

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers
Taylor City Hall, 400 Porter Street

June 9, 2015 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. Minutes from the regular meeting of May 12, 2015

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

1. **ZC 15-01, Conduct Public Hearing** on a request made by Alan Teichelman for a parcel of property located at 1800 Old Granger Road, Taylor Texas being a 0.85 acre tract out of the Pharrass J. Survey, AW 495, from R1, Single Family, to B1, Local Business.
2. **ZC 15-01, Make Recommendation** on a request made by Alan Teichelman for a parcel of property located at 1800 Old Granger Road, Taylor Texas being a 0.85 acre tract out of the Pharrass J. Survey, AW 495, from R1, Single Family, to B1, Local Business; Ordinance 2015-07.
3. **SUP 15-05. Conduct Public Hearing** on a request made by Yvonne Palmer for a parcel of property located at 203 Washburn/210 E 3rd Taylor, Texas for a specific use permit for a major automotive repair facility in the B1, Local Business Zoning district, owner being Sarah Jezek.
4. **SUP 15-05. Make Recommendation** on a request made by Yvonne Palmer for a parcel of property located at 203 Washburn/210 E 3rd Taylor, Texas for a specific use permit for major automotive repair facility in the B1, Local Business Zoning district, owner being Sarah Jezek. Ordinance 2015-08.

ADJOURN

Next Meeting Date: July 14, 2015

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 **June 5, 2015** 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
Carrie Orts, Administrative Assistant Development Services

Date: 6.5.2015

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
May 12, 2015 6:00 p.m.
City Council Chamber**

PRESENT

Don McAlister
Annette Maruska
Karen Farley
Jim Killough
Leland Stevens
Rick Selin
Donna Frazier

ABSENT

Eric Weiner

OTHERS PRESENT

Laura Rouse-DeVore, Deputy Building Official
Carrie Orts, Admin to Development Services
Bob van Til, Director of Development Services
Bobby Copeland, Fire Marshall City of Taylor

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 regular meeting April 14, 2015 & from the special meeting of April 20, 2015.

Mrs. Farley made motion to approve minutes with correction from April 14, 2015 & April 20, 2015. Seconded by Mrs. Maruska. All voted Aye. Motion passed.

SUP 15-03 Conduct Public Hearing for an application submitted by Louren Karkoska, property owner, and Mike Ringstaff, agent for the property owner, requesting a Specific Use Permit for construction of a manufactured home in an R-1 MHS overlay area on the property located at 415 Branch Street, property also described as Block 66, Lot 4 City of Taylor, Williamson County, Texas.

Mr. McAlister opened the hearing at 6:45 p.m. Mrs. Rouse-DeVore stated that Staff feels that the proposed Specific Use Permit is contextually consistent with the uses of the surrounding parcels in the area. She further stated that the staff recommends sending a favorable recommendation to the City Council regarding approval of the Specific Use Permit. Mr. Mike Ringstaff was present to answer questions. Mr. James Bernsen spoke in opposition to the Manufactured home, Mr. Angel Ramirez spoke in opposition of the Manufactured home moving into the neighborhood and lower home values, Ms. Pamela Evans spoke in opposition of the Manufactured home moving into the neighborhood and lower home values, Mr. Harold Karkoska spoke in favor of the Manufactured home stating that he looked for something that would fit into the neighborhood in place of the home that burnt down, Ms. Joan Fogt spoke in opposition to the Manufactured home, Mr. Stephen Hoskins spoke in opposition of the Manufactured home moving into the neighborhood and lower home values and would like the neighborhood to work on improving the area and take pride in where they live, Ms. Patricia Barker spoke in opposition of the Manufactured home moving into the neighborhood. Hearing closed 7:10 p.m.

SUP 15-03 Make Recommendation for an application submitted by Louren Karkoska, property owner, and Mike Ringstaff, agent for the property owner, requesting a Specific Use Permit for construction of a manufactured home in an R-1 MHS overlay area on the property located at 415 Branch Street, property also described as Block 66, Lot 4 City of Taylor, Williamson County, Texas.

