

**AGENDA**  
**CITY OF TAYLOR, TEXAS**  
**ZONING BOARD OF ADJUSTMENT MEETING**  
**CITY HALL COUNCIL CHAMBERS**  
**400 PORTER STREET, TAYLOR, TX 76574**  
**MAY 7, 2024, 6:00 PM**

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 7, 2024.

The agenda packet is on the [City of Taylor's website](#).

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

*(The Zoning Board of Adjustment welcomes public comment on items not listed on the agenda. However, the Board cannot respond until the item is posted on a future agenda. All public comments are limited to 3 minutes.)*

III. CONSENT AGENDA

*(The Consent Agenda includes non-controversial and routine items that the Board may act on with a single vote. The Chair or a Board member may pull any item from the Consent Agenda to discuss and act upon it individually as part of the Regular Agenda.)*

1. Review and approve minutes from the meeting held on February 6, 2024.

IV. REGULAR AGENDA

2. **WITHDRAWN - PZ-2024-2100** - Hold a public hearing regarding a request for a variance related to parking generally located at 301 Elliot Street, consisting of approximately 0.16 acres of land, legally described as City of Taylor, Block 13, Eastern Part of Lot 1-2, Southern Part of Lot 3, more particularly described by Williamson Central Appraisal District Parcel R014982, Taylor, Williamson County, Texas.
3. **WITHDRAWN - PZ-2024-2100** - Take action regarding a request for a variance related to parking spaces generally located at 301 Elliot Street, consisting of approximately 0.16 acres of land, legally described as City of Taylor, Block 13, Eastern Part of Lot 1-2, Southern Part of Lot 3, more particularly described by Williamson Central Appraisal District Parcel R014982, Taylor, Williamson County, Texas.

V. ADJOURN

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 City of Taylor Hall Lobby continuously for 72 continuous hours before May 7, 2024. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by: 

Date: 5/3/2024

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Victoria Winchester, Administrative Assistant

**ZONING BOARD OF ADJUSTMENT MEETING  
MINUTES  
CITY OF TAYLOR, TEXAS  
400 Porter Street, Taylor Texas 76574  
February 6th, 2024, 6:00 P.M**

<b><u>PRESENT</u></b>	<b><u>ABSENT</u></b>	<b><u>STAFF PRESENT</u></b>
Nancy Talley		Brenda Joyas, Senior Planner
Emily Holmes		Victoria Winchester, Administrative Assistant
Michael Prillaman		Justinh Sauer, Planning Tech
Craig Eulenfeld		Tom Yantis, Assistant City Manager
Alternate, Nora Roy		

**I. CALL TO ORDER AND DECLARE A QUORUM**

*The meeting was called to order and a quorum declared at 6:02 P.M by Chair Nancy Talley.*

**II. CITIZEN COMMUNICATION**

*No citizens were present to speak.*

**III. CONSENT AGENDA**

1. Review and approve minutes from the meeting held on December 5<sup>th</sup>, 2023.

*A motion was made by Board Member, Emily Holmes to approve minutes and Seconded by Alternate Board Member Nora Roy. Motion was passed unanimously (5-0).*

**IV. REGULAR AGENDA**

2. **PZ-2023-1996 - Hold a public hearing regarding a request for an extension of 24 months to the Trenton Village Planned Development, pertaining to the signed and executed Ordinance 2021-25, generally located at 3701 CR 367, consisting of approximately 39.34 acres of land at the southwest corner of Carlos G Parker Boulevard and North Drive, legally described as William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018637, Taylor, Williamson County, Texas.**

*Chair, Nancy Talley opened the public hearing at 6:04 PM. Senior Planner, Brenda Joyas made a presentation regarding a request for an extension of 24-months to the Trenton Village Planned Development recommending approval. Staff received two responses from mailed notices recommending denial of the request (4308 North Drive and 4102 North Drive).*

- *Speaker Bonnie Kaduka, 4101 Pinehurst Drive, had a question regarding her property and the future use of the planned development on Carlos G Parker Boulevard and North Drive.*
- *Speaker Ryan Jackson Spoke for the approval of the extension.*
- *Speaker Kelly Cmerek, 1406 Sagewood Drive, spoke on his concerns regarding the planned development, recommended to not approve it.*
- *Speaker Carl Bechtold, 4100 Arbor Oak Drive, spoke on his concerns regarding the planned development, recommended to not approve it.*

*Board Member Craig Eulenfeld question regarding widening North Drive.  
City Staff, Tom Yantis mentioned the transportation plan.  
Chair, Nancy Talley closed public hearing at 6:21 P.M.*

3. **PZ-2023-1996-** Take action regarding a request for an extension of 24 months to the Trenton Village Planned Development, pertaining to the signed and executed Ordinance 2021-25, generally located at 3701 CR 367, consisting of approximately 39.34 acres of land at the southwest corner of Carlos G Parker Boulevard and North Drive, legally described as William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018637, Taylor, Williamson County, Texas.

