

AGENDA

CITY OF TAYLOR, TEXAS PLANNING AND ZONING COMMISSION MEETING

Taylor City Hall, 400 Porter Street
City Hall Council Chamber
January 14, 2014, 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 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.)

1. Minutes from December 10, 2013

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

2. **ZC-14-01 Conduct Public Hearing** for a rezone application from S. R. Scott Family L. P., property owner, to rezone property from B-1 Local Business to M-1 Light Industrial for property located generally on the west side of Elliott Street between East 1st Street and East 2nd Street, property also described as City of Taylor, Block 1, Lots 1-2, 13-14, 15-16, 3(E/PT), 4-6, Alley (PT), 3 (W/PT), 7(E/PT), Williamson County Texas. Ordinance 2014-01
3. **ZC-14-01 Make Recommendation** for a rezone application from S. R. Scott Family L. P., property owner, to rezone property from B-1 Local Business to M-1 Light Industrial for property located generally on the west side of Elliott Street between East 1st Street and East 2nd Street, property also described as City of Taylor, Block 1, Lots 1-2, 13-14, 15-16, 3(E/PT), 4-6, Alley (PT), 3 (W/PT), 7(E/PT), Williamson County Texas. Ordinance 2014-01
4. **ZC-14-02 Conduct Public Hearing** for a rezone application from Josh Richards, property owner, to rezone property from B-1 Local Business to M-1 Light Industrial, for property located generally on the northeast corner of East 1st Street and Washburn Street, the property is also described as City of Taylor, Block 1, Lot 8-10, 7 (W/PT), Williamson County Texas. Ordinance 2014-02
5. **ZC-14-02 Make Recommendation** for a rezone application from Josh Richards, property owner, to rezone property from B-1 Local Business to M-1 Light Industrial, for property located generally on the northeast corner of East 1st Street and Washburn Street, the property is also described as City of Taylor, Block 1, Lot 8-10, 7 (W/PT), Williamson County Texas. Ordinance 2014-02

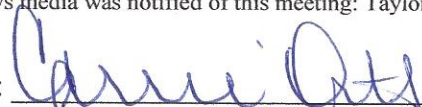
FYI - Project Update for past P & Z Items

ADJOURN

Next Meeting Date: February 11, 2014

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 **January 10, 2014** 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, Planning and Development
Administrative Assistant

Date: _____

1.10.2014

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
IMPACT FEE ADVISORY COMMITTEE
&
PLANNING AND ZONING COMMISSION MEETING
December 10, 2013, 6:00 p.m.
Council Chamber**

PRESENT	ABSENT	OTHERS PRESENT
Don McAlister	Todd Osborn	Rocio Lopez, Admin
Leland Stevens	Gumisindo Gonzales	Casey Sledge, City Engineer
Karen Farley	Jim Killough	Bob van Til, Director of Planning & Development
Donna Frazier	Eric Weiner	
Gumisindo Gonzales		
Rick Selin		

Impact Fee Advisory Committee Meeting

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.

1. Consider response to the Roadway Impact Fee Update Report.

During the November 12, 2013 meeting the Committee voted to recommend the Roadway Impact Fee report to the City Council. No further discussion is needed.

Adjourn

The meeting was adjourned at 6:02 p.m.

Planning and Zoning Commission Meeting

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:53 p.m.

CITIZEN COMMUNICATION

None.

Review and approve Minutes from October 9, 2012

Motion made by Mrs. Farley to approve the minutes for the Impact Fee Advisory Committee and the Planning and Zoning Commission meeting from November 12, 2013 as printed. Second by Mr. Stevens. All voted aye.

Administer Oath of Office for Rick Selin.

The Oath of Office was administered to Mr. Selin.

ZC 13-05 Conduct Public Hearing for an application submitted by Humberto Suarez for property owned by Tapimata LLC to rezone property from R-1 to M-1 at 1202/1402 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. Ordinance 2013-21

Mr. McAlister opened Public Hearing. Mr. Elsdon stated that staff recommends approval of the rezone from R-1 to M-1 at 1202/1402 Welch Street. Mr. Leal was present to answer questions by Commission. Mr. Tony Gomes, Ms. Janice Killian, and Mr. Matthew Temple for Megan Crow all spoke on the rezone.

ZC 13-05 Make Recommendation for an application submitted by Humberto Suarez for property owned by Tapimata LLC to rezone property from R-1 to M-1 at 1202/1402 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. Ordinance 2013-21

Mrs. Farley made motion to rezone 1202/1402 Welch from R-1 to M-1. Second by Mr. Stevens. All voted aye.

PC 13-09 Conduct Public Hearing for modification of the Taylor Zoning Ordinance to add a definition and place in the Permitted Uses Table 3 "Music Concerts and Dance Hall, Outdoor". Ordinance 2013-22

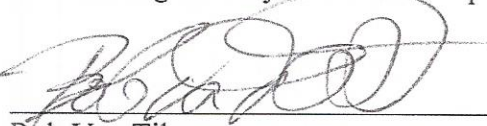
Mr. Elsdon stated that Staff recommends approval of the amendment to add the use Concert and Dance Hall, Outdoor, as an SUP in the R/A, B-1, B-2, M-1, M-2 and the definition. Mr. Leal, Ms. Crow and Mr. Gomes were spoke on modification.

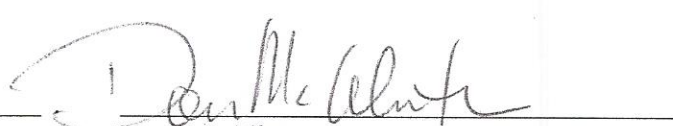
PC 13-09 Make Recommendation for modification of the Taylor Zoning Ordinance to add a definition and add to the Permitted Uses Table 3 "Music Concerts and Dance Hall, Outdoor". Ordinance 2013-22

Mr. Stevens made motion to approve the amendment to add the use Concert and Dance Hall, Outdoor, as an SUP in the R/A, B-1, B-2, M-1, M-2 and the definition. Second by Mrs. Farley. All voted Aye.

Adjourn

The meeting was adjourned at 6:55 p.m..


