

**AGENDA**  
**CITY OF TAYLOR, TEXAS**  
**ZONING BOARD OF ADJUSTMENT MEETING**  
**CITY HALL COUNCIL CHAMBERS**  
**400 PORTER STREET**  
**TAYLOR, TX 76574**  
**JANUARY 7, 2025, 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, January 7, 2025.

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 Chairman 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 on November 19, 2024

IV. REGULAR AGENDA


2. **PZ-2024-2358** – Hold a public hearing regarding a request for a variance from the Land Development Code, Section 5.10.6.1 and 5.10.7.8 related to Blade Sign standards, for property generally located at 1901 W. 2nd Street, Carlow Addition, Block 2, Lot 1 and 2, and 11 and 12, consisting of approximately 0.384-acres of land, more particularly described by Williamson Central Appraisal District Parcel R014873, Taylor, Williamson County, Texas. *Preston Gunn*
3. **PZ-2024-2358** – Take action regarding a request for a variance from the Land Development Code, Section 5.10.6.1 and 5.10.7.8 related to Blade Sign standards, for property generally located at 1901 W. 2nd Street, Carlow Addition, Block 2, Lot 1 and 2, and 11 and 12, consisting of approximately 0.384-acres of land, more particularly described by Williamson Central Appraisal District Parcel R014873, Taylor, Williamson County, Texas. *Preston Gunn*
4. **PZ-2024-2361** Hold a public hearing regarding a request for a variance from the Land Development Code, Section 5.8.5.4 related to Fence Standards for property generally located at 603 Maple Street, Doak Addition, Block 41, Lot 9, consisting of approximately 0.15 acres of land, more particularly described by Williamson Central Appraisal District Parcel R016606, Taylor, Williamson County, Texas. *Cole Bakley*

5. **PZ-2024-2361** Take action regarding a request for a variance from the Land Development Code, Section 5.8.5.4 related to Fence Standards for property generally located at 603 Maple Street, Doak Addition, Block 41, Lot 9, consisting of approximately 0.15 acres of land, more particularly described by Williamson Central Appraisal District Parcel R016606, Taylor, Williamson County, Texas. *Cole Bakley*

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 January 7, 2025. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by:  Date: January 3, 2025  
Victoria Winchester, Administrative Assistant

**MINUTES**  
**CITY OF TAYLOR, TEXAS**  
**SPECIAL CALLED MEETING OF THE**  
**ZONING BOARD OF ADJUSTMENT MEETING**

**November 19, 2024, 6:00 P.M.**

City Hall Council Chambers  
400 Porter Street, Taylor, TX 76574

PRESENT	ABSENT	STAFF PRESENT
Nancy Talley	Emily Holmes	Scott Dunlop, Director of Dev. Services
Nora Roy		Courtney Peres, Planning Manager
Alex Allrich		Cole Bakely, Senior Planner
Craig Eulenfeld		Preston Gunn, Planner
Michael Prillaman		Victoria Winchester, Admin. Assistant

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

- *Nancy Talley called a quorum at 6:11 P.M.*

**II. CITIZENS COMMUNICATION**

*(The Zoning Board of Adjustment welcomes public comments on items not listed on the Agenda. However, the Board cannot respond until an item is posted on a future meeting agenda. Registration forms are available at the sign in table.)*

- *No one was present to speak during Citizen’s Communication.*

**III. CONSENT AGENDA**

*(The Consent Agenda includes non-controversial and routine items that the Board may act on with one single vole. 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 from the meeting on August 6, 2024.

- *Michael Prillaman made a motion to approve the minutes, Craig Eulenfeld seconded the motion to approve the minutes as presented. Motion passed unanimously (5-0).*

**IV. REGULAR AGENDA**

2. **PZ-2024-2314** – Hold a public hearing regarding a request for a variance from the Land Development Code, Section 5.4.1 (3) and 5.4.1 (5) – Parking and Vehicle Circulation on the Lot, for property generally located at Mallard Lane (near the intersection of Jason Drive and Mallard Lane), consisting of approximately 19.617-acre tract of land part of and out of the William J. Baker Survey, Abstract No 65, more particularly described by Williamson Central Appraisal District Parcel R018622, Taylor, Williamson County, Texas.

- *Nancy Talley opened the public hearing at 6:15 P.M. Planning Manager, Courtney Peres, made a presentation regarding all variances requested under case PZ-2024-2314; corresponding to Agenda Items 2, 4, 6, and 8. Ms. Peres introduced each request and provided staff’s recommendation. Ms. Peres*

*concluded her presentation at 6:34 P.M.*

- *Applicant on behalf of Castlerock Communities, Tim Pruski, spoke to the individual requests and provided further explanation to support their case.*
  - *Discussion occurred amongst the Board members, staff, and the applicant. Board members sought clarification from city staff based on the request and how the applicant determined they could not comply with city code.*
  - *Chair, Nancy Talley, closed the Public Hearing at 7:09 P.M.*
3. **PZ-2024-2314** – Take action regarding a request for a variance from the Land Development Code, Section 5.4.1 (3) and 5.4.1 (5) – Parking and Vehicle Circulation on the Lot, for property generally located at Mallard Lane (near the intersection of Jason Drive and Mallard Lane), consisting of approximately 19.617-acre tract of land part of and out of the William J. Baker Survey, Abstract No 65, more particularly described by Williamson Central Appraisal District Parcel R018622, Taylor, Williamson County, Texas.
- *Mr. Eulendorf made a motion to approve the variance to permit parking in the first layer with an 11-foot protrusion of the garage. The reasoning is based on the applicant who went into the project with housing products in mind and then the city enacted a change to the code midstream of the development. Motion seconded by Mr. Prillaman. Motion passed unanimously (5-0).*
4. **PZ-2024-2314** – Hold a public hearing regarding a request for a variance from the Land Development Code, Section 4.3.1.4 related to required Façade Buildout, for property generally located at Mallard Lane (near the intersection of Jason Drive and Mallard Lane), consisting of approximately 19.617-acre tract of land part of and out of the William J. Baker Survey, Abstract No 65, more particularly described by Williamson Central Appraisal District Parcel R018622, Taylor, Williamson County, Texas.
- *Public hearing combined with Agenda Item #2.*
5. **PZ-2024-2314** – Take action regarding a request for a variance from the Land Development Code, Section 4.3.1.4 related to required Façade Buildout, for property generally located at Mallard Lane (near the intersection of Jason Drive and Mallard Lane), consisting of approximately 19.617-acre tract of land part of and out of the William J. Baker Survey, Abstract No 65, more particularly described by Williamson Central Appraisal District Parcel R018622, Taylor, Williamson County, Texas.
- *Mr. Prillaman made a motion to approve the variance to façade buildout to allow 20% with a minimum of 14 feet based on the facts and circumstances in the letter of intent submitted by the applicant. Motion seconded by Mr. Eulendorf. Motion passed unanimously (5-0).*
6. **PZ-2024-2314** – Hold a public hearing regarding a request for a variance from the Land Development Code, Section 5.3.7.2 – Private Frontage Development Standards related to glazing, for property generally located at Mallard Lane (near the intersection of Jason Drive and Mallard Lane), consisting of approximately 19.617-acre tract of land part of and out of the William J. Baker Survey, Abstract No 65, more particularly described by Williamson Central Appraisal District Parcel R018622, Taylor, Williamson County, Texas.
- *Public hearing combined with Agenda Item #2.*

7. **PZ-2024-2314** – Take action regarding a request for a variance from the Land Development Code, Section 5.3.7.2 – Private Frontage Development Standards related to glazing, for property generally located at Mallard Lane (near the intersection of Jason Drive and Mallard Lane), consisting of approximately 19.617-acre tract of land part of and out of the William J. Baker Survey, Abstract No 65, more particularly described by Williamson Central Appraisal District Parcel R018622, Taylor, Williamson County, Texas.
  - *Mr. Prillaman made a motion to approve the variance for a minimum of 5% glazing for one story, and greater than 5% for a two-story structure based on the facts and circumstances in the letter of intent submitted by the applicant. Motion seconded by Mr. Eulenfeld. Motion passed unanimously (5-0).*
8. **PZ-2024-2314** – Hold a public hearing regarding a request for a variance from the Land Development Code, Section 5.10.2 – Types of Signage Permitted Within Each Place Type Zoning District, for property generally located at Mallard Lane (near the intersection of Jason Drive and Mallard Lane), consisting of approximately 19.617-acre tract of land part of and out of the William J. Baker Survey, Abstract No 65, more particularly described by Williamson Central Appraisal District Parcel R018622, Taylor, Williamson County, Texas.
  - *Public hearing combined with Agenda Item #2.*
9. **PZ-2024-2314** – Take action regarding a request for a variance from the Land Development Code, Section 5.10.2 – Types of Signage Permitted Within Each Place Type Zoning District, for property generally located at Mallard Lane (near the intersection of Jason Drive and Mallard Lane), consisting of approximately 19.617-acre tract of land part of and out of the William J. Baker Survey, Abstract No 65, more particularly described by Williamson Central Appraisal District Parcel R018622, Taylor, Williamson County, Texas.
  - *Mr. Eulenfeld made a motion to approve a monument sign with a maximum of 48 square feet. Motion seconded by Mr. Prillaman. Motion passed unanimously (5-0).*
10. **PZ-2024-2342** – Hold a public hearing regarding a request for a variance from the Land Development Code, Section 5.10.3 Types of Signs Permitted in the Historic District, for property generally located at 201 N. Main Street, consisting of approximately 0.3788-acre tract of land part of and out of the City of Taylor Survey, Block 9, Lot 5 and 6, Southern Parts of Lots 1 through 4, more particularly described by Williamson Central Appraisal District Parcel R014956, Taylor, Williamson County, Texas
  - *Nancy Talley opened the public hearing at 7:22 P.M. Planner, Preston Gunn, made a presentation regarding all variances requested under case PZ-2024-2342; corresponding to Agenda Items 10, 12, 14, and 16. Mr. Gunn introduced each request and provided staff's recommendation. Mr. Gunn concluded his presentation at 7:30 P.M.*
  - *Applicant representing KRTX – Cowboy Broadcasting Network, Steve Laukhuf, spoke to the individual requests and provided further explanation to support their case.*
  - *Discussion occurred amongst the Board members, staff, and the applicant. Board members sought clarification from city staff based on the request and how the applicant determined they could not comply with city code.*

- ***Chair, Nancy Talley, closed the Public Hearing at 7:45 P.M.***

**11. PZ-2024-2342** – Take action regarding a request for a variance from the Land Development Code, Section 5.10.3 Types of Signs Permitted in the Historic District, for property generally located at 201 N. Main, consisting of approximately 0.3788-acre tract of land part of and out of the City of Taylor Survey, Block 9, Lot 5 and 6, Southern Parts of Lots 1 through 4, more particularly described by Williamson Central Appraisal District Parcel R014956, Taylor, Williamson County, Texas.

