

AGENDA

CITY OF TAYLOR, TEXAS

ZONING BOARD OF ADJUSTMENTS AND APPEALS

Taylor City Hall, 400 Porter Street

City Hall Council Chambers

October 7, 2014, 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 for the August 5, 2014 meeting.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

2. **ZBA 14-07 Conduct Hearing** on a request from Mr. Raymond Hernandez, property owner and applicant, for a variance from the R-1 minimum rear yard setback requirement of 10 feet on the property located at 810 Old Coupland Road, Taylor Zoning Ordinance Section 2.7.3 (7) (b)
3. **ZBA 14-07 Take Action** on a request from Mr. Raymond Hernandez, property owner and applicant, for a variance from the R-1 minimum rear yard setback requirement of 10 feet on the property located at 810 Old Coupland Road, Taylor Zoning Ordinance Section 2.7.3 (7) (b)
4. **ZBA 14-08 Conduct Hearing** on a request from Habitat for Humanity Williamson County, property owner and applicant, for a variance from the requirement for all residential structures to provide a minimum of one (1) covered parking space per dwelling unit on the property located at 508 S. Doak St., Taylor Zoning Ordinance Section 4.3.4 (1)
5. **ZBA 14-08 Take Action** on a request from Habitat for Humanity Williamson County, property owner and applicant, for a variance from the requirement for all residential structures to provide a minimum of one (1) covered parking space per dwelling unit on the property located at 508 S. Doak St., Taylor Zoning Ordinance Section 4.3.4 (1)
6. Discuss upcoming reappointments

ADJOURN

Next Meeting Date: Tuesday November 4, 2014

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 P.M. on October 3, 2014 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
Carrie Orts, Planning and Development
Administrative Assistant

Date: 10.03.14

**MINUTES
CITY OF TAYLOR, TEXAS
ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
City Hall Reception Area
Taylor City Hall, 400 Porter Street
Tuesday, August 8, 2014
6:00 P.M.**

PRESENT:

Gayle Collins
Michael Aplin
John Sanford
Nancy Talley
Erwin Stauffer

ABSENT:

OTHERS PRESENT:

Bob van Til, Director Planning and Development
Carrie Orts, Admin Assistant
Laura Rouse-DeVore, Deputy Building Official

CALL TO ORDER AND DECLARE A QUORUM

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

CITIZENS COMMUNICATION

None

Review and approve Minutes from August 5, 2014

Mrs. Talley made a motion to approve the minutes as written for August 5, 2014. Second by Mr. Sanford.
All voted aye.

Conduct Hearing: ZBA 14-04 on a request submitted by Debbie Kenkel for an address located at 1706 Davis for a front yard setback variance from 25 feet to ten feet as required by section 2.7 of the Taylor Zoning Ordinance, to build a car port.

Hearing opened. Mr. Van Til stated that staff's recommendation is denial of this application and that not granting the variance would not prevent the owner from any reasonable use of the property. Ms. Debbie Kenkel was present to answer questions. Hearing closed.

Action Item: ZBA 14-04 on a request submitted by Debbie Kenkel for an address located at 1706 Davis for a front yard setback variance from 25 feet to ten feet as required by section 2.7 of the Taylor Zoning Ordinance, to build a car port.

Mr. Sanford made motion to approve the request for a Variance from the front yard setback of 25 ft. to 10 as required by section 2.7 of the Taylor Zoning Ordinance, to build a car port.
Second by Mrs. Talley. All voted Aye.

Adjourn

Mr. Stauffer made motion to adjourn meeting. Second by Mr. Aplin. Meeting adjourned at 6:17 PM

Carrie Orts
Planning and Development Assistant

Gayle Collins
Chairman of the Board

MEMORANDUM

TO: Taylor Zoning Board of Adjustment
FROM: Laura Rouse-DeVore, Deputy Building Official
RE: Variance Request 14-07: 810 Old Coupland Rd.
DATE: October 3, 2014

Hearing Date
October 7, 2014

Applicant
Raymond Hernandez

Property Owner
Raymond Hernandez

Location/Address
810 Old Coupland Road

Development Objective
Accessory Structure on Single-Family Residential Lot

Size of the Lot
1.42 acres

Variance Request
Allow the construction of an enclosed shed 6 feet from the rear property line, creating a 4 ft. encroachment into the required minimum rear yard setback.

Code Section
2.7.3 (7) (b) require a minimum rear yard setback of 10 feet.

Reason for Variance
Construction of an accessory structure (shed).

Current Zoning
R-1 – Single-Family Residential

Zoning of Surrounding Property
North: R-1, Single-family
East: R-1, Single-family
South: R-1, Single-family
West: R-1, Single-family

Current Land use

Single-Family Residence

Land Use of Surrounding Property

North: Single-family residential

East: Single-family residential

South: Single-family residential

West: Single-family residential

Physical conditions or characteristics that make this property unique compared to others in the same neighborhood or in the same zoning.

