



**CITY COUNCIL MEETING AGENDA
(SEPTEMBER 11, 2003 CITY COUNCIL MEETING)**

Agenda Item #:

Department: Community Development

Ordinance # 2003-32

Agenda Title: Public Hearing and Introduction of Ordinance: Zizinia/Prewitt Rezoning

1. INTRODUCTION/PURPOSE

The purpose of this item on the agenda is to conduct a public hearing and introduce the ordinance for the rezoning of the Zizinia/Prewitt property for the ERCOT expansion.

2. DESCRIPTION/ JUSTIFICATION

Date of the Public Hearing

September 11, 2003

Location and Acres of the Property

Northwest corner of FM 397 and West Lake Drive
14.09 acres

Property Owner and Applicant

AA Zizinia and ER Prewitt
City of Taylor

Applicant's intentions for the property (development objective)

Office development

Existing Zoning

R1 – single family residential

Proposed Zoning

M1 – light Industrial

Future Land Use Map

M1 or M2

Surrounding Property: Existing Conditions or Use of Property and Zoning

North: Agricultural / B1

South: Commercial (ERCOT) / M1

East: Commercial / M1

West: Airport / M1

Existing Thoroughfares (type and size)

North: N/A

South: West Lake Highland (60' of ROW)
East: FM 397 (Variable width)
West: N/A

The City's Thoroughfare Plan

North: N/A
South: N/A
East: FM 397 – AA designation at 120' ROW
West: N/A

Platting Information

Not platted

Other Information

Gently rolling terrain, currently used for agricultural purposes.

3. FINANCIAL/BUDGET

Not applicable.

4. RECOMMENDATION

The request is consistent with the future land use map.

Due to the schedule to rapidly rezone the property in order to accommodate the ERCOT expansion schedule, the Planning and Zoning Commission will conduct their public hearing and forward their recommendation to the Council on Tuesday 9-9-03.

The Commission's recommendation will be delivered to the Council on Thursday evening.

Please call me at 352-5990 or email me at bob.vantil@ci.taylor.tx.us if you have any questions.

APPROVED FOR SUBMITTAL

DEPARTMENT HEAD: (ss) R.W. VAN TIL DATE: 9/4/03

CITY MANAGER: _____ DATE: _____

Public Hearing Notice
Zoning Change

The Taylor City Council will hold a public hearing on September 11, 2003 at 6:00 pm City Hall Council Chambers, 400 Porter Street, Taylor, Texas to allow citizens an opportunity to express their views on a zoning change application submitted by the City of Taylor for owners A. A. Zizinia and Edith Prewitt for property described as being approximately 14.09 acre tract of land situated in the John Pharass Survey, Abstract No. 496, northwest corner of W. Lake Drive and Carlos G. Parker Blvd. from Single Family (R-1) District to Light Industrial (M-1) District. Citizens unable to attend the meeting may submit their comments in writing to the City Clerk Barbara Belz, 400 Porter Street, Taylor, Texas 76574. For more information please contact Community Development Director Bob van Til at 352-5990 or via email at bob.vantil@ci.taylor.tx.us

Posted the 26st day of August, 2003
Barbara Belz, City Clerk

ORDINANCE NO. 2003-32

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 JOHN PHARASS SURVEY, A BSTRACT 496, BEING APPROXIMATELY A 14.09 ACRE TRACT ON THE NORTHWEST CORNER OF W. LAKE DRIVE AND CARLOS G. PARKER BLVD FROM SINGLE-FAMILY (R-1) DISTRICT TO LIGHT INDUSTRIAL (M-1) DISTRICT

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

SECTION 1.0 That after a public hearing held by the Planning and Zoning Commission on September 9, 2003 and a public hearing held on September 11, 2003 before the City Council of the City of Taylor for the purpose of considering a zoning change application submitted by the City of Taylor for owners A. A. Zizinia and Edith Prewitt, the official zoning map of the City of Taylor adopted by Ordinance No. 2001-17 on April 24, 2001, is heretofore amended, so as to change the classification and designation of a parcel of land legally known as John Pharass Survey, Abstract 496, being approximately a 14.09 acre tract on the northwest corner of W. Lake Drive and Carlos G. Parker Blvd (see Exhibit A), from the present Single-Family (R-1) District to Light Industrial (M-1) District. The Planning and Zoning Commission recommends approval.

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 8 of the City Charter, Ordinance No. 2003-32 was introduced before the Taylor City Council on the 11th day of September, 2003.

PASSED, APPROVED, and ADOPTED on the 23rd day of September, 2003.

