

**MINUTES  
CITY OF TAYLOR, TEXAS  
400 Porter Street, Taylor Texas 76574  
IMPACT FEE ADVISORY COMMITTEE AND  
PLANNING AND ZONING COMMISSION MEETING  
January 10, 2012, 6:00 p.m.  
Council Chamber**

**PRESENT**

Donna Frazier  
Jonathan Kamenicky  
Don McAlister  
Todd Osborn  
Thomas Rohlack  
Brandt Rydell  
Leland Stevens

**ABSENT**

Scott Green  
Randolph Griffin

**OTHERS PRESENT**

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

**A. 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 6:02 p.m.

**Review and recommend to City Council the semi-annual impact fee report for July 1, 2011 through December 31, 2011**

Mr. Elsdon reviewed the semi-annual impact fee report for July 1, 2011 through December 31, 2011 with the Impact Fee Advisory Committee and stated that staff recommends approval. He and Mr. van Til answered questions.

Mr. Stevens made the motion to recommend to the City Council approval of the report. Second by Mrs. Frazier. All voted aye.

**Adjourn**

The Impact Fee Advisory Committee Meeting was adjourned at 6:04 p.m.

**B. Planning and Zoning Commission Meeting**

**CALL TO ORDER AND DECLARE A QUORUM**

The Planning and Zoning Commission meeting was called to order and a quorum declared at 6:04 p.m.

**CITIZEN COMMUNICATION**

None.

**Review and approve Minutes from December 13, 2011.**

Mr. Rohlack made the motion to approve the minutes of the December 13, 2011 meeting. Second by Mr. Kamenicky. All voted aye.

**PC-11-18 Review and Take Action on the Main Street Commons Final Plat, legally described as 2.824 acres out of the John Pharass Survey, Abstract 495, City of Taylor, Williamson County, located in the vicinity of 3100 North Main Street Taylor, TX, submitted by Herman & Kittle Properties Inc., property owner is Wallis State Bank.**

Mr. Elsdon reviewed the final plat with the Commission and stated that staff recommends approval of the plat with staffs comments being met. Mr. Ramirez with Herman & Kittle Properties, Inc. spoke to the Commission and was available for questions.

Mr. Rydell made the motion to approve the final plat with staff's comments being met. Second by Mr. Stevens. All voted aye.

**ZC-11-06 Hold Public Hearing on an application for a rezone from B-1 Local Business to B-2 General Business for property located at the northwest corner of TH Johnson Drive and North Main Street, also described as 7.41 acres situated in the William J. Baker Survey AW-0065, City of Taylor, Williamson County Texas. The property is owned by Thomas Anderson Jones, Trustee of the Jane E. Jones Revocable Living Trust, Ordinance 2012-05.**

The public hearing was opened. Mr. Elsdon introduced the rezone application and stated that staff recommends approval since it is supported by the Future Land Use Plan. Bill Gabler, engineer for the owner answered questions from the Commission. Nolan Werchan stated his concerns. The public hearing was closed.

**ZC-11-06 Make Recommendation on an application for a rezone from B-1 Local Business to B-2 General Business for property located at the northwest corner of TH Johnson Drive and North Main Street, also described as 7.41 acres situated in the William J. Baker Survey AW-0065, City of Taylor, Williamson County Texas. The property is owned by Thomas Anderson Jones, Trustee of the Jane E. Jones Revocable Living Trust, Ordinance 2012-05.**

Motion made by Mr. Rydell to recommend to City Council that they approve the rezone request as submitted. Second by Mr. Osborn. All voted aye.

**Appointments expire for Don, Randolph and Thomas in 2012, and City Council will consider appointments on January 26, 2012 – no action necessary for this item.**

**Adjourn**

The meeting was adjourned at 6:29 p.m.

**Next Meeting Date: February 14, 2012**

The next meeting date is scheduled for February 14, 2012.

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Bob van Til  
Director of Community Development

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Don McAlister  
Planning & Zoning Commission Chairman