None

Future Land Use Map Shows

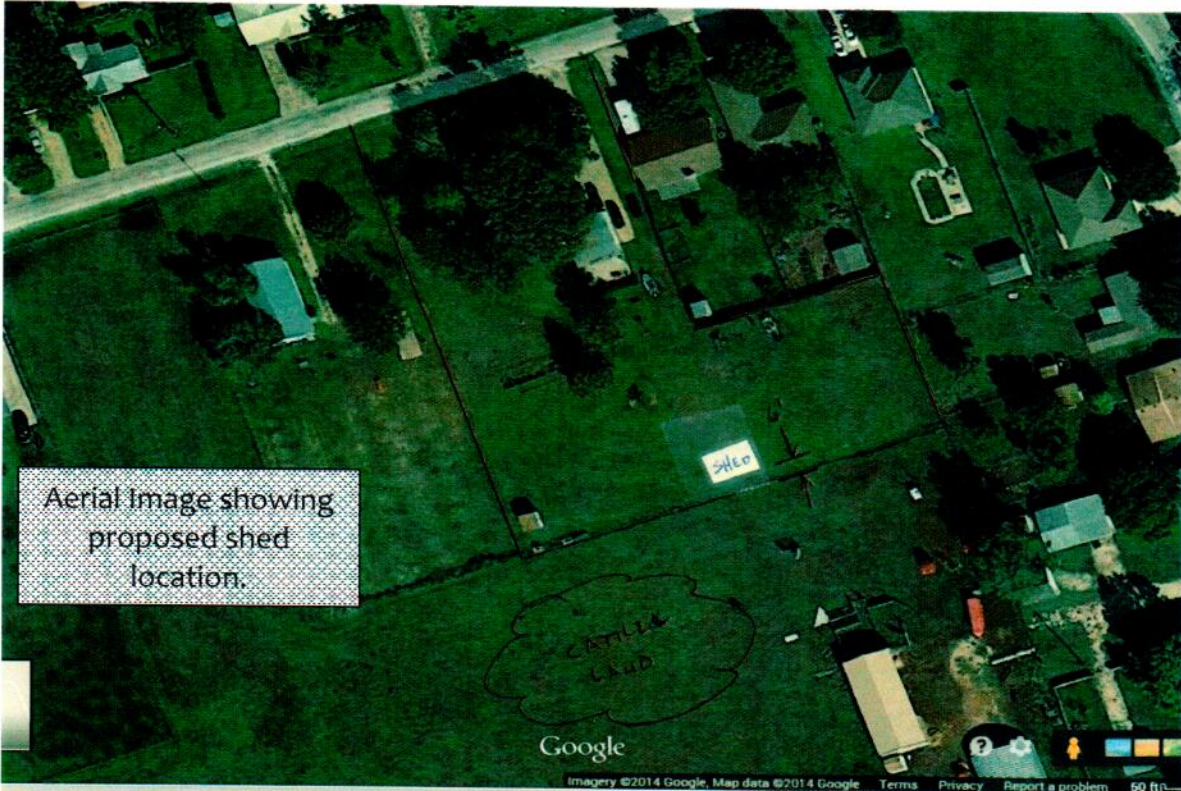
R1, Single-family

Platting Information

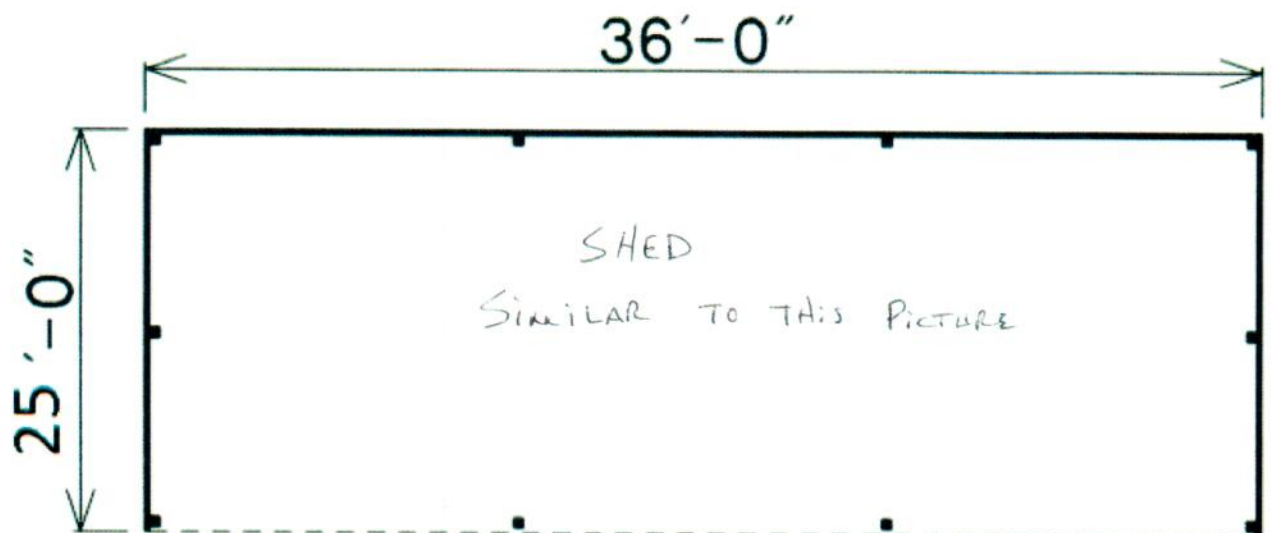
Currently platted: Theo Brinkmeyer Subdivision, Block 1, Lot 2 & PT. 3

Right of Way Issues

None

Other Information





Appeals Process:

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:

7.4.3.1

Permit a variance in the setback requirements of any district where there are unusual and practical difficulties or unnecessary hardships on 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.

7.4.3.2

Authorize upon appeal, whenever 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 the 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.

Neighborhood 200' mailing:

Staff has received the following responses to the mailing:

Delores Flores, 1802 Old Coupland Rd: Favorable

Mary Jane Perez, 906 Old Coupland Rd: Favorable

Robert M Brady, 902 Old Coupland Rd: Favorable

Glen W Simpson, Tom W Simpson, and Kim O Simpson, 1910 Old Coupland Rd: Favorable

Copies of these letters and emails have been included with your packet materials.

Recommendation:

Staff's technical recommendation is denial of this application since it does not meet the intent of the ordinance, nor are there any demonstrable hardships, difficulties, or extenuating circumstances for the variance.

Please let me know if you have any questions by calling me at (512) 365-3863 ext. 24 or contact me via email at laura.rouse-devore@taylortx.gov



September 26, 2014

**NOTICE OF HEARING FOR
ZBA CASE #14-07 ON
October 7, 2014
6 P.M.**

Dear Property Owner:

You received this notice because you own property within 200 feet of 810 Old Coupland Rd. The owner of this property, Raymond Hernandez, requested a variance from the Taylor Zoning Ordinance to build an enclosed shed 6 feet from the rear property line. The Zoning ordinance requires all improvements to be built a minimum of 10 feet from the front property line.

The City of Taylor is required to notify property owners within a 200 foot radius of 810 Old Coupland Rd. a minimum of ten calendar days prior to the hearing date. This notice serves as formal notice that the Taylor Zoning Board of Adjustment will hold a hearing on this request on:

**October 7, 2014
6 p.m.
400 Porter Street
Taylor Texas 76574**

For more information, please contact the City of Taylor at 512-365-3863 or email Laura Rouse-DeVore, Deputy Building Official, at laura.rouse-devore@taylortx.gov

