

PUBLIC HEARING  
ZONING CHANGE


The Taylor City Council will hold a public hearing at 6:00 p.m. on Tuesday, September 24, 2002, in the Taylor City Hall Council Chambers, 400 Porter Street, Taylor, Texas to allow citizens an opportunity to express their views on a request submitted by applicant Ray Gill, Jr., for owners Williamson County; James H. Snyder, Condra Funeral Home; and Kelby Kerlin, Taylor Laundromat for a zoning change on property's described as City of Taylor Addition, Block 29, Lots 1-10 from Local Business (B-1) District to Central Business (B-3) District. Citizens unable to attend this public hearing may submit their comments in writing to City Clerk Barbara Belz, P.O. Box 810, Taylor, TX 76574 or for more information please call Community Development Director Bob van Til at 512-352-5990.

Posted the 10<sup>th</sup> day of September, 2002

Barbara Belz, City Clerk

## MEMORANDUM

TO: Frank Salvato,  
City Manager

FROM: Bob van Til, AICP   
Director of Community Development

RE: County Courthouse Rezoning

DATE: September 17, 2002

### **Date of the Public Hearing**

September 24, 2002

### **Location and Acres of the Property**

SE Corner of 6<sup>th</sup> Street and Vance Street. Approximately 1.67 acres

### **Applicant's intentions for the property (development objective)**

Construct a County court house facility.

### **Existing Zoning**

B1

This type of use is permitted in B1 zoning. However, due to development constraints the applicant has chosen to change the zoning from B1 to B3. B3 is the central business, or downtown, zoning district. The constraints are primarily due to the size of the footprint of the building. The size of the building makes it challenging to meet the landscaping and the parking requirements of the B1 zoning district. B3 zoning has no requirements for parking or landscaping. The County does intend to preserve as many of the trees as possible and will provide the necessary off-street parking spaces.

To expand the B3 zoning, the development must be contiguous to the existing B3 district. To accommodate this requirement, the adjacent property owners have also joined in the zoning case. The funeral home and the Laundromat have also applied with the County to change the zoning of their property from B1 to B3.

### **Proposed Zoning**

B3

### **Existing Conditions on the Property**

Courthouse property is vacant.

Other uses in the zoning case include a funeral home and a Laundromat

### **Existing thoroughfares**

North: 6<sup>th</sup> street, curb and gutter, 80' ROW

South: 5<sup>th</sup> street, curb and gutter, 80' ROW  
East: Talbot Street, curb and gutter, 80' ROW  
West: Vance Street, curb and gutter, 80' ROW

**Existing Conditions Surrounding the Property**

North: Church and residential  
South: Institutional/court house/commercial  
East: Utility company and county facility  
West: Residential

**Future Land Use Map**

Medium density residential (R2 duplex or R2-A MF medium density)

**The City's Thoroughfare Plan**

Not applicable

**Other Information**

The property is currently platted. However, the proposed building will straddle a lot line. An amended plat will need to be approved and filed, and the site plan approved prior to the issuance of the building permit.

The Planning and Zoning Commission conducted a public hearing on this case during their regularly scheduled meeting on September 10, 2002. Following the hearing, they recommended that the City Council approve the rezoning unanimously.

Final reading of the ordinance is scheduled for October 10, 2002.

Please call me at 352-5990 or email me at [bob.vantil@ci.taylor.tx.us](mailto:bob.vantil@ci.taylor.tx.us) if you have any questions or concerns.

**ORDINANCE NO. 2002-32**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP ADOPTED BY ORDINANCE NO. 2001-17 BY THE CITY OF TAYLOR, TEXAS ON APRIL 24, 2001 AS HERETOFORE AMENDED, BY CHANGING THE CLASSIFICATION OF PROPERTY DESCRIBED AS CITY OF TAYLOR ADDITION, BLOCK 29, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10 FROM LOCAL BUSINESS (B-1) DISTRICT TO CENTRAL BUSINESS (B-3) DISTRICT.**

**BE IT ORDAINED BY THE CITY OF TAYLOR:**

**SECTION 1.** That after a public hearing held on September 24, 2002 before the City Council of the City of Taylor for the purpose of considering a zoning change application submitted by Ray Gill, Jr., for owners Williamson County; James H. Snyder, Condra Funeral Home; and Kelby Kerlin, Taylor Laundromat, the official zoning map of the City of Taylor adopted by Ordinance No. 2001-17 on April 24, 2001, as heretofore amended, so as to change the classification and designation of a parcel of land legally known as City of Taylor Addition, Block 29, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 from Local Business (B-1) District to Central Business (B-3) District.