- ***The Board agreed to consider a vote for each proposed sign. A vote will be considered for the “on-air sign” and the radio station text sign.***
- ***Mr. Prillaman made a motion to Approve the variance for the On-Air portion only to be internally illuminated and allowing for the remainder of the sign to be separately considered. Motion seconded by Mr. Allrich. Motion passed (4-1).***
- ***Commissioner Craig Euenfeld made a motion to Deny the variance for the remaining portion to be internal illumination. Seconded by Commissioner Alexander Allrich. Motion carried (4-1)***

**12. PZ-2024-2342** – Hold a public hearing regarding a request for a variance from the Land Development Code, Section 5.10.7.7 (2) Band Sign Standards, for property generally located at 201 N. Main Street, consisting of approximately 0.3788-acre tract of land part of and out of the City of Taylor Survey, Block 9, Lot 5 and 6, Southern Parts of Lots 1 through 4, more particularly described by Williamson Central Appraisal District Parcel R014956, Taylor, Williamson County, Texas.

- ***Public hearing combined with Agenda Item #10.***

**13. PZ-2024-2342** – Take action regarding a request for a from the Land Development Code, Section 5.10.7.7 (2) Band Sign Standards, for property generally located at 201 N. Main, consisting of approximately 0.3788-acre tract of land part of and out of the City of Taylor Survey, Block 9, Lot 5 and 6, Southern Parts of Lots 1 through 4, more particularly described by Williamson Central Appraisal District Parcel R014956, Taylor, Williamson County, Texas.

- ***Mrs. Talley made a motion to approve the variance to permit a band sign on the second story. Motion seconded by Mr. Allrich. Motion passed unanimously (5-0).***

**14. PZ-2024-2342** – Hold a public hearing regarding a request for a variance from the Land Development Code, Section 5.10.7.7 (4c) Band Sign Standards, for property generally located at 201 N. Main Street, consisting of approximately 0.3788-acre tract of land part of and out of the City of Taylor Survey, Block 9, Lot 5 and 6, Southern Parts of Lots 1 through 4, more particularly described by Williamson Central Appraisal District Parcel R014956, Taylor, Williamson County, Texas.

- ***Public hearing combined with Agenda Item #10.***

**15. PZ-2024-2342** – Take action regarding a request for a variance from the Land Development Code, Section 5.10.7.7 (4c), Band Sign Standards, for property generally located at 201 N. Main, consisting of approximately 0.3788-acre tract of land part of and out of the City of Taylor Survey, Block 9, Lot 5 and 6, Southern Parts of Lots 1 through 4, more particularly described by Williamson Central Appraisal District Parcel R014956,

Taylor, Williamson County, Texas.

- *The Board agreed to consider a vote for each proposed sign. A vote will be considered for the “on-air sign” and the radio station text sign.*
- *Mr. Prillaman made a motion to approve the variance to permit channel letter signage for the “on-air” sign. Motion seconded by Mrs. Roy. Motion failed with a vote of (3-2).*
- *Mr. Allrich made a motion to deny the variance to permit channel letter signage for the radio station text signage. Motion seconded by Mr. Eulenfeld. Motion failed with a vote of (3-2).*
- *The consideration of Channel Letter signage failed completely.*

**16. PZ-2024-2342** – Hold a public hearing regarding a request for a variance from the Land Development Code, Section 5.10.7.7 Band Sign Letter Height, for property generally located at 201 N. Main Street, consisting of approximately 0.3788-acre tract of land part of and out of the City of Taylor Survey, Block 9, Lot 5 and 6, Southern Parts of Lots 1 through 4, more particularly described by Williamson Central Appraisal District Parcel R014956, Taylor, Williamson County, Texas.

- *Public hearing combined with Agenda Item #10.*

**17. PZ-2024-2342** – Take action regarding a request for a variance from the Land Development Code, Section 5.10.7.7 Band Sign Letter Height, for property generally located at 201 N. Main, consisting of approximately 0.3788-acre tract of land part of and out of the City of Taylor Survey, Block 9, Lot 5 and 6, Southern Parts of Lots 1 through 4, more particularly described by Williamson Central Appraisal District Parcel R014956, Taylor, Williamson County, Texas.

- *Mr. Eulenfeld made a motion to approve the variance to permit 22-inch letter height. Motion seconded by Mr. Allrich. Motion passed unanimously (5-0).*

**V. ADJOURN**

- *Mrs. Talley adjourned the meeting at 8:23 P.M.*

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<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-2024-2358**  
**Zoning Variance**  
**Staff Report**

**Item Details**

**Subject Property:** 1901 West 2<sup>nd</sup> Street  
**Total Acreage:** Approximately 0.384 acres  
**Legal Description:** Carlow Addition, Block 2, Lot 1-2, 11-12  
**Property Owner:** LSKH, LP  
**Applicant:** Colton Gohlke, Lewis Sign  
**Request:** A request to vary from the Land Development Code 5.10.7.8 and 5.10.6.1 (3)  
**Case History:** This is the first hearing of this request.

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

The subject property was previously operating as a car sales lot and is now under consideration as a location for Enterprise Rent-a-Car. The applicant, Lewis Signs, on behalf of their client Enterprise Rent-a-Car, have requested to allow for a blade sign to be mounted on the backside of the parapet over the sloped roof of the building. The applicant has requested variances from the Land Development Code (LDC), Section 5.10.7.8 and 5.10.6.1 (3). Code sections and requests refer to placement of the sign on the facade of the building and placement of a sign above the parapet. The applicant’s justification for the variance is detailed in Attachments (a).

Definition

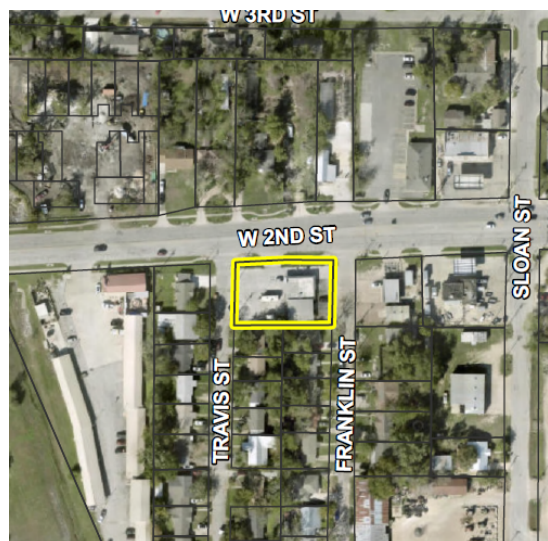
Blade Sign – A sign mounted on the building facade or hanging under a canopy, projecting at a 90-degree angle (LDC, Definitions).

Location:

The subject property is located at 1901 West 2<sup>nd</sup> Street and is bounded by Travis Street and Franklin Street.

Physical and Natural Features:

The subject property has a small commercial structure on a mostly paved lot that takes access off Franklin Street and West Second Street.



## 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 (32 notices), and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, December 20, 2024.

## Staff Analysis

The applicant is seeking to use a sign type that is permitted within the P4 – Mix Place Type. However, the existing structure is unique and does not allow the sign to be mounted in a manner that conforms with placement requirements of blade signage. If the sign were placed under the roof line it would not meet the minimum clearance of seven (7) feet, which would be a hazard to public safety.

Mounting the sign as proposed seeks to have a sign type that complies with the intent of the code. Staff finds there are special circumstances or conditions arising from the physical surroundings, shape, or other feature affecting the sign, subject to the variance petition.

Staff recommend **Approval of Blade Sign Mounting**, that is not attached to the building façade or hanging under a canopy.

- **5.10.7.8** “A sign mounted on the building facade or hanging under a canopy, projecting at a 90-degree angle”

Staff recommends **Approval of Blade Sign Height**, that will extend above the parapet wall no greater than 6 inches in height.

- **5.10.6.1 (3)** “Height. No building sign may extend above the parapet wall or roof line of the building.”

**Zoning Board of Adjustment Recommendation**

Based on staff’s analysis of this variance Approval is recommended.

