

AGENDA

CITY OF TAYLOR, TEXAS ZONING BOARD OF ADJUSTMENT MEETING

June 6, 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, May 2, 2023.

The agenda packet is on the website at:

<https://www.ci.taylor.tx.us/Calendar.aspx?EID=4963&month=5&year=2023&day=2&calType=0>

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission may act on with one single vote. The Chairman or a Commissioner 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 May 2, 2023.

REGULAR AGENDA

ZONING VARIANCE

2. **PZ-2023-1641** – Hold a public hearing regarding a request for a zoning variance to change the height of a fence from the allowed maximum fence height of 8-feet to a maximum fence height of 11-feet with in the property and a request for a 7-foot tall fence along Martin Luther King, Jr. Blvd. for property generally located at 217 South Main Street, more particularly described by the Williamson Central Appraisal District Parcels R019206 and R051473, consisting of approximately 16.80 acres of land part of and out of the James C. Eaves Survey, Abstract No. 214, and R015558, approximately 0.18 acres of land within Block 92, East Part of Lot 1, Map of the Town of Taylor, Taylor, Williamson County, Texas.
3. **PZ-2023-1641** – Take action regarding a request for a zoning variance to change the height of a fence from the allowed maximum fence height of 8-feet to a maximum fence height of 11-feet with in the property and a request for a 7-foot tall fence along Martin Luther King, Jr. Blvd. for property generally located at 217 South Main Street, more particularly described by the Williamson Central Appraisal District Parcels R019206 and R051473, consisting of approximately 16.80 acres of land part of and out of the James C. Eaves Survey, Abstract No. 214, and R015558, approximately 0.18 acres of land within Block 92, East Part of Lot 1, Map of the Town of Taylor, Taylor, Williamson County, Texas.

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 June 6, 2023. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts Date: 6.2.2023
Carrie Orts, Administrative Assistant

MINUTES
CITY OF TAYLOR, TEXAS
ZONING BOARD OF ADJUSTMENT MEETING
City Hall Council Chambers
Taylor City Hall, 400 Porter Street
Tuesday, May 2, 2023
6:00 P.M.

PRESENT:

Nancy Talley
Craig Eulenfeld
Michael Prilliman
April Young
Emily Holmes

ABSENT:

OTHERS PRESENT:

Tom Yantis, Assistant City Manager
Colin Harrison, Director Development Services
Courtney Peres, Planning Manager
Brenda Joyas, Planner
Jade Brockman, Assistant to Public Works

CALL TO ORDER AND DECLARE A QUORUM

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

CITIZENS COMMUNICATION

N/A

CONSENT AGENDA

Review and approve minutes from the meeting on February 6, 2023.

Mr. Prillman made a motion to approve the meeting minutes for February 6, 2023, as presented. Second by Ms. Holmes all voted in favor. (5-0) Motion carried.

REGULAR AGENDA

Receive a report on City Council appointment of members and elect officers.

Ms. Peres introduced Ms. Emily Holmes as the newest member of the Zoning Board of Adjustments.

Ms. Peres opened the floor for nominations for Chair.

Chair nominations

Mr. Eulenfeld nominated Mrs. Talley for Chair.

Ms. Young seconded the nomination for Mrs. Talley for Chair. (4 in favor, 1 abstention)

Ms. Peres asked where there any other nominations for Chair.

Hearing none Ms. Peres stated that Mrs. Talley is the new Chair

Mrs. Talley opened the floor for nominations for Vice Chair.

Vice Chair nominations

Mrs. Talley nominated Ms. Young for Vice Chair.

Mrs. Talley asked for any other nominations.

Mrs. Talley asked for all those in favor of Ms. Young to raise their hand. (4 in favor, 1 abstention).

Ms. Young is the new Vice Chair

ZONING VARIANCE

PZ-2023-1641 – Hold a public hearing regarding a request for a zoning variance on property addressed as 219 E. 8th Street, consisting of approximately 0.25 acres of land, legally described as Lot 1 and 2, Block 4, of the Bowers Addition, and more particularly describe by Williamson Central Appraisal District Parcel R014706, Taylor, Williamson County, Texas.

The public hearing was opened. Ms. Peres gave a presentation including recommendations for denial of the request for the following reasons:

1. Enforcement of the provisions of the Zoning Ordinance will not result in unnecessary hardship.
2. The request does not meet the intent of the Zoning Ordinance (Section 3.5.2, 12, a),
 - “Screening Devices may be erected in any required front, side or rear yard, or along any property line. No Screening Device shall exceed eight (8') feet in height. **No Screening Device located in front of the primary structure shall exceed four (4') feet in height.**”
3. The request will likely alter the neighborhood character, obstruct the view around the intersection for pedestrians, cyclists, and motorists, and interferes with law enforcement’s ability to adequately survey the property to assess safety and general welfare.

Mr. Kaspar, the owner, was present to answer questions. There was a discussion between Board, Staff, and Mr. Kaspar.

The public hearing was closed.

PZ-2023-1641 – Take action regarding a request for a zoning variance on property addressed as 219 E. 8th Street, consisting of approximately 0.25 acres of land, legally described as Lot 1 and 2, Block 4, of the Bowers Addition, and more particularly describe by Williamson Central Appraisal District Parcel R014706, Taylor, Williamson County, Texas.

Mr. Eulenfeld entertained a motion to grant the variance.

Second by Ms. Young.

Mr. Eulenfeld asked Mr. Yantis if the motion needed to include the findings. Mr. Yantis stated that the motion should include the findings.

Mr. Eulenfeld focused his finding based on the presence of the Airbnb “short term rental business”.

Ms. Young disagreed with Mr. Eulenfeld’s finding and made motion to amend her finding stating that “the environmental situations at hand currently and to help protect and provide safety measures for those individuals living on or visiting the property.”

Second by Mr. Prilliman. (5-1) Ms. Holmes opposed.

Vote on amendment was (5-1) Ms. Holmes opposed.

The Board then voted on the original motion at hand which was (3-2) Ms. Holmes and Mrs. Talley opposed.

Because the original motion did not have a majority vote the request was then denied. Mrs. Talley realized that she voted incorrectly and wanted to amend her vote.

To do this there was a third motion on the table to amend by Mr. Eulenfeld, he stated the same thing that was approved above.

“the environmental situations at hand currently and to help protect and provide safety measures for those individuals living on or visiting the property.”

Ms. Young seconded the motion to amend, and the Board voted to approve. (4-1) Ms. Holmes opposed.

Adjournment

Ms. Young made a motion to adjourn meeting. Second by Mr. Eulenfeld. The meeting was adjourned at 7:04 PM. (5-0)

Carrie Orts
Administrative Assistant, Development Services

Nancy Talley
Chair

City of Taylor
PZ-2023-1659
Zoning Variance
Staff Report

Item Details

Subject Property:	217 South Main Street
Total Acreage:	Approximately 16.98 acres
Legal Description:	Williamson Central Appraisal District Parcels R019206 and R051473 approximately 16.80 acres of land part of and out of the James C. Eaves Survey, Abstract No. 214, and R015558, approximately 0.18 acres of land within Block 92, East Part of Lot 1, Map of the Town of Taylor, Taylor, Williamson County, Texas.
Applicant:	Jordan Grier, Registered Agent of Texas Cotton Growers Coop. Assoc.
Property Owner(s):	Texas Cotton Growers Cooperative Association
Request:	A variance from the Zoning Ordinance (3.5.3, Commercial Accessory Uses, 9, a), to change the height of a fence from the allowed maximum fence height of 8-feet to a maximum fence height of 11-feet within the property and a request for a 7-foot-tall fence along Martin Luther King, Jr. Blvd.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property is a working warehouse lot where cotton is stored. The applicant has requested this variance to protect the property from trespassing, burglary, and vandalism. The property consists of nine buildings including seven warehouse buildings over 21,000 square feet.

The applicant is requesting a variance request to change the height of a fence from the allowed maximum fence height of 8-feet to a maximum fence height of 11-feet within the property and a request for a 7-foot-tall fence in lieu of the four-foot-tall fence at the front setback of buildings along Martin Luther King, Jr. Blvd.

This request is a variance from Chapter 3, 3.5.3 – Commercial Accessory Uses, 9 – Screening Devices, a:

“Screening Devices may be erected in any required front, side, or rear yard, or along any property line. No Screening Devices shall exceed eight (8) feet in height. No Screening Device located in front of the primary structure shall exceed four (4) feet in height.”

Location:

The subject property is located at 217 South Main Street, just under the Main Street bridge south of Union Pacific Railway Yard and the intersection of Oak Street with extending property towards East Martin Luther King Jr. Boulevard.

Physical and Natural Features:

The subject property consists of 16.98 acres of land that is relatively flat surrounded on two sides-north and east, by the Union Pacific Railway Yard with Main Street to the west. There are several single family homes, a church, and empty lots to the south of the property.

