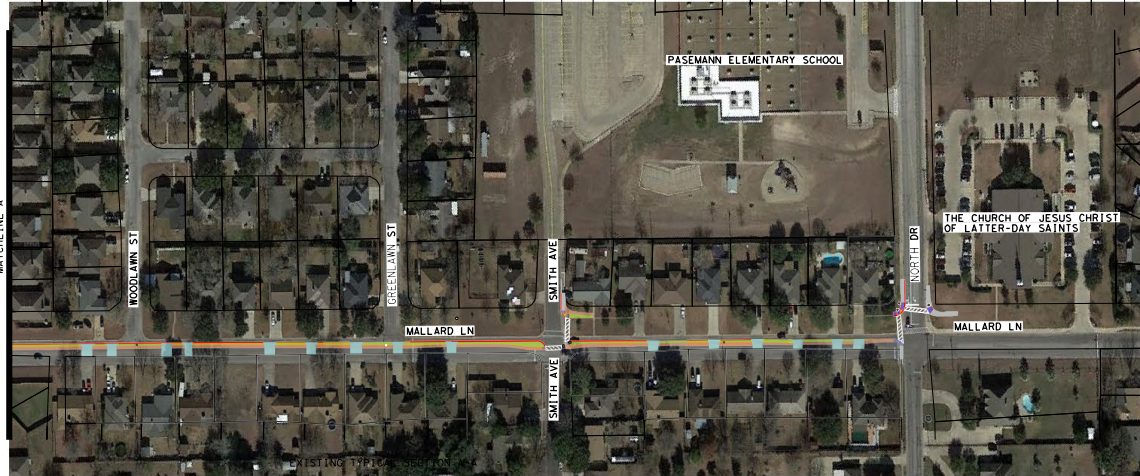
MALLARD LN SIDEWALK PROJECT

CONCEPTUAL LAYOUT

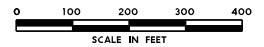
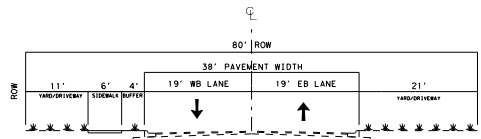
DATE: 10/15/2024
PROJECT NO: 24-001

DATE: 10/15/2024
PROJECT NO: 24-001

DATE: 10/15/2024
PROJECT NO: 24-001



PROPOSED TYPICAL SECTION A-A



LEGEND

- PROPOSED SIDEWALK
- PROPOSED CURB RAMPS
- PROPOSED BUFFER ZONE
- PROPOSED CURB
- EXISTING SIDEWALK
- EXISTING CURB
- PROPOSED DRIVEWAY / RESIDENTIAL SIDEWALK
- OBSTRUCTION (UTILITIES & SIGNS):
- STAY IN-PLACE / RELOCATE



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Round Rock, Texas 78681
Texas Registered Engineering Firm F-754

MALLARD LN SIDEWALK PROJECT

CONCEPTUAL LAYOUT

Next Steps

- Need to approve resolution to apply and decide on placement for Mallard portion
- Full application due June 5, 2023
- Anticipate TXDOT to award grants in October 2023



Questions



May 25, 2023

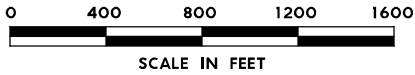
TxDOT Transportation Alternatives Funding Proposal: City of Taylor South Taylor Pedestrian Connectivity Project Summary

The proposed project will construct a 5-foot sidewalk and 8-foot shared use path from Main St. to Robinson St. and Robinson Park along the south side of FM112 (MLK JR Blvd.) in Southeast Taylor to Murphy Park in Central Taylor. The sidewalk along MLK and Robinson Street will provide safety improvements to cross the UPRR railroad and give the only accessible pedestrian route across the tracks. The shared use path would be constructed parallel to the Bull Branch creek separating pedestrians from major roadways; providing a safer connection. This final connection will provide a continuous 3+ mile ADA route allowing pedestrians and cyclists to travel from Southeast Taylor to Northwest Taylor. While there may be a temporary construction easements, this project is located totally within public ROW. This project provides South Taylorites (including the Taylor Housing Authority) the only ADA accessible route across the railroads and to critical locations such as the hospital, grocery store, community center, pharmacy, school, and many civic buildings and parks.

