

Approved 8-0

11.12.24

MINUTES

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

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

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

PRESENT

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

ABSENT

Mike Eaton

STAFF PRESENT

Victoria Winchester, Administrative Assistant II
Justinh Saur, Permit Technician
Parker McDowell, Senior Planner Consultant
Scott Dunlop, Director of Development Services
Tom Yantis, Assistant City Manager
Courtney Peres, Planning Manager

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. There was no one present to speak. Chair, Amy Everhart 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 September 10, 2024.
2. **PZ-2024-2143** Consider Approval 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.

3. **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.
4. **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.
5. **PZ-2024-2291** Consider Disapproval of the Nyle Maxwell Minor Subdivision Plat, generally located at 14150 Hwy 79, legally described as 8.010 acres of land part of the William Kincaid Survey, Abstract No. 0373, more particularly described by Williamson Central Appraisal District Parcels R311124, R019359, R331352, Taylor, Williamson County, Texas.
6. **PZ-2024-2215** Consider Conditional Approval of the RCR- Taylor Logistics Park Replat 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 Central Appraisal District Parcels R637527, R648674, R648675, Taylor, Williamson County, Texas.
7. **PZ-2024-2105** Consider Disapproval of Gateway Tract Preliminary Plat, generally located at 505 Carlos G. Parker SW, legally described as 38.09-acre tract of land part of and out of the George M. Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcels R331030, R019657, R020063, Taylor, Williamson County, Texas.

Chair, Amy Everhart presented the Consent Agenda items for consideration and a vote. A motion was made by Commissioner Annette Maruska to approve the Consent Agenda as presented and seconded by Commissioner Jim Newman. Motion passed unanimously (8-0).

IV. REGULAR AGENDA

8. **PZ-2024-2238** Hold a public hearing and consider action regarding a request for a Subdivision Variance related to the installation of 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.

Chair, Amy Everhart opened the public hearing at 6:02 PM.

Planning Manager, Courtney Peres made a presentation regarding a request for a subdivision variance related to installations on sidewalks. Staff recommended approval of the variance request.

Chair, Amy Everhart closed the public hearing at 6:06 PM.

Vice Chair, Nora Roy made a motion to approve the variance as presented. The motion was seconded by commissioner Alexander Allrich. Motion passed unanimously (8-0).

9. **WITHDRAWN PZ-2024-2067** Hold a public hearing and consider action regarding a request for a Neighborhood Plan generally located at 602 Carlos G Parker Blvd, legally described as a 9.735 acres tract of land part of and out of George M. Reese Survey, Abstract No. 533, more particularly described by the Williamson Central Appraisal District Parcels R311755 and R019660, Taylor, Williamson County, Texas.

Chair, Amy Everhart stated that PZ-2024-2067 was withdrawn from the agenda for a public hearing and recommendation. No action was taken.

10. **PZ-2024-2212** Hold a public hearing and consider action to allow an Infill Neighborhood Plan generally located at 1120 W. Lake Drive, to modify permitted building types and heights within the P3 Place Type, 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.

Chair, Amy Everhart, opened the Public Hearing at 6:08 P.M.

Parker McDowell, Consultant Planner, made a presentation regarding the infill neighborhood plan generally located at 1120 W. Lake Drive. Staff recommended approval of the Infill Neighborhood Plan to change the Place Type to P2.5 – Large Lot to P3 – Neighborhood with the removal of Cottage Courts and limit the building height to two stories.

1. *Applicant, David Downs, 1717 CR 452 Taylor, Texas – Stated that he would like the support of the commissioners to pass the current P2.5 to P3 with the proposed modifications to the P3 Place Type.*
2. *Jackie Kenyon, 1020 W. Lake Drive – Stated concerns related to vacant lots and taxes. Requested Denial.*
3. *April Young, 1220 W. Lake Drive – Stated concerns with flooding. Requesting Denial.*

4. *Shannon Quicksolve (Luedtke), 804 Howard St. – Requesting Denial.*
5. *Ricky McDaniel – Requesting Denial.*
6. *Jo Ann Jensen, 1102 W. Lake Drive – Stated that there was not a description or detail on the plans of the houses, room for parking, and concern about driveways on W. Lake Drive.*
7. *Lonnie Zeeka, 3450 FM 112 – Requesting Denial.*
8. *Eric Moehnke, 1201 W. Lake Drive – Requesting Denial.*

Commissioner, Donna Frazier, made a motion to recommend removing additional building types from the P3 – Place Type to exclude duplex and attached dwelling as well.

Commissioner Alexander Allrich seconded the motion with modifications made by Commissioner Frazier. Commissioners Everhart, Frazier, Aviles-Torsberg, Roy, and Allrich voted in favor of the motion.

Commissioners, Newman and Maruska voted to recommend denial of the motion. Motion passed (6-2).

V. Discussion Items

9. Update regarding City Council actions on items referred to by the Planning and Zoning Commission.
 - Discussion on current process for approval of short-term rentals.

VI. ADJOURN

Approved by Chair: _____

Date: _____

Attest by Administrative Assistant: _____

Date: _____