

**MINUTES**  
**CITY OF TAYLOR, TEXAS**  
**400 Porter Street, Taylor Texas 76574**  
**SPECIAL MEETING**  
**PLANNING AND ZONING COMMISSION**  
**August 23, 2010, 6:00 p.m.**  
**Council Chamber**

**PRESENT**

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

**ABSENT**

Donna Frazier  
Todd Osborn  
Leland Stevens

**OTHERS PRESENT**

Bob vanTil, Community Development Director  
John Elsdon, City Planner  
Marsha Haass, Com. Dev. Admin. Assist.

**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.

**Approval of Minutes from the July 13 and July 28 meetings**

Mr. Rydell made a motion to approve the minutes of the July 13, 2010 and July 28 meetings. Second by Mr. Griffin. All voted aye.

**ZC-10-03 Conduct Public Hearing for a rezone application submitted by Sam Dowdy Sr., property owner, for property generally located at 3406 West Second Street, legally described as Amanda's Commercial Subdivision, City of Taylor. The applicant has requested a change in zoning from B-1, Local Business and R/A, Rural Agriculture to BP-2, Business Park 2.**

The public hearing was opened. Mr. Elsdon introduced rezoning application and stated that staff recommends approval of the rezone application as it is consistent with the Future Land Use Plan. Mr. Dowdy presented the application and answered questions. The public hearing was closed.

**ZC-10-03 Make Recommendation for a rezone application submitted by Sam Dowdy Sr., property owner, for property generally located at 3406 West Second Street, legally described as Amanda's Commercial Subdivision, City of Taylor. The applicant has requested a change in zoning from B-1, Local Business and R/A, Rural Agriculture to BP-2, Business Park 2.**

Mr. Rydell made the motion to recommend approval of the rezone application as submitted. Second by Mr. Griffin. All voted aye.

**DISCUSSION ITEMS**

**Discuss elimination of variances in the Subdivision Ordinance**

**Discuss modification of the Zoning Ordinance for fence requirements**

**Review wind turbine ordinance (Small Wind Energy System)**

**Memo on Future Land Use Plan and Zoning for newly annexed areas**

The Commission decided to table the discussion items until the September 14, 2010 meeting.

**NEXT MEETING DATE**

A Special Meeting for the Planning and Zoning Commission is scheduled for August 31, 2010.

The next regular meeting of the Planning and Zoning Commission is scheduled for September 14, 2010.

**Adjourn**

The meeting was adjourned at 6:09 p.m.

A handwritten signature in dark ink, appearing to read "John Elsdon", written over a horizontal line.

John Elsdon  
City Planner

A handwritten signature in dark ink, appearing to read "Don McAlister", written over a horizontal line.

Don McAlister  
Planning & Zoning Chairman