

**AGENDA**  
**CITY OF TAYLOR, TEXAS**  
**ZONING BOARD OF ADJUSTMENT MEETING**  
**CITY HALL COUNCIL CHAMBERS**  
**400 PORTER STREET, TAYLOR, TX, 76574**  
**OCTOBER 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, October 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 May 6, 2025 *Courtney Peres*

IV. REGULAR AGENDA


2. **PZ-2025-2580** – Hold a public hearing regarding a request for a variance from the Land Development Code, Sections 5.10.7 Specifications: Height, Letter Height, and Quantity, for property generally located at 3000 N Main St, legally described as Taylor Plaza (Replat No 3), Lot 5, more particularly described by Williamson Central Appraisal District Parcel R665409, Taylor, Williamson County, Texas. *Preston Gunn*
3. **PZ-2025-2580** – Take action regarding a request for a variance from the Land Development Code, Sections 5.10.7 Specifications: Height, Letter Height, and Quantity, for property generally located at 3000 N Main St, legally described as Taylor Plaza (Replat No 3), Lot 5, more particularly described by Williamson Central Appraisal District Parcel R665409, Taylor, Williamson County, Texas. *Preston Gunn*
4. **PZ-2025-2578** – Hold a public hearing regarding a request for a variance from the Land Development Code, Section 5.3.7.1 regulating the requirement to have the façade of the Principal Building built parallel to the front property line for property generally located at 128 1<sup>st</sup> Avenue, legally described as Zella Jones Addition, Block 1, Lot 7, more particularly described by Williamson Central Appraisal District Parcel R017324, Taylor, Williamson County, Texas. *Preston Gunn*
5. **PZ-2025-2578** – Take action regarding a request for a variance from the Land Development

Code, Section 5.3.7.1 regulating the requirement to have the façade of the Principal Building built parallel to the front property line for property generally located at 128 1st Avenue, legally described as Zella Jones Addition, Block 1, Lot 7, more particularly described by Williamson Central Appraisal District Parcel R017324, Taylor, Williamson County, Texas. *Preston Gunn*

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 on Wednesday, October 1, 2025 in the City of Taylor Hall Lobby continuously for three business days before the scheduled date of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by:  Date: October 1, 2025  
Courtney Peres, Interim Director of Development  
Services

**MINUTES**  
**CITY OF TAYLOR, TEXAS**  
**ZONING BOARD OF ADJUSTMENT MEETING**

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

PRESENT	ABSENT	STAFF PRESENT
Emily Holmes	Alex Allrich	Shai Roos, Interim Director of Dev. Services
Nora Roy		Courtney Peres, Planning Manager
Nancy Talley		Cole Bakely, Senior Planner
Michael Prillaman		Preston Gunn, Planner
Craig Eulenfeld		

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

- *Chair, Nancy Talley, called a quorum at 6:05 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.)*

- *Chair, Nancy Talley, asked if any citizens were present to speak. No community members were present to speak.*

**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 April 1, 2025.
  - *Board Member, Emily Holmes, made a motion to approve the minutes, Board Member, Craig Eulenfeld seconded the motion to approve the minutes as presented. Motion passed unanimously (5-0).*

**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.

- *Chair, Nancy Talley, opened the public hearing at 6:07 PM.*
- *Planner, Preston Gunn, gave a presentation regarding the variance and staff recommendation based on the request presented.*
- *The applicant, Ms. Lepe, was present to make a statement and answer questions from the Board.*
- *Chair, Nancy Talley, closed the public hearing at 6:15 PM.*

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
- *Board Member, Craig Eulenfeld made a motion to Deny the request for sign letter height increase. The motion was seconded by Board Member, Michael Prillaman. Motion to deny passed unanimously (5-0).*
  - *Board Member, Craig Eulenfeld made a motion to Deny the request for internal illumination standards. The motion was seconded by Board Member, Michael Prillaman. Motion to deny passed unanimously (5-0).*
  - *Board Member, Craig Eulenfeld made a motion to Deny the request for Channel Letter signage. The motion was seconded by Board Member, Michael Prillaman. Motion to deny passed unanimously (5-0).*

**V. DISCUSSION ITEMS**

4. Zoning Board of Adjustment Annual Training Session
- *Courtney Peres provided a presentation for Zoning Board of Adjustment member training.*

**VI. ADJOURN Meeting was adjourned at 6:17 PM**

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<b>Approved by Chair:</b>	
	<i>Nancy Talley, Chair</i>
<b>Date:</b>	
<b>Attest by Administrative Assistant:</b>	
	<i>Courtney Peres, Interim Assistant Director</i>
<b>Date:</b>	

**City of Taylor**  
**PZ-2025-2580**  
*Place Type Zoning Variance*  
**Staff Report**

**Item Details**

**Subject Property:** 3000 N. Main Street

**Legal Description:** Approximately 1.045 acres of land situated in the Taylor Plaza Replat No. 3, Lot 5, more particularly described by Williamson Central Appraisal District Parcel R665409, Taylor, Williamson County, Texas.

**Applicant/Property Owner(s):** Atlas Sign Industries /CFT NV Developments, LLC

**Request:** A request to vary from the Land Development Code, Sections 5.10.7 Specifications: Height, Letter Height, and Quantity.

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

The applicant associated with the ongoing construction of the new commercial business, Panda Express, has requested larger letter size, larger signs and more signs to allow the applicant to meet their national branding signage formats. The applicant believes the standards branding is easier to read for motorists and is the minimum amount of variance to brand the building effectively.

Much of the proposed signage will be visible from North Main Street. The Land Developments Code (LDC) seeks to avoid signs that confuses or distracts motorists and to avoid signs that cause visual clutter which can lead to decline in the community’s appearance and reduces the effectiveness of the signs. (See 5.10.1 Scope and Purpose LDC).

The applicant has proposed the following variances:

**5.10.7.7 – Band Signs**

	<b>Required</b>	<b>Proposed</b>
<b>Quantity</b>	1 Band Sign Per Façade (side of the building)	2 Band Signs along the Northern Façade (S3, S5)
<b>Height (Sign)</b>	3 feet maximum height	3 Band Signs at 6 feet in height (S2, S3, S4)
<b>Height (Sign)</b>	3 feet maximum height	1 Band Sign at 9 feet, 10-inches (S5)
<b>Height (Letter)</b>	18-inches	1 Band Sign at 2 feet, 6-inches (30 inches) (S1)

**Location:**

The subject property is located within the Taylor Plaza shopping center. The new commercial fast-food restaurant is located on the east side of Main Street between the existing Jack in the Box and Starbucks.



**Physical and Natural Features:**

The subject property is currently under construction for a new Panda Express building. The subject property was formally a portion of a parking lot which has been sold and subdivided.

**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 (4 notices), and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, September 21, 2025

**Staff Analysis**

The Land Development Code (LDC) seeks to avoid signs that confuses or distracts motorists, causes visual clutter which can lead to decline in the community’s appearance and the effectiveness of the signs (See 5.10.1 Scope and Purpose LDC).

The primary concern that Staff considers in a sign variance along a busy thoroughfare is whether the request could be distracting to motorists. The applicant states that they seek to keep eyes on the road for longer by adjusting our current standards to maintain their nationally recognizable signage. They believe that their standard signage is easier to recognize, to read, and is less distracting to motorists. The applicant also believes that their business with proper signage will draw more customers into the plaza for their and adjacent businesses.

Staff find that the total area of signs does not exceed the 15% coverage maximum in the code. The proposed signage also appears consistent with other newly constructed Panda Express’s in the county (612 US-79, Hutto, TX 78634, and 4512 Williams Dr, Georgetown, TX 78628).

**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;

In exercising its authority under Subsection (a)(3), the board may consider the following as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship.

**City of Taylor LDC Section 2.2.14 – Approval Criteria**

In addition to the requirements of Texas Local Government Code Sec. 211.009, the Board shall also find pursuant to Section 2.2.14 of the city’s Land Development Code, that the variance also meet ALL the following requirements.

**Hardship Determination**

When determining if a hardship is present when considering a variance, the Board must find that all four (4) hardships from LDC Sec. 2.2.14 are met and one (1) of the provisions of TLGC Sec. 211.009 are met. Staff have provided rubrics below with their determinations for the Board’s consideration.

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

<b>City Requirements for Determining Hardship Must Meet all 4 of the Below Requirements</b>			
<b>Consistent</b>	<b>Inconsistent</b>	<b>N/A</b>	
	<u><b>X</b></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>The LDC general requirements for all attached signage restrict coverage to no more than 15% of the Façade of the building, the applicant is proposing total signage that is under this percentage. There is not a condition that would directly deprive the applicant the ability to post compliant signage.</i></p>
	<u><b>X</b></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 an additional sign is not necessary for the advertisement of the Business. Visibility is achievable within the current signage standards. However, the applicant maintains that permitting the variance would lead to a lower number of signs in total as they can more effectively advertise with only Band Signs rather than the LDC's other attached building signs</i></p>
<u><b>X</b></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 not likely be detrimental to public health, safety, or welfare, or injurious to other property within the area.</i></p>
<u><b>X</b></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. The applicant maintains a total signage coverage consistent with Attached Building Sign standards and a overall reduction in possible signage</i></p>

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

<b>State Requirements for Determining Hardship Must Meet One of the Below Requirements</b>			
Consistent	Inconsistent	N/A	
	<u>X</u>		<p><b>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 <u>26.01</u>, Tax Code</b></p> <p><i>Staff finds that the property was valued at \$361,430 and it is unlikely that the cost of compliances reaches the 50% threshold.</i></p>
		<u>X</u>	<p><b>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</b></p>
	<u>X</u>		<p><b>Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement</b></p> <p><i>Staff finds no conflict within the Land Development Code and the applicant's ability to meet all requirements.</i></p>
		<u>X</u>	<p><b>Compliance would result in the unreasonable encroachment on an adjacent property or easement</b></p>
		<u>X</u>	<p><b>The municipality considers the structure to be a nonconforming structure</b></p>

The Zoning Board of Adjustment should base their consideration for approval [Consistent] or denial [Inconsistent] of the request on the following information: **Height to 6 feet maximum for sign S2, S3, & S4**

City Requirements for Determining Hardship Must Meet all 4 of the Below Requirements			
Consistent	Inconsistent	N/A	
<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. Strictly following the standards of the LDC would create a less legible sign from a distance(Drivers on North Main St) and not align with the scope in purpose described in section 5.10.1 (8a) LDC.</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 finds that the request for a taller sign is necessary for the effectiveness of the sign. Advertising in general is achievable within the current standards but not with the proposed sign type. The proposed sign would be overall less legible from a distance and not align with the scope in purpose described in section 5.10.1 (8a) LDC.</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 is not likely detrimental to public health, safety, or welfare, or injurious to other property within the area.</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 find that the degree of variance is the minimum amount necessary. The applicant maintains total signage coverage consistent with Attached Building Sign standards and an overall reduction in possible signage.</i></p>

The Zoning Board of Adjustment should base their consideration for approval [Consistent] or denial [Inconsistent] of the request on the following information: **Height to 6 feet maximum for sign S2, S3, & S4**