Growth Sector Designations:

The subject property is located within the Intended and Infill Neighborhood Growth Sectors. The Intended Growth Sector (G-3) consists of areas with access to existing or planned transportation/infrastructure and are on the periphery of existing developed areas. These are primarily vacant, underutilized, or poorly developed commercial areas adjacent to existing centers and service areas. The Infill Neighborhood Growth Sector consists of areas within the city that are already developed and served by infrastructure (Envision Taylor Comprehensive Plan pg. 50).

Future Land Use and Zoning Designations:

The subject property was assigned the Future Land Use designation of Employment Center: Neighborhood and Neighborhood Infill. Employment Centers are mixed-use areas centered around office or industrial uses that can support significant employment. The office and industrial uses help support local retail and restaurants. Neighborhood, Community, and Regional Employment Centers differ by the scale of the development and the employment area they draw from but not in the types of uses or the walkable nature. Infill Neighborhoods represent existing developed areas in Taylor that have access to existing streets and utility infrastructure. Infill development is anticipated to fill in vacant and underutilized lots within the City of Taylor. These areas are anticipated to accommodate a slight increase in density with the inclusion of accessory dwelling units and missing middle housing such as smaller lots, townhomes, and additional corner units.

The subject property is currently zoned M-1 (Light Industrial). This district typically provides for light industrial or heavy commercial. The intent is to concentrate these uses in areas of town that will best represent the community as well as protect the character, safety, and general welfare of the surrounding neighborhoods (Code of Ordinances, Appendix B, Chapter 2, Article 3, 2.15).

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	Union Pacific Railway	Union Pacific Railway	Union Pacific Railway	Union Pacific Railway
South	M-1 (Light Industrial)	Infill Neighborhood Sector	Neighborhood Infill	Mixed Use Residential Structures (existing neighborhood)
East	M-1	Intended Growth Sector	Employment Neighborhood	Vacant Railway Storage Area,

West	M-1	Infill Neighborhood Sector	Neighborhood Infill	Mixed Use Residential Structures (existing neighborhood)
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Transportation

The subject property gains access off South Main Street identified as an Enhanced Community Boulevard/Priority Multi-Model Facility route and East Oak Street and Booth Street are identified as Neighborhood/Yield Street identified in the Transportation Master Plan.

Community Boulevards are the primary routes connecting major areas of the city. Boulevards are moderate-speed, high-volume streets that may be constructed in two-, four-, or six-lane sections depending on the location. Enhanced capacity should be provided on boulevards at major intersections with other boulevards or avenues. Enhanced Community Boulevards may transition into Regional Roadways or controlled-access freeway facilities as Main Street does (Envision Taylor Comprehensive Plan pg. 111).

Neighborhood Streets are low-speed, low-volume thoroughfares that provide access to serve the abutting land uses. Residential lots will front the neighborhood street. On-street parking is typically permitted on neighborhood streets (Envision Taylor Comprehensive Plan pg. 111).

Utilities

The subject property is located within the City of Taylor Water and Wastewater CCN. There is an 8-inch water line located along S. Main Street, E. Oak Street, Booth Street, and E. Martin Luther King Jr. Blvd. There are 12-inch, 10-inch, and 6-inch wastewater lines that provide wastewater access to the subject property.

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 zoning map amendment request. Twenty-three (23) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, May 21, 2023.

Staff Analysis

The request to change the height of a fence from the allowed maximum fence height of 8-feet to a maximum fence height of 11-feet within the property near East Oak Street and Booth Street to work around a four (4) foot dock elevation change that will assist in preventing or reducing trespassing, burglary, and vandalism on the property is understandable. The four (4) foot elevated dock impedes the use of a seven (7) foot fence that people can jump over the three (3) foot difference. Upon analyzing this request, the proposed variance is consistent with most fencing in light industrial businesses surrounding current properties.

For the variance request of a seven (7) foot tall fence along East Martin Luther King, Jr. Blvd. in lieu of the four (4) foot tall fence at the front setback of buildings negates our fence code that states any fence on the front setback of primary buildings should be four (4) feet in height.

Upon analyzing this request to increase the height of the fence along East Martin Luther King, Jr. Blvd. staff would be more inclined to recommend approval of the seven (7) foot fence if the fence

would be placed back more to match the front location of the first single family home on the west side of the property on East Martin Luther King, Jr. Blvd. to assist with a cleaner visibility at their driveway.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of,

- (1) the increase of fence height to 11-feet within the property near East Oak Street and Booth Street and,
- (2) Staff recommends Conditional Approval of the seven (7) foot fence along East Martin Luther King, Jr. Blvd., *if* the fence would be set back further to be in line with the front elevation of the neighboring property to the west, at 303 East Martin Luther King Jr. Blvd ((approximately 40-feet from the edge of pavement to the front façade of the residence at 303 E. Martin Luther King Jr. Blvd). Setting the fence further back at this location would allow the neighboring residential property increased visibility when vehicles are leaving to gain access to the street and in close proximity to the commercial access.

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:

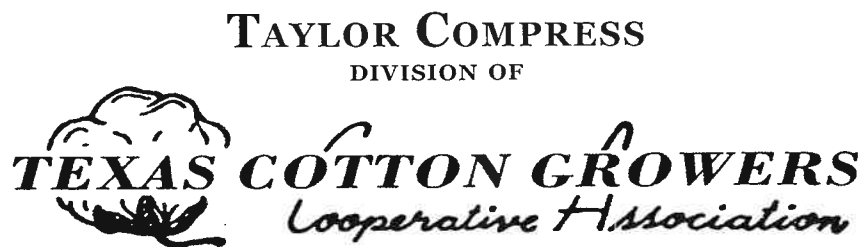
- 1. Permit a variance in the setback requirements of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions, provided such variance will not seriously affect 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. Letter of Intent from Applicant
2. Fence Site Plan
3. Fence Construction Drawings
4. Location Map
5. Notice Map



May 1, 2023

City of Taylor
Planning and Zoning Committee
400 Porter St.
Taylor, TX 76574

Subject: Application PZ-2023-1659 for Variance from Ordinance 3.5.3 sec 9

To Whom It May Concern:

Texas Cotton Growers Cooperative Association is seeking a variance from ordinance 3.5.3 *Commercial Accessory Uses section 9* concerning the maximum height of screening devices for the Taylor Compress Plant #1 property located at 217 S. Main, Taylor, Texas 76574. There are two Sites on the property where a variance will need to be considered.

Location 1 is next to the existing loading and rail docks that raise the elevation of the property by approximately four (4) feet. In order to have adequate height to prevent pedestrians from bypassing a 6' fence from the loading dock it is proposed to construct a ten (10) foot section of Eleven (11) foot tall chain link fence adjacent to the loading dock platform. This would exceed the maximum allowable fence height of eight (8) feet.

Location 2 is along the property boundary that is adjacent to Martin Luther King Blvd (MLK) and in front of Taylor Compress Building I. It is proposed to construct approximately 210 linear feet of seven (7) foot tall chain link fence along the property boundary parallel to MLK and in front of warehouse building I. This would exceed the maximum allowable fence height of four (4) feet in front of a primary structure. This area of the property is not immediately visible from the principal office of the business to the size of the property and layout of the warehouse buildings making it a security concern.

Taylor Compress Plant #1 has been subject to fourteen (14) break-ins since August of 2022 resulting in over \$10,000 in stolen or damaged property from maintenance shops and warehouse buildings. Management feels that perimeter fencing of the property located on the eastern side of Main Street will provide adequate security to keep people from entering the property and also allow for better monitoring of people trying to gain access from the street. We believe that these reasons provide justification for approval of a variance from the ordinance mentioned above.

Additionally, we would encourage the City of Taylor to consider adopting a third category in the ordinance for Industrial properties that would allow for a maximum of seven (7') tall screening

TAYLOR COMPRESS

DIVISION OF



device along a property front with a maximum allowable height of eleven (11) feet. We feel this would provide enough flexibility for industrial properties to work within the ordinance and benefit both the property owner and the City of Taylor.