Bob Van Til
Director of Planning & Development


Don McAlister
Planning & Zoning Commission Chairman

MEMORANDUM

TO: Planning and Zoning Commission

FROM: John Elsdon, AICP
City Planner

RE: Scott Family Rezone Request – Elliott Street from 1st St. to 2nd St., from B-1 to M-1

DATE: January 8, 2014

Date of the Public Hearing

January 14, 2014

Location and Acres of the Property

Elliott Street from 1st St. to 2nd St
1.0261 Acres

Property Owner/Applicant

SR Scott Family Limited Partnership

Applicant's intentions for the property (development objective)

None at this time

Existing Zoning

B-1, Local Business

Previous Zoning History

Unknown

Proposed Zoning

M-1, Light Industrial

Future Land Use Map

The Future Land Use Map designates this area as Downtown

Current Use of Property

One metal building currently under demolition (former site of the "Alamo" building)

Surrounding Property: Zoning and land use

North: B-1, Fire Station
East: M-1, Warehouse
South: M-1, Railroad/Warehouse
West: B-1, Vacant/Auto Repair

Existing Thoroughfares (type and size)

N/A

The City's Thoroughfare Plan

N/A

Traffic Impact Analysis

Applicant has requested waiver

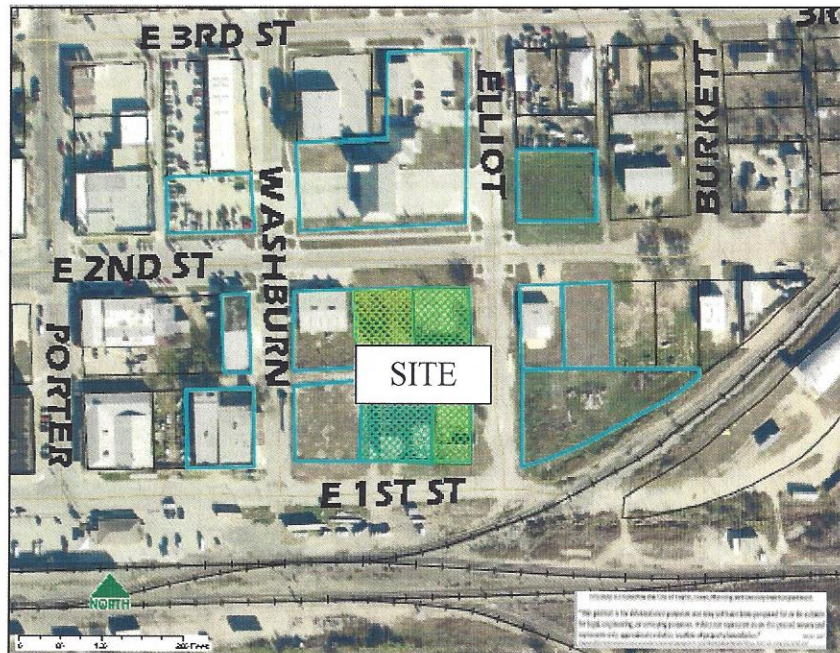
Platting Information

Platted

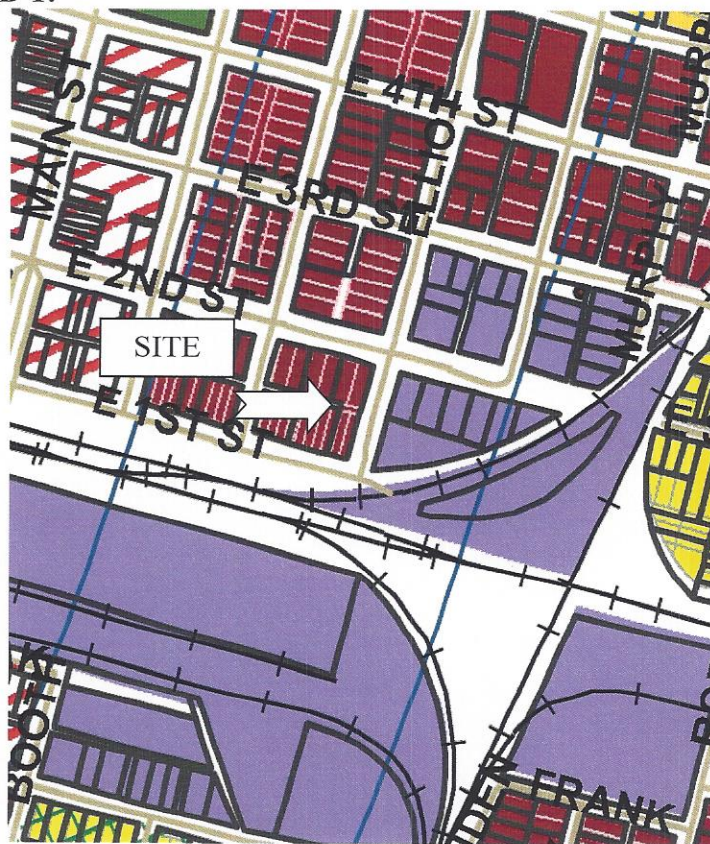
Site Photo:



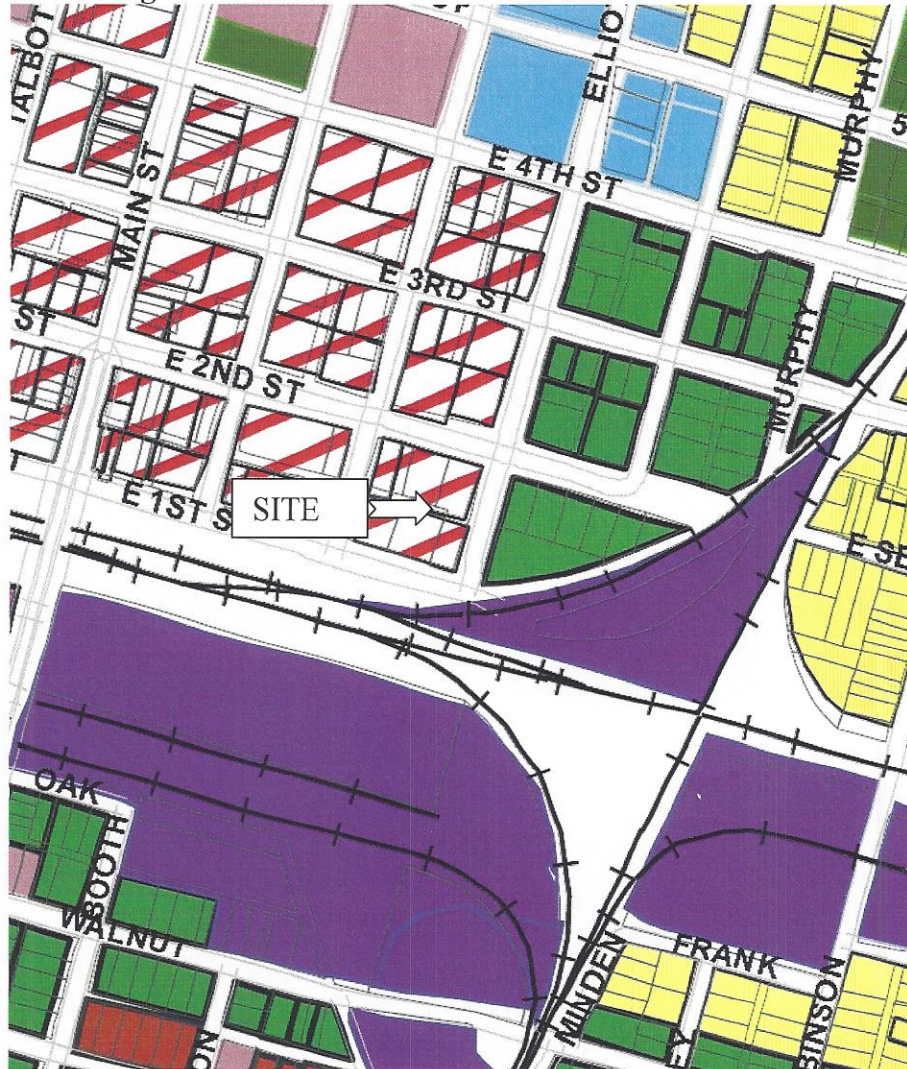
Aerial Photo:



Current Zoning is B-1:



Future Land Use Designation is Downtown:



Discussion

The site is currently zoned B-1. Although the rezone is not consistent with the Future Land Use map showing Downtown for this land, a rezone to M-1 would be consistent with the industrial land uses in the area.