*A Motion was made by Commissioner, Emily Holmes to deny the request for a 24-month extension for the Trenton Village Residential Planned Development.*

*Motion was Seconded by Commissioner, Craig Eulenfeld. All in favor of denial, Chairman, Nancy Talley, Commissioner, Emily Holmes and Commissioner, Craig Eulenfeld. All in favor for approval, Commissioner, Nora Roy and Commissioner, Michael Prillaman.*

- V. **ADJOURN** *Motion was made by Board Member Craig Eulenfeld to adjourn the meeting. Second by Chair, Nancy Talley. Motion carried unanimously (5-0).*

*Meeting of the Zoning Board of Adjustment adjourned at 6:26 P.M.*

**Next Meeting Date: TBD**

<b>Approved by Chair:</b>	
	<i>Nancy Talley, Chair</i>
<b>Date:</b>	
<b>Attest by Administrative Assistant</b>	
	<i>Victoria Winchester, Admin. Assistant</i>
<b>Date:</b>	

**City of Taylor**  
**PZ-2024-2100**  
**Zoning Variance**  
**Staff Report**

**Item Details**

<b>Subject Property:</b>	301 Elliott Street
<b>Total Acreage:</b>	Approximately 0.160 acres
<b>Legal Description:</b>	City of Taylor, Block 13, Eastern Part of Lot 1-2, Southern Part of Lot 3
<b>Property Owner:</b>	Catamaran Crew, LLC, Sam Lichmira
<b>Applicant:</b>	Ward Architecture, Kathy Custard, and Gerald Ward
<b>Request:</b>	A variance request related to on-street parking. (This variance request has since been withdrawn by the applicant)
<b>Case History:</b>	This is the first hearing of this request.

**Overview of Applicant’s Request & Background**

The applicant obtained a remodel permit (2023-13029) for the existing structure at 301 Elliott Street. Their submission was determined to have parking locations that were not compliant with the city codes. After submitting a variance request related to parking (on and off-street parking), staff held a meeting with the applicant and the property owner to discuss the need for a variance and alternative parking options. After submission of revised drawings from the applicant, staff determined that a variance was not necessary and advised the applicant to submit a right-of-way permit.

**Location:**

The subject property is located at the northwest corner of W. 3<sup>rd</sup> Street and Elliott Street. Adjacent to the City of Taylor Fire Station No. 1.

**Physical and Natural Features:**

The subject property consists of an approximately 3,339 square foot building that is under construction.

**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 variance request (20 notices), and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, April 21, 2024.

## **Staff Analysis**

A variance is not needed at 301 Elliott Street related to off street and on street parking. The applicant has requested to withdrawal the variance request and proceed with a right-of-way permit to have 45-degree head in parking along Elliott Street and W. 3<sup>rd</sup> Street.

## **Zoning Board of Adjustment Recommendation**

### **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 meet 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. Withdrawal Memo from Applicant
2. Location Map
3. Notification Map

May 1, 2024

City of Taylor  
400 Porter Street  
Taylor, Texas 76574

Subject: PZ-2024-2100 – 301 Elliott Street Variance Request – Withdrawal Request

Dear Courtney Peres,

Our client, Sam Lichmira, has requested that the variance request PZ-2024-2100 for 301 Elliott Street be withdrawn per City of Taylor staff's review of revised documents and finding that a variance is not required for on-street parking, and that a Right-of-Way Permit is required instead.

Our office, Ward Architecture PLLC, will be submitting a Right-of-Way Permit request (through the MyGovernmentOnline system for the on-street parking proposal providing 45-degree angled parking maximizing on-street parking on both Elliott Street and 3<sup>rd</sup> Street.

If you have any questions, etc., please let me know.