Total	\$8,134,000
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LEGEND

PROPOSED SIDEWALK



CITY OF TAYLOR
MLK JR BLVD AND TRAIL
SIDEWALK IMPROVEMENTS



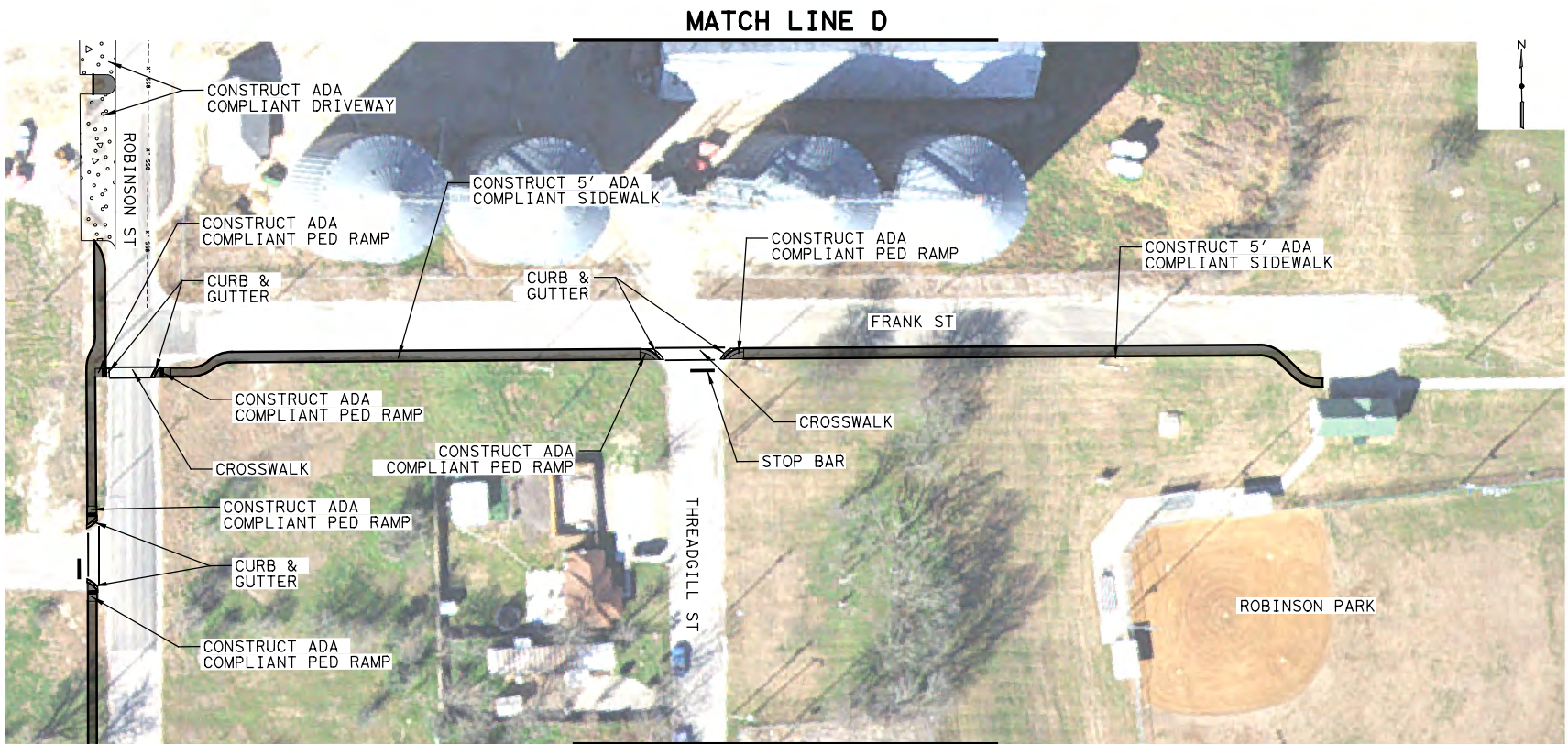
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810 Hesters Crossing, Suite 120
Round Rock, Texas 78681
Texas Registered Engineering Firm F-754



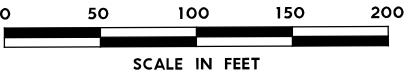
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- LEGEND**
- CONSTRUCT ADA COMPLIANT SIDEWALK
 - CONSTRUCT ADA COMPLIANT PED RAMP
 - CONSTRUCT ADA COMPLIANT DRIVEWAY
 - CONSTRUCT CURB AND GUTTER
 - STORM SEWER
 - CROSSWALK
 - STOP BAR
 - RAILROAD CROSSING
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE
 - RAILROAD CROSSING ARM
 - EXISTING CHAIN LINK FENCE