The Future Land Use Map will be modified in the near future to be consistent with this rezone, if the rezone is approved.

Recommendation

Staff recommends approval of the change of zoning from B-1 Local Business to M-1, Light Industrial,

Please call John Elsdén at 512-365-3863 or email at john.elsden@taylortx.gov if you have any questions or concerns.

DRAFT
ORDINANCE NO. 2014-01

AN ORDINANCE REZONING PROPERTY FROM B-1 TO M-1 FOR
PROPERTY LOCATED AT EAST FIRST STREET AND ELLIOTT
STREET; AND PROVIDING A SAVINGS CLAUSE

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, S. R. Scott Family L.P., Applicant and property owner, has requested a Rezone from B-1 to M-1 at East First Street and Elliott Street, legally described as Block 1, Lots 1-2, 13-14, 15-16, 3(E/PT), 4-6, Alley (PT), 3 (W/PT), 7(E/PT), City of Taylor, Williamson County Texas. That after a public hearing held by the Planning and Zoning Commission on January 14, 2014, the Planning and Zoning Commission voted to recommend a Rezone from B-1 to M-1.

BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

- 1.0 That after public hearing held on ----, before the City Council of the City of Taylor for the purpose of considering an application submitted by S. R. Scott Family L. P., a Rezone from B-1 Local Business to M-1 Light Industrial is hereby granted to the S. R. Scott Family L.P. to the property described.
- 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. 2014-01 was introduced before the City Council on the ----, 2014.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2014.

Jesse Ancira Jr., Mayor

ATTEST:

Susan Brock, City Clerk

CERTIFICATE

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Susan 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. 2014-01, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2014, 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 _____, 2014.

Susan Brock
City Clerk

**CITY OF TAYLOR
ZONING CHANGE APPLICATION**

ZC / SUP -

Type of Request:

☒ Re-Zoning

☐ Specific Use Permit

☐ R-PD

☐ C-PD

Applicant Information:

Name: BOBRASFIELD

Address: 202 N Main Taylor, TX 76574

Day Time Phone: 512 365-6500

Fax Number: 512 365-6503

Email: dbbrasfield@ccim.net

☐ Owner

☒ Owner's Representative

☐ Tenant

☐ Prospective Buyer

Signature: [Signature]

Property Owner Information

Name: S R Scott Family Limited Partnership

Corporation/Partnership/etc Name: _____

Address: P.O. Box 5072 Austin, TX 78763

Phone #: 512 474-7272

Fax #: _____

Email: _____

Signature: [Signature]

Property Owners Certification

Before me, the undersigned authority, on this day personally appeared Scott Stephen Pallas (Owner or agent name) known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he or she executed the same for the purposes and consideration expressed and in the capacity herein stated.

Given under my hand and seal of office on this 2nd day of Jan. 2014

Notary Public in and for the State of Texas.

My Commission expires: 11/26/14

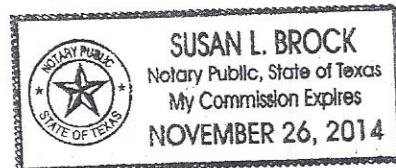
RD14898

RD14899

RD14902

Zoning Change Information

Seal



[Signature]

Location or address: Elliott Street From 1st To 2nd Street

The property ☒ is ☐ is not platted Acres: 1.0261

Legal description: Block 1 City of Taylor

Lots 13-14, 1-2, 15-16, 3(E/PT), 4-6, Alley(PT), 3(W/PT), 7(E/PT)
See Attachment

CITY OF TAYLOR ZONING CHANGE APPLICATION

ZC / SUP - _____

Zoning District	Existing Zoning	Requested Zoning
Rural/Agriculture (RA)		
Single Family (R1)		
Single Family (R2)		
Single Family (R3)		
Manufactured Homes (M-H)		
Manufactured Home Overlay (Special use Permit)		
Multi Family (MF-1)		
Duplex (D)		
Local Business (B1)	B 1	M 1
General Business (B2)		
Central Business (B3)		
Light Industrial (M1)		
Light Industrial (M2)		
Residential PD (R-PD)		
Commercial PD (C-PD)		

Indicate proposed use(s) _____

Other information

Requires an amendment to the future land use plan Yes ☐ No ☒
 Requires an amendment to the thoroughfare plan Yes ☐ No ☒

Submittal Requirements:

1. Straight Zoning Change/SUP:
 - a) Completed application
 - b) Map of subject property with legal description (8.5" X 11")
 - c) Traffic impact analysis (or waiver request letter)
 - d) A site plan
2. Residential or Commercial Planned Development:
 - a) Completed application
 - b) 10 copies of the site plan (for initial staff review)
 - c) Traffic Impact analysis (or waiver request letter)

Applicant Acknowledgement:

I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, I have been authorized to represent the owner, organization, or business in this application. I certify the preceding information is complete and accurate. I also understand the fee for processing this request is dependent on the type of request as listed below.

	1-10 Notices	11-20 Notices	21+ Notices
Specific Use Permit	\$250.00	\$250.00	\$250.00
Zoning Change	\$150.00	\$200.00	\$250.00
Planned Developments	\$500.00	\$500.00	\$500.00

I also understand that the fee is non-refundable. My signature indicates my awareness of the fee. Additionally, my signature below authorizes the City staff to proceed with the request.

Printed Name: STEVE R SCOTT Signature: [Signature]

Date: _____

For Office Use:

Zoning Case Number: _____

Fee: _____ Receipt Number: _____ Date: _____

Accepted by: _____ Date: _____



City of Taylor

400 Porter Street

Taylor TX 76574

Public Hearing Notice - Taylor City Hall

Public Hearing Date: January 14, 2014

January 3, 2014

RE: Notice of Public Hearing for ZC-14-01, S.R. Scott Family Limited Partnership, Applicant/Property Owner, Rezone Acres from B-1 Local Business to M-1 Light Industrial.

Dear Property Owner:

You have received this notice because you own property within 200 feet of property located in the general vicinity of the west side of Elliott Street from 1st. St. to 2nd St., the property is also described City of Taylor, Block 1, Lots 1-2, 13-14, 15-16, 3(E/PT), 4-6, Alley (PT), 3 (W/PT), 7(E/PT), Williamson County Texas. This property is owned by S.R. Scott Family Limited Partnership. The owner has applied for a Rezone from B-1 Local Business to M-1 Light Industrial.

