

**PLANNING AND ZONING COMMISSION MEETING
MEETING MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
October 10, 2023, 6:00 P.M**

PRESENT

Amy Everhart
Nora Roy
Donna Frazier
Annette Maruska
Alex Allrich
Kellie Billings-Ray
Jim Newman

ABSENT

Mike Eaton
Donna Frazier

STAFF PRESENT

Brenda Joyas, Senior Planner
Victoria Winchester, Administrative Assistant
Justin Sauer, Permit Technician
Ana Huerta, Permit Technician
Ruby Fisher, Event Coordinator
Colin Harrison, Director of Development Services
Tom Yantis, Assistant City Manager

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:00 P.M.

CITIZEN COMMUNICATION

No citizens were present to speak.

CONSENT AGENDA

1. Review and approve minutes from the meeting held on September 12, 2023.
2. **PZ-2023-1830** – Consider Conditional Approval of a Replat of the Map of the Town of Taylor, Block 21, Lots 1, 2, and 3, consisting of approximately 0.456 acres of land generally located 401 N. Main Street, more particularly described by the Williamson Central Appraisal District Parcel R015046, R015407, part of the Map of the Town of Taylor, Block 21, Lot 1, Lot 2 and part of Lot 3, Taylor, Williamson County, Texas.
3. **PZ-2023-1865** –Consider Disapproval of Honey Bucket Minor Plat, consisting of approximately 4.02 acres of land generally located at 1900 O L G Cemetery Road, more particularly described by the Williamson Central Appraisal District Parcel R018997, part of and out of the Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.

A Motion made by Commissioner, Jim Newman to approve minutes held on September 12, approve conditional approval for a replat on 104 N Main Street and Disapproval for

Honey Bucket Minor Plat. Motion Second by Commissioner, Alex Allrich. No Discussion. Passed Unanimously.

REGULAR AGENDA

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4. **PZ-2023-1861**– Hold a public hearing regarding a request to amend the zoning of approximately 3.649 acres of land, generally located at 701 Carlos G. Parker Boulevard NW, from the existing zoning of Local Business District (B-1) to General Business District (B-2), more particularly described by Williamson Central Appraisal District Parcel R367817, Fireman’s Addition, part of Lot 1, Taylor, Williamson County, Texas.
(Colin Harrison, Director)

Chairman, Amy Everhart open public hearing at 7:59PM. Director, Colin Harrison made a presentation including a request to amend the zoning of approximately 3.649 acres of land, located at 701 Carlos G. Parker Boulevard NW from existing zoning B1 to B2. Chairman Amy Everhart closed public hearing at 8:02PM.

5. **PZ-2023-1861-** Consider making a recommendation regarding a request to amend the zoning of approximately 3.649 acres of land, generally located at 701 Carlos G. Parker Boulevard NW, from the existing zoning of Local Business District (B-1) to General Business District (B-2), more particularly described by Williamson Central Appraisal District Parcel R367817, Fireman’s Addition, part of Lot 1, Taylor, Williamson County, Texas.

A Motion was made by Vice Chair, Nora Roy, to approve recommendation regarding a request to amend 3.649 acres of land generally located at 701 Carlos G. Parker Boulevard NW. Motion was Seconded by Commissioner, Kellie Billings Ray. Motion carried unanimously.

6. **PZ-2023-1862** – Hold a public hearing regarding a request to amend the zoning of approximately 2.382 out of 4.618 acres of land, generally located at 3609 E. 4th Street, from General Business District (B-2) to Light Industrial District (M-1), more particularly described by the Williamson Central Appraisal District Parcel part of R372792, part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor, Williamson County, Texas.
(Brenda Joyas, Senior Planner)

Chairman, Amy Everhart opened public hearing at 8:03 PM. Senior Planner, Brenda Joyas made a presentation for approval to amend the zoning of approximately 2.382 out of 4.618 acres of land located at 3609 E. 4th Street, from B-2 to M-1.

7. **PZ-2023-1862** – Consider making a recommendation regarding a request to amend the zoning of approximately 2.382 out of 4.618 acres of land, generally located at 3609 E. 4th Street, from General Business District (B-2) to Light Industrial District (M-1), more particularly described by the Williamson Central Appraisal District Parcel part of

R372792, part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor, Williamson County, Texas.