The Zoning Board of Adjustment should base their consideration for approval [Consistent] or denial [Inconsistent] of the request on the following information: **Blade Sign Mounting**

			Criteria for Approval
Consistent	Inconsistent	Neutral	
<u>X</u>			<p><b>There are special circumstances or conditions affecting the property involved such that the strict application of the provisions of this LDC would deprive the applicant of the reasonable use of their property;</b></p> <p><i>Staff finds there are special circumstances or conditions arising from the physical surroundings, shape, or other feature affecting the sign, subject to the variance petition.</i></p>
<u>X</u>			<p><b>The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;</b></p> <p><i>Staff find that the request for a parapet mounted blade sign is necessary for the advertisement of the Business. Visibility is not achievable within the current building facade</i></p>
		<u>X</u>	<p><b>Granting the variance application shall not be detrimental to the public health, safety, or welfare,;</b></p> <p><i>Staff find that granting the variance would likely be detrimental to public health, safety, or welfare, or injurious to other property within the area due to the increased distraction. This would be typical for all signage that is not consistent with surrounding signage</i></p>
<u>X</u>			<p><b>The degree of variance requested is the minimum amount necessary to meet the needs of the applicant to satisfy the standards.</b></p> <p><i>Staff finds that the degree of variance is the minimum amount necessary, as the petitioner may comply with the Code requirements.</i></p>

Based on staff's analysis of this variance Approval is recommended.

The Zoning Board of Adjustment should base their consideration for approval [Consistent] or denial [Inconsistent] of the request on the following information: **Sign Height**

			Criteria for Approval
Consistent	Inconsistent	Neutral	
<u>X</u>			<p><b>There are special circumstances or conditions affecting the property involved such that the strict application of the provisions of this LDC would deprive the applicant of the reasonable use of their property;</b></p> <p><i>Staff finds there are special circumstances or conditions arising from the physical surroundings, shape, or other feature affecting the sign, subject to the variance petition.</i></p>
<u>X</u>			<p><b>The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;</b></p> <p><i>Staff find that the request for a parapet mounted blade sign is necessary for the advertisement of the Business. Visibility is not achievable within the current building facade</i></p>
		<u>X</u>	<p><b>Granting the variance application shall not be detrimental to the public health, safety, or welfare,;</b></p> <p><i>Staff find that granting the variance would likely be detrimental to public health, safety, or welfare, or injurious to other property within the area due to the increased distraction. This would be typical for all signage that is not consistent with surrounding signage</i></p>
<u>X</u>			<p><b>The degree of variance requested is the minimum amount necessary to meet the needs of the applicant to satisfy the standards.</b></p> <p><i>Staff finds that the degree of variance is the minimum amount necessary, as the petitioner may comply with the Code requirements.</i></p>

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;*

**Land Development Code 2.2.14 Place Type Variance**

The Board finds that the variance requests meets or does not meet the requirements of Section 2.2.14 of the Land Development Code which states:

1. *In specific cases a variance from the terms of this LDC may be authorized by the ZBA if the variance is not contrary to the public interest and due to special conditions, a literal enforcement of the LDC would result in unnecessary hardship, and so that the spirit of the LDC is observed and substantial justice is done.*
2. *No variance shall be granted or imposed unless the ZBA finds:*
  - 1) *That there are special circumstances or conditions affecting the property involved such that the strict application of the provisions of this LDC would deprive the applicant of the reasonable use of their property; and*
  - 2) *That granting of the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and*
  - 3) *That the granting or imposition of the variance will not be detrimental to the public health, safety and welfare; and*
  - 4) *That the granting or imposition of the variance will not have the effect of preventing the orderly development of other property in the area in accordance with the provisions of this LDC.*

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 the 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:**

- a) Letter of Intent from Applicant
- b) Sign Details from Applicant
- c) Excerpt from Applicant's Submitted Application – Questions 1-7
- d) Location Map
- e) Notice Map

# SIGN VARIANCE LETTER OF INTENT

## ENTERPRISE RENT A CAR - TAYLOR

### 1901 W 2ND ST., TAYLOR, TAX 76574

The applicant is seeking a variance to allow a blade sign to be installed and attached to the rear of the parapet and above the canopy of the building.



Enterprise Rent a Car has recently purchased the property at 1901 W 2nd St, Taylor, TX 76574 which is located in the P4 zoning district according to the City of Taylor official zoning map. In the P4 district, business is allowed to have an address sign, window sign, blade/projecting sign, and a sidewalk sign (see below table for reference).

**Table 5.10.2(A): Permitted sign by place type**

SIGN TYPES	PLACE TYPES									
	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
ADDRESS	P	P	P	P	P	P	P	P	P	P
NAMEPLATE	NP	NP	P	NP	NP	NP	NP	P	P	P
OUTDOOR DISPLAY CASE	NP	NP	P	NP	NP	NP	NP	P	P	P
AWNING	NP	NP	P	NP	NP	NP	NP	P	P	P
WINDOW	NP	NP	P	NP	NP	NP	P	P	P	P
BAND	NP	NP	P	NP	NP	NP	NP	P	P	P
BLADE / HANGING	NP	NP	P	NP	NP	NP	P	P	P	P
MARQUEE	NP	NP	NP	NP	NP	NP	NP	P	NP	P
SIDEWALK	NP	NP	NP	NP	NP	NP	P	P	P	P
YARD	NP	NP	NP	NP	NP	NP	NP	P	NP	P
ROOF	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
BANNERS	NP	NP	NP	NP	NP	NP	NP	P	P	P
MONUMENT	NP	NP	P	NP	NP	NP	NP	NP	P	P
POLE	NP	NP	P	NP	NP	NP	NP	NP	NP	P

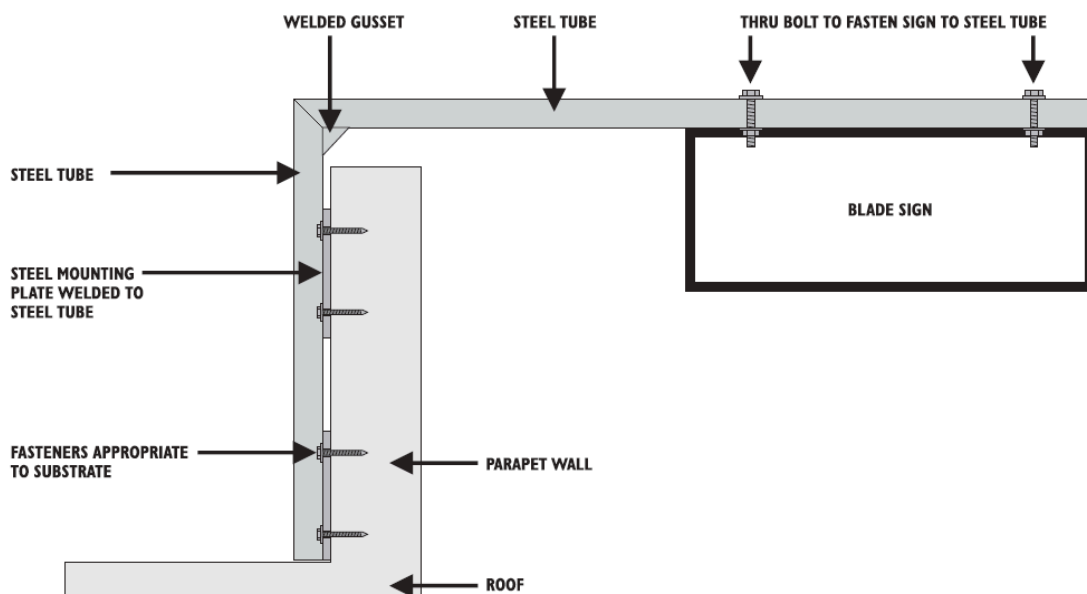
P = PERMITTED    NP = NOT PERMITTED

## Proposed Signage



The current artwork shows a double-sided blade/projecting sign with a total of 6 square feet mounted to the rear side of the parapet with a bracket that goes above the roof line (mounting method below). The proposed design is internally illuminated and will comply with applicable provisions of the Electrical Code of the City.

## Mounting Method



Land Development Code 5.10.7.8 states a blade/projecting is a sign mounted on the building facade or hanging under a canopy, projecting at a 90-degree angle. Blade signs shall not encroach above the roof line nor above the bottom of the second floor. The specifications also state a minimum clearance of 8 feet from grade to bottom of the blade/projecting sign. The current design violates these sections of the code by being attached above the canopy and encroaching above the roof line.

**Variance 1:**

The blade sign was designed to be attached to the backside of the parapet to meet the specification of 8 minimum clearance. If the blade sign were to be attached underneath the canopy, it would violate the minimum clearance requirement. The proposed design also shows hardware going above the roofline but is necessary for proper attachment to the building. The architecture of the building does not allow a blade sign to be attached and meet all requirements of the code.

With approval of this variance, the applicant will be allowed to have 1 exterior sign with their logo/name. This is important for exposure to the public and for anyone trying to find the business that is in need of a vehicle.

We appreciate your time and consideration in this matter.





1901 WEST 2nd STREET  
TAYLOR, TEXAS

LANDLORD APPROVAL: \_\_\_\_\_

CLIENT APPROVAL: \_\_\_\_\_

G:\Shared drives\E\Enterprise Rent A Car\1901 W 2nd St, Taylor, TX 76574, USA\04-031 BLADE SIGN\2 - Design\04-031 BLADE SIGN.CDR  
This drawing is the property of Lewis Sign & all rights to its use for reproduction are reserved by Lewis Sign.



