

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

PRESENT:

Nancy Talley
Craig Eulenfeld
Michael Prillaman
April Young
Emily Holmes

ABSENT:

OTHERS PRESENT:

Courtney Peres, Planning Manager
Brenda Joyas, Senior City Planner
Carrie Orts, 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.

CONSENT AGENDA

1. Review and approve minutes from the meeting on May 2, 2023.

*Action: Ms. Young made a motion to approve the meeting minutes for May 2, 2023, as presented.
Second by Ms. Holmes.*

All present voted in favor. (5-0) Motion carried.

REGULAR AGENDA

ZONING VARIANCE

2. **PZ-2023-1659** – 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 within 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.

Mrs. Talley opened the public at 6:08 PM

Ms. Peres corrected the case PZ-2023-1641 to PZ-2023-1659. Ms. Peres gave a presentation including two recommendations for the requests submitted. Part one was a recommendation from Staff to allow approval of the increase of fence height to 11-feet within the property near East Oak Street and Booth Street.

Part two was a recommendation for Staff's 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). Placing 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 near the commercial access.

Mr. Grier (applicant) was present to answer questions. There was a discussion between the Board, Staff, Mr. Grier, and the applicant.

The public hearing was closed at 6:46 PM

3. **PZ-2023-1659** – 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 within 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.

Part one of Agenda item PZ-2023-1659.

*Action: Mr. Prillaman made a motion to divide the question into two parts and to **Approve** increasing a section of interior fence height to eleven feet (11') within the property near East Oak Street and Booth Street. Mr. Prillaman's justification for the motion was that it is an interior fence and does not create any issues of concern.*

Second by Mr. Eulenfeld.

All present voted in favor. (5-0) Motion carried.

Part two of Agenda item PZ-2023-1659

*Action: Mr. Eulenfeld made a **Motion to Approve** the 7-foot fence instead of 4-foot without the condition by the Staff that it can be put at 15-feet (from the roadway) as the applicant requested. Mr. Eulenfeld's justification was for security and for also not taking away from the applicant's property.*

Second by Ms. Young. [The initial motion by Mr. Eulenfeld was seconded by Ms. Young.]

[Following the initial motion Ms. Young made a motion to amend Mr. Eulenfeld's motion.]

*Action: Ms. Young made a motion to **Amend** Mr. Eulenfeld's motion. Ms. Young's motion was to modify that the fencing located to the west of the gate be setback would be setback at the 40' setback request allowing the aesthetic nature of the neighborhood to be maintained and then to the east of the gate the setback could then be retained at the 15' foot setback as requested by the applicant.*

Second by Mr. Prillaman.

Vote on Amended Motion by Ms. Young: Three in favor (Ms. Young, Mr. Prillman, and Ms. Holmes), Two opposed (Mrs. Talley and Mr. Eulenfeld), (3-2) Motion failed. The amended motion by Ms. Young failed.

Vote on Initial Motion by Mr. Eulenfeld: All in favor (5-0). Motion carries.

Final Verdict by the Zoning Board of Adjustment:

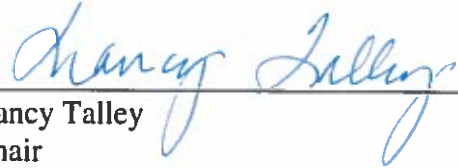
- 1. Approve increasing a section of interior fence height to eleven feet (11') within the property near East Oak Street and Booth Street. Mr. Prillaman's justification for the motion was that it is an interior fence and does not create any issues of concern;***
- 2. Approve the 7-foot fence instead of 4-foot without the condition by the Staff that it can be put at 15-feet (from the roadway) as the applicant requested. Mr. Eulenfeld's justification was for security and for also not taking away from the applicant's property.***

Adjournment

Ms. Young made a motion to adjourn meeting. Second by Ms. Holmes. The meeting was adjourned at 6:54 PM.



Carrie Orts
Administrative Assistant, Development Services



Nancy Talley
Chair