PIN	Acreage	ZONING	OwnerName	Address1	City	State	Zip
R019042	0.3300 R-1		WILKINS, DONNA MARIE	801 OLD COUPLAND RD	TAYLOR	TX	76574-4857
R019036	0.3310 R-1		GORDON, DAN M	11416 BRISTLE OAK TRL	AUSTIN	TX	78750
R358729	0.3600 R-1		GORDON, DAN M	11416 BRISTLE OAK TRL	AUSTIN	TX	78750
R018327	0.0000 R-1		CRUCES, EMILIO & DEBBIE A	1900 OLD COUPLAND RD	TAYLOR	TX	76574
R019038	0.2300 R-1		STOVALL, ROBERT L	709 OLD COUPLAND RD	TAYLOR	TX	76574-4857
R019043	0.3300 R-1		SAFARIK, JESSIE J, Jr	805 OLD COUPLAND RD	TAYLOR	TX	76574-4857
R464083	0.4700 R-1		NAIVAR, DELORES MARIE	P O BOX 531	TAYLOR	TX	76574-0531
R358802	0.4170 R-1		GORDON, DAN M	11416 BRISTLE OAK TRL	AUSTIN	TX	78750
R019029	0.3900 R-1		MARCON JOHN S ESTATE	1000 OLD COUPLAND RD	TAYLOR	TX	76574
R019037	0.8920 R-1		PATTON, DONALD F & MADONNA C	907 OLD COUPLAND RD	TAYLOR	TX	76574-9614
R463899	1.4760 R-1		BLUE PINTO LLC	1308 HOWARD ST	TAYLOR	TX	76574-2648
R018321	0.3320 R-1		DOWNNS, JAMES W & JOYCE J	1808 OLD COUPLAND RD	TAYLOR	TX	76574-4860
R018326	0.3360 R-1		VILLATORO, FREDIS	1804 OLD COUPLAND RD	TAYLOR	TX	76574
R384746	0.4500 R-1		FLORES, DOLORES	1802 OLD COUPLAND RD	TAYLOR	TX	76574-4860
R018320	0.5000 R-1		PEREZ, RUBEN M	906 OLD COUPLAND RD	TAYLOR	TX	76574-4858
R018318	1.4200 R-1		HERNANDEZ, RAYMOND & HELEN F	810 OLD COUPLAND RD	TAYLOR	TX	76574-4856
R048731	0.2990 R-1		HARRINGTON, ANGELA G	902 OLD COUPLAND RD	TAYLOR	TX	76574
R048793	0.2800 R-1		PATSCHKE, PATRICK LATIN: Charlene A Patschke	904 OLD COUPLAND RD	TAYLOR	TX	76574-4858
R018324	0.2500 R-1		TAMMY EULANDFELD etal	604 E LAKE DR	TAYLOR	TX	76574
R018325	0.3300 R-1		SMITH JENETTE I & SCOTT A SMITH & GAIL D TULLY	1806 OLD COUPLAND RD	TAYLOR	TX	76574-4860
R408565	27.6330 R-1		SIMPSON, GLEN & KIM & TOM	1910 OLD COUPLAND RD	TAYLOR	TX	76574-4862
R018317	1.0000 R-1		HERNANDEZ, ANDREA	113 LARCH CV	KYLE	TX	78640

CARLOS G PARKER

CARLOS G PARKER

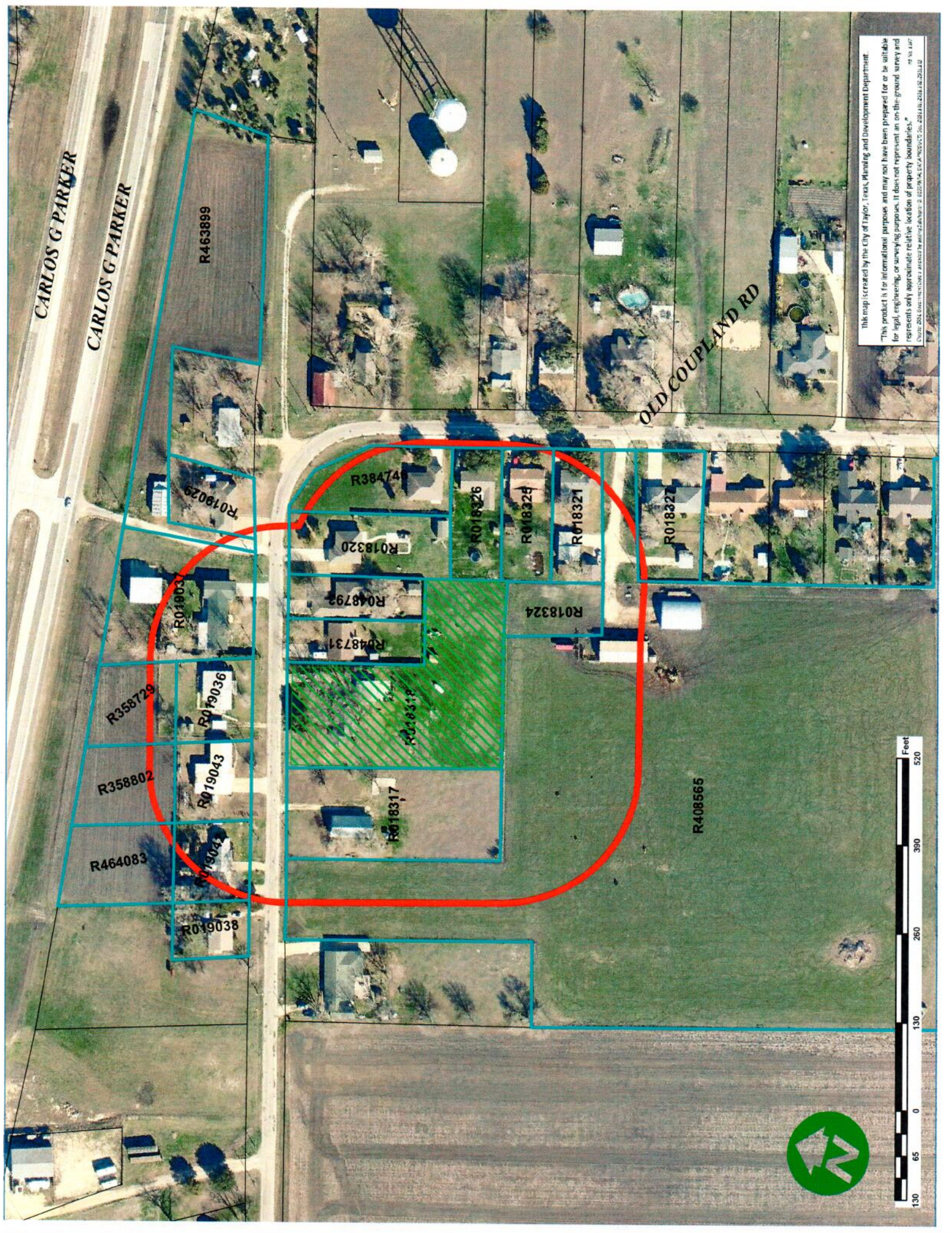
OLD COUPLAND RD

R463899
R019029
R019037
R358729
R358802
R464083
R019036
R019043
R019042
R019038

R384746
R018320
R048793
R048731
R018326
R018325
R018321
R018324
R018327
R018317
R018348
R408565



This map is created by the City of Taylor, Texas, Planning and Development Department.
This product is for informational purposes and may not have been prepared for or be suitable
for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and
represents only approximate relative location of property boundaries.
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Taylor, Texas, Planning and Development Department
Map No. 1447



CARLOS G PARKER

CARLOS G PARKER

OLD COUPLAND RD



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represents only approximate relative location of property boundaries.
Taylor, Texas, Planning and Development Department
10/10/2018

Laura Rouse-DeVore

From: dolores flores [dolores_at_lululand@yahoo.com]
Sent: Thursday, October 02, 2014 3:01 PM
To: Laura Rouse-DeVore
Subject: Raymond Hernandez variance

Hello, Ms. Rouse-DeVore

I'm writing about the variance requested by Raymond Hernandez (810 Old Coupland Rd). I don't have any problem with the building of a shed 6 feet from the rear property line. It would seem like such a waste of usable property if it were built 10 feet from that property line. I certainly hope that the zoning board will allow the shed to be built 6 feet from the property line.

