

AGENDA
CITY OF TAYLOR, TEXAS
ZONING BOARD OF ADJUSTMENT MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET, TAYLOR, TX, 76574
MAY 6, 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, May 6, 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 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.)

III. CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Board may act on with a single vote. 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 April 1, 2025.

IV. REGULAR AGENDA

2. **PZ-2025-2474** – Hold a public hearing regarding a request for a variance from the Land Development Code, Section 5.10.7.7 (4C), 5.10.7.7 sign letter height increase, and 5.10.3 related to sign lighting standards, for property generally located at 405 South Main Street, legally described as Map of the Town of Taylor, Block 96, Lot 9, more particularly described by Williamson Central Appraisal District Parcel R015622, Taylor, Williamson County, Texas. *Preston Gunn*
3. **PZ-2025-2474** – Take action regarding a request for a variance from the Land Development Code, Section 5.10.7.7 (4C), 5.10.7.7, 7 sign letter height increase, and 5.10.3 related to sign lighting standards, for property generally located at 405 South Main Street, legally described as Map of the Town of Taylor, Block 96, Lot 9, more particularly described by Williamson Central Appraisal District Parcel R015622, Taylor, Williamson County, Texas. *Preston Gunn*

V. DISCUSSION ITEMS


4. Zoning Board of Adjustment Annual Training Session *Courtney Peres*

VI. 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 6, 2025. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by:  Date: May 2, 2025
Victoria Winchester, Administrative Assistant

MINUTES
CITY OF TAYLOR, TEXAS
ZONING BOARD OF ADJUSTMENT MEETING

April 1, 2025, 6:00 P.M.
 City Hall Council Chambers
 400 Porter Street, Taylor, TX 76574

PRESENT	ABSENT	STAFF PRESENT
Emily Holmes	Nancy Talley	Scott Dunlop, Director of Dev. Services
Nora Roy		Victoria Winchester, Administrative Assist.
Alex Allrich		Cole Bakely, Senior Planner
Michael Prillaman		Preston Gunn, Planner
Craig Eulendorf		

I. CALL TO ORDER AND DECLARE A QUORUM

- *Board Member, Emily Holmes, called a quorum at 6:03 PM.*

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.)

- *Board Member, Emily Holmes, asked if any citizens were present to speak. Director, Scott Dunlop had an update for the Board.*

III. CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Board may act on with one single vote. 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 January 07, 2025
 - *Board Member, Craig Eulendorf made a motion to approve the minutes, Board Member, Alexander Allrich seconded the motion to approve the minutes as presented. Motion passed unanimously (5-0).*

IV. REGULAR AGENDA

2. **PZ-2024-2434** 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 a property generally located at 1900 O L G Cemetery Road, legally described as Honey Bucket Lot 1, Block 1, Lot 1, 4.02 acre tract of land, more particularly described by Williamson Central Appraisal District Parcel R665367, Taylor, Williamson County, Texas.

- *Board Member, Emily Holmes, opened the public hearing at 6:05 PM.*
- *Planner, Preston Gunn, gave a presentation regarding the variance and staff recommendation based on the request presented.*
- *Board Member, Emily Holmes, closed the public hearing at 6:15 PM.*

3. **PZ-2024-2434** 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 a property generally located at 1900 O L G Cemetery Road, legally described as Honey Bucket Lot 1, Block 1, Lot 1, 4.02 acre tract of land, more particularly described by Williamson Central Appraisal District Parcel R665367, Taylor, Williamson County, Texas.

- *Board Member, Michael Prillaman made a motion to Approve city staff recommendations as requested. The motion was seconded by Board Member, Alex Allrich. Motion to approve passed unanimously (5-0).*

V. ADJOURN Meeting was adjourned at 6:17 PM

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



Zoning Board of
Adjustment Meeting
May 6, 2025
Transmittal Letter

STRATEGIC PILLAR

Economic Vitality
Quality of Life

Agenda Item Number: 2.

