

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers
400 Porter Street, Taylor, TX 76574
July 10, 2018 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Board may act on with one single vote. The Chairman or a Board member may pull any item from the Consent Agenda in order to discuss and act upon it individually as part of the Regular agenda.)

1. Review and approve minutes from the meeting on May 8, 2018.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

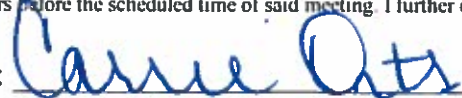
1. **PZ-2018-1090 – Conduct Public Hearing** on a Final Plat of a Replat of a portion of Lot 6, E.S. Harris Addition, to be known as New Hope Subdivision, located at 1207 Frink Street in the Duplex Single Family (D) District.
2. **PZ-2018-1090 – Consider Approval** on a Final Plat of a Replat of a portion of Lot 6, E.S. Harris Addition, to be known as New Hope Subdivision, located at 1207 Frink Street in the Duplex Single Family (D) District.
3. **PZ-2018-1093 – Conduct Public Hearing** on a Final Plat of a Replat of a portion of Lot 4, Block 35, Doak's Addition, to be known as 609 MLK Subdivision, located at 609 Martin Luther King Jr. Boulevard in the Single Family Residential (R-1) District.
4. **PZ-2018-1093 – Consider Approval** on a Final Plat of a Replat of a portion of Lot 4, Block 35, Doak's Addition, to be known as 609 MLK Subdivision, located at 609 Martin Luther King Jr. Boulevard in the Single Family Residential (R-1) District.
5. Consider an update regarding revisions to the Zoning Ordinance Chapter 3 Use Charts.
6. Consider an update regarding Council actions related to Planning and Zoning items.

ADJOURN

Next Meeting Date: August 14, 2018

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 meeting was posted in the Taylor City Hall Lobby before 6:00 pm on July 6, 2018 and remained posted for at least 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By:



Carrie Orts Administrative Assistant to Development Services

Date:

7.5.18

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
April 10, 2018 6:00 p.m.
City Council Chamber**

PRESENT

Donna Frazier
Michael Aplin
Mike Eaton
Leland Stevens
Annette Maruska
Faith Gardner
Betty Day

ABSENT

Don McAlister
Rick Selin

OTHERS PRESENT

Michael Elabarger, Senior Planner Development Services
Carrie Orts, Assistant Development Services

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

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission or Board may act on with one single vote. The Chairman or a Board member may pull any item from the Consent Agenda in order to discuss and act upon it individually as part of the Regular agenda.)

Review and approve minutes from the meeting on March 13, 2018 and March 27, 2018.

Motion made by Mrs. Maruska to approve minutes from March 13, 2018 with changes and March 27, 2018 as written. Second by Mrs. Eaton. All voted Aye.

PZ-2018-1083 – Conduct Public Hearing on a request to rezone 1207 Frink Street, being E S Harris Addition, Block 1, Lot 7 and Lot 6(pt), from the Residential Single Family (R-1) District to the Duplex Single Family (D) District. ORDINANCE 2018-08

Hearing opened. Mr. Elabarger made presentation on the request, including the recommendation of approval based on the analysis and findings presented.

Mrs. Debbie Hoffman was present to answer questions. There was discussion between the Board, Resident and Staff. Hearing closed.

PZ-2018-1083 – Make Recommendation on a request to rezone 1207 Frink Street, being E S Harris Addition, Block 1, Lot 7 and Lot 6(pt), from the Residential Single Family (R-1) District to the Duplex Single Family (D) District. ORDINANCE 2018-08

Mrs. Frazier made motion to recommend approval of request to rezone to City Council. Second by Mrs. Gardner. All voted aye.

Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Elabarger gave updates.

Adjourn

The meeting was adjourned at 6:25 p.m.

Carrie Orts
Administrative Assistant Development Services

Don McAlister
Planning & Zoning Commission Chairman

PZ-2018-1090

New Hope Subdivision

Final Plat (Replat)



Applicant Information:

Applicant: Habitat For Humanity (Owner)
Miguel Escobar (Applicant Representative)

Applicant Request: Request approval of a one-lot Resubdivision Plat (Replat)

Subject Property:

Location: 1207 Frink Street (current address)

Legal Description: Part of Lot 6, Block 1, E S Harris Addition

Existing Zoning: D, Duplex Single family Residential District

Utilities: Property is already served by all utilities

Existing Use of Property: Undeveloped, joined with Lot 7 as one property

Adjacent Zoning and Land
Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	R-1 – Single Family Residential District	Single-family detached
South	D – Duplex Single Family Residential District	Vacant
East	R-1 – Single Family Residential District	Single-family detached
West	R-1 – Single Family Residential District	Single-family detached