Respectfully,
Dolores Flores
1802 Old Coupland Rd.

Laura Rouse-DeVore

From: tiamj [tiamj@live.com]
Sent: Wednesday, October 01, 2014 7:59 PM
To: Laura Rouse-DeVore
Subject: ZBA CASE#14-07

This is Mary Jane Perez, we received the letter in the mail. We are fine with The shed being built on 810 old Coupland rd

Mary Jane Perez
5126337878

Sent on a Sprint Samsung Galaxy S® 5

Laura Rouse-DeVore

From: avwebnetonline@gmail.com on behalf of Robert Brady [jcdisciple@gmail.com]
Sent: Wednesday, October 01, 2014 8:43 PM
To: Laura Rouse-DeVore
Subject: ZBA Case #14-07 (Notice of Hearing)

In regards to the hearing on Case #14-07:

Raymond Hernandez has my and my wife's blessing to construct the small building on his land behind my property.

I recently purchased my house at 902 Old Coupland Rd from Angela Harrington

She is still seems to be listed as the property owner, according to your records, because the letter of notice was addressed to her, but since I saw that it was from the City of Taylor, I knew it would be relevant to myself as the new owner.

Thank you for your attention in this matter.

Respectfully,

Robert M Brady
902 Old Coupland Rd
Taylor, TX 76574
512.888.3900

PS - Tell Debbie Lannen hello for me

Laura Rouse-DeVore

From: Glen Simpson [GSimpson@tri-intl.com]
Sent: Monday, September 29, 2014 9:49 AM
To: Laura Rouse-DeVore
Subject: ZBA CASE 14-07 ON

Laura,

I received you notice ZBA Case 14-07 ON, about 810 Old Coupland Road request for a Zoning variance. I have no problem with the variance, in fact as the adjacent property owner (my property is the property that is 6 feet from the proposed structure) and I recommend approval of the zoning variance for my neighbor.

If you have any questions, you may contact me at this e-mail address.

Thank you for your consideration.

Glen W. Simpson, Tom W. Simpson and Kim O. Simpson
1910 Old Coupland Road
Taylor, TX 76574.

City of Taylor

ZONING ORDINANCE VARIANCE APPLICATION

Date 09/18/2014

Zoning Variance Application Fee of \$150.00 is non- refundable

APPLICANTPROPERTY OWNER

Name	<u>RAYMOLD HERNANDEZ</u>	<u>SAME</u>
Mailing Address	<u>810 OLD COMPLAND RD</u>	
	<u>TAYLOR TX. 76574</u>	
Email	<u>RAYHERN@CELESTICA-CATC.com</u>	
Daytime Phone	<u>512-352-6759</u>	
	<u>512-656-2346</u>	

PROPERTY DESCRIPTION:

Street OLD COMPLAND RD Address No. _____Legal Description (if platted) 55211 THEO BRINKMEYER, BLOCK 1, LOT 2 + PT 3Acres 1.42 Zoning Classification R1

Describe the existing improvements on the subject property: describe the building(s), size, height, and use, number of off-street parking spaces, signs, etc., as applicable.

Adding a 25' X 36' Shed to the back of my property.
The shed will be covered on 3 sides and opened on the front,
similar to picture provided no plumbing or electricity.
Shed to be used for storage and tool shed.

APPLICATION FOR CITY OF TAYLOR ZONING VARIANCE

REQUESTED ZONING VARIANCE:

Variance to Chapter 2.7.3(7)(b), Section _____ of the Zoning Ordinance which requires.....

Structures to be placed 5 ft from property line on either side and 10 ft from back of property line.

Describe the type of variance you would like to apply for. Include a site plan with dimentions.

Need variance to allow Shed to be placed 6ft from back of property line instead of the required 10ft. See attached maps showing placement of shed.

SUBMITTAL REQUIREMENTS:

Answer the questions on the following pages, as evidence that this request complies with the conditions required for approval of a zoning variance (extra pages and supplemental illustrations or photographs may be used if needed or desired).

Site Plan or Drawing, preferably submitted on paper no larger than 11" X 17", showing dimensions of property, location of site with respect to streets and adjacent properties, and location and dimensions of buildings, parking areas, and other features of the site which are applicable to the requested variance.

I hereby affirm that if I am the property owner of record, or if the applicant is an organization or business entity, I have been authorized to represent the owner, organization, or business in this application. I certify the proceeding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application.

Further, I understand that in accordance with Texas Local Government Code, Section 211.011, a person aggrieved by a decision of the Zoning Board of Adjustment may present to a district or county court, within ten (10) days after the date the decision is filed in the Board's office, a verified petition stating that the decision of the Board is illegal in whole or in part, and specifying the grounds of the illegality.

Signature: Raymond Hernandez Date 09/18/2014

Printed Name: RAYMOND HERNANDEZ

APPLICATION FOR CITY OF TAYLOR ZONING VARIANCE

1. What particular physical conditions or characteristics make the property unique compared to others in the same neighborhood or zoning district?

This property is 1.4 acres where the rest of the neighbors are on less than a 1/4 acre with the exception of the back property which is cattle grazing land, see map. Since the back property was an open field, I thought 6 feet away from property fence was enough, especially after I noticed other neighbors structures were set much closer than 6 feet.

2. Were the conditions or characteristics listed in Question #1 caused by the property owner or applicant?

I thought that placing the shed 6 feet away from property was enough since I noticed other structured in the neighborhood were much closer to the back of property line. Not until I inquired about a permit was I made aware of the 10 feet ordinance.

APPLICATION FOR CITY OF TAYLOR ZONING VARIANCE

3. If the variance were not granted, would you no longer be able to use the property?

If the variance were not granted, it would represent lost time and money and more importantly a lot of hard work which has gone into this project. It would mean spending another month or so to move it 4 feet from back property line, this would incur renting trencher again, bringing in another load of gravel, moving 2 forms and delay the concrete slab by as much as another 2 months which would put me into pouring the concrete way into winter which would have an affect the concrete setting up ~~and~~ properly.

A decision might have to be made whether to scrap the project or not.

