

AGENDA
CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET, TAYLOR, TX 76574
SEPTEMBER 10, 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, September 10, 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 and 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 or Board may act on with a single vote. The Chair or a Commission member 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 on August 13, 2024 *Courtney Peres*
2. **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*
3. **PZ-2024-2143** Consider Disapproval of The Retreat at Mallard Final Plat, generally located near the intersection of Mallard Lane and Jason Drive, legally described as a 19.617-acre tract of land part of and out of the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018622, Taylor, Williamson County, Texas. *Courtney Peres*
4. **PZ-2024-2216** Consider Disapproval of the Taylor Pointe Subdivision Preliminary Plat generally located at 715 Carlos G. Parker Blvd. SW, consisting of approximately 39.015 acres of land part of the G.M. Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcel R331170, Taylor, Williamson County, Texas. *Parker McDowell*
5. **PZ-2024-2254** Consider Disapproval of the Taylor North Bull Branch Creek Townhomes, Subdivision Improvement Plan, 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

6. **PZ-2024-2255** Consider Disapproval of the Gradient Technology Park/iMarket Final Plat, generally located 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.
Courtney Peres
7. **PZ-2024-2256** Consider Disapproval of the Gradient Technology Park/iMarket Subdivision Improvement Plan, generally located 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. *Courtney Peres*
8. **PZ-2024-2258** Consider Disapproval of the Gradient Technology Park/iMarket Preliminary Plat, generally located 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. *Courtney Peres*

IV. REGULAR AGENDA

9. **WITHDRAWN - PZ-2024-2249** Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to allow lodging without a full-time, on-site operator generally located at 120 Mammoth, legally described as Northpark Phase Five, Block B, Lot 15, approximately 0.18 acres, more particularly described by the Williamson Central Appraisal District Parcel R552906, Taylor, Williamson County, Texas.
Parker McDowell
10. **PZ-2024-2109** Hold a public hearing and consider making a recommendation regarding a request for an Infill Neighborhood Plan generally located at 215 Commercial Drive, legally described as Lake Aire Subdivision, Block One, Northern Part of Lot One, approximately 4.68 acres, more particularly described by Williamson Central Appraisal District Parcel R048754, Taylor, Williamson County, Texas. *Parker McDowell*
11. **PZ-2024-2102** Hold a public hearing and consider making a recommendation regarding a request for an amendment to the Neighborhood Plan referred to as Davis Tract Phase 2, generally located west of Backwood Pass, legally described as approximately 99 acres of land, part of and out of the James C. Eaves Survey, Abstract No. 533, and George M. Reese Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcels R019951, R019181, R019651, Taylor, Williamson County, Texas. *Shai Roos*

V. DISCUSSION ITEMS

12. Update regarding City Council actions on items referred by the Planning and Zoning Commission. *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 September 10, 2024. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by:



Victoria Winchester, Administrative Assistant

Date:

September 6, 2024