

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

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

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:03 p.m.

CITIZEN COMMUNICATION

None.

Review and approve Minutes from November 13, 2012.

Motion made by Mr. Kamenicky to approve the minutes from the November 13, 2012 as printed.
Second by Mr. Green. All voted aye.

2. Elect Chair and Vice-Chair for the Planning and Zoning Commission

Mrs. Farley made a motion to appoint Don McAlister as Chair. Second by Mr. Green.
All voted aye.

Mrs. Farley made a motion to appoint Scott Green as Vice Chair. Second by Mr. Rohlack.
All voted aye.

3. 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

The public hearing was not opened.

4. 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

Mr. Gonzales made a motion to table until March 12, 2013 meeting. Second by Mrs. Frazier. All voted aye.

5. ZC-13-02 Conduct Public Hearing for a rezone request submitted Calvin Kruse, property owner, to rezone property from R-3 Single Family Residential to MH, Manufactured Housing to place a single manufactured home on property in the 2800 block of Black Waxy Road, also described as 12.37 Acres out of the AW0316 - H.t. & B.r.r. Survey, City of Taylor, Williamson County TX. Ordinance No. 2013-04

The public hearing was opened by Mr. McAlister. Mr. Van til stated that the map is zoned R3. Mr. Kruse answered questions from the Commission. Two residents spoke against the zoning change. The public hearing was closed.

6. ZC-13-02 Make Recommendation for a rezone request submitted Calvin Kruse, property owner, to rezone property from R-3 Single Family Residential to MH, Manufactured Housing to place a single manufactured home on property in the 2800 block of Black Waxy Road, also described as 12.37 Acres out of the AW0316 - H.t. & B.r.r. Survey, City of Taylor, Williamson County TX. Ordinance No. 2013-04

Motion was made by Mrs. Frazier to deny the change of zoning from R-3 to MH, Second by Mr. Gonzales. All voted aye. The recommendation will be taken to City Council at the March 14, 2013.

7. PC-13-02 Review and Take Action on a request by Calvin Kruse for a variance from the requirement to connect to city wastewater facilities for property in the 2800 block of Black Waxy Road for a proposal to place a manufactured home on a single lot consisting of one acre out of the tract described as 12.387 acres out of the AW0316 H.t. & B.r.r. Co. Survey, City of Taylor, Williamson County TX.

This request was tabled until the March 12, 2013.

8. ZC-13-01 Conduct Public Hearing for a rezone request submitted Timmy Kruse, property owner, to rezone property from R-3 Single Family Residential to MH, Manufactured Housing to place a single manufactured home on property at 2810 Black Waxy Road, also described as 12.37 Acres out of the AW0316 - H.t. & B.r.r. Survey, City of Taylor, Williamson County TX. Ordinance No. 2013-05

The public hearing was opened by Mr. McAlister. Mr. van Til stated that the map is zoned R3. Mr. Kruse answered questions from the Commission. Two residents spoke against the zoning change. The public hearing was closed.

9. ZC-13-01 Make Recommendation for a rezone request submitted Timmy Kruse, property owner, to rezone property from R-3 Single Family Residential to MH, Manufactured Housing to place a single manufactured home on property on property at 2810 Black Waxy Road, also described as 12.37 Acres out of the AW0316 - H.t. & B.r.r. Survey, City of Taylor, Williamson County TX. Ordinance No. 2013-05

Motion was made by Mr. Green to deny the change of zoning from R-3 to MH, Second by Mr. Rohlack. All voted aye. The recommendation will be taken to City Council at the March 14, 2013.

10. PC-13-01 Review and Take Action on a request from Timmy Kruse for a variance from the requirement to connect to city wastewater facilities at 2810 Black Waxy Road for a proposal to place a manufactured home on a single lot consisting of one acre out of the tract described as 12.387 acres out of the AW0316 H.t. & B.r.r. Co. Survey, City of Taylor, Williamson County TX.

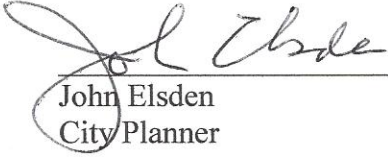
Mr. van Til talked about and answered questions on the variance by Commission. Motion was made by Mr. Rohlack to approve request provided he does not move a manufactured home on to the property and must hook in to City sewer once available. Second by Mrs. Farley. All voted aye.

Adjourn

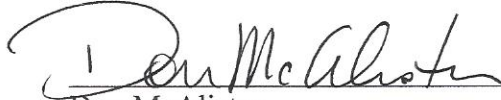
The meeting was adjourned at 6:39 p.m.

Next Meeting Date: March 12, 2013

The next meeting is scheduled for March 12, 2013 pending receipt of applications.



John Elsdon
City Planner



Don McAlister
Planning & Zoning Commission Chairman