4. What affect, if any, would the variance, if approved, 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?

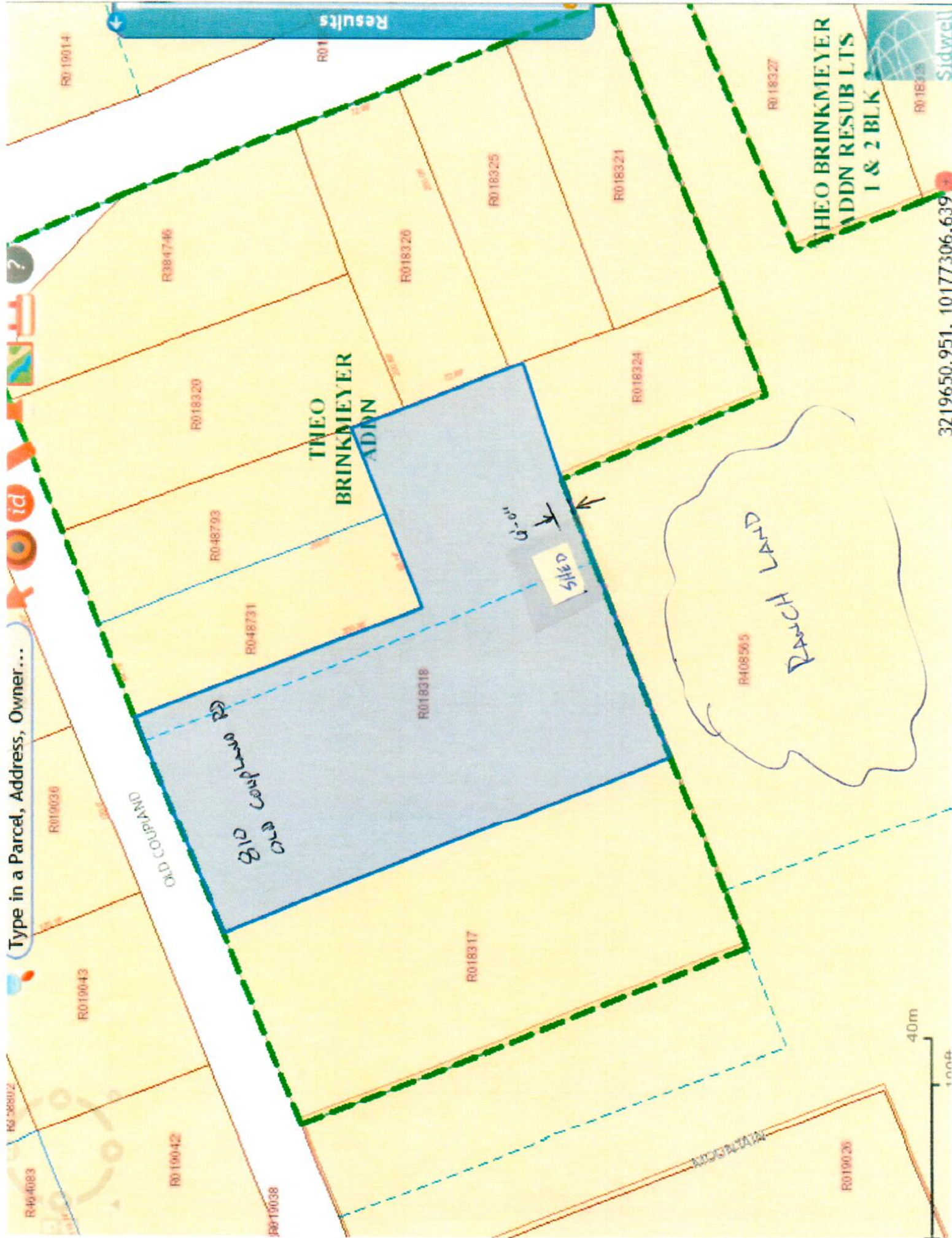
None, the shed is well over 100' from each neighbor on either side and even with the shed being 6 ft from back property line, the back property is open grazing land for cattle. If any utility would be required they could easily be provided from the back property.

To be completed by Staff:

Meeting Date: 10-7-14 Application Deadline: 9.18.14

Accepted By: ABP Date 9.18.14

Type in a Parcel, Address, Owner...



THEO
BRINKMEYER
ADDN

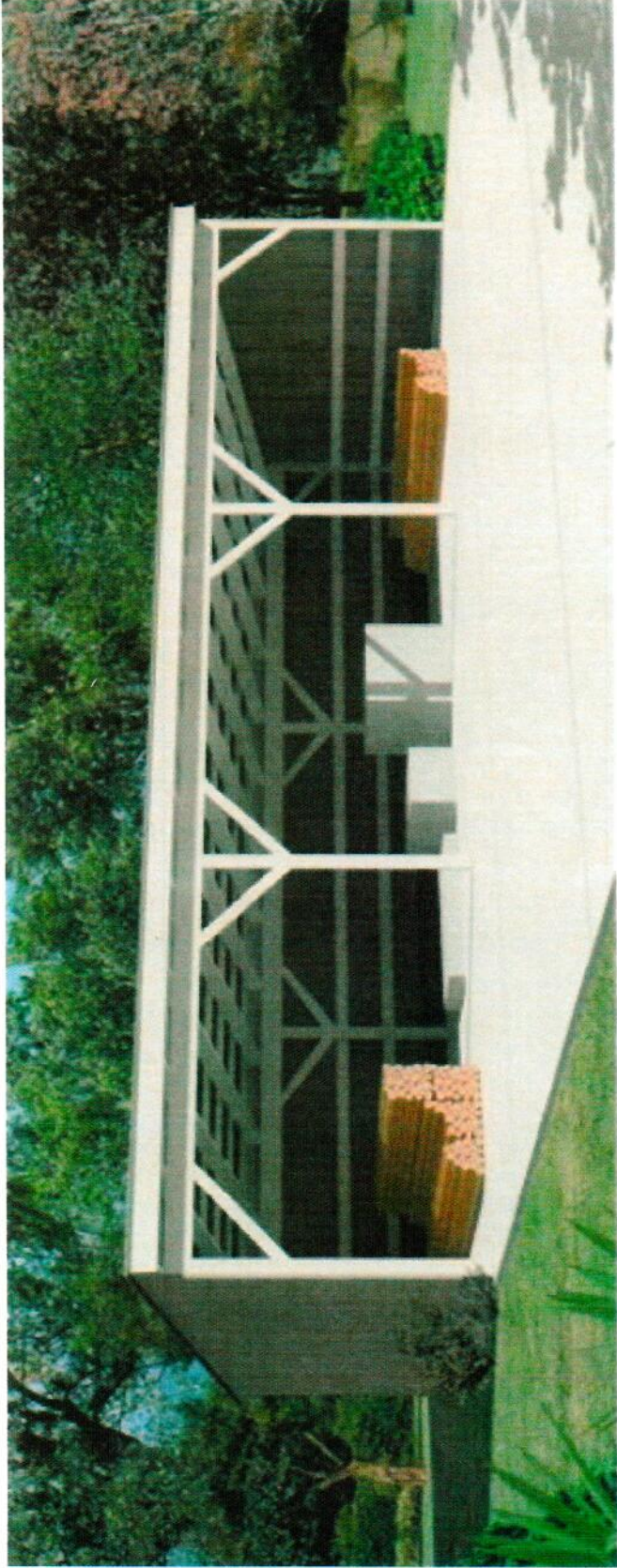
THEO BRINKMEYER
ADDN RESUB LTS
1 & 2 BLK