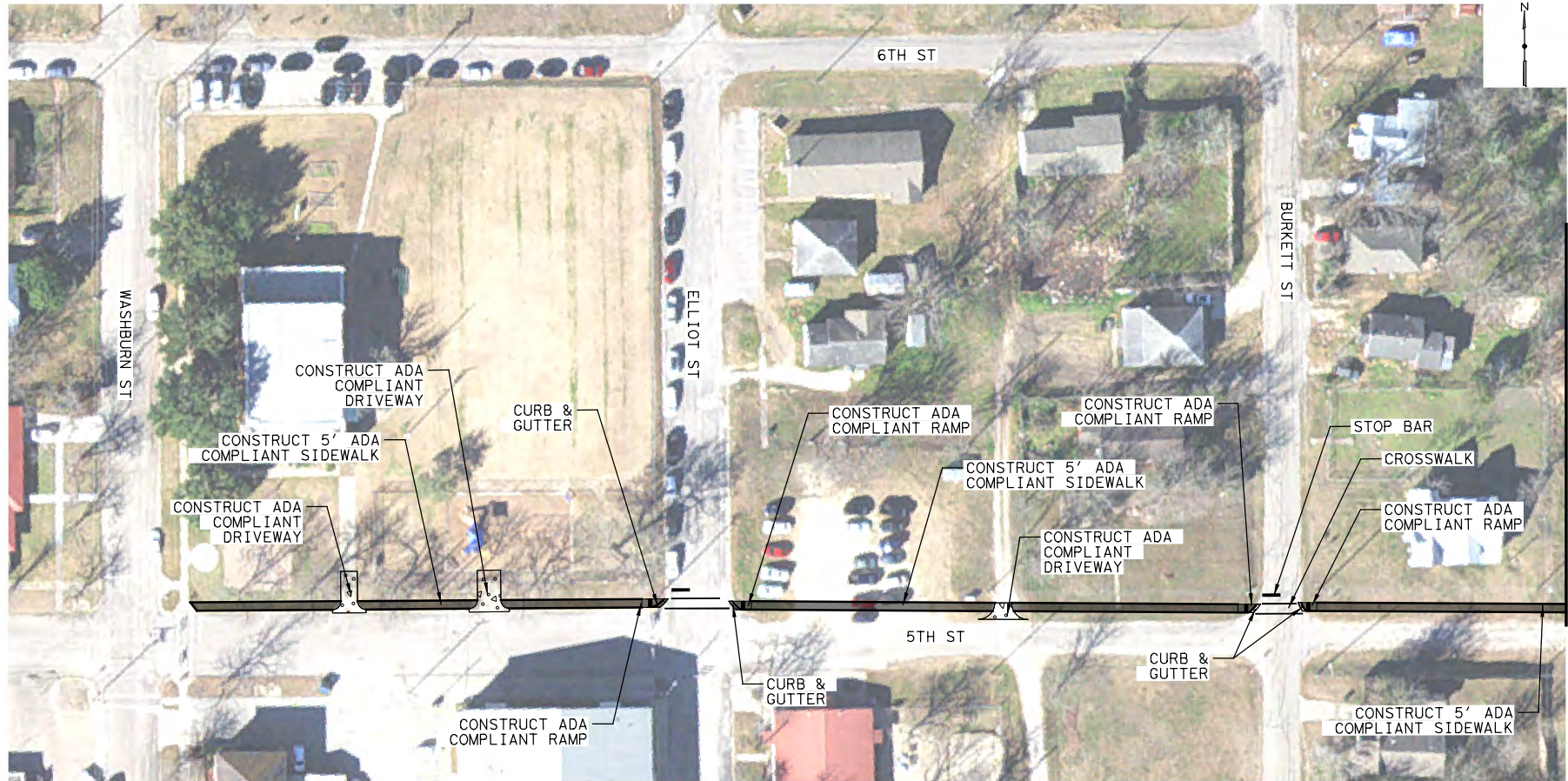


**CITY OF TAYLOR
ROBINSON PARK, AND
ROBINSON ST SIDEWALK**

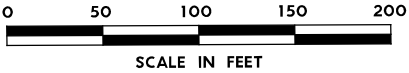
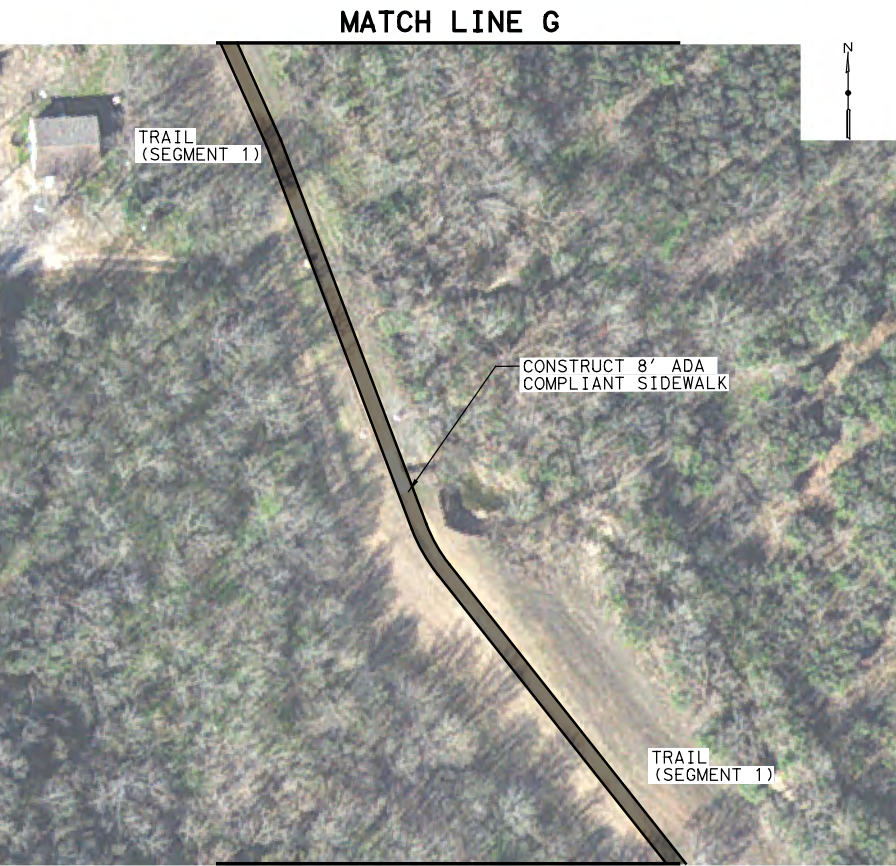
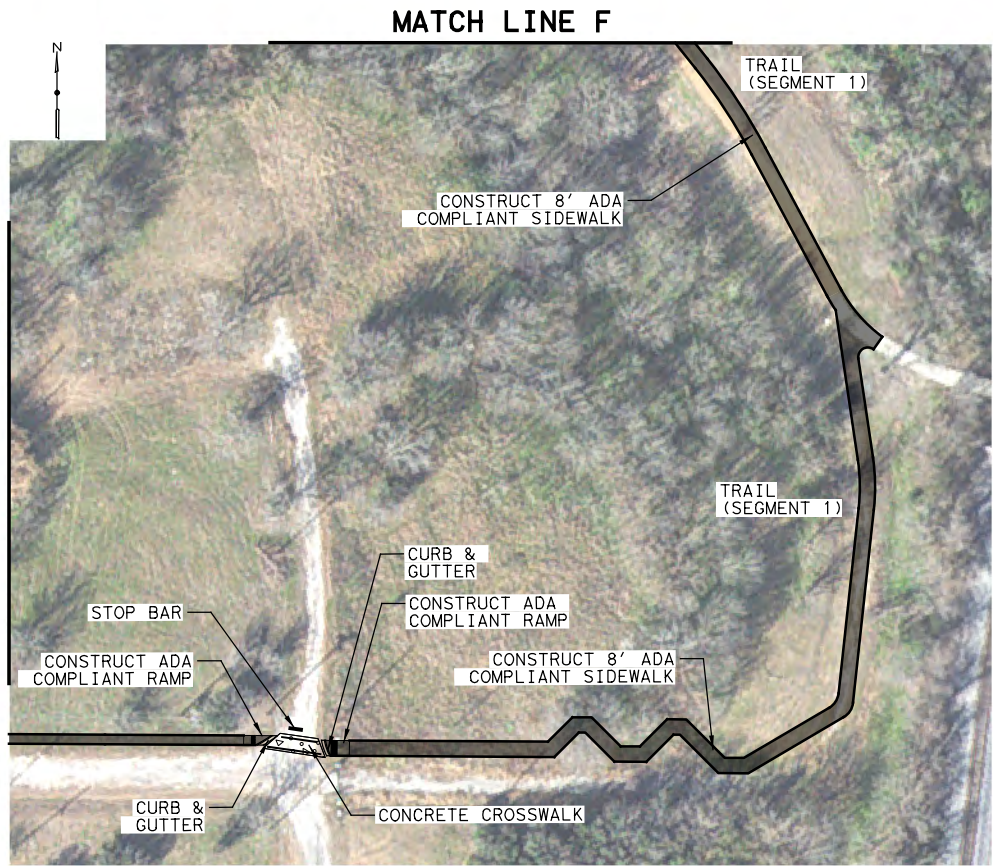