Agenda Title: **PZ-2025-2474 – Hold a public hearing regarding a request for a variance from the Land Development Code, Section 5.10.7.7 (4C), 5.10.7.7 sign letter height increase, and 5.10.3 related to sign lighting standards, for property generally located at 405 South Main Street, legally described as Map of the Town of Taylor, Block 96, Lot 9, more particularly described by Williamson Central Appraisal District Parcel R015622, Taylor, Williamson County, Texas.**

Commission Action to be Taken: Hold a public hearing and take action considering the variance request

Department Submitted: Development Services

Staff Contact: Preston Gunn

1. PURPOSE / DESCRIPTION

Hold a public hearing regarding a request for a variance from the Land Development Code, Section 5.10.7.7 (4C), 5.10.7.7 sign letter height increase, and 5.10.3 related to sign lighting standards.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The request is to allow for a Channel Letter sign that is internally lit with larger than allowed lettering. The signage was placed before a permit was issued. The applicant has requested variances from the Land Development Code (LDC), Section 5.10.7.7 (4C) allowing channel letters, 5.10.7.7 sign letter height increase to 20 inches, and 5.10.3 allowing for internal illumination in the Main Street district.

Channel Letters

- **5.10.7.7 (4C)** “The following band sign construction types are permitted except in the Historic District of Downtown Taylor” (C) “Channel letters. Each letter shall have its own internal lighting element, individually attached to the wall or onto a separate background panel. The letter shall be translucent, or solid to create a backlit halo effect.”

Increased Letter Size to 20”

- **5.10.7.7 (Letter Height)** “18-inch maximum.”

Internal Illumination

- **5.10.3** “The only permitted form of illumination in the historic district is external illumination or neon or faux neon signs.”

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Discuss and consider the variance request

5. FUNDING SOURCE

n/a

6. TIMELINE

n/a

7. OTHER OPTIONS

n/a

8. ATTACHMENTS

1. _03_PZ-2025-2474 - 405 S Main - Sign Variance Staff Report
2. _03a_PZ-2025-2474 - 405 S Main - Sign Variance LOI
3. _03b_PZ-2025-2474 - 405 S Main - Sign Variance Sign Details
4. _03c_Pz-2025-2474 - 405 S Main - Sign Variance - Excerpt from Application Questions
1-7
5. _03d_PZ 2025-2474 Location Map
6. _03e_PZ 2025-2474 Notification Map

City of Taylor
PZ-2025-2474
Sign Variance
Staff Report

Item Details

Subject Property:	405 South Main Street
Total Acreage:	Approximately 0.119 acres
Legal Description:	Property generally located at 405 South Main Street, legally described as Map of the Town of Taylor, Block 96, Lot 9, more particularly described by Williamson Central Appraisal District Parcel R015622.
Property Owner:	Texas Capital Real Estate, LLC
Applicant:	Selma Lepe
Request:	Land Development Code, Section 5.10.7.7 (4C), 5.10.7.7. Sign Letter Height increase, and 5.10.3 related to Sign Lighting standards
Case History:	This is the first hearing of this request.

Overview of Applicant’s Request & Background

The request is to allow for a Channel Letter sign that is internally lit with larger than allowed lettering. The signage was placed before a permit was issued. The applicant has requested variances from the Land Development Code (LDC), Section 5.10.7.7 (4C) allowing channel letters, 5.10.7.7 sign letter height increase to 20 inches, and 5.10.3 allowing for internal illumination in the Main Street district.

Channel Letters

- **5.10.7.7 (4C)** “The following band sign construction types are permitted except in the Historic District of Downtown Taylor” (C) “Channel letters. Each letter shall have its own internal lighting element, individually attached to the wall or onto a separate background panel. The letter shall be translucent, or solid to create a backlit halo effect.”

Increased Letter Size to 20”

- **5.10.7.7 (Letter Height)** “18-inch maximum.”

Internal Illumination

- **5.10.3** “The only permitted form of illumination in the historic district is external illumination or neon or faux neon signs.”

Location:

The subject property is located at 405 South Main Street. Which is within the Historic Main Street District

The subject property is a commercial lot with parking to the north and residential to the east and south. These areas are envisioned with the future land use of market neighborhood and a growth sector intended for higher intensity uses than are currently in place.



Physical and Natural Features:

The subject property is a commercial lot that is relatively flat. It is adjacent to many single-family dwellings. Across Second street there is police parking and other commercial uses.

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 (22 notices), and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, April 20, 2025.