3219650.951, 10177306.639

40m
100ft

Sidwell



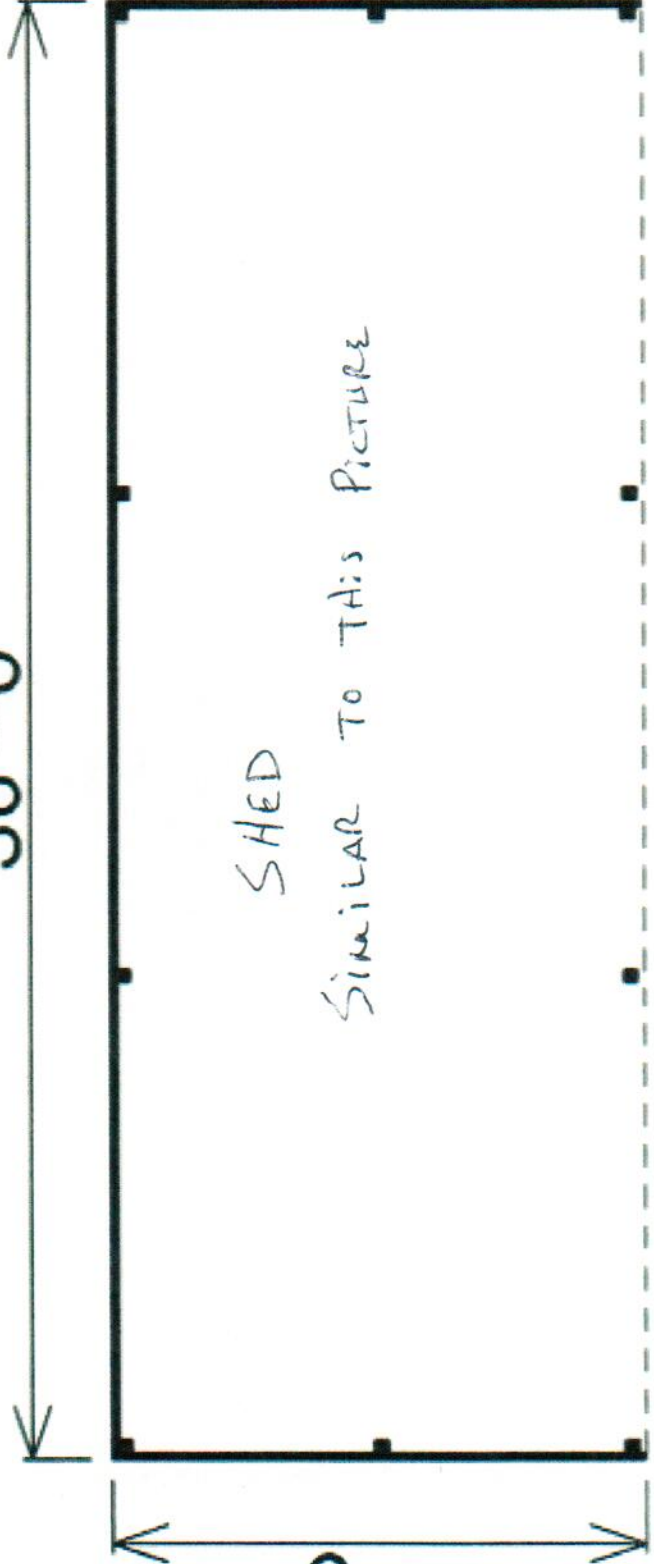


36'-0"

SHED

SIMILAR TO THIS PICTURE

25'-0"





MEMORANDUM

TO: Taylor Zoning Board of Adjustment

FROM: Laura Rouse-DeVore, Deputy Building Official

RE: Variance Request 14-08: 508 S. Doak St.

DATE: October 3, 2014

Hearing Date

October 7, 2014

Applicant

Habitat for Humanity of Williamson County

Property Owner

Habitat for Humanity of Williamson County

Location/Address

508 S. Doak St.

Development Objective

Construct a 1,267 sq ft. Single-Family Residence

Size of the Lot

Approximately .3 acres

Variance Request

Allow relief from the covered parking requirement

Code Section

4.3.4 (1) requires a minimum of one (1) covered parking space per dwelling.

Reason for Variance

Construction of a single-family residence

Current Zoning

R-1 – Single-Family Residential

Zoning of Surrounding Property

North: R-1, Single-family

East: R-1, Single-family

South: R-1, Single-family

West: M-1, Light Industrial

Current Land use

Single-Family Residence

Land Use of Surrounding Property

North: Single-family residential

East: Single-family residential

South: Single-family residential

West: T. Don Hutto Residential Center/CCA

Physical conditions or characteristics that make this property unique compared to others in the same neighborhood or in the same zoning.

None

Future Land Use Map Shows

Single-family Residential

Platting Information

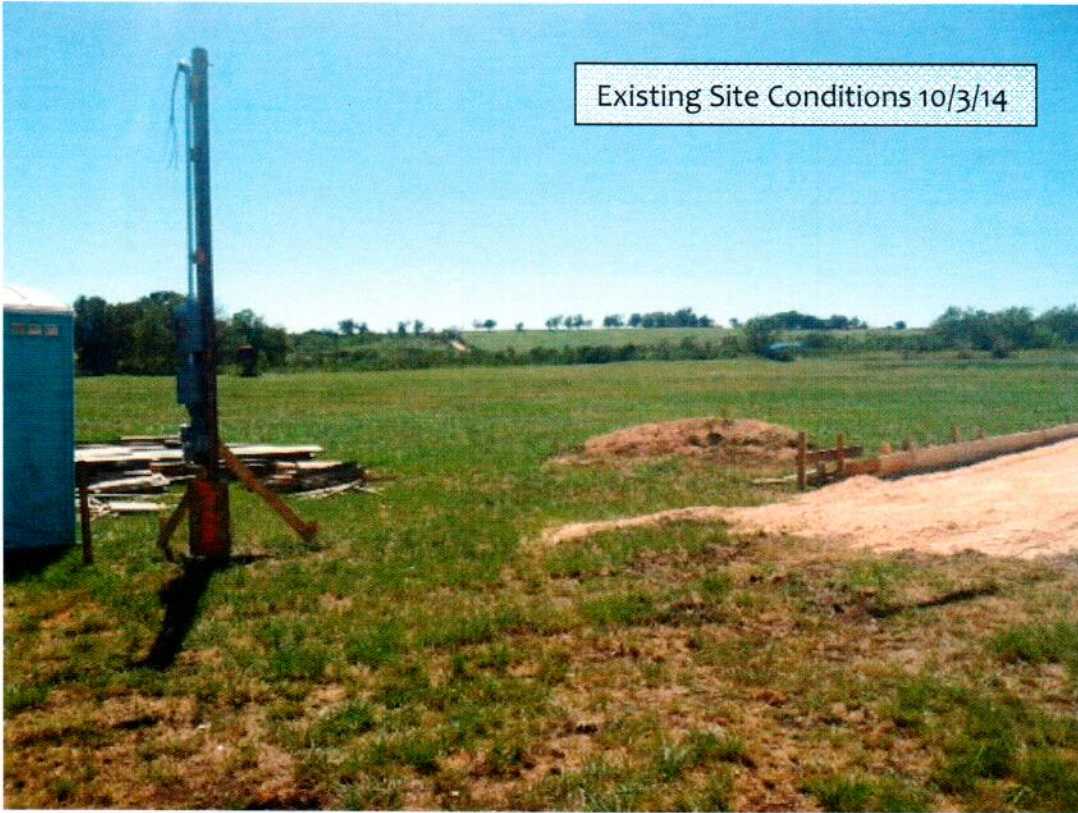
Currently platted: Doak Addition, Block 36, Lot 10