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810 Hesters Crossing, Suite 120
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- LEGEND
- CONSTRUCT ADA COMPLIANT SIDEWALK
 - CONSTRUCT ADA COMPLIANT PED RAMP
 - CONSTRUCT ADA COMPLIANT DRIVEWAY
 - CONSTRUCT CURB AND GUTTER
 - CROSSWALK
 - STOP BAR

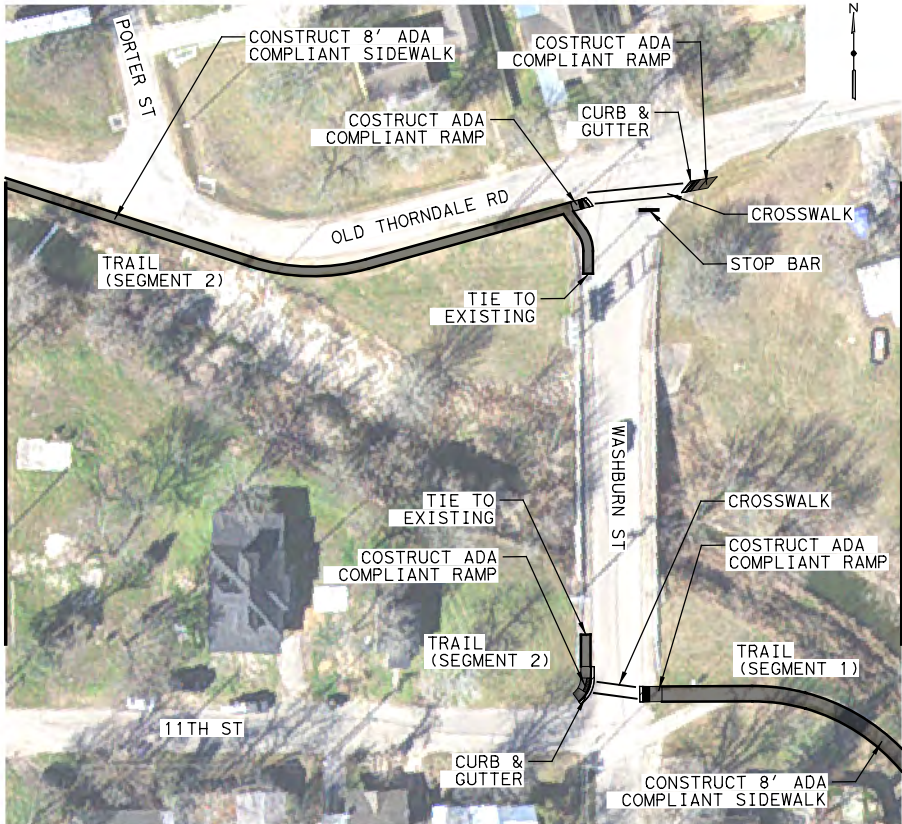


CITY OF TAYLOR
5TH ST, AND
TRAIL(SEGMENT 1) SIDEWALK



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810 Hesters Crossing, Suite 120
Round Rock, Texas 78681
Texas Registered Engineering Firm F-754

MATCH LINE K



MATCH LINE J

MATCH LINE J



MATCH LINE I

MATCH LINE H



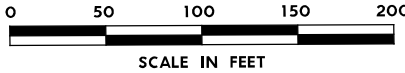
MATCH LINE G

MATCH LINE I



MATCH LINE H

- LEGEND
- CONSTRUCT ADA COMPLIANT SIDEWALK
 - CONSTRUCT ADA COMPLIANT PED RAMP
 - CONSTRUCT CURB AND GUTTER
 - CROSSWALK
 - STOP BAR



CITY OF TAYLOR
TRAIL(SEGMENT 1) AND
TRAIL(SEGMENT 2)
SIDEWALK



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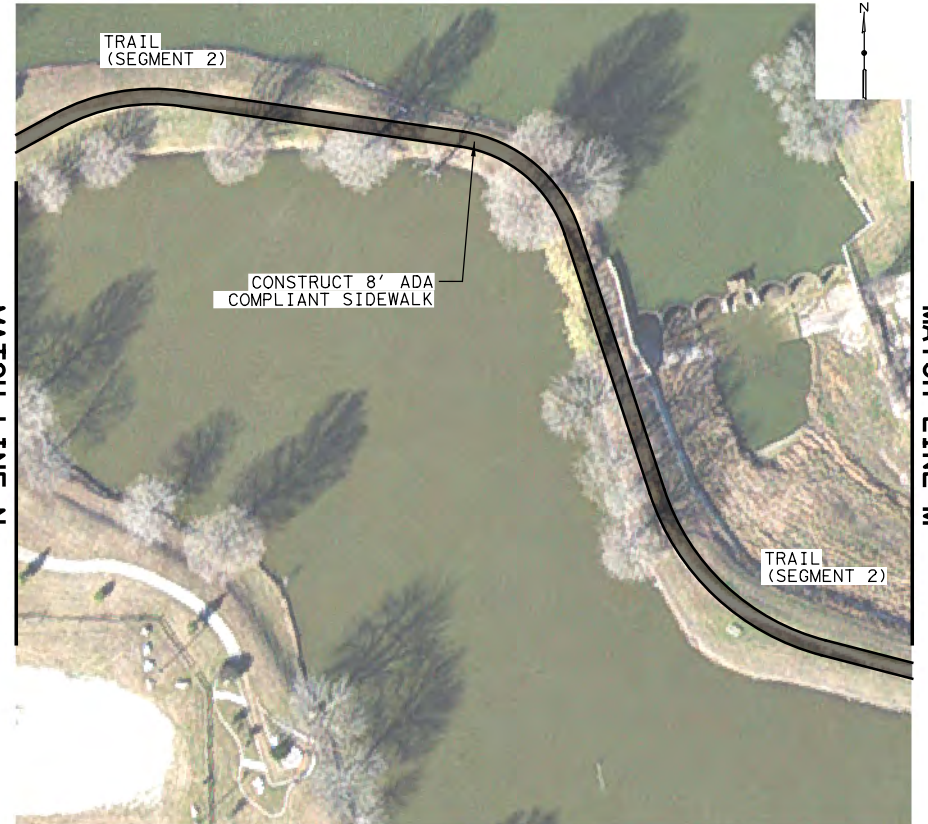
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MATCH LINE O



