MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
April 10, 2012, 6:00 p.m.
Council Chamber

PRESENT	ABSENT	OTHERS PRESENT
Donna Frazier	Jonathan Kamenicky	John Elsden, City Planner
Scott Green	Leland Stevens	Bob van Til, Director of Planning & Development
Gumisindo Gonzales	Thomas Rohlack	Marsha Haass, Planning & Dev. Admin. Assist.
Don McAlister		See Attached Sign In Sheet
Todd Osborn		
Brandt Rydell		

CALL TO ORDER AND DECLARE A QUORUM
The meeting was called to order and a quorum declared at 6:05 p.m.

CITIZEN COMMUNICATION
None.

Review and approve Minutes from March 13, 2012.
Mr. Gonzales made the motion to approve the minutes of the March 13, 2012 meeting with correction to remove "IMPACT FEE ADVISORY COMMITTEE" from the heading of the minutes. Second by Mr. Rydell. All vote aye.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:
Item 2 was continued from the March 13, 2012 regular meeting:

ZC-12-01 Continued Public Hearing for an application submitted by Todd Routh, Seguin Affordable Housing L.P., property owner, for property located in the general vicinity of the 400 block of Carlos G. Parker Boulevard NW (north side of Boulevard), also described as a 40.164 acre tract of land situated in the Wm. J. Baker Survey, Abstract No. 0065, City of Taylor, Williamson County, Texas, to change the zoning from R-1, Single Family, to B-1, Local Business, Ordinance 2012-10.
The public hearing was continued from the March 13, 2012 meeting. Mr. Elsden reviewed the application with the Commission and stated that although the rezone is not supported by the Future Land Use Plan, the area is undergoing a transformation to commercial type zoning and that the staff supports the rezone to B-1. Rick Northcutt spoke but did not support or oppose the zone change. Wilbert Vorwerk and Jonathon Hundley spoke in opposition of the zone change. The Commission discussed further. The public hearing was closed.

ZC-12-01 Make Recommendation for an application submitted by Todd Routh, Seguin Affordable Housing L.P., property owner, for property located in the general vicinity of the 400 block of Carlos G. Parker Boulevard NW (north side of Boulevard), also described as a 40.164 acre tract of land situated in the Wm. J. Baker Survey, Abstract No. 0065, City of Taylor, Williamson County, Texas, to change the zoning from R-1, Single Family, to B-1, Local Business. Ordinance 2012-10.
Mr. McAlister made the motion to drop the item and directed staff to ask the applicant to refile an application at a later date. Second by Mr. Green. All voted aye.
DISCUSSION:

Review and discuss proposed changes to the Future Land Use Plan along major corridors.
The Commission reviewed and discussed proposed changes to the Future Land Use Plan along major corridors.

Adjourn
The meeting adjourned at 7:07 p.m.

Next Meeting Date: May 8, 2012
The next meeting is scheduled for May 8, 2012.

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John Elsden	Don McAlister
City Planner	Planning & Zoning Commission Chairman