

AGENDA

CITY OF TAYLOR, TEXAS

ZONING BOARD OF ADJUSTMENTS AND APPEALS

MEETING

Taylor City Hall, 400 Porter Street

City Hall Council Chambers

August 2, 2016 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 June 7, 2016 meeting.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

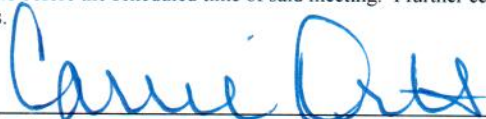
1. **ZBA 2016-1008 Conduct Hearing** on a request from Patrice Dempsey, property owner and applicant, concerning a request for a variance from the Taylor Zoning Ordinance Chapter 2.7 R-1 – Single-Family Residential District which requires a 7,000 square foot lot size minimum at 803 Victoria Street.
2. **ZBA 2016-1008 Take Action** on a request from Patrice Dempsey, property owner and applicant, concerning a request for a variance from the Taylor Zoning Ordinance Chapter 2.7 R-1 – Single-Family Residential District which requires a 7,000 square foot lot size minimum at 803 Victoria Street.
3. **ZBA2016-1009 Conduct Hearing** on a request from Mary F. Spears, property owner and applicant, concerning a request for a variance from the Taylor Zoning Ordinance that restricts screening devices in the front setback to four (4) feet in height at 4102 North Drive.
4. **ZBA2016-1009 Take Action** on a request from Mary F. Spears, property owner and applicant, concerning a request for a variance from the Taylor Zoning Ordinance that restricts screening devices in the front setback to four (4) feet in height at 4102 North Drive.

ADJOURN

Next Meeting Date: Tuesday, September 6, 2016 - 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 meeting was posted in the **Taylor City Hall Lobby before 6:00 P.M. on July 29, 2016** 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, Administrative Assistant Development Services

Date:

7.29.16

**MINUTES
CITY OF TAYLOR, TEXAS
ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
City Hall Council Chambers
Taylor City Hall, 400 Porter Street
Tuesday, June 7, 2016
6:00 P.M.**

PRESENT:

Gayle Collins
Michael Aplin
Nancy Talley

ABSENT:

John Sanford

OTHERS PRESENT:

Ashley Lumpkin, Director Development Services
Carrie Orts, Admin Assistant Development Services

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:06 p.m.

CITIZENS COMMUNICATION

None

Review and approve Minutes from November 3, 2015

Mrs. Talley made a motion to approve the minutes as written for November 3, 2015. Second by Mr. Aplin. All voted aye.

ZBA 16-01 Conduct Hearing on a request from CWMRY Boyd II, LLC, property owner and applicant, concerning a request for a variance from the Taylor Zoning Ordinance to install a neon sign along the existing awning for Curbside Coffee House.

Hearing opened. Mrs. Lumpkin introduced the variance request and stated that the request was heard by the Main Street Board on May 24, 2016 and received a favorable recommendation for the request, as presented. Staff concurs with the recommendation. Judy Blundell was present to answer questions. Hearing closed

ZBA 16-01 Take Action on a request from CWMRY Boyd II, LLC, property owner and applicant, concerning a request for a variance from the Taylor Zoning Ordinance to install a neon sign along the existing awning for Curbside Coffee House.

Mr. Aplin made a motion to approve the request for a variance from the Taylor Zoning Ordinance to install a neon sign along the existing awning for Curbside Coffee House. Second by Mrs. Talley. All voted aye.

Adjourn

Mrs. Talley made motion to adjourn meeting. Second by Mr. Aplin. Meeting adjourned at 6:12 PM

Ashley Lumpkin
Admin Assistant Development Services

Gayle Collins
Chairman of the Board

MEMORANDUM

TO: Taylor Zoning Board of Adjustment
FROM: Ashley Lumpkin, AICP, Development Services Director
RE: Variance Request 2016-1008, 803 Victoria
DATE: July 28, 2016

Hearing Date

August 2, 2016

Property Owner & Applicant

Patrice Dempsey, property owner

Location/Address

803 Victoria Street

Development Objective and Request

Variance from the Taylor Zoning Ordinance Chapter 2.7 R-1 – Single-Family Residential District which requires a 7,000 square foot lot size minimum to replat the property into two single-family lots.