Ms. Farley made a motion to recommend denial to City Council for an application submitted by Louren Karkoska, property owner, and Mike Ringstaff, agent for the property owner, requesting a Specific Use Permit for construction of a manufactured home in an R-1 MHS overlay area on the property located at 415 Branch Street, property also described as Block 66, Lot 4 City of Taylor, Williamson County, Texas. Seconded by Mr. Selin. Aye: 7 No: 1 (Leland Stevens) Motion passed.

SUP 15-04 Conduct Public Hearing for an application submitted by Manoj Naik for property owned by Tapimata LLC requesting a Specific Use Permit for “Outdoor Music Concerts and Dance Hall” as allowed with Specific Use Approval in the M-1 (Light Industrial) zoning district at 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.

Mr. McAlister opened the hearing at 6:09 p.m. Mrs. Rouse-DeVore stated that Staff recommends that the Planning and Zoning Commission send a favorable recommendation to the City Council of the Specific Use Permit if the petitioner is willing to meet all of the conditions that were part of the signed and approved ordinance from the previous submission excluding the Rodeo condition. Manoj Naik was present to answer questions. Hearing closed at 6:26 p.m.

SUP 15-04 Make Recommendation for an application submitted by Manoj Naik for property owned by Tapimata LLC requesting a Specific Use Permit for “Outdoor Music Concerts and Dance Hall” as allowed with Specific Use Approval in the M-1 (Light Industrial) zoning district at 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.

Mr. Killough made a motion to send a favorable recommendation to the City Council for the Specific Use Permit if the petitioner is willing to meet all of the conditions that were part of the signed and approved ordinance from the previous submission. Seconded by Mrs. Fraizer. All voted Aye.

Review and Make Recommendation of the Abandonment of a portion of Mills Street and a portion of alley South of 1523 W. Lake Drive

Mrs. Rouse-DeVore stated that staff recommends that the Planning and Zoning Commission send a favorable recommendation to the City Council for abandonment of a portion of Mills Street and a Portion of alley South of 1523 W. Lake Drive. Mr. Mark Schroeder was present to answer questions. Mr. Killough made motion to recommend approval to City Council. Seconded by Mrs. Frazier. All voted aye. Motion passed.

Adjourn

The meeting was adjourned at 7:20 p.m.

Bob van Til
Director of Planning & Development

Don McAlister
Planning & Zoning Commission Chairman

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Bob van Til
RE: 1800 N. Main
DATE: June 5, 2015

Date of the Meeting

June 9, 2015

Location and Acres of the Property

1800 Old Granger Rd. 0.85 acres

Legal description

0.85 acres out of the J. Pharrass Survey, No. 495

Property Owner and Applicant

Emery Teichelman, owner
Alan Teichelman, applicant

Applicant's intentions for the property (development objective)

Office, retail

Existing Zoning

Single family residential, R1

Proposed Zoning

Local Business, B1

Existing Conditions on the Property

Property has a single family residence on it.

Existing Thoroughfares and Traffic Volumes

N. Main – 18,000 vehicles per day (VPD)

Existing Conditions Surrounding the Property (land use/zoning)

North: H+R Block office/B1

South: Residential/ R1

East: Multifamily/MF1

West: Car sales/ B2

Future Land Use Map

Commercial

The City's Thoroughfare Plan

Not applicable

Other Information

To redevelop the property, these items will need to be addressed:

1. Provide parking spaces and a non-dust producing parking surface
2. Building permits for the renovation of the building to meet commercial standards (accessibility, for example),
3. To register the project with TDLR, if the cost of the renovations exceed \$50K,
4. Provide an asbestos survey for any demolition,
5. May need to provide an additional fire hydrant on or near the site.
6. The property will need to be platted as part of the permitting process.
7. Other items may be required depending on the specific nature of the future occupancy.

