

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers
400 Porter Street, Taylor, TX 76574

November 12, 2019 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Board may act on with one single vote. The Chairman or a Board member may pull any item from the Consent Agenda in order to discuss and act upon it individually as part of the Regular agenda.)

1. Review and approve minutes from the meeting on September 10, 2019.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

PLATS

2. **PZ-2019- 1169** – Consider disapproving RCR Taylor Logistics Park Phase I, consisting of 67.16 acres to create one lot and one block, addressed as 201 FM 3349 and located at the southeast intersection of US 79 and FM 3349; part of and out of James D. Eaves Survey, Abstract No. 213 and Watkins Noble Survey, Abstract No. 484, Williamson County, Texas.

DISCUSSIONS ITEMS

3. Update regarding Council actions related to Planning and Zoning items.

ADJOURN

Next Meeting Date: December 10, 2019

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 pm on **November 8, 2019** and remained posted for at least 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: _____

Carrie Orts

Date: 11.05.19

Carrie Orts, Administrative Assistant

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
September 10, 2019 6:00 p.m.
City Council Chamber**

PRESENT

Don McAlister
Michael Aplin
Mike Eaton
Donna Frazier
Kellie Billings-Ray
Annette Maruska
Leland Stevens
Faith Gardner

ABSENT

Rick Selin

OTHERS PRESENT

Tom Yantis, Director Development Services
Carrie Orts, Assistant Development Services
Shelly Shelton, Planner Development Services

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:00 p.m.

CITIZEN COMMUNICATION

None

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission or Board may act on with one single vote. The Chairman or a Board member may pull any item from the Consent Agenda in order to discuss and act upon it as part of the Regular agenda.)

Review and approve minutes from the meeting on August 13, 2019.

Motion made by Mrs. Maruska to approve minutes from August 13, 2019 as presented. Second by Mr. Eaton. All voted Aye.

PZ-2019-1129 – Consider disapproving Taylor Estates Preliminary Plat, being approximately 52.13 acres at 22201 SH 79, located approximately 1.85 miles from the intersection of FM 619 and SH 79, and legally described as part of and out of Hardy Pace Survey, Abstract No. 493, Williamson County, Texas.

Ms. Shelton made presentation including recommendation for disapproval. Mrs. Frazier made motion to disapprove. Second by Mrs. Maruska. All voted aye.

PZ-2019-1148 - Consider disapproving Brandon Tammy Brooklyn Subdivision, (Hills of Mustang Creek Amending Plat Three), being an amending plat of Lots 10 and 11, Block B, Hills of Mustang Creek Amended Plat Three and consisting of 1.13 acres, addressed as 1901 Sarah Cove, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including recommendation for disapproval. Mr. Eaton made motion to disapprove. Second by Mrs. Maruska. All voted aye.

PZ-2019-1151 – Consider disapproving Re-Plat of: A Portion of Lot 29 South Hills Estates (Southwood Hills Estates Amending Plat), being an amending plat of a portion of Lot 29, Block 1, consisting of approximately 1.83 acres, addressed as 2201 Southwood Hills Drive, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including recommendation for disapproval. Mrs. Frazier made motion to disapprove. Second by Mrs. Kellie Billings-Ray. All voted aye.

PZ-2019-1153 – Consider disapproving Preliminary Plat of Philhower Subdivision (Philhower Subdivision Minor Plat), being a minor plat, located in H. T. & B. Railroad Survey, Abstract No. 316, of approximately 5.04 acres addressed as 2220 Windy Ridge, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including recommendation for disapproval. Mrs. Kellie Billings-Ray made motion to disapprove. Second by Mr. Eaton. All voted aye.

PZ-2018-1092 – Consider disapproving The Grove at Bull Creek Subdivision Construction Plans. The infrastructure construction plans are associated with The Grove at Bull Creek Preliminary Plat, which was approved by the Planning and Zoning Commission of the City of Taylor on November 20, 2018.

Mr. Peter was present to discuss his concerns over The Grove at Bull Creek Subdivision Construction Plans being on the agenda for disapproval. Mr. Yantis spoke regarding legislature that just passed explaining the City's interpretation. There was discussion between Board and Staff. Mrs. Frazier made motion to disapprove. Second by Mr. Aplin. All voted aye.

PZ-2019-1133 – Conduct Public Hearing on a request which proposes to re-zone approximately 756.00 acres of Single-Family Residential Zoning District (R-1) to 756.00 acres of General Commercial Zoning District (B-2) with a Commercial Planned Development Overlay (B-2/CPD), addressed as 201 FM 3349 and located at the southeast intersection of US 79 and FM 3349; more particularly described by Williamson Central Appraisal District Parcel R019173, R435559, R435560, R019450 and R349685; part of and out of James D. Eaves Survey, Abstract No. 213 and Watkins Noble Survey, Abstract No. 484, Williamson County, Texas. (ORDINANCE 2019-XX)

Hearing was opened. Ms. Shelton made presentation including recommendation for approval of the request to re-zone the subject Property to the B-2/CPD Zoning District. Four citizens voiced various concerns over planned development and current state of the land. Mr. Sjolander addressed each concern. Mr. Yantis addressed written comments voicing Mr. Sherrill's concerns. Hearing closed.

PZ-2019-1133 – Make Recommendation on a request which proposes to re-zone approximately 756.00 acres of Single-Family Residential Zoning District (R-1) to 756.00 acres of General Commercial Zoning District (B-2) with a Commercial Planned Development Overlay (B-2/CPD), addressed as 201 FM 3349 and located at the southeast intersection of US 79 and FM 3349; more particularly described by Williamson Central Appraisal District Parcel R019173, R435559, R435560, R019450 and R349685; part of and out of James D. Eaves Survey, Abstract No. 213 and Watkins Noble Survey, Abstract No. 484, Williamson County, Texas. (ORDINANCE 2019-XX)

Mrs. Gardner made motion to recommend approval to City Council. Second by Mr. Eaton. All voted aye.

Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Yantis stated that the Castlewood RPD went to Council and it will finish up on September 26th.

Adjourn

The meeting was adjourned at 7:36 p.m.

Carrie Orts
Administrative Assistant Development Services

Don McAlister
Planning & Zoning Commission Chairman