Size of the Site

Approximately 0.293 acres

Code Section

Taylor Zoning Ordinance Chapter 2.7 R-1 – Single-Family Residential District which requires a 7,000 square foot lot size minimum.

Current Zoning

R-1 – Single-Family Residential

Zoning and Land Use of Surrounding Property

North: R-1, Single-family (Single-family and two-family residential)

East: R-1, Single-family (Single-family residential)

South: R-1, Single-family (Single-family residential)

West: R-1, Single-family (Single-family residential)

Current Land Use

Residential

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

The property is approximately twice the size of the adjacent lots with 12,781 square feet. Other than the size, the lot is similar in use to the adjacent residential properties.

Future Land Use Map Shows
Single-family Residential

Platting Information
Doak Addition Block 5, Lot 9 and part of Lot 10

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 not received any unfavorable responses to the mailing. We did have two property owners call in stating they had no objections to the request.

Recommendation:

Staff's technical recommendation is denial of this application since it does not meet the intent of the ordinance, specifically that there needs to be 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. 16 or contact me via email at ashley.lumpkin@taylor.tx.gov

Attachments:

Variance Application

*City of Taylor***ZONING ORDINANCE VARIANCE APPLICATION**

Date 7/14/2016

Zoning Variance Application Fee of \$150.00 is non- refundable**APPLICANT****PROPERTY OWNER**

Name Patrice Dempsey
Mailing Address 4106 Big Bend Trail
Taylor TX 76574

Patrice Dempsey

Email patrice@taylor.net
Daytime Phone 512 269-8801

PROPERTY DESCRIPTION:

Street Victoria St. Address No. 803

Description DOAK ADDITION, BLOCK 5, LOT 9, 10(PT)

Acres .293

Zoning Classification Residential

Existing use and improvements on subject property, including type of buildings, floor area, number of off-street parking spaces, etc., as applicable.

Residential, single family, 1131 sq ft home

APPLICATION FOR CITY OF TAYLOR ZONING VARIANCE

REQUESTED ZONING VARIANCE:

Variance to Chapter 2, Section 7 of the Zoning Ordinance which requires.....
Minimum lot size of 7000 sq ft.

Description of proposed use, building and site improvements, seating capacity, and number of off-street parking spaces, etc., as applicable to the proposed dimension quantity, or other feature for which the variance is requested.

Per attached proposed survey of this .293 acre parcel of land, I would like to subdivide the property into two parts. One lot on which the existing house currently sits would be 5,779 sq ft. The second lot would be 7002 sq ft. and would easily be sufficient area on which another home could be built.

SUBMITTAL REQUIREMENTS:

Answer the 7 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 7/14/2016

Printed Name: Patrice Dempsey

To be completed by Staff:

Meeting Date: _____ Application Deadline: _____

Accepted By: _____ Date _____

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?

The lot size is 12,781 sq ft which is 50-60% larger than most other lots in the neighborhood. The house which was built in the 1930's sits on Lot ⁷13. At some point, part of Lot ¹⁰29 was added to the parcel of land which resulted in the lot being oversized for the area. (There is no lot as large as this one within a three block radius of this property.)

Examples of lot sizes for homes in this block are listed below:

719 Victoria—5264 sq ft. - 764 sq ft home

800 Victoria—6880 sq ft - 1891 sq ft duplex

803 Victoria—12,781 sq ft. - 1131 sq ft home - Parcel which is the subject of this request

901 Victoria—6998 sq ft. - 1176 sq ft home

1023 Victoria—4600 sq ft. - 520 sq ft home

The proposed new lot would meet the current 7000 sq ft minimum square footage zoning requirements.

The existing house would sit on proposed lot which falls within the parameters of the examples I have listed above.

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

No, the area of the property had been amended before property owner purchased the home.

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?

N/A.