A Motion was made by Vice Chair, Nora Roy to amend the zoning approximately 2.382 out of 4.618 acres. Motion was Seconded by Commissioner Steve Darden. Motion was carried unanimously.

SUBDIVISION VARIANCE

8. **PZ-2023-1893** – Hold a public hearing regarding a request a request for a Subdivision Variance from Section 2.14 of the Subdivision Ordinance regarding sidewalk installation and Section 8.21 within the Engineering Manual regarding runoff calculations methodology, generally located at 300 Airport Road on approximately 4.726 acres of land, in the Mucha/Hubnik Subdivision Minor Plat, Block 1, Lot 2, more particularly described by the Williamson Central Appraisal District Parcel R629212, Taylor, Williamson County, Texas. (Brenda Joyas, Senior Planner)

Chairman, Amy Everhart opened public hearing at 8:07 PM. Senior Planner, Brenda Joyas made a presentation regarding a subdivision variance from section 2.14 of the Subdivision Ordinance sidewalk installation and runoff calculations methodology at 300 Airport Road on approximately 4.726 acres. The applicant Ernesto Martinez and Conor Stuart, Engineer with HDR also spoke. Chairman, Amy Everhart closed hearing at 8:28PM.

9. **PZ-2023-1893** – Consider making a recommendation regarding a request a request for a Subdivision Variance from Section 2.14 of the Subdivision Ordinance regarding sidewalk installation and Section 8.21 within the Engineering Manual regarding runoff calculations methodology, generally located at 300 Airport Road on approximately 4.726 acres of land, in the Mucha/Hubnik Subdivision Minor Plat, Block 1, Lot 2, more particularly described by the Williamson Central Appraisal District Parcel R629212, Taylor, Williamson County, Texas.

A Motion was made by Commissioner Kellie Billings Ray to Disapprove. Motion was Seconded by Commissioner Steve Darden. Motion was carried unanimously.

LAND DEVELOPMENT CODE ADOPTION

10. Hold a public hearing on the proposed adoption of a new land development code including subdivision regulations, sign regulations, and zoning regulations and the rezoning of all properties within the city limits. (Tom Yantis, Assistant City Manager)

*Chairman, Amy Everhart opened public hearing at 6:01 PM.
Mary Baker stated that the presentation had answered her questions.
Pamela Harper spoke against the proposed rezoning.
Glen Polasek spoke against the proposed rezoning and increased taxes.*

Delfina Hererra requested some guidance on how to develop her property.

Discussion was made between the speaker and Commissioners.

Kendall Campbell gave guidance on real estate matters.

Kenneth Hart asked about increased taxes.

Charles Far spoke on his place type change request on his property.

Sonia Guerra spoke about the storage of recreational vehicles. Discussion between the speaker, the Commissioners and staff.

Joanna McGinnis raised concerns about the implications of the proposed rezoning on her business. Discussion between the speaker, the Commissioners and staff.

Darren Quick raised concerns about developing light industrial premises with the proposed rezoning.

Penny Ruchetsky raised concerns about random blocks of P4 on West Lake Drive.

Discussion between the speaker, the Commissioners and staff.

JC Prieto Williams raised concerns about developing light industrial premises and increased taxes.

Brittany Ausborn spoke on her property being zoned as P3 but would like to request a change to other properties surrounding her. Discussion between the speaker, the Commissioners and staff.

Stacey Stork raised concerns about fire risks with the proposed rezoning, especially manufactured homes.

David Legere raised questions about the mechanism for legal non-conforming uses.

Discussion between speaker and staff.

Wandeen Schewitz spoke about agricultural exemption. Discussion between speaker and staff.

11. Consider making a recommendation to the City Council on the adoption of a new land development code including subdivision regulations, sign regulations, and zoning regulations and the rezoning of all properties within the city limits.

A motion was made by Commissioner, Alex Allrich to approve the adoption code.

Motion was Seconded by Commissioner, Jim Newman. No Discussion was made.

Chairman, Amy Everhart had questions regarding fire risk. A motion was then made by Commissioner, Annette Maruska to amend the pockets of place type P4 at various intersections along Lake Drive to be changed to place type P3. Motion was Seconded by Vice Chair, Nora Roy. Motion was carried and passed 5-2.