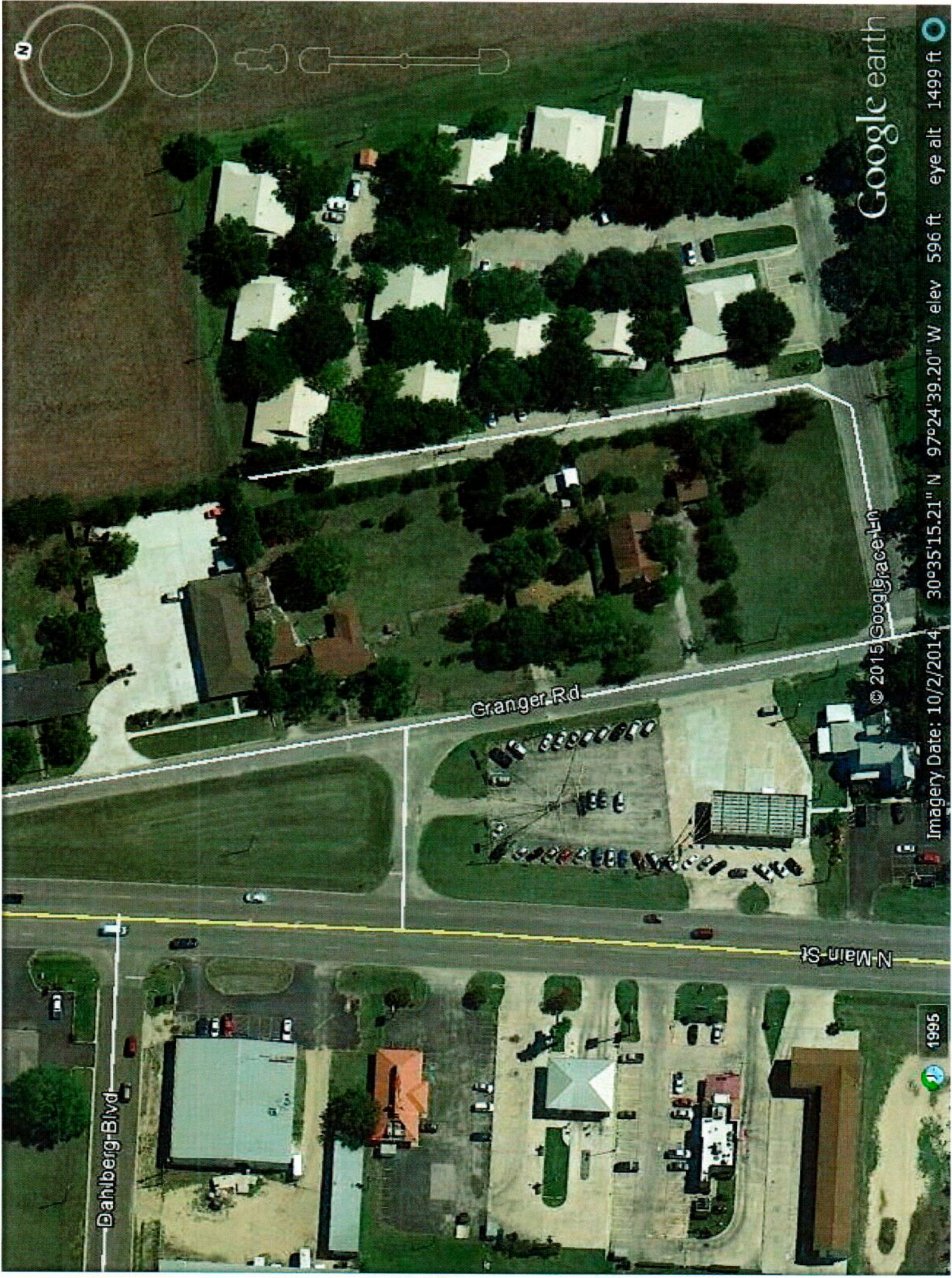
Recommendation

Staff recommends that the Planning and Zoning Commission send a favorable recommendation to the City Council regarding this rezoning request.

Please call me at 352-3675 ext. 24 or email me at laura.rouse-devore@ci.taylor.tx.us if you have any questions or concerns.