**LEWIS SIGN**   
DESIGN · FABRICATION · INSTALLATION  
★ 16910 South IH 35, Buda, TX 78610 ★ Office: 512-312-4555 ★ [www.LewisSign.com](http://www.LewisSign.com)

ENTERPRISE RENT A CAR	CUSTOMER	ACCT. EXEC.	04-031	DWG#	NO.	DATE	BY	DESCRIPTION
1901 WEST 2nd STREET	LOCATION	J. DAVIS	1 OF 6	PAGE				
TAYLOR, TEXAS	CITY, ST	D. WALTERSDORFF	04/24/24	ORIG. DATE				

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**BLADE SIGN**

FONT: CUSTOMER SUPPLIED

**SCALE: 1 1/2" = 1'**

SQ. FT: 6.00

**SCOPE OF WORK:** FABRICATE AND INSTALL A DOUBLE SIDED BLADE SIGN FOR THE CORNER OF THE BUILDING

**QUANTITY:** (1) ONE DOUBLE SIDED SIGN

**SIGN:** 18" x 48" x 8" DEEP DOUBLE SIDED CABINET PAINTED MP SATIN BLACK - 1 1/2" RETAINERS - **CLIENT WILL BE SUPPLYING FACES**

**ILLUMINATION:** WHITE LED

**MOUNTING:** FABRICATE WELDED STEEL STRUCTURE TO MOUNT TO TOP OF AWNING - MOUNT SIGN CABINET TO STEEL STRUCTURE - PAINT STRUCTURE MP SATIN BLACK



LANDLORD APPROVAL: \_\_\_\_\_

CLIENT APPROVAL: \_\_\_\_\_

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CUSTOMER	ENTERPRISE RENT A CAR	ACCT. EXEC.	J. DAVIS	DWG#	04-031	NO.	DATE	BY	DESCRIPTION
LOCATION	1901 WEST 2nd STREET	DESIGNER	D. WALTERSDORFF	PAGE	2 OF 6				
CITY, ST	TAYLOR, TEXAS	ORIG. DATE	04/24/24						

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CLIENT INITIALS: \_\_\_\_\_

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LANDLORD APPROVAL: \_\_\_\_\_

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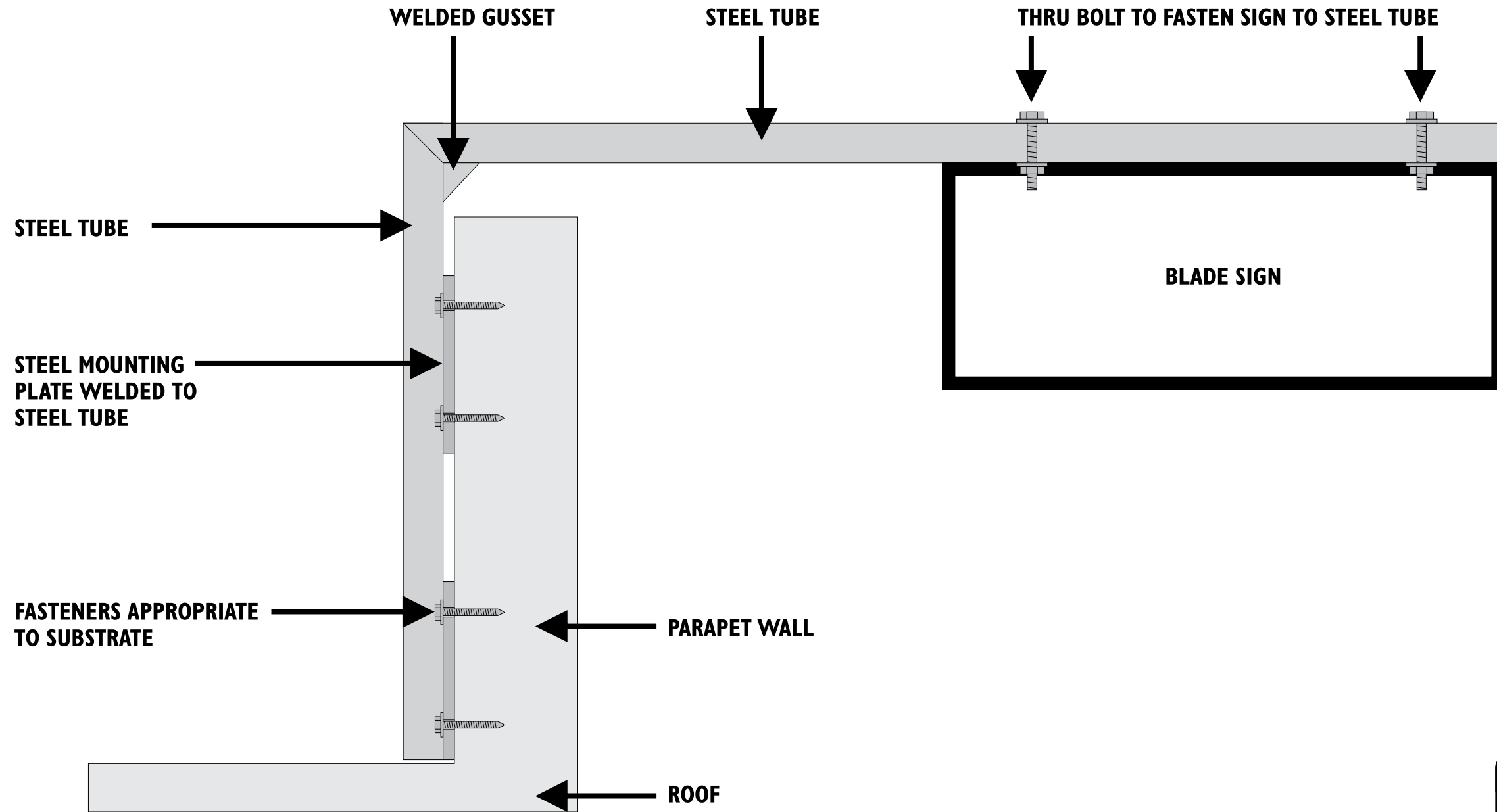
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### Variance Application Questions – Applicant’s Answers



1. What particular physical conditions or characteristics make the property unique compared to others in the same neighborhood or zoning district?
  - The design of the building does not allow a blade sign to be installed and meet all requirements of the code.
2. Were the conditions or characteristics listed in Question #1 caused by the property owner or applicant?
  - The design of the building was not caused by the current property owner.
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?
  - No.
4. What difficulty or unnecessary hardship would result (not just an inconvenience) if the variance were not granted?
  - Without approval of this variance the property owner will not be able to have any exterior permanent signage.
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 request of this variance is help with exposure of the business to the public and help located the business when in need of a vehicle.
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.
  - No effect.

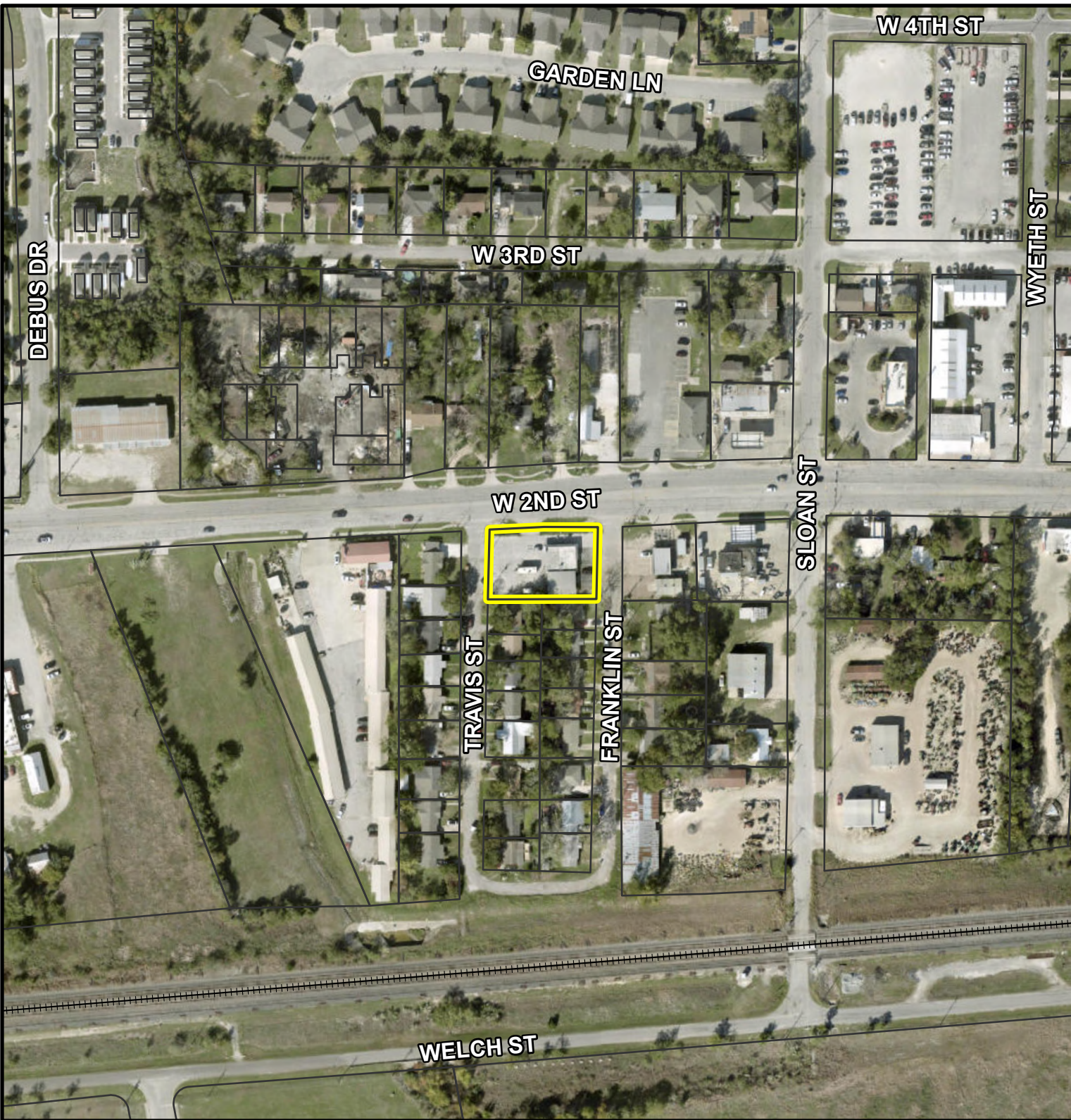
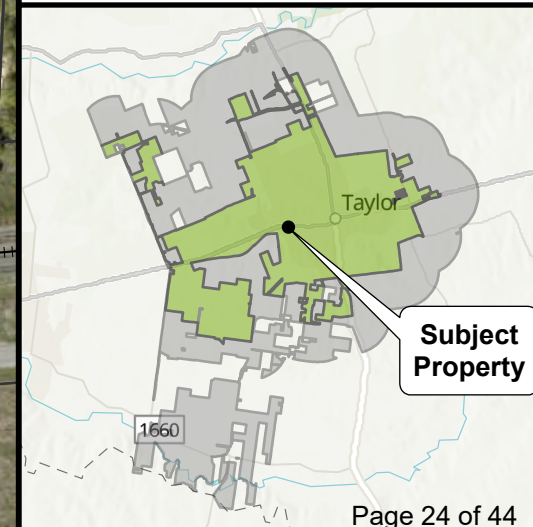