In accordance with Texas State law, the City of Taylor is required to notify property owners who own property within a 200-foot radius of the property for which a rezone has been requested. This notice serves as formal notice that the Planning & Zoning Commission will hold a hearing for this request on:

January 14, 2014

6:00 p.m.

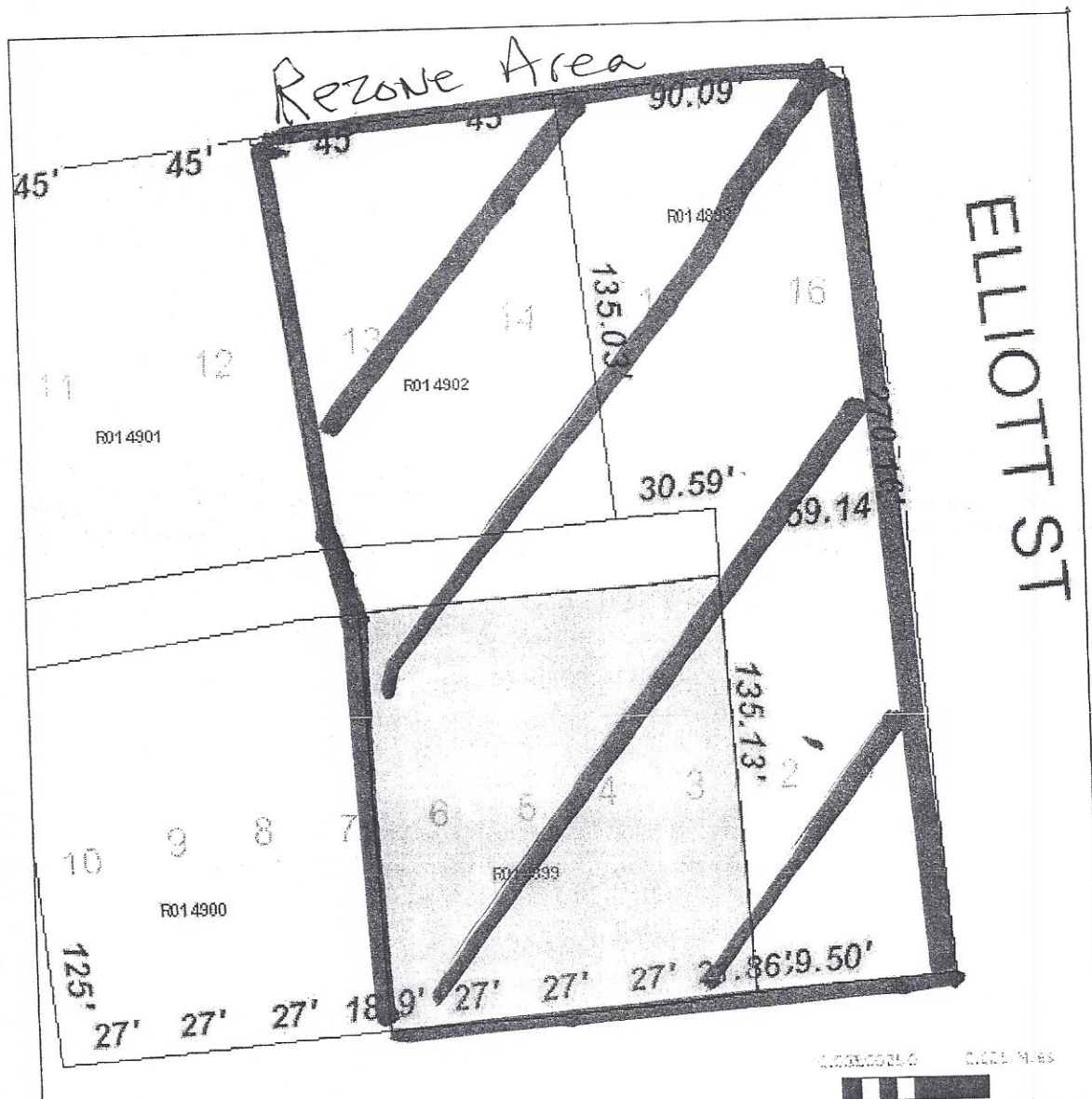
City of Taylor Council Chambers

400 Porter Street

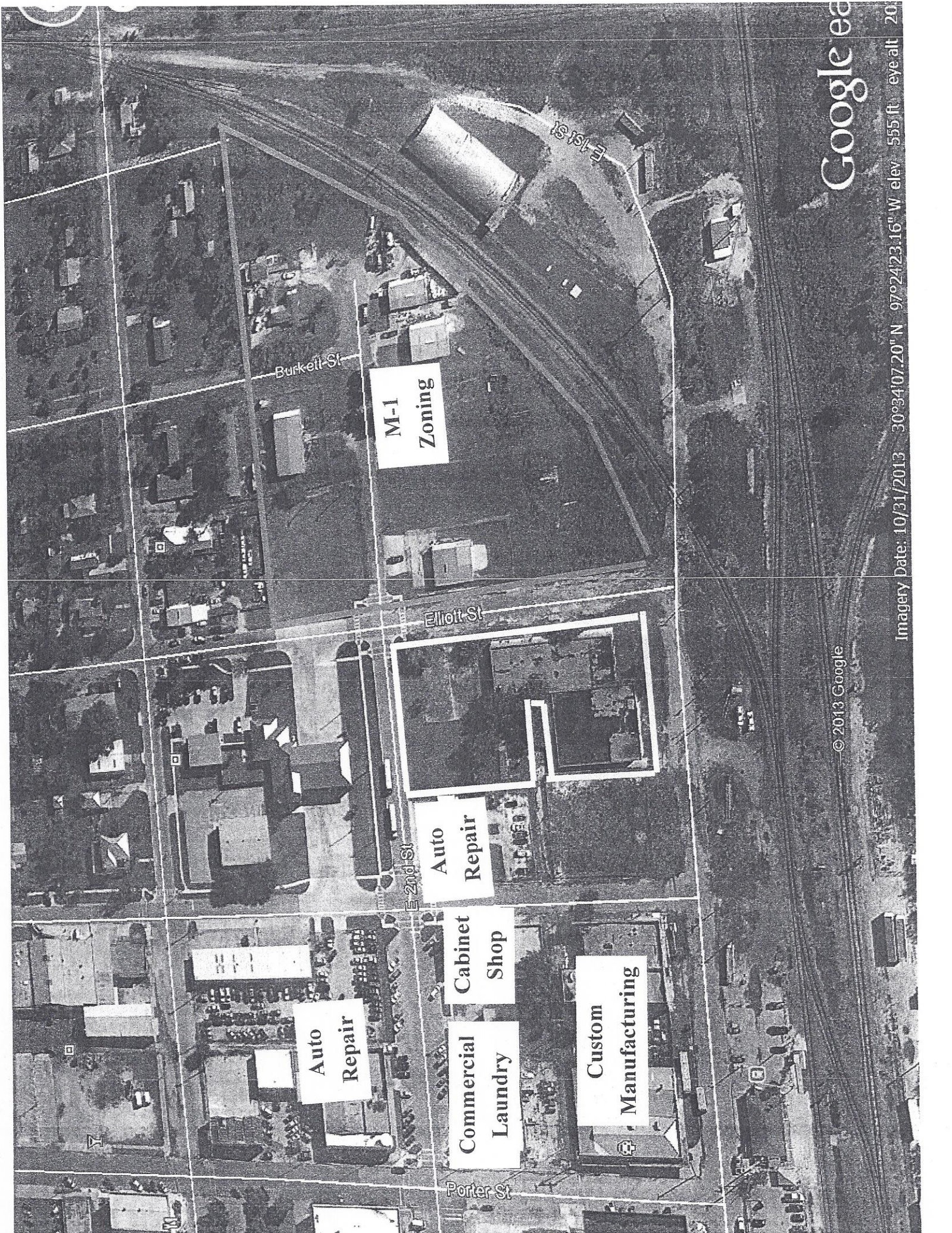
Taylor, TX 76574

For more information, please contact John Elsdon, City Planner at 512-365-3863 x 24 or john.elsden@taylor.tx.gov.

Attachment: Location Map



PIN	R014899	Abstract	S4790 - Taylor City Of
Owner Name	S R SCOTT FAMILY LTD PARTNERSHIP! S R SCOTT FAMILY LTD PARTNERSHIP	Entities	Williamson CAD, City of Taylor, Williamson CO, Wmsn CO FM/RD, Taylor ISD, TIF - City of Taylor # 1
Owner Address	!PO BOX 5072 AUSTIN, TX 78763-5072		
Site Address	313 1ST ST E TAYLOR, TX 76574		



S R Scott Limited Partnership

P.O. Box 5072

Austin, TX 78763

January 3, 2014

City of Taylor
400 Porter Street
Taylor, TX 76574