APPLICATION FOR CITY OF TAYLOR ZONING VARIANCE

4. What difficulty or unnecessary hardship would result (not just an inconvenience) if the variance were not granted?

The lot size would remain inconsistent with other comparable properties in the area. It is not feasible to add square footage to the existing house because the result would be that the home would be "over improved" for the area. To subdivide the parcel would allow an additional home to be built on the new lot which would create consistency with other examples in the area. (As an aside, the subdivision of the lot would result in additional revenue to the city coffers when a home is built on the new lot.)

5. Is the amount of variance requested the minimum necessary to meet the needs of the applicant or property owner?

Yes.

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?

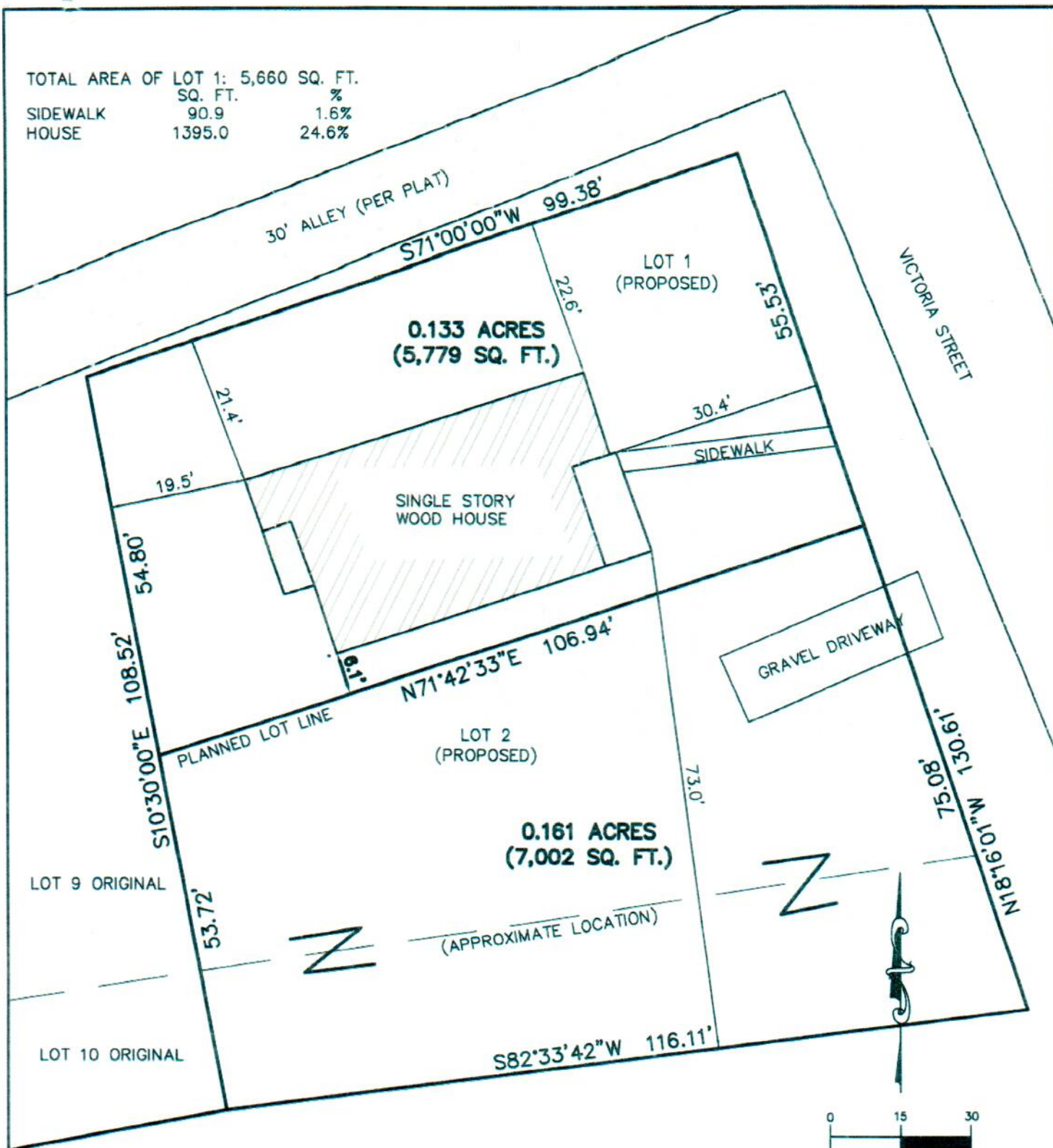
The purpose of the request is to maximize the potential use for the property as well as to increase the financial value of the property. As the property is configured currently, there is no advantage to the excessive lot size.