# PZ-2024-2358

1901 W 2nd Street  
Sign Variance  
Location Map  
Approximately 0.4 acres

-  Subject Property
-  Parcels

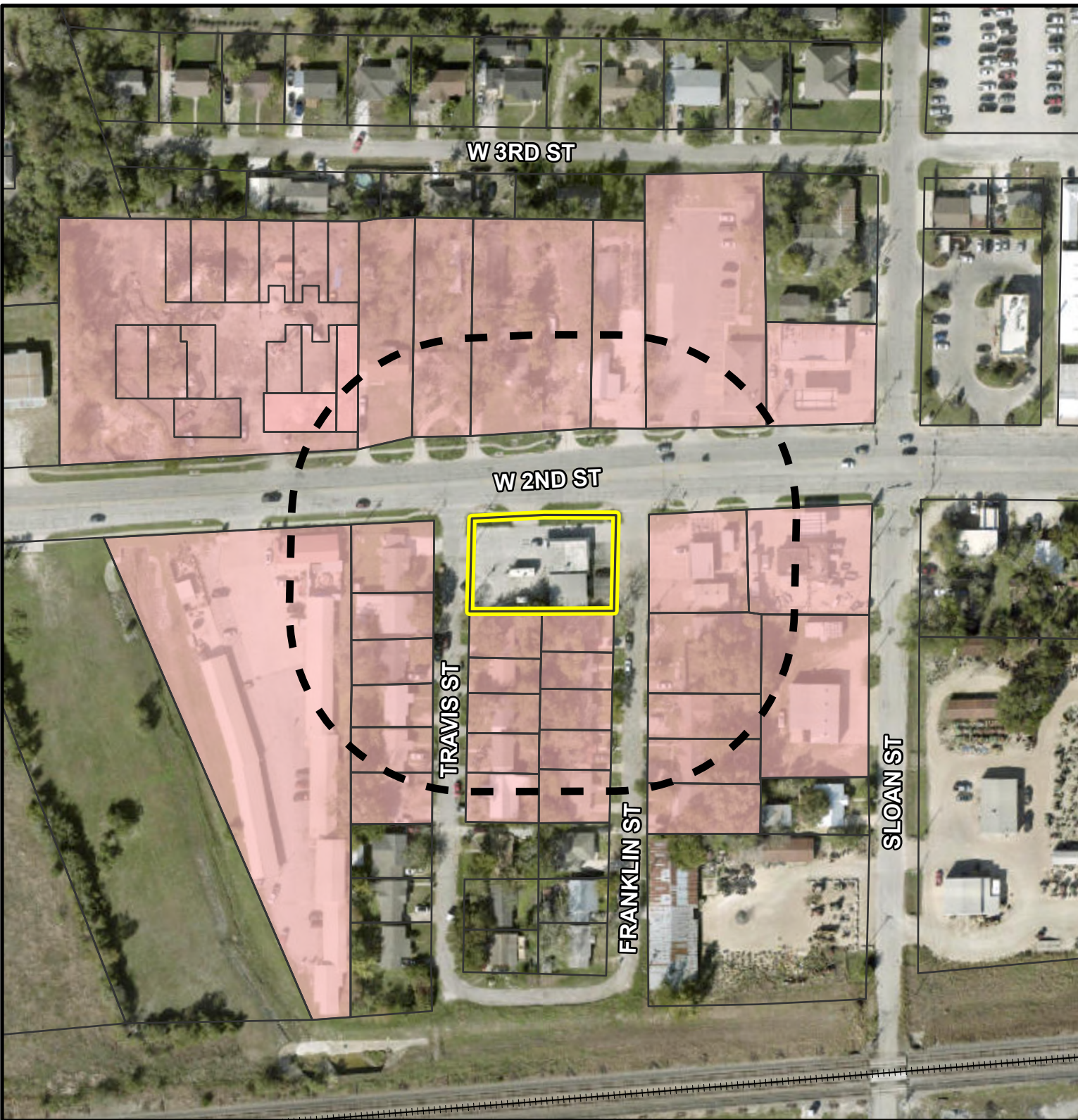
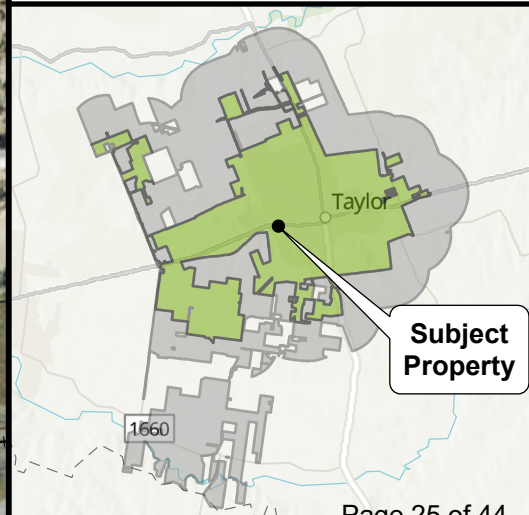
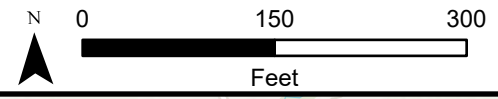




# PZ-2024-2358

**1901 W 2nd Street  
Sign Variance  
Notification Map  
Approximately 0.4 acres**

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



**City of Taylor**  
**PZ-2024-2361**  
**Zoning Variance**  
**Staff Report**

**Item Details**

<b>Subject Property:</b>	603 Maple Street
<b>Total Acreage:</b>	Approximately 0.15 acres
<b>Legal Description:</b>	Doak Addition, Block 41, Lot 9, Acres 0.15
<b>Property Owner:</b>	Ruben Camacho
<b>Applicant:</b>	Carolina Escamilla
<b>Request:</b>	A request for a variance to Section 5.8 (Fencing Standards) of the Land Development Code relating to a non-compliant fencing in the first layer of the lot exceeding four (4) feet in height.
<b>Case History:</b>	This is the first hearing of this request.

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

The applicant and others have taken part in the construction of a single-family home at 603 Maple Street. Along with the dwelling construction a separate permit (2024-13653) was pulled to place fences at the perimeter of the lot.

While doing approvals for the sidewalk/Driveway Pre-Pour on May 20, 2024, an unapproved fence was noticed around the property. The Code Enforcement officials spoke with the property/project owner Ruben Camacho after an on-site visit to see the fence. Code Enforcement emphasized the need to submit the entire fence through MGO as soon as possible to avoid any issues. Additionally, limitations regarding the maximum heights for fence elevations were made known to the applicant, describing the visibility concerns that can occur when vehicles pull out and have their vision obstructed by high fence elevations. Mr. Camacho stated that he would request the engineer to submit an updated site plan with the fences. The fence exceeded the allowable height by 4 to 9 inches in excess throughout the property.

On May 31<sup>st</sup>, Code Enforcement received notice from the Planning Department that the application had been received and was subject to review. Planning staff comments were made on July 9<sup>th</sup> to the request stating that, “fences within the first layer of the lot (in front of the front façade of the home) can only be 4-feet in height maximum.” A secondary review on July 23<sup>rd</sup> noted inconsistent fence heights and a second comment was made to ensure fencing is code compliance and meeting height standards.

On August 1<sup>st</sup> a site inspection occurred, and the Planning staff officially denied the fence permit, given the non-compliance. However, Code Enforcement initiated communications with Mr. Camacho via email to say their plans for the fence had been denied and included the Planning team

in the email. Given the cooperation once an issue was addressed, City staff gave lenience in terms of coming into compliance. No effort was made to decrease the height throughout the months of the fences on any side of the subject property.

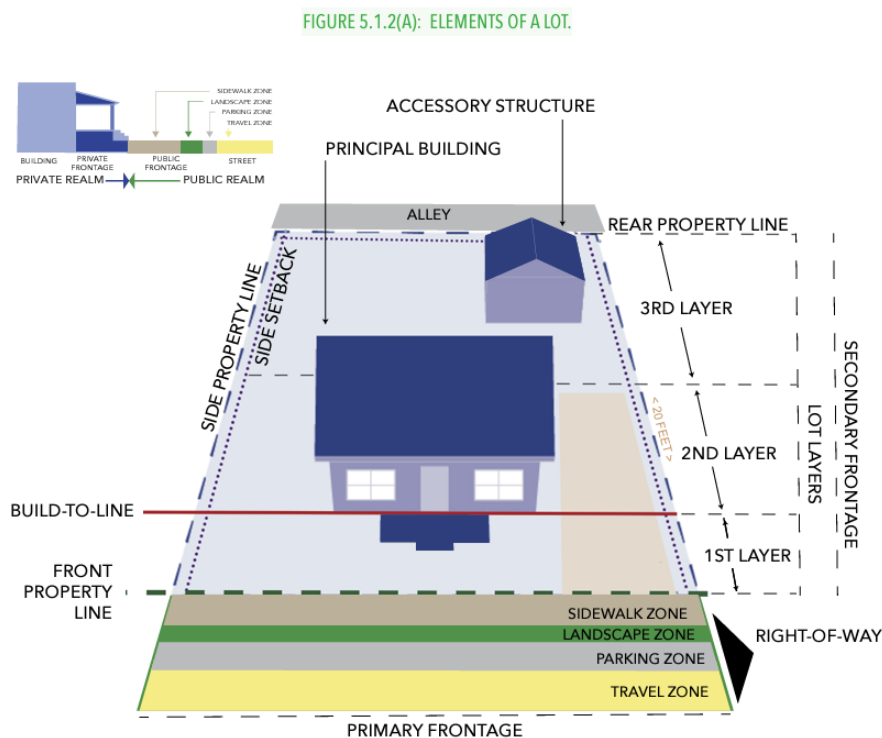
Mr. Camacho decided he would try to receive a variance on the fence in front. He was then informed of the variance process and the allowable period of non-compliance. Mr. Camacho was instructed to submit variance documents by October 10<sup>th</sup> during the conversation. By October 10, both Planning and Code Enforcement had not received any documents or communication with the applicant. The fence once again failed inspection, as no effort had been made to make the fence compliant. On October 25<sup>th</sup>, planning staff reached out to the applicant detailing the reasons it had been rejected and ways to bring the fence into compliance.