State Requirements for Determining Hardship Must Meet One of the Below Requirements			
Consistent	Inconsistent	N/A	
	<u>X</u>		<p><b>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 <u>26.01</u>, Tax Code</b></p> <p><i>Staff finds that the property was valued at \$361,430 and it is unlikely that the cost of compliances reaches the 50% threshold.</i></p>
		<u>X</u>	<p><b>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</b></p>
	<u>X</u>		<p><b>Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement</b></p> <p><i>Staff finds no conflict within the Land Development Code and the applicants ability to meet all requirements</i></p>
		<u>X</u>	<p><b>Compliance would result in the unreasonable encroachment on an adjacent property or easement</b></p>
		<u>X</u>	<p><b>The municipality considers the structure to be a nonconforming structure</b></p>

The Zoning Board of Adjustment should base their consideration for approval [Consistent] or denial [Inconsistent] of the request on the following information: **Height to 9 feet 10 inches feet maximum for sign S5**

City Requirements for Determining Hardship Must Meet all 4 of the Below Requirements			
Consistent	Inconsistent	N/A	
<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. The proposed signage of S5 would be permitted under the Band Sign standards if rotated 90 degrees, that layout however would not be consistent with the other signs and not align with the scope in purpose described in section 5.10.1 (8a) LDC.</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 finds that the request for a taller sign is necessary for the effectiveness of the sign. Advertising in general is achievable within the current standards but not with the proposed sign. The proposed sign would be overall less legible from a distance and not align with the scope in purpose described in section 5.10.1 (8a) LDC.</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 is not detrimental to public health, safety, or welfare, or injurious to other property within the area as the easily recognizable signage will reduce distractions on North Main Street. The signage is typical for other locations which makes it easier to identify for motorists</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. The applicant maintains a total signage coverage consistent with Attached Building Sign standards</i></p>

The Zoning Board of Adjustment should base their consideration for approval [Consistent] or denial [Inconsistent] of the request on the following information: **Height to 9 feet 10 inches feet maximum for sign S5**

State Requirements for Determining Hardship Must Meet One of the Below Requirements			
Consistent	Inconsistent	N/A	
	<u>X</u>		<p><b>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 <a href="#">26.01</a>, Tax Code</b></p> <p><i>Staff finds that the property was valued at \$361,430 and it is unlikely that the cost of compliances reaches the 50% threshold.</i></p>
		<u>X</u>	<p><b>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</b></p>
	<u>X</u>		<p><b>Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement</b></p> <p><i>Staff finds no conflict within the Land Development Code and the applicants ability to meet all requirements</i></p>
		<u>X</u>	<p><b>Compliance would result in the unreasonable encroachment on an adjacent property or easement</b></p>
		<u>X</u>	<p><b>The municipality considers the structure to be a nonconforming structure</b></p>

The Zoning Board of Adjustment should base their consideration for approval [Consistent] or denial [Inconsistent] of the request on the following information: **Increased Letter Height for Sign S1**

City Requirements for Determining Hardship Must Meet all 4 of the Below Requirements			
Consistent	Inconsistent	N/A	
<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. Letter height of 18" is typically clearly visible for 180ft this would not be completely clear to drivers on North Main Street.</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 finds that the request for larger lettering is necessary for the effectiveness of the sign as there is a significant distance from the front façade to N Main St</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 is not detrimental to public health, safety, or welfare, or injurious to other property within the area as the easily recognizable signage will reduce distractions on North Main Street. The signage is typical for other locations which makes it easier to identify for motorists</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. The applicant maintains a total signage coverage consistent with Attached Building Sign standards</i></p>

The Zoning Board of Adjustment should base their consideration for approval [Consistent] or denial [Inconsistent] of the request on the following information: **Increased Letter Height for Sign S1**

State Requirements for Determining Hardship Must Meet One of the Below Requirements			
Consistent	Inconsistent	N/A	
	<u>X</u>		<p><b>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</b></p> <p><i>Staff finds that the property was valued at \$361,430 and it is unlikely that the cost of compliances reaches the 50% threshold.</i></p>
		<u>X</u>	<p><b>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</b></p>
	<u>X</u>		<p><b>Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement</b></p> <p><i>Staff finds no conflict within the Land Development Code and the applicants ability to meet all requirements</i></p>
		<u>X</u>	<p><b>Compliance would result in the unreasonable encroachment on an adjacent property or easement</b></p>
		<u>X</u>	<p><b>The municipality considers the structure to be a nonconforming structure</b></p>

No variance shall be granted or imposed unless:

4. 75% of the members of the Board are present to hear the case; and
5. 75% of the Board votes in favor of the request; and
6. 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 2.2.37 Sign Variance**

The Board finds that the variance requests meets or does not meet the requirements of Section 2.2.37 of the Land Development Code which states:

- (1) In determining the sign variance request the ZBA shall consider:
  - a. Special or unique hardship because of the size or shape of the property on which the sign is to be located, or the visibility of the property from public roads.
  - b. Hardship claim based on the exceptional topographic conditions or physical features uniquely affecting the property on which a sign is to be located.
  - c. Proposed sign location, configuration, design, materials, and colors are harmonious.
  - d. The sign and its supporting structure are in architectural harmony with the surrounding structures.
  - e. Mitigation measures related to the sign in question or other signs on the same premises.
  - f. Demonstrated and documented correlation between the variance and protecting public health and safety.
- (2) The ZBA may decide, based on the evidence presented, that strict compliance with the requirements of this LDC will result in:
  - a. A substantial undue hardship (not for financial gain) to the applicant, or
  - b. The applicant providing sufficient mitigation, or
  - c. An inequity to the applicant without sufficient corresponding benefit to the City and its citizens in accomplishing the objectives of the 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 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, Sign Details, & Plat
- b) Excerpt from Applicant's Submitted Application – Questions 1-7
- c) Location Map
- d) Notice Map

## national headquarters

1077 West Blue Heron Blvd.

West Palm Beach, FL 33404

800.772.7932

www.atlasbtw.com

August 20, 2025

City of Taylor  
400 Porter Street  
Taylor, TX. 76574

RE: Letter of Intent - Panda Express - 3000 N. Main Street.

We are requesting the allowance of five (5) wall signs. Due to the layers of code restrictions, the signs we would normally brand the building with have to be drastically minimized. Code allows 15% of the façade area that the sign will be placed on; we are compliant with all wall signs for this regulation. But then we must go by the sign band allowances even though we are not on a sign band since that is the closest thing they can match our request up with. The sign band regulations only allow letter height of 18" that is a 1.5' letter on a building that is over 23' tall, then there is a further restriction that limits the entire sign to 3' this will reduce the logo to a point that the wording inside the logo will not be legible. We are asking for an increased number of band signs, to allow an increase in the overall sign height, and to increase the allowed letter height. The relief of the regulation applied to these items will allow Panda to stay true to their national branding. The signs we are proposing are the minimum we can do and still effectively identify the business with their desired National Branding. Increase in number of band signs, Letter height, wall sign height.

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

*The request to allow additional sign height and additional signs for the referenced location is needed to effectively brand the building with Panda Express National Branding. The code section we are subject to use only allows a letter height of 18" with a total sign height of 3' this is a stand-alone building without a ground sign. The wall signs are the only thing we have to identify the business.*

(2) That granting of the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and

*Granting the variance will ensure that the building is identifiable as a Panda Express.*

(3) That the granting or imposition of the variance will not be detrimental to the public health, safety and welfare; and

*Granting the variance is a positive for the neighboring retail facilities. It brings customers into the plaza where before or after shopping they can stop and eat. It will also aid in locating the correct building when entering the plaza.*

(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 ZBA together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the 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 LDC and the Comprehensive Plan so that the public health, safety, and welfare may be secured. Financial hardship to the applicant, standing alone, except as provided for below, 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 precedent for subsequent variances.

*It is my opinion that the LDC was written in a way to minimize clutter and create a more uniform sign type for in-line tenants and multi-tenant buildings. I do not think the intent was to limit stand-alone buildings to this*

*extreme. We are requesting signs that flow with the building and the sizes they display are minimal. They are well within the allowed square footage. Proposing signs that are a fraction of what is allowed per elevation.*

The ZBA may consider the following as grounds to determine whether compliance with the LDC as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

(1) the financial cost of compliance is greater than 50 percent (50%) of the appraised value of the structure as shown on the most recent appraisal roll certified by the assessor for the municipality under Section 26.01, Tax Code;

*This is a new building that we are proposing signage for, this does not apply to us.*

(2) compliance would result in a loss to the lot on which the structure is located of at least 25 percent (25%) of the area on which development may physically occur;

*N/A*

(3) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;

*N/A*

(4) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

*N/A*

(5) the municipality considers the structure to be a nonconforming structure.

*N/A*

Thank you,

**Gina Penney | Director of Permitting**

**Atlas | One Source...Many Solutions**

t: 561 863 6659 x1913 | m: 561 779 9165

**Toll Free 800 772 7932**

e: [gina.p@atlasbtw.com](mailto:gina.p@atlasbtw.com) | w: [www.atlasbtw.com](http://www.atlasbtw.com)



**D-27783**

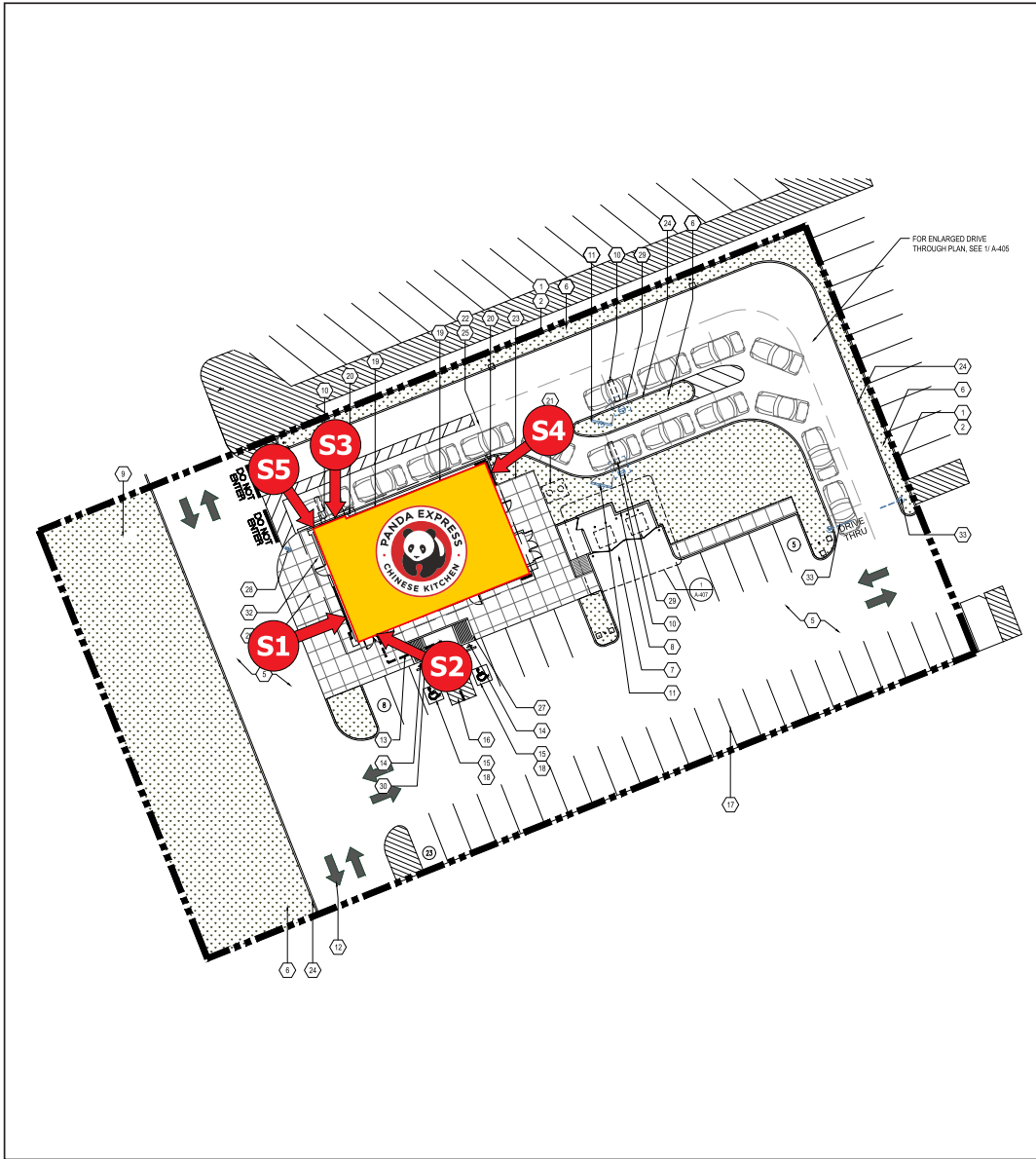
3000 N. Main Street  
Taylor, TX 76574

SO #167961

Resac: 05/05/2023  
Binder: 03/12/2024

Revision Log

--



# PANDA EXPRESS

**S1** 2'-6" Channel Letter Set | 52.30 sq ft



**S2 S3 S4**  
6' Lockup | 36.0 sq ft

# PANDA EXPRESS

**S5** 1'-4" Vertical Set | 27.94 sq ft

**SIGN NOTE:**

- Ordinance Document Provided - Per Colin Harrison, the city sign regulations are currently under review and may change prior to any formal submission for permits.
- Recommend that codes are re-checked further along in development process