Attachments:

1. Aerial
2. Zoning map
3. Future land use map
4. Ordinance



Dahlberg Blvd

Granger Rd

N Main St

Google earth

© 2015 Google

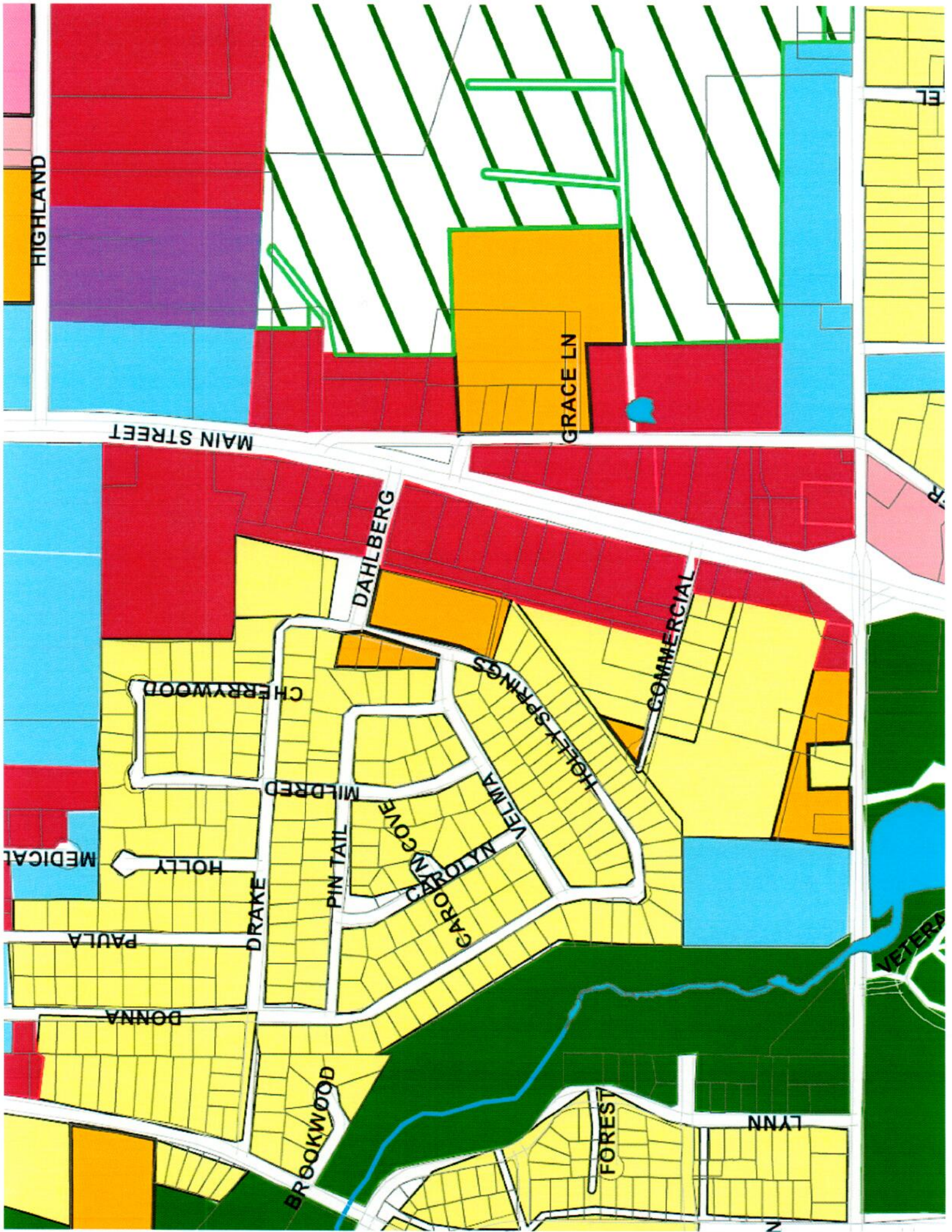
1995

Imagery Date: 10/2/2014

30°35'15.21" N 97°24'39.20" W elev 596 ft eye alt 1499 ft



64



ORDINANCE NO. 2015-07

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS APPROVING THE REZONING A PARCEL OF PROPERTY LOCATED AT 1800 OLD GRANGER ROAD, TAYLOR, TX. FROM SINGLE FAMILY RESIDENTIAL (R1) TO LOCAL BUSINESS (B1).

WHEREAS, notices for the proposed rezoning were published in accordance with the Zoning Ordinance and the request referred to the Planning and Zoning Commission.