On November 11<sup>th</sup>, the applicant, Mr. Camacho, completed application for a variance for the Zoning Board of Adjustments. The submission was not completed in time for the December meeting. All materials were submitted, thus making it eligible for the January 2025 meeting.

The applicant has requested a variance from the Land Development Code for the following variance:

1. Section 5.8.5.4 of the Land Development Code states:
  - Fence heights are regulated by layer as follows. A four (4) foot max height in the 1<sup>st</sup> layer. A six (6) foot max height in the 2<sup>nd</sup> Layer and an eight (8) foot max height in the 3<sup>rd</sup> layer.
    - The existing fence exceeds the height permitted in the first layer for both the front fence and side fences.

The layers of a lot are shown in the diagram below:



**Physical and Natural Features:**

The subject property consists of one single-family structure of approximately 2,250 square feet on a 0.15-acre lot. A detached garage is in the back of the lot.

This newly built fence is one among four other front facing fences on the side of the block. The adjacent properties across Maple do not have fences across their front boundary.

**Zoning Designation:**

The subject property is currently zoned P3 – Neighborhood.

Direction	Place Type Zoning District
North	P3
South	P3
East	P3
West	P3 and Civic Space

**Utilities**

The subject property is located within the City’s service area for water and wastewater.

**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 (25 notices), and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, December 22, 2024.

**Staff Analysis**

The request made by the applicant is regarding fence heights that are regulated by layer as follows in Section 5.8.5.4 of the Land Development Code. A four (4) foot max height is allowed in the 1<sup>st</sup> layer. Additionally, a six (6) foot max height in the 2<sup>nd</sup> Layer and an eight (8) foot max height in the 3<sup>rd</sup> Layer are permitted. As built, only the fencing in the first layer (front fence and sides) are not compliant with the Land Development Code.

Staff finds that a hardship does not exist as the action for a variance is retroactive as the metal fence was constructed without official approval through the permitting process or initial request for a variance prior to construction. Additionally, the applicant agreed to bring the fences into compliance, and never expressed hardship to do so.

The fence is not new, but rather a replacement of the dilapidated fence with uncontrolled vegetation. The fence is in the same location as the prior fence. For the surrounding properties, the fence to the right is new but the property to the left has maintained one for many years. Both the wood paneling and the wrought iron fence in the front are materials are consistent with those desired by the Land Development Code and produce one straight line with the adjacent properties.

The common purpose of fencing is to establish a visual demarcation of property boundaries and assert an understanding of what is public and what is private property. There are three general reasons for limiting the fence height in front yards to a lower height. One reason is to maintain the aesthetic appeal of a given neighborhood. The front yard typically faces neighborhood level streets and a maximum of four feet helps maintain a sense of community by preventing the visual impact of walled off properties from the adjacent roads and neighborhoods. Secondly, taller fences can create potential traffic hazards. This is the primary reason for shorter front yard fences is not to obstruct or restrict the visibility of pedestrians, cyclists or other vehicles when exiting a driveway.

Lastly, a lower fence height allows law enforcement to see into yards adjacent to the streets they are patrolling. A taller fence reduces visibility of the yard and hinders their ability to notice suspicious activities. In general, emergency personnel can better traverse and gauge properties without visual obstructions in the event of a medical emergency or fire.

The Board may authorize a variance when a property owner can show that a strict application of the code relating to the use, construction or alternations of buildings or structures of the use of land will impose upon the property owner unusual and practical difficulties or particular hardship.

The subject property, 603 Maple Street, has sufficient private space in the rear, leaving a clear demarcation between the public and the private realm. The higher than allowable fence in the first layer does not contribute to any privacy for the applicant and creates a greater barrier from the public realm. Additionally, given the transparent nature of the fence in the front, the additional fence is not adding to the private realm thus rendering a height increase as unnecessary for greater utility of the lot unnecessary.

The wooden fence in the second and third layers is permissible and within the intent of the Land Development Code. It provides privacy for space outside of the public realm and makes minimal impact on the public interface with the street.

			Criteria for Approval
Consistent	Inconsistent	Neutral	
	<u>X</u>		<p><b>There are special circumstances or conditions affecting the property involved such that the strict application of the provisions of this LDC would deprive the applicant of the reasonable use of their property;</b></p> <p><i>Staff finds there are not any special circumstances or conditions arising from the physical surroundings, shape, topography, or other features affecting the land subject to the variance petition.</i></p>
		<u>X</u>	<p><b>The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;</b></p> <p><i>The variance is not deemed necessary, as the allowable heights allow for the enjoyment of the property. There are no unique factors preventing this.</i></p>

<u>X</u>		<p><b>Granting the variance application shall not be detrimental to the public health, safety, or welfare, or injurious to other property within the area;</b></p> <p><i>Staff finds that granting the variance may not be detrimental to public health and safety.</i></p>
	<u>X</u>	<p><b>The degree of variance requested is the minimum amount necessary to meet the needs of the applicant to satisfy the standards.</b></p> <p><i>Staff finds that the degree of variance is not the minimum amount necessary as the request is retroactive and fencing on the property should and could be compliant with code with minor modification.</i></p>

**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;*

**Land Development Code 2.2.14 Place Type Variance**

The Board finds that the variance requests meets or does not meet the requirements of Section 2.2.14 of the Land Development Code which states:

1. *In specific cases a variance from the terms of this LDC may be authorized by the ZBA if the variance is not contrary to the public interest and due to special conditions, a literal enforcement of the LDC would result in unnecessary hardship, and so that the spirit of the LDC is observed and substantial justice is done.*

2. *No variance shall be granted or imposed unless the ZBA finds:*

- 1) *That there are special circumstances or conditions affecting the property involved such that the strict application of the provisions of this LDC would deprive the applicant of the reasonable use of their property; and*
- 2) *That granting of the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and*
- 3) *That the granting or imposition of the variance will not be detrimental to the public health, safety and welfare; and*
- 4) *That the granting or imposition of the variance will not have the effect of preventing the orderly development of other property in the area in accordance with the provisions of this LDC.*

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 the 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:**

- a) Letter of Intent from Applicant
- b) Images from the Applicant
- c) Supporting Evidence from Applicant
- d) Excerpt from Applicant's Submitted Application – Questions 1-7
- e) Images from Code Enforcement Case
- f) Location Map
- g) Notice Map



## LETTER OF INTENT

901 Mopac Expressway South, Suite 300  
Austin Texas 78746 Firm No. F17161

November 4, 2024

Owner: Ruben Camacho  
To Whom it May Concern:

As requested, I am writing this letter of intent as a statement of the requested Owner variance. The property Owner is asking the City of Taylor to reconsider the as-built fence and to allow the current fence height to remain as-built. Located at 603 Maple Street Taylor, Texas 78574 an iron fence was build which exceeds current City of Taylor height maximum requirements by approximately 4 to 9 inches in some areas as described in attached fence pictures and as described in the property site plan provided. Upon review, please let us know if the variance for the fence elevation may be approved, also attached to documents and request are nearby neighbors with similar and/or taller fences for reference.

Please call with any questions or if we can be of further assistance.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Carolina Escamilla", is written over a horizontal line.

Carolina Escamilla  
ARCHE LLC.

