

AGENDA

CITY OF TAYLOR, TEXAS ZONING BOARD OF ADJUSTMENT MEETING

October 17, 2023, 6:00 P.M.

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, October 17, 2023.

The agenda packet is on the website at:

<https://www.ci.taylor.tx.us/Calendar.aspx?EID=5273&month=10&year=2023&day=17&calType=0>

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZENS COMMUNICATION

(The Zoning Board of Adjustment welcomes public comments on items not listed on the Agenda. However, the Board cannot respond until an item is posted on a future meeting agenda. Registration forms are available at the sign in table.)

III. CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Board may act on with one single vote. The Chair 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 5, 2023.

IV. REGULAR AGENDA

ZONING VARIANCE

2. **PZ-2023-1859** – Hold a public hearing regarding a request for a zoning variance on property generally located at 902 Old Thorndale Road, consisting of approximately 1.033 acres of land, legally described as Block A, Lot 1, Dove Pass Subdivision, and more particularly described by Williamson Central Appraisal District Parcel R567725, Taylor, Williamson County, Texas
3. **PZ-2023-1859** – Take action regarding a request for a zoning variance on property generally located at 902 Old Thorndale Road, consisting of approximately 1.033 acres of land, legally described as Block A, Lot 1, Dove Pass Subdivision, and more particularly described by Williamson Central Appraisal District Parcel R567725, Taylor, Williamson County, Texas
4. **PZ-2023-1866** – Hold a public hearing regarding a request for a variance to the sign ordinance on property generally located at 203 N. Main Street, consisting of approximately .3788 acres of land, legally described as Block 9, Lots 5, 6, and southern

part to of lots 1, 2, 3, and 4, Map of the Town of Taylor, and more particularly described by Williamson Central Appraisal District Parcel R014956, Taylor, Williamson County, Texas.

5. **PZ-2023-1866** – Take action regarding a request for a variance to the sign ordinance on property generally located at 203 N. Main Street, consisting of approximately .3788 acres of land, legally described as Block 9, Lots 5, 6, and southern part to of lots 1, 2, 3, and 4, Map of the Town of Taylor, and more particularly described by Williamson Central Appraisal District Parcel R014956, Taylor, Williamson County, Texas.

V. ADJOURN

Next Meeting Date: TBD

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 this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before October 17, 2023. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Victoria Winchester Date: 10-12-23
Victoria Winchester, Administrative Assistant

MINUTES
CITY OF TAYLOR, TEXAS
ZONING BOARD OF ADJUSTMENT MEETING
City Hall Council Chambers
Taylor City Hall, 400 Porter Street
Tuesday, September 5, 2023
6:00 P.M.

PRESENT:

April Young
Craig Eulenfeld
Michael Prillaman
Emily Holmes

ABSENT:

Nancy Talley

OTHERS PRESENT:

Courtney Peres, Planning Manager
Brenda Joyas, Senior City Planner
Victoria Winchester, Administrative Assistant

I. CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:02 p.m.

II. CITIZENS COMMUNICATION

None.

III. CONSENT AGENDA

1. *Review and approve minutes from the meeting on August 1, 2023.*

Action: Mr. Eulenfeld made a motion to Approve the meeting minutes from the meeting held on August 1, 2023.

Second by Ms. Holmes.

All present voted in favor (4-0) motion carried.

IV. REGULAR AGENDA

ZONING VARIANCE

2. **PZ-2023-1823** – Hold a public hearing regarding a request for a zoning variance to allow a commercial driveway off Southpark Boulevard designated as a Community Boulevard within the Transportation Master Plan, for property generally located at 1901 Industrial Drive, consisting of approximately 4.536 acres of land, legally described as Lot 1A, Block A, Amending Plat of Lots 1-3 Taylor Southpark Section One, and more particularly described by Williamson Central Appraisal District Parcel R648680, Taylor, Williamson County, Texas.

The public hearing was opened by Ms. Young at 6:04 P.M.

Ms. Brenda Joyas, Senior Planner, gave a presentation including staff recommendation of Approval of a request to allow a commercial driveway off Southpark Boulevard designated as a Community Boulevard within the Transportation Master Plan.

Leslie Pollack, HDR Transportation Engineer made a presentation regarding their analysis of approval the request with conditions. Ms. Pollack spoke to the conditions for approval:

- 1. Southpark Boulevard commercial driveway should be limited to passenger vehicles only. Signage (No Trucks Allowed) will be required to enforce the traffic restriction.*
- 2. Heavy Vehicles will access the site only via driveway(s) on Industrial Drive.*
- 3. The commercial driveway on Southpark Boulevard should be located a minimum of 180' from the railroad, west of the site. This meets the driveway spacing and design criteria in Table 5.4.1 of the City of Taylor Engineering Manual. This driveway spacing will provide distance for queuing of turning vehicles on Southpark Boulevard outside of the railroad right-of-way.*

Mr. Prilliman asked if the geographic location of the property if the residential uses would be transitioning over to industrial based on the shift towards industrial development. Ms. Joyas stated that for the Industrial Park in question, yes.

The property owner, Jinesh Ghandi, presented himself and stated that the whole 25 acres will be an industrial business park and desires to separate the passenger cars from truck drivers pertaining to the variance request.

The public hearing was closed at 6:14 P.M.

- 3. PZ-2023-1823** – Take action regarding a request for a zoning variance to allow a commercial driveway off Southpark Boulevard designated as a Community Boulevard within the Transportation Master Plan, for property generally located at 1901 Industrial Drive, consisting of approximately 4.536 acres of land, legally described as Lot 1A, Block A, Amending Plat of Lots 1-3 Taylor Southpark Section One, and more particularly described by Williamson Central Appraisal District Parcel R648680, Taylor, Williamson County, Texas.

Action:

Ms. Young requested a motion on the Agenda item.

Mr. Prilliman motioned to Approve the request for the driveway with the stipulations presented by City Staff.

Mr. Eulenfeld Seconded the motion.

All present voted in favor (4-0) motion carried.

Adjournment

Mr. Eulenfeld made a motion to adjourn meeting. Second by Ms. Holmes. The meeting was adjourned at 6:13 PM.

City of Taylor
PZ-2023-1859
Zoning Variance
Staff Report

Item Details

Subject Property:	902 Old Thorndale Road
Total Acreage:	Approximately 1.033 acres
Legal Description:	Lot 1, Block A, Dove Pass Subdivision
Property Owner:	Lisa Shoemaker
Applicant:	David Downs, HJD Homes
Request:	A request to vary from Appendix B (Zoning Ordinance), Chapter 1, Section 1.3.1. The request for variance aims to address the residential driveway accesses at 902 Old Thorndale Road.
Case History:	This is the first hearing of this request.

Overview of Applicant’s Request & Background

In 2018, the Dove Pass Subdivision was approved as a 19-lot subdivision with one driveway for two adjoining lots (a shared driveway). The Final Plat for this subdivision showing the position of the shared driveways is depicted in Attachment 3. This layout of the subdivision would comply with the objectives of the current Comprehensive Plan, to reduce the number of vehicular entrances onto Old Thorndale Road in the interest of traffic safety.

The approved site plan for the new residence at 902 Old Thorndale Road (Building Permit 2021-9312) was approved in April 2021. The approved site plan shows one vehicular access via the shared access in accordance with the Dove Pass Subdivision Final Plat (Attachment 4 - Approved Site Plan).

After the site plan was approved and construction commenced the vehicular access arrangements to the front of the house were changed to include a second vehicular access onto Old Thorndale Road, in the form of a circular/horse-shoe driveway. A driveway permit was not submitted or approved for this second vehicular access onto Old Thorndale Road and revisions were not submitted or approved to the original site plan for the home.



All the other residences built within the Dove Pass Subdivision have complied with the shared access arrangements and in accordance with the access easements recorded on the Final Plat. In addition, it is worth noting the following:

- 1000 Old Thorndale Road (Building Permit 2018-2800) has created an internal circular driveway on private property and this configuration maintains a single shared access onto Old Thorndale Road. See image to the left of aerial view of 1000 Old Thorndale Road.



- 1320 Old Thorndale (Building Permit 2023-12518) was seeking a circular driveway and a second vehicular access onto Old Thorndale Road. The applicant was advised that this vehicular access arrangement was contrary to the Comprehensive Plan and subsequently revised the site plan to only use the shared vehicular access onto Old Thorndale Road. See the original and revised site plans – Attachment 5.

There are several lots on the northern side of Old Thorndale Road that have circular driveways and two vehicular accesses onto Old Thorndale Road. These are all well-established arrangements that were preexisting to the 2021 Comprehensive Plan.

- 1403 Old Thorndale Road (Building Permit 2012-9825) proposed a replacement house on the lot. This replacement house was approved with a circular driveway and two vehicular accesses on this lot. This arrangement was approved because the circular driveway and two accesses already existed. The approved site plan clearly shows the existing circular driveway arrangement – Attachment 6.

In July 2023, a complainant was received about the circular driveway and two accesses that existed at 902 Old Thorndale Road. The ‘as built’ circular driveway and second access did not comply with the approved site plan for Building Permit 2021-9312. No formal written documentation could be found on the building permit and no separate right of way permit had been submitted to regularize this unauthorized situation.

Location:

The subject property is a residence located at 902 Old Thorndale Road.

Physical and Natural Features:

The subject property consists of a single-family residential home.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the variance request (13 notices), and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, October 1, 2023.

Staff Analysis

The subject property is a residential lot along Old Thorndale Road which is identified as an Enhanced Community Boulevard within the Transportation Master Plan. Community Boulevards are proposed to be primary routes that will connect major areas of the city. Turning movements should be limited on Community Boulevards (Envision Comprehensive Plan Page 119). While Old Thorndale Road is currently a two-lane rural road, it is envisioned that this roadway in the future will be moderate speed, high volume street that may be constructed in two, four or six lane sections.