Staff Analysis

The applicant’s sign is located in the Historical Main Street District which was created to protect, enhance and perpetuate Taylor’s cultural landmark while promoting the economic, cultural, educational, and general welfare of the public. The current sign standards seek to have signage that has historical precedence while prohibiting the more modern construction of channel letter signage. Within the current standards the applicant would be allowed to have a similar sized sign in the same place.



The subject property fronts S. Main Street which is a major thoroughfare and classified as a Community Boulevard. Advertisement off this Boulevard is key to having a successful business. As such the applicant is seeking to display better advertisement. The applicant applied for a permit but installed it on 2/17; four days before the initial commercial review was set to conclude on 2/21. As the signage was placed without an approved permit, it was not compliant with code which resulted in a code enforcement case. Staff has met with the applicant multiple times and referred them to local grants to help with constructing a permitted sign on their building. Staff, keeping in mind the importance of advertisement, has offered to not require the removal of the sign until complaint signages is reviewed and approved if the applicant makes a good faith effort to install compliant signage in a timely manner.

The applicant has stated that the burden was caused by the applicant (see attachment C - Variance Question 2) but believes the code is broken and should not apply to them as they are in the portion of the Historic Main Street District across the railroad (see attachment A).

Zoning Board of Adjustment Recommendation

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

**State Requirements for Determining a Hardship
Must Meet One of the Below Requirements**

<i>Channel Lettering</i>			
Consistent	Inconsistent	N/A	
	X		<p>The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01, Tax Code.</p> <p><i>The Cost to replace the sign placed without an approved permit is less than 50% of the value of the building.</i></p>
		X	<p>Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur</p> <p><i>Not applicable based on information submitted by the requestor.</i></p>
		X	<p>Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement</p> <p><i>Not applicable based on information submitted by the requestor.</i></p>
		X	<p>Compliance would result in the unreasonable encroachment on an adjacent property or easement</p> <p><i>Not applicable based on information submitted by the requestor.</i></p>
		X	<p>The municipality considers the structure to be a nonconforming structure</p> <p><i>Not applicable based on information submitted by the requestor.</i></p>

**City Requirements for Determining Hardship
Must meet all 4 of the Below Requirements**

Channel Lettering

Consistent	Inconsistent	N/A	
		X	<p>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</p> <p><i>Staff find there are no special circumstances or conditions arising from the physical surroundings, shape, or other feature affecting the sign, subject to the variance petition.</i></p>
	X		<p>That granting the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant</p> <p><i>Staff find that the request for a Channeled Lettering sign is not necessary for the advertisement of the Business. Visibility is achievable within the current sign construction standards.</i></p>
	X		<p>That granting or the variance will not be detrimental to the public health, safety and welfare</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 illuminated signage.</i></p>
	X		<p>That granting or 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</p> <p><i>Staff find that the degree of variance is not the minimum amount necessary, as the petitioner may comply with the Code requirements.</i></p>

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

State Requirements for Determining Hardship			
Must Meet One of the Below Requirements			
Sign Letter Height			
Consistent	Inconsistent	N/A	
	X		<p>The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01, Tax Code.</p> <p><i>The Cost to replace the sign placed without an approved permit is less than 50% of the value of the building.</i></p>
		X	<p>Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur</p> <p><i>Not applicable based on information submitted by the requestor.</i></p>
		X	<p>Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement</p> <p><i>Not applicable based on information submitted by the requestor.</i></p>
		X	<p>Compliance would result in the unreasonable encroachment on an adjacent property or easement</p> <p><i>Not applicable based on information submitted by the requestor.</i></p>
		X	<p>The municipality considers the structure to be a nonconforming structure</p> <p><i>Not applicable based on information submitted by the requestor.</i></p>

**City Requirements for Determining Hardship:
Must meet all 4 of the Below Requirements**

Sign Letter Height

Consistent	Inconsistent	N/A	
	X		<p>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</p> <p><i>Staff finds there are no special circumstances or conditions arising from the physical surroundings, shape, or other feature affecting the sign, subject to the variance petition.</i></p>
	X		<p>That granting the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant</p> <p><i>Staff find that the request for an increased letter height on the sign is not necessary for the advertisement of the Business. Visibility is achievable within the current sign construction standards.</i></p>
		X	<p>That granting or the variance will not be detrimental to the public health, safety and welfare</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 illuminated signage</i></p>
	X		<p>That granting or 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</p> <p><i>Staff find that the degree of variance is not the minimum amount necessary, as the petitioner may comply with the Code requirements.</i></p>