Architectural Engineering Firm#14994  
3532 Bee Caves Rd. Suite 111  
Austin Texas 78746



3532 Bee Caves Rd. Suite 111, Austin, Texas 78746



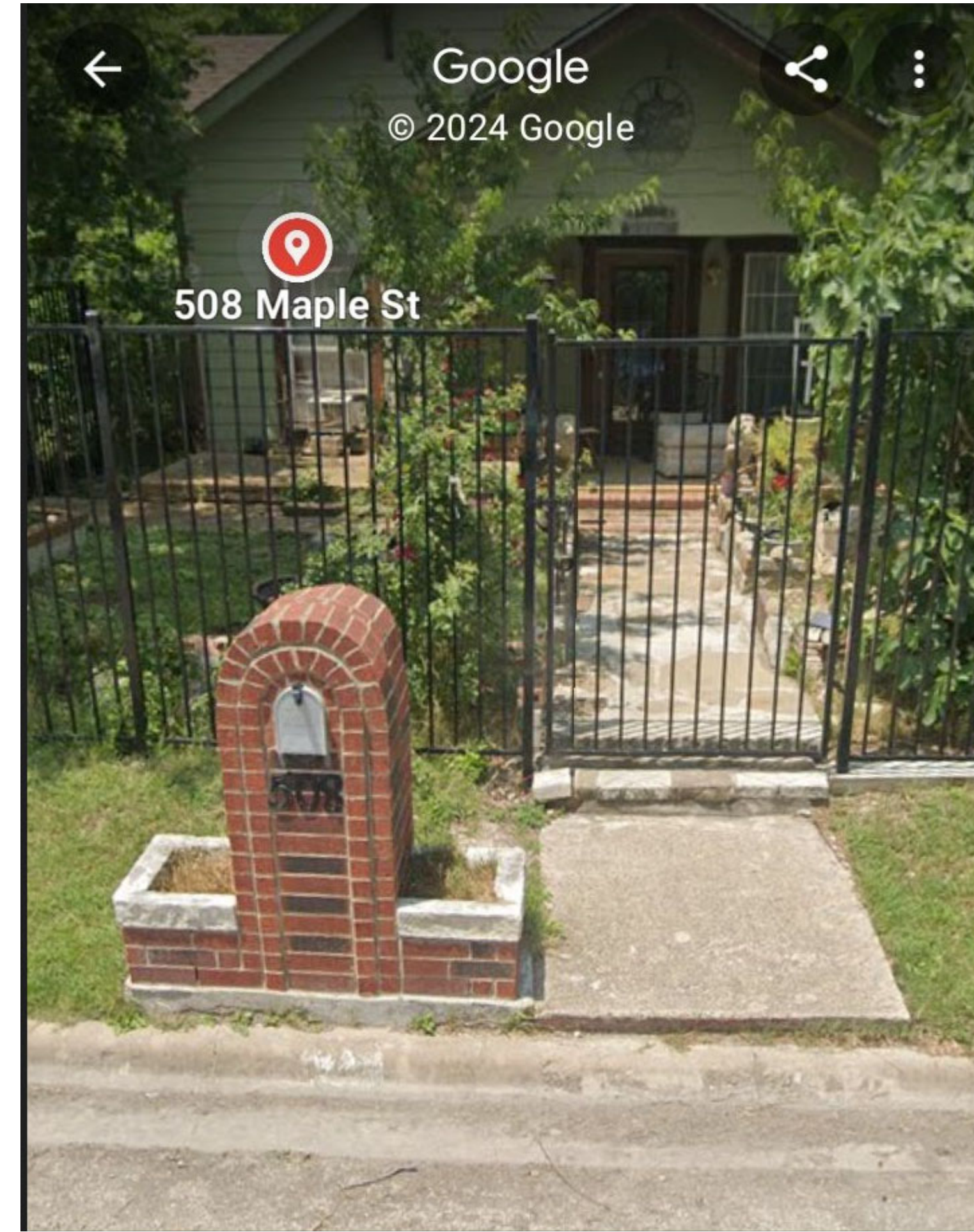
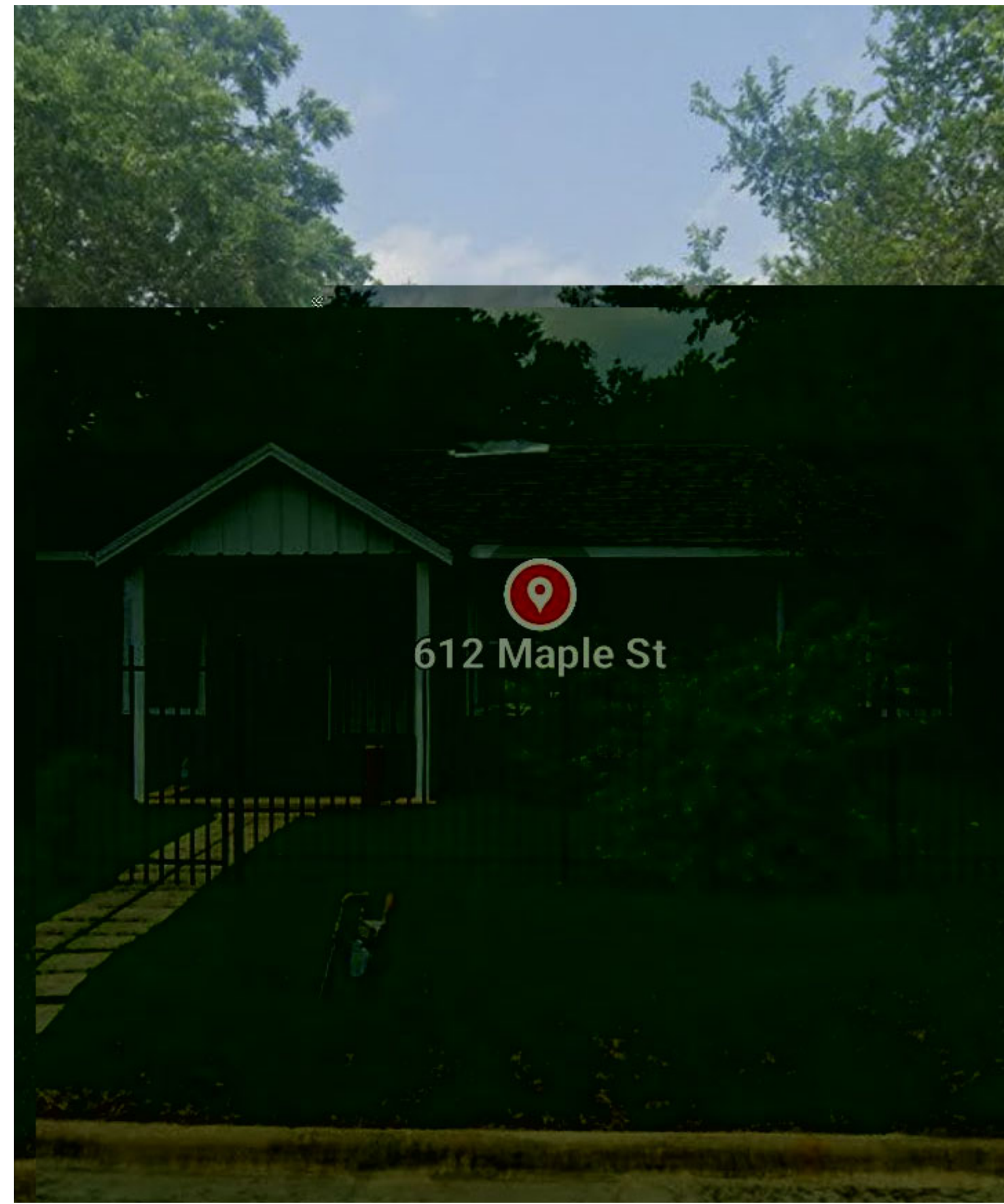




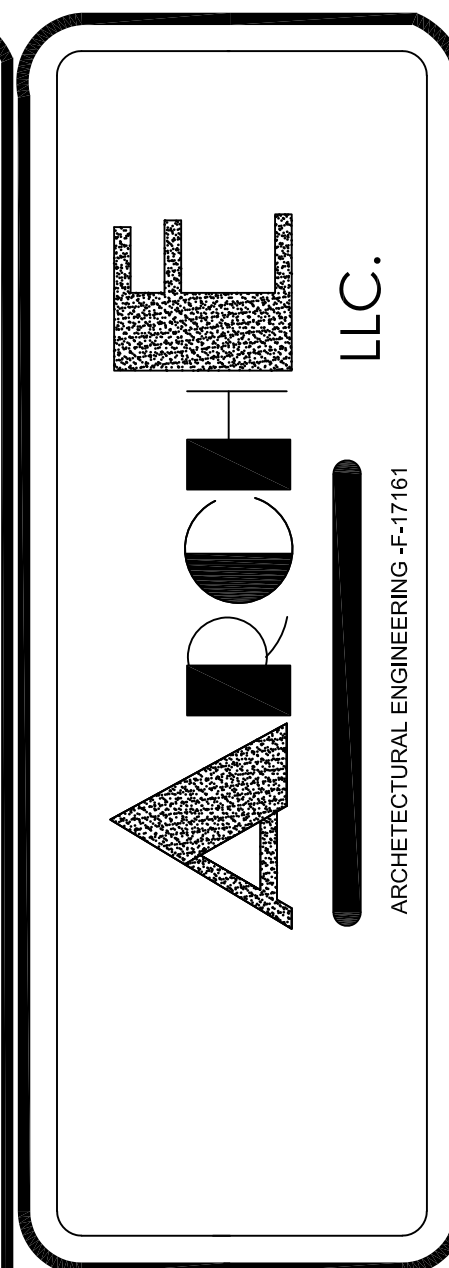
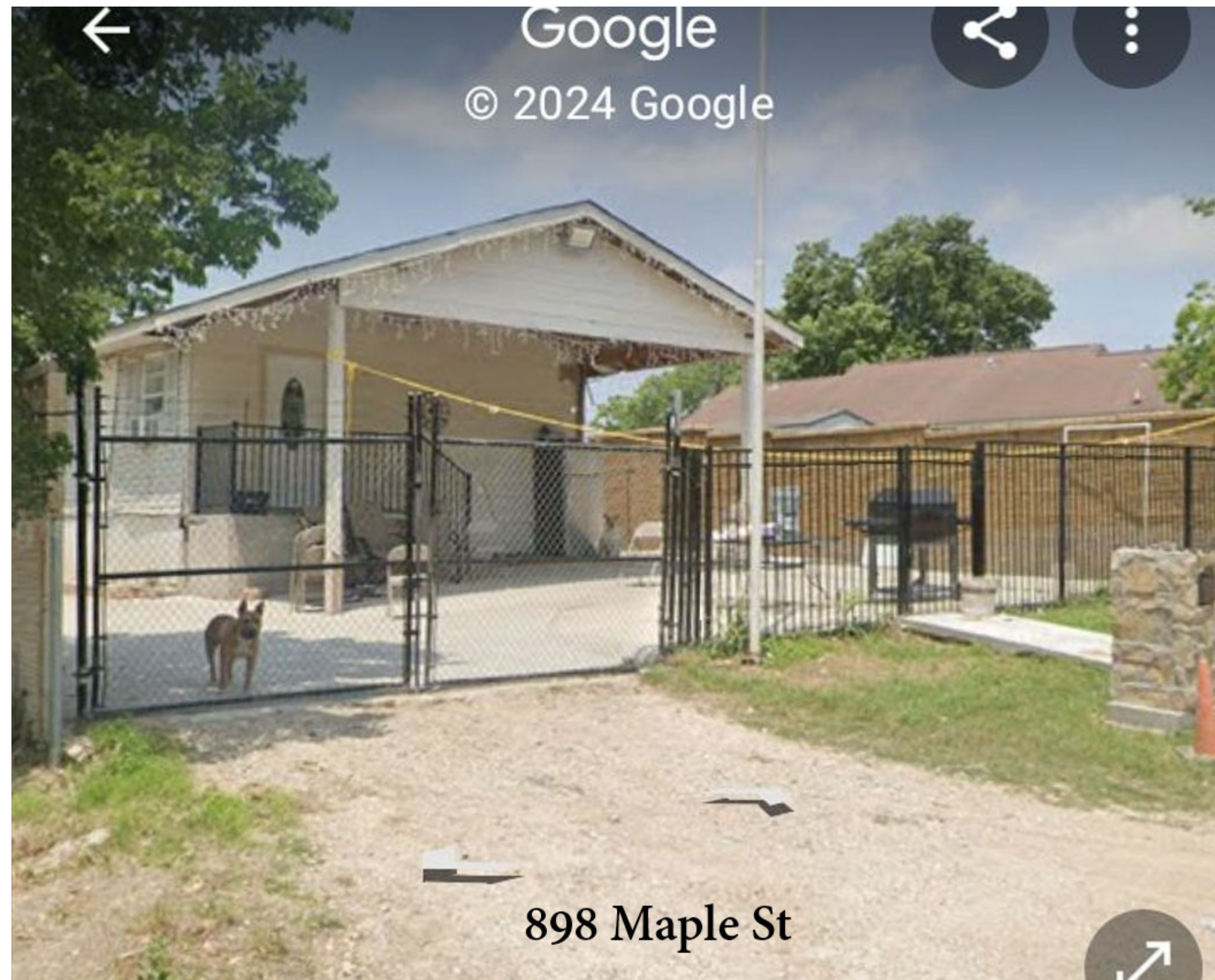