Right of Way Issues

None

Other Information





Existing Site Conditions 10/3/14



Existing Site Conditions 10/3/14

Appeals Process:

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:

7.4.3.1

Permit a variance in the setback requirements of any district where there are unusual and practical difficulties or unnecessary hardships on 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.

7.4.3.2

Authorize upon appeal, whenever 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 the 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.

Neighborhood 200' mailing:

Staff has not received any favorable and/or unfavorable responses to the mailing.

Recommendation:

Staff's technical recommendation is denial of this application since it does not meet the intent of the ordinance, nor are there any demonstrable hardships, difficulties, or extenuating circumstances for the variance.

Please let me know if you have any questions by calling me at (512) 365-3863 ext. 24 or contact me via email at laura.rouse-devore@taylor.tx.gov



September 26, 2014

**NOTICE OF HEARING FOR
ZBA CASE #14-08 ON
October 7, 2014
6 P.M.**

Dear Property Owner:

You received this notice because you own property within 200 feet of 508 S. Doak. The owner of this property, Habitat for Humanity Williamson County, requested a variance from the Section 4.3.4 (1) of the Taylor Zoning Ordinance. This section of the Zoning Ordinance requires all residential structures to provide a minimum of one (1) covered parking space per dwelling unit.

The City of Taylor is required to notify property owners within a 200 foot radius of 508 S. Doak a minimum of ten calendar days prior to the hearing date. This notice serves as formal notice that the Taylor Zoning Board of Adjustment will hold a hearing on this request on:

**October 7, 2014
6 p.m.
400 Porter Street
Taylor Texas 76574**

For more information, please contact the City of Taylor at 512-365-3863 or email Laura Rouse-DeVore, Deputy Building Official, at laura.rouse-devore@taylortx.gov

PIN	PARCEL_ID	ZONING	Acres	OwnerName	Address1	Address2	City	State	Zip
R016574	R016574	R-1	0.1441	LEWIS, LINDA	1405 BROOK WAY		CEDAR PARK	TX	78613-4260
R108387	R108387	R-1	0.1681	CITY OF TAYLOR	ATTN: CITY MANAGER	400 PORTEI	TAYLOR	TX	76574-3600
R509237	R509237	R-1	0.1573	MARTINEZ, CESAR RODRIGUEZ	506 S DOAK ST		TAYLOR	TX	76574
R494770	R494770	R-1	0.1697	HABITAT FOR HUMANITY OF WILLIAM	PO BOX 737		GEORGETOWN	TX	78627
R016590	R016590	R-1	0.1116	DONLEY, HERMINIA	2947 E 14TH ST		AUSTIN	TX	78702-1657
R494769	R494769	R-1	0.1568	SPRUILL, STEPHANIE	500 S DOAK ST		TAYLOR	TX	76574-4106
R016566	R016566	R-1	0.0979	CALDWELL, LARRY, Sr	2705 JULIE CV		TAYLOR	TX	76574
R016568	R016568	R-1	0.1558	RECINOS, JOSE CALDERON	8760 A RESEARCH BLVD		AUSTIN	TX	78758
R016588	R016588	R-1	0.1538	LOPEZ, GLORIA	605 S DOAK ST		TAYLOR	TX	76574-4239
R016565	R016565	R-1	0.1273	CALDWELL, LARRY, Sr	2705 JULIE CV		TAYLOR	TX	76574
R016573	R016573	R-1	0.1577	TRUJILLO, EDGAR IVAN	508 MAPLE ST		TAYLOR	TX	76574
R016589	R016589	R-1	0.1538	DIMAS, GRACIELA & MANUEL	603 S DOAK ST		TAYLOR	TX	76574-4239
R016564	R016564	R-1	0.1658	CITY OF TAYLOR	ATTN: CITY MANAGER	400 PORTEI	TAYLOR	TX	76574-3600
R503692	R503692	R-1	0.1574	JOHNSON, GENE & JOANNE	504 S DOAK ST		TAYLOR	TX	76574
R016567	R016567	R-1	0.1648	CALDWELL, LARRY SR & LAVERNE	2705 JULIE CV		TAYLOR	TX	76574-5150
R016591	R016591	R-1	0.0564	DONLEY, MANUEL & HERMINIA	2947 E 14TH ST		AUSTIN	TX	78702-1657
R111111	R111111	R-1	0.0000						

0 50 100 200 Feet



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Page 1 of 1

0 50 100 200 Feet



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DATE: 2023-09-28 10:00 AM
BY: J. B. BROWN
FILE: 2023-09-28 10:00 AM

*City of Taylor***ZONING ORDINANCE VARIANCE APPLICATION**Date 10-3-14**Zoning Variance Application Fee of \$150.00 is non- refundable****APPLICANT****PROPERTY OWNER**

Name	<u>Habitat for Humanity of Williamson County</u>	<u>(contact: Rick McIver)</u>
Mailing Address	<u>2108 N. Austin Ave</u>	<u></u>
	<u>Georgetown, TX 78626</u>	<u></u>
Email	<u>rickm@williamsonhabitat.org</u>	<u></u>
Daytime Phone	<u>512-350-7518</u>	<u></u>

PROPERTY DESCRIPTION:Street 508 S. Doak St. Address No. Legal Description (if platted) Doak Addition, Block 36, Lot 10Acres approximately .3 acres Zoning Classification R-1 Single-Family

Describe the existing improvements on the subject property: describe the building(s), size, height, and use, number of off-street parking spaces, signs, etc., as applicable.

Submitted for a building permit for construction of a 1,267 square foot, single-family residence. Currently, the lot is a vacant lot.