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

State Requirements for Determining Hardship Must Meet One of the Below Requirements			
<i>Internal Illumination</i>			
Consistent	Inconsistent	N/A	
	X		<p>The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01, Tax Code.</p> <p><i>The Cost to replace the sign placed without an approved permit is less than 50% of the value of the building</i></p>
		X	<p>Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur.</p> <p><i>Not applicable based on information submitted by the requestor.</i></p>
		X	<p>Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement</p> <p><i>Not applicable based on information submitted by the requestor.</i></p>
		X	<p>Compliance would result in the unreasonable encroachment on an adjacent property or easement</p> <p><i>Not applicable based on information submitted by the requestor.</i></p>
		X	<p>The municipality considers the structure to be a nonconforming structure</p> <p><i>Not applicable based on information submitted by the requestor.</i></p>

**City Requirements for Determining Hardship:
Must meet all 4 of the Below Requirements**

Internal Illumination

Consistent	Inconsistent	N/A	
	X		<p>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</p> <p><i>Staff finds there are no special circumstances or conditions arising from the physical surroundings, shape, or other feature affecting the sign, subject to the variance petition.</i></p>
	X		<p>That granting the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant</p> <p><i>Staff find that the request for an Internally Illuminated sign is not necessary for the advertisement of the Business. Visibility is achievable by within the current lighting standards.</i></p>
		X	<p>That granting or the variance will not be detrimental to the public health, safety and welfare</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 illuminated signage.</i></p>
	X		<p>That granting or 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</p> <p><i>Staff find that the degree of variance is not 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 Detail
- c) Excerpt from Applicant's Submitted Application – Questions 1-7
- d) Location Map
- e) Notice Map

REQUEST FOR VARIANT

To Whom It May Concern:

I am making this request because I really need to keep the sign that we already have we know that the sign does not follow the next codes :

Section 5.10.7.7 (4c) says that channel letters are not allowed, and the size of the letters has to be 18 inches high, and our sign is 20 inches high

Section 5.10.3.1(1) says that illuminated letters are not allowed unless is neon and our sign has LED lights.

We know those codes were broken, but we ask that you consider that our business will be so affected if we removed the sign, because a soon as we put it on new customers start to come.

We consider that we do not belong to the purely historical part of the town because we are divided by the train track and the bridge which causes our business not to be seen from other parts of the town, the sign makes more visible, we do not consider any harm by keeping the sign we already have

Thank you !!!

Selma Lepe (512) 9528895



20" LED CHANNEL LETTER RED ON RACEWAY

GENERAL SPECIFICATIONS:

MATERIALS:

- .040 alum. returns
- .063 pre-painted white alum. backs

Return Depth: 5" in

Faces:

- Red Acrylic
- Logo white acrylic with digital print.

Raceway:

- 7" H X 135" W 5" Depth, Painted To Match Wall Color

Trimcap:

- 1" Pre-painted Black

Area Squared: 28.8 Sq. Ft.

Wind Load: 35 psf/90 mph

ELECTRICAL:

Alumination:

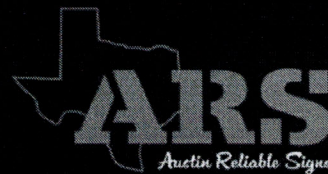
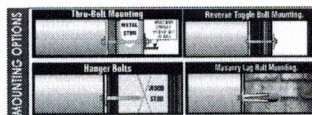
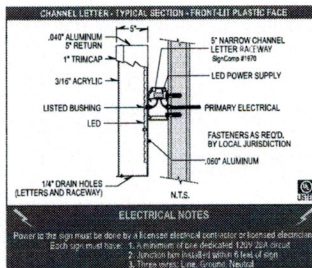
- Principal LED Middle Weight Street Fighter True White 7000k

LED Power Supply:

- 100-277w, 50/60 Hz

COLORS:

- White acrylic with digital print
- Red vinyl on white acrylic



Austin Reliable Signs LLC
 4632 KNOTINGOOD CT AUSTIN TX 78744
 Phone: (512) 694-8750
 Email: Austinreliableesigns@gmail.com

Description:
 20" in CHANNEL LETTERS
 RED
 RACEWAY MOUNTED

Project No: 000620-1

UN TACO MASS

Address:
 405 S MAIN ST
 TAYLOR, TX 76574

Date: 1/27/25

Drawn By: CG

UN TACO MASS

CUSTOMER APPROVAL:

Jose yanez

LANDLORD APPROVAL:



Austin Reliable Signs LLC
 4632 KNOTINGOOD CT AUSTIN TX 78744
 Phone: (512) 694-8750
 Email: Austinreliablesigns@gmail.com

Description:
 20" in CHANNEL LETTERS
 RED
 RACEWAY MOUNTED

Project No: 000620-1

UN TACO MASS

Address:
 405 S MAIN ST
 TAYLOR, TX 76574

Date: 1/27/25

Drawn By: CG

CUSTOMER APPROVAL: Jose yanez

LANDLORD APPROVAL:

UN TACO MASS




Variance Application Questions – Applicant’s Answers

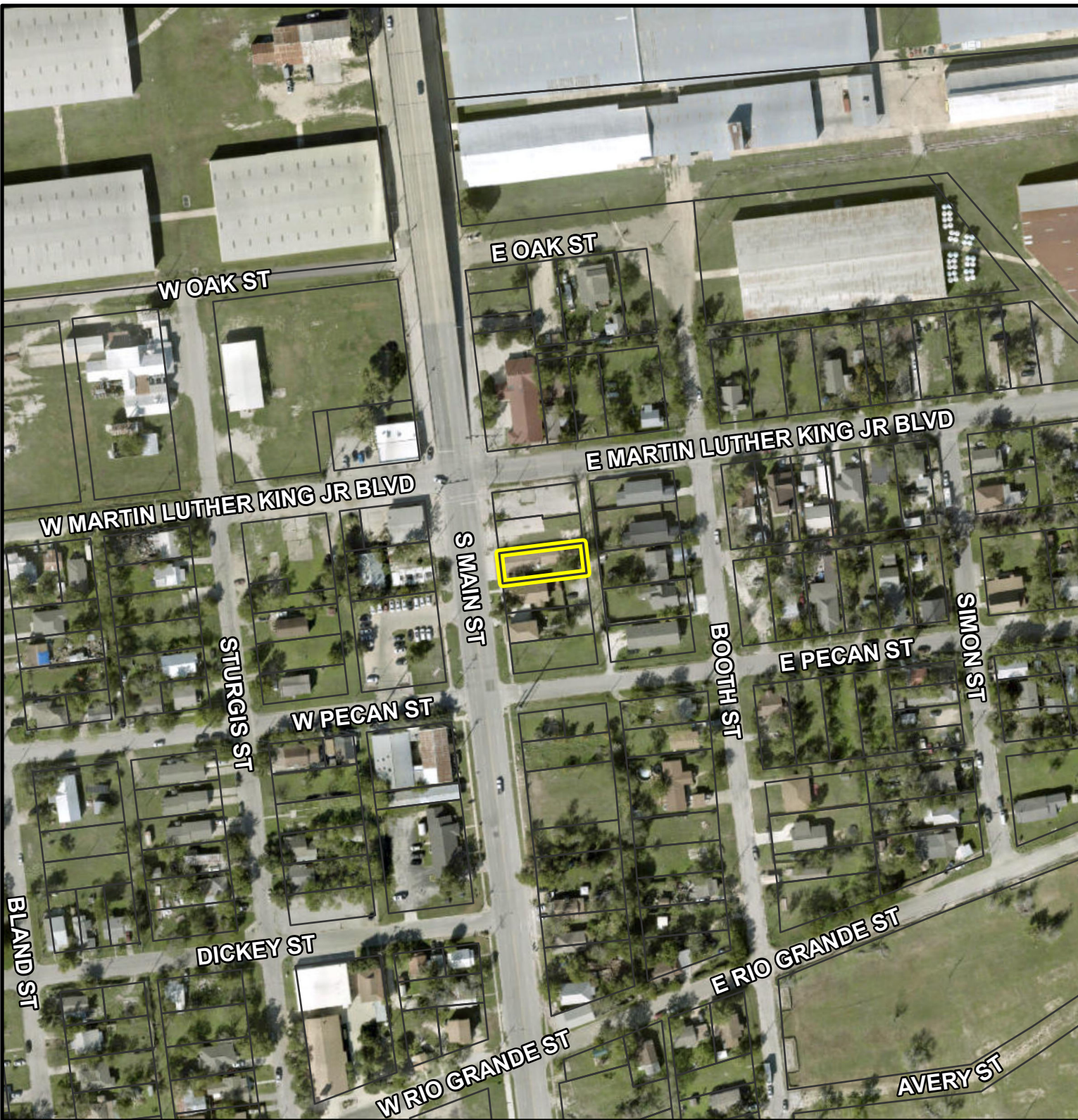
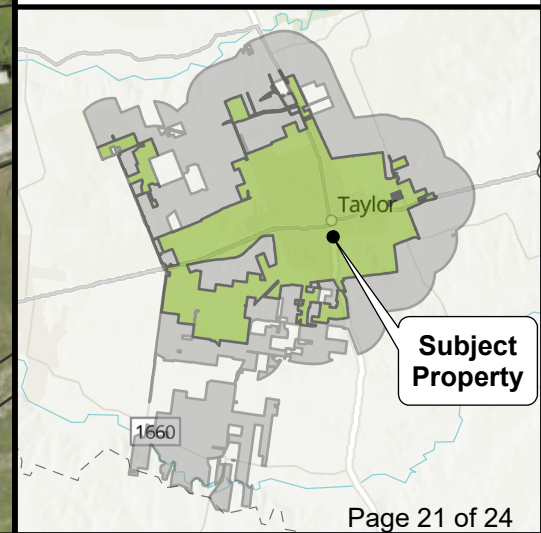
1. What particular physical conditions or characteristics make the property unique compared to others in the same neighborhood or zoning district?
 - Other business in area include gas stations, churches and police stations. We are unique because we are a dine in restaurant.
2. Were the conditions or characteristics listed in Question #1 caused by the property owner or applicant?
 - They were caused by the applicant
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?
 - Without the sign the restaurant would not be enjoyed due to the fact that nobody would be able to see what type of business it is
4. What difficulty or unnecessary hardship would result (not just an inconvenience) if the variance were not granted?
 - It would affect the business directly because it wouldn't allow for people to know what the business does and/or serves.
5. Is the amount of variance requested the minimum necessary to meet the needs of the applicant or property owner?
 - Yes, it is necessary for both the applicant and the property owner.
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 acceptance of the variance will allow for the restaurant to attract customers. However, without it we suffer 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.
 - We believe that our sign will not affect any business and/or citizen.