Re: Variance Request

To whom it may concern;

This Letter will serve as our request that The City of Taylor waive the requirement for a Traffic Impact Analysis for the applied zoning change request for the following property: Block 1, Taylor City of, Lots 13-14. 1-2, 15-16, 3 (E/PT), Alley (P/T), 4-6, 3 (W/PT), 7 (E/PT) {see attached Plat} in the city of Taylor, Williamson County, TX.

Sincerely,

Steve R Scott
S R Scott Limited Partnership

RICHARDS, JOSHUA L
PO BOX 1366
TAYLOR, TX 76574-6366

S R SCOTT FAMILY LTD
PARTNERSHIP
PO BOX 5072
AUSTIN, TX 78763-5072

S R SCOTT FAMILY LTD
PARTNERSHIP
PO BOX 5072
AUSTIN, TX 78763-5072

ZYCHA, MICHAEL C
2206 MEADOW LN
TAYLOR, TX 76574-1345

KMCA LTD
1912 N MAIN ST
TAYLOR, TX 76574-1824

CITY OF TAYLOR, Attn: City
Manager
400 PORTER ST
TAYLOR, TX 76574-3600

JANECKA, ALBERT E
301 COUNTY ROAD 404
TAYLOR, TX 76574-5223

HUFF, LOUIS
PO BOX 777
TAYLOR, TX 76574-0777

S R SCOTT FAMILY LTD
PARTNERSHIP
PO BOX 5072
AUSTIN, TX 78763-5072

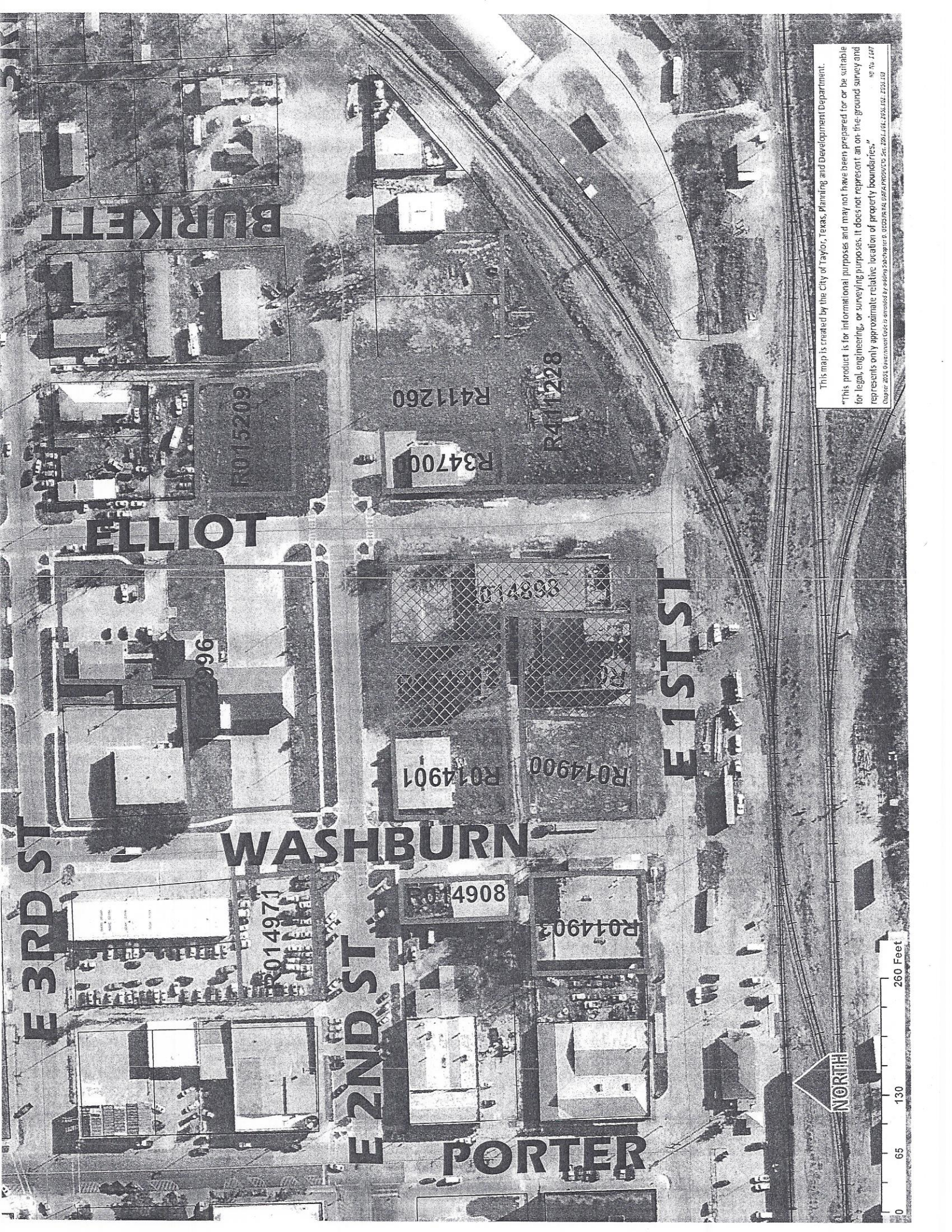
ZYCHA, MICHAEL C
2206 MEADOW LN
TAYLOR, TX 76574-1345