The objective of the Comprehensive Plan is to restrict the number of turning movements along Community Boulevards, such as Old Thorndale Road, especially in the future as traffic volumes increase as the City grows. The primary concern is traffic safety and reducing the potential for accidents. The additional secondary access onto this lot is contrary to the traffic safety objectives of the comprehensive plan.

Analysis by Public Works Department:

Per the city manual, horseshoe driveways are not allowed. While the driveway passed inspection for concrete work and drainage, Public Works overlooked the design, and the design should have resulted in failing the driveway.

The Planning staff does not approve of the request and finds that adequate access should be taken by a singular access point at the shared access easement.

			Criteria for Approval
Consistent	Inconsistent	Neutral	
	<u>X</u>		<p>There are special circumstances or conditions arising from the physical surroundings, shape, topography, or other feature affecting the land subject to the variance applicant, such that the strict application of the provisions of the Zoning Ordinance would create an unnecessary hardship or inequity upon or for the applicant, as distinguished from a mere economic impact, an inconvenience, frustration of objections in developing the land, not permitting the highest and best use for the land, or depriving the applicant of the reasonable and beneficial use of the land;</p> <p><i>Staff finds there are no special circumstances or conditions arising from the physical surroundings, shape, topography, or other feature affecting the land subject to the variance petition.</i></p>

	<u>X</u>		<p>The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of or similarly classified as the applicant’s land;</p> <p><i>Staff did not find circumstances causing a hardship.</i></p>
	<u>X</u>		<p>The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;</p> <p><i>Staff finds that the request for a secondary driveway access point is not necessary for the preservation and enjoyment of a substantial property right. The property can be used and enjoyed as the site plan depicts in the building permit and as the plat stipulates for access to each lot in the subdivision.</i></p>
	<u>X</u>		<p>Granting the variance application shall not be detrimental to the public health, safety, or welfare, or injurious to other property within the area;</p> <p><i>Staff finds that granting the variance could be detrimental to public health, safety, or welfare, or injurious to other property within the area.</i></p>
<u>X</u>			<p>Granting the variance application shall not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of the development code, or adversely affect the rights of owners or residents of surrounding property;</p> <p><i>Staff finds that the variance would not affect other property owner’s use and enjoyment of their property.</i></p>
	<u>X</u>		<p>The hardship or inequity suffered by the applicant is not caused wholly or in substantial part by the applicant;</p> <p><i>Staff finds that a hardship does not exist as the action for a variance is retroactive and the secondary access was constructed without official approval through the permitting process or initial request for a variance prior to construction.</i></p>

		<u>X</u>	<p>The request for a variance is not based exclusively on the applicant’s desire for increased financial gain from the property, or to reduce an existing financial hardship;</p> <p><i>Staff finds the request is based on the property owner’s desire for a circle/horseshoe driveway that currently exists on their property which would not provide for an increase in financial gain from the property or to reduce existing financial hardship but merely for convenience.</i></p>
	<u>X</u>		<p>The degree of variance requested is the minimum amount necessary to meet the needs of the applicant to satisfy the standards.</p> <p><i>Staff finds that the degree of variance is not the minimum amount necessary as the petitioner may comply with the Code requirements.</i></p>

Zoning Board of Adjustment Recommendation

In addition to the hardship presented, the questions below must also be addressed by the Commission.

No variance shall be granted or imposed unless:

1. 75% of the members of the Board are present to hear the case; and
2. 75% of the Board votes in favor of the request; and
3. The Board finds that the variance meets the requirements of Texas Local Government Code Section 211.009(3) which states:

Texas Local Government Code, Section 211.009. AUTHORITY OF BOARD.

(a) The board of adjustment may:

(3) Authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done;

City of Taylor Code of Ordinances 7.4.3 Variances

The Board finds that the variance requests meets or does not meet the requirements of Section 7.4.3 of the Zoning Ordinance which states:

The Board shall have the power to authorize upon appeal in specific cases such variance from the terms of this Ordinance where a literal enforcement of the provisions of this Ordinance will result in unnecessary hardship, not solely for financial gain, including the following:

- 1. Permit a variance in the setback requirements of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of these provisions*

due to an irregular shape of the lot, topographical or other conditions, provided such variance will not seriously affect any adjoining property or the general welfare.

2. Authorize upon appeal, whenever a property owner can show that a strict application of the terms of this Ordinance relating to the use, construction or alterations of buildings or structures or the use of land will impose upon him unusual and practical difficulties or particular hardship, such variances from the strict application of the terms of this Ordinance as are in harmony with its general purpose and intent, but only when the Board is satisfied that a granting of such variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty.

Such findings of the Zoning Board of Adjustment together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the Zoning Board of Adjustment meeting at which such variance is granted or imposed. Variances may be granted or imposed only when in harmony with the general purpose and intent of this Ordinance so that public health, safety, and welfare may be secured. Pecuniary hardship to the subdivider, standing alone, shall not be deemed to constitute undue hardship. All variances shall be granted or imposed on a case-by-case basis and no variance shall be construed to serve as a precedence for subsequent variances.

Attachments:

1. Documents provided by the Applicant
2. Images provided by the Applicant
3. Dove Pass Subdivision Final Plat (Doc. 2018013461)
4. 902 Old Thorndale Road (Permit No. 2021-9312) – Approved Site Plan
5. 1320 Old Thorndale (Building Permit 2023-12518) – Initial and Revised Site Plan
6. 1403 Old Thorndale Road (Building Permit 2012-9825) – Approved Site Plan
7. Variance Questions Answered by Applicant
8. Location Map
9. Notice Map

RE: 902 Old Thorndale Rd.

Shelly Shelton <shelly.shelton@taylortx.gov>

Thu 9/30/2021 5:17 PM

To: David Downs <david@hjdhomes.com>

Cc: Jeffrey Schutz <jeffrey.schutz@taylortx.gov>

That's the code for you guys to look up

From: HJD Homes <david@hjdhomes.com>**Sent:** Thursday, September 30, 2021 5:14 PM**To:** Shelly Shelton <shelly.shelton@taylortx.gov>**Cc:** Jeffrey Schutz <jeffrey.schutz@taylortx.gov>**Subject:** RE: 902 Old Thorndale Rd.

CAUTION: This email originated from outside of the City of Taylor. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey,

Do you have that available to review? Not sure where to pull it from. We are 150' in lot width. Jeff this should be sufficient to have two "curb cut's" within about 120' of each other correct?

Thank you both,

David Downs

HJD Homes

512-461-5573

david@hjdhomes.com

979 CR 101

Hutto TX 78634

From: [Shelly Shelton](#)**Sent:** Thursday, September 30, 2021 4:57 PM**To:** [HJD Homes](#)**Cc:** [Jeffrey Schutz](#)**Subject:** RE: 902 Old Thorndale Rd.

David,

Went to find the ordinance and realized it's in Subdivision Improvement plans:

Table 5.4.1: Driveway Spacing and Design Criteria

From: HJD Homes <david@hjdhomes.com>**Sent:** Thursday, September 30, 2021 4:11 PM**To:** Shelly Shelton <shelly.shelton@taylortx.gov>**Subject:** RE: 902 Old Thorndale Rd.

CAUTION: This email originated from outside of the City of Taylor. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Shelly,

Public works asked me to speak with you. This would be adding an additional approach onto the Thorndale Rd. plat. Would you CC Jeff Schultz into the email, I don't have his email address.

Thank you,

David Downs
HJD Homes
512-461-5573
david@hjdhomes.com
979 CR 101
Hutto TX 78634

From: [Shelly Shelton](#)
Sent: Thursday, September 30, 2021 4:06 PM
To: [David Downs](#)
Subject: RE: 902 Old Thorndale Rd.

Hey David,

Hope you're well. I don't review driveways. The criteria are in the Engineering Manual. You submit the driveway permit and public works is supposed to review it.

Shelly

From: David Downs <david@hjdhomes.com>
Sent: Thursday, September 30, 2021 2:19 PM
To: Shelly Shelton <shelly.shelton@taylortx.gov>
Subject: 902 Old Thorndale Rd.

CAUTION: This email originated from outside of the City of Taylor. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Shelly,

The customer for this address is asking about doing a circle drive for the property, meaning we would create two total approaches off of Old Thorndale Rd. One being the approach that follows the plat and another one that is not on the plat. Is this something you would see feasible for us to submit as a modification to the flatwork plan or would we be denied since there is already an approach per the plat? Let me know if you have any questions.

Thank you,

David Downs

Get [Outlook for iOS](#)

From: no-reply@mygovernmentonline.org
Sent: Thursday, December 2, 2021 9:18 AM
To: David Downs
Subject: Sidewalk/Driveway Pre-Pour inspection completed for project 2021-9312
Importance: High

Notification from MyPermitNow.org

To see the full inspection report, login to your account with the [Customer Portal](#).

Completed Inspection

Jeffrey Schutz has completed a Sidewalk/Driveway Pre-Pour inspection for project 2021-9312 at 902 Old Thorndale Rd. Taylor TX 76574 on Dec 2 2021 9:18AM.



The inspection Passed

The inspector noted :
All Forms and steel have been installed in accordance with ordinance and is ready for concrete placement.

To print your inspection report please visit the Permits and Licensing section of www.mygovernmentonline.org to add the project to your account and access the full inspection report.

From: no-reply@mygovernmentonline.org
Sent: Tuesday, December 7, 2021 11:02 AM
To: David Downs
Subject: Sidewalk/Driveway Final inspection completed for project 2021-9312
Importance: High

Notification from MyPermitNow.org

To see the full inspection report, login to your account with the [Customer Portal](#).