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?

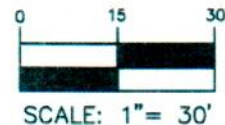
If the variance were granted there would be no negative effects on owners of surrounding properties.

Property values would increase because the neighborhood would be improved as a result of the addition of a new home and added consistency of homes/lot sizes in the area.

TOTAL AREA OF LOT 1:	5,660 SQ. FT.	
SIDEWALK	90.9	1.6%
HOUSE	1395.0	24.6%

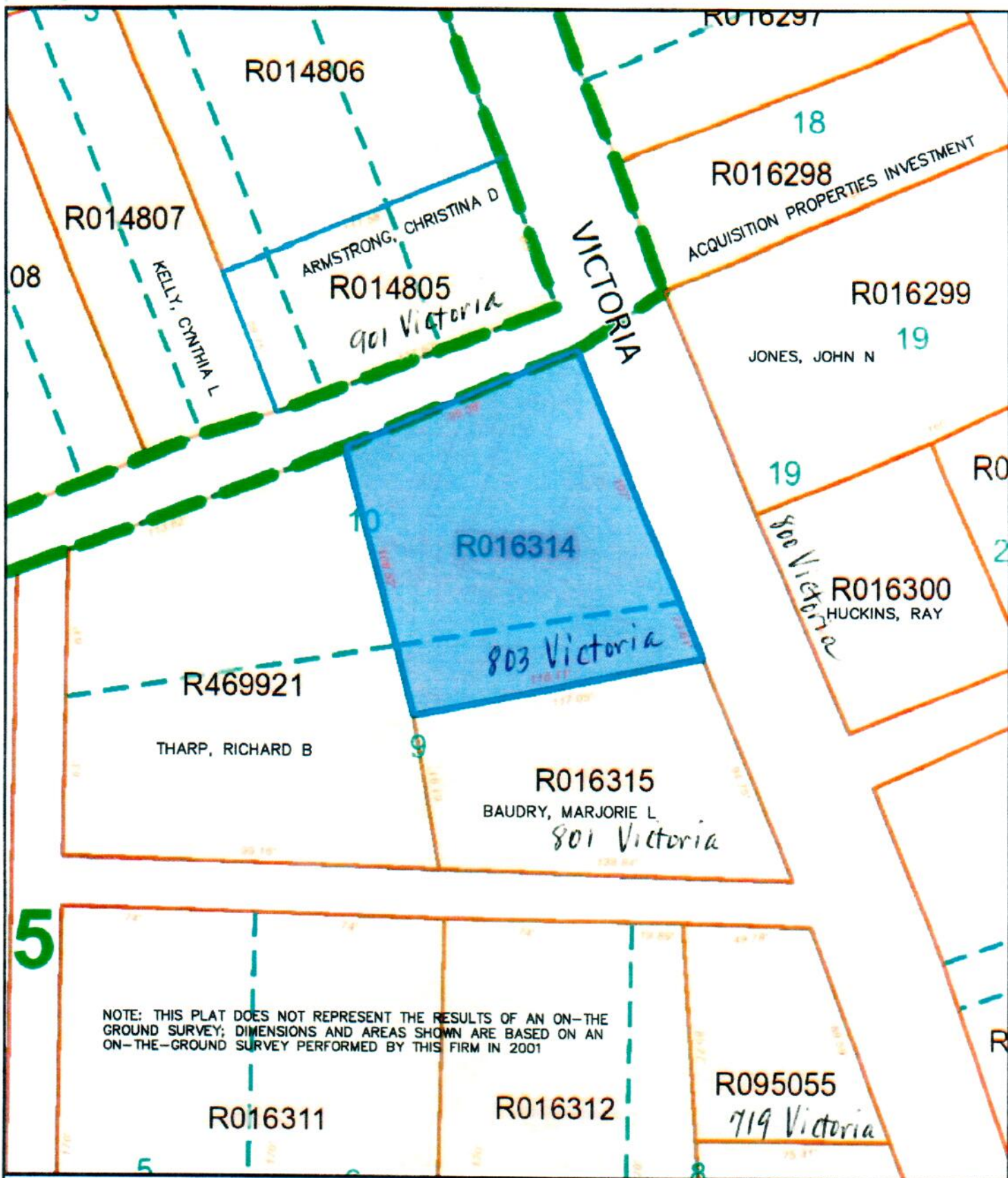


NOTE: THIS PLAT DOES NOT REPRESENT THE RESULTS OF AN ON-THE-GROUND SURVEY; DIMENSIONS AND AREAS SHOWN ARE BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY THIS FIRM IN 2001



CONCEPT PLANNING DETAIL

PART OF LOTS 9 AND 10, BLOCK 5,
DOAK'S ADDITION TO THE CITY OF TAYLOR
AS RECORDED IN VOL. 56, PG. 483, DRWC.



CONCEPT PLANNING DETAIL

PART OF LOTS 9 AND 10, BLOCK 5,
DOAK'S ADDITION TO THE CITY OF TAYLOR
AS RECORDED IN VOL. 56, PG. 483, DRWC.

Homeowners within 200 ft of 803 Victoria St., Taylor TX

HUCKINS, RAY	800 VICTORIA ST, TAYLOR, TX 76574	R016300
THARP, RICHARD B.	7TH ST, TAYLOR, TX 76574	R469921
MALLYNN, CARLA	1108 7TH ST W, TAYLOR, TX 76574	R016312
KRUPALA, GARY DAVID	1124 7TH ST W, TAYLOR, TX 76574	R016310
THARP, RICHARD B	1118 W 7TH ST, TAYLOR, TX 76574	R016311
KUHL, ALBERT SR MRS	1012 8TH ST W, TAYLOR, TX 76574	R016301
COLLAZO, ROBERT	719 VICTORIA ST, TAYLOR, TX 76574	R095055
BAUDRY, MARJORIE L	801 VICTORIA ST, TAYLOR, TX 76574	R016315
SORENSEN, PAULINE	1403 BURNS BLVD, TAYLOR, TX 76574	R014809
JONES, JOHN N	806 VICTORIA ST, TAYLOR, TX 76574	R016299
SUTHERLAND, JEANETTE MARY	902 VICTORIA ST, TAYLOR, TX 76574	R016297