JANECKA, ALBERT E
301 COUNTY ROAD 404
TAYLOR, TX 76574-5223

MALISH ANTON FRANK SR
ESTATE & ESTATE OF MARY
MALISH % Anton & Jane Malish
4407 BRADLEY LN
CHEVY CHASE, MD 20815-5230

SNYDER, JEFFREY A & JOANN
3600 COUNTY ROAD 405
TAYLOR, TX 76574-5505

Mailed
1-3-14



This map is created by the City of Taylor, Texas, Planning and Development Department.
"This product is for informational purposes and may not have been prepared for or be suitable for legal engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative location of property boundaries."
Chapter 203, Government Code is amended by adding Subchapter D, Section 203.001, to read: "203.001. This map is created by the City of Taylor, Texas, Planning and Development Department."
No. 1147

MEMORANDUM

TO: Planning and Zoning Commission

FROM: John Elsdon, AICP
City Planner

RE: Josh Richards Rezone Request – Northeast corner of Washburn Street and East 1st Street from B-1 to M-1

DATE: January 8, 2014

Date of the Public Hearing

January 14, 2014

Location and Acres of the Property

Northeast corner of Washburn Street and East 1st Street
0.284 Acres

Property Owner/Applicant

Josh Richards

Applicant's intentions for the property (development objective)

None at this time

Existing Zoning

B-1, Local Business

Previous Zoning History

Unknown

Proposed Zoning

M-1, Light Industrial

Future Land Use Map

The Future Land Use Map designates this area as Downtown

Current Use of Property

Vacant

Surrounding Property: Zoning and land use

North: B-1, Auto Repair

East: B-1, Vacant

South: M-1, Railroad/Warehouse

West: B-3, Vacant Building

Existing Thoroughfares (type and size)

N/A

The City's Thoroughfare Plan

N/A

Traffic Impact Analysis

Waiver requested

Platting Information

Platted

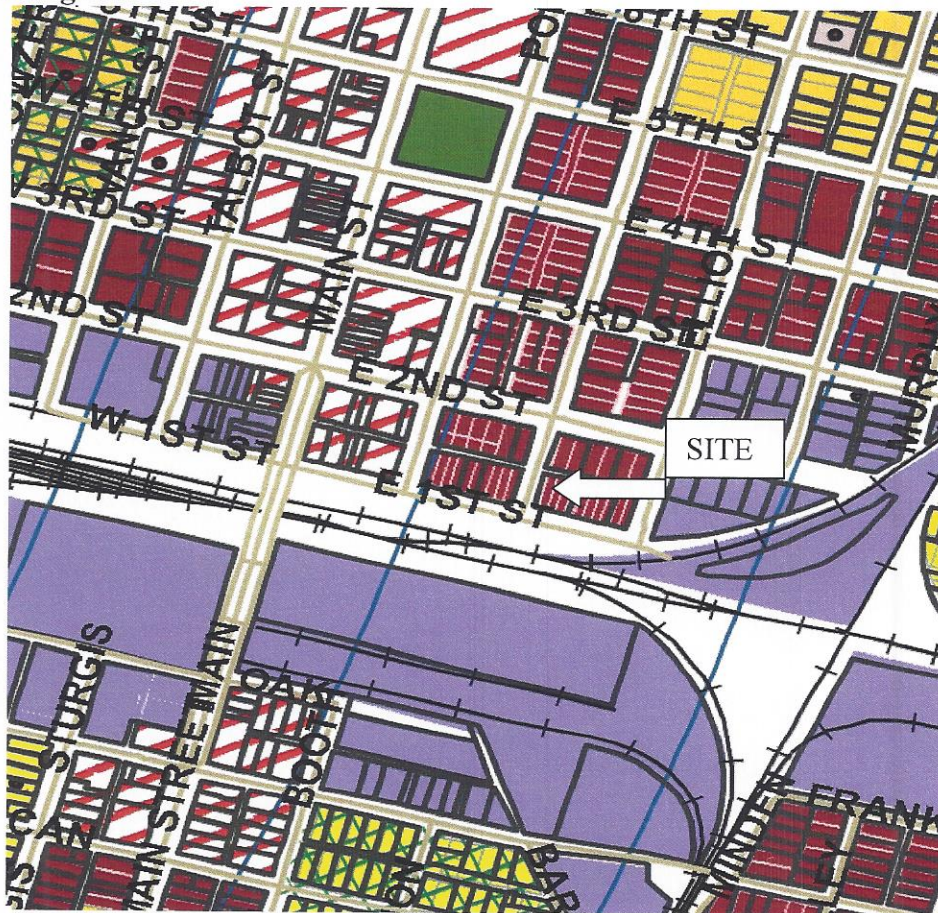
Site Photo:



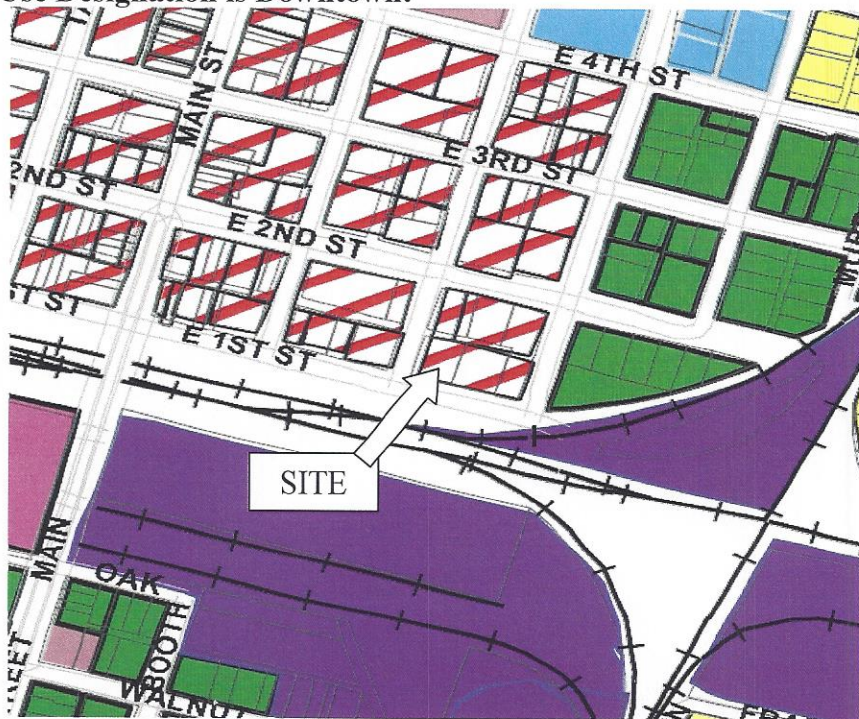
Aerial Photo:



Current Zoning is B-1:



Future Land Use Designation is Downtown:



Discussion

The site is currently zoned B-1. Although the Future Land Use map indicates Downtown for this land, a rezone to M-1 would be consistent with land uses in the area.