Completed Inspection

Jeffrey Schutz has completed a Sidewalk/Driveway Final inspection for project 2021-9312 at 902 Old Thorndale Rd, Taylor TX 76574 on Dec 7 2021 11:02AM.



The inspection Passed

The inspector noted :
Concrete has been placed and finished in accordance with ordinance.

To print your inspection report please visit the Permits and Licensing section of www.mygovernmentonline.org to add the project to your account and access the full inspection report.



Certificate of Occupancy

City of Taylor, Texas

Department of Building Inspections

400 Porter Street
Taylor, TX 76574
(512) 352-3675

This Certificate is issued pursuant to the requirements of the International Building Codes certifying that at the time of issuance this structure was in compliance with the various ordinances of the jurisdiction regulating building construction or use for the following:

Building Permit # 2021-9312 **Use Classification** Residential

Permitted Building Address 902 Old Thorndale Rd.

Owner of Building: Lisa Shoemaker

Owner Address , , TX

Group Type R-3 **Construction Type** Type VB (ISO 1) **Septic System Installed** N/A

inspections@ats-engineers.com

Building Inspector

City of Taylor

December 30, 2021

Date

LR Williams Construction, LLC
PO Box 91
Thorndale, TX 76577

Anthony Williams
512-786-2570
lrwilliamsconcrete@yahoo.com

Proposal

Project:
HJD Homes
902 Old Thorndale Rd
Taylor, TX

Date: Oct 15, 2021

We are pleased to provide you a proposal on the above referred project based on the scope of work as outlined below.

Description	Total
<p>Description of work to be performed.</p> <p>All labor and materials for construction of:</p> <ul style="list-style-type: none">- Concrete Flatwork with circle drive 5949 sf @ \$ 5.50 per sf- Concrete Flatwork without circle drive 3734 sf @ \$ 5.50 per sf <p>(Not included in this bid any City mandated culvert pipes and sloped ends. Approximately \$3,500+ depending on culvert pipes size required)</p> <p>*Note: These prices are by the sq ft. If square footage changes the prices will increase accordingly. This bid includes all materials and labor for construction of slab. This price is good for a 24" average and under (15¢ per inch on sq ft total after that). We exclude any haul off of excess material from piers or grade beams.</p> <p>**LR Williams Construction is not responsible for the structural integrity of a non-engineered slab</p>	<p></p> <p>\$32,719.50</p> <p>20,537.00</p>



Taylor
December 16, 2021 10:41 AM

Edit



LIVE





Taylor

December 16, 2021 1:59 PM

Edit



LIVE





Taylor

December 22, 2021 1:06 PM

Edit



LIVE





Taylor
December 6, 2021 2:22 PM

Edit



LIVE



OWNER: HBJR, INC., A TEXAS CORPORATION
 SURVEYOR: BRUCE LANE BRYAN
 ENGINEER: CHIEN LEE

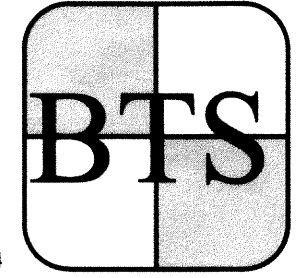
NOTE:
 COORDINATES AND BEARINGS SHOWN HEREON
 BASED ON TEXAS STATE
 PLANE COORDINATES SYSTEM (CENTRAL ZONE
 4203, NAD 83/93 ADJUSTMENT)
 VERTICAL DATUM BASED ON NGVD 88 DATUM.
 DISTANCES ARE EXPRESSED AS GRID VALUES

NO.	DATE	REVISIONS	BY

DRAWN BY: BLB CHECKED BY: BLB
 SCALE: 1" = 100' APPROVED BY: BLB
 PROJECT NO. 17-767 DATE: 12-6-17

FINAL PLAT OF DOVE PASS SUBDIVISION, BEING 30.351 ACRES IN THE P. COURSEY SURVEY, A-131
 City of Taylor, Williamson County, Texas
 CITY OF TAYLOR PERMIT NO. PZ-2017-1072

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN TAYLOR, TX 76574 PHONE: (512) 352-9090 FAX: (512) 352-9091

FIRM No. 10128500
 surveying@austin.tx.com
 www.bryantechanicalservices.com

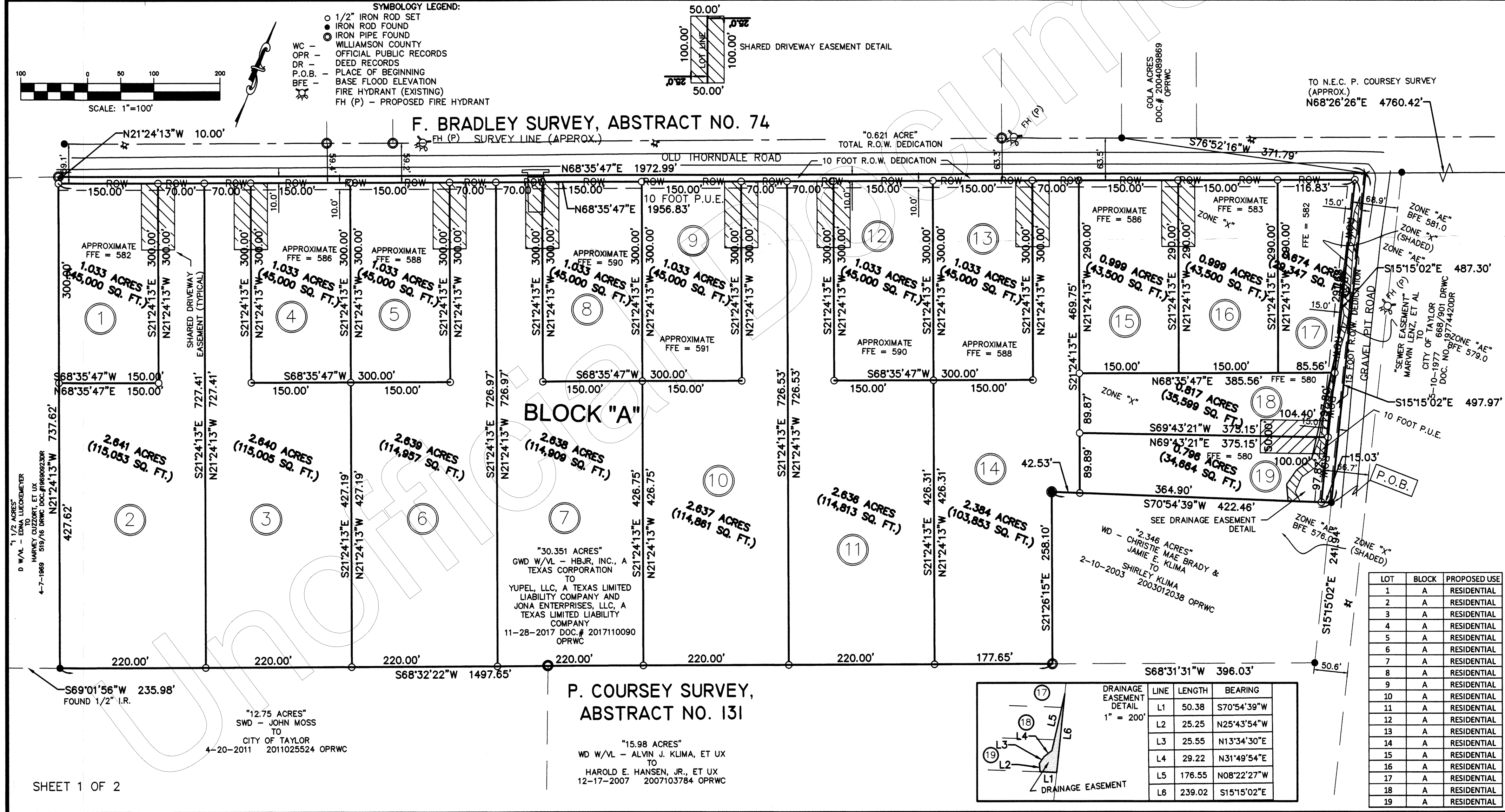
HEJL, LEE & ASSOCIATES, INC.
ENGINEERING · SURVEYING · PLANNING
 321 ED SCHMIDT BLVD., SUITE 100, HUTTO, TX 78634
 PH: (512) 642-3282
 TYPE FIRM REGISTRATION NO. F-755
 TEMPLS FIRM REGISTRATION NO. 10068500