WHEREAS, Emery Teichelman, property owner of 1800 Old Granger Road submitted a request to amend the zoning map of the City of Taylor from R1, Single Family Residential, to B1, Local Business, on property described as 0.85 acres out of the J. Pharrass Survey # 495, and

WHEREAS, the Planning and Zoning Commission held a public hearing on June 9, 2015, and

WHEREAS, the Planning and Zoning Commission voted to recommend Approval of the rezoning request.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

1.0 That after a public hearing held on _____ before the City Council of the City of Taylor for the purpose of considering an application submitted by Emery Teichelman, property owner of 1800 Old Granger Rd. also described as 0.85 acres out of the J. Pharrass Survey #495 hereby approves and grants approval of the rezoning request from R1, Single family, to B1, Local Business.

2.0 All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part here of, as if copied herein verbatim.

3.0 Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional

4.0 In accordance with Article 8, of the City Charter, Ordinance No. 2015-07 was introduced before the City Council on the _____, 2015.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2015.

Jesse Ancira, Jr., Mayor

ATTEST:

Susan Brock, City Clerk

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan L. Brock, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2015-07, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2015, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____, 2015.

Susan L. Brock
City Clerk

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Bob van Til
RE: 203 Washburn
DATE: June 5, 2015

Date of the Meeting

June 9, 2015

Location and Acres of the Property

203 Washburn

Legal description

City of Taylor Addn., Block 11, Lots 3-6 (E/PTS)

Property Owner and Applicant

Sarah Jezek, owner
Yvonne Palmer, applicant

Applicant's intentions for the property (development objective)

Major Automotive Repair facility

Existing Zoning

Local Business, B1

Proposed Zoning

Specific Use Permit (SUP)

Existing Conditions on the Property

A building with automotive repair.

Existing Thoroughfares and Traffic Volumes

E 3rd. – N/A
Washburn – N/A

Existing Conditions Surrounding the Property (land use/zoning)

North: Retail/automotive (B1)
South: Office/commercial (B1)
East: Church and Fire Station (B1)
West: Commercial (banking, for instance) (B1)

Future Land Use Map

Downtown

The City's Thoroughfare Plan

Not applicable

Other Information

Recently, the City approved a similar SUP for a space north of this proposed use.