PLACE TYPE ZONING CHANGE REQUESTS

12. Place Type Zoning Change – Hold a public hearing regarding requests from individual property owners for changes to the designated Place Type zoning districts for their properties. (Tom Yantis, Assistant City Manager)

Chairman, Amy Everhart opened public hearing at 7:34PM. Assistant City Manager, Tom Yantis made a presentation recommending requests from individual property owners for changes to the designated place type zoning district.

1. 419 Vernon Street - Civic to P4 mix
 2. 701 Carlos G Parker - P5 to P5.
 3. 707 Sloan St - P4 to P3
 4. 902 Hackberry - P3 to P4.
 5. 1407 Old Thorndale Rd - P2 to P3
 6. 2225 SH 95 - P2 to P2C Rural Commercial
 7. 2309 Southwood Hills Drive - P2 Rural to P4
 8. 3609 E 4th street - P2 to P2C Rural Commercial
 9. 10093 Chandler Road - P2 to P2C Rural Commercial
 10. 105. W Pecan Street - P4 to P5
 11. 901 Kimbro Street - P3 to P4
 12. 1415 Howard Street - P4 to P3
 13. R018815, R018631, R018661, R018689 - P2.5 Large Lot to P3
 14. R019583 - P2 to P4
 15. R463899 - P2.5 to P4
- Chairman, Amy Everhart Closed Public Hearing at 7:52PM.**

13. Place Type Zoning Change – Consider making a recommendation regarding requests from individual property owners for changes to the designated Place Type zoning districts for their properties.

A Motion was made by Chairman, Amy Everhart to approve all the staff recommendation approvals for Property owners to change designated place type zoning districts. Motion was Seconded by Commissioner, Annette Maruska. Motion Carried Unanimously.

1. 419 Vernon St - Civic to P4 mix - approved requested change.
2. 701 Carlos G Parker - P5 to P5 - has no change requirement.
3. 707 Sloan St - P4 to P3 - approved for requested change.
4. 902 Hackberry - P3 to P4 - approved for requested change.
5. 1407 Old Thorndale Rd - P2 to P3 - approved for requested change.
6. 2225 SH 95 - P2 to P2C Rural Commercial - approved for requested change.
7. 2309 Southwood Hills Drive - P2 to P4 - approved for requested change.
8. 3609 E 4th Street - P2 to P2C Rural Commercial - approved for request change.
9. 10093 Chandler Road - P2 to P2C Rural Commercial - approved for request change.
10. 105. W Pecan Street - P4 to P5. Motion was made by Commissioner, Alex Allrich to deny request for change. Seconded by Commissioner, Steve Darden. No Discussion. Passed Unanimously.
11. 901 Kimbro Street - P3 to P4. Motion Made by Commissioner, Alex Allrich to deny request for change. Seconded by Commissioner, Annette Maruska. No Discussion. Passed Unanimously.
12. 1415 Howard Street - P4 to P3. Motion made by Commissioner, Alex Allrich to approve the request. Seconded by Commissioner, Annette Maruska. Passed Unanimously.
13. R018815, R018631, R018661, R018689 - P2.5 Large Lot to P3. Motion by Commissioner, Jim Newman to deny request. Seconded by Commissioner, Steve Darden. Passed unanimously.
14. R019583 - P2 to P4. Motion made by Commissioner, Alex Allrich to deny request for change. Seconded by Commissioner, Steve Darden. Passed unanimously.

15.R463899 - P2.5 to P4. Motion by Chairman, Amy Everhart to approve the request. Seconded by Commissioner, Annette Maruska. Passed unanimously.

DISCUSSION ITEMS

14. Update regarding City Council actions on items referred to by the Planning and Zoning Commission.

15. ADJOURN The meeting was adjourned at 8:32 PM.

Next Meeting Date: November 14th, 2023.

The Board may vote and/or act upon each of the items listed in this Agenda. The Board 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. I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before October 10, 2023. I further certify that the following news media was notified of this meeting: Taylor Daily Press



Victoria Winchester, Administrative Assistant



Planning and Zoning Commission Chairman