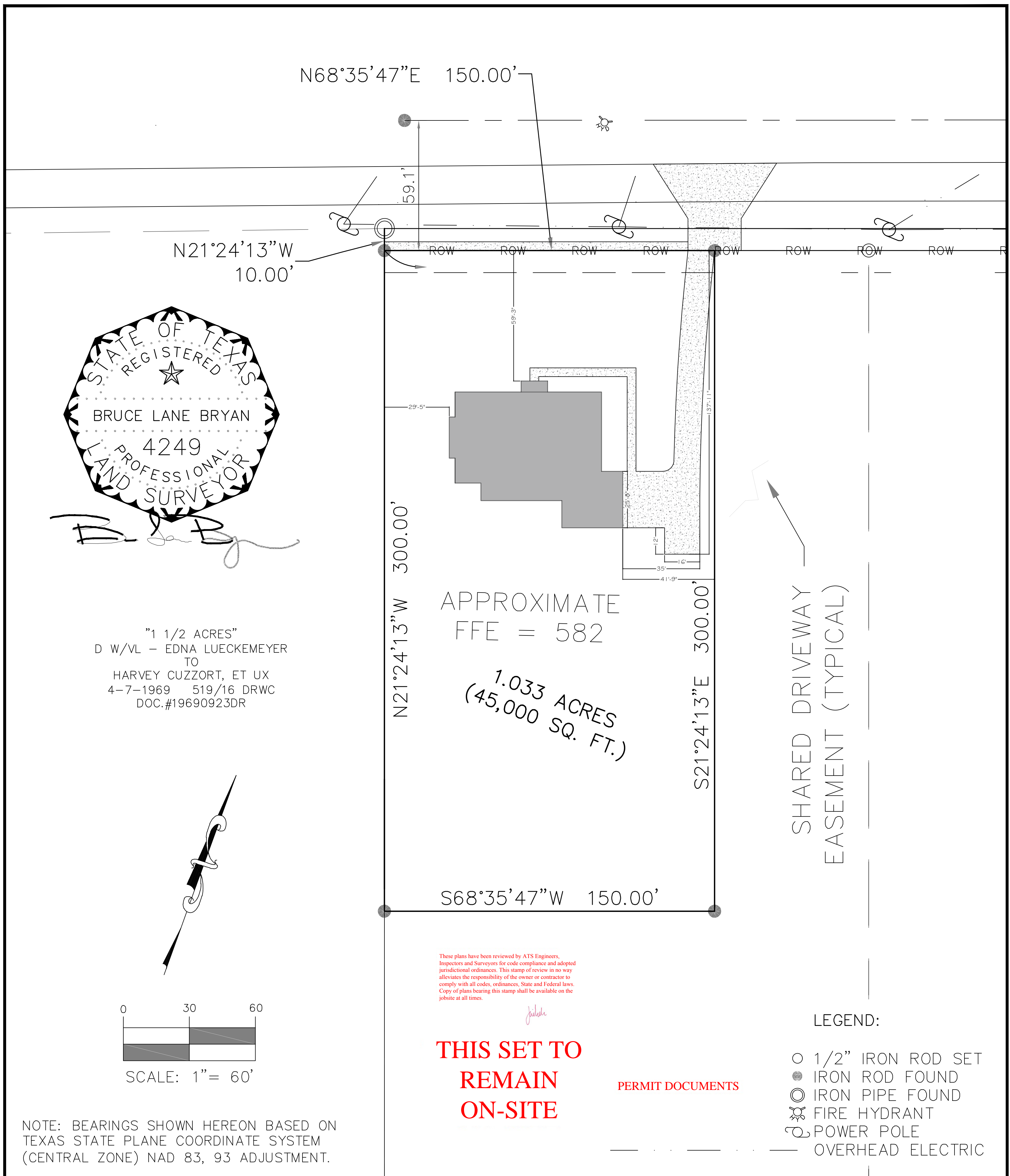
LINEAR FEET OF NEW STREETS - 0
 RIGHT-OF-WAY DEDICATED - 0.621 ACRE
 SUBMITTAL DATE(S) - 10-23-17, 12-21-17

SERVICE PROVIDERS
 WATER - CITY OF TAYLOR
 WASTEWATER:
 1. LOTS 2,3,6,7,10,11,14 - ON-SITE SEWER FACILITIES
 2. LOTS 1,4,5,8,9,12,13,15,16,17,18,19 - CITY OF TAYLOR
 ELECTRICITY: ONCOR

- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS; BFE'S SHOWN ARE FROM FEMA MAP
- THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100 YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0535E, EFFECTIVE DATE 9-26-2008
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES
- PERIMETER SIDEWALK TO BE CONSTRUCTED INSIDE R.O.W. DEDICATION AREA WITH DEVELOPMENT OF EACH LOT
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR EACH OF THE FOLLOWING LOTS: 17, 18 & 19
- MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED

RAILROAD
 OLD THORNDALE ROAD
 CITY OF TAYLOR
 GRAVEL PIT ROAD
 U.S. HWY 79





THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED AT 902 OLD THORNDALE ROAD IN WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS: LOT 1, BLOCK A, DOVE PASS, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2018013461 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CORRECTED IN DOCUMENT NO. 2018032528, 2018032529, 2018032530 & 2018032531 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

FLOOD NOTE:
 THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F. I. R. M. PANEL NO. 48491C0535E EFFECTIVE 9-26-2008 LOCATED IN ZONE "X".

NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN DOC NO. 2018013461 PRWC. DOC NO. 2018032528, 2018032529, 2018032530, 2018032531 & 2018032533 OPRWC

TO: NORTH AMERICAN TITLE
 RE: BUTLER, GF # 14665-18-02449
 PROJ. NO. 17-767 LOT 1

SURVEYORS CERTIFICATE

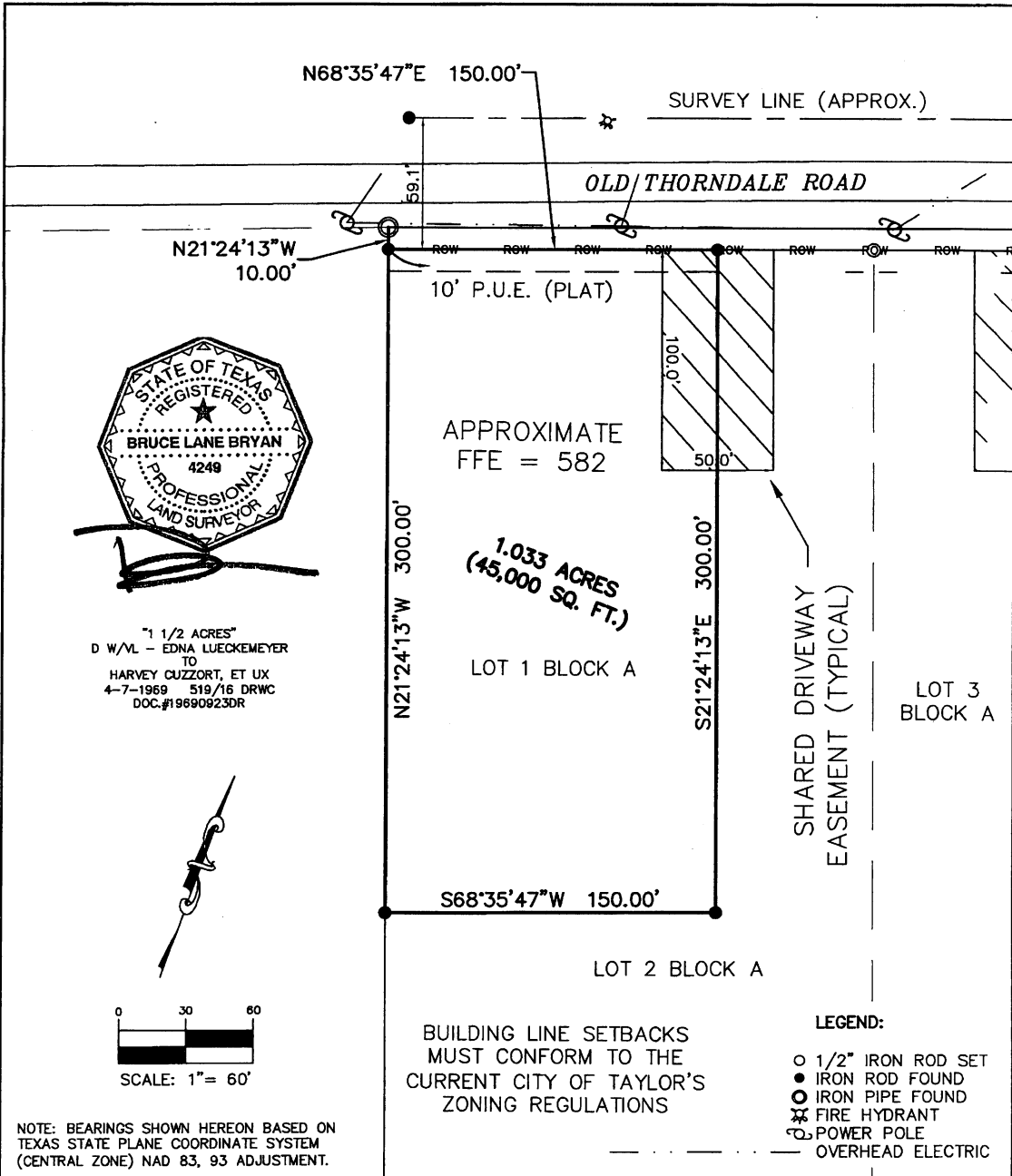
THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATE: JUNE 8, 2018

BRYAN TECHNICAL SERVICES, INC.

911 NORTH MAIN TAYLOR, TX 76574 PHONE: (512) 352-9090 FAX: (512) 352-9091

FIRM No. 10128500
 surveying@austin.tr.com
 bryantechnicalservices.com



NOTE: BEARINGS SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83, 93 ADJUSTMENT.

THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED AT 902 OLD THORNDALE ROAD IN WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS: LOT 1, BLOCK A, DOVE PASS, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2018013461 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

FLOOD NOTE:
 THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.L.R.M. PANEL NO. 48491C0535E EFFECTIVE 9-28-2008 LOCATED IN ZONE "X".

NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN DOC NO. 2018013461 PRWC. DOC NO. 2018032526, 2018032529, 2018032530, 2018032531 & 2018032533 OPRWC

TO: NORTH AMERICAN TITLE
 RE: BUTLER GF # 14665-18-02449
 PROJ. NO. 17-767 LOT 1

PERMIT DOCUMENTS

SURVEYORS CERTIFICATE

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BOYD
BRYANT

The Stuart's Residence
Fr. Two-Story, Single-Family Dwelling
1320 Old Thorndale Road

CONSTRUCTION SET
FOR REGULATORY PERMITTING OR

J. Bryant Boyd
Professional Seal
1320 Old Thorndale Road
Stuart, FL 34984
Phone: 888-888-8888
Fax: 888-888-8888
www.boydconstruction.com

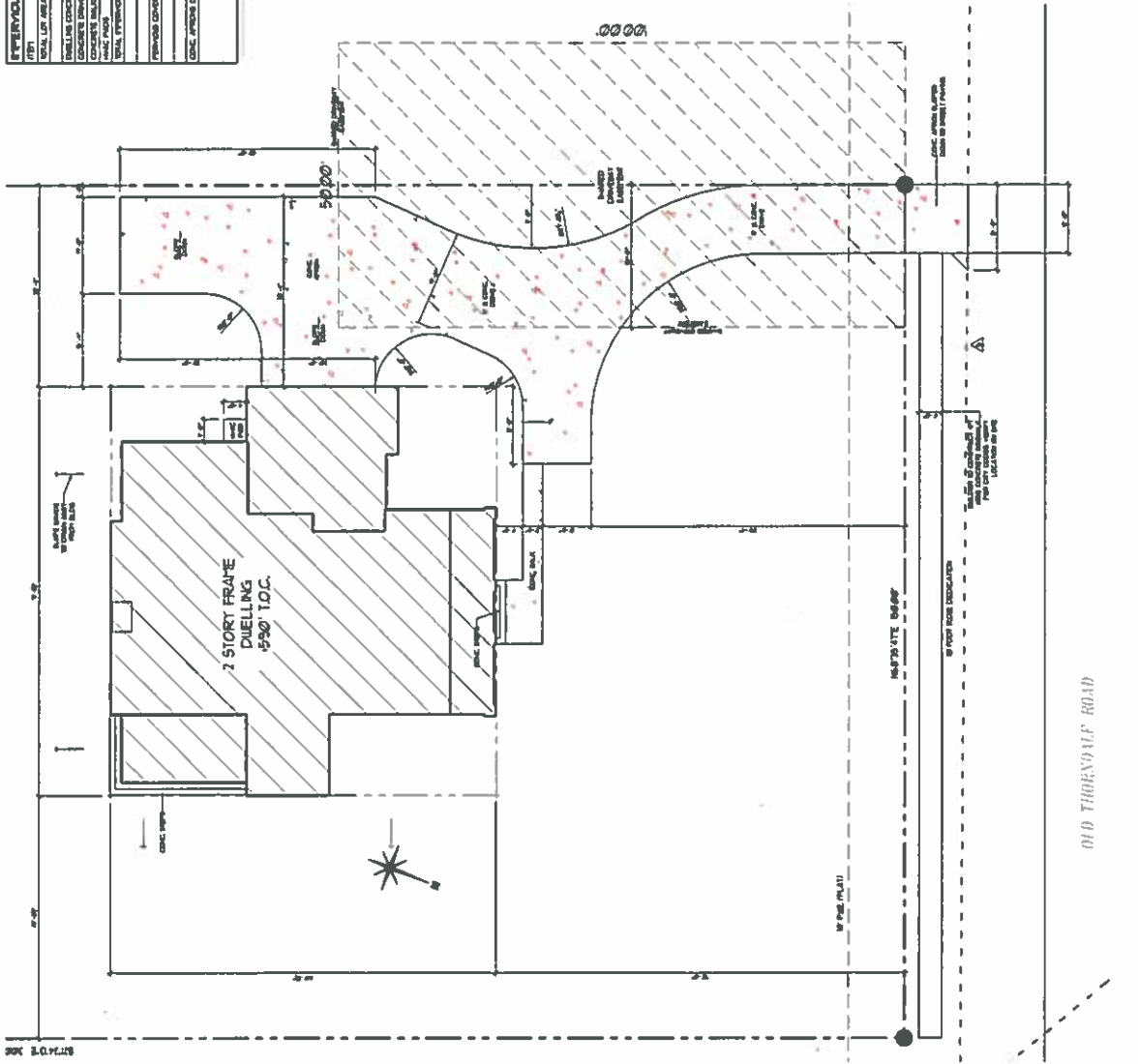
DATE: 07/18/2023
C/A: Pat. #0012
SHEET NO.: 19012
PROJECT: AS1

LEGAL DESCRIPTION

1320 OLD THORNDALE ROAD
STUART, FLORIDA
BLOCK 4, LOT 2, PHASE 1
LOT AREA: 0.1000 AC
LOT AREA: 0.1000 AC

EXTERIOR COVER

ITEM	QUANTITY	UNIT
TOTAL LOT AREA	13,200	SF
TOTAL AREA EXCLUDED (P.O.S.)	3,120	SF
CONCRETE DRIVE AND PATIO	2,880	SF
CONCRETE SLAB AND STAIRS	317	SF
ASPH. DRIVE	19	SF
TOTAL EXTERIOR COVER	6,577	SF
PERMANENT COVER REMOVAL	36,128	SF
NET PERMANENT COVER	84,73	SF
LOCAL PERMANENT COVER (LOT 1)	110	SF



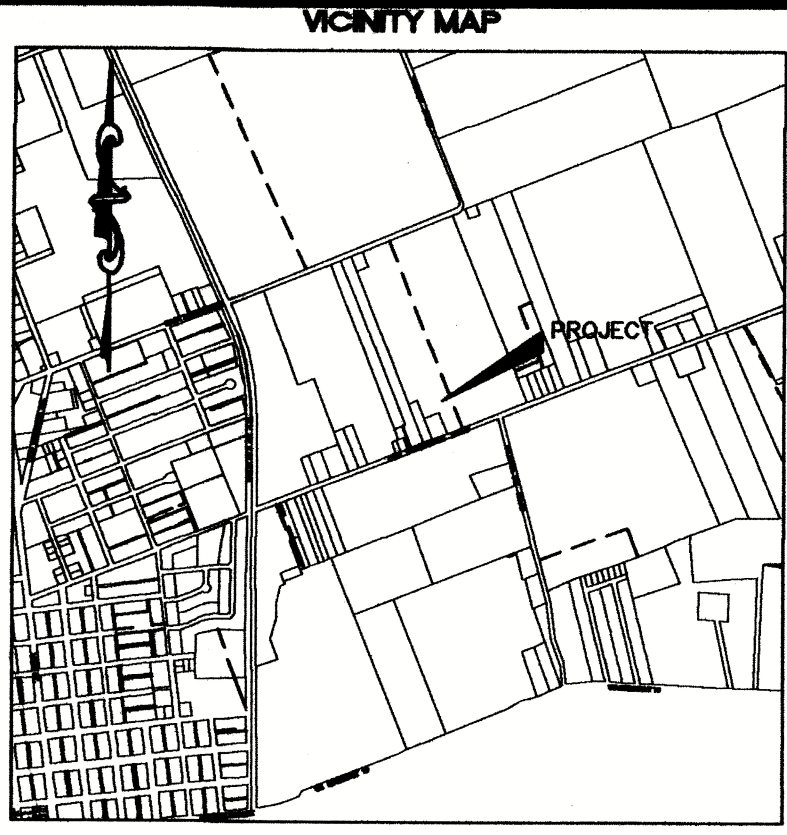
CONSTRUCTION SET
FOR REGULATORY PERMITTING OR
DATE: 07/18/2023

PARTIAL - ENLARGED
SITE PLAN
SHEET NO. 19012

SITE PLAN
SHEET NO. 19012

APPROVED JULY 2023
SUBMISSION

GOLA: SITE PLAN
1403 OLD THORNDALE RD.



SCALE: 1" = 2000'

OWNER:
BRENDA KAY GOLA
1403 OLD THORNDALE ROAD
TAYLOR, TX 76574

SURVEYOR:
BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574

ENGINEER:
BELTON ENGINEERING INC.
106 N. EAST STREET
BELTON, TEXAS 76513
TBPE FIRM NO. 13392

ACREAGE:
5.507 ACRES

NUMBER OF LOTS BY TYPE: 2

ACREAGE BY LOT TYPE:
DEVELOPMENT - 5.507 ACRES
TOTAL ACREAGE - 5.507 ACRES

PATENT SURVEY: FRANCIS BRADLEY,
ABSTRACT NO. 74

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: NONE

CONNECTIVITY INDEX: NO APPLICABLE

SUBMITTAL DATE: APRIL 2, 2021

BENCHMARK DESCRIPTIONS: RAILROAD
SPIKE IN POWER POLE
N: 10,187,548.26 E: 3,220,588.30
EL=590.54'
(NAVD 88, GEOID MODEL 2012B)

ABBREVIATIONS
FND. - FOUND
I.R. - IRON ROD
I.P. - IRON PIPE
R.O.W. - RIGHT-OF-WAY
DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
WD - WARRANTY DEED
GWD - GENERAL WARRANTY DEED
SWD - SPECIAL WARRANTY DEED
W/VL - DEED WITH VENDOR'S LIEN
WCR - WILLIAMSON COUNTY ROAD
P.O.C. - PLACE OF COMMENCING
P.O.B. - PLACE OF BEGINNING

