

**MINUTES
CITY OF TAYLOR, TEXAS
ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
City Hall Council Chambers
Taylor City Hall, 400 Porter Street
Tuesday, June 5, 2018
6:00 P.M.**

PRESENT:

Gayle Collins
Nancy Talley
Craig Eulenfeld
David Paul
Michael Prillaman
Suzanne Bice

ABSENT:

OTHERS PRESENT:

Tamera Baird, Building Official
Michael Elabarger, Senior Planner
Jade Brockman, Assistant to Utility Maintenance

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:01 p.m.

CITIZENS COMMUNICATION

None

Review and approve Minutes from May 1, 2018

Mrs. Talley made a motion to approve the minutes as written. Second by Mrs. Bice. All voted Aye.

PZ-2018-1087 - Conduct Hearing on a request from Murphy Oil USA, Inc., being Lot 1B, Replat of Wal-Mart Supercenter Addition, located at 105 Northwest Carlos G. Parker Blvd. in the City of Taylor, for the following Variance to Section 3.Q of the Sign Ordinance, Chapter 24 of the Municipal Code, to exceed the one (1) permitted Fuel Price sign and permit four (4) signs, and exceed the allowed 16 square feet maximum sign area and permit a maximum of 140 square feet.

Hearing opened. Mr. Elabarger made a presentation on the request, including the technical recommendation for Denial, as none of the 7 criteria for approval are met. The Variance would allow the applicant to maintain the same level of signage that currently exists. Mr. Chip Ashley was present to answer questions. There was discussion between and the Board. Hearing closed.

PZ-2018-1087 – Take Action on a request from Murphy Oil USA, Inc., being Lot 1B, Replat of Wal-Mart Supercenter Addition, located at 105 Northwest Carlos G. Parker Blvd. in the City of Taylor, for the following Variance to Section 3.Q of the Sign Ordinance, Chapter 24 of the Municipal Code, to exceed the one (1) permitted Fuel Price sign and permit four (4) signs, and exceed the allowed 16 square feet maximum sign area and permit a maximum of 140 square feet.

Mr. Paul made a motion to allow four signs not to exceed what is already there. Second by Mrs. Bice. 3 in favor, 2 opposed (Craig Eulenfeld & Gayle Collins). Motion passed. Variance granted.

PZ-2018-1088 - Conduct Hearing on a request from the City of Taylor for a Variance on behalf of the property owner to provide relief from the Zoning Ordinance Chapter 2.7.3 – Single-Family Residential Property Development Standards, to encroach into a required street-side setback to provide adequate room to build a single-family home with an enclosed garage located at 508 Barker Street.

Hearing opened. Mr. Elabarger made a presentation on the request for a Variance. Ms. Karen Rego was present to answer questions. There was discussion between and the Board and Staff. Hearing closed.

PZ-2018-1088 – Take Action on a request from the City of Taylor for a Variance on behalf of the property owner to provide relief from the Zoning Ordinance Chapter 2.7.3 – Single-Family Residential Property Development Standards, to encroach into a required street-side setback to provide adequate room to build a single-family home with an enclosed garage located at 508 Barker Street.

Mrs. Talley made motion to approve variance. Second by Mrs. Bice. All voted aye.

PZ-2018-1089 - Conduct Hearing on a request from the City of Taylor for a Variance on behalf of the property owner to provide relief from the Zoning Ordinance Chapter 2.7.3 – Single-Family Residential Property Development Standards, to encroach into a required side setback to provide adequate room to build a single-family home with an enclosed garage located at 118 Royal Street.

Hearing opened. Mr. Elabarger made a presentation on the request for a Variance. Ms. Karen Rego was present to answer questions. There was discussion between and the Board and Staff. Hearing closed.

PZ-2018-1089 – Take Action on a request from the City of Taylor for a Variance on behalf of the property owner to provide relief from the Zoning Ordinance Chapter 2.7.3 – Single-Family Residential Property Development Standards, to encroach into a required side setback to provide adequate room to build a single-family home with an enclosed garage located at 118 Royal Street.

Mr. Paul made motion to approve variance. Second by Mrs. Talley. All voted aye.

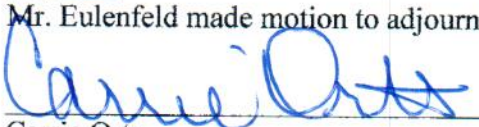
Discuss date for possible July Board meeting.

Board and Staff discussed new meeting date.

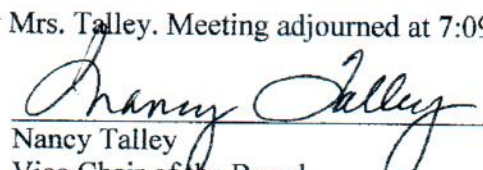
Mr. Eulenfeld made motion to change July 3, 2018 Board meeting to Tuesday, July 17, 2018. Second by Mr. Paul. All voted aye.

Adjourn

Mr. Eulenfeld made motion to adjourn meeting. Second by Mrs. Talley. Meeting adjourned at 7:09 PM


Carrie Orts

Administrative Assistant, Development Services


Nancy Talley

Vice Chair of the Board