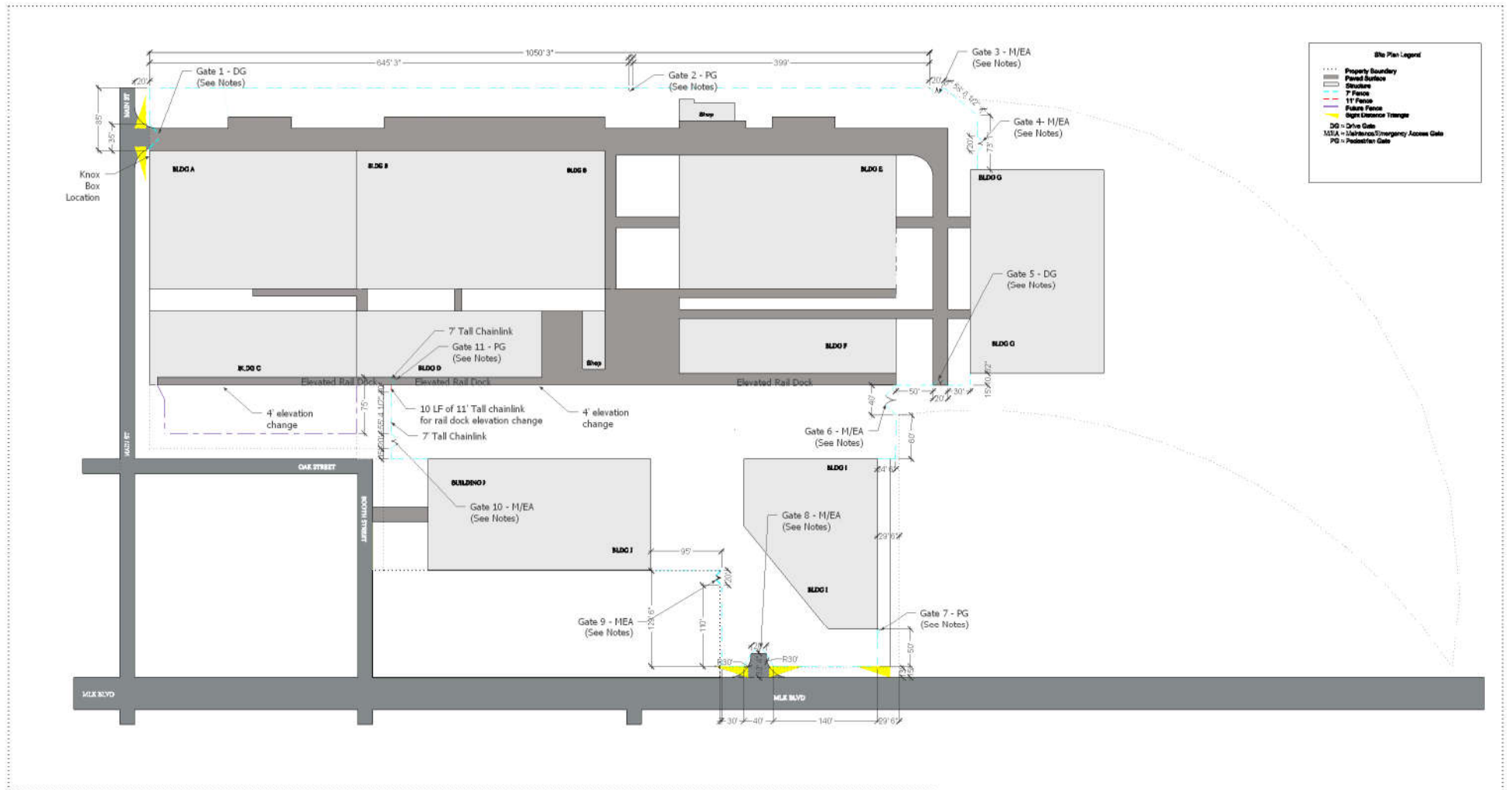
Respectfully,

Jordan Grier
General Manager

Taylor Compress Plant #1 Site Plan

Fencing Plan

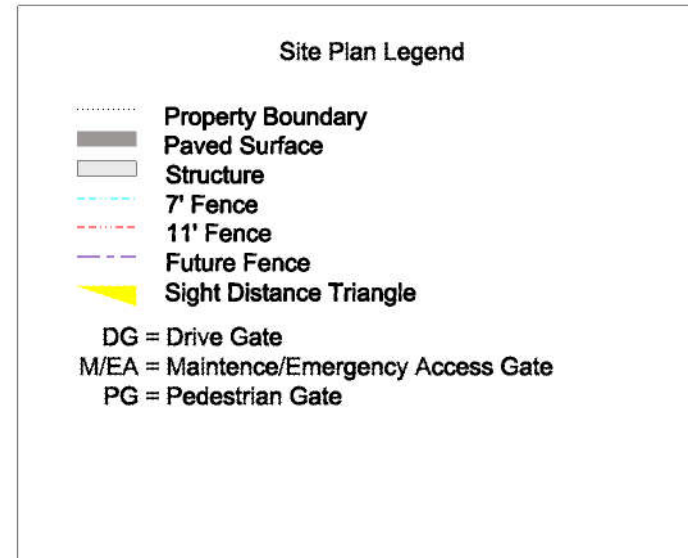
Site Overview



Taylor Compress Plant #1 Site Plan

Fencing Plan

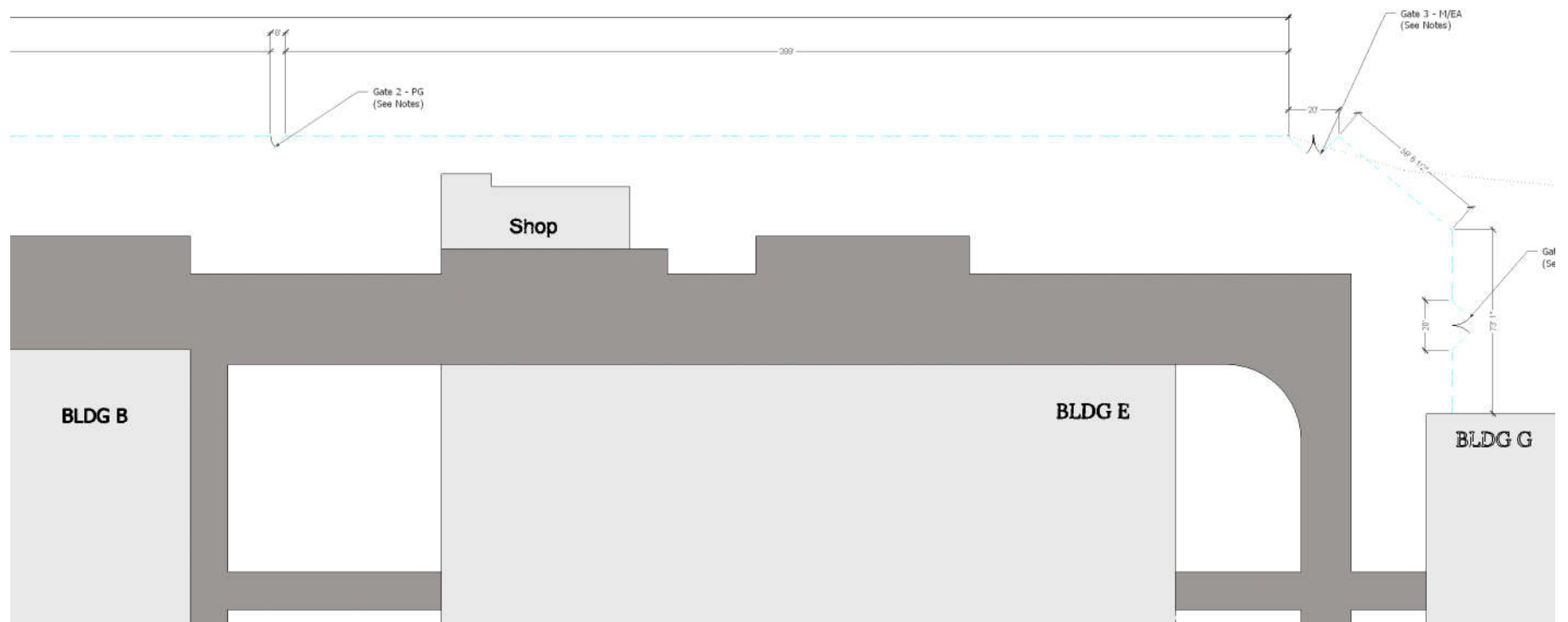
Legend



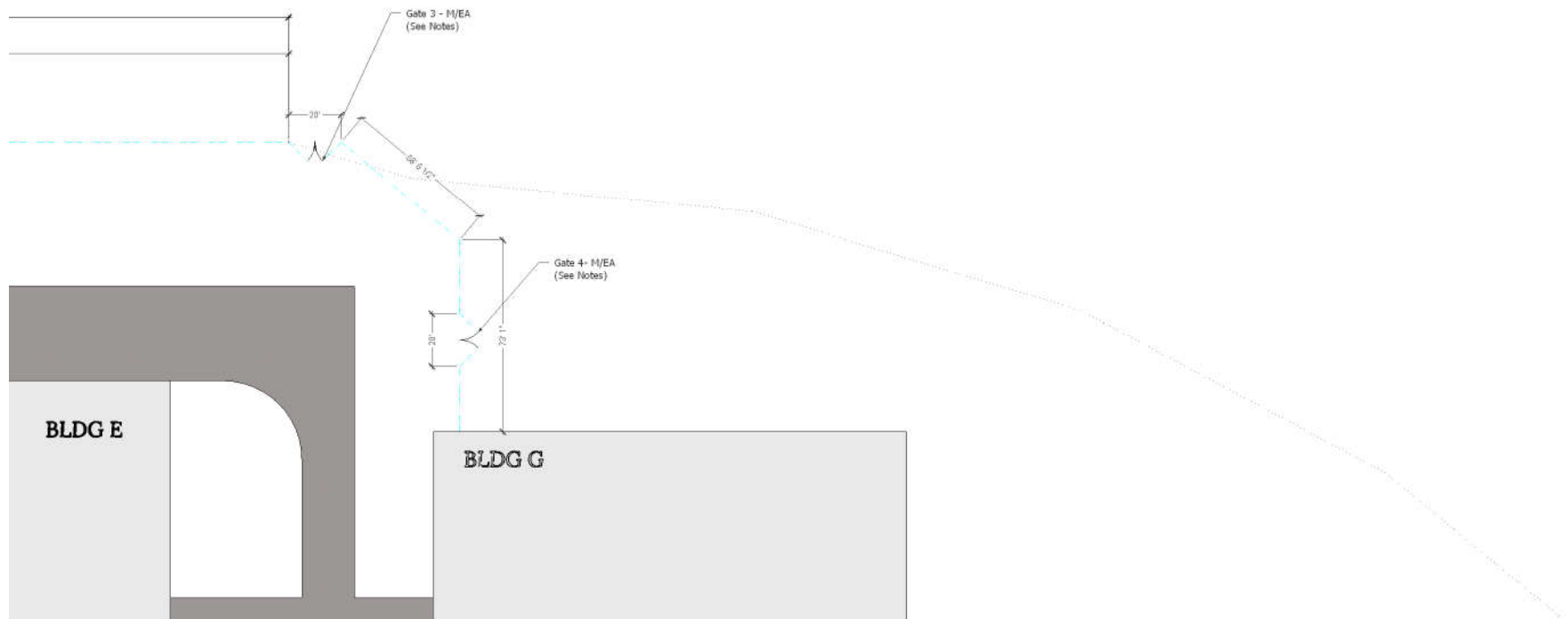
