

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
IMPACT FEE ADVISORY COMMITTEE AND
PLANNING AND ZONING COMMISSION MEETING
March 13, 2012, 6:00 p.m.
Council Chamber**

PRESENT

Scott Green
Gumisindo Gonzales
Jonathan Kamenicky
Don McAlister
Todd Osborn
Thomas Rohlack
Brandt Rydell

ABSENT

Donna Frazier
Leland Stevens

OTHERS PRESENT

John Elsdon, City Planner
Bob van Til, Director of Planning & Development
Marsha Haass, Planning & Dev. Admin. Assist.
See Attached Sign In Sheet

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

Review and approve Minutes from February 14, 2012.

Motion made by Mr. Osborn to approve the minutes of the February 14, 2012 meeting as printed.
Second by Mr. Rydell. All voted aye

Elect Chair and Vice-Chair

Motion made by Mr. Green to elect Don McAllister as Chairman. Second by Mr. Rydell. All voted aye. Motion made by Mr. Osborn to elect Leland Stevens as Vice Chairman. Second by Mr. Green. All voted aye.

ZC-12-01 Hold 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 opened. Mr. Elsdon introduced the application and stated that although the rezone is not supported by the Future Land Use Plan the land is undergoing a transition to commercial type zoning and staff supports the rezone. Mr. Aplin was concerned about the types of occupancies that B-1 would support and questioned whether or not commercial zoning would be the proper zoning since the property is next to the middle school. Mr. Catuosno was concerned about the zoning being commercial instead of residential. Mr. Vorwerk was concerned about the drainage and sewer lines. Mr. Hubble was concerned about the difference between B-1 and BP-2 zoning. The public hearing was continued to the April 10, 2012 meeting expecting Mr. Routh to be there to answer questions.

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.

No action taken due to public hearing being continued at April 10, 2012 meeting.

ZC-12-03 Hold Public Hearing for an application submitted by David Cersonsky, Highway 79 Development Inc., property owner, for property located directly to the north of the Davita Dialysis Center, 3100 West Second Street, along an unnamed right of way, also described as Block 4, Lots 1, 2, 13 and 14, John O. Baker Subdivision, City of Taylor, Williamson County, Texas, to change the zoning from M-H, Manufactured Housing, to BP-2, Business Park 2, Ordinance 2012-11.

The public hearing was opened. Mr. Elsdén introduced the application and answered questions. Mr. Elsdén stated that although the requested zoning is not supported by the Future Land Use Plan the area is undergoing a transition to commercial type rezoning and that staff supports the rezone. Mr. Cersonsky presented the application and stated his intentions and answered questions. The public hearing was closed.

ZC-12-03 Make Recommendation for an application submitted by David Cersonsky, Highway 79 Development Inc., property owner, for property located directly to the north of the Davita Dialysis Center, 3100 West Second Street, along an unnamed right of way, also described as Block 4, Lots 1, 2, 13 and 14, John O. Baker Subdivision, City of Taylor, Williamson County, Texas, to change the zoning from M-H, Manufactured Housing, to BP-2, Business Park 2, Ordinance 2012-11.

Mr. Green made the recommendation to approve the application as submitted. Second by Mr. Rydell. All voted aye.

Review and discuss proposed changes to the Future Land Use Plan along several major corridors.

Mr. Elsdén reviewed and discussed the Future Land Use Plan with the Commission.

Adjourn

The meeting was adjourned at 7:13 p.m.

Next Meeting Date: April 10, 2012

The next meeting is set for April 10, 2012.

John Elsdén
City Planner

Don McAlister
Planning & Zoning Commission Chairman