

AGENDA
CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET, TAYLOR, TX 76574
JULY 9, 2024, 6:00 PM

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, July 9, 2024.

The agenda packet is on the [City of Taylor's website](#).

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

(The Planning & Zoning Commission welcomes public comment on items not listed on the agenda. However, the Commission cannot respond until the item is posted on a future agenda. All public comments are limited to 3 minutes.)

III. CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission may act on with a single vote. The Chair 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 June 11, 2024
2. **PZ-2023-1904** Consider Conditional Approval of Northcutt-Buzan Estates Preliminary Plat generally located at 1910 CR 452 consisting of approximately 27.887 acres part of and out of the Parthinia Coursey Survey, Abstract No. 131, more particularly described by Williamson Central Appraisal District Parcel R408565, Taylor, Williamson County, Texas. (Courtney Peres, Planning Manager)
3. **PZ-2023-1968** Consider Conditional Approval of the Taylor North Bull Branch Creek Preliminary Plat, generally located along the South right-of-way of N.W. Carlos G. Parker Boulevard, approximately 1,400 feet west of the intersection of N.W. Carlos G. Parker Boulevard and North Drive, consisting of approximately 7.747 acres of land part of and out of the William J Baker Survey, Abstract No. 65, more particularly described by the Williamson Central Appraisal District Parcel R018638, Taylor, Williamson County, Texas. (Courtney Peres, Planning Manager)
4. **PZ-2024-2088** Consider Disapproval of the Davis Tract Phase 1 Preliminary Plat, generally located north of Elm Branch Trail, legally described as approximately 25.52 acres of land part of the James C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R656448, Taylor, Williamson County, Texas. (Courtney Peres, Planning Manager)
5. **PZ-2024-2150** Consider Conditional Approval of Park 79 Commerce (Taylor Tract) Final

Plat, generally located at 14501 Highway 79, legally described as a 69.015-acre tract of land part of and out of the H.G. Johnson Survey, Section 6, Abstract No. 348, more particularly described by Williamson Central Appraisal District Parcels R019338 and R019992, Taylor, Williamson County, Texas. (Shai Roos, HDR Planner)

6. **PZ-2024-2172** Consider Disapproval of Spring Creek Phase 2 Final Plat, generally located at the northwest corner of the intersection of North Drive and NW Carlos G. Parker Boulevard, consisting of approximately 20.40 acres of land, legally described as land part of and out of the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcels R018683 and R383650, Taylor, Williamson County, Texas. (Courtney Peres, Planning Manager)

IV. REGULAR AGENDA

7. **PZ-2024-2168** Hold a public hearing and make a determination regarding a request for a Subdivision Variance related to driveway width and spacing generally located at 202 Mustang Cove, legally described as Lot 4B, of a Replat of Lot 4, Block B, Final Plat of Mustang Creek Industrial Park, more particularly described by Williamson Central Appraisal District Parcel R496076, Taylor, Williamson County, Texas. (Parker McDowell, HDR Planner)
8. **PZ-2023-1970** Hold a public hearing and consider making a recommendation regarding a request for a Neighborhood Plan referred to as Turner Spring generally located at 450 CR 398, legally described as a 99.48-acre tract of land out of the Samuel Pharrass Survey, Abstract 496, more particularly described by Williamson Central Appraisal District Parcels R019622 and R020057, Taylor, Williamson County, Texas.
9. **PZ-2024-2140** Hold a public hearing and consider making a recommendation regarding a request of an Employment Center Plan referred to as iMarket generally located northeast at the intersection of Carlos G. Parker Boulevard Southeast and FM 112, legally described as a 211.84-acre tract of land in the Parthinia Coursey Survey, Abstract No. 131, more particularly described by Williamson Central Appraisal District Parcels R357492, R318771, R006142, R620065, R624522, R620064, Taylor, Williamson County, Texas.
10. **PZ-2023-1848** Hold a public hearing and consider making a recommendation regarding an amendment to the Envision Taylor Comprehensive Plan to include the creation of a Small Area Plan referred to as the Small Area Plan - Special Employment District North on approximately 1,500 acres generally located east of County Road 101, South of County Road 395 and County Road 398, West of Justin Lane, and North of US 79, Taylor, Williamson County, Texas. *Tom Yantis*

V. DISCUSSION ITEMS

11. Update regarding City Council actions on items referred by the Planning and Zoning Commission. *Colin Harrison*
12. Update to Land Development Code amendments. *Courtney Peres*

VI. ADJOURN

The Commission may vote and/or act upon each of the items listed in this Agenda. The Commission 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 this meeting was posted in the City of Taylor Hall Lobby continuously for 72 continuous hours before July 9, 2024. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by:

A handwritten signature in cursive script that reads "Victoria Winchester". The signature is written in black ink and is positioned above a horizontal line.

Victoria Winchester, Administrative Assistant

Date:

July 5, 2024