

MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
IMPACT FEE ADVISORY COMMITTEE AND
PLANNING AND ZONING COMMISSION MEETING
January 11, 2011, 6:00 p.m.
Council Chamber

PRESENT

Scott Green
Randolph Griffin
Jonathan Kamenicky
Don McAlister
Todd Osborn
Thomas Rohlack
Leland Stevens

ABSENT

Donna Frazier
Brandt Rydell

OTHERS PRESENT

Bob vanTil, Community Development Director
John Elsdon, City Planner
Marsha Haass, Com. Dev. Admin. Assist.
Casey Sledge, City Engineer
See Attached Sign In Sheet

IMPACT FEE ADVISORY COMMITTEE MEETING

Call to order and declare a quorum

The Impact Fee Advisory Committee meeting was called to order and a quorum declared at 6:00 p.m.

Review and recommend to City Council the semi-annual impact fee report for July 1, 2010 to December 31, 2010

The Impact Fee Advisory Committee reviewed the semi-annual impact fee report.

Mr. Stevens made the motion to recommend to City Council the semi-annual impact fee report for July 1, 2010 to December 31, 2010. Second by Mr. Green. All voted aye.

Adjourn

The Impact Fee Advisory Committee meeting adjourned at 6:03 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 6:03 p.m.

CITIZEN COMMUNICATION

During Citizen Communication Nancy Tyson presented the Commission with pictures of a newly opened recycling facility in Pflugerville that she had recently visited. She stated that the facility was neat and clean and all of the recycling was done inside.

Review and approve Minutes from October 12, 2010

Mr. Griffin made the motion to approve the minutes from the October 12, 2010 meeting. Second by Mr. Rohlack. All voted aye.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

ZC-10-08 Hold Public Hearing for a rezone application from Frankie Hejl, Church of Christ, 2702 N Main, also known as 2.99 Acres out of the J. Pharrass Survey, AW0495, City of Taylor, From Single Family R-1 to Institutional I.

The public hearing was opened. Mr. Elsdon introduced the rezone application and stated that staff recommends approval. Frankie Hejl with the Church of Christ presented the request to rezone the property. The public hearing was closed.

ZC-10-08 Make Recommendation for a rezone application from Frankie Hejl, Church of Christ, 2702 N Main, also known as 2.99 Acres out of the J. Pharrass Survey, AW0495, City of Taylor, From Single Family R-1 to Institutional I.

Mr. Stevens made the motion to recommend approval of the application. Second by Mr. Kamenicky. All voted aye.

ZC-10-09 and SUP-10-04 Hold Public Hearing for a Rezone application and a Specific Use Permit application from Hagood Engineering Associates, property owner is Round Table Real Estate LLC, in the vicinity of CR 394 north and east of Mustang Creek North Loop, also known as 18.202 acres out of the John Thomas Survey, Abs. No. 610, in Williamson County, TX, said 18.202 acres tract of land being out of that certain 67.78 acre tract of land described in a deed to Shumore Joint Venture, recorded in doc. #2000039782, of the official public records of Williamson County, TX, City of Taylor, from Single Family R-1 to General Business B-2 for a single stream recycling facility.

The public hearing was opened. Mr. Elsdon introduced the rezone application and the specific use permit application stated that staff recommends approval. John Rabon with Wilco Recycling presented both requests and answered questions from the Commission. Donny Michalik was concerned that the facility will not stay neat and clean. Janie Stefek was concerned about debris and property value. Mike Veto commented that he was familiar with recycling facilities and is in support of the facility. Mr. vanTil, Mr. Rabon and Mr. Elsdon answered questions from the Commission. Casey Sledge addressed questions concerning traffic. The public hearing was closed.

ZC-10-09 and SUP-10-04 Make Recommendation for a Rezone application and a Specific Use Permit application from Hagood Engineering Associates, property owner is Round Table Real Estate LLC, in the vicinity of CR 394 north and east of Mustang Creek North Loop, also known as 18.202 acres out of the John Thomas Survey, Abs. No. 610, in Williamson County, TX, said 18.202 acres tract of land being out of that certain 67.78 acre tract of land described in a deed to Shumore Joint Venture, recorded in doc. #2000039782, of the official public records of Williamson County, TX, City of Taylor, from Single Family R-1 to General Business B-2 for a single stream recycling facility.

ZC-10-09 - Mr. Green made the motion to rezone the above property from Single Family R-1 to General Business B-2. Second by Mr. Griffin. All voted aye.

SUP-10-04 – Mr. Green made the motion to approve the SUP to allow a single stream recycling facility with the requirement being all material must be kept inside the building and no storage of recyclables outside. Second by Mr. Griffin. All voted aye.

PC-10-18 Review and Take Action on submittal of a Final Plat from Hagood Engineering Associates, property owner is Round Table Real Estate LLC, in the vicinity of CR 394 north and east of Mustang Creek North Loop, also known as 18.202 acres out of the John Thomas Survey, Abs. No. 610, in Williamson County, TX, said 18.202 acres tract of land being out of that certain 67.78 acre tract of land described in a deed to Shumore Joint Venture, recorded in doc. #2000039782, of the official public records of Williamson County, TX, City of Taylor,

Mr. Elsdon presented the final plat and stated that staff recommends approval. Motion made by Mr. Stevens to recommend approval of the final plat subject to staff's comments being met. Second by Mr. Rohlack. All voted aye.

PC-10-19 Review and Take Action on a request for a variance from the wastewater requirements from Hagood Engineering Associates, property owner is Round Table Real Estate LLC for a proposal to construct a single stream recycling facility, in the vicinity of CR 394 north and east of Mustang Creek

North Loop, also known as 18.202 acres out of the John Thomas Survey, Abs. No. 610, in Williamson County, TX, said 18.202 acres tract of land being out of that certain 67.78 acre tract of land described in a deed to Shumore Joint Venture, recorded in doc. #2000039782, of the official public records of Williamson County, TX, City of Taylor, TX.

Mr. Elsdon presented the wastewater variance request. Mr. Rohlack made the motion to approve the wastewater variance request as submitted. Second by Mr. Green. All voted aye.

DISCUSSION:

Fences/Screening Devices – Staff expects to present this item for a Public Hearing at the February 8, 2011 P & Z Meeting.

The Commission requested a detailed list of changes that were made at the next meeting.

NEXT MEETING DATE: February 8, 2011

The next meeting is scheduled for February 8, 2011

Adjourn

The meeting was adjourned at 7:04 p.m.



John Elsdon
City Planner



Don McAlister
Planning & Zoning Commission Chairman

P4Z

SIGN SHEET

DATE 1-11-11

NAME

ADDRESS

Nancy Tyson	1220 W. Lake Dr. Taylor
Cathy Hejl	1402 Sagewood Dr. Taylor
Frankie Hejl	" " "
Diane Bokac	200 CR 336 Granger
Janie Stefek	1151 CR 337 Granger
John Raber	1301 CR 446, Taylor
Rick Wheeler	1625 CR 394, Hutto
DONALD R. WHEELER	1625 CR 394, Hutto
Ramon M. Wheeler	1601 C.R. 394 Hutto TX 78634
KURT JOHNSON SR	AUSTIN TX
ASEY SLADOFF	SILVER LAKE
BILL BROWN	JONAHSON