

**MINUTES  
CITY OF TAYLOR, TEXAS  
400 Porter Street, Taylor Texas 76574  
PLANNING AND ZONING COMMISSION MEETING  
September 13, 2011, 6:00 p.m.  
Council Chamber**

**PRESENT**

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

**ABSENT**

Donna Frazier

**OTHERS PRESENT**

Bob van Til, Community Development Director  
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 6:03 p.m.

**CITIZEN COMMUNICATION**

None.

**Review and approve Minutes from August 9, 2011.**

Motion made by Mr. Griffin to approve the minutes from the August 9, 2011 meeting. Second by Mr. Stevens. All voted aye.

**PC-11-14 Continued Public Hearing on proposal to delete two uses from the Taylor Zoning Ordinance, Table 3, "Institution for Religious, Charitable or Philanthropic Nature," and "Non-Profit Activities by a Church," and add two uses to Table 3 "Food Bank or Pantry" and "Homeless Shelter" with definitions added to Chapter 11. (Tabled from the August 9, 2011 meeting)**

The public hearing was opened. Mr. van Til continued the public hearing from the August 9, 2011 meeting to delete two uses from Table 3 and add two uses to Table 3 of the Taylor Zoning Ordinance as shown above. The public hearing was closed.

**PC-11-14 Make Recommendation on proposal to delete two uses from the Taylor Zoning Ordinance, Table 3, "Institution for Religious, Charitable or Philanthropic Nature," and "Non-Profit Activities by a Church," and add two uses to Table 3 "Food Bank or Pantry" and "Homeless Shelter" with definitions added to Chapter 11, and consider recommending Ordinance 2011-23.**

The motion was made by Mr. Rohlack to recommend approval to the City Council. Second by Mr. Griffin. All voted aye.

**SUP-11-02 Conduct Public Hearing for an application for a Bed and Breakfast Facility within the R-1 Single Family District with 5 bedrooms at 819 Hackberry Street, also described as Lot 1 High School (Unrecorded ) Addition, AW0661 Winsett J. Survey, City of Taylor, 0.701 acres, applicant is Janetta McCoy, property owner is Jeanne K. Sparlin.**

The public hearing was opened. Mr. van Til introduced the application for a Bed and Breakfast Facility to the Commission. Geneva Randig with Taylor Properties spoke on behalf of Ms. McCoy. Ms. Randig and Mr. van Til answered questions from the Commission. The public hearing was closed.

**SUP-11-02 Make Recommendation for an application for a Bed and Breakfast Facility within the R-1 Single Family District with 5 bedrooms at 819 Hackberry Street, also described as Lot 1 High School (Unrecorded ) Addition, AW0661 Winsett J. Survey, City of Taylor, 0.701 acres, applicant is Janetta McCoy, property owner is Jeanne K. Sparlin.**

A motion was made by Mr. Stevens to recommend to the City Council that they approve the SUP and not require the owner to adhere to the ten foot setback.

Motion was made by Mr. Rohlack to amend the motion to approve the SUP and to require the owner to adhere to the ten foot setback. Second by Mr. Green. Vote was 6 to 2. Motion passes.

Motion was made by Mr. Rohlack to recommend to City Council that they approve the SUP and require the owner to adhere to the ten foot setback. Second by Mr. Green. All voted aye.

**ZC-11-02 Conduct Public Hearing for a rezone application from B-1, Local Business, to B-2, General Business for property located at 1520 and 1600 North Main Street, also described as AW0661 Winsett J. Survey, 0.315 Acres and AW0661 Winsett J. Survey, 0.570 Acres, City of Taylor, property owner is Keith Hagler, Taytex, Inc.**

The public hearing was opened. Mr. van Til introduced the rezone application, answered questions from the Commission and stated that staff recommends approval of the application. The public hearing was closed.

**ZC-11-02 Make Recommendation for a rezone application from B-1, Local Business, to B-2, General Business for property located at 1520 and 1600 North Main Street, also described as AW0661 Winsett J. Survey, 0.315 Acres and AW0661 Winsett J. Survey, 0.570 Acres, City of Taylor, property owner is Keith Hagler, Taytex, Inc.**

Mr. Stevens made a motion to recommend to City Council that they approve the rezone application as submitted. Second by Mr. Green. All voted aye.

**ZC-11-03 Conduct Public Hearing for a rezone application from M-1, Light Industrial, to R-1, Single Family, for property located in the general vicinity of 400-406 South Doak Street, also described as Lots 6 through 9, Block 34, Doak Addition, City of Taylor, property owner is Randolph Griffin Sr.**

The public hearing was opened. Mr. Griffin recused himself. Mr. van Til introduced the rezone application submitted by Mr. Griffin. Mr. Brasfield presented the application on behalf of Mr. Griffin and answered questions from the Commission. The public hearing was closed.

**ZC-11-03 Make recommendation for a rezone application from M-1, Light Industrial, to R-1, Single Family, for property located in the general vicinity of 400-406 South Doak Street, also described as Lots 6 through 9, Block 34, Doak Addition, City of Taylor, property owner is Randolph Griffin Sr.**

Mr. Rydell made a motion to recommend to City Council that they approve the rezone application as submitted. Second by Mr. Green. All voted aye.

Mr. Griffin rejoined the meeting.

**PC-11-15 Conduct Public Hearing to amend the future land use plan to relocate the Downtown Neighborhood (DN) Future Land Use designation area, and consider the option for a Specific Use Permit for major auto repair in B-1 and allowance by right of minor auto repair and minor auto accessory installation within areas zoned B-1, and not allowing storage or work on vehicles and no storage of tools outside within the B-1 District.**

The public hearing was opened. Mr. van Til introduced the amendment to the future land use plan, explained the amendment in more detail and answered questions from the Commission. The public hearing was closed.

**PC-11-15 Make Recommendation to amend the future land use plan to relocate the Downtown Neighborhood (DN) Future Land Use designation area, and consider the option for a Specific Use Permit for major auto repair in B-1 and allowance of minor auto repair and minor auto accessory installation within areas zoned B-1, and not allowing storage or work on vehicles and no storage of tools outside within the B-1 District, and consider recommending Ordinance 2011-23.**

Mr. Kamenicky made the motion to recommend to the City Council that they approve the amendment to the future land use plan as submitted. Second by Mr. Griffin. All voted aye.

**PC-11-16 Conduct Public Hearing to consider modifying the definition for “Rehabilitation Care Facility (Halfway House)” to be separated into two definitions “Rehabilitation Care Facility” and “Halfway House”.**

The public hearing was opened. Mr. van Til introduced this item considering the modification of the definition for Rehabilitation Care Facility (Halfway House). The public hearing was closed.

**PC-11-16 Make Recommendation to modify the definition for “Rehabilitation Care Facility (Halfway House)” to be separated into two definitions “Rehabilitation Care Facility” and “Halfway House”, and consider recommending Ordinance 2011-23 .**

Mr. Stevens made the motion to recommend to the City Council that they approve the modification of the definition for Rehabilitation Care Facility (Halfway House) to be separated into two definitions Rehabilitation Care Facility and Halfway House and consider recommending Ordinance 2011-23. Second by Mr. Green. All voted aye.

**Adjourn**

The meeting was adjourned at 7:01 p.m.

**Next Meeting Date: October 11, 2011**

The next regularly scheduled meeting will be held October 11, 2011.

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Bob van Til  
Director of Community Development

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Don McAlister  
Planning & Zoning Commission Chairman