The Future Land Use Map will require modification in the near future to be consistent with this rezone, if approved.

Recommendation

Staff recommends approval of the change of zoning from B-1 Local Business to M-1, Light Industrial.

Please call John Elsdén at 512-365-3863 or email at john.elsden@taylortx.gov if you have any questions or concerns.

DRAFT
ORDINANCE NO. 2014-02

AN ORDINANCE REZONING PROPERTY FROM B-1 TO M-1 FOR
PROPERTY LOCATED AT EAST FIRST STREET AND WASHBURN
STREET; AND PROVIDING A SAVINGS CLAUSE

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, Josh Richards, Applicant and property owner, has requested a Rezone from B-1 to M-1 at East First Street and Washburn Street, legally described as Block 1, Lots 8-10, 7 (W/PT), City of Taylor, Williamson County Texas. That after a public hearing held by the Planning and Zoning Commission on January 14, 2014, the Planning and Zoning Commission voted to recommend a Rezone from B-1 to M-1.

BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

- 1.0 That after public hearing held on ----, before the City Council of the City of Taylor for the purpose of considering an application submitted by Josh Richards, a Rezone from B-1 Local Business to M-1 Light Industrial is hereby granted to Josh Richards to the property described.
- 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. 2014-02 was introduced before the City Council on the ----, 2014.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2014.

Jesse Ancira Jr., Mayor

ATTEST:

Susan Brock, City Clerk

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan 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. 2014-02, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2014, 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 _____, 2014.

Susan Brock
City Clerk

**CITY OF TAYLOR
ZONING CHANGE APPLICATION**

ZC / SUP - _____

Type of Request:

☐ Re-Zoning

☐ Specific Use Permit

☐ R-PD

☐ C-PD

Applicant Information:

Name: Josh Richards

Address: P.O. Box 1366 Taylor TX 76574

Day Time Phone: 512-846-2535

-(512-940-0183)

Fax Number: _____

Email: Woodsman.com@me.com

☒ Owner

☐ Owner's Representative

☐ Tenant

☐ Prospective Buyer

Signature: Josh Richards

Property Owner Information

Name: _____

Corporation/Partnership/etc Name: _____

Address: _____

Phone #: _____

Fax #: _____

Email: _____

Signature _____

Property Owners Certification

Before me, the undersigned authority, on this day personally appeared Josh Richards (Owner or agent name) known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he or she executed the same for the purposes and consideration expressed and in the capacity herein stated.

Given under my hand and seal of office on this 2 day of January 2014

Notary Public in and for the State of Texas.

My Commission expires: Jan. 28, 2014

Rocio Lopez

Zoning Change Information

R014900

Location or address: City of Taylor Block 1, Lot 8-10, 7 (W/PT) acres. 284

The property ☒ is ☐ is not platted Acres: _____

Legal description: _____

Seal



ROCIO LOPEZ
Notary Public
STATE OF TEXAS
My Comm. Exp. Jan. 28, 2014

**CITY OF TAYLOR
ZONING CHANGE APPLICATION**

ZC / SUP - _____ - _____

Zoning District	Existing Zoning	Requested Zoning
Rural/Agriculture (RA)		
Single Family (R1)		
Single Family (R2)		
Single Family (R3)		
Manufactured Homes (M-H)		
Manufactured Home Overlay (Special use Permit)		
Multi Family (MF-1)		
Duplex (D)		
Local Business (B1)	B-1	M-1
General Business (B2)		
Central Business (B3)		
Light Industrial (M1)		
Light Industrial (M2)		
Residential PD (R-PD)		
Commercial PD (C-PD)		

Indicate proposed use(s) _____

Other information

Requires an amendment to the future land use plan Yes ☐ No ☒
 Requires an amendment to the thoroughfare plan Yes ☐ No ☒

Submittal Requirements:

1. Straight Zoning Change/SUP:
 - a) Completed application
 - b) Map of subject property with legal description (8.5" X 11")
 - c) Traffic impact analysis (or waiver request letter)
 - d) A site plan
2. Residential or Commercial Planned Development:
 - a) Completed application
 - b) 10 copies of the site plan (for initial staff review)
 - c) Traffic Impact analysis (or waiver request letter)

Applicant Acknowledgement:

I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, I have been authorized to represent the owner, organization, or business in this application. I certify the preceding information is complete and accurate. I also understand the fee for processing this request is dependent on the type of request as listed below.

	1-10 Notices	11-20 Notices	21+ Notices
Specific Use Permit	\$250.00	\$250.00	\$250.00
Zoning Change	\$150.00	\$200.00	\$250.00
Planned Developments	\$500.00	\$500.00	\$500.00

I also understand that the fee is non-refundable. My signature indicates my awareness of the fee. Additionally, my signature below authorizes the City staff to proceed with the request.

Printed Name: Josh Richards Signature: Josh Richards
 Date: 1-2-2014

For Office Use:

Zoning Case Number: _____

Fee: _____ Receipt Number: _____ Date: _____

Accepted by: _____ Date: _____



TAYLOR

THE ZEST OF TEXAS

City of Taylor

400 Porter Street

Taylor TX 76574

Public Hearing Notice - Taylor City Hall Public Hearing Date: January 14, 2014

January 3, 2014

RE: Notice of Public Hearing for ZC-14-02, Josh Richards, Applicant/Property Owner, Rezone 0.284 Acres from B-1 Local Business to M-1 Light Industrial.

Dear Property Owner:

You have received this notice because you own property within 200 feet of property located in the general vicinity of the northeast corner of E 1st Street and Washburn St, the property is also described as 0.284 Acres, City of Taylor, Block 1, Lot 8-10, 7 (W/PT), Williamson County Texas. This property is owned by Josh Richards. The owner has applied for a Rezone from B-1 Local Business to M-1 Light Industrial.

In accordance with Texas State law, the City of Taylor is required to notify property owners who own property within a 200-foot radius of the property for which a rezone has been requested. This notice serves as formal notice that the Planning & Zoning Commission will hold a hearing for this request on:

January 14, 2014

6:00 p.m.

City of Taylor Council Chambers

400 Porter Street

Taylor, TX 76574

For more information, please contact John Elsdon, City Planner at 512-365-3863 x 24 or john.elsden@taylortx.gov.