Donald R. Hill, Mayor

ATTEST:

Barbara Belz, City Clerk

28.17 AC
(561/368)
(R406295 - CITY ONLY)

R395576
TAYLOR ECONOMIC
DEVELOPMENT CORPORATION
199965894
21.9319

R396137
CHRIST
FELLOWSHIP
199982701
6.250 AC

R019630
1.50 AC

R353425
FRANKIE &
JUDY LIMMER
FAMILY LTD
PARTNERSHIP, et al.
2000070238
4.436 AC

R393196
TAYLOR MALLARDWEST
199929141
2.867 AC

R018640
WILLIAM HAVEL
526/269
1.5 AC

R018631 R018689
GENE N. FONDREN, et al
483/201
16.63 AC 6.8 AC

R406306
RANDALL BOHLS, et al
2450/563
31.28 AC

R406298
CITY OF TAYLOR
DOC 2000057185
24.487 AC

(R406300 - CITY ONLY)
(20.63 AC)

R406304
RANDALL
BOHLS, et al
2450/563
16.93 AC

REFER TO
3 3280

R019626
A. A. ZIZINIA, III, et al
561/336
(130.700 AC)
14.09 AC

R019624
A. A. ZIZINIA, III, et al
561/336
(130.7 AC)
9.73 AC

R018661
GENE FONDREN
2380/570
2.55 AC

R409415
R. BOHLS,
et al
2450/563
1.92 AC

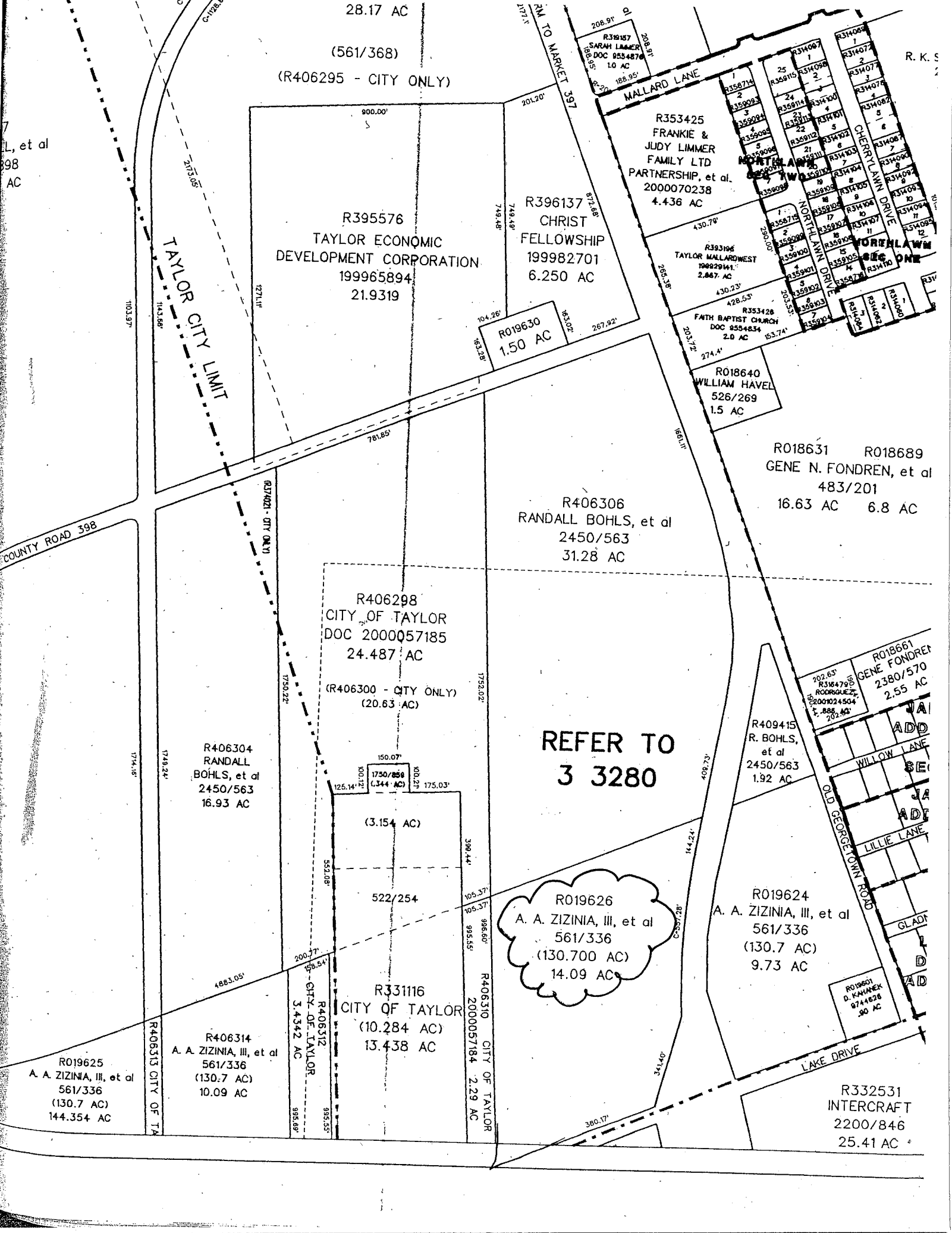
R331116
CITY OF TAYLOR
(10.284 AC)
13.438 AC

