

Approved 6-0 9.10.24

MINUTES

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

August 13th, 2024, at 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

PRESENT

Amy Everhart
Nora Roy
Kellie Billings-Ray
Donna Frazier
Annette Maruska
Jim Newman
Alexander Allrich
Barbara-Aviles Torsberg

ABSENT

Mike Eaton

STAFF PRESENT

Victoria Winchester, Administrative Assistant II
Justin Sauer, Permit Technician
Preston Gunn, Planner
Parker McDowell, Senior Planner Consultant
Shai Roos, Planning Consultant
Courtney Peres, Planning Manager
Colin Harrison, Director

I. CALL TO ORDER AND DECLARE A QUORUM

Chair, Amy Everhart called to order and declared a quorum at 6:01 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 the 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 July 09, 2024.
2. **PZ-2024-2182** Consider Disapproval of the 3311 West Second Street Minor Plat generally located at 3311 W. 2nd Street, legally described as approximately 1.698 acres of land part of the H.G. Johnson Survey, Abstract No. 348, more particularly described by the Williamson Central Appraisal District Parcel R432726, Taylor, Williamson County, Texas. (Parker McDowell, HDR Planner)

3. **PZ-2024-2220** Consider Disapproval of the Taylor EDC Addition Minor Plat generally located at 1601 Martin Luther King Jr. Boulevard, legally described as approximately 52.421 acres of land part of the Parthinia Coursey Survey, Abstract No. 131, more particularly described by the Williamson Central Appraisal District Parcel R018994, Taylor, Williamson County, Texas. (Parker McDowell, HDR Planner)
4. **PZ-2024-2115** Consider Disapproval of RCR- Taylor Logistics Park Amending Plat of Phase TWO, Block Two, Lots 1,2 and 3A, generally located at 201 FM 3349, Legally described as RCR- Taylor Logistics Park Phase Two Minor Plat, Block Two, Lots 1-2 and RCR -Taylor Logistics Park Phase Two Replat, Block Two, Lot 3A, more particularly described by the Williamson County, Texas. Courtney Peres
5. **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 of the G.M Reese Survey Abstract NO. 533, more particularly described by Williamson Central Appraisal District Parcel R331170, Taylor, Williamson County, Texas.
6. **PZ-2024-2105** Consider Disapproval of Gateway Tract Preliminary Plat, general located at 505 Carlos G Parker SW, legally described as 38.09-acre tract of land part of an out of Geroge M. Reese Survey, Abstract No. 533, more particular described by Williamson central Appraisal District Parcels R331030, R019657, R020063, Taylor, Williamson County.
Commissioner Nora Roy approves of the Consent Agenda as presented. Commissioner, Alexander Allrich, seconded the motion. Motion passed unanimously.

IV. REGULAR AGENDA

7. **PZ-2024-2212** Hold a public hearing and consider making a recommendation regarding a request for a Place Type zoning change from P2.5 – Large Lot to P3 – Neighborhood on property generally located at 1120 W. Lake Drive, legally described as approximately 1.24 acres of land situated in Hague Heights, Block One, Lots 8 through 13, more particularly described by the Williamson Central Appraisal District Parcel R017151, Taylor, Williamson County, Texas. (Parker McDowell, HDR Planner)
Chair, Amy Everhart opened public hearing at 6:03 PM
City staff consultant planner, Parker McDowell made a presentation regarding a request for place type zoning change from P2.5 – Large Lot to P3- Neighborhood on 1120 W. Lake Drive.
Speaker, JD Downs is opposed to the recommendation to approve the place type zoning change.
Speaker, Gary Brock is opposed to the recommendation to approve the place type zoning change.

Speaker, April Young is opposed to the recommendation for approval of the place type zoning change.

Speaker, Joann Jensen is opposed to the recommendation for approval of the place type zoning change.

Speaker Eric Moehnke is opposed to the recommendation for approval of the place type zoning change.

Speaker Jackie Kenyon is opposed to the recommendation for approval of the place type zoning change.

Speaker, Hannah Neas is opposed to the recommendation for approval of the place type zoning change.

Speaker, Becky Madsen is opposed to the recommendation for approval of the place type zoning change.

Speaker Edwin Etheridge is opposed to the recommendation for approval of the place type zoning change.

Speaker, Ricky McDaniel is opposed to the recommendation for approval of the place type zoning change.

Chair, Amy Everhart closed public hearing at 7:12 PM

8. **PZ-2024-2213** Hold a public hearing and consider making a recommendation for a Special Use Permit to allow lodging without a full time, on-site operator generally located at 520 W. 10th Street, legally described as a 0.37-acre tract of land out of the Murphy Addition, Block Seven, southern part of Lot 1 and 2, more particularly described by the Williamson Central Appraisal District Parcel R017691, Taylor, Williamson County, Texas. (Parker McDowell, HDR Planner)

Chair, Amy Everhart opened public hearing at 7:13 PM

City staff consultant planner, Parker McDowell made a presentation regarding the special use permit lodging located at 520 W 10th street.

The applicant spoke regarding approving the recommendation for a Special Use Permit to allow lodging without a full-time on-site operator.

Chair, Amy Everhart closed public hearing at 7:19 PM

Commissioner Annette Maruska made a motion to approve the special use permit for 3 years to allow lodging without a full-time, on-site operator at 520 W. 10th street. Commissioner Barbara Aviles-Forsberg seconded the motion. Motion passed unanimously.

9. **PZ-2023-1997** Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan referred to as Taylor 50, generally located at 369C CR 395, legally described as approximately 49.913-acre tract of land out of the

J.C. Eaves Survey, Abstract No. 213, more particularly described by the Williamson Central Appraisal District Parcel R019150, Taylor, Williamson County, Texas. (Shai Roos, HDR Planner)

Chair, Amy Everhart opened public hearing at 7:20 PM

City Staff Planner, Shai Roos made a presentation regarding a request for an Employment Center Plan referred to as Taylor 50.

Chair, Amy Everhart closed public hearing at 7:29 PM

Commissioner Nora Roy made a motion to approve the Employment Center Plan, Taylor 50 as presented. Commissioner Alexander Allrich seconded the motion. Motion passed unanimously.

- 10. PZ-2024-2238** Hold a public hearing and consider action regarding a request for a Subdivision Variance related to the installation of public utilities and sidewalks generally located at 14501 Hwy 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 the Williamson Central Appraisal District Parcels R019338 and R019992, Taylor, Williamson County, Texas. (Courtney Peres, Planning Manager)
Item was withdrawn from the agenda.

- 11. PZ-2024-2243** Hold a public hearing and consider making a recommendation regarding amendments to the City of Taylor Land Development Code to correct errors and provide clarification to the following chapters: Chapter 1 – Intent & General Provisions, Chapter 2 – Development Process, Chapter 3 – Neighborhoods, Additions, Subdivisions, Chapter 4 – Place Type Zoning, Chapter 5 – Private Lot Development Standards, Chapter 6 – Historic Preservation, and Chapter 7 - Definitions.
Chair, Amy Everhart opened public hearing at 7:31 PM
Commissioner Donna Frazier approves the Land Development Code to correct errors and provide clarification. Commissioner Annette Maruska seconded the motion. Motion passed unanimously.
Chair, Amy Everhart closed public hearing at 7:35 PM

V. DISCUSSION ITEMS

- 12.** Update regarding City Council actions on items referred to by the Planning and Zoning Commission.

VI. ADJOURN - Chair Amy Everhart has Adjourned the meeting at 7:37 PM.

Approved by Chair: 

Date: 1/13/26

Attest by Administrative Assistant: 

Date: 2-23-26