MATCH LINE N



MATCH LINE M



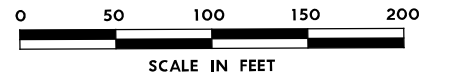
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MATCH LINE K

LEGEND

CONSTRUCT ADA COMPLIANT SIDEWALK

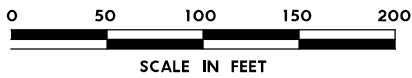
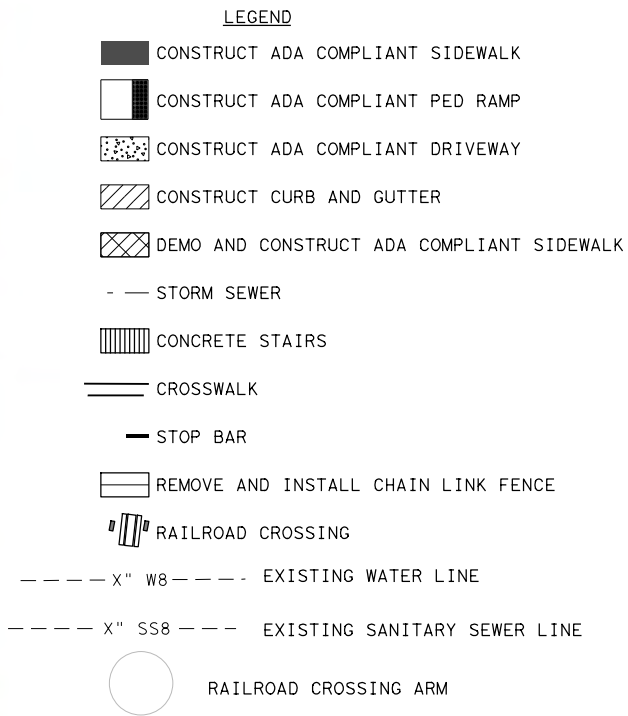
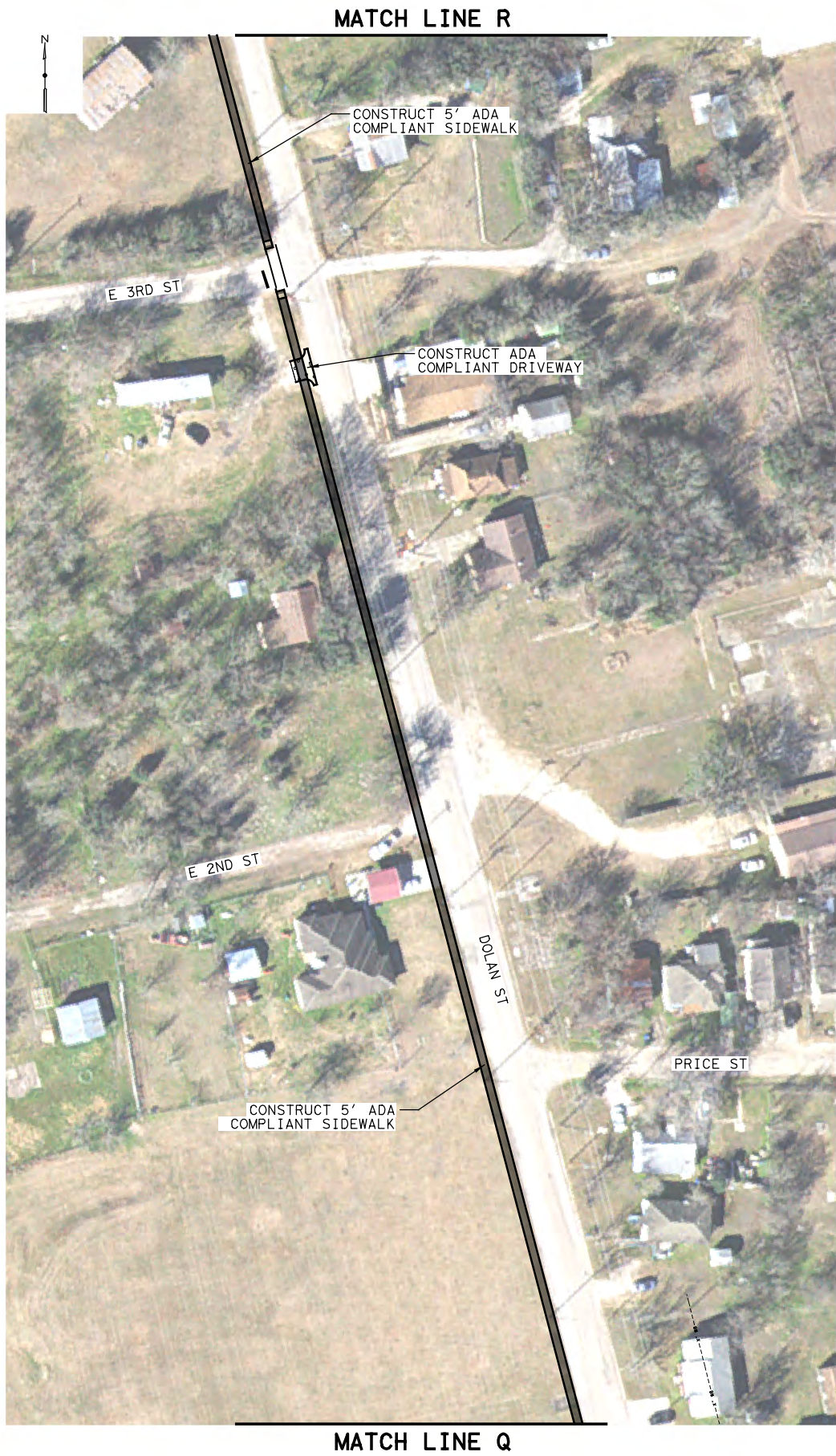