Taylor Compress Plant #1 Site Plan
Fencing Plan
Gate 1 Detail
1 inch = 65 feet



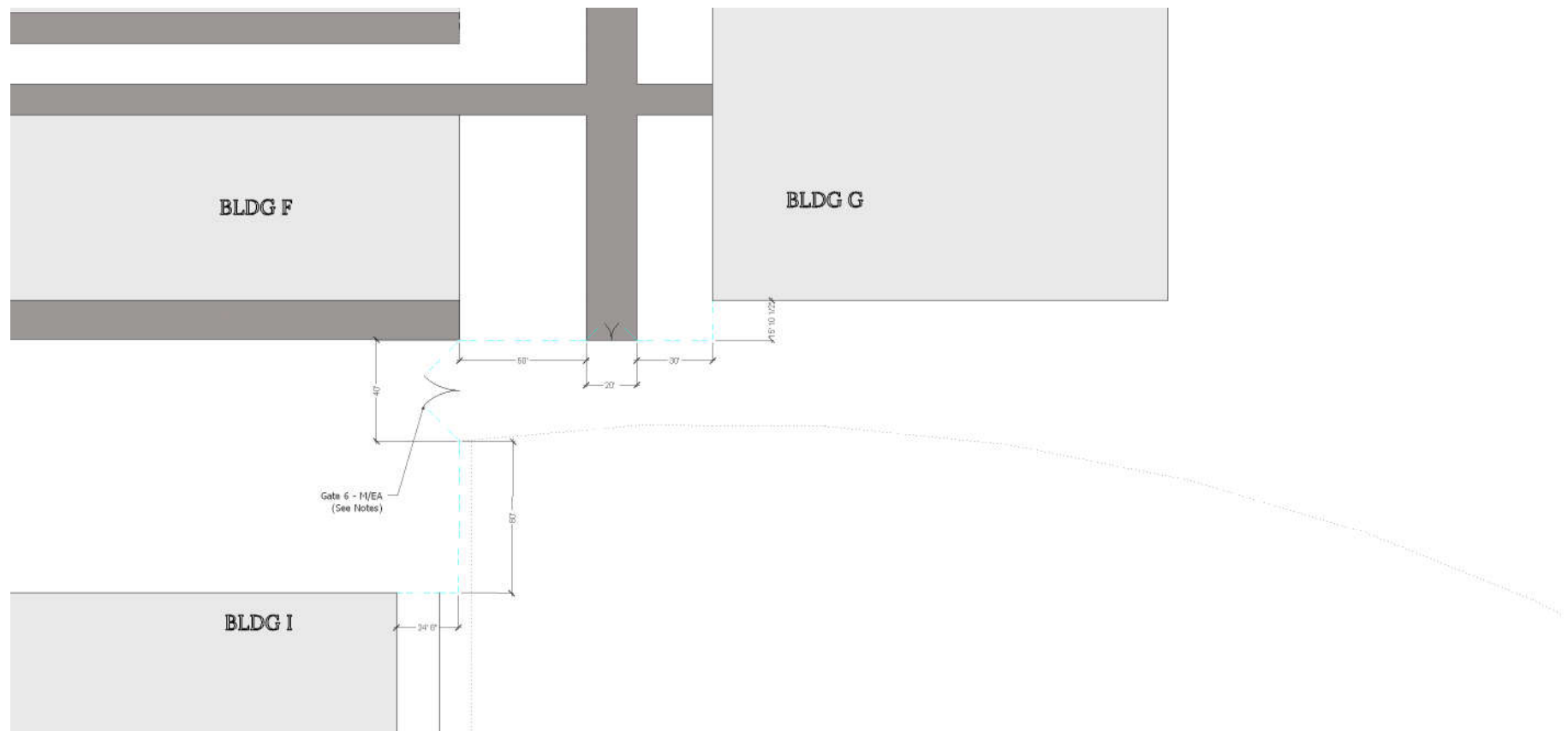
Taylor Compress Plant #1 Site Plan
Fencing Plan
Gate 2, 3, and 4 Detail
1 inch = 65 feet



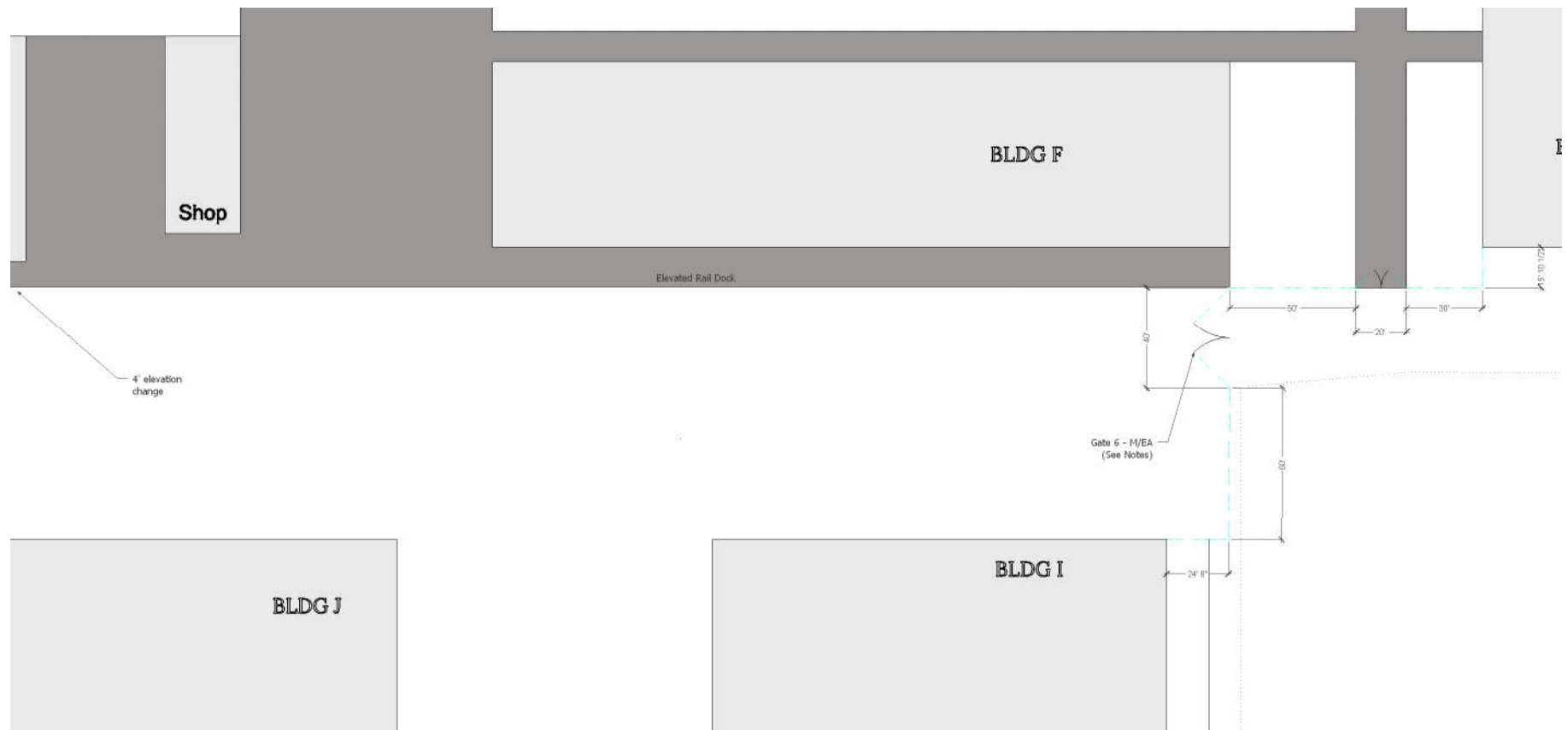
Taylor Compress Plant #1 Site Plan
Fencing Plan
Gate 3, 4 Detail, NE Boundary
1 inch = 65 feet



