

MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
September 10, 2013, 6:00 p.m.
Council Chamber

PRESENT

Don McAlister
Leland Stevens
Todd Osborn
Donna Frazier
Karen Farley
Gumisindo Gonzales
Jim Killough
Eric Weiner

OTHERS PRESENT

Bob van Til, Director of Planning & Development
Carrie Orts, Planning & Development Admin. Assist
John Elsdén, City Planner Planning & Development

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:00 p.m.

CITIZEN COMMUNICATION

None.

Mr. Gonzales recused himself from ZC 13-05 and SUP 13-02 public hearing & recommendation.

1. **ZC 13-05 and SUP 13-02 Conduct Public Hearing for an application submitted by Humberto Suarez for property owned by Tapimata LLC to rezone property from R-1 to M-1, and a Specific Use Permit to operate a Rodeo at 1202/1402 Welch Street, property also described as 12.44 acres out of a 16.163 acre tract in the James C. Eaves Survey, Abstract No. 214, and the William R. Williams Survey, Abstract No. 665, City of Taylor, Williamson County, Texas. Ordinance 2013-21**

Public hearing was opened by Mr. McAlister. Mr. Elsdén stated that staff recommends approval of the Rezone from R-1 to M-1 and the Specific Use Permit for a Rodeo at this location. Mr. Leal was present to answer questions by the Commission. Janice Killian with CCA was there to state she was opposed to the rezone. Mrs. Frazier stated the rezone didn't concern her but the times they were proposing did. Public hearing closed.

2. **ZC 13-05 and SUP 13-02 Make Recommendation for an application submitted by Humberto Suarez for property owned by Tapimata LLC to rezone property from R-1 to M-1, and a Specific Use Permit to operate a Rodeo at 1202/1402 Welch Street, property also described as 12.44 acres out of a 16.163 acre tract in the James C. Eaves Survey, Abstract No. 214, and the William R. Williams Survey, Abstract No. 665, City of Taylor, Williamson County, Texas. Ordinance 2013-21**

Mr. Stevens made motion to recommend approval of ZC 13-05 and SUP 13-02 to rezone property from R-1 to M-1, and Specific Use Permit to operate a Rodeo at 1202/1402 Welch Street to City Council. Second by Mr. Killough. All voted Aye.

Mr. Gonzales rejoined the meeting at 6:19 p.m.

3. PC 13-09 Conduct Public Hearing for modification of the Taylor Zoning Ordinance to add a definition and place in the Permitted Uses Table 3 "Music Concerts and Dance Hall, Outdoor". Ordinance 2013-22

Public hearing was opened by Mr. McAlister. Mr. Elsdon stated if a recommendation is made by the Commission, the item would then be scheduled for a public hearing with the City Council. Mr. Van Til was there to answer questions by the Commission. Public hearing closed.

4. PC 13-09 Make Recommendation for modification of the Taylor Zoning Ordinance to add a definition and add to the Permitted Uses Table 3 "Music Concerts and Dance Hall, Outdoor". Ordinance 2013-22

Mrs. Farley made motion to make recommendation to approve as updated in documents handed out by Mr. Elsdon stating the definition of Music Concerts and Dance Halls outdoors which are public or private events and shall be subject to all noise restrictions imposed by ordinance. Second by Mr. Osborn. All voted Aye.

DISCUSSION ITEMS:

5. Review and discuss modification of the Future Land Use Map with summary of meeting held August 27 to add future land use designations to areas recently annexed to the City of Taylor.

Mr. Elsdon discussed the Future Land Use Map and stated that the staff proposes to hold a public hearing on this item at the October 8, 2013 P&Z meeting. The item would then be scheduled for a public hearing with the City Council on October 24, 2013, with final action possible at the November 14, 2013 Council meeting.

6. Review and discuss allowing Mobile Food Vendors in certain commercial districts.

Mr. Elsdon discussed allowing mobile food vendors in certain commercial districts and answered questions from Commission.

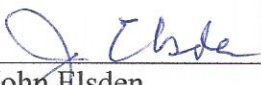
- Mr. McAlister requested that Mr. Elsdon bring a single ordinance which encompasses mobile food vendors and a food court setting. He further requested that city staff notify the Taylor Daily Press to help get the word out publicly.

7. Review and discuss removing construction language from the Zoning Ordinance to be placed in a Construction Ordinance.

Mr. Elsdon and Mr. Van Til discussed moving some of the key items from the Zoning Ordinance to the new Construction Ordinance. Mr. Elsdon stated that staff proposes to hold a public hearing on this item at the October 8, 2013 P&Z meeting. The time would then be scheduled for a public hearing with the City Council on October 24, 2013, with final action at the November 14, 2013 Council meeting.

Adjourn

The meeting was adjourned at 7:08 p.m.


John Elsdon
City Planner


Don McAlister
Planning & Zoning Commission Chairman