PZ-2025-2474

405 South Main Street
Sign Variance
Location Map
Approximately 0.1 acres

-  Subject Property
-  City Limits
-  Parcels

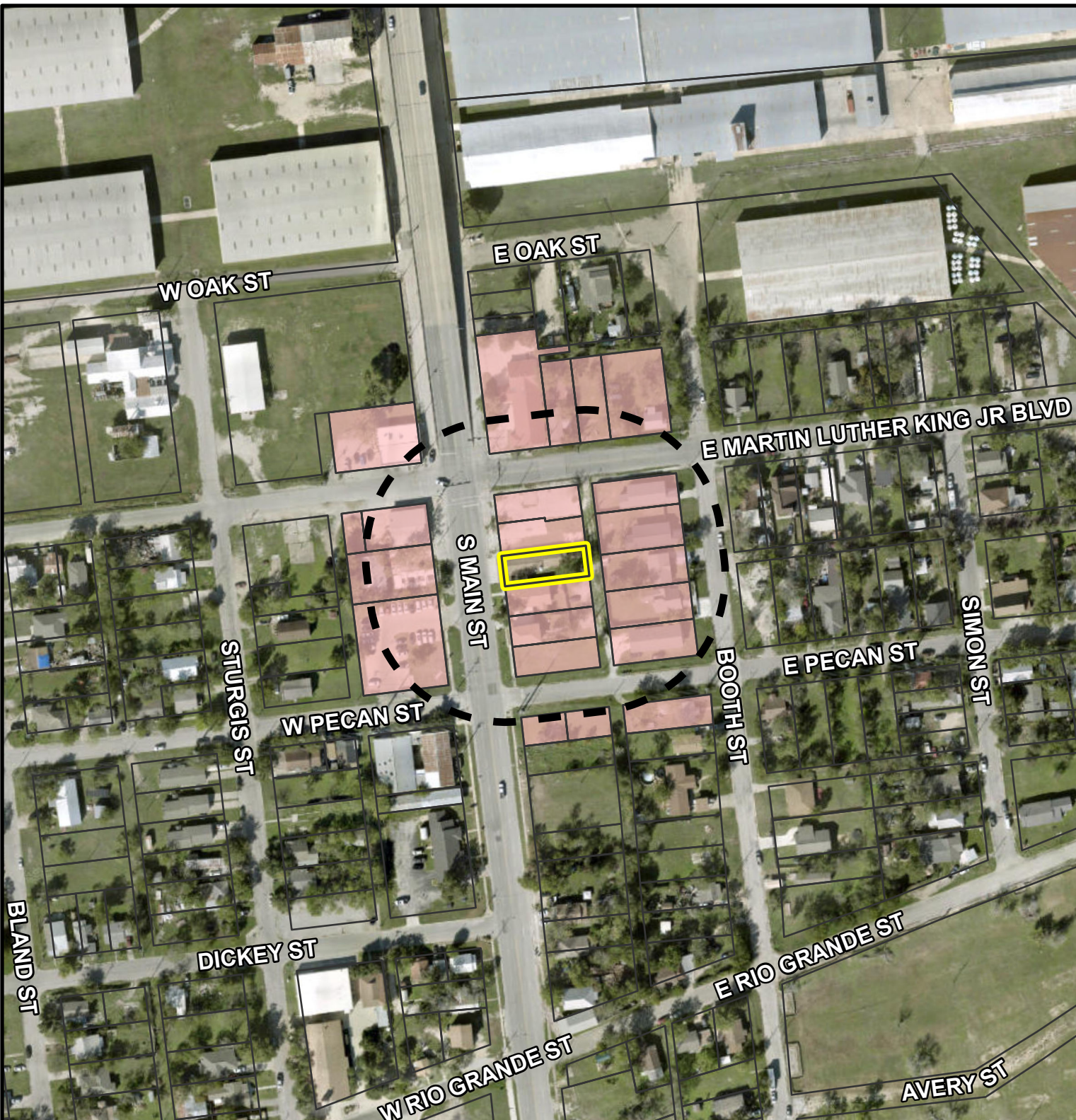
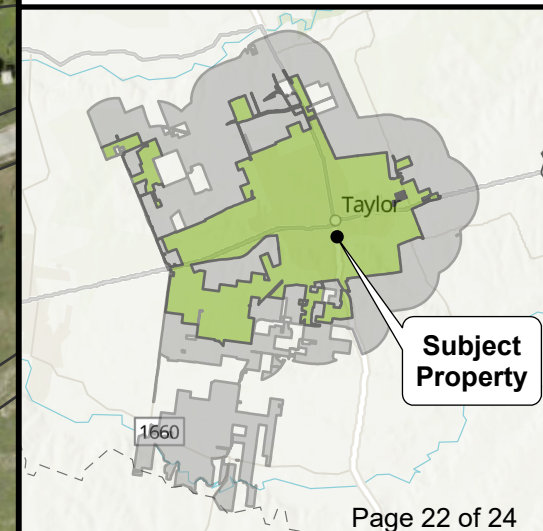




PZ-2025-2474

**405 South Main Street
Sign Variance
Notification Map
Approximately 0.1 acres**

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





City Council Meeting May 6, 2025 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 4.
Agenda Title: Zoning Board of Adjustment Annual Training Session
Council Action to be Taken: Recieve a training presentation by staff
Department Submitted: Development Services
Staff Contact: Courtney Peres, Planning Mgr

1. PURPOSE / DESCRIPTION

This presentation is to provide training and updates to the Board on processes and procedures related to their functions.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
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4. RECOMMENDATION

Receive training and updates

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

None