Taylor Compress Plant #1 Site Plan
Fencing Plan
Gate 5 and 6 Detail
1 inch = 65 feet



Taylor Compress Plant #1 Site Plan
Fencing Plan
Elevated Dock Detail
1 inch = 65 feet

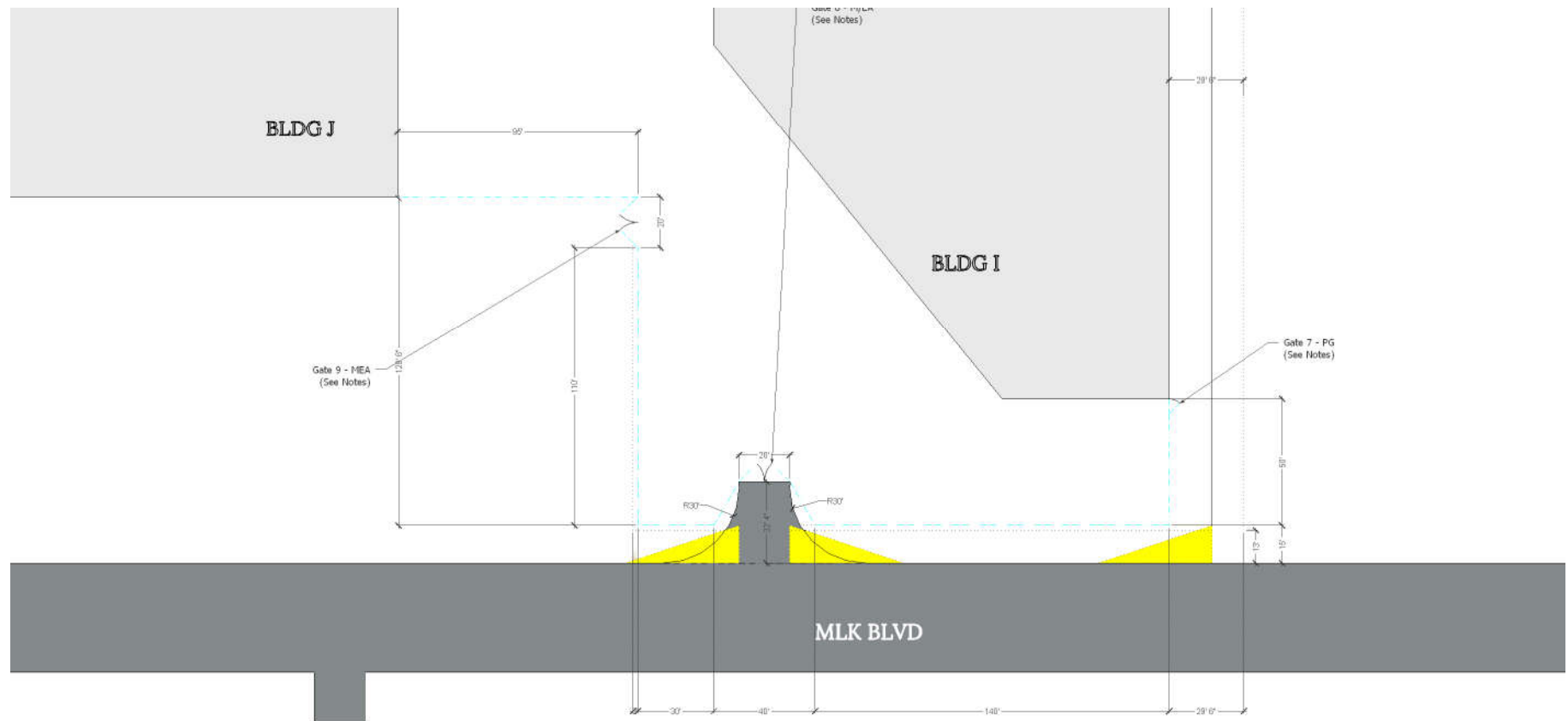


Taylor Compress Plant #1 Site Plan

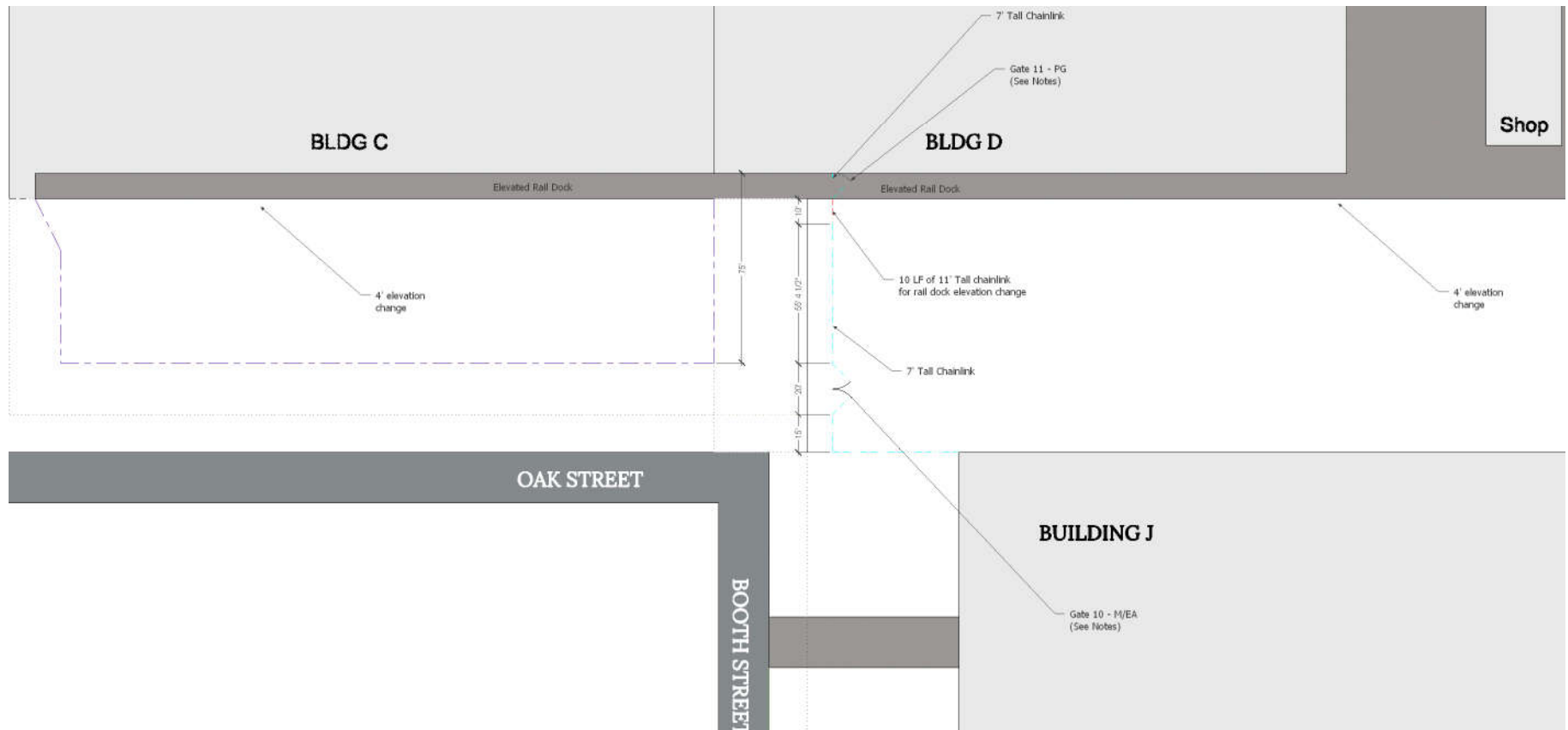
Fencing Plan

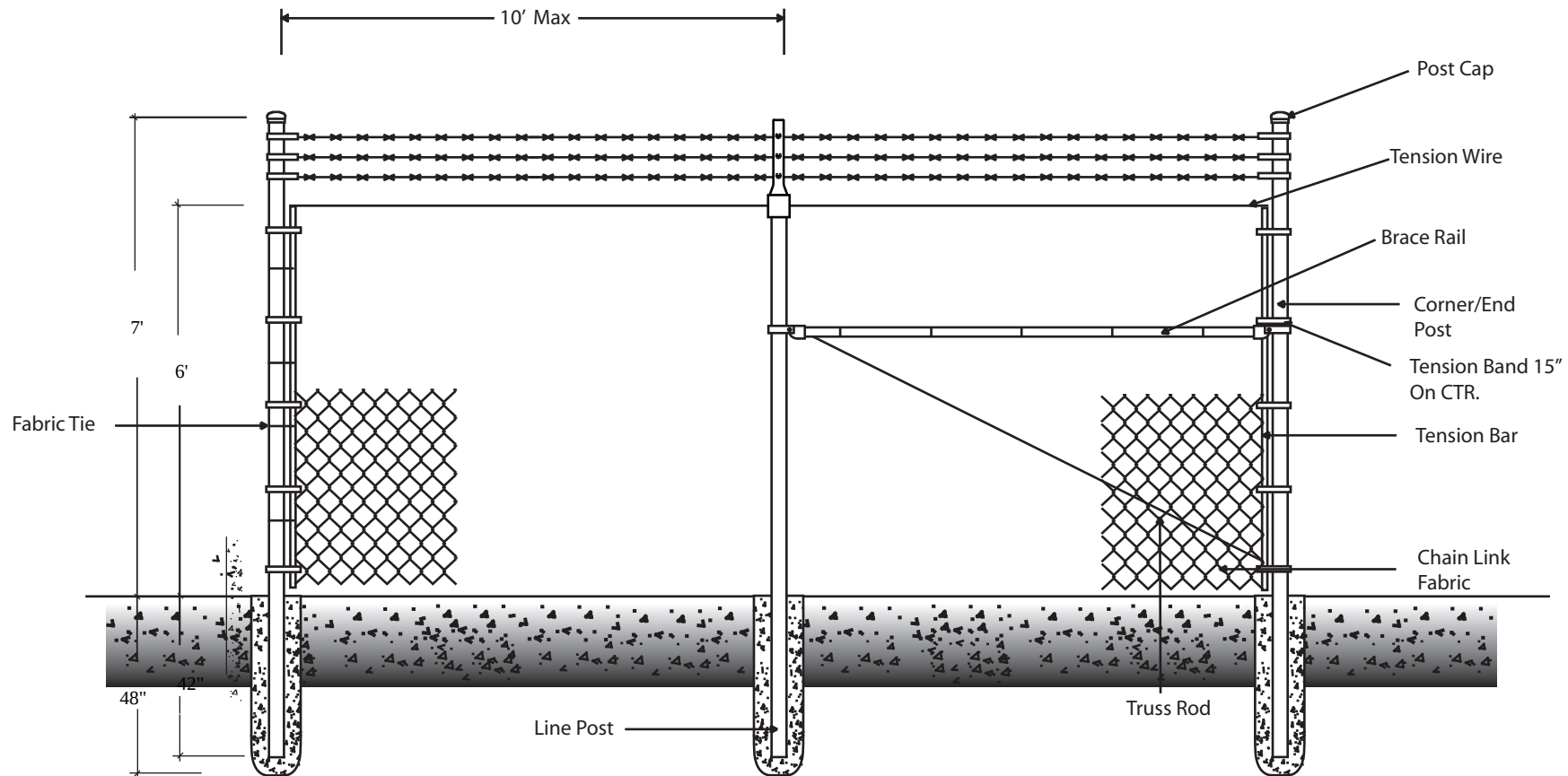
Gate 7, 8 and 9 Detail

1 inch = 65 feet



Taylor Compress Plant #1 Site Plan
Fencing Plan
Loading Dock, Gate 10 and 11 Detail
1 inch = 65 feet



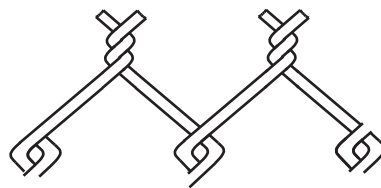


Fabric	Height	Mesh	Gage	Selvage	Finish
	6'		9 ga.	KT	Galv