Case Summary

The subject tract is located on the west side of Frink Street, approximately 170 feet north of Old Thorndale Road. The applicant is proposing a Final Plat of approximately 0.16 acres (7,311 square feet) to plat one lot, which is the majority remainder of the original Lot 6 of the original E S Harris Addition (1916), which measured approximately 50' x 155'. At some point in the past, a small area (6'x65') of the northeast portion of the property was removed from Lot 6 and taken in by Lot 5. The proposed plat will facilitate single or two-family (Duplex) development under the current D District zoning requirements. The plat has met all of the City's subdivision regulation requirements. Per Section 212.015, a Public Hearing is required to be held due to the two-family zoning of the property.

Staff Recommendation

Staff recommends approval of the Final Plat (Replat).

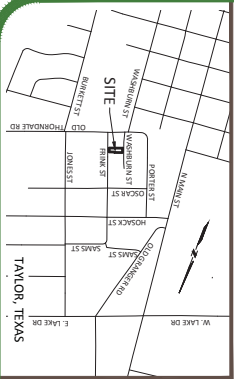
Attachments: Exhibit 1 – Aerial Photograph
Exhibit 2 – Proposed Final Plat

PZ-2018-1090 – NEW HOPE SUBDIVISION



EXHIBIT 2 - PROPOSED FINAL PLAT

These drawings are the sole property of STEGER BIZZELL. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER BIZZELL is strictly prohibited.



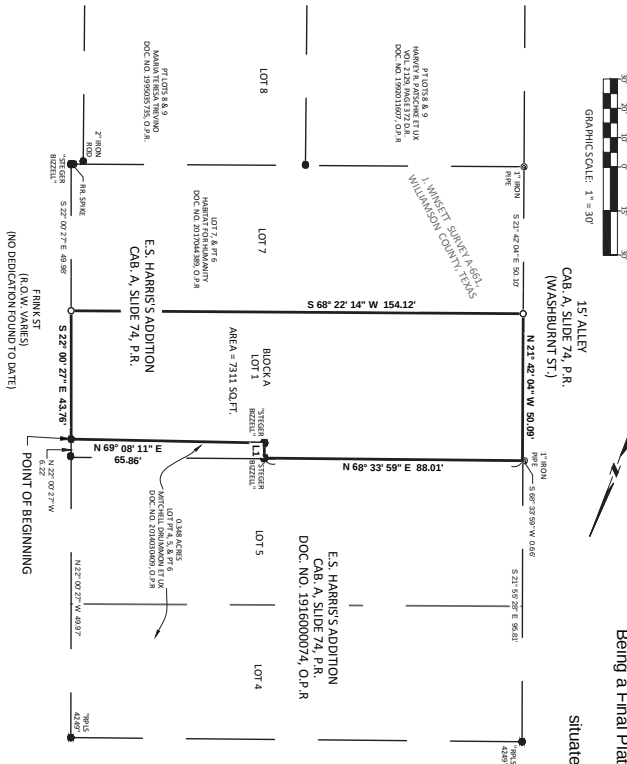
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD 83 0111). ALL DISTANCES SHOWN HEREON ARE GROUND TO SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00012.

LOCATION MAP - NOT TO SCALE

LEGEND

- 1/2" IRON ROD SET WITH CAP STAMPED "STEGER BIZZELL"
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.A. WILLIAMSON COUNTY, TEXAS
- D.A. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY

LINE #	DIRECTION	LENGTH
L1	S 22° 04' 06" E	5.16'



15' ALLEY
CAB A, SLIDE 74, P.R.
(WASHINGTON ST.)

Being a Final Plat of a portion of Lot 6, E.S. Harris Addition to the City of Taylor, Texas, situated in the J. Winsett Survey Abstract No. 661 Williamson County, Texas

NEW HOPE SUBDIVISION

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

Habitat for Humanity, Williamson County Texas, sole owner of the certain 0.348 acre tract of land shown on the plat hereunto annexed, do hereby certify that the same is a portion of the certain tract of land, and do hereby resubdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor to the streets, alleys, rights-of-way, easements and other public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as

NEW HOPE SUBDIVISION
TO CERTIFY WHICH, WITNESS by my hand this _____ day of _____, 2018.

