

**MINUTES**  
**CITY OF TAYLOR, TEXAS**  
**400 Porter Street, Taylor Texas 76574**  
**PLANNING AND ZONING COMMISSION**  
**October 12, 2010, 6:00 p.m.**  
**Council Chamber**

**PRESENT**

Scott Green  
Randolph Griffin  
Jonathan Kamenicky  
Don McAlister  
Todd Osborn  
Thomas Rohlack  
Brandt Rydell

**ABSENT**

Donna Frazier  
Leland Stevens

**OTHERS PRESENT**

Bob vanTil, Community Development Director  
John Elsdon, City Planner  
Marsha Haass, Com. Dev. Admin. Assist.  
See Attached Sign In Sheet

**CALL TO ORDER AND DECLARE A QUORUM**

The meeting was called to order and a quorum declared at 6:02 p.m.

**CITIZEN COMMUNICATION**

None.

**Approve Minutes from August 23, August 31, and September 14, 2010**

Mr. Osborn made the motion to approve the minutes with the following correction to the motions on item PC-10-15 of the September 14, 2010 minutes. Motion made by Mr. Rydell to approve the variance as submitted. There was no second. Motion failed. Motion made by Mr. Kamenicky to table the item until the October 12, 2010 meeting. Second by Mr. Osborn. The vote was 2 for and 3 against. Motion failed. There was additional discussion. Motion by Mr. Rydell to table the item until the October 12, 2010 meeting. Second by Mr. Osborn. All voted aye.

**SUP-10-03 Conduct Public Hearing for a request from property owner Manoj Naik for a Specific Use Permit to operate an outdoor Flea Market in the M-1 Zoning District in the vicinity of 1402 Welch Street, also known as 1202 Welch Street and Williams, W. r. Survey, Acres 7.7905, City of Taylor.**

The public hearing was opened. Mr. Elsdon introduced the request for a Specific Use Permit. He and Mr. vanTil answered questions from the Commission. Andres Leal presented the request and answered questions. The public hearing was closed.

**SUP-10-03 Make Recommendation for a request from property owner Manoj Naik for a Specific Use Permit to operate an outdoor Flea Market in the M-1 Zoning District in the vicinity of 1402 Welch Street, also known as 1202 Welch Street and Williams, W. r. Survey, Acres 7.7905, City of Taylor.**

The Commission continued to discuss outdoor flea market and the list of conditions submitted by staff. The Commission made some small changes to the conditions.

Mr. Griffin made the motion to recommend approval of the Specific Use Permit subject to the conditions and comments and recommended changes submitted by staff are met. Second by Mr. Rydell. All voted aye.

**ZC-10-07 Conduct Public Hearing for a request from property owners Donna Bohlman, Charles Schroeder Trustee, and Roy Schroeder by-pass Trust for a rezone from Rural/Agriculture R/A to Local Business B-1 for property in the vicinity of 200 Carlos G. Parker Boulevard NW, also known as AW0065 Baker, Wm. J. Survey, Acres 22, AW0065 Baker, Wm. J. Survey, Acres 1, and AW0065 Baker, Wm. J. Survey, Acres 17.4, total acres 20.6, City of Taylor.**

The public hearing was opened. Mr. Elsdon introduced the request and stated that staff recommends approval. Mr. Schroeder explained his reasons for wanting the property rezoned to B-1. The public hearing was closed.

**ZC-10-07 Make Recommendation for a request from property owners Donna Bohlman, Charles Schroeder Trustee, and Roy Schroeder by-pass Trust for a rezone from Rural/Agriculture R/A to Local Business B-1 for property in the vicinity of 200 Carlos G. Parker Boulevard NW, also known as AW0065 Baker, Wm. J. Survey, Acres 22, AW0065 Baker, Wm. J. Survey, Acres 1, and AW0065 Baker, Wm. J. Survey, Acres 17.4, total acres 20.6, City of Taylor.**

Mr. Green made the motion to recommend approval of the request to rezone the property to B-1. Second by Mr. Osborn. All voted aye.

**Discussion Items:**

**Discuss modification of the Zoning Ordinance for Fence and Screening requirements**

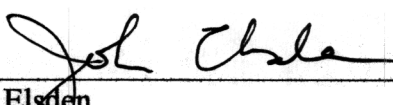
Mr. vanTil discussed the proposed modifications of the Zoning Ordinance for fence and screening requirements with the Commission and answered their questions.

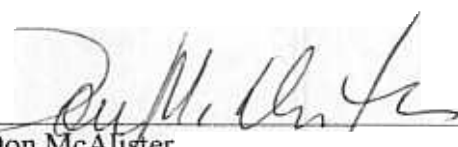
**NEXT MEETING DATE**

The next meeting date is scheduled for November 9, 2010.

**ADJOURN**

The meeting adjourned at 7:25 p.m.

  
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John Elsdon  
City Planner

  
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Don McAlister  
Planning & Zoning Commission Chairman

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SIGN SHEET

DATE 10-12-10

NAME

ADDRESS

Andres Luis Sa

5428 fm 619

MAWOT NAIK

2003 W. 2<sup>nd</sup>

Reggie Wright McPeak

110 Carlas Parker Blv

Charles Schroeder

Robert Simmons

Houston TX