Framework	O.D.	Wall	Wt. per ft.	Length	
End/Corner Post	4"	.160"		12'0"	
Line Post	2-3/8"	.130"		10'6"	
Rails	1-5/8"	.085"			
Gate Frame					
Gate Post	4"	.160"		12'0"	

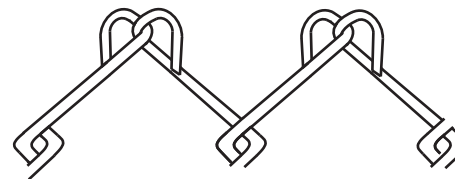
Notes

- Gate Fabric to match fence
- For welded frames onit truss rods
- For more information please see <http://www.spsfence.com>

Twist or Barb Selvage



Knuckle Selvage



Last Revised: 10-03-06



Standard Chain Link Fencing

7 'ChainLink Fence W/Top Tension Wire & Barb W/Triangular Brace

Approved By/Date

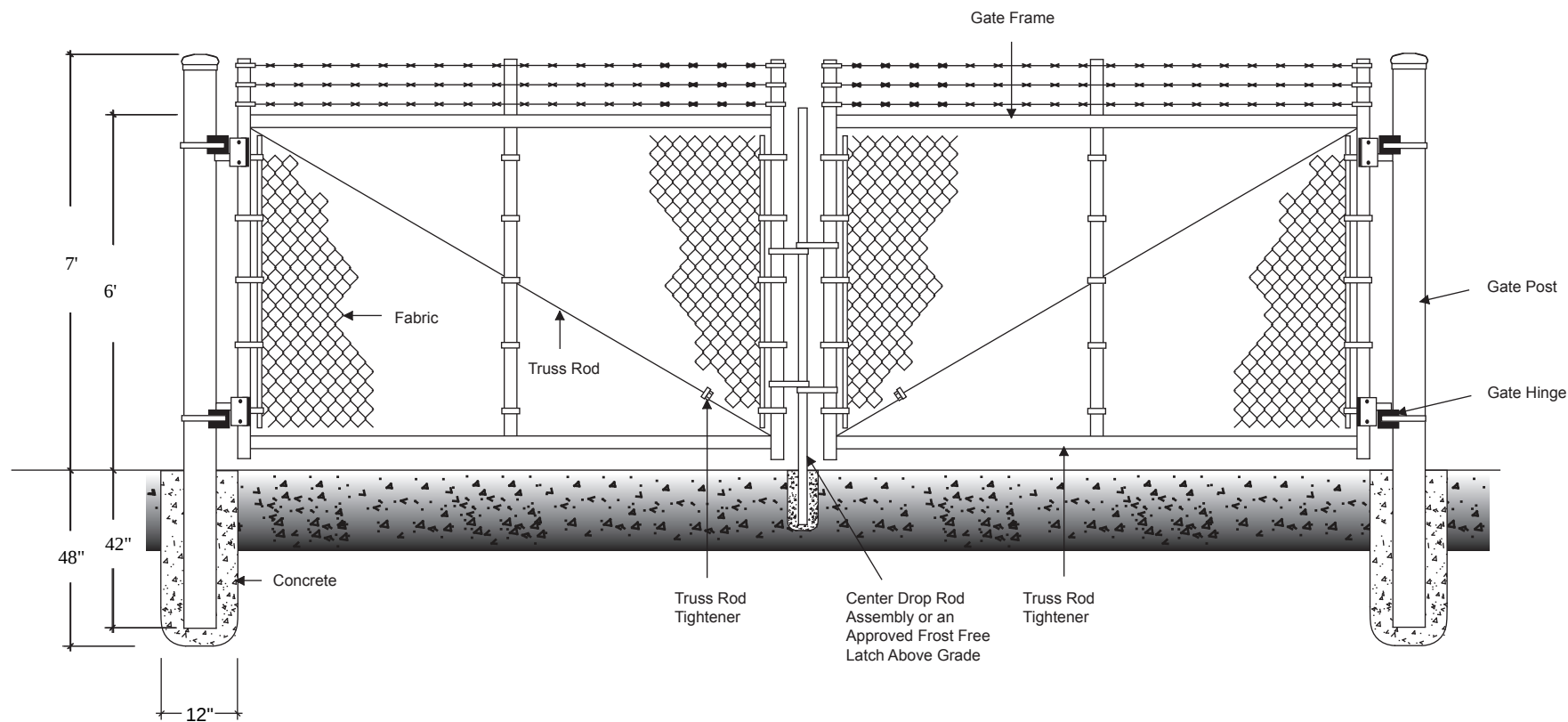
Revision NO.