1 SIMILAR PROPERTIES WITH NON-COMPLIANT FENCES ON SAME STREET.  
SCALE: NTS



MAPLE RESIDENCE  
603 MAPLE STREET  
TAYLOR, TEXAS 78574  
FENCE AS-BUILT  
VARIANCE REQUEST

REVISIONS:  
  
  
  
  
  
  
  
  
  
DATE: 5/29/2024  
DRAWN BY: FT  
CHECKED BY: CE  
**C0.1**

### Variance Application Questions – Applicant’s Answers

1. What particular physical conditions or characteristics make the property unique compared to others in the same neighborhood or zoning district?
  - *The installed fence is higher than allowed by code by approximately 4" on property sides and about 9" higher at the front of the property. A variance is requested to avoid removing the installed fence. Similar properties attached and fence on site with corresponding elevations also attached.*
2. Were the conditions or characteristics listed in Question #1 caused by the property owner or applicant?
  - *Yes by property Owner*
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?
  - *Only if the variance is approved, the owner is a builder and cannot sell the property if the fence is not compliant.*
4. What difficulty or unnecessary hardship would result (not just an inconvenience) if the variance were not granted?
  - *If not approved then the owner has to remove and install a compliant fence or cut the metal fence to the right elevation all around the home.*
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?
  - *An approved variance cannot increase the value of the property but the builder cannot claim that he passed all the inspections. Having to remove the fence would be a financial hardship.*
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.
  - *The approval of the variance request will not affect the neighbors and their rights neither will it affect street or traffic, or public safety. The fence is higher at vertical posts mainly so visit ability is still not affected.*

# Photos for Project CE-2024-7064



Description	Date Taken	Date Upload	Photo of Record
	5/23/24	5/23/24	<input checked="" type="checkbox"/>



Description	Date Taken	Date Upload	Photo of Record
	5/23/24	5/23/24	<input checked="" type="checkbox"/>

# Photos for Project CE-2024-7064



Description	Date Taken	Date Upload	Photo of Record
	5/23/24	5/23/24	<input checked="" type="checkbox"/>





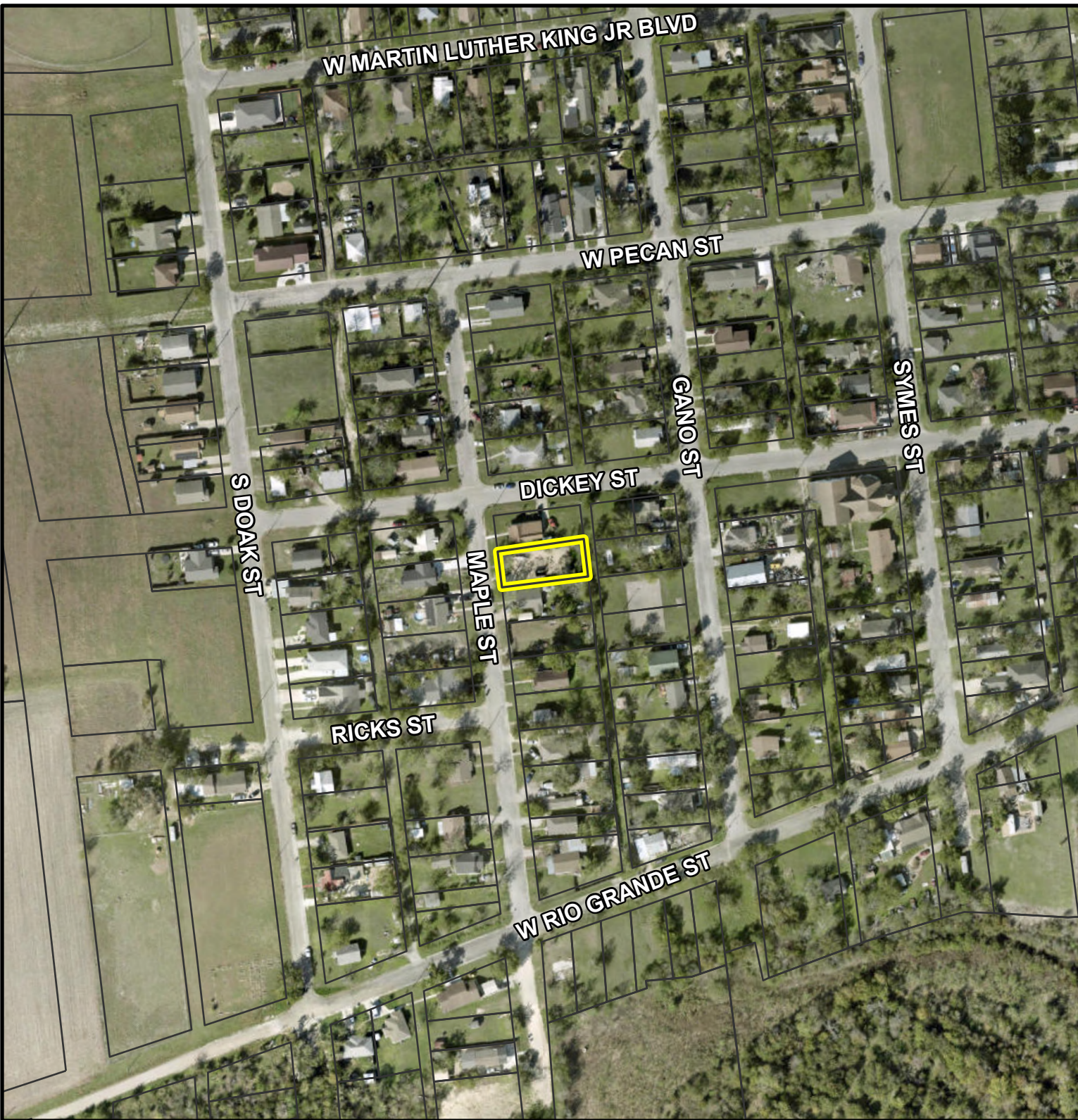
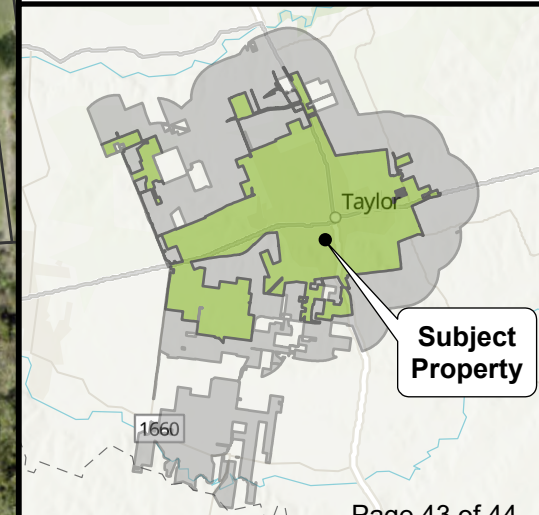
Description	Date Taken	Date Upload	Photo of Record
	10/22/24	10/22/24	<input checked="" type="checkbox"/>



# PZ-2024-2361

**603 Maple Street  
Fence Variance  
Location Map  
Approximately 0.2 acres**

-  Subject Property
-  Parcels



W PECAN ST



# PZ-2024-2361

**603 Maple Street  
Fence Variance  
Notification Map  
Approximately 0.2 acres**

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