Attachment: Location Map

RICHARDS, JOSHUA L
PO BOX 1366
TAYLOR, TX 76574-6366

S R SCOTT FAMILY LTD
PARTNERSHIP
PO BOX 5072
AUSTIN, TX 78763-5072

S R SCOTT FAMILY LTD
PARTNERSHIP
PO BOX 5072
AUSTIN, TX 78763-5072

HUFF, LOUIS
PO BOX 777
TAYLOR, TX 76574-0777

S R SCOTT FAMILY LTD
PARTNERSHIP
PO BOX 5072
AUSTIN, TX 78763-5072

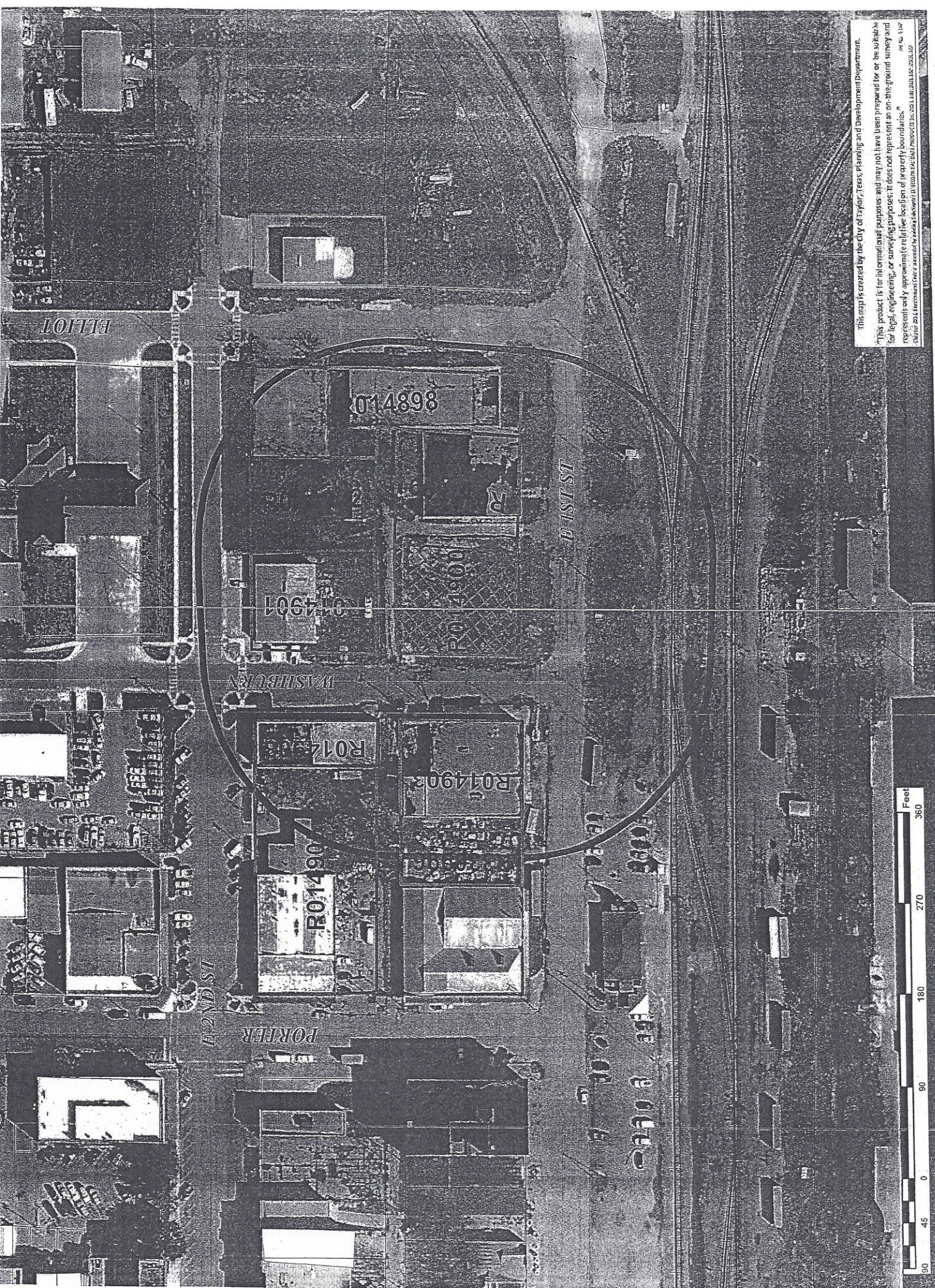
MALISH ANTON FRANK SR
ESTATE & ESTATE OF MARY
MALISH % ANTON & JANE
MALISH
4407 BRADLEY LN
CHEVY CHASE, MD 20815-5230

LONE STAR LINEN INC
120 PORTER ST
TAYLOR, TX 76574-3649

SNYDER, JEFF
106 PORTER
TAYLOR, TX 76574

SNYDER, JEFFREY A & JOANN
3600 COUNTY ROAD 405
TAYLOR, TX 76574-5505

*Mailed
1/3/14*



This map is created by the City of Taylor, Texas, Planning and Development Department.
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate (reliable) location of property boundaries.
©2014 City of Taylor, Texas. All rights reserved. 01/01/2014 10:00:00 AM
Map No. 1547

**CITY OF TAYLOR
ZONING CHANGE APPLICATION**

ZC / SUP -

Type of Request:

☐ Re-Zoning

☐ Specific Use Permit

☐ R-PD

☐ C-PD

Applicant Information:

Name:

Josh Richards

Address:

P.O. Box 1366 Taylor TX 76574

Day Time Phone:

512-846-2535 (512-940-0183)

Fax Number:

Email:

woodsman.com@me.com

☒ Owner

☐ Owner's Representative

☐ Tenant

☐ Prospective Buyer

Signature:

Josh Richards

Property Owner Information

Name:

Corporation/Partnership/etc Name:

Address:

Phone #:

Fax #:

Email:

Signature

Property Owners Certification

Before me, the undersigned authority, on this day personally appeared Josh Richards (Owner or agent name) known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he or she executed the same for the purposes and consideration expressed and in the capacity herein stated.

Given under my hand and seal of office on this 2 day of January 2014

Notary Public in and for the State of Texas.

My Commission expires: Jan. 28, 2014

Rocio Lopez

Zoning Change Information

R014900

Location or address:

City of Taylor Block 1, Lot 8-10, 7 (w/PT) acres, 284

The property ☒ is

☐ is not platted

Acres:

Legal description:

Seal



ROCIO LOPEZ
Notary Public
STATE OF TEXAS
My Comm. Exp. Jan. 28, 2014

Memorandum
January 8, 2014

To: Planning and Zoning Commission
From: John Elsdon, City Planner
Topic: Status for past projects acted on by P & Z

This memo is meant to update you on the status of projects you have acted on recently:

1. Manoj Naik Rezone and SUP for a Rodeo on Welch Street: The rezone was heard by P & Z on December 12, and will be considered by Council together with the SUP once P & Z issues a recommendation.

Staff is working with the applicant to draft an operations plan to assist CCA with their comments on the proposal.

2. Zoning Ordinance Amendment to allow Concerts/Dance Outdoor with an SUP: This item will be reviewed by City Council at the same time as item 1 above.

3. Sam Dowdy Rezone: This item will have final action at the January 9 Council meeting.

4. Roadway Impact Fee Update: A Public Hearing is scheduled with the Council for this item on January 23, 2014.

Please let me know if you have any questions at john.elsden@taylortx.gov or 512-365-3863.