Drawing NO.

Drawn By: Joshua Stidham

Effective Date

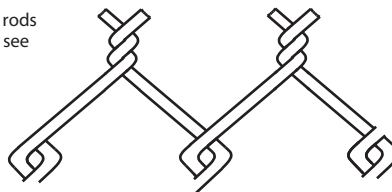
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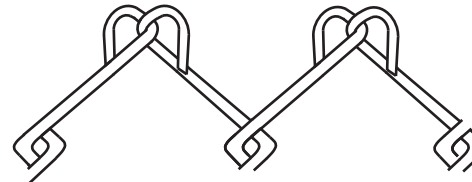
Notes

- Gate Fabric to match fence
- For welded frames omit truss rods
- For more information please see <http://www.spsfence.com>

Twist or Barb Selvage



Knuckle Selvage



Fabric	Height	Mesh	Gage	Selvage	Finish
	6'		9 ga.	KT	Galv
Framework	O.D.	Wall	Wt.per ft.	Length	
End/Corner Post					
Line Post					
Rails					
Gate Frame	1-5/8"				
Gate Post	4"				

Last Revised: 10-03-06



Standard Chain Link Fencing

Industrial Gate Detail; Drive and Maintenance/Emergency Access

Approved By/Date

Revision NO.

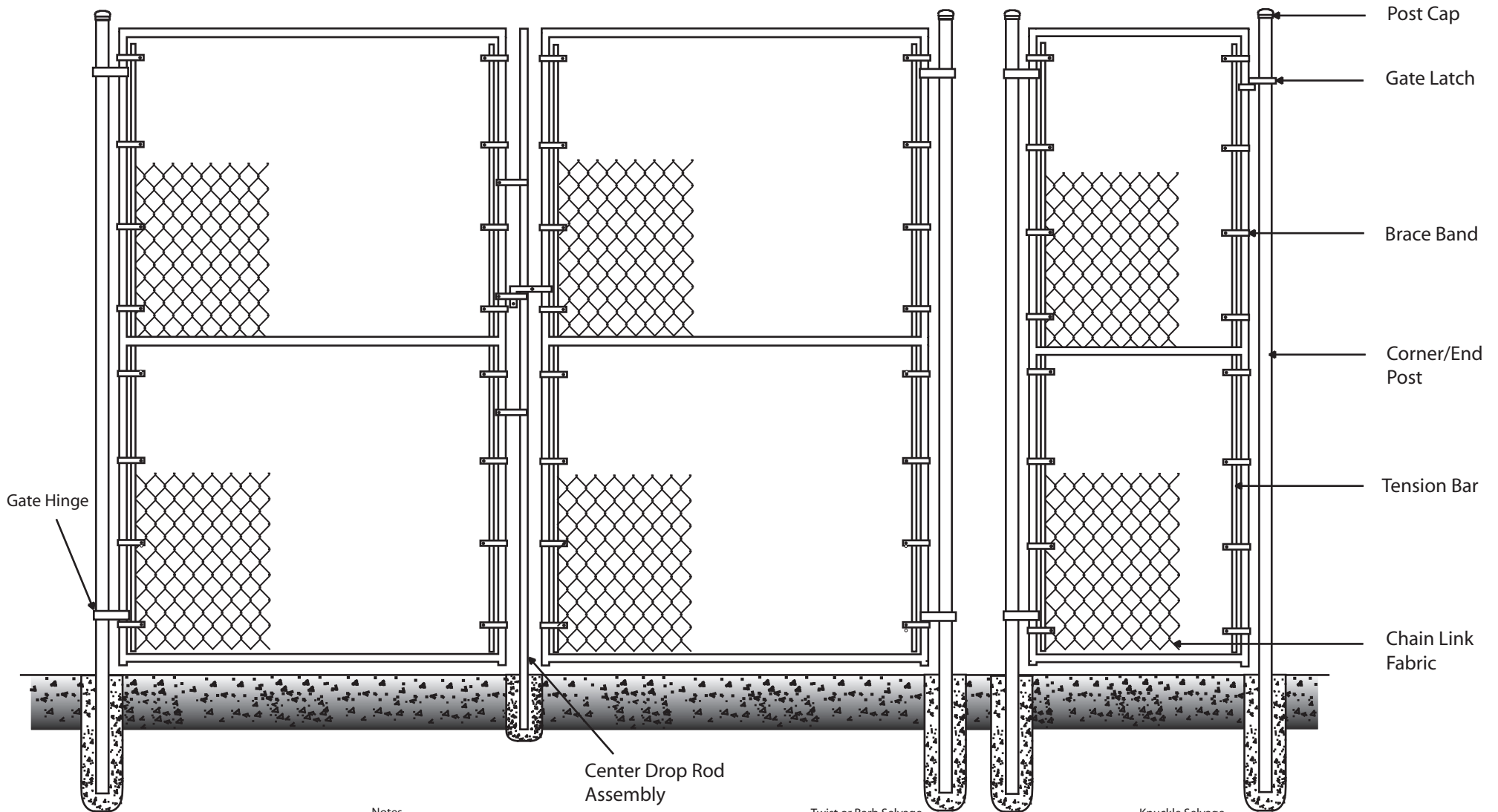
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Drawn By:

Joshua Stidham

Effective Date

SPS-CL-39R2



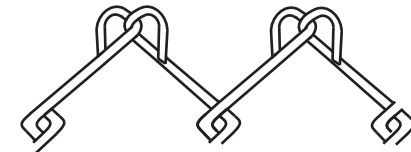
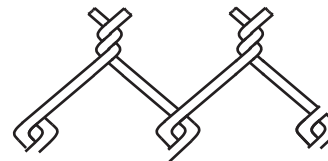
Fabric	Height	Mesh	Gage	Selvage	Finish
	6'		9 ga.	KT	GALV
Framework	O.D.	Wall	Wt. per ft.	Length	
End/Corner Post					
Line Post					
Rails					
Gate Frame					
Gate Post	4"				

Notes

- Gate Fabric to match fence
- For welded frames onit truss rods
- For more information please see <http://www.spsfence.com>

Twist or Barb Selvage

Knuckle Selvage



Last Revised: 10-03-06



Standard Chain Link Fencing

Project

ChainLink Gate Detail; Double and Single Pedestrian Gate

Approved By

General Contractor

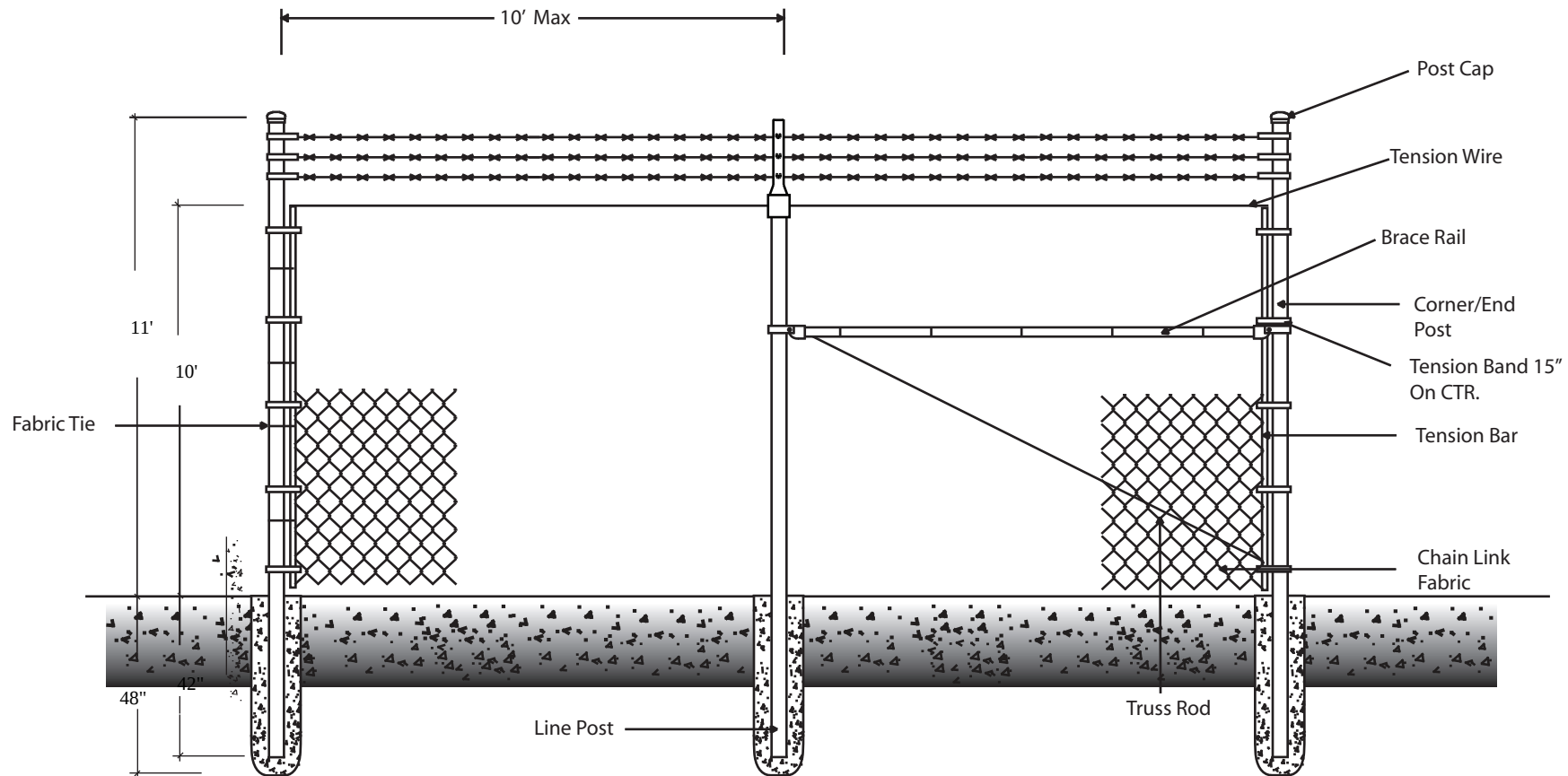
Drawing NO.