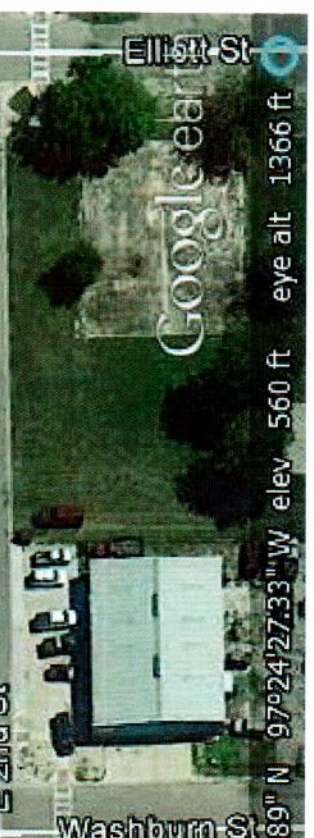
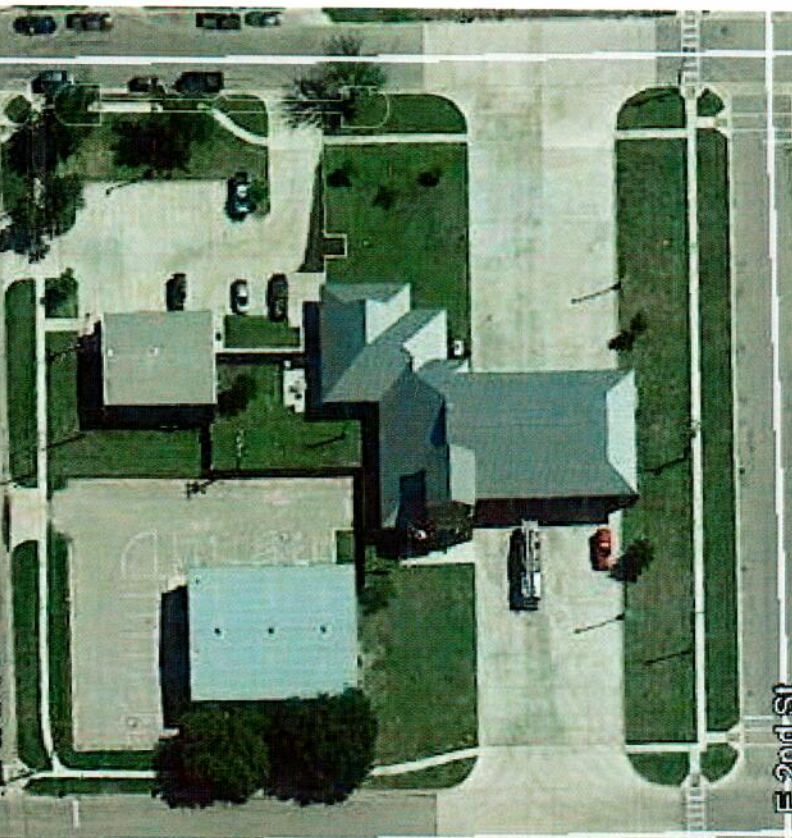
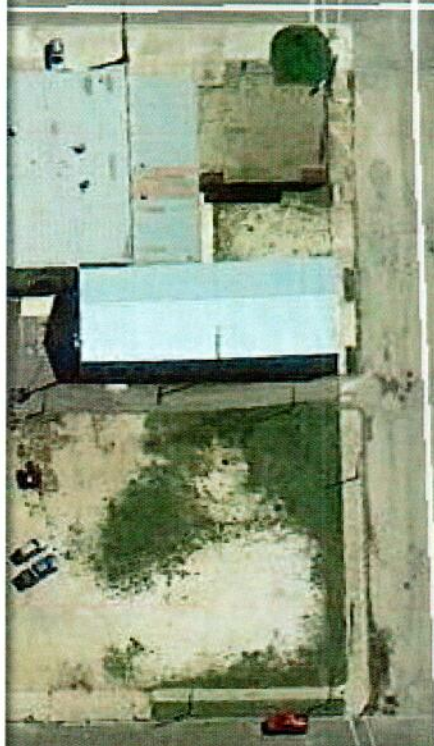
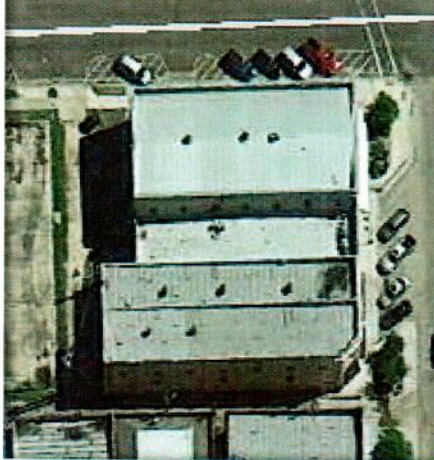
Recommendation

Staff recommends that the Planning and Zoning Commission send a favorable recommendation to the City Council regarding this specific use permit.

Please call me at 352-3675 ext. 24 or email me at laura.rouse-devore@ci.taylor.tx.us if you have any questions or concerns.

Attachments:

