

**PLANNING AND ZONING COMMISSION MEETING
MEETING MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
January 9th, 2024, 6:00 P.M**

<u>PRESENT</u>	<u>ABSENT</u>	<u>STAFF PRESENT</u>
Amy Everhart	Mike Eaton	Brenda Joyas, Senior Planner
Nora Roy		Victoria Winchester, Administrative Assistant
Donna Frazier		Justinh Sauer, Permit Tech
Annette Maruska		Colin Harrison, Director of Development Services
Alex Allrich		Tom Yantis, Assistant City Manager
Jim Newman		
Steve Darden		
Kellie Billings Ray		

CALL TO ORDER AND DECLARE A QUORUM: 6:00PM

I. CITIZENS COMMUNICATION

(The Planning and Zoning Commission welcomes public comments on items not listed on the Agenda. However, the Commission cannot respond until an item is posted on a future meeting agenda. Registration forms are available at the sign in table.)

Pam Harper Spoke regarding her concerns about Murphy Street development proposal.

II. CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission may act on with one single vote. The Chairman or a Commissioner may pull any item from the Consent Agenda to discuss and act upon it individually as part of the Regular Agenda.)

1. Review and approve minutes from the meeting held on December 12, 2023.
2. **PZ-2023-1935** – Consider Disapproval of Taylor Tract Preliminary Plat consisting of approximately 69.169 acres generally located at 14501 Hwy 79, more particularly described by Williamson Central Appraisal District Parcels R019338 and R019992, part of and out of the HG Johnson Survey, Section No. 6, Abstract No. 348, Taylor, Williamson County, Texas. (Shai Roos-HDR)
3. **PZ-2023-1904** – Consider Disapproval of Northcutt-Buzan Estates Preliminary Plat consisting of approximately 27.887 acres generally located at 1910 CR 452, more particularly described by Williamson Central Appraisal District Parcel R408565 part of and out of the Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas. (Brenda Joyas-COT)

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4. PZ-2023-1980 – Consider Conditional Approval of Taylor Plaza Subdivision Replat No.3 consisting of approximately 13.460 acres generally located at 3100 North Main Street, more particularly described by Williamson Central Appraisal District Parcel R363579, part of and out of the John Pharress Survey, Abstract No. 495, Taylor, Williamson County, Texas.

Motion was made by Commissioner Donna Frazier, to approve Minutes and approve Consent agenda as presented. Motion was Seconded by Commissioner, Nora Roy. No Discussion was made. Vote was unanimous.

III. REGULAR AGENDA

5. PZ-2023-1972 - Hold a public hearing regarding a request to approve a Special Use Permit to allow lodging without a full time, on-site operator for 2300 Grace St, on 0.45 acres of land, more particularly described by Williamson Central Appraisal District Parcel R018004 in the Smith W C, Block 9, Lot 12-13, Taylor, Williamson County, Texas. (Brenda Joyas-COT)

Chair, Amy Everhart Opened Public Hearing at 6:03PM.

Senior Planner, Brenda Joyas and Tom Yantis, Assistant City Manager presented and answered questions regarding the request to approve of the Special Use Permit to allow owner to use the property as a short-term rental without a full time, on site operator.

The Applicant, Scott White spoke. Neighbor, Lane Holman spoke regarding concerns on short term rentals and recourse for the neighbors of the negative impacts of short term rentals. Neighbor, Claire Randing spoke on concerns she has with the current owner of the Airbnb and requested a list of the properties that had been notified of this application. There was discussion between Commissioners, Staff, Applicant and Neighbors.

Chair, Amy Everhart closed Public Hearing at 6:43 pm.

6. PZ-2023-1972 - Consider making a recommendation regarding a request to approve a Special Use Permit to allow lodging without a full time, on-site operator for 2300 Grace St, on 0.45 acres of land, more particularly described by Williamson Central Appraisal District Parcel R018004 in the Smith W C, Block 9, Lot 12-13, Taylor, Williamson County, Texas.

Motion was made by Commissioner, Kellie Billings-Ray to recommend approval for the Special Use Permit for a temporary period of 3-years. Seconded by

Commissioner, Alexander Allrich. No Discussion was made by Commissioners. Vote was unanimous.

- 7. PZ-2023-1973** - Hold a public hearing regarding a request to approve a Special Use Permit to allow lodging without a full time, on-site operator for 1816 Eckhardt St, on 0.2 acres of land, more particularly described by Williamson Central Appraisal District Parcel R017041 in the S3586 - Eckhardt R J Tract, Block 1, Lot 2 (W/PT), Taylor, Williamson County, Texas. (Brenda Joyas-COT)

Chair, Amy Everhart has opened the public 6:45pm

Senior Planner, Brenda Joyas made a presentation regarding 1816 Eckhardt, that staff recommends approval for the Special Use Permit to allow the owner to use the property as a short-term rental without a full-time, on-site operator.

Applicant Scott White spoke. The owner, Kevin Oman spoke. Neighbor, Yvonne Castillo spoke about her concerns about the potential occupants of the property.

Chair, Amy Everhart has closed the public hearing at 6:56pm

- 8. PZ-2023-1973** - Consider making a recommendation regarding a request to approve a Special Use Permit to allow lodging without a full time, on-site operator for 1816 Eckhardt St, on 0.2 acres of land, more particularly described by Williamson Central Appraisal District Parcel R017041 in the S3586 – Eckhardt R J Tract, Block 1, Lot 2 (W/PT), Taylor, Williamson County, Texas.

Motion was made by Commissioner, Jim Newman, to recommend approval for the Special Use Permit for a temporary period of 3-years. Seconded by Commissioner Donna Frazier. No Discussion was made by Commissioners. Vote was unanimous.

- 9. PZ-2023-1957** -Place Type Zoning Change – Hold a public hearing regarding requests from individual property owners for changes to the designated Place Type zoning districts for their properties. (Tom Yantis-COT)

Tom Yantis, Assistant City Manager made a presentation regarding, place type zoning change requests at 2010 N Main St and 1111 W 3rd St.

Neighbor Michael Gutrox of 2010 N Main St spoke.

10. **PZ-2023-1957** -Place Type Zoning Change – Consider making a recommendation regarding requests from individual property owners for changes to the designated Place Type zoning districts for their properties.

Motion was made by Commissioner, Donna Frazier to approve the place type zoning to change both addresses, 2010 N Main st and 1111 W 3rd st from P5 to P4. Motion was Seconded by Commissioner Alexander Allrich. . No Discussion was made by Commissioners. Vote was unanimous.

DISCUSSION ITEMS

1. Update regarding City Council actions on items referred to by the Planning and Zoning Commission.
2. **ADJOURN 7:10pm**

Next Meeting Date: February 13th, 2024

Posted By: Victoria Winchester Date: 01-12-24

Victoria Winchester, Administrative Assistant