UTILITY PROVIDERS:
WATER: CITY OF TAYLOR
WASTEWATER: CITY OF TAYLOR
ELECTRICITY: ONCOR

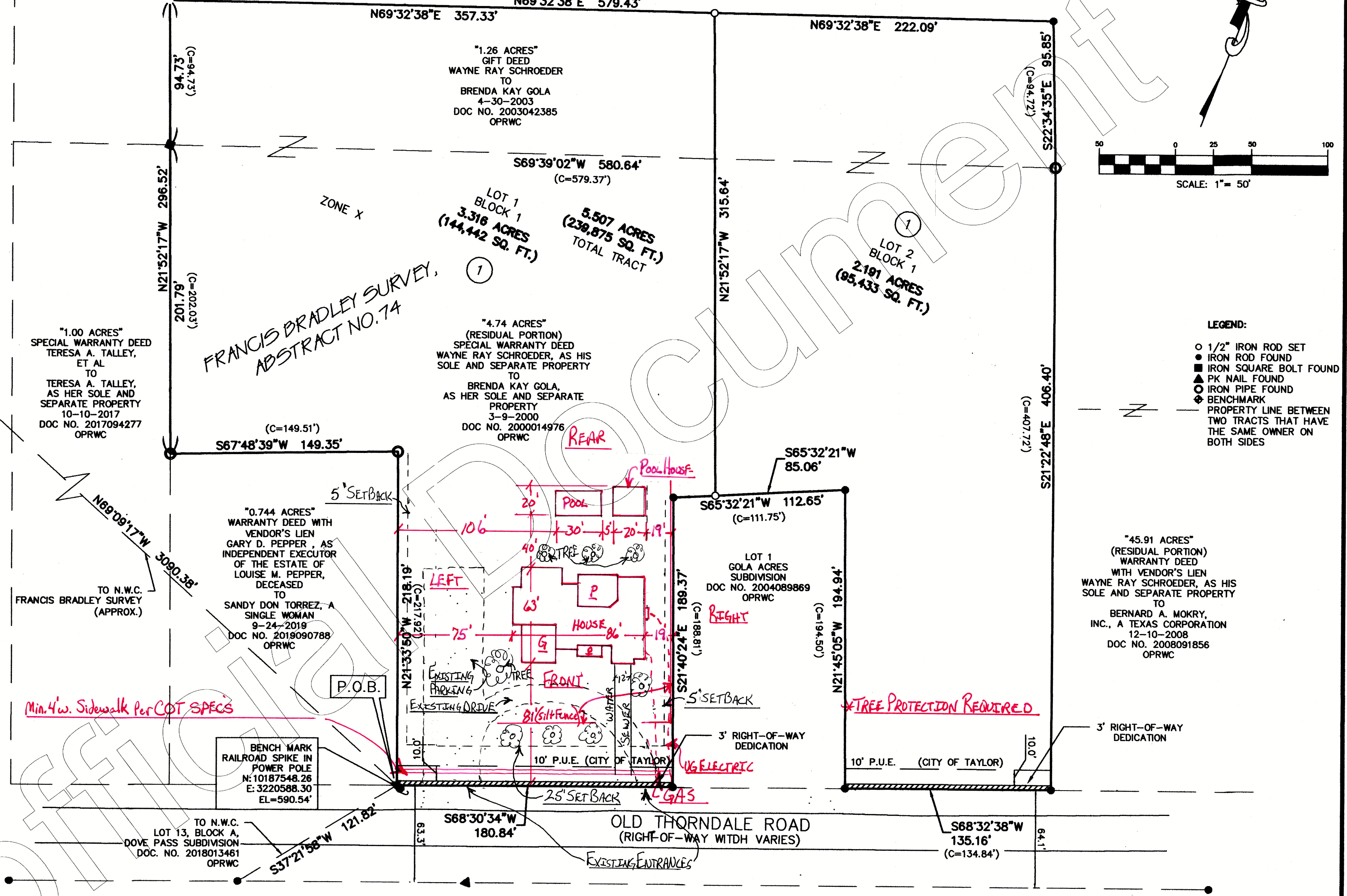
2.24 - SIDEWALKS

THE SUBDIVIDER IS RESPONSIBLE TO NOTE THE LOCATION OF SIDEWALKS ON THE PLAT. SIDEWALKS SHALL BE CONSTRUCTED AND EXTENDED ACROSS THEIR PROPERTY ALONG THE PERIMETER OF ALL PROPERTY BOUNDARIES ADJACENT TO PUBLIC RIGHT-OF-WAYS. SIDEWALKS SHALL BE A MINIMUM OF FOUR (4) FEET IN WIDTH AND BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). ALL SIDEWALKS MUST BE IN COMPLIANCE WITH SPECIFICATIONS PROVIDED BY THE CITY ENGINEER.

CITY OF TAYLOR PERMIT PZ-2021-1290

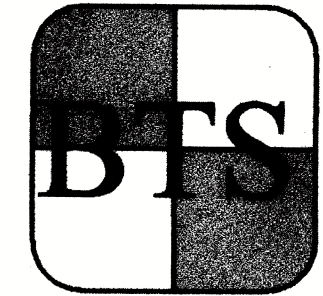
"45.91 ACRES"
(RESIDUAL PORTION)
WARRANTY DEED
WITH VENDOR'S LIEN
WAYNE RAY SCHROEDER, AS HIS
SOLE AND SEPARATE PROPERTY
TO
BERNARD A. MOKRY,
INC., A TEXAS CORPORATION
12-10-2008
DOC NO. 2008091856
OPRWC

GOLA KID ACRES MINOR PLAT
BEING A MINOR PLAT CONSISTING OF 5.507 ACRES, TO CREATE
TWO LOTS AND ONE BLOCK, CONVEYED BY BRENDA KAY GOLA
IN INSTRUMENT NUMBER 2000014976 OF THE OFFICIAL
RECORDS OF WILLIAMSON COUNTY, TEXAS, PART OF AND OUT
OF THE FRANCIS BRADLEY SURVEY, ABSTRACT NO. 74,
TAYLOR, WILLIAMSON COUNTY, TEXAS"
(C=579.87')



SURVEYORS CERTIFICATE
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BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
512-352-9090
FIRM No. 10128500
www.bryantechservices.com

DRAWN BY: JC	CHECKED BY: BLB
SCALE: 1" = 50'	
DATE: APRIL 28, 2021	
JOB NUMBER	SHEET
20-1100	1 OF 2

PZ-2023-1859 – 902 Old Thorndale Road Variance Request

Variance Application Questions 1-7 – Answered by Applicant

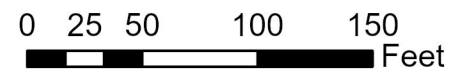
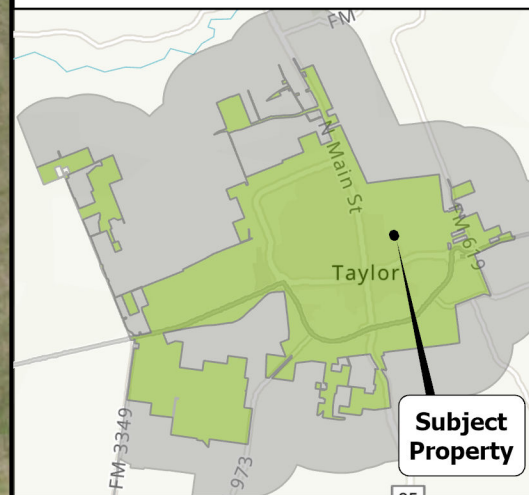
- 1. What particular physical conditions or characteristics make the property unique compared to others in the same neighborhood or zoning district?**
 - a. “Nothing there are several circle driveways on this road. In fact driveways that have been installed more recently than ours.”
- 2. Were the conditions or characteristics listed in Question #1 caused by the property owner or applicant?**
 - a. “Installation of a circle driveway that is being called as not allowed two years post installation. This driveway was approved by Public Works for installation. Shelly Shelton references in an attached email that Public Works is to approve this driveway as well as research the ordinances. A few weeks later post installation Jeff Schultz approves the driveway installation in the MGO and mentions that it is has been installed per ordinance's.”
- 3. If the conditions or characteristics were caused by the owner or applicant, could the use of the property be enjoyed in the current zoning district without the requested variance?**
 - a. “n/a”
- 4. What difficulty or unnecessary hardship would result (not just an inconvenience) if the variance were not granted?**
 - a. “An attached \$32,719.50 to reimburse the customer for the inconvenience and wasted money on an unusable driveway. Repair of the yard for the damages that will be caused to remove the driveway. Installation of an updated irrigation system and landscaping where the driveway was removed at. In total an estimated \$50k.”
- 5. Is the amount of variance requested the minimum necessary to meet the needs of the applicant or property owner?**
 - a. “n/a”
- 6. To what extent is the request for a variance based upon a desire of the owner, occupant, or applicant for increased financial gain from the property, or to reduce an existing financial hardship?**
 - a. “See question 4”
- 7. What affect, if any, would the variance have on the rights of owners or occupants of surrounding property, on the supply of light or air to adjacent property, on traffic or parking congestion in the public streets, on public safety, and on property values within the neighborhood?**
 - a. “None, almost two years past since installation and no encumbrances have been placed due to this installation.”



PZ-2023-1859

902 Old Thorndale Road
Zoning Variance
Location Map

-  Subject Property
-  Parcels
-  Streets

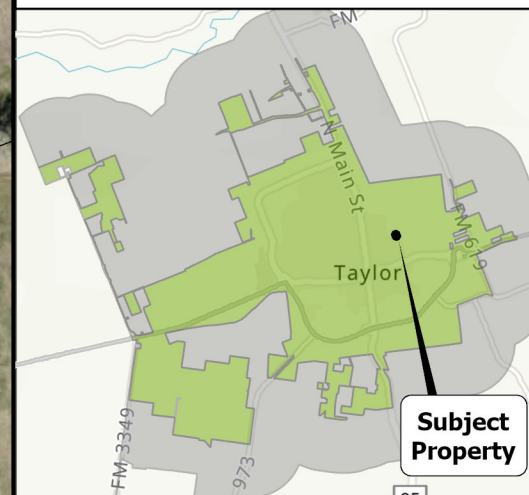




PZ-2023-1859

902 Old Thorndale Road
Zoning Variance
Notification Map

- Subject Property
- Buffer
- Notified Properties
- Parcels
- Streets



City of Taylor
PZ-2023-1866
Zoning Variance
Staff Report

Item Details

Subject Property:	203 North Main
Total Acreage:	Approximately 0.37 acres
Legal Description:	City of Taylor, Block 9, Lots 5-6, 1-4 (S/PTS)
Property Owner:	CWMRYBOYD II LLC
Applicant:	Judy Blundell
Request:	A request to vary from the sign ordinance to display temporary signage that exceeds the maximum surface area and height (Chapter 24, Section 24-3, General Provisions (u) (2), e and f)
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant is applying for a variance to the sign ordinance. They would like to place banner signage hanging from their building at 203 North Main Street, commonly referred to as the McRory-Timmerman Building. The signs in question exceed the maximum surface area, the maximum height, and time allowed in the Temporary Special Event Sign Ordinance No. 2021-22.