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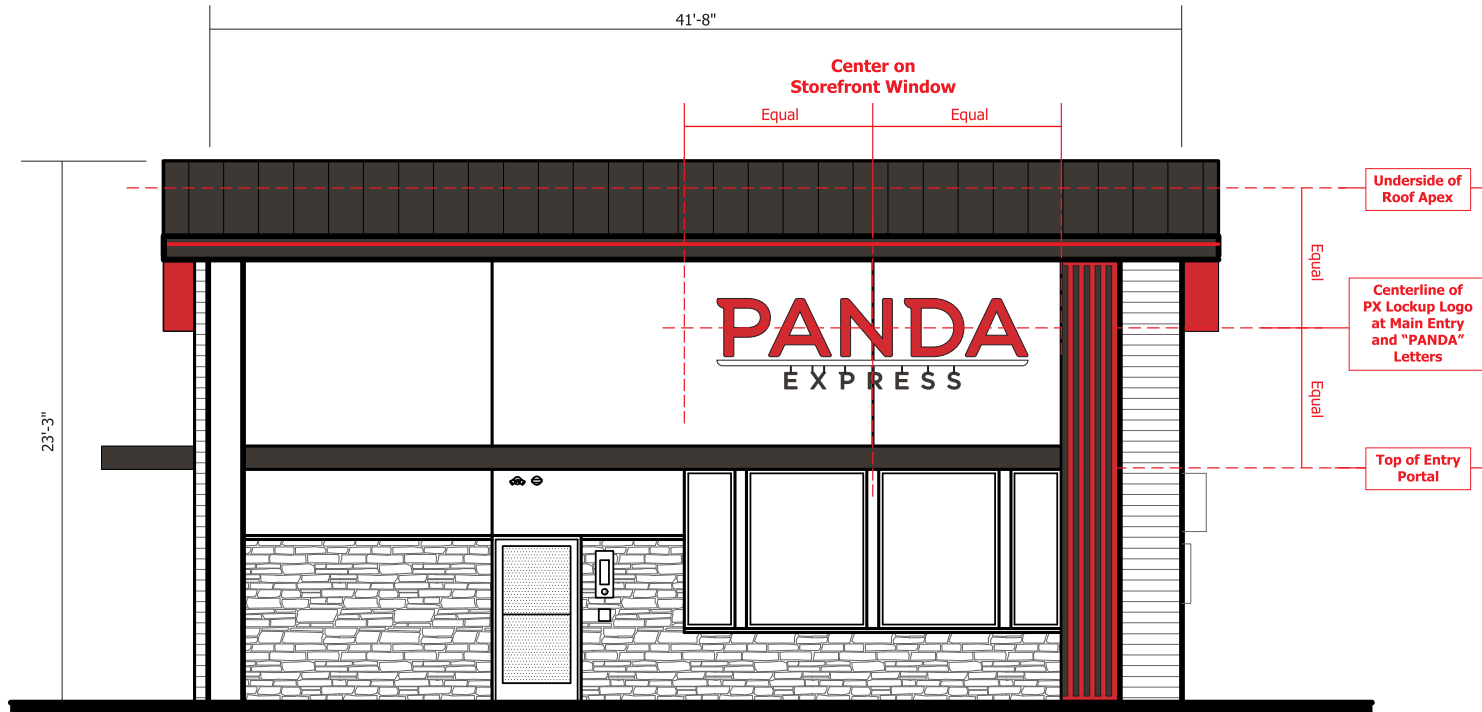
Revisions:

Site D27783



PM: Jessica N.	Address: 3000 N. Main Street
Drawn By: JS	City State: Taylor, TX 76574
Date: 05/05/2023	Drawing Number: 167961

Page: 2



SHORT FRONT ELEVATION - Scale: 3/16" = 1'-0"



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PM: Jessica N.

Address: 3000 N. Main Street

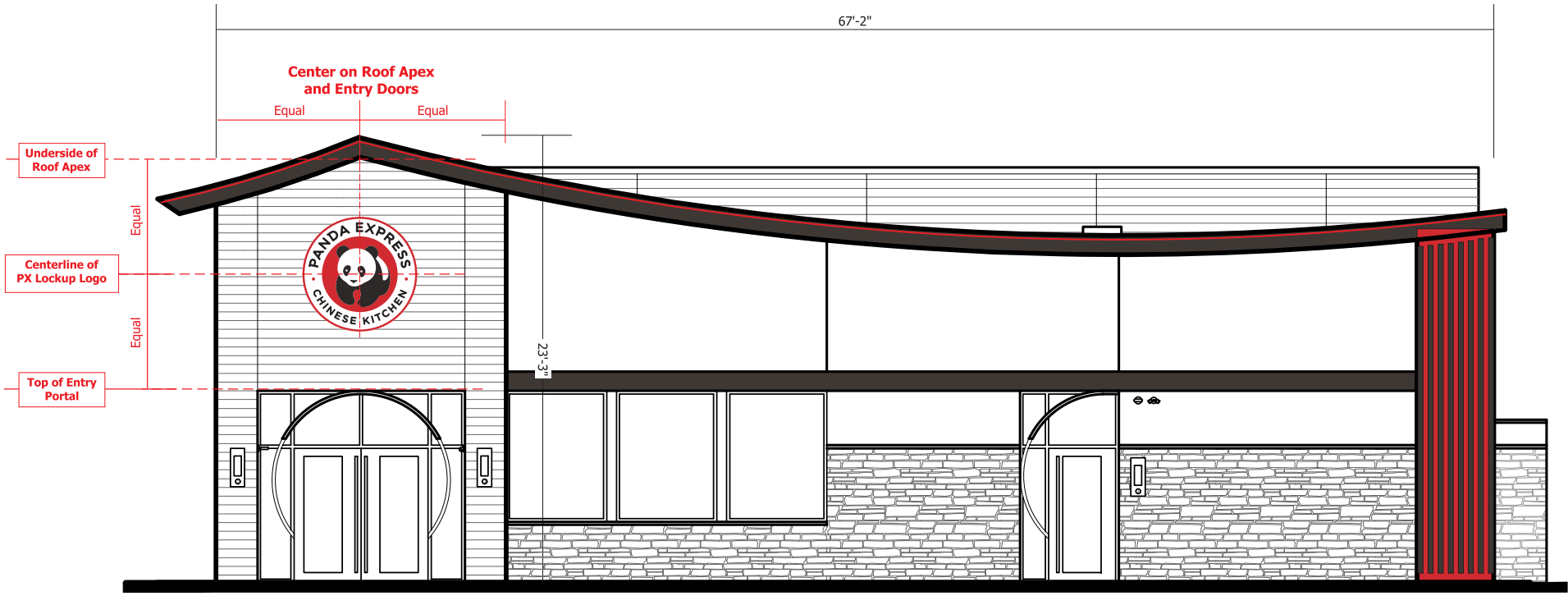
Drawn By: JS

City State: Taylor, TX 76574

Date: 05/05/2023

Drawing Number: 167961

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**LONG ENTRY ELEVATION** - Scale: 3/16" = 1'-0"



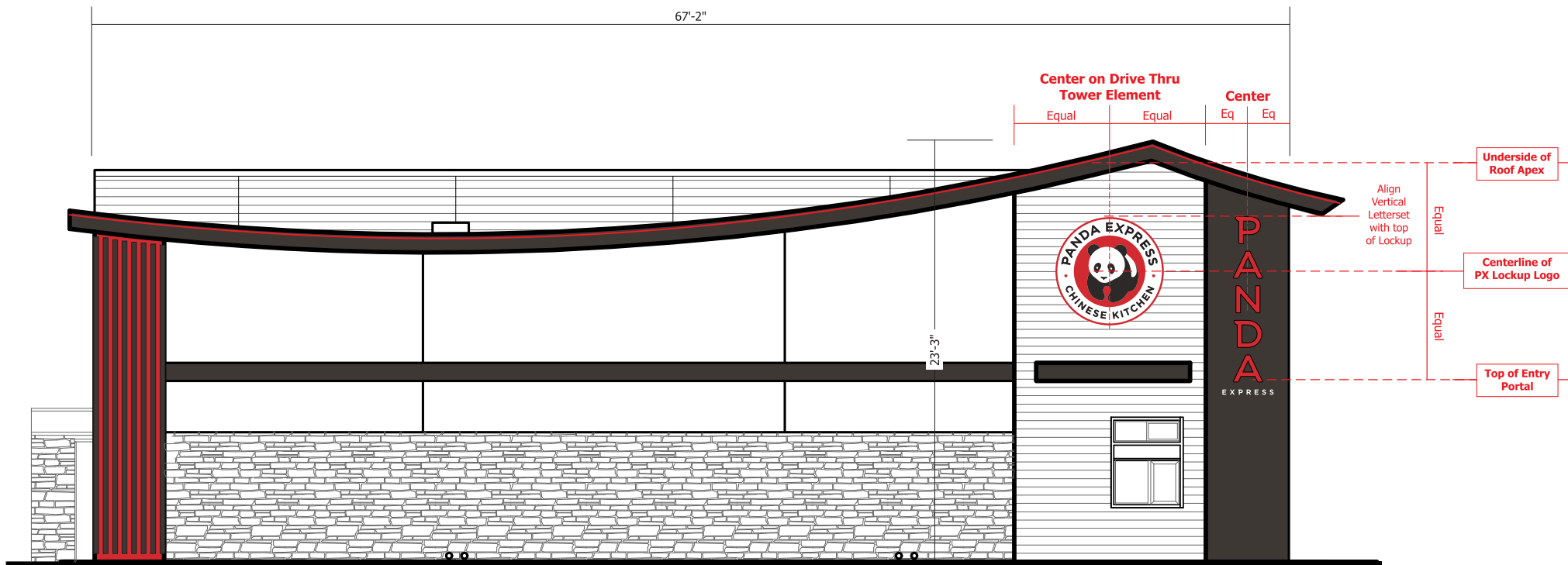
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Site D27783