Respectfully,

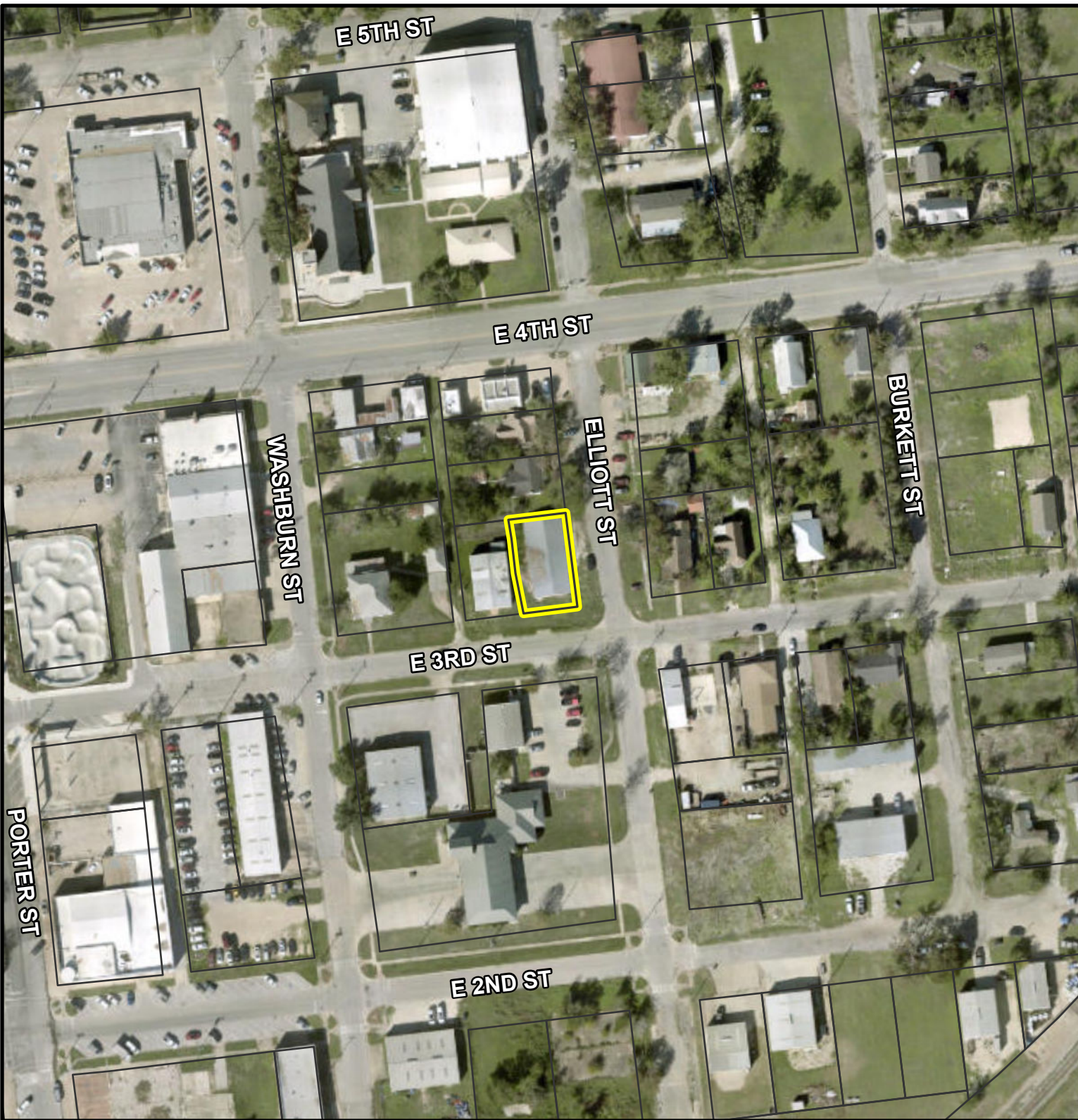
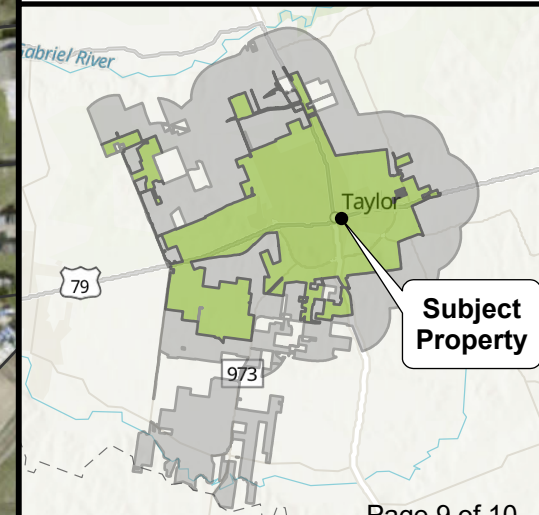
Gerald A. Ward, AIA NCARB  
602 W. 12<sup>th</sup> Street  
Taylor, Texas 76574  
Office: 512-260-0230  
Cell: 817-522-8752



# PZ-2024-2100

**301 Elliot St.  
Variance  
Location Map  
Approximately 0.15 acres**

- City Limits
- Subject Property
- Parcels





# PZ-2024-2100

715 Carlos G Parker Blvd.  
Neighborhood Plan  
Notification Map  
Approximately 0.15 acres

- City Limits
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