The Temporary Special Event Sign Ordinance allows for a maximum surface area of 32 square feet and a height of 5 feet.

The applicant would like to place a sign for the Car Show and the Birdsong Art Show. The signage would be 19 feet and 10 inches tall with a width of 3 feet 10 inches. The proposed signage would be approximately 76 sq ft in size and the highest point being 38 feet above the sidewalk. The car show will be displayed for car show on October 28. The art show banner will be displayed from October 28 to December 16, 2023.

Below is an example of a prior sign that was displayed without a permit for comparison. Picture 1 shows the size comparison of the building to the sign. Picture 2 shows the type of mesh banner that will be used and how it will be secured.



1.



2.

Location:

The subject property is a residence located at 203 North Main Street, the McRory-Timmerman Building.

Physical and Natural Features:

The subject property consists of a commercial historic building that houses many businesses on the corner of Main Street and 2nd Street.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the variance request (21 notices), and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, October 1, 2023.

Staff Analysis

The subject property is a commercial property in the heart of downtown Taylor. The location and placing of the sign would not hinder any right-of-way or view from its location. The size of the sign in comparison to the building is relative.

As part of the variance process, this request was considered by the Main Street Advisory Board (MSAB). The MSAB met on September 6, 2023, to recommend approval of the variance to the Zoning Board of Adjustment for the overage on height and square footage for both banners, the extended hanging period for the “Birdsong” banner, and the allowance of the Special Events Banner.

Staff Recommendation:

With the recommendation of the MSAB, staff recommends approval of the size and height of the signs for the Car Show and the Birdsong Art Show.

			Criteria for Approval
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>There are special circumstances or conditions arising from the physical surroundings, shape, topography, or other feature affecting the land subject to the variance applicant, such that the strict application of the provisions of the Zoning Ordinance would create an unnecessary hardship or inequity upon or for the applicant, as distinguished from a mere economic impact, an inconvenience, frustration of objections in developing the land, not permitting the highest and best use for the land, or depriving the applicant of the reasonable and beneficial use of the land;</p> <p><i>Staff finds there are special circumstances or conditions arising from the physical surroundings, shape, topography, or other feature affecting the land subject to the variance petition.</i></p>
	<u>X</u>		<p>The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of or similarly classified as the applicant’s land;</p> <p><i>Staff did not find circumstances causing a hardship.</i></p>
		<u>X</u>	<p>The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;</p> <p><i>Staff finds that the request for a temporary sign banner at the requested size and height would benefit</i></p>

			<i>the events attracting more people. The property can be used and enjoyed as is with or without the banner.</i>
<u>X</u>			Granting the variance application shall not be detrimental to the public health, safety, or welfare, or injurious to other property within the area; <i>Staff finds that granting the variance will not be detrimental to public health, safety, or welfare, or injurious to other property within the area.</i>
<u>X</u>			Granting the variance application shall not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of the development code, or adversely affect the rights of owners or residents of surrounding property; <i>Staff finds that the variance would not affect other property owner's use and enjoyment of their property.</i>
<u>X</u>			The hardship or inequity suffered by the applicant is not caused wholly or in substantial part by the applicant; <i>Staff finds that a hardship is not caused wholly or in substantial part by the applicant but by the historic banner and its antiquated banner system that requires a larger sign.</i>
		<u>X</u>	The request for a variance is not based exclusively on the applicant's desire for increased financial gain from the property, or to reduce an existing financial hardship; <i>Staff finds the request is based on the property owner's desire to help promote events in the city which would not provide for an increase in financial gain from the property or to reduce existing financial hardship but merely for convenience.</i>
	<u>X</u>		The degree of variance requested is the minimum amount necessary to meet the needs of the applicant to satisfy the standards. <i>Staff finds that the degree of variance is not the minimum amount necessary as the petitioner may comply with the Code requirements but the sign will not fit the building size and will not be seen adequately.</i>

Zoning Board of Adjustment Recommendation

In addition to the hardship presented, the questions below must also be addressed by the Commission.

No variance shall be granted or imposed unless:

1. 75% of the members of the Board are present to hear the case; and
2. 75% of the Board votes in favor of the request; and
3. The Board finds that the variance meets the requirements of Texas Local Government Code Section 211.009(3) which states:

Texas Local Government Code, Section 211.009. AUTHORITY OF BOARD.

(a) The board of adjustment may:

(3) Authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done;

City of Taylor Code of Ordinances 7.4.3 Variances

The Board finds that the variance requests meets or does not meet the requirements of Section 7.4.3 of the Zoning Ordinance which states:

The Board shall have the power to authorize upon appeal in specific cases such variance from the terms of this Ordinance where a literal enforcement of the provisions of this Ordinance will result in unnecessary hardship, not solely for financial gain, including the following:

- 1. Permit a variance in the setback requirements of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions, provided such variance will not seriously affect any adjoining property or the general welfare.*
- 2. Authorize upon appeal, whenever a property owner can show that a strict application of the terms of this Ordinance relating to the use, construction or alterations of buildings or structures or the use of land will impose upon him unusual and practical difficulties or particular hardship, such variances from the strict application of the terms of this Ordinance as are in harmony with its general purpose and intent, but only when the Board is satisfied that a granting of such variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty.*

Such findings of the Zoning Board of Adjustment together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the Zoning Board of Adjustment meeting at which such variance is granted or imposed. Variances may be granted or imposed only when in harmony with the general purpose and intent of this Ordinance so that public health, safety, and welfare may be secured. Pecuniary hardship to the subdivider, standing alone, shall not be deemed to constitute undue hardship. All variances shall be granted or imposed on a case-by-case basis and no variance shall be construed to serve as a precedence for subsequent variances.

Attachments:

1. Documents provided by the Applicant
2. Variance Questions Answered by Applicant
3. Picture of Banners to be Displayed
4. Drawing of where Banner is to be Displayed
5. Location Map
6. Notice Map

Location of Banner

Application #11537
Main Street Car Show
10/7/23 - 10/28/23
203 N Main, Taylor, TX 76574



PZ-2023-1866 203 N Main St McCrory-Timmerman Building Banner Variance

Zoning Variance Question 1:

The McCrory Timmerman Building anchors the busiest intersection of downtown Taylor. Millions of dollars were invested by us (Cwmry Boyd II, LLC) in the restoration, design and development of the structure. The area of the facade that addresses the Main Street frontage is approximately 3,900 sq. ft. It is the most visible structure in downtown Taylor and by employing the existing and historical banner tracks we are able to promote numerous events in Taylor, thus encouraging tourism and commercial growth and success of surrounding businesses. The brackets are designed to display reinforced banners measuring 3' wide x 20 high, thus making their message clearly legible to passing traffic from all directions.

Zoning Variance Question 2: please refer to the answer noted for Q1

Zoning Variance Question 3:

Yes, we, Cwmry Boyd II, LLC, invested the money, time and talent to restore and develop this building. And as citizens of the community we are prepared to promote events that assist in aiding the success of events. Additionally, we understand the importance of encouraging visitors to come to Taylor.

Zoning Variance Question 4:

No one will die if the variance isn't approved. This isn't about hardship, this is about using the equipment we have to the very best advantage to promote growth and tourism. Who wrote these questions?

Zoning Variance Question 5:

yes

Zoning Variance Question 6:

The request is 100% based in the hope of financial gain. Not for us, but for Taylor, the surrounding businesses who benefit from the Car Show and BirdSong and the artists (international level) who travel to Taylor to show their work in this highly publicized exhibition. The fact that we fund the banners should indicate that we are not seeking fame or riches on a personal level, but attempting to bring Taylor into modern day practices and attract educated and financially solid new members to the community

Zoning Variance Question 7:

0%. The banner is above street level, above our awning. It creates no shade (the awning does that), no depletion of air flow and no lessening of air quality. It creates no parking issues. In fact, because of its size, it allows drivers of moving cars to see it without creating a hazard that requires them to slow down and read it. Or park their cars to get out and walk up close to read it.

