

## MEMORANDUM

TO: Planning and Zoning Commission

FROM: Bob van Til, AICP  
Director of Community Development

RE: Proposed Zoning Text Amendment:  
Adding Specific Use Permit Requirements for Community Centers in  
Single Family Residential and Rural-Agricultural Zoning Districts.

DATE: June 3, 2003

This item is on the agenda for the Planning and Zoning Commission to discuss an amendment the zoning ordinance to add a specific use permit (SUP) requirement for community centers in single family residential and rural-agricultural zoning districts.

The reason for undertaking this amendment, in part, is to allow the school district the ability to rent to or otherwise allow non-profits to use the old middle school on 7<sup>th</sup> street. In addition, the proposed community center in the county park is zoned rural agricultural. For these reasons, staff will begin the amendatory process to add an SUP for community centers in all R and R/A zoning districts.

The zoning ordinance defines a community center (public) as: *"a building or complex of buildings that house cultural, recreational, athletic, food service and/or entertainment facilities owned and/or operated by a governmental agency or private nonprofit agency"*.

Community centers (public) are allowed in R-2A and R-2B (both multi-family zoning districts), and all commercial districts. Please refer to the attached exhibit of the zoning matrix.

With the SUP provision, the City can evaluate public community centers on a case by case basis, especially if they are planned for in residential districts.

A public hearing may be scheduled in July or August.

Please let me know if you have any questions by calling me at 512-352-5990 or contacting me via email at [bob.vantil@ci.taylor.tx.us](mailto:bob.vantil@ci.taylor.tx.us)

**MEMORANDUM**  
**CITY OF TAYLOR**

**TO:** Charlotte, Taylor Daily Press  
**FROM:** Barbara Belz, City Clerk  
**DATE:** August 4, 2003  
**SUBJECT:** Public Notice

Charlotte – please publish the attached notice on Thursday, August 7. If you have any questions, please call me at 352-3676.

**PUBLIC HEARING NOTICE**

The Taylor City Council will conduct a public hearing on a proposed text amend to the Taylor Zoning Ordinance, Chapter 3, Zoning District Use Regulations, Section 3.1, Zoning District Use Tables, Table 3.5 relating to the requirement of a specific use permit for a community center (public) on August 26, 2003, 6:00 p.m., City Hall Council Chambers, 400 Porter Street, Taylor Texas. Citizens unable to attend the meeting may submit their comments in writing to the City Clerk Barbara Belz, 400 Porter Street, Taylor, Texas 76574. For more information please contact Community Development Director Bob van Til at 352-5990 or via email at [bob.vantil@ci.taylor.tx.us](mailto:bob.vantil@ci.taylor.tx.us)

Published the 7<sup>th</sup> day of August, 2003.  
Barbara Belz, City Clerk

**ORDINANCE NO. 2003-31**

**AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING ZONING ORDINANCE NO. 2001-17, CHAPTER 3, ZONING DISTRICT USE REGULATIONS; SECTION 3.1, ZONING DISTRICT USE TABLES; TABLE 3.5, "EDUCATION, INSTITUTIONAL & SPECIAL USES" TO INCLUDE SPECIFIC USE PERMITS FOR COMMUNITY CENTERS IN SINGLE-FAMILY RESIDENTIAL (R-1) AND RURAL-AGRICULTURAL (R-A) ZONING DISTRICTS**

**WHEREAS**, the City Council of the City of Taylor, Texas, passed Ordinance 2001-17 creating and establishing a Zoning Ordinance for the City of Taylor, Texas; and

**WHEREAS**, the City Council is considering an amendment to Chapter 3, Zoning District Use Regulations, Section 3.1, Zoning District Use Tables; Table 3.5;"Education, Institutional & Special Uses" to include specific use permits for community centers in single-family residential (R-1) and rural-agricultural (R-A) zoning districts.

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

**Section 1.0** All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied herein verbatim.

**Section 2.0** That after a public hearing held by the Planning and Zoning Commission on July 8, 2003, the Planning and Zoning Commission recommended approval. The City Council held a public hearing on August 26, 2003 for the purpose of considering an amendment to Chapter 3, Zoning District Use Regulations, Section 3.1, Zoning District Use Tables; Table 3.5; "Education, Institutional & Special Uses: to include specific use permits for community centers in single-family residential (R-1) and rural-agricultural (R-A) zoning districts.

**Section 3.0** All other provisions of Zoning Ordinance No. 2001-17 of the City of Taylor, Texas, shall remain in full force and effect.

**Section 4.0** In accordance with Article 8 of the City Charter, this Ordinance was introduced before the City Council of the City of Taylor on the 26<sup>th</sup> day of August, 2003.

**PASSED, APPROVED and ADOPTED** on the 11<sup>th</sup> day of September, 2003.

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Donald R. Hill, Mayor

ATTEST:

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Barbara S. Belz, City Clerk

# Community Center Proposed Zoning Matrix

**TABLE 3.5  
EDUCATIONAL, INSTITUTIONAL & SPECIAL USES**

Residential Districts			Educational, Institutional & Special Uses		Nonresidential Districts						
R-A	R-1	R-1A	R-2	R-2A	R-2B	Permitted Uses	B-1	B-2	B-3	M-1	M-2
S	S			P	P	Community Center (Public)	P	P	P	P	P