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LONG DRIVE THRU ELEVATION - Scale: 3/16" = 1'-0"



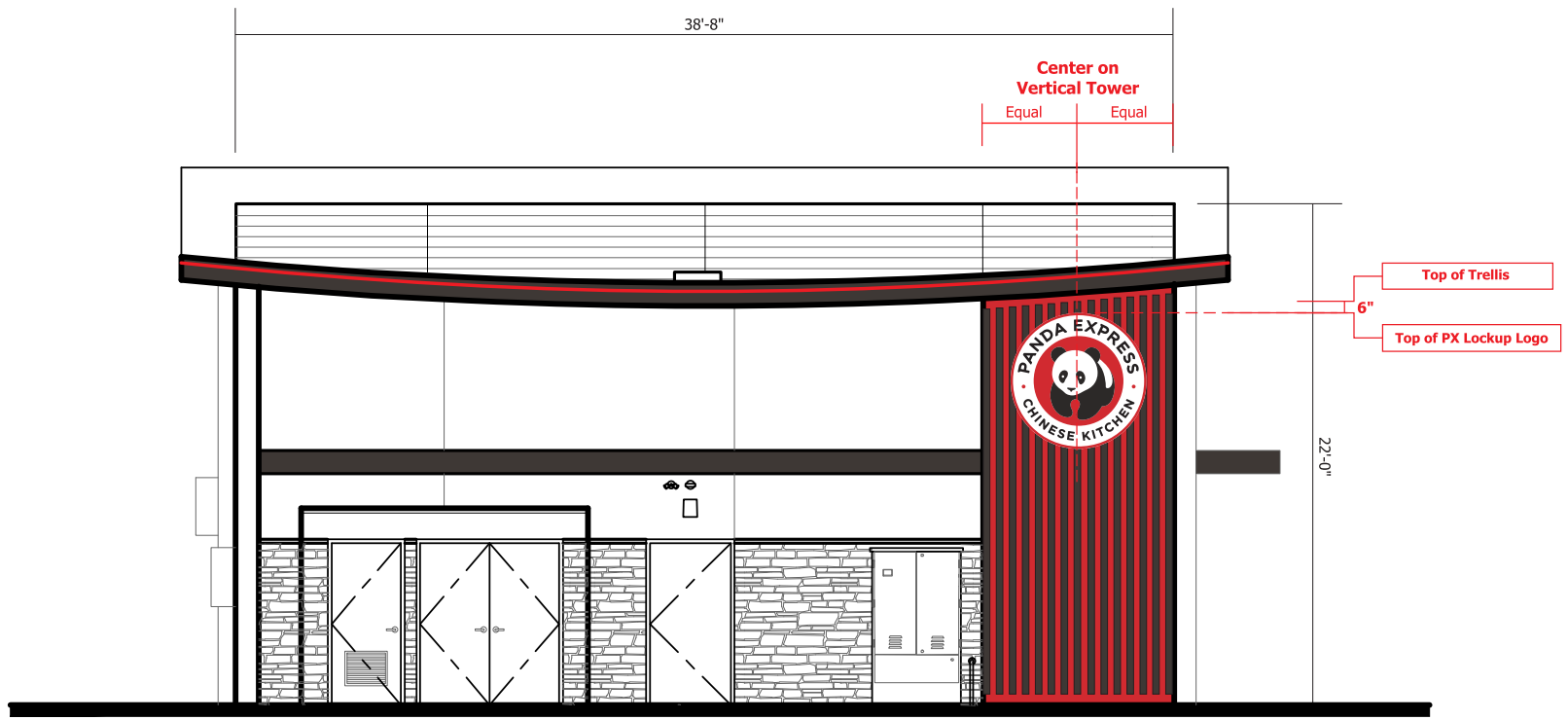
National Headquarters: 1077 West Blue Heron Blvd.  
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Site D27783



PM: Jessica N.	Address: 3000 N. Main Street
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SHORT REAR UTILITY ELEVATION - Scale: 3/16" = 1'-0"



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Site D27783



PM: Jessica N.	Address: 3000 N. Main Street
Drawn By: JS	City State: Taylor, TX 76574
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**S1** Scale: 1/2" = 1'-0"

52.30 Square Feet

**PANDA Letters:**

- 3" returns, aluminum coil with painted finish.
- White polycarbonate faces with vinyl overlay, secured with 1" Jewelite Trimcap
- Internally illuminated with White LEDs

**Colors**

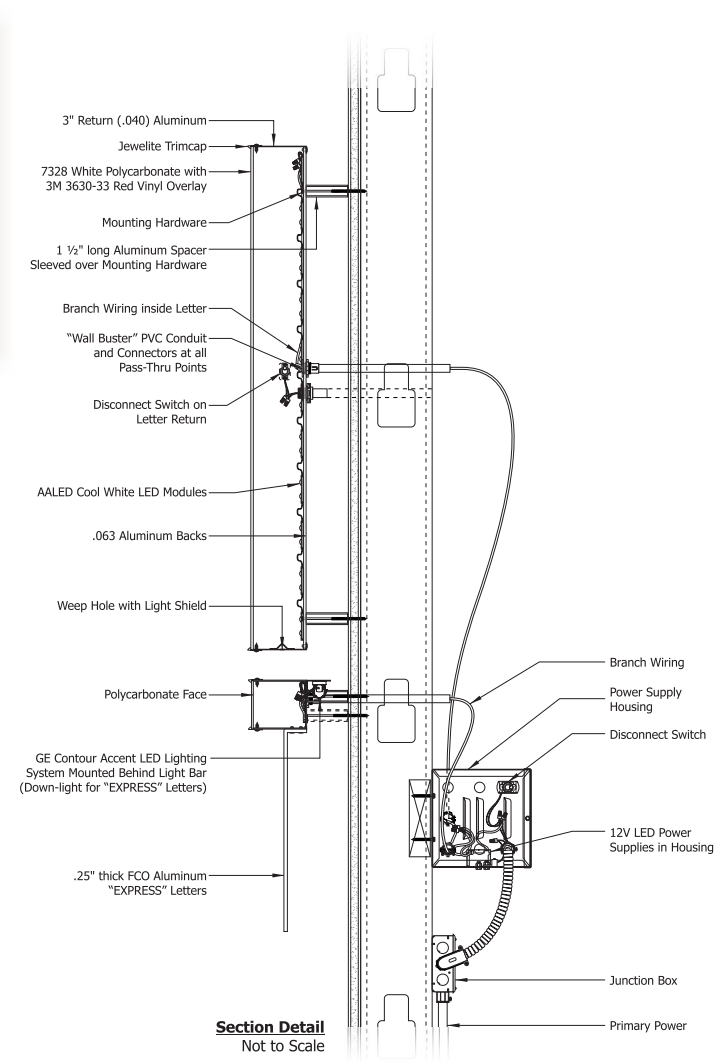
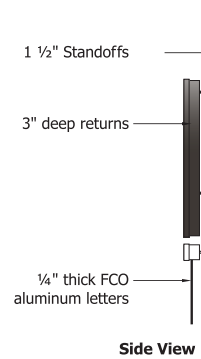
- Returns:** Formed aluminum painted PMS 7 Black (satin)
- Jewelite Trimcap:** 1" Black
- Faces:** 7328 White polycarbonate with 3M 3630-33 Red vinyl overlay
- Internal Illumination:** AAALED Cool White LEDs

**Light Bar and EXPRESS Letters:**

- 3" returns, aluminum coil with painted finish.
- 7328 White polycarbonate face secured with 1" Jewelite Trimcap
- Internally illuminated with White LEDs.
- Halo Downlighting on EXPRESS Letters from White Contour LEDs.
- 1/4" thick FCO aluminum EXPRESS letters with painted finish.

**Colors**

- Returns:** Formed aluminum painted White (satin)
- Jewelite Trimcap:** 1" White
- Faces:** 7328 White polycarbonate
- Internal Illumination:** AAALED Cool White LEDs
- FCO Letters:** Painted PMS 7 Black (satin)
- Halo Downlighting:** GE Contour White LED System

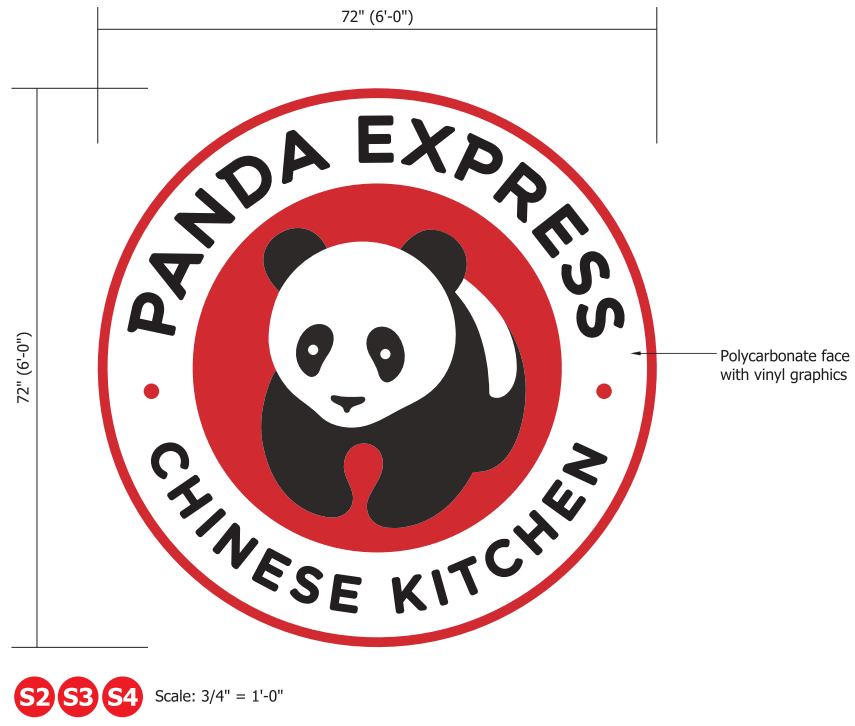


ELECTRICAL NOTES	
1.	All materials and fasteners meet 3004.4
2.	All electrical components are UL listed, labeled and approved.
3.	Sign grounded according to NEC 6007.7
4.	Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5.	All branch circuits per NEC 600.5(B).1 or (B).2.
6.	All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7.	One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1

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	Drawn By: JS	City State: Taylor, TX 76574
	Date: 05/05/2023	Drawing Number: 167961
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**Scope and Description:**

Manufacture and install on S/F Lockup sign cabinet.

- 3" deep formed aluminum return and aluminum back.
- White polycarbonate secured with metal retainers.
- All graphics are first surface applied vinyl.
- Lockup is internally illuminated with white LEDs and flush mounted.