Drawn By:

Joshua Stidham

Submitted By

SPS-CL-17R2

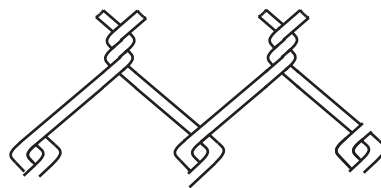


Fabric	Height	Mesh	Gage	Selvage	Finish
	10'		9 ga.	KT	Galv
Framework	O.D.	Wall	Wt. per ft.	Length	
End/Corner Post	4"	.160"		13'6"	
Line Post	2-3/8"	.130"		12'0"	
Rails	1-5/8"	.085"			
Gate Frame					
Gate Post	4"	.160"		13'6"	

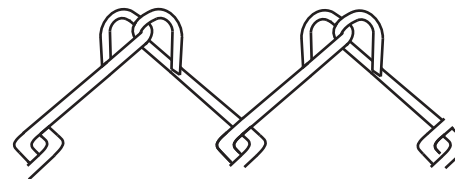
Notes

- Gate Fabric to match fence
- For welded frames onit truss rods
- For more information please see <http://www.spsfence.com>

Twist or Barb Selvage



Knuckle Selvage



Last Revised: 10-03-06



Standard Chain Link Fencing

11' ChainLink Fence W/Top Tension Wire & Barb W/Triangular Brace

Approved By/Date

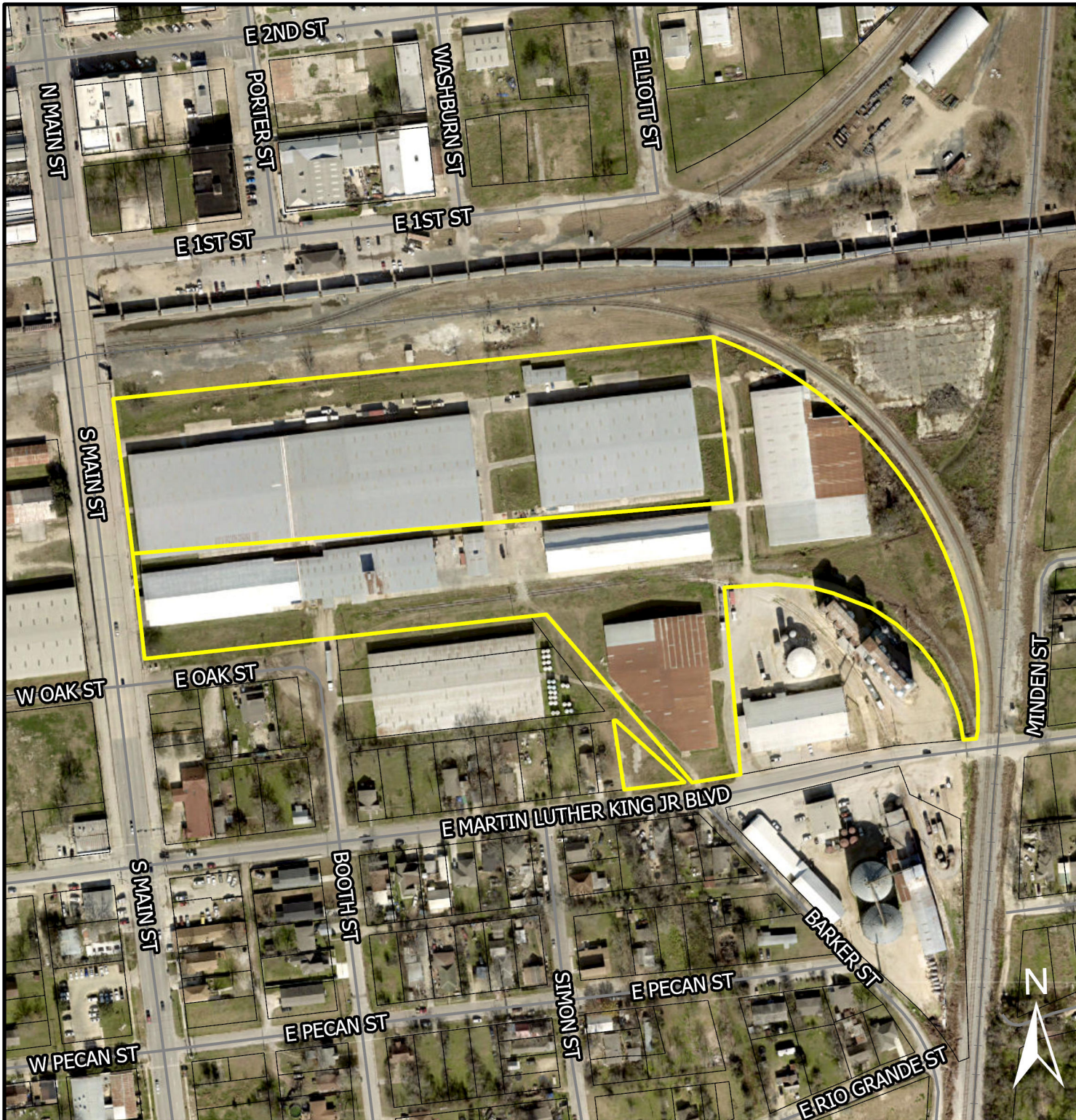
Revision NO.

Drawing NO.

Drawn By: Joshua Stidham

Effective Date

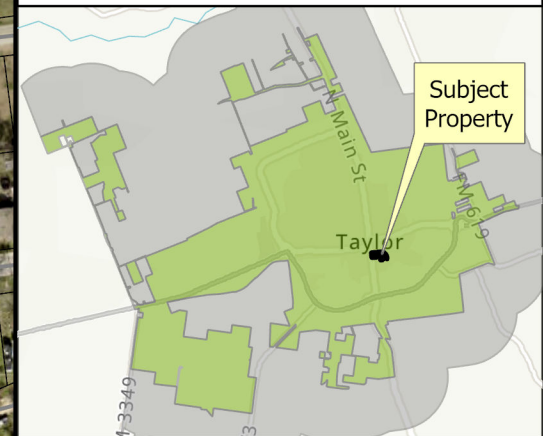
SPS-CL-12R2



PZ-2023-1659

**217 S. Main Street
Zoning Variance
Location Map**

-  217 S. Main St.
-  Parcels
-  Railroads
-  Streets
-  City Limits



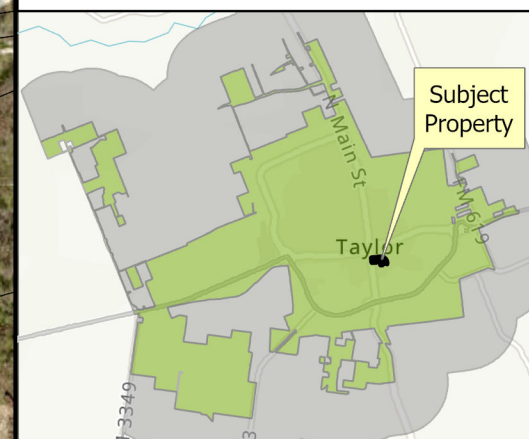
0 100 200 400
Feet



PZ-2023-1659

217 S. Main Street
Zoning Variance
Notification Map

- 217 S. Main St.
- Notified Properties
- Parcels
- Railroads
- Streets
- City Limits



0 150 300 600
Feet