

Approved 8-0 10.10.24

MINUTES

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

September 10, 2024, at 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

PRESENT

Amy Everhart
Nora Roy
Kellie Billings-Ray
Annette Maruska
Jim Newman
Alexander Allrich

ABSENT

Mike Eaton
Donna Frazier
Barbara-Aviles
Torsberg

STAFF PRESENT

Victoria Winchester, Administrative Assistant II
Preston Gunn, Planner
Parker McDowell, Senior Planner Consultant
Shai Roos, Planning Consultant
Scott Dunlop, Director of Development Services

I. CALL TO ORDER AND DECLARE A QUORUM

Chair, Amy Everhart 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.)

*Chair, Amy Everhart opened the citizens communication at this time.
City of Taylor Administrative Assistant, Victoria Winchester introduced the new
Director of Development Services, Scott Dunlop.*

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 August 13, 2024.
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.

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.
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.
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.
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.
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.
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.

Commissioner Jim Newman made a motion to approve the Consent Agenda as presented. Commissioner, Alexander Allrich seconded the motion. Motion passed unanimously (6-0).

IV. REGULAR AGENDA

9. **WITHDRAWN** - PZ-2024-2249 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 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)

This agenda item was formally withdrawn from consideration by the applicant. A public hearing and a recommendation were not conducted.

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)

Chair, Amy Everhart opened the public hearing at 6:04 PM.

Consultant Planner, Parker McDowell, made a presentation to consider making a recommendation of approval for an Infill Neighborhood Plan located at 215 Commercial Drive.

The applicant, Adam Smith, was present to answer questions or concerns regarding the Infill Neighborhood Plan. No further discussion was made.

Chair, Amy Everhart Closed the public hearing at 6:12 PM.

Motion was made by Vice Chair, Nora Roy, to approve the Infill Neighborhood Plan at 215 Commercial Drive as presented. Commissioner, Alexander Allrich seconded the motion. Motion passed unanimously (6-0).

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)

Chair, Amy Everhart opened the public hearing at 6:15 PM.

*Consultant Planner, Shai Roos, made a presentation regarding an amendment to the Neighborhood Plan referred to as Davis Tract Ph 2.
Staff recommend approval of the proposed neighborhood plan referred to as Davis Tract Phase Two Amendment with the stipulated warrants and variances.*

Speaker, Steven Tinnin, a representative with the developer was present to answer any questions the board had regarding the Neighborhood Plan amendment.

Chair, Amy Everhart Closed the Public Hearing at 6:29 PM.

Commissioner Newman made a motion to approve the proposed neighborhood plan referred to as Davis Tract Phase Two Amendment with the stipulated warrants and variances. Commissioner, Alexander Allrich seconded the motion. Motion passed unanimously (6-0).

V. DISCUSSION ITEMS

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

Shai Roos, Senior Planner made a presentation regarding actions on items made by City Council Meeting.

VI. ADJOURN *Chair, Amy Everhart has adjourned the meeting at 6:31 PM.*

Approved by Chair: _____

Date: _____

Attest by Administrative Assistant: _____

Date: _____