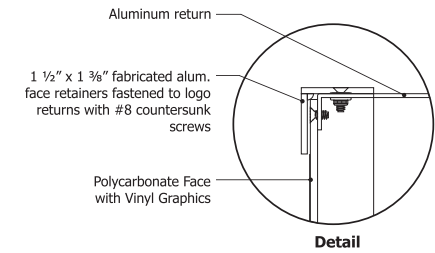
**Square Footage:**

6.0' x 6.0' = 36.0 Sq Ft

**Colors:**

- Returns:** Formed aluminum painted PMS 7 Black (satin)
- Metal Retainer:** Face side painted to match PMS 711 Red (satin)  
Return side painted to match PMS 7 Black (satin)
- Faces:** 7328 White polycarbonate
- Vinyl Graphics:** 3M 3630-33 Red & 180C-22 Black Vinyl
- Internal Illumination:** AAALED Warm White LEDs

**NOTE:** The LEDs products used in this sign are Warm White and are rated at 3500 Color Temperature (Kelvin)



**ELECTRICAL NOTES**

1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 6007.7
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600.5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1



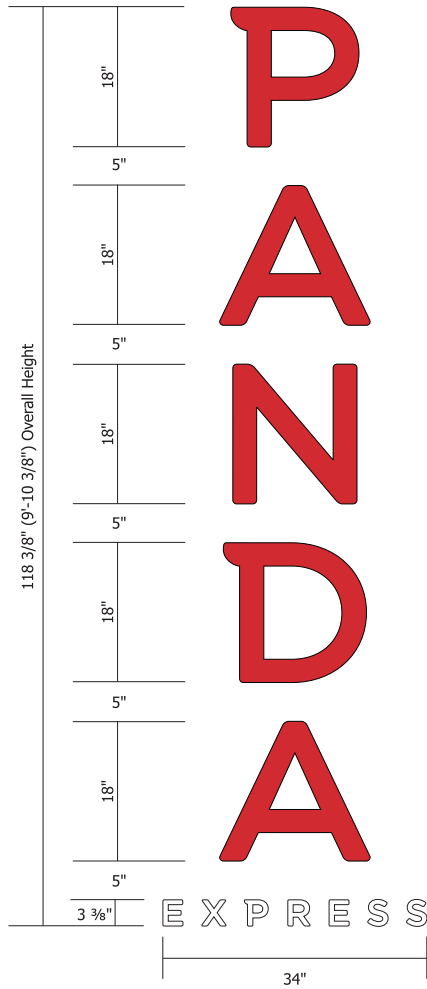
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Drawn By: JS	City State: Taylor, TX 76574
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**S5** Scale: 3/4" = 1'-0"



**Side View**

**Scope and Description:**

Manufacture and install face-lit channel letter set & FCO letters (vertical layout).

- 3" returns, aluminum coil with painted finish.
- White polycarbonate faces with vinyl overlay, secured with 1" Jewelite Trimcap
- Internally illuminated with White LEDs.
- Face-lit Channel Letters are standoff mounted to fascia with 1 1/2" studs and spacers.
- FCO letters are 1/4" thick aluminum flush mounted with studs to fascia.

**Colors**

- Returns:** Formed aluminum painted PMS 7 Black (satin)
- Jewelite Trimcap:** 1" Black
- Faces:** 7328 White polycarbonate with 3M 3630-33 Red vinyl overlay
- Internal Illumination:** AAALED Cool White LEDs
- FCO Letters:** Painted Akzo Nobel White (satin)

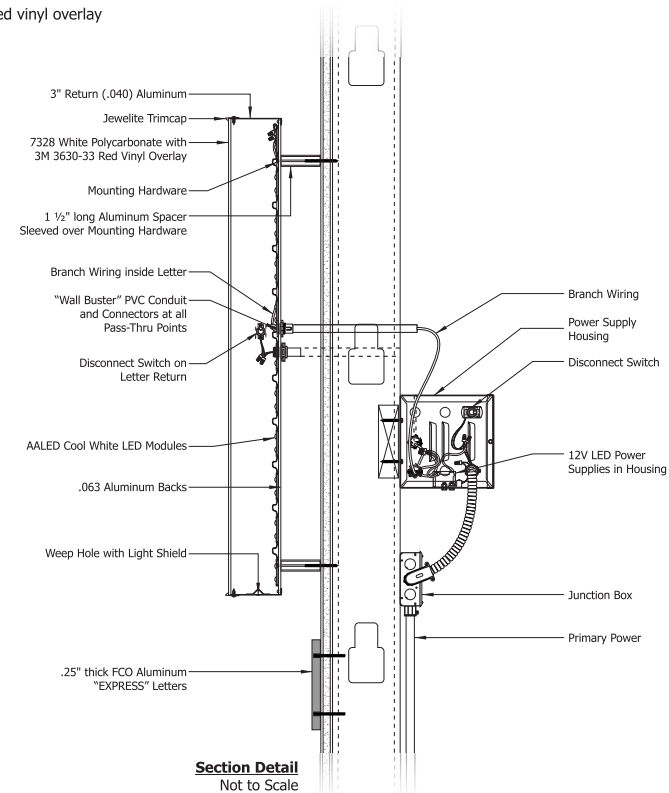
**Square Footage:**

118.37" x 34" .....27.94 sq ft

See Section Detail

**ELECTRICAL NOTES**

1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 600.7
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600.5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1



**Section Detail**  
Not to Scale



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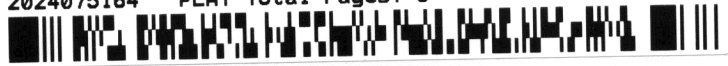


PM: Jessica N. Address: 3000 N. Main Street

Drawn By: JS City State: Taylor, TX 76574

Date: 05/05/2023 Drawing Number: 167961

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# PLAT MAP RECORDING SHEET

DEDICATOR(s):

TAYLOR PLAZA LLC

SUBDIVISION NAME: TAYLOR PLAZA SUBDIVISION REPLAT NO. 3

PROPERTY IS DESCRIBED AS: 13.460 ACRES, JOHN PHARRESS SURVEY,  
ABSTRACT NUMBER 495

SUBMITTED BY: CITY OF TAYLOR

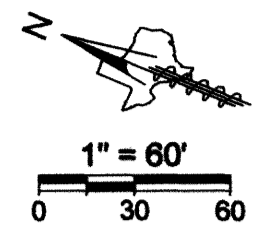
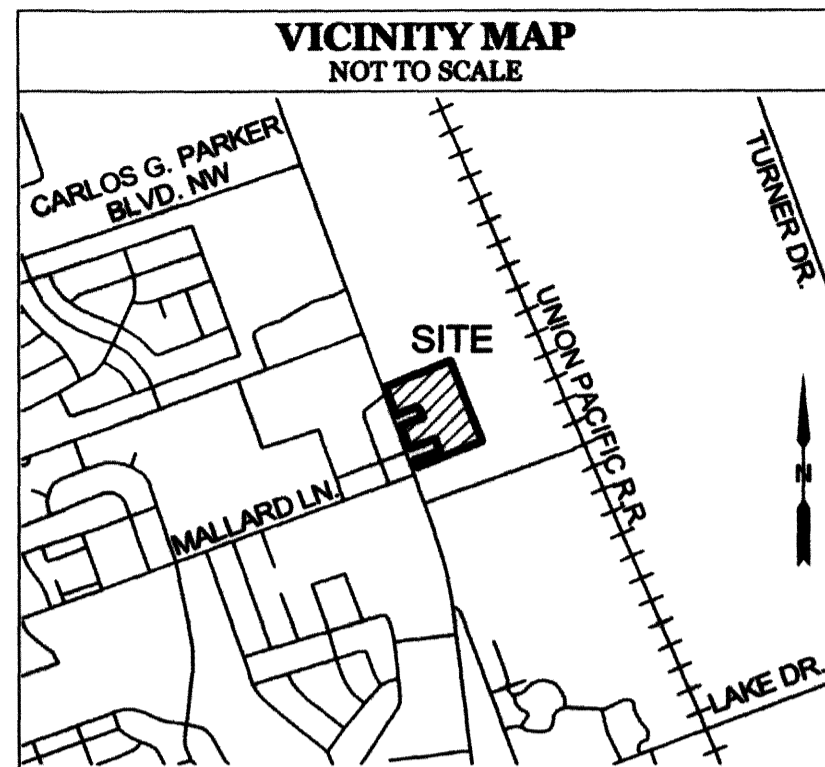
DIGITALLY RECORDED

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2024075164

PLAT Fee: \$170.00  
09/20/2024 04:16 PM AFAULKNER



*Nancy E. Rister*  
Nancy E. Rister, County Clerk  
Williamson County, Texas

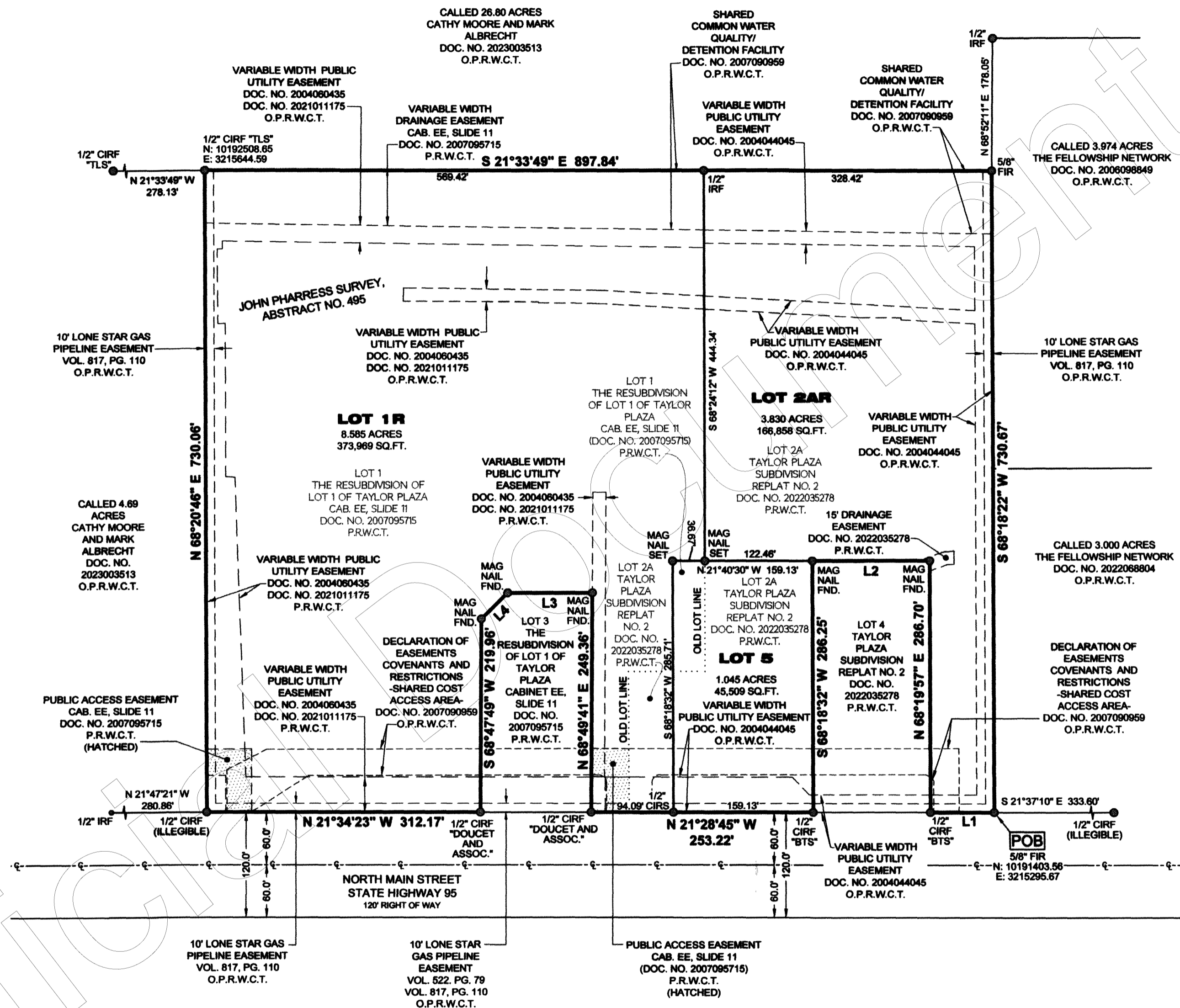


**LEGEND**

- PG. = PAGE
- CAB. = CABINET
- VOL. = VOLUME
- DOC. NO. = DOCUMENT NUMBER
- POB = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET
- FND = FOUND
- P.R.W.C.T. = PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. = DEED RECORDS, WILLIAMSON COUNTY, TEXAS