APPLICATION FOR CITY OF TAYLOR ZONING VARIANCE

REQUESTED ZONING VARIANCE:

Variance to Chapter 4.3.4 (1), Section _____ of the Zoning Ordinance which requires.....

A minimum of one (1) covered parking space per dwelling unit.

Describe the type of variance you would like to apply for. Include a site plan with dimensions.

Relief from the covered parking requirement for the residence to be built at 508 S. Doak St.

SUBMITTAL REQUIREMENTS:

Answer the questions on the following pages, as evidence that this request complies with the conditions required for approval of a zoning variance (extra pages and supplemental illustrations or photographs may be used if needed or desired).

Site Plan or Drawing, preferably submitted on paper no larger than 11" X 17", showing dimensions of property, location of site with respect to streets and adjacent properties, and location and dimensions of buildings, parking areas, and other features of the site which are applicable to the requested variance.

I hereby affirm that if I am the property owner of record, or if the applicant is an organization or business entity, I have been authorized to represent the owner, organization, or business in this application. I certify the proceeding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application.

Further, I understand that in accordance with Texas Local Government Code, Section 211.011, a person aggrieved by a decision of the Zoning Board of Adjustment may present to a district or county court, within ten (10) days after the date the decision is filed in the Board's office, a verified petition stating that the decision of the Board is illegal in whole or in part, and specifying the grounds of the illegality.

Signature: _____ Date _____

Printed Name: _____

APPLICATION FOR CITY OF TAYLOR ZONING VARIANCE

1. What particular physical conditions or characteristics make the property unique compared to others in the same neighborhood or zoning district?

Habitat for Humanity built the homes at 500 and 502 Doak St. In October 2008, the Taylor ZBA granted variances from the covered parking requirement for these two neighboring lots.

2. Were the conditions or characteristics listed in Question #1 caused by the property owner or applicant?

No

APPLICATION FOR CITY OF TAYLOR ZONING VARIANCE

3. If the variance were not granted, would you no longer be able to use the property?

If the variance were not granted, it would significantly impact the feasibility of the project and Habitat would not be able to build this home.

4. What affect, if any, would the variance, if approved, 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?

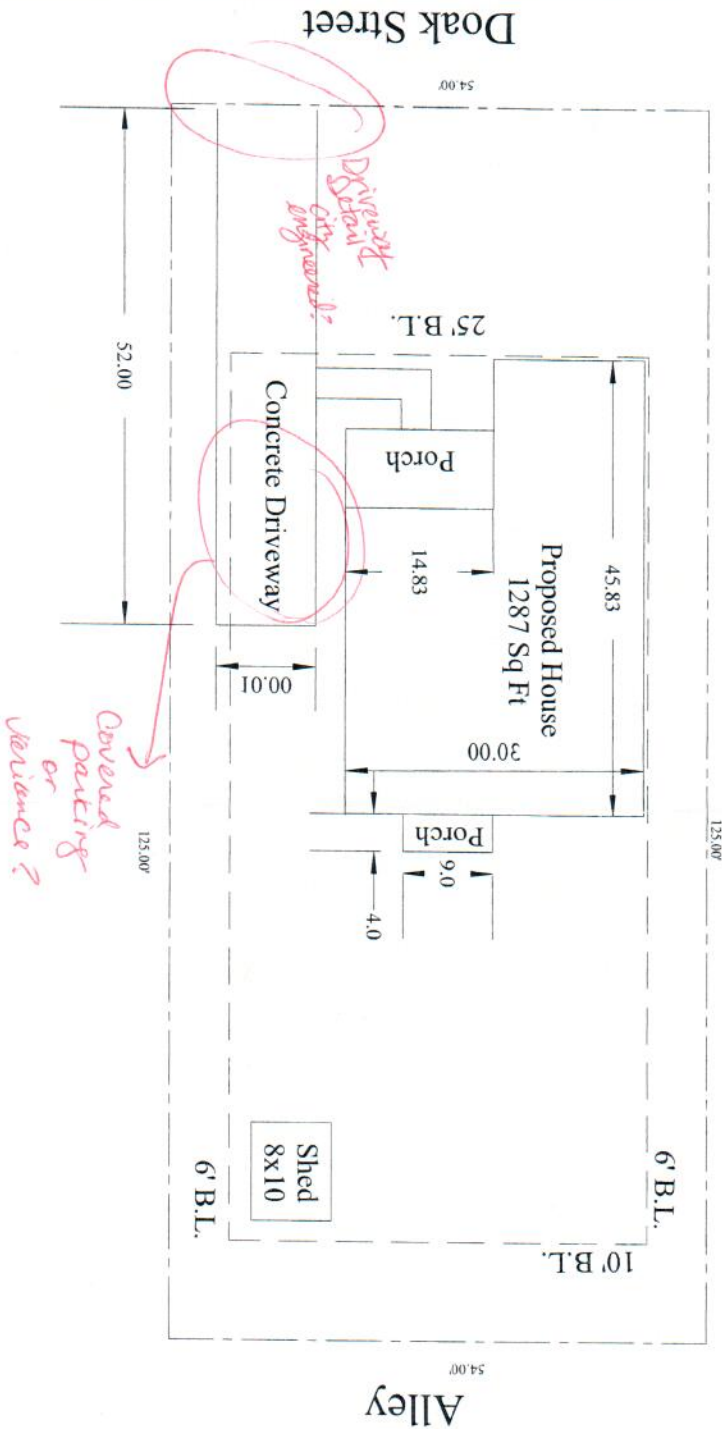
None

To be completed by Staff:

Meeting Date: _____ Application Deadline: _____

Accepted By: _____ Date _____

Proposed Residence - Lot , Doak's Addition
503 South Doak Street
City of Taylor



General Notes	
No.	Description/Notes

Habitat for
Humanity of
Williamson
County

Doak's
Addition
Lot

09/14/14 1 of 1
1" = 12'

BOARD	TERM (Yrs)	MEMBER	APPOINTED	EXPIRES
Zoning Board of Adjustment	2	Gayle Collins, Chairman 1114 Speegle (H) 352-7115 (C) 413-0256 1948.gigi.c@gmail.com	1-2014	1-2016
	2	Nancy Talley 1622 Tammi Lane (H) 512-365-5091 (C) 512-848-6258 netalley@sbcglobal.net	10-2013	1-2016
	2	John Sanford, Vice Chairman 800 Davis (H) 365-1000 pjsanford@earthlink.net	2-2013	1-2015
	2	Michael Aplin 4308 J.M. Cuba Dr. (H) 352-8885 (O) 239-1792 (C) 924-1138 mike.aplin@tceq.texas.gov	2-2013	1-2015
	2	Erwin Stauffer 804 Kirk (H) 512-365-6453 (C) 512-818-6297 estauffer@austin.rr.com	1-2014	1-2016
Alternate	2	vacant		1-2013
Alternate	2	vacant		1-2013
Alternate	2	vacant		1-2012