

PUBLIC HEARING
ZONING ORDINANCE AMENDMENT


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 amendments to the City's Zoning Ordinance No. 2001-17 to amend Chapter 7, Section 7.2.2 to include the appointment of three alternates to the Zoning Board of Adjustment for two year terms and to amend Chapter 3, Table 3.8 to add Funeral Home or Mortuary zoning 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 10th day of September, 2002

Barbara Belz, City Clerk

MEMORANDUM

TO: Frank Salvato,
City Manager

FROM: Bob van Til, AICP 
Director of Community Development

RE: Funeral Homes added to B3 District

DATE: September 17, 2002

To accommodate the County's rezoning request for their new Justice of the Peace Court House, staff recommends adding the category of "funeral homes" to the B3 district.

The new courthouse is proposed for the southwest corner of 6th Street and Vance Street.

The County requested the B3 zoning district to enable them to overcome site design concerns relating to landscaping and parking. Expanding the B3 district must be done by parcels that are contiguous to each other. In this particular instance, Condra Funeral Home is between the existing B3 district and the proposed courthouse development. In addition to this situation, the category of funeral homes is not permitted in B3 zoning.

To overcome this situation, funeral home uses can be added to the B3 district as a permitted use.

Attached is the zoning use matrix with the recommended change to the zoning text. This will be the only change necessary to the zoning ordinance.

A public hearing before the City Council is scheduled for September 24, 2002. The introduction of the amendatory ordinance is also scheduled for that date. Final reading of the ordinance is scheduled for October 10, 2002.

The Planning and Zoning Commission held a public hearing on this text amendment during their regularly scheduled meeting on September 10, 2002. Following the public hearing, they recommended that the Council approve the text amendment.

Please let me know if you have any questions or concerns by calling me at 512-352-5990 or contacting me via email at bob.vantil@ci.taylor.tx.us

ORDINANCE NO. 2002-30

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING ZONING ORDINANCE NO. 2001-17 ADOPTED ON APRIL 24, 2001 AS HERETOFORE AMENDED BY CHANGING CHAPTER 3, ZONING DISTRICT USE REGULATIONS, TABLE 3.8, RETAIL AND SERVICE TYPE USES, TO ADD FUNERAL HOME OR MORTUARY ZONING TO THE CENTRAL BUSINESS (B-3) DISTRICT

WHEREAS, the City Council of the City of Taylor, Texas, passed Ordinance 2001-17 creating and establishing a Zoning Ordinance for the City of Taylor, Texas; and

WHEREAS, the City Council desires to amend Chapter 3, Zoning District Use Regulations, Table 3.8, Retail and Service Type Uses, to add Funeral Home or Mortuary zoning to the Central Business (B-3) District.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, that:

SECTION 1.0 All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied herein verbatim.

SECTION 2.0 Chapter 3, Zoning District Use Regulations, Table 3.8, Retail and Service Type Uses, is heretofore amended by adding Funeral Home or Mortuary zoning to the Central Business (B-3) District as indicated on Exhibit "A" attached hereto.

SECTION 3.0 All other provisions of Zoning Ordinance No. 2001-17 of the City of Taylor, Texas, shall remain in effect.

SECTION 4.0 In accordance with Article VIII, Section 1 of the City Charter, this Ordinance was introduced before the City Council of the City of Taylor, Texas, on the 24th day of September, 2002.

PASSED, APPROVED and ADOPTED on the ____ day of October, 2002.

Jeffrey M. Berger, Mayor
City of Taylor

ATTEST:

Barbara S. Belz, City Clerk

**TABLE 3.8
RETAIL AND SERVICE TYPE USES**

Existing

Residential Districts						Retail and Service Type Uses	Nonresidential Districts				
R/A	R-1	R1-MH	R-2	R-2A	R-2B	Permitted Use	B-1	B-2	B-3	M-1	M-2
						Funeral Home or Mortuary	P	P		P	P

Proposed

Residential Districts						Retail and Service Type Uses	Nonresidential Districts				
R/A	R-1	R1-MH	R-2	R-2A	R-2B	Permitted Use	B-1	B-2	B-3	M-1	M-2
						Funeral Home or Mortuary	P	P	P	P	P