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 21°28'10" W	72.81'
L2	N 21°40'30" W	134.04'
L3	N 21°36'38" W	96.53'
L4	N 65°54'20" W	41.98'



**REPLAT  
TAYLOR PLAZA SUBDIVISION  
REPLAT NO. 3  
OF LOTS 1 & 2A, CREATING LOTS 1R, 2AR & 5  
13.460 ACRES**

BEING A REPLAT OF LOT 2A OF TAYLOR PLAZA SUBDIVISION REPLAT NO. 2, RECORDED IN DOCUMENT NUMBER 2022035278, P.R.W.C.T., AND LOT 1 OF THE RESUBDIVISION OF LOT 1 OF TAYLOR PLAZA, RECORDED IN CABINET EE, SLIDE 11, NOW HELD IN DOCUMENT NUMBER 2007095715, P.R.W.C.T., AND BEING 13.460 ACRES IN THE JOHN PHARRESS SURVEY, ABSTRACT NUMBER 495, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS.  
CITY OF TAYLOR PERMIT PZ-2023-1980  
DATE OF PREPARATION: 08/08/2024

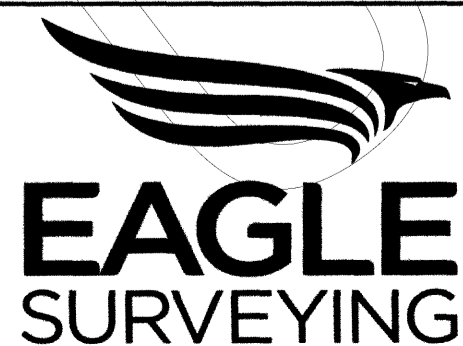
**LAND USE TABLE**

LOT NUMBER	SQUARE FOOTAGE	ACREAGE	R.O.W. DEDICATION	LOT USE TYPE
1R	373,969	8.585	N/A	COMMERCIAL
2AR	166,858	3.830	N/A	COMMERCIAL
5	45,509	1.045	N/A	COMMERCIAL

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Brad Eubanks  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009

**OWNER**  
Taylor Plaza, LLC.  
11701 Bee Caves Road,  
Suite 262  
Austin, Texas 78738  
Contact: Todd Routh

**Eagle Surveying, LLC**  
222 South Elm Street  
Suite: 200  
Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177



JOB NUMBER  
2305.073-03  
DATE  
08/08/2024  
REVISION  
DRAWN BY  
DJJ

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

WHEREAS, TAYLOR PLAZA, LLC is the owner of a 13.460 acre tract of land out of the John Pharriss Survey, Abstract Number 495, situated in the City of Taylor, Williamson County, Texas, being all of Lot 2A of Taylor Plaza Subdivision Replat No. 2, a subdivision recorded in Document Number 2022035278 of the Plat Records of Williamson County, Texas, also being all of Lot 1 of The Resubdivision of Lot 1 of Taylor Plaza, a subdivision recorded in Cabinet EE, Slide 11, now held in Document Number 2007095715 of said Plat Records, said Lots having been conveyed by deed of record in Document Number 2012050116 of the Official Public Records of Williamson County, Texas and being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8-inch iron rod found in the East right-of-way line of North Main Street (State Highway 95, 120' right-of-way), being the Northwest corner of a called 3.000 acre tract of land conveyed to The Fellowship Network by deed of record in Document Number 2022068804 of said Official Public Records, also being the Southwest corner of said Lot 2A and hereof;

THENCE, North 21 degrees 28 minutes 10 seconds West, along the East right-of-way line of Main Street, being the common West line of said Lot 2A, a distance of 72.81 feet to a 1/2-inch iron rod with yellow plastic cap stamped "BTS" found at the Southwest corner of Lot 4 of said Taylor Plaza Subdivision Replat No. 2;

THENCE, leaving the East right-of-way line of Main Street, along the South, East and North lines of said Lot 4, being the common West line of said Lot 2A, the following three (3) courses and distances:

- 1. North 68 degrees 19 minutes 57 seconds East, a distance of 286.70 feet to a MAG nail found at the Southeast corner of said Lot 4;
2. North 21 degrees 40 minutes 30 seconds East, a distance of 134.04 feet to a MAG nail found at the Northeast corner of said Lot 4;
3. South 68 degrees 18 minutes 32 seconds West, a distance of 286.25 feet to a 1/2-inch iron rod with yellow plastic cap stamped "BTS" found in the East right-of-way line of North Main Street, being the Northwest corner of said Lot 4;

THENCE, North 21 degrees 28 minutes 45 seconds West, along the East right-of-way line of North Main Street, being the common West lines of said Lot 2A and said Lot 1, a distance of 253.22 feet to a 1/2-inch iron rod with yellow plastic cap stamped "DOUCET AND ASSOC." found at the Southwest corner of Lot 3 of said Resubdivision of Lot 1 of Taylor Plaza;

THENCE, leaving the East right-of-way line of Main Street, along the South, East and North lines of said Lot 3, being the common West line of said Lot 1, the following four (4) courses and distances:

- 1. North 68 degrees 49 minutes 41 seconds East, a distance of 249.36 feet to a MAG nail found at the Southeast corner of said Lot 3;
2. North 21 degrees 38 minutes 38 seconds West, a distance of 98.53 feet to a MAG nail found;
3. North 65 degrees 54 minutes 20 seconds West, a distance of 41.98 feet to a MAG nail found at the Northeast corner of said Lot 3;
4. South 68 degrees 47 minutes 49 seconds West, a distance of 219.96 feet to a 1/2-inch iron rod with yellow plastic cap stamped "DOUCET AND ASSOC." found in the East right-of-way line of North Main Street, being the Northwest corner of said Lot 3;

THENCE, North 21 degrees 34 minutes 23 seconds West, along the East right-of-way line of North Main Street being the common West line of said Lot 1, a distance of 312.17 feet to a 1/2-inch iron rod with an illegible yellow plastic cap found at the Southwest corner of a called 4.69 acre tract of land conveyed to Cathy Moore and Mark Albrecht by deed of record in Document Number 2023003513 of said Official Public Records, being the Northwest corner of said Lot 1 and hereof;

THENCE, North 68 degrees 20 minutes 46 seconds East, leaving the East right-of-way line of North Main Street, along the South line of said 4.69 acre tract, being the common North line of said Lot 1, a distance of 730.06 feet to a 1/2-inch iron rod with yellow plastic cap stamped "TLS" found in the West line of a called 26.80 acre tract of land conveyed to Cathy Moore and Mark Albrecht by deed of record in Document Number 2023003513 of said Official Public Records, being the Southeast corner of said 4.69 acre tract, also being the Northeast corner of said Lot 1 and hereof;

THENCE, South 21 degrees 33 minutes 49 seconds East, along the West line of said 26.80 acre tract, being the common East lines of said Lot 1 and said Lot 2A, passing at a distance of 569.42 feet, a 1/2-inch iron rod found at the common East corner of said Lot 1 and said Lot 2A and continuing a total distance of 697.84 feet to a 5/8-inch iron rod found in the North line of said 3.974 acre tract, being the most Westerly Southwest corner of said 26.80 acre tract, also being the Southeast corner of said Lot 2A and hereof;

THENCE, South 68 degrees 18 minutes 22 seconds West, along the North line of said 3.974 acre tract, being the common South line of said Lot 2A, a distance of 730.67 feet to the POINT OF BEGINNING and containing an area of 13.460 acres, or 586,335 square feet of land, more or less.

KNOW ALL MEN BY THESE PRESENTS

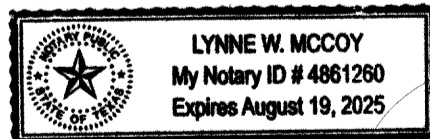
I, Todd Routh of Taylor Plaza, LLC., sole owner of the certain 13.460 acre tract of land shown hereon and described as Lot 2A of Taylor Plaza Subdivision Replat No. 2, recorded in Document No. 2022035278 of the Plat Records of Williamson County, Texas, and Lot 1 of The Resubdivision of Lot 1 of Taylor Plaza, recorded in Cabinet EE, Slide 11, now held in Document No. 2007095715 of said Plat Records, do hereby resubdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor, Williamson County, Texas, the streets, alleys, right-of-way, easement and public places shown hereon for such public purpose as the City of Taylor may deem appropriate.

This subdivision is to be known as TAYLOR PLAZA SUBDIVISION REPLAT NO. 3

TO CERTIFY WHICH, WITNESS by my hand this 12th day of August, 2024

TODD ROUTH (SIGNATURE) TODD ROUTH (PRINTED NAME)

TAYLOR PLAZA, LLC. 11701 BEE CAVES ROAD, SUITE 262 AUSTIN, TEXAS 78738



STATE OF TEXAS § COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Todd Routh, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 12th day of August, 2024.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS § COUNTY OF DENTON §

I, MATTHEW RAABE, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the subdivision regulations of the City of Taylor, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Denton, Denton County, Texas, this 8th day of August, 2024

Matthew Raabe, R.P.L.S. # 6402

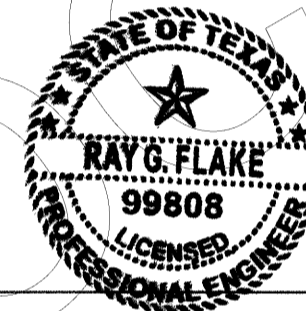


ENGINEER'S CERTIFICATION

I, Ray Flake, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0531F, effective date December 20, 2019, and that each lot conforms to the City of Taylor regulations. The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public rights-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at TAYLOR WILLIAMSON County, Texas, this 22nd day of August, 2024.

RAY FLAKE Registered Professional Engineer No. 121137 State of Texas



PLANNING & ZONING COMMISSION

This subdivision to be known as TAYLOR PLAZA SUBDIVISION REPLAT NO. 3 has been accepted and approved for filing of record with the County Clerk of Williamson County, Texas, according to the minutes of the meeting of the Taylor Planning and Zoning Commission on the NINETEENTH day of SEPTEMBER, 2024

Amy Everhart, Chairman Date 9/19/24
Danna Frazier, Secretary Date 9/19/24

DEVELOPMENT SERVICES DIRECTOR

I, Scott Dunlop, Development Services Director for the City of Taylor, Texas, do hereby certify this plat is approved for filing of record with the County Clerk of Williamson County, Texas.

Scott Dunlop, Director Date 9-19-2024

ROAD NAME AND 911 ADDRESSING APPROVAL

Road name and address assignments verified this THE 19 DAY OF September 2024 A.D.