CITY OF TAYLOR
TRAIL(SEGMENT 2) SIDEWALK



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Round Rock, Texas 78681
Texas Registered Engineering Firm F-754

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**CITY OF TAYLOR
MLK JR BLVD, ROBINSON PARK
AND
ROBINSON ST SIDEWALK**

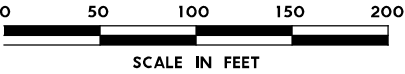


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Round Rock, Texas 78681
Texas Registered Engineering Firm F-754



LEGEND

- CONSTRUCT ADA COMPLIANT SIDEWALK
- CONSTRUCT ADA COMPLIANT PED RAMP
- CONSTRUCT ADA COMPLIANT DRIVEWAY
- CONSTRUCT CURB AND GUTTER
- DEMO AND CONSTRUCT ADA COMPLIANT SIDEWALK
- STORM SEWER
- CONCRETE STAIRS
- CROSSWALK
- STOP BAR
- REMOVE AND INSTALL CHAIN LINK FENCE
- RAILROAD CROSSING
- X" W8 EXISTING WATER LINE
- X" SS8 EXISTING SANITARY SEWER LINE
- RAILROAD CROSSING ARM



CITY OF TAYLOR
MLK JR BLVD, ROBINSON PARK
AND
ROBINSON ST SIDEWALK



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810 Hesters Crossing, Suite 120
Round Rock, Texas 78681
Texas Registered Engineering Firm F-754

May 25, 2023

TxDOT Transportation Alternatives Funding Proposal: City of Taylor Mallard Lane Pedestrian Connection

The proposed project will construct a 5-foot sidewalk from Carlos G Parker Blvd. to North Dr. along the north side of Mallard Ln. in Northwest Taylor. The proposed sidewalk would be constructed along Mallard Lane to provide the housing developments a safe and quality connection to both Pasemann Elementary School and Taylor First Baptist Church. This connection would provide children within the community a safe route to school. It would also provide multiple crossings from the southside of Mallard Ln. to the Northside at larger intersections including North Dr., Smith Ave., Meadow Ln., and Northlawn Dr.

Total	\$741,000.00
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PLOT TIME: \$TIME\$

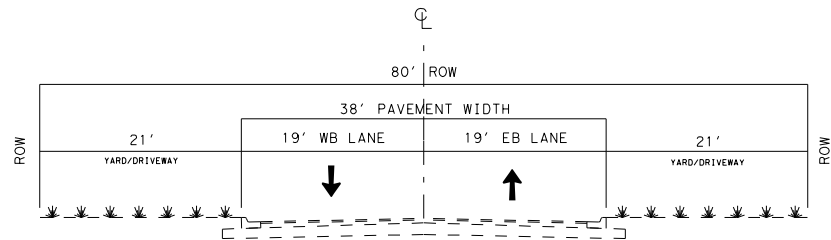
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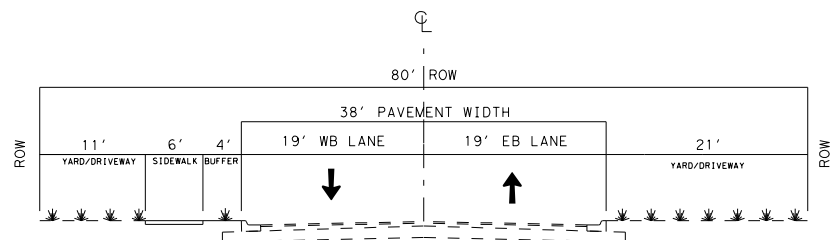


MATCHLINE A

EXISTING TYPICAL SECTION A-A



PROPOSED TYPICAL SECTION A-A



LEGEND

- PROPOSED SIDEWALK
- PROPOSED CURB RAMPS
- PROPOSED BUFFER ZONE
- PROPOSED CURB
- EXISTING SIDEWALK
- EXISTING CURB
- PROPOSED DRIVEWAY/
RESIDENTIAL SIDEWALK
- OBSTRUCTION (UTILITIES & SIGNS):
STAY IN-PLACE / RELOCATE



HDR
HDR Engineering, Inc.
810 Hesters Crossing, Suite 120
Round Rock, Texas 78681
Texas Registered Engineering Firm F-754

MALLARD LN SIDEWALK PROJECT

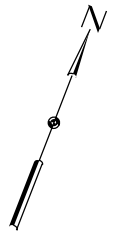
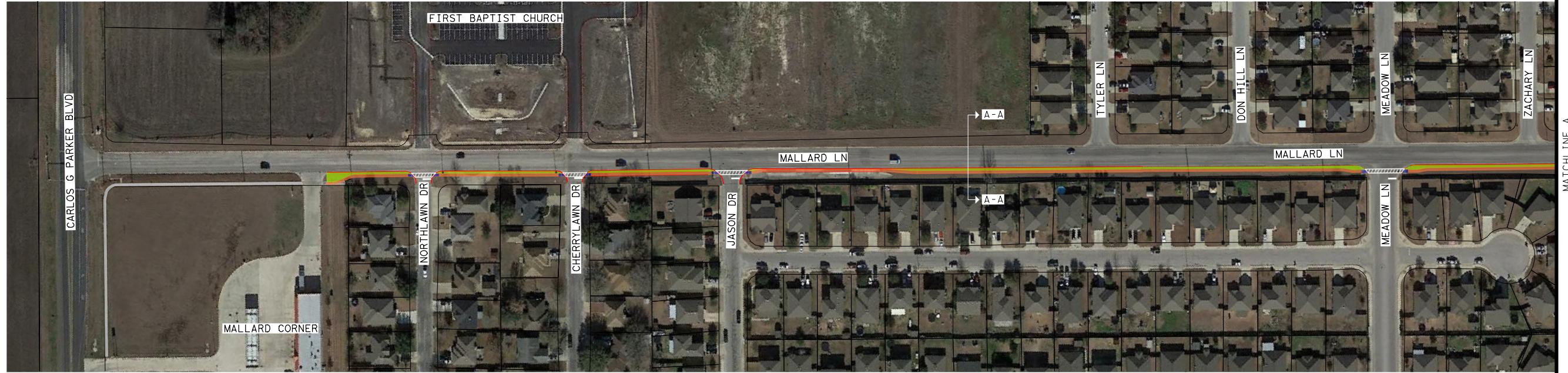
CONCEPTUAL LAYOUT