LETKEMAN, SHEILA G	1401 BURNS BLVD, TAYLOR, TX 76574	R014808
ACQUISITION PROP INV LLC	900 VICTORIA ST, TAYLOR, TX 76574	R016298
GOLA MARY E (LE) &	1016 7TH ST W, TAYLOR, TX 76574	R016302
ARMSTRONG, CHRISTINA D	901 VICTORIA ST, TAYLOR, TX 76574	R014805
KELLY, CYNTHIA L	1307 BURNS BLVD, TAYLOR, TX 76574	R014807
HENRY, VALERIE E & ROBERT L	1301 BURNS BLVD, TAYLOR, TX 76574	R014806

MEMORANDUM

TO: Taylor Zoning Board of Adjustment
FROM: Ashley Lumpkin, AICP, Development Services Director
RE: Variance Request 2016-1009, 4102 North Drive
DATE: July 28, 2016

Hearing Date

August 2, 2016

Property Owner & Applicant

Mary F. Spears, property owner

Location/Address

4102 North Drive

Size of the Site

Approximately 0.17 acres

Development Objective and Request

Allow a variance for a screening wall that was constructed with the home construction that encroaches into the front setback.

Code Section

Taylor Zoning Ordinance Chapter 3.5.2 (12) limits screening devices located in the front of the primary structure to no more than four (4) feet in height.

Current Zoning

R-1 – Single-Family Residential

Zoning and Land Use of Surrounding Property

North: R-1, Single-family (Single-family residential)

East: R-1, Single-family (Single-family residential)

South: R-1, Single-family (Single-family residential)

West: R/A – Rural Agriculture (Undeveloped)

Current Land Use

Residential

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

The property is smaller than the other lots that were platted in the same subdivision. However, the building structure without the front wall encroachment met all required minimum setbacks.