Cindy Bridges, Williamson County Addressing Coordinator

GENERAL NOTES

- 1. The purpose of this plat is to create three lots of record from two existing lots in two separate subdivisions.
2. This property is located in Non-shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated December 20, 2019 and is located in Community Number 480670 as shown on Map Number 48491C0531F. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
3. The bearings and grid coordinates shown on this PLAT are based on GPS observations utilizing the AITerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone (4202).
4. Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
5. The subject property shown hereon is zoned 'P5' Urban Center, per the City of Taylor Zoning map dated 11/09/2023.
6. Water is to be provided by the City of Taylor.
7. Wastewater is to be handled by the City of Taylor.
8. Electricity is to be provided by: Oncoor Electric Delivery Company 203 W. Main St. Round Rock, TX 78664 (888) 313-6862
9. Natural gas is to be provided by Atmos Energy.
10. This subdivision is subject to all general notes and restrictions appearing on the plat of The Resubdivision of Lot 1 of Taylor Plaza, recorded in Cabinet EE, Slide 11, now held in Document Number 2007095715 of the Plat Records of Williamson County, Texas, as well as Taylor Plaza Subdivision Replat No. 2, recorded in Document Number 2022035278 of said Plat Records.
11. All minimum yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance (as amended)
12. Minimum Fire Flow of 500 gallons per minutes for not less than two (2) hours shall be provided.

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS § COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the 20th day of September, 2024 A.D., at 4:00 o'clock P.M., and duly recorded this the 20th day of September, 2024 A.D., at 4:12 o'clock P.M., in the Official Public Records of said County in Document No. 2024075164.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy E. Rister, Clerk County Court of Williamson County, Texas Deputy



REPLAT TAYLOR PLAZA SUBDIVISION REPLAT NO. 3 OF LOTS 1 & 2A, CREATING LOTS 1R, 2AR & 5 13.460 ACRES

BEING A REPLAT OF LOT 2A OF TAYLOR PLAZA SUBDIVISION REPLAT NO. 2, RECORDED IN DOCUMENT NUMBER 2022035278, P.R.W.C.T., AND LOT 1 OF THE RESUBDIVISION OF LOT 1 OF TAYLOR PLAZA, RECORDED IN CABINET EE, SLIDE 11, NOW HELD IN DOCUMENT NUMBER 2007095715, P.R.W.C.T., AND BEING 13.460 ACRES IN THE JOHN PHARRISS SURVEY, ABSTRACT NUMBER 495, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS. CITY OF TAYLOR PERMIT PZ-2023-1980 DATE OF PREPARATION: 08/08/2024

Table with 2 columns: Field Name, Value. Includes JOB NUMBER (2305.073-03), DATE (08/08/2024), REVISION, and DRAWN BY (DJJ).



Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177

SURVEYOR Eagle Surveying, LLC Contact: Brad Eubanks 222 S. Elm Street, Suite: 200 Denton, TX 76201 (840) 222-3009

OWNER Taylor Plaza, LLC. 11701 Bee Caves Road, Suite 262 Austin, Texas 78738 Contact: Todd Routh





## **Variance Application Questions – Applicant’s Answers**

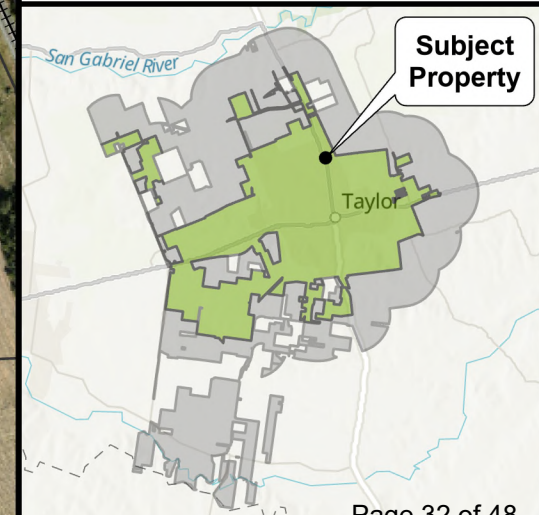
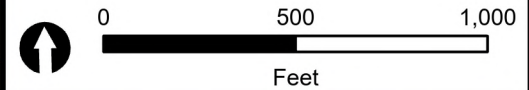
1. What particular physical conditions or characteristics make the property unique compared to others in the same neighborhood or zoning district?
  - The is a stand-alone building on an out-parcel.
2. Were the conditions or characteristics listed in Question #1 caused by the property owner or applicant?
  - The conditions are existing. Code appears to have be written for multi-tenant or in-line tenant.
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?
  - The sign code is very limited and would not provide adequate branding on the building.
4. What difficulty or unnecessary hardship would result (not just an inconvenience) if the variance were not granted?
  - Without the approval of this variance, the signs will not be visible from the roadway. A ground sign is not allowed here unless it is a yard sign so my client is depending on the visibility of the wall signs to effectively brand the building.
5. Is the amount of variance requested the minimum necessary to meet the needs of the applicant or property owner?
  - Yes - we are asking for the minimal amount possible to brand this building effectively
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 is being made to brand the building with visible signs. This request is being made to make it easier to find for vehicular traffic.
7. What effect, 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.
  - This will not affect surrounding properties in anyway. The intent is to provide visible signs, this will make it easier to locate the business and aide vehicular traffic in safely transitioning to the proper lanes for turn in and navigation through parking lot.



# PZ-2025-2580

**3000 N Main St.  
Sign Variance  
Location Map  
Approximately 1 acre**







-  Subject Property
-  City Limits
-  ETJ Boundary
-  Parcel Boundary

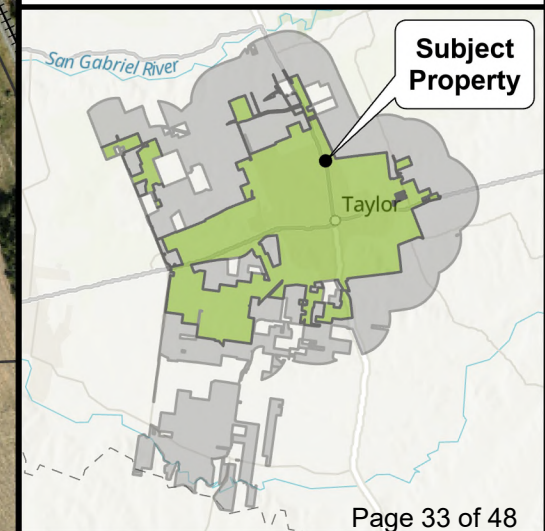




# PZ-2025-2580

**3000 N Main St.  
Sign Variance  
Notification Map  
Approximately 1 acre**

-  Subject Property
-  200-ft. Buffer
-  City Limits
-  ETJ Boundary
-  Parcel Boundary
-  Notified Properties



**City of Taylor**  
**PZ-2025-2578**  
***Place Type Zoning Variance***  
**Staff Report**

**Item Details**

<b>Subject Property:</b>	128 1st Ave.
<b>Legal Description:</b>	Property generally located at 128 1st Ave, legally described as Zella Jones Addition, Block 1, Lot 7, more particularly described by Williamson Central Appraisal District Parcel R017324, Taylor, Williamson County, Texas.
<b>Property Owner/Applicant:</b>	Sheri Hall
<b>Request:</b>	This is a request from the Land Development Code, Section 5.3.7.1 regulating the front façade of the Principal Building shall be built parallel to the front property line.

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

This request is to allow for a variance to the requirements for the facade of the Principal Building to be built parallel to the front property line or to the tangent of a curved frontage line of a lot. As defined the Land Development Code, the building’s primary frontage is defined as “the private frontage designed to bear the address and principal entrance(s) of a building.”

The applicant has proposed placing a manufactured home on the subject property that will not conform to the aforementioned Code requirement. The applicant has a manufactured home product with a front facade that is 56 feet wide, while the subject property is only about 50 feet wide. Thus, it is necessary to rotate the structure to fit the home on the subject property. By doing this, the applicant does not meet the requirement to have the primary façade face the street. Additionally, Section 5.3.7.1 regulated façade buildout requirements, which would equate to a front facing façade length of roughly 25 feet. With a variance to Section 5.3.7.1 of the Land Development Code, this requirement would be waived.

**Location:**

The subject property is located at 128 1st Ave. The site is currently a vacant lot within a neighborhood of residential uses.

**Physical and Natural Features:**

The subject property is a residential lot that is relatively flat. More than half of the western side of the property is located within the City of Taylor floodplain.

**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



**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;

In exercising its authority under Subsection (a)(3), the board may consider the following as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship.

**City of Taylor LDC Section 2.2.14 – Approval Criteria**

In addition to the requirements of Texas Local Government Code Sec. 211.009, the Board shall also find pursuant to Section 2.2.14 of the city’s Land Development Code, that the variance also meet ALL the following requirements.

**Hardship Determination**

When determining if a hardship is present when considering a variance, the Board must find that all four (4) hardships from LDC Sec. 2.2.14 are met and one (1) of the provisions of TLGC Sec. 211.009 are met. Staff have provided rubrics below with their determinations for the Board’s consideration.

<b>City Requirements for Determining Hardship Must meet all 4 of the Below Requirements</b>			
<b>Consistent</b>	<b>Inconsistent</b>	<b>N/A</b>	
<b>X</b>			<p><b>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</b></p> <p><i>Staff find that enforcement of the LDC to deprive them reasonable access to the entirety of their property.</i></p>
<b>X</b>			<p><b>That granting the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant</b></p> <p><i>Requesting this variance would allow the property owner to place a permitted structure on the property.</i></p>
<b>X</b>			<p><b>That granting of the variance will not be detrimental to the public health, safety and welfare</b></p> <p><i>The housing type is typical of those in the neighborhood. The granting of the variance will not likely have a negative effect on public health, safety, and welfare.</i></p>

X			<p><b>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.</b></p> <p><i>Staff finds that the granting of this variance would not prevent the orderly development of other property.</i></p>
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State Requirements for Determining a Hardship Must Meet One of the Below Requirements			
Consistent	Inconsistent	N/A	
X			<p><b>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 <a href="#">26.01</a>, Tax Code.</b></p> <p><i>The cost to modify the floorplan is likely more than 50 percent of the appraised value.</i></p>
		X	<p><b>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</b></p> <p><i>Not applicable based on information submitted by the requestor.</i></p>
X			<p><b>Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement</b></p> <p><i>Compliance with the LDC would violate the International Building Code's regulations on side setbacks.</i></p>
X			<p><b>Compliance would result in the unreasonable encroachment on an adjacent property or easement</b></p> <p><i>The manufactured home would encroach on neighbors' properties.</i></p>
		X	<p><b>The municipality considers the structure to be a nonconforming structure</b></p> <p><i>Not applicable based on information submitted by the requestor.</i></p>

## **CITY OF TAYLOR LDC SEC. 2.2.14. APPROVAL CRITERIA.**

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 the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
- (3) That granting or the variance will not be detrimental to the public health, safety and welfare; and
- (4) 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.

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 compliance with State law 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.

The ZBA may consider the following as grounds to determine whether compliance with the LDC as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

- (1) 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 by the assessor for the municipality under Section 26.01, Tax Code;
- (2) 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;
- (3) Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;
- (4) Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (5) The municipality considers the structure to be a nonconforming structure.

### **Attachments:**

- a) Letter of Intent from Applicant
- b) Drawings Provided by Applicant
- c) Location Map
- d) Zoning Map
- e) Notice Map

# Letter of Intent and Proof of Burden for Manufactured Home Variance Permit

Variance Permit Request and Statement of Burden for Manufactured Home at 128 1st Ave, Taylor, TX

To Whom It May Concern,

I am writing to respectfully request a variance permit for my manufactured home located at 128 1st Ave, Taylor, TX, pursuant to Section 5.3.7.1 of the City of Taylor Land Development Code (LDC) and the Texas Local Government Code 211.009. This request pertains solely to my property and my manufactured home, for which I am the legal owner and applicant.