Debbie Hoffman, Executive Director
Habitat for Humanity
2108 N. Austin Avenue
Georgetown, Texas 78626

STATE OF TEXAS
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Debbie Hoffman, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this _____ day of _____, 2018.

Notary Public in and for the State of Texas
My Commission expires on: _____

NOTES:

- Utility Providers - Water: City of Taylor
- All structures and/or obstructions are prohibited in drainage easements.
- There are no areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FEMA Map Number 480910053E, effective date of September 26, 2008.
- Final Map Number 480910053E, effective date of September 26, 2008.
- All improvements (building) shall be in accordance with the City of Taylor Zoning Ordinance, as amended.
- Intentionally Deleted
- Intentionally Deleted
- Intentionally Deleted
- This subdivision is subject to all general notes and restrictions appearing on the plat of E.S. HARRIS ADDITION, recorded as Cabinet A, Slide 74, of the Plat Records of Williamson County, Texas.

OWNER:
HABITAT FOR HUMANITY, WILLIAMSON COUNTY
2108 N. AUSTIN AVE
GEORGETOWN, TEXAS

ENGINEER/SURVEYOR:
STEGER BIZZELL
1978 S. AUSTIN AVE
GEORGETOWN, TEXAS

TOTAL ACRES: 0.348 ACRES (7311 SQ. FT.)
RESIDENTIAL LOTS: 1
UNLAWFUL FEET OF STREETS: NONE
ROW DEDICATED: NONE
ORIGINAL SURVEY: J. WINSETT A-661
DATE OF PRESENTATION: 07/10/2018

STATE OF TEXAS
COUNTY OF WILLIAMSON

SURVEYOR

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this _____ day of _____, 2018.

Margal A. Escobar, L.S., P.L.S.
Registered Professional Land Surveyor
No. 5503 State of Texas
PRELIMINARY
FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE
USED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.
STEGER BIZZELL
07/03/2018

PLANNING AND ZONING COMMISSION

This subdivision to be known as "NEW HOPE SUBDIVISION" has been accepted and approved for filing of record with the County Clerk of Williamson County, Texas, according to the minutes of the meeting of the Taylor Planning and Zoning Commission on the _____ day of _____, 2018, A.D.

Chairman
Secretary
Date

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, MARGIE RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK, _____ M., AND DULY RECORDED THIS _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK, _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

MARGIE RISTER, CLERK/COUNTY CLERK
OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY



ADDRESS: 1978 S. AUSTIN AVENUE
CITY OF TAYLOR
78408
PHONE: 512.930.9412
FAX: 512.930.9412
WEBSITE: WWW.STEBERBIZZELL.COM
SERVICES: >>>ENGINEERS >>>PLANNERS >>>SURVEYORS

PZ-2018-1093

609 MLK Subdivision

Final Plat (Replat)



Applicant Information:

Applicant: HJD REHAB LLC (Owner)

Applicant Request: Request approval of a one-lot Resubdivision Plat (Replat)

Subject Property:

Location: 609 Martin Luther King Boulevard

Legal Description: Part of Lot 5, Block 35, Doak's Addition

Existing Zoning: R-1, Single family Residential District

Utilities: Property is already served by all utilities

Existing Use of Property: Undeveloped

Adjacent Zoning and Land Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	R-1 – Single Family Residential District	Single-family detached
South	R-1 – Single Family Residential District	Single-family detached
East	R-1 – Single Family Residential District	Single-family detached
West	R-1 – Single Family Residential District	Vacant

Case Summary

The subject tract is located on the southeast corner of Doak Street and Martin Luther King Jr Boulevard. At some point in the past, a small area (30' x 55') on the east side of the original Lot 5 was deed-divided and sold to a separate property owner; that property is essentially undevelopable. The applicant is proposing a Final Plat of approximately 0.116 acres (5,052 square feet) to plat one lot, which is the majority remainder of the original Lot 5 of Block 35 of Doak's Addition (1891), which measured approximately 53.5' x 94'. The proposed plat will facilitate single-family development under the current R-1 District zoning requirements. The plat has met all of the City's subdivision regulation requirements, with the exception of the lot width, depth, and size requirements, which the property is unable to meet as it currently exists in this configuration. Per Section 212.015, a Public Hearing is required to be held due to the single-family zoning of the property.

Staff Recommendation

Staff recommends approval of the Final Plat (Replat).

Attachments: Exhibit 1 – Aerial Photograph
Exhibit 2 – Proposed Final Plat

EXHIBIT 1 – 2018 AERIAL LOCATION
PZ-2018-1093 – 609 MLK SUBDIVISION