R406314
A. A. ZIZINIA, III, et al
561/336
(130.7 AC)
10.09 AC

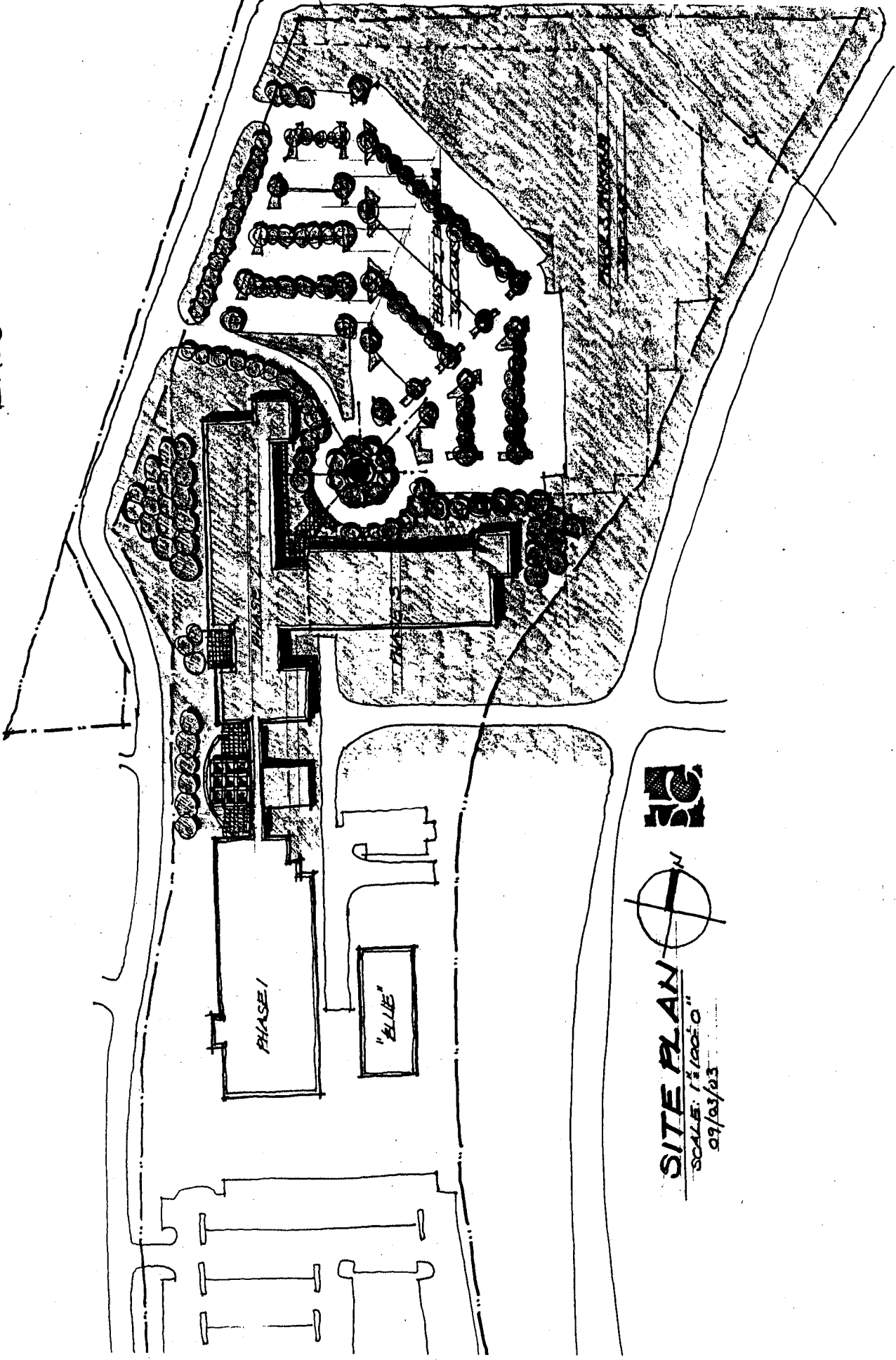
R019625
A. A. ZIZINIA, III, et al
561/336
(130.7 AC)
144.354 AC

R332531
INTERCRAFT
2200/846
25.41 AC

R019601
D. KAHANEK
9744826
.90 AC



-ERCOT SITE PLAN-



SC
SITE PLAN
SCALE: 1" = 100'-0"
09/03/03