PROPOSED BANNERS

Banner 1 - promoting the 10th annual car show **APPLICATION #11537**

Hang dates - Saturday, Oct. 7 - Saturday, Oct. 28

Dimensions - 3'10" x 19'10"

Banner 2 - promoting the 6 annual BirdSong art show **APPLICATION #11538**

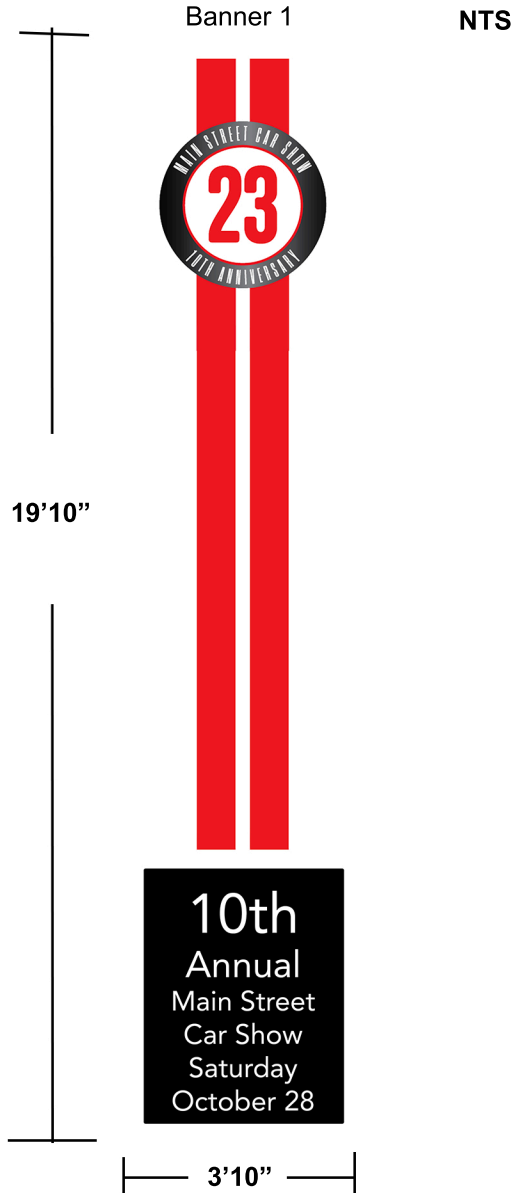
Hang dates - Saturday, Oct. 28 - Saturday, Dec. 16

Dimensions - 3'10" x 19'10"

details: both banners to be custom double sided reinforced opaque mesh with triple stitching around edges and grommets. Metal grommet -full perimeter, spaced at 12".

APPLICATION #11537

APPLICATION #11538



NTS



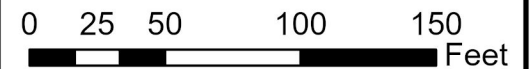
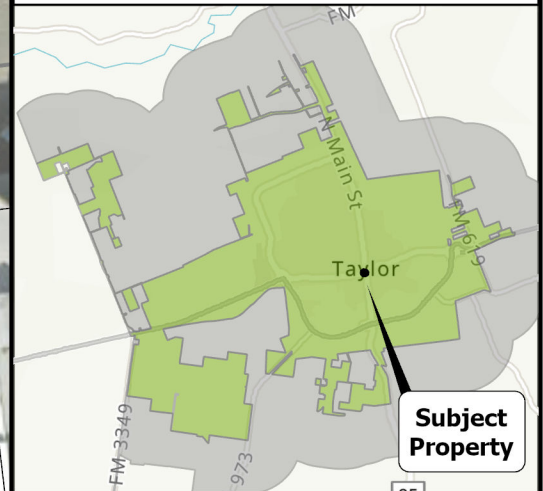
Location of banners
The East (front) facade of the
McCrary Timmerman Building
201 - 203 N. Main St., Taylor, TX
Application submitted by
Mark Nibelink and Judy Blundell
for Cwmry Boyd II, LLC



PZ-2023-1866

**203 N. Main Street
Zoning Variance
Location Map**

-  **Subject Property**
-  **Parcels**
-  **Streets**

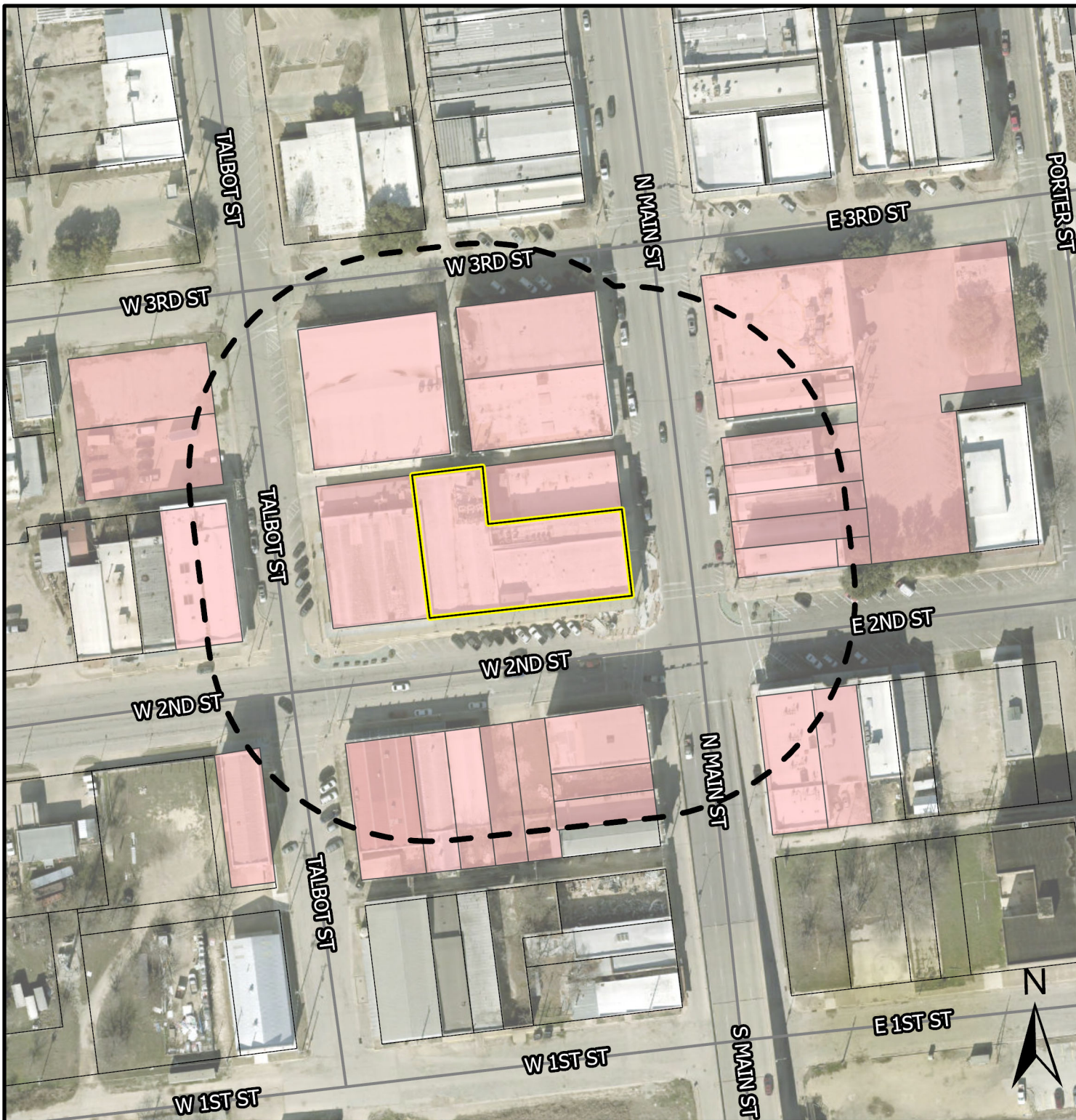
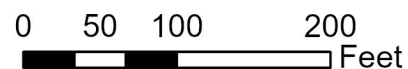




PZ-2023-1866

203 N. Main Street
Zoning Variance
Notification Map

- Subject Property
- Buffer
- Notified Properties
- Parcels
- Streets



MINUTES

CITY OF TAYLOR, TEXAS
MAIN STREET ADVISORY BOARD SPECIAL CALLED MEETING
400 Porter Street, Taylor, Texas 76574
September 6, 2023 – 6 pm

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Ruth Rivera Jennifer Lopez Irv Stauffer Jeff Snyder John McRae Curie Humphries Ruby Fisher	Douglas Moss Jan Harris	Jeffery Lagrone, Field Services Commander Brenda Joyas, Senior City Planner Tim Vanecek Donna Vanecek Tessa Streit Heidi Zimmerhanel Altman Mark Nibbelink

I. CALL TO ORDER AND DECLARE A QUOROM

The meeting was called to order and quorum declared at 6:00 pm

II. CITIZEN COMMUNICATION

None

III. REGULAR AGENDA: REVIEW/DISCUSS AND CONSIDER ACTION

A, Consider the request by St. Mary’s Catholic Church and School to have the special event fees waived for the St. Mary’s Fall Festival and make a recommendation to the City Manager

Ms. Ruby Fisher made a presentation surrounding the background of the special event permit application associated with the St. Mary’s Fall Festival – and out lined that the consideration for recommendation must be made in align with Ordinance No. 2023 – 14, Sec, 14 – 164.

Mr. Tim Vanecek made a presentation to the MSAB seeking recommendation for waivers of fees for the special event to the City Manager. The presentation outlined that the fall festival is a fundraising event for the school associated with the church, and that the funding from the event goes towards scholarships for students to attend the school and building maintenance. It was outlined that folks come from out of Taylor for the Fall Festival – and that at least 500 people at a time will attend over the course of the day.

Irv Stauffer made a motion to provide a recommendation to waive all fees associated with city services rendered for the St. Mary’s Fall Festival based on criteria 1, 2, and 4 of Ordinance No. 2023 – 14, Sec, 14 – 164. Curie Humphreys seconded the motion. All voted aye.

B. Consider the Variance Request submitted by Judy Blundell for temporary event banners at the McCrory-Timmerman Building and make a recommendation to the Zoning Board of Appeals

A presentation was made by Mr. Mark Nibbelink on behalf of Judy Blundell seeking a recommendation from the MSAB to the Zoning Board of Appeals. Mrs. Brenda Joyas was present to answer questions on the permit and variance process in relation to temporary signage banners. Mr. John McRae made a motion to approve the variance request for the overage on height and square footage for both banners, the extended hanging period for the "Birdsong" banner, and the allowance of the Special Events Banner. Mr. Jeff Snyder seconded the motion. All voted aye.

IV. Adjournment

The motion was made to adjourn the meeting by Ms. Jennifer Lopez, and seconded by Ruth Rivera.

Meeting was adjourned at 6:56 pm.

Ruby Fisher

Ruby Fisher

Development Services

Ruth Rivera

Ruth Rivera