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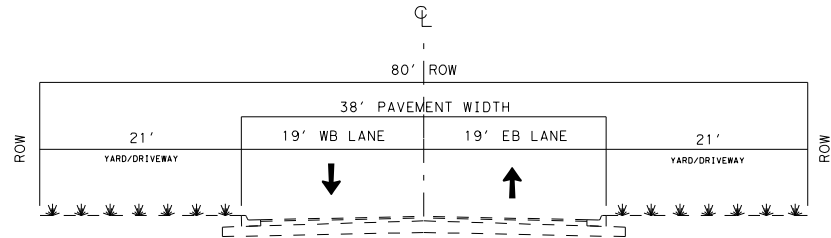
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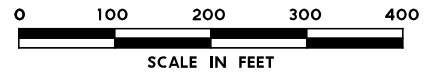
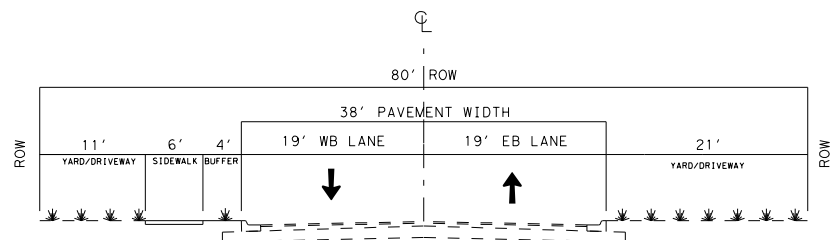
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EXISTING TYPICAL SECTION A-A



PROPOSED TYPICAL SECTION A-A



LEGEND

- PROPOSED SIDEWALK
- PROPOSED CURB RAMPS
- PROPOSED BUFFER ZONE
- PROPOSED CURB
- EXISTING SIDEWALK
- EXISTING CURB
- PROPOSED DRIVEWAY/ RESIDENTIAL SIDEWALK
- OBSTRUCTION (UTILITIES & SIGNS):
STAY IN-PLACE / RELOCATE



HDR Engineering, Inc.
810 Hesters Crossing, Suite 120
Round Rock, Texas 78681
Texas Registered Engineering Firm F-754

MALLARD LN SIDEWALK PROJECT

CONCEPTUAL LAYOUT



City Council Meeting May 25, 2023 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 11

Agenda Title: Consider recommendation from TIF Board No. 1 to raise the Façade Improvement Grant reimbursement from \$5000 to \$25,000.

Council Action to be taken: Consider approving requested increase.

Department Submitted: Development Services – Main Street

Staff Contact: Jan Harris, Main Street Manager

1. PURPOSE/DESCRIPTION

To encourage property owners to revitalize their historic downtown properties through building rehabilitation projects by providing larger reimbursement incentives for approved grant projects under the Main Street Program's Façade Improvement Grant program.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Taylor Main Street program has offered grant incentives for downtown property owners since the early 2000s. These were 50/50 matching reimbursement grants with an initial limit of a \$4,500 match which was raised to a \$5,000 match around 2018. The cost of rehabilitating a historic building façade has increased dramatically since the Façade Grant program began over 20 years ago. In order encourage property owners to rehabilitate their properties in an historically sensitive manner thus enabling those buildings currently contributing to the Downtown Taylor Commercial Historic National District to continue to do so, it is important that our reimbursement levels for our grants keep pace with the costs of materials and professional labor.

Not all grant applications will be eligible for the full reimbursement of \$25,000 (if approved by the Council). To receive the full award of \$25,000, a rehabilitation project must cost at least \$50,000 or more. Smaller grants will be encouraged as well. Not all impactful projects are costly; however, with the growth our community is undergoing, it is important to have ready the tools property owners will need to bring their buildings into such good conditions so they can pay for themselves through rents and revenue.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Rehabilitated historic commercial properties which are well-maintained may be leased to higher quality tenants for prime rental rates thus providing tax revenue. • Incentives such as reimbursement grants are often the catalyst necessary to initiate a much-needed renovation or rehabilitation project enabling an underused building to become income-producing. • Combining an increased Façade Improvement Grant reimbursement incentive with State and Federal Historic Preservation Tax Incentives and the Taylor Main Street Fire Suppression Grant are three powerful tools to leverage building rehabilitation in downtown Taylor.	• There are no known cons.

4. RECOMMENDATION

The Main Street Advisory Board approached the TIF #1 Board with their interest in increasing the reimbursement limit for the Façade Improvement Grant. The TIF #1 board then voted at its April 19, 2023 meeting to recommend that the City Council increase the reimbursement limit of the Façade Improvement Grant from a \$5,000 limit to a limit of \$25,000.

5. FUNDING SOURCE

The funding for this increase will come from the TIRZ #1.