The zoning map of this city is hereby further amended so as to correctly set out and show the change in the character of the property as hereinabove set forth.

**SECTION 2.0** All other terms and conditions contained in said official zoning map, except as amended herein and hereby, shall continue and remain in full force and effect.

**SECTION 3.0** Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional

**SECTION 4.0** In accordance with Article VIII, Section 1, of the City Charter, Ordinance No. 2002-32 was introduced before the Taylor City Council on the 24<sup>th</sup> day of September, 2002.

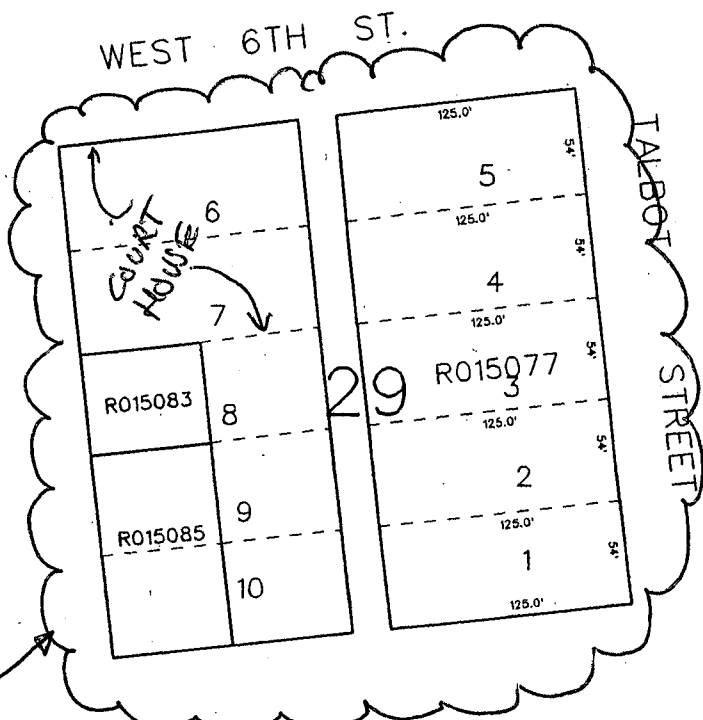
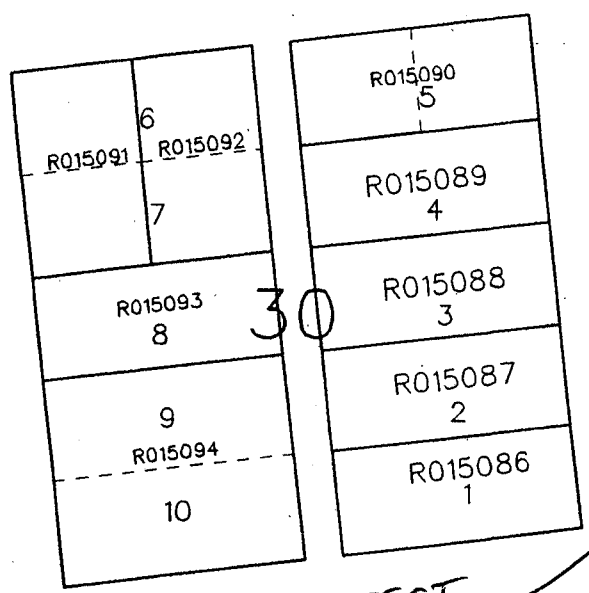
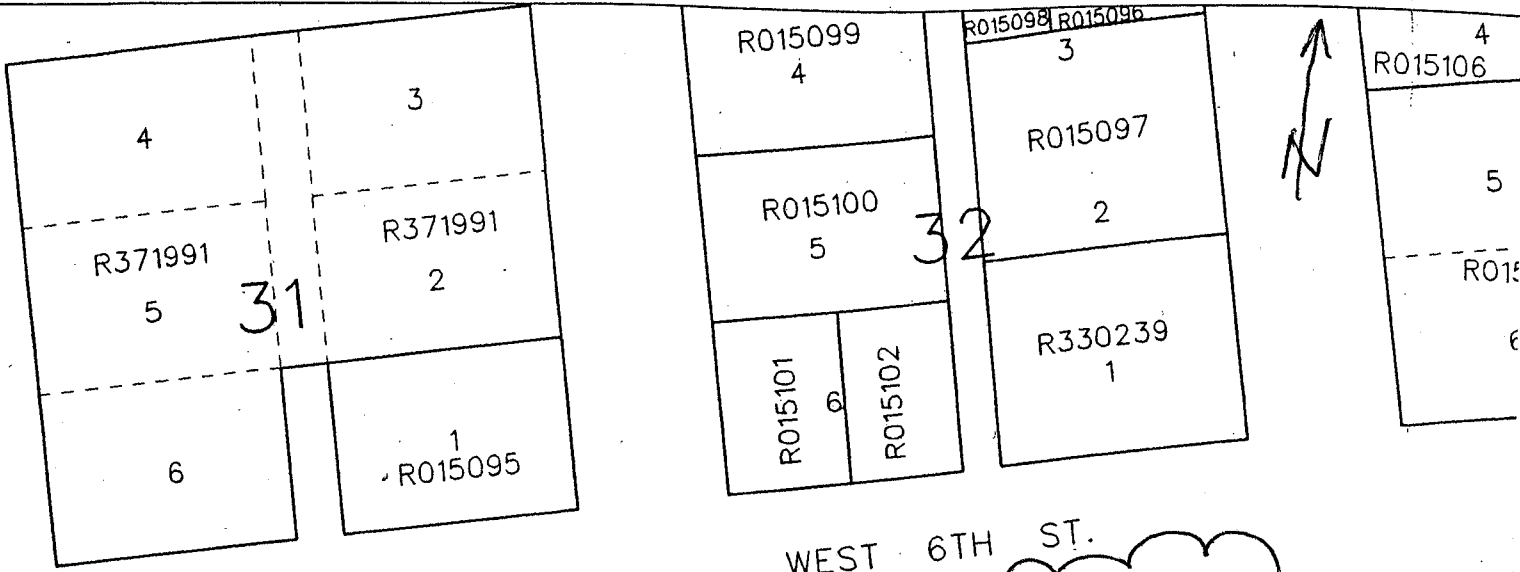
**PASSED, APPROVED, and ADOPTED** on the \_\_\_\_\_ day of October, 2002.