1. Aerial
2. Zoning map
3. Future land use map
4. Ordinance



Ellis St

Google Earth

eye alt 1366 ft

Imagery Date: 10/2/2014; 30°34'09.89" N 97°24'27.33" W elev 560 ft

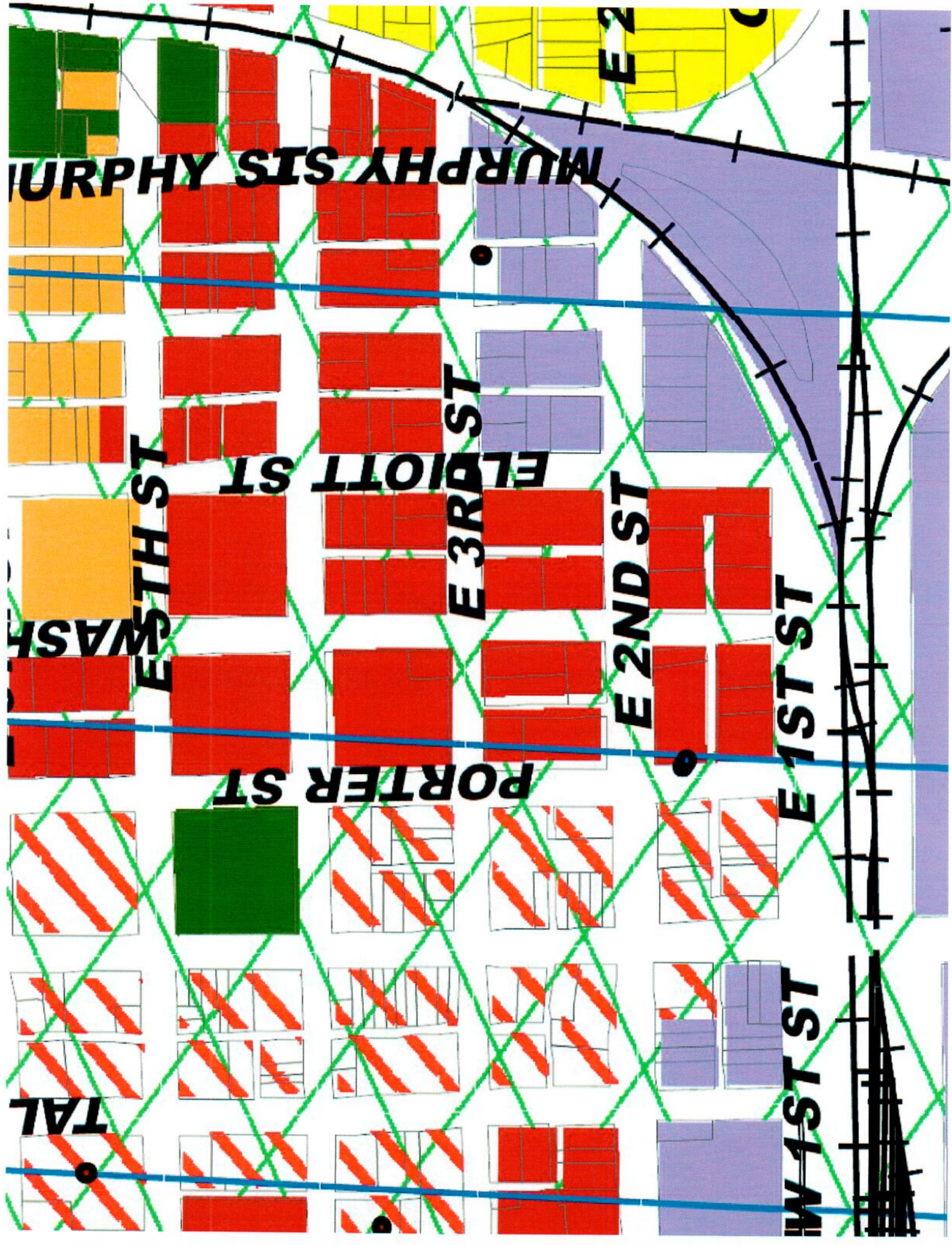
E 3rd St

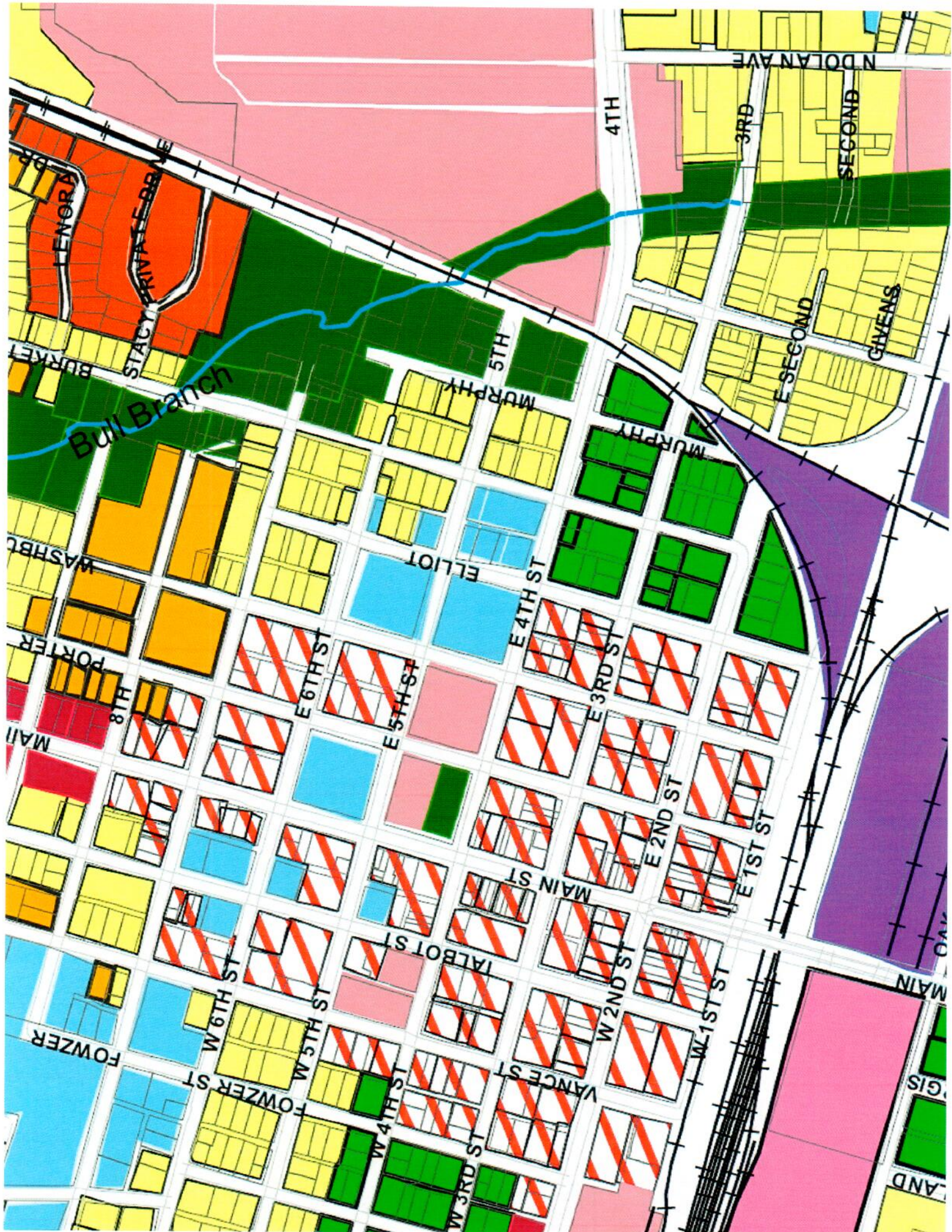
E 2nd St

Washburn St

Porter St

1995





ORDINANCE NO. 2015-08

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS APPROVING A SPECIFIC USE PERMIT FOR A MAJOR AUTOMOTIVE REPAIR FACILITY ON PROPERTY DESCRIBED AS CITY OF TAYLOR, BLOCK 11, LOTS 3-6 (E/PTS); ALSO KNOWN AS 203 WASHBURN STREET, TAYLOR, TX.

WHEREAS, notices for the proposed specific use permit were published in accordance with the Zoning Ordinance and the request referred to the Planning and Zoning Commission.

WHEREAS, Sarah Jezek, property owner of 203 Washburn Street requested a Specific Use Permit for Major Automotive Repair on property described as City of Taylor, Block 11, Lots 3-6 (E/PTS); also known as 203 Washburn Street in the City of Taylor. That after a public hearing held by the Planning and Zoning Commission on June 9, 2015, the Planning and Zoning Commission voted to recommend approval of specific use permit to allow major automotive repair on said property.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

1.0 That after public hearing held on _____, 2015 before the City Council of the City of Taylor, Texas for the purpose of considering an application submitted by Sarah Jezek, property owner of 203 Washburn Street for a Specific Use Permit to allow major automotive repair on the property described as City of Taylor, Block 11, Lots 3-6 (E/PTS); also known as 203 Washburn Street in the City of Taylor; a specific use permit is hereby granted for the property described herein.

2.0 All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part here of, as if copied herein verbatim.

3.0 Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional

4.0 In accordance with Article 8, of the City Charter, Ordinance No. 2015-08 was introduced before the City Council on the _____, 2015.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2015.

Jesse Ancira, Jr., Mayor

ATTEST:

Susan Brock, City Clerk

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan L. Brock, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2015-08, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2015, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____, 2015.

Susan L. Brock
City Clerk