Future Land Use Map Shows
Single-family Residential

Platting Information
John M Cuba Section 3, Block E, Lot 31

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 received a complaint about the wall during construction. At the time of this agenda being published, one resident on Pinehurst stated no issue with the variance.

Recommendation:

The building permit for 4102 North Drive was reviewed and approved in 2015 by former staff. Subsequently, the wall in question was brought to staff's attention by a complaint during construction in March 2016. Upon a second review, the building plans show the screening wall encroachment and the height of the wall within the front setback.

In staff's estimation, the screening wall was likely not reviewed as part of the building permit as it was not structurally part of the building and typically would require a separate permit. The encroachment, as shown on the plans, should have prompted staff to either request plan changes or request the applicant submit a variance for approval to construct the wall in its current configuration.

Nevertheless, the wall was constructed as shown on the building plans. Due to the lack of documentation regarding the encroachment and subsequent conversations with the applicant, staff cannot absolutely conclude there were comments provided to the applicant stating the wall could not be constructed as submitted.

Given that a variance should have been submitted prior to construction and the request at that time would have been recommended for denial as the request to encroach is characteristically self-imposed, staff's technical recommendation is denial of this application since it does not meet the intent of the ordinance.

However, staff is sensitive to the request because it appears there was a lack of thorough review and communication with the applicant during the building permit review that lead to a screening wall being constructed in the setback. The property owner indicated the height of the wall is to screen the rainfall collection system. The property owner has provided documentation from the contractor that the wall would be approximately \$1,800 to reduce the height to four (4) feet and bring it into compliance with the ordinance.

Staff's recommendation is to consider the application and render a decision.

Please let me know if you have any questions by calling me at (512) 365-3863 ext. 16 or contact me via email at ashley.lumpkin@taylortx.gov

Attachments:

Variance Application

Date

7-18-16

P2-20161009

ZBA -

SUBMITTAL REQUIREMENTS:

Answer the 7 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.

Complete Application

Zoning Variance Application Fee of \$150.00 (non- refundable)

APPLICANT**PROPERTY OWNER**

Name

MARY F SPEARS

same

Mailing Address

4102 NORTH DRIVE

TAYLOR, TX 76574

Email

FRANCIE@SPEARS@SPGLOCAL.NET

Daytime Phone

512/658-1818

PROPERTY DESCRIPTION:

Street

NORTH DRIVE

Address No.

4102

Legal Description (if

platted) LOT 31 Block E - John McCann Addition, SECTION 3

Acres

0.181

Zoning Classification

Existing use and improvements on subject property, including type of buildings, floor area, number of off-street parking spaces, etc., as applicable.

Single family home

REQUESTED VARIANCE:

Variance to Chapter 35.212 Section _____ of the Zoning Ordinance which requires:

SCREENING DEVICES

Description of proposed use, building and site improvements, seating capacity, and number of off-street parking spaces, etc., as applicable to the proposed dimension quantity, or other feature for which the variance is requested.

COMPLETED 6' WALL THAT WAS ~~CONSTRUCTED~~ CONSTRUCTED FROM HOUSE PLANS APPROVED BY CITY STAFF. DURING LATE CONSTRUCTION WHEN WALL WAS ONLY CINDER BLOCKS, I MET WITH A NEW CITY STAFF. I WAS TOLD DUE TO THE FACT, THE PLAN HAD BEEN APPROVED BY PRIOR CITY STAFF, IT WOULD BE ALLOWED TO REMAIN. AT THAT TIME, I ADVISED BUILDER TO "FINISH" WALL. ONE DAY BEFORE MY MOVING DAY, I WAS TOLD NO "CO" WOULD BE ISSUED DUE TO THE WALL. IT WOULD NEED TO BE TORN DOWN TO 4' DUE TO A COMPLAINT FROM A NEIGHBOR. I WAS ISSUED TEMPORARY CO TO CO A HEAD AND MOVE. I HAVE LOOKED AT THE FRONT OF THE HOUSE AND CHANGING THE WALL WILL CHANGE THE WHOLE "LOOK" OF THE DESIGN OF THE HOUSE.

