

MINUTES

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

July 8, 2025, at 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

PRESENT

Amy Everhart
Donna Frazier
Nora Roy
Annette Maruska
Jim Newman
Jim Buzan
Joseph Gonzales

ABSENT

Alexander Allrich
Barbara Aviles-Toresberg

STAFF PRESENT

Preston Gunn, Planner
Cole Bakley, Senior Planner
Shai Roos, Interim Director

I. CALL TO ORDER AND DECLARE A QUORUM

- 1. Chair, Amy Everhart, called the meeting to order and declared a quorum at 6:00 P.M.*

II. 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.)

- No citizens were present to present at Citizens Communication.*

III. CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission may act on with one 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 10, 2025
 - Donna Frazier made a motion to Approve the minutes as presented. Annette Maruska seconded the motion. Motion passed (7-0).*

IV. REGULAR AGENDA – REVIEW/DISCUSS AND CONSIDER ACTION

2. **PZ-2025-2534** Consider Disapproval of the Isla De Aqua Subdivision Replat, generally located at 309 W. Rio Grande Street, consisting of approximately 0.102 acres of land part of the Washington Heights Subdivision, Block 3, Eastern Part of Lot 10, more particularly described by Williamson Central Appraisal District Parcel R018437, Taylor, Williamson County, Texas.
 - Planner, Preston Gunn provided a brief presentation introducing the Replat and provided staff's recommendation.*

- *Annette Maruska motioned to Disapprove the Replat as presented. Nora Roy seconded the motion. Motion passed (7-0).*
3. **PZ-2025-2532** Consider Disapproval of the Cavo Properties Replat, generally located at 140 NW Carlos G. Parker Blvd, consisting of approximately 4.297 acres of land, more particularly described by Williamson Central Appraisal District Parcel R569867, Taylor, Williamson County, Texas.
 - *Planner, Preston Gunn provided a brief presentation introducing the Replat and provided staff's recommendation.*
 - *Joseph Gonzales motioned to Disapprove to Replat as presented. Jim Newman seconded the motion. Motion passed (7-0).*
 4. **PZ-2023-1904** Consider Approval of the Northcutt Buzan Preliminary Plat, generally located at 1910 CR 452, consisting of approximately 27.637 acres of land, situated in the P. Coursey Survey, Abstract No. 131, more particularly described by Williamson Central Appraisal District Parcel R408565, Taylor, Williamson Country, Texas.
 - *Senior Planner, Cole Bakley provided a brief presentation introducing the Preliminary Plat and provided staff's recommendation.*
 - *Jim Newman motioned to Approve the Preliminary Plat as presented. Annette Maruska seconded the motion. Motion passed (6-0); Jim Buzan recused himself due to a conflict of interest.*
 5. **PZ-2023-1969** Consider Conditional Approval of 3811 N. Main Final Plat, consisting of land generally located at 3811 N. Main Street, legally described approximately 21.78 acres of land, part of and out of the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018654, Taylor, Williamson County, Texas.
 - *Senior Planner, Cole Bakley provided a brief presentation introducing the Final Plat and provided staff's recommendation.*
 - *Annette Maruska motioned to Conditionally Approve the Final Plat as presented. Jim Buzan seconded the motion. Motion passed (7-0).*
 6. **PZ-2025-2522** Consider Approval of a Subdivision Variance from the Engineering Manual Section 3.1.4.D, Detention and Erosion Policy, for property generally located at 715 Carlos G. Parker Blvd. SW, commonly referred to as Taylor Pointe, consisting of approximately 39.979 acres of land part of the G.M. Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcels R331170, R661628, R661621, R661629, R661630, Taylor, Williamson County, Texas.
 - *Floodplain Manager, Bryan Martin provided background information and explanation for the request and staff's recommendation.*
 - *Jim Newman motion to Approve the Subdivision Variance as presented. Joseph Gonzalez seconded the motion. Motion passed (7-0).*

V. PUBLIC HEARINGS



7. None.

VI. DISCUSSION ITEMS

8. Update regarding City Council actions on items referred by the Planning and Zoning Commission.

- *Staff provided an update to the Commission based on past cases that P&Z forwarded on to City Council.*

VII. **ADJOURN** - Meeting was adjourned at 6:44 P.M.

Approved by Chair:	 <i>Amy Everhart, Chair</i>
Date:	9/9/25
Attest by Administrative Assistant:	 <i>Courtney Peres, Interim Assistant Director of Development Services</i>
Date:	9/9/25