

Approved S-O 12.10.24

PLANNING & ZONING COMMISSION MEETING MINUTES

CITY OF TAYLOR, TEXAS

November 12, 2024 at 6:00 PM

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 P.M. on Tuesday, November 12, 2024.

The agenda packet is on the website at:

I. CALL TO ORDER AND DECLARE A QUORUM

Chair Amy Everhart has called the meeting with a Quorum at 6:00 PM.

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 one has spoke at this time.

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 October 8, 2024.
2. **PZ-2024-2172** Consider Conditional Approval 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)
3. **PZ-2024-2216** Consider Conditional Approval 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. (Parker McDowell)

4. **PZ-2024-2254** Consider Conditional Approval 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. (Courtney Peres)

Motion was made by Commissioner Jim Newman to approve the consent agenda and minutes as presented. Seconded by Commissioner, Donna Frazier. All in favor, Passed unanimously.

IV. REGULAR AGENDA

5. **WITHDRAWN PZ-2024-2316** Hold a public hearing and consider making a recommendation regarding a request for a Place Type Amendment from P5 – Urban Center to P4 – Mix on property generally located at 807 Porter Street, legally described as Vance Addition, Block Two, North Half of Lot One and the South Seven and ½ feet of Lot Four, approximately 0.19 acres, more particularly described by the Williamson County Appraisal District Parcel R018339, Taylor, Williamson County, Texas. (Preston Gunn)
6. **PZ-2024-2319** Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to construct a 300-foot Cell Tower on property generally located at 118 Cratis Lane, legally described as the JM Caffey Subdivision, Block One, Lot One, approximately 2.031 acres, more particularly described by Williamson County Appraisal District Parcel R575270, Taylor, Williamson County, Texas. (Parker McDowell)

Chair Amy Opened the Public Hearing at 6:03 PM.

Consultant Senior Planner, Parker McDowell, made a presentation regarding a request for a Special Use Permit to construct a 300-foot Cell Tower on property generally located at 118 Cratis Lane. Staff recommended denial.

The applicants, Brian Sullivan and David Cathy, owner of the property, were present.

Commissioner Donna Frazier had a question to staff and the applicant.

Parker McDowell stated that the Ordinance said that the Telecommunication Ordinance requires lattice towers to be distanced from residential.

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

A motion was made by Commissioner Frazier to approve the item as presented and seconded by Maruska, No discussion made at this time. Motion passed unanimously.

- 7. PZ-2024-2322** Hold a public hearing and consider a request for a Subdivision Variance from the Engineering Manual Section 1.8, Easements and Right-of-Way, on property generally located northeast at the intersection of Carlos G. Parker Boulevard S.E. 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, R318773, Taylor, Williamson County, Texas. (Shai Roos, HDR Planner)

Chair Amy Everhart has opened the public hearing at 6:16 PM

Consultant Planner, Shai Roos, made a presentation regarding the subdivision variance request. Staff recommended approval of the variance requests.

Motion was made by Commissioner Frazier to approve as presented, seconded by Commissioner Maruska. Motion passed unanimously.

- 8. WITHDRAWN PZ-2024-2334** Hold a public hearing and consider a request for a Subdivision Variance from the Engineering Manual Section 3.10, Storm Drains, on property generally located northeast at the intersection of Carlos G. Parker Boulevard S.E. and FM 112, legally described as a 211.84-acre tract of land in the Parthenia Coursey Survey, Abstract No. 131, more particularly described by Williamson Central Appraisal District Parcels R357492, R318771, R006142, R620065, R624522, R620064, R318773, Taylor, Williamson County, Texas.

- 9. PZ-2024-2101** Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan referred to as 427 Loop, generally located along the Western side of Carlos G. Parker Boulevard S.W. near the intersection of Carey Avenue, legally described as approximately 28.594 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019198, Taylor, Williamson County, Texas. (Shai Roos)

Chair Amy Everhart has opened the public hearing at 6:21 PM.

Consultant Planner, Shai Roos, made a presentation regarding a request for an Employment Center Plan referred to as 426 Loop. Staff recommended approval.

There is a warrant for the 1st hotel area, in the car park.

The applicant, Hari Kuppuraj, spoke to address the proposed development.

The Commissioners asked questions of City Staff and the applicant.

Chair Amy Everhart has closed the public hearing at 6:36 PM

Motion was made by Commissioner Roy to approve the item as presented, seconded by Commissioner Allrich. Motion has passed unanimously.

- 10. PZ-2024-2337** Hold a public hearing and consider a request for a Subdivision Variance from the Engineering Manual, Section 2.10.10, Sidewalks, Shared Use Paths, and Trails, to consider sidewalk installation along public rights-of-way within the RCR-Taylor Logistics Park, generally located at 201 FM 3349, legally described as RCR-Taylor Logistics Park Final Plat, Phase Two, Blocks Three through Six, consisting of approximately 490.09 acres of land, Taylor, Williamson County, Texas. (Shai Roos)

Chair Amy Everhart opened the public hearing at 6:37 PM.

Consultant Planner, Shai Roos, made a presentation regarding the request for a subdivision variance for the installation of sidewalks along public right of ways within RCR. Staff recommended denial.

Applicant, Julie Ward, representing RCR, was present to speak on behalf of the request.

The Commissioners asked Ms. Ward questions.

Chair Amy Everhart has closed the public hearing at 6:59 PM

Commissioner, Aviles-Torsberg made a motion to approve the Variance as requested with no restrictions to not require sidewalks because of the rail and truck traffic, Motion was seconded by Commissioner Maruska. Motion passed unanimously.

- 11. PZ-2024-2217** Hold a public hearing and consider making a recommendation regarding a request for a Neighborhood Plan referred to as The Foundry generally located at the intersection of Old Granger Road and North Main Street, legally described as a 10.69-acre tract of land in the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcel R102540, Taylor, Williamson County, Texas. (Courtney Peres)

Chair, Amy Everhart has opened the public hearing at 7:02 PM.

Planning Manager, Courtney Peres, made a presentation regarding a request for a Neighborhood Plan referred as The Foundry. Staff recommended approval.

The applicant from Lionheart Places was present to speak on behalf of the request.

Speaker, Cara Carleen, stated that she is concerned with the pedestrians walking on her grandmother's property which is immediately adjacent to the proposed development.

Chair Amy Everhart has closed the public hearing at 7:15 PM.

A Motion was made by Commissioner Aviles-Torsberg to approve the recommendation, seconded by Commissioner Frazier. Motion passed unanimously.

V. DISCUSSION ITEMS

Staff, Courtney Peres made a presentation regarding the Updates and upcoming cases that are up for Council.

VI. ADJOURN Chair Amy Everhart has Adjourned the meeting at 7:17 PM.

Approved by Chair: Amy

Date: 1/13/26

Attest by Administrative Assistant: B. Ashton

Date: 2.23.26