

Approved 8-0 8/13/24

MINUTES

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

July 9, 2024, at 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

<u>PRESENT</u>	<u>ABSENT</u>	<u>STAFF PRESENT</u>
Nora Roy	Amy Everhart	Victoria Winchester, Administrative Assistant II
Donna Frazier	Mike Eaton	Justin Sauer, Permit Technician
Annette Maruska		Preston Gunn, Permit Technician
Jim Newman	Kellie-Billings	Shai Roos, Planning Consultant
Alexander Allrich	Ray	Parker McDowell, Senior Planner
Barbara-Aviles Torsberg		Tom Yantis, Assistant City Manager

I. CALL TO ORDER AND DECLARE A QUORUM

Vice Chair, Nora Roy called 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.)

Vice Chair, Nora Roy opened the Citizens Communication. There was no one present to speak. Vice Chair, Nora Roy closed 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 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 Center 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)

Motion was made by Commissioner, Jim Newman to approve the Consent Agenda as presented along with approval for minutes held on meeting June 11, 2024. Commissioner, Alexander Allrich second the motion. No further discussions were made between board. The vote passed unanimously. (6-0)

IV. REGULAR AGENDA

7. **PZ-2024-2168** Hold a public hearing and consider making a recommendation regarding a request for a Subdivision Variance related to driveway location 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)

Vice Chair, Nora Roy opened public hearing at 6:02PM

HDR Planner, Parker McDowell made a presentation considering making a recommendation regarding a request for a subdivision variance related to a driveway located at 202 Mustang Cove. Staff recommend approval of the proposed

subdivision variances. At this time there were no citizens to speak regarding PZ-2024-2168. Vice Chair, Nora Roy closed the public hearing at 6:07 PM.

Melissa Hernandez, the Architect for Caliber Collision, spoke asking for approval as they believe the business supports the surrounding businesses

Commissioner, Barbara Aviles-Torsberg made a motion to approve the subdivision variance. Commissioner, Annette Maruska seconded the motion. No further discussions were made between board. The vote passed unanimously (6-0).

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. (Shai Roos, HDR Planner)

Vice Chair, Nora Roy Opened up the public hearing at 6:08 PM. HDR Planner, Shai Roos made a presentation considering making a recommendation regarding a request for a Neighborhood Plan referred to as Turner Spring located at 450 CR 398. Staff recommend approval of the Neighborhood Plan. Vice Chair, Nora Roy closed the public hearing at 6:16 PM.

The Commissioners wanted to know when the surrounding neighborhood's will be brought to them as well as some minor details of the layout for this case. Tom Yantis named the surrounding developments and if they have been approved as well as referred to the packet on the details of this case

Edd Stevens asked about if there are roads connecting to 398 if there are plans to improve 398. Tom Yantis and Shia Roos explained when and how the improvements will be determined.

Commissioner Alexander Allrich made a motion to approve the Neighborhood Plan known as Turner Spring. The motion was seconded by Commissioner, Jim Newman. No further discussions were made between the board. The vote passed unanimously. (6-0)

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. (Shai Roos, HDR Planner)

Vice Chair, Nora Roy opened the public hearing at 6:19 PM. HDR, Planner, Shai Roos made a presentation considering making a recommendation regarding a request of an Employment Center Plan referred to as iMarket located at FM 112. Staff recommends approval of the proposed Employment Center Plan and associated warrants and variance. Vice Chair, Nora Roy closed the public hearing at 6:30 PM.

Annette Maruska had a question. They are concerned for the need of a signal light. Tom Yantis spoke on traffic impact analysis to determine how contribution of a light will be decided. Ethan Harwell (planner with Kimmely Horn) presented the project and spoke more on TxDot about Traffic signals. They then described the topography of the site and the road layout.

Commissioner Allrich and Commissioner Barbara Aviles-Torsberg had a question related to connecting trails through this site. Tom Yantis, said, the parks department is currently working on trail system master plan to connect the trails

Commissioner, Barbara Aviles-Torsberg made a motion to approve the request of an Employment Center Plan referred to as iMarket. Commissioner, Alexander Allrich seconded the motion. No further discussions were made between board. The vote passed unanimously. (6-0)

10. PZ-2024-1848 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, Assistant City Manager)

Vice Chair, Nora Roy opened the public hearing at 6:31PM. Assistant City Manager, Tom Yantis made a presentation considering making a recommendation regarding amendment to the Envision Comprehensive Plan to include the creation of a small area plan referred to as the Small Area Plan- Special Employment District North located east of County Road 101. Staff recommended approval of the proposed Comprehensive Plan amendment to adopt the Small Area Plan – Special Employment District – North. During public hearing Louis Hughes 775 Lorax Lane spoke regarding his property within the Small Area Plan, 70-acre property. He had concerns regarding his property and wanted to make a request for an 170-foot buffer between the industrial and residential.

There was a discussion between Commissioners, Donna Frazier, Commissioner, Annette Maruska and Assistant City Manager, Tom Yantis.

Commissioner, Annette Maruska made a motion to approve the recommendation regarding amendment to Envision Taylor Comprehensive Plan to include the creation of a small Area Plan referred to as the Small Area Plan- Special Employment District North. Motion was Seconded by Commissioner, Alexander Allrich. No discussion was made after the motion. The vote passed unanimously. (6-0)

V. DISCUSSION ITEMS

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

Assistant City Manager, Tom Yantis provided an update to the Commission from June's City Council Meeting items approved or denied from the recommendations by the Planning and Zoning Commission.

2. Update to Land Development Code amendments.

Assistant City Manager, Tom Yantis provided an update to the Board and Commissioners on the Land Development Code Amendments that will be completed in August.

3. ADJOURN

Vice Chair Nora Roy called the meeting adjourned at 6:59 P.M.

Approved by Chair: Amy

Date: 1/13/26

Attest by Administrative Assistant: Beth

Date: 2/23/24