\_\_\_\_\_  
Jeffrey M. Berger, Mayor  
Taylor City Council

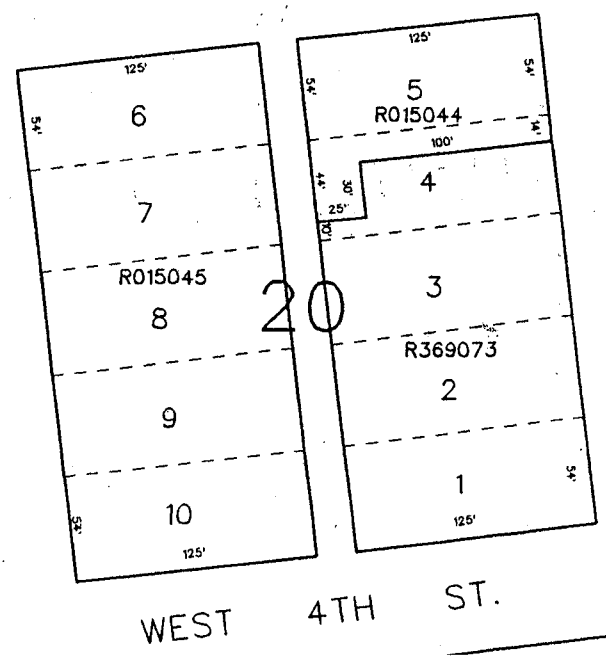
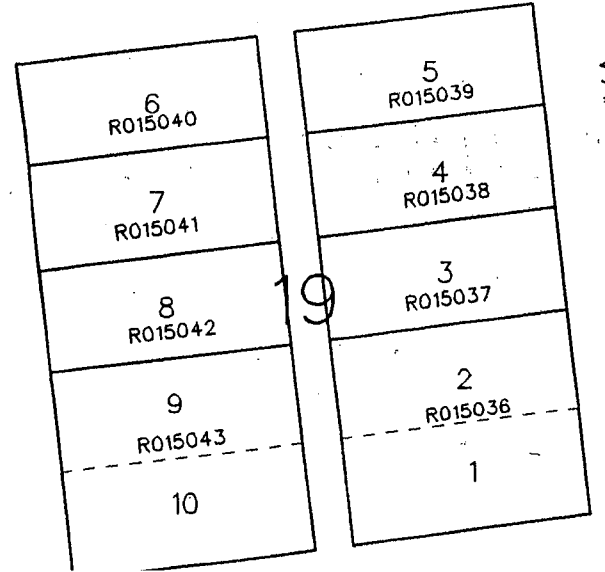
ATTEST:

\_\_\_\_\_  
Barbara Belz, City Clerk

# COUNTY COURT HOUSE REZONING



SUBJECT PROPERTY



1B R360280