Owner/Applicant Authorization

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

7/16/16

Printed Name: MARY F. SPEARS

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

THE FRONT OF THE HOUSE WAS DESIGNED WITH BOTH WALLS SHOWING A ~~BAD~~ BALANCE IN THE VIEW FROM THE STREET. THE LEFT WALL WAS DESIGNED TO BLOCK THE AFTERNOON SUN FROM THE FRONT PORCH ALLOWING ME TO USE PLANTS AND HAVE COMFORTABLE SITTING AREA. THE RIGHT WALL BLOCKS THE VIEW OF A 250GAL WATER TANK THAT GUTTERS WILL SUPPLY WITH WATER (WHEN IT RAINS) TO IRRIGATE LANDSCAPE, AS WELL AS STORAGE OF THE GARBAGE CAN. IT WAS BUILT SO IT WILL ALWAYS BE EASILY ACCESSIBLE FOR ME.

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

CONSTRUCTION WAS APPROVED BY THE CITY EMPLOYEES WHO APPROVED THE PLANS ORIGINALLY. ANY PROBLEMS WITH ~~ANY OF THE~~ MY HOUSE SHOULD HAVE BEEN IDENTIFIED BY THE CITY BUILDING INSPECTOR DURING CONSTRUCTION, NOT AFTER THE PROJECT WAS COMPLETED.

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?

WITHOUT THE VARIANCE, ALTERATIONS WOULD HAVE TO BE MADE THAT CHANGE THE WHOLE DESIGN OF THE FRONT OF THE HOUSE.

4. What difficulty or unnecessary hardship would result (not just an inconvenience) if the variance were not granted?

THE AREA IS NOW SECURE AND CAN BE LOCKED IF I FEEL IS NEEDED. INTRUDERS WOULD HAVE MORE DIFFICULTY CLIMBING A 6' WALL THAN A 4' WALL.

5. Is the amount of variance requested the minimum necessary to meet the needs of the applicant or property owner?

YES

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?

NONE

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?

IT SHOULD BE NONE.

I HAVE ONE NEIGHBOR WHO STILL HAS 20' ^(Plus) BETWEEN MY WALL AND THE STREET TO VIEW CROSS TRAFFIC WHEN BACKING FROM GARAGE TO STREET.

PIN	PartyName	SitusAddress
R084120	HIRT, GREGORY D	4105 PINEHURST DR, TAYLOR, TX 76574
R403194	SPEARS, MARY F	4102 NORTH DR, TAYLOR, TX 76574
R084119	RUCKER, DAVID W & DIANA	4107 PINEHURST DR, TAYLOR, TX 76574
R403193	GILL, JAMES & SHELLEY	4104 NORTH DR, TAYLOR, TX 76574
R403192	HUMPHREYS, LENNY	4106 NORTH ST., TAYLOR, TX 76574
R084118	PETERSON, RICHARD & JOHNNIE	4201 PINEHURST DR, TAYLOR, TX 76574
R403191	JANSKY, JEFFREY L& KERI R	4202 J M CUBA DR, TAYLOR, TX 76574
R018637	SLIVENSKY, DELPHINE	3701 CR 367, TAYLOR, TX 76574
R448824	CITY OF TAYLOR	SHERRY DR, TAYLOR, TX 76574

MRI

103 S. MAIN ST.
THORNDALE, TX 76577
P. 512.898.1400
F. 512.898.1420
WWW.MRIBUILDERS.COM

07/07/2016

Franci Spears
4102 North Drive
Taylor, TX

We propose to furnish the necessary labor, materials and general liability insurance to complete the following work.

1. Remove top cap
2. Cut down block wall to 4 ft.
3. Repair stucco on blocks
4. Repaint new stucco
5. Cut down and replace top cap
6. Repair brick work where wall attaches to house

▪ \$1,861.⁰⁰

We thank you for the opportunity to quote the work and ask if you have any questions to please call us.

Sincerely,



Mike Richardson
MRI

Approved By: _____ Date: _____