

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
March 12, 2013, 6:00 p.m.
Council Chamber**

PRESENT	ABSENT	OTHERS PRESENT
Don McAlister	Todd Osborn	Bob van Til, Director of Planning & Development
Scott Green		Carrie Orts, Planning & Development Admin. Assist
Gumisindo Gonzales		John Elsdén, City Planner Planning & Development
Donna Frazier		
Thomas Rohlack		
Karen Farley		
Leland Stevens		

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:01 p.m.

CITIZEN COMMUNICATION

None.

NOTE: Mr. Elsdén announced the resignation of Jonathan Kamenicky via email dated March 12, 2013.

1. Review and approve Minutes from February 12, 2012.

Motion made by Mr. Green to approve the minutes from the February 12, 2012 as printed. Second by Mrs. Farley. All voted aye.

2. ZC-13-01 Conduct Public Hearing for a rezone request submitted Keith Hagler, for property owned by Ed Kollman and Jacquelyn Balusek Garcia, from B-1 Local Business to B-2 General Business. Property is located at 2008 North Main Street, also described as the William J. Baker Survey, AW 0065, 0.417 Acres, Taylor TX. Ordinance No. 2013-03

Public hearing was opened by Mr. McAlister. Mr. Elsdén stated that staff recommends approval of the change of zoning to B-2, General Business. Mr. William Terry, representing Mr. Hagler, was present to answer questions by Board. Public hearing closed.

3. ZC-13-01 Make Recommendation for a rezone request submitted Keith Hagler, for property owned by Ed Kollman and Jacquelyn Balusek Garcia, from B-1 Local Business to B-2 General Business. Property is located at 2008 North Main Street, also described as the William J. Baker Survey, AW 0065, 0.417 Acres, Taylor TX. Ordinance No. 2013-03

Motion made by Mr. Stevens to approve change of zoning to B-2 and recommendation to be taken to City Council. Second by Mr. Green. All voted aye.

4. SUP-13-01 Conduct Public Hearing for an application submitted by property owner Jeff Snyder, for Jeff's Resurrections LLC, for a Specific Use Permit for a Custom Manufacture and Assembly Shop for a paint spray booth to be located at 106 Porter Street, also described as City Addition Block 2 Lots 7, 8, 9 and 10, Taylor TX. Ordinance No. 2013-06

Public hearing was opened by Mr. McAlister. Mr. Elsdén stated that staff recommends approval of this request. Mr. Snyder was present to answer questions by Board. Public hearing closed.

5. SUP-13-01 Make Recommendation for an application submitted by property owner Jeff Snyder, for Jeff's Resurrections LLC, for a Specific Use Permit for a Custom Manufacture and Assembly Shop for a paint spray booth to be located at 106 Porter Street, also described as City Addition Block 2 Lots 7, 8, 9 and 10, Taylor TX. Ordinance No. 2013-06

Motion made by Mrs. Farley to approve Specific Use Permit in the B-1 District for a Paint Booth as a Custom Manufacture and Assembly Shop and recommendation to be taken to City Council.

Second by Mr. Green. All voted aye

6. PC-13-04 Conduct Public Hearing for an application submitted by property owner Mark Groba for a replat in order to locate a duplex in the vicinity of 913 W 8th St., also described as parts of lots 3 and 4, Block 2, Doak's Addition to the City of Taylor.

Public hearing was opened by Mr. McAlister. Mr. Elsdén stated that the staff recommends approval of the replat subject to staff's comments. Mr. Groba was present to answer questions from Board. Charles Goss of 707 7th Street spoke against making it a duplex. He requested Mr. Groba turn it into a single family home. Public hearing closed.

7. PC-13-04 Review and Take Action for an application submitted by property owner Mark Groba for a replat in order to locate a duplex in the vicinity of 913 W 8th St., also described as parts of lots 3 and 4, Block 2, Doak's Addition to the City of Taylor.

Motion made by Mr. Rohlack to approve replat excluding number one under the "Specific Comments" of the Staff Comments. Second by Mr. Stevens. All voted aye

Adjourn

The meeting was adjourned at 6.45 p.m.

Next Meeting Date: April 9, 2013

The next meeting is scheduled for April 9, 2013 pending receipt of applications.

John Elsdén
City Planner

Don McAlister
Planning & Zoning Commission Chairman