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

11a. [Minutes from the April 19, 2023 TIF #1 Board Meeting](#)

AGENDA

City of Taylor, Texas
TAX INCREMENT FINANCING (TIF) #1 BOARD MEETING
TAYLOR CITY HALL CONFERENCE ROOM

APRIL 19, 2023 @ 5:00 PM

MEMBERS PRESENT: Erwin Stauffer, Jeff Snyder, John McRae, Curie Humphreys, and Vice Chairperson Ruth Rivera

MEMBERS ABSENT: Doug Moss, Ed Komandosky, and Jina Self

GUESTS PRESENT: Chuck Farr

STAFF PRESENT: Jan Harris

- I. **CALL TO ORDER AND DECLARE A QUORUM:** Vice Chair Rivera called the meeting to order at 5.04 pm and noted that a quorum was present.
- II. **CITIZEN COMMUNICATION:** There was no citizen communication.
- III. **CONSENT AGENDA**
 - A. **Approve the minutes from the March 15, 2023 TIF #1 Board meeting – MOTION:** To approve the minutes as presented. J SNYDER / J MCRAE / UNANIMOUS
 - B. **Receive the financials as of April 13, 2023 as information – MOTION:** To receive the financial report as presented. J SNYDER / C HUMPHREYS / UNANIMOUS
- IV. **REGULAR AGENDA - REVIEW/DISCUSS & CONSIDER ACTION**
 - A. **Report on Taylor Main Street Façade Improvement Grants (FIG) and Signage Grants for FY 2023:** Jan presented a report to the board showing the grant projects requested and awarded to date in FY 23. There have been 5 Façade Improvement Grants requested for a total private investment of \$98,982.73 and \$25,000 in grants had been reimbursed as a result. That is an almost a 1:4 ration of public money to private funds invested in the downtown for building improvements.
In terms of signage, 3 sign grants were requested, two were approved generating \$5,397.25 in privately funded improvements. The grants reimbursed for these projects totaled \$2,396.00.
 - B. **Increase the reimbursement amount for Taylor Main Street Façade Improvement Grants (FIG) from \$5,000 to \$25,000 –** The board agreed that the need for an increased level of reimbursement for façade improvement grants was in order due to the increased scope and related costs of projects being considered in the downtown district.
MOTION: To request that Council increase the reimbursement level of the Façade Improvement Grants from \$5,000 to \$25,000. C HUMPHREYS / J MCRAE
 - C. **Recommend that the City Council approve the Special Events Coordinator position –** The TIF #1 Board discussed its support of the use of some of the revenue from the TIRZ #1 being used for the salary of a Special Events Coordinator under the Main Street Program.
MOTION: To recommend that the City utilize a portion of the TIRZ #1 revenue for the purpose of hiring a Special Events Coordinator under the Main Street Program. J MCRAE / C HUMPHREYS / UNANIMOUS
 - D. **Receive report and recommendations from the Economic Development committee regarding additional assistance beyond existing Façade Improvement Grants and Fire**

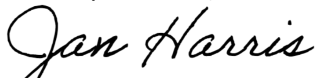
Suppression Grants for current and future funding requests – The recommendations from the Economic Development Committee concerning requests for financial assistance from the TIF #1 were to continue to offer the \$25,000 Fire Suppression Grant and the Façade Improvement Grant with a reimbursement of \$25,000 (pending City Council approval) as financial incentives.

MOTION: To accept the recommendations of the Economic Development committee.
J SNYDER / R RIVERA / UNANIMOUS

E. Recommendations for future agenda items – There were no recommendations.

V. ADJOURN – MOTION: The meeting was adjourned at 5.49 pm. J MCRAE / C HUMPHREYS

Respectfully submitted,

A handwritten signature in black ink that reads "Jan Harris". The signature is written in a cursive, flowing style.

Jan Harris, Main Street Manager



City Council Meeting May 25, 2023 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 12
Agenda Title: Discuss and consider the creation of a Council Compensation Committee.

Council Action to be taken: Consider committee and discuss next steps.

Department Submitted: City Management

Staff Contact: Jeff Jenkins, Deputy City Manager

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is to discuss creating a committee to review and make recommendations to Council regarding Council compensation.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

During the discussion last year on Council compensation, one of the thoughts was to have a Council appointed committee to review compensation and make a recommendation to Council. Given its budget time of the year, this may be time to start this process and create a committee to do such.

If Council would like to review compensation by a committee, staff recommends you create and then, at a subsequent meeting, appoint the members of the committee. Our suggestion would be to have each Council member appoint an individual to this committee. Council can think this over regarding their selection for the committee and we can have the appointments at the June 8th or June 22nd meeting.

Once the committee is appointed, staff would recommend setting the committee to a maximum of three meetings to make a recommendation. The first meeting will likely involve getting an understanding of the survey of communities they would like to see. The second and third meeting would be a review of the survey and any data to make a final recommendation.

A final recommendation would be presented to Council and then deliberate on how Council would like to proceed on this one.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Committee to review compensation of Council. • Targeted survey data based on what the committee recommends	• NA

4. RECOMMENDATION

Staff recommends establishing a Compensation Committee for 2-3 meetings maximum to review/provide recommendation on compensation, and provide for each council member to appoint one member to the committee at one of the next meetings.

5. FUNDING SOURCE

General Fund Budget

6. TIMELINE

Appoint committee members June 2023
First committee meeting - July 2023
Survey conducted- estimate 30 days or less
Second meeting - August 2023
Final meeting if needed - September 2023

7. OTHER OPTIONS (In order of preference)

NA

8. ATTACHMENTS

12a. [PowerPoint presentation](#)

Discuss and consider the creation of a Council Compensation Committee

05/25/2023 City Council meeting



Current Status

- Previous discussions, one of the recommendations was to create a Council Compensation Committee
- With budget time, discussion does Council want to consider creating a committee to review compensation?
- Goal would be for the committee to review compensation and provide a recommendation for Council to consider



Possible Steps Forward

If Council would like to appoint committee here is a suggested method:

- Council members would each appoint one person to the committee
- Staff recommends to setting the maximum number of meetings by the committee to three
- After the meetings, committee would provide recommendation to Council



Timeline

- Council member appointments in June 2023
- First committee meeting late June-July
- Survey conducted based upon committee feedback
- Second meeting in late July-August, review data and possible final recommendation at meeting
- If third meeting needed, final recommendation



Questions