## Description of Intent

My intent is to place a 14-foot-wide by 56-foot-long manufactured home upon a lot measuring only 49.75 feet in width. The dimensions of my home and lot create significant and insurmountable spatial constraints that make it physically impossible to orient the home so that its front façade parallels the property line and the main entrance faces the street, as required by the LDC. If I were to comply strictly with the code, the result would be the loss of critical access to the rear yard and violation of essential municipal accessibility standards, rendering the property both impractical and unsafe for occupancy.

The proposed orientation of my manufactured home is not merely a preference, but a necessity borne from the unique geometry of the lot and structure. My objective is to establish safe, functional, and code-compliant housing, while also ensuring that rear yard access and all applicable accessibility requirements are maintained.

## Proof of Physical and Financial Burden

- Physical Impossibility and Loss of Usable Area:
- The manufactured home measures 14 feet wide by 56 feet long, placed on a lot that is only 49.75 feet wide. When attempting to orient the home so that its front façade is parallel to the street, the required setbacks and access pathways cannot be maintained. Strict compliance with the code would result in at least 25% of the lot's developable area being rendered unusable, as rear access would be entirely blocked and critical egress points would be lost. This imposes a substantial

physical burden, as defined by Texas Local Government Code 211.009, and deprives me of reasonable use of my property.

- Accessibility and Code Conflict:
- If the home were oriented in compliance with the code, the only result would be the elimination of rear yard access, a direct violation of municipal accessibility standards. Additionally, this would result in the loss of secondary egress as required by fire and safety codes, endangering both the resident and public welfare.
- Financial Hardship and Proof of Burden:
- Aside from the physical and legal barriers, I am faced with severe financial hardship that compels me to seek a variance. The recent death of my husband, who was the primary earner in our household, has left me solely dependent on Social Security benefits. The loss of his income has drastically reduced my resources, and I am unable to afford extensive property modifications, purchase of additional land, or costly custom construction that compliance would require. The financial burden to modify, reconstruct, or relocate the manufactured home would far exceed 50% of its appraised value, as established by the most recent certified appraisal roll. This threshold is recognized by the Texas Local Government Code 211.009 as a significant hardship warranting variance consideration.

## Personal Statement of Hardship

I wish to further elaborate on my current financial circumstances. My husband, who provided our main household income, passed away recently, leaving me not only with profound grief but also the challenge of surviving on a fixed income from Social Security. As a retiree with limited savings, my resources are stretched thin, covering only the most essential expenses of utilities, insurance, groceries, and basic health care. There is no surplus for major construction or property acquisition.

The manufactured home in question is my only residence and primary shelter. It represents not only my investment and effort, but also my hope for stability and security in the wake of personal loss. Requiring me to undertake expensive modifications, purchase additional land, or install new infrastructure is simply not feasible given my financial situation.

## Community Context, Precedent, and Neighborhood Consistency

It is also relevant to note that several manufactured homes on my street are oriented with their doors facing away from the road, due to similar constraints of lot size and building dimensions. This precedent demonstrates that the requested variance will not disrupt the character of the neighborhood or set an extraordinary precedent. Rather, my request aligns

with established local practices and existing approvals, ensuring that my home will blend harmoniously into the surrounding built environment.

## Compliance with State and City Standards

- State Standards (Texas Local Government Code 211.009):
- This request satisfies multiple state minimum standards for variance consideration, including:
- Physical and accessibility constraints that result in the loss of more than 25% of the usable lot area if the structure is rotated.
- Financial cost of compliance that is substantially greater than 50% of the structure's appraised value.
- Strict compliance would result in violation of municipal accessibility codes and the essential requirement for rear yard access and secondary egress.

City of Taylor Minimum Standards (LDC 2.2.14):

Special circumstances or conditions: The unique dimensions of both the lot and the manufactured home create a hardship that, if strict application of the LDC is required, would deprive me of reasonable use of my property.

Preservation of substantial property rights: Granting this variance is necessary to enable the safe, practical, and legal use of my property for residential purposes.

Protection of public health, safety, and welfare: The proposed orientation of the home will ensure continued safe access to the rear yard, in compliance with fire and accessibility requirements, and will not endanger public safety.

Orderly development: Approval of this request will not hinder the development of neighboring properties or conflict with the intent of the LDC, as evidenced by similar structures on the same street.

## Conclusion

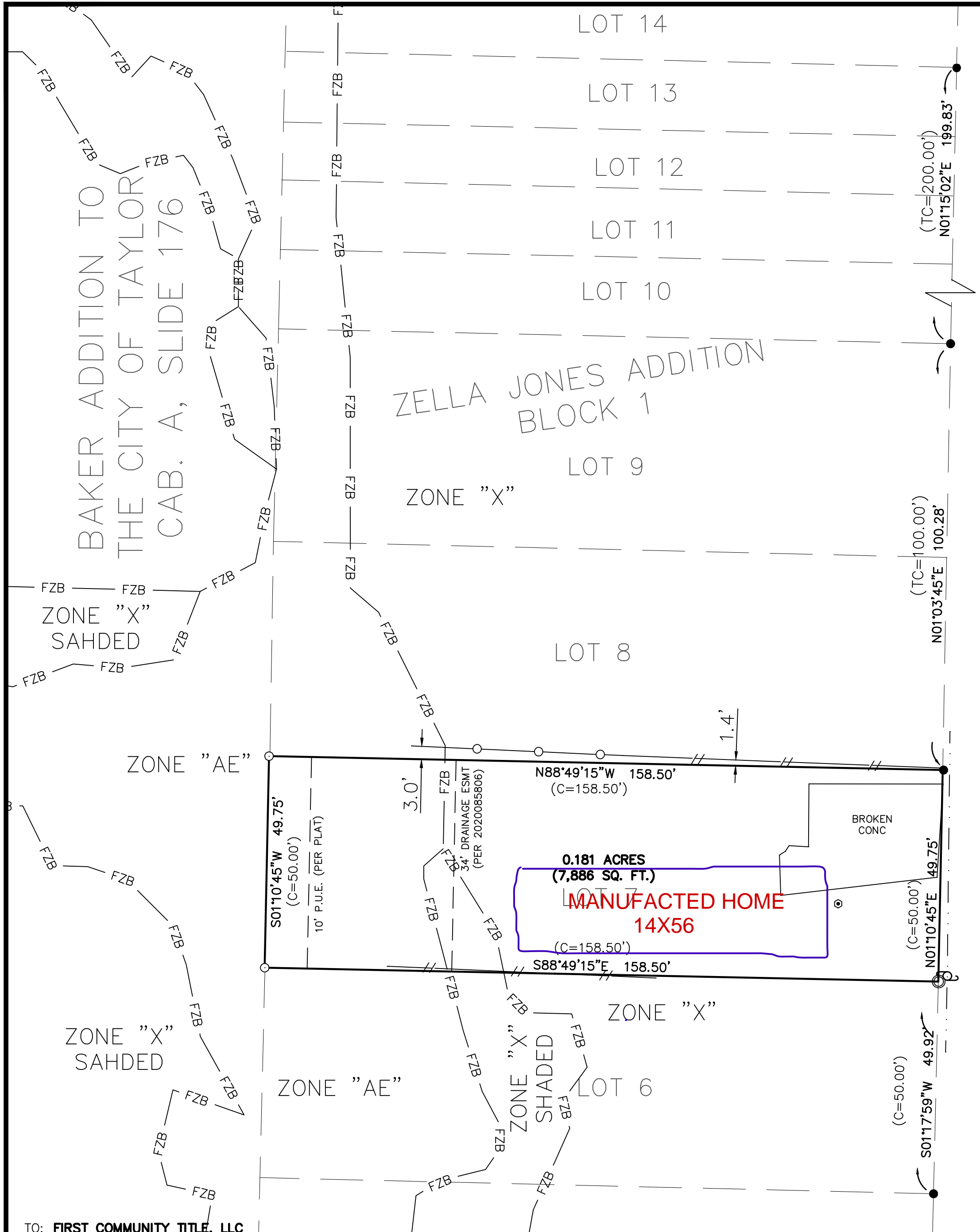
In light of the compelling physical, legal, and financial burdens described above, I respectfully request that the City of Taylor grant the variance for my manufactured home at 128 1st Ave, Taylor, TX. Granting this variance will ensure the continued enjoyment of my property rights, preserve my ability to maintain safe and accessible housing, and avoid unnecessary hardship that would compromise my well-being and financial stability.

The proposed orientation is consistent with neighborhood precedent, maintains compliance with all relevant safety and accessibility standards, and avoids functional and financial burdens. I trust that the City will recognize the unique constraints presented here and the absence of any reasonable alternative that would allow both code compliance and reasonable use of my property.

Thank you for your consideration of this request. I am available for any further questions, clarification, or site visits as needed.

Sincerely,

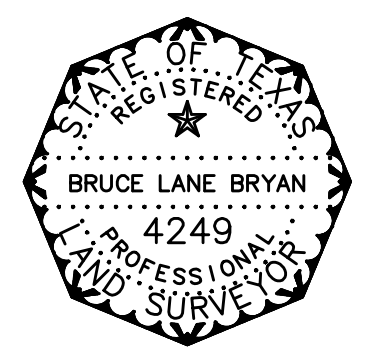
Sheri Hall



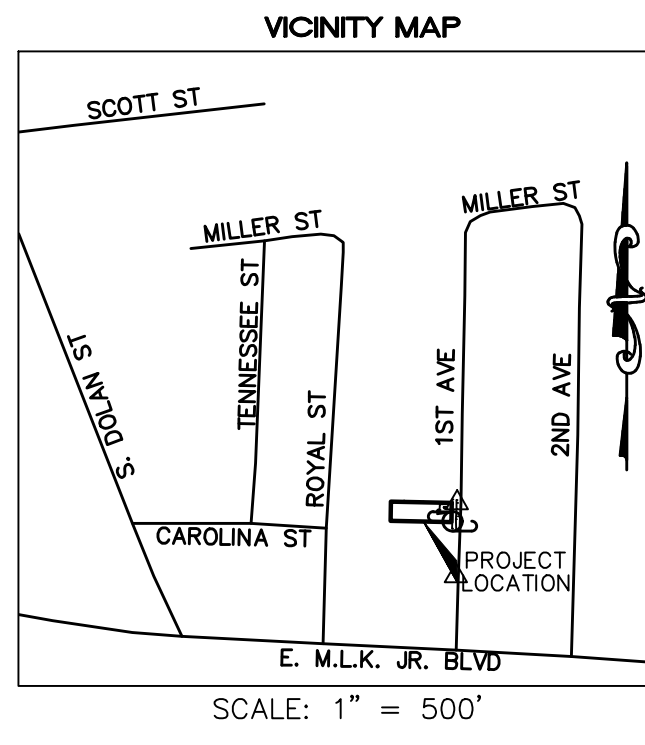
TO: **FIRST COMMUNITY TITLE, LLC**  
 RE: SHERI HALL, G.F.#25000408  
 PROJ. NO. 25-227

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY **1A**, CONDITION **III** SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

APRIL 2, 2025  
 DATE  
 BRUCE L. BRYAN, R.P.L.S.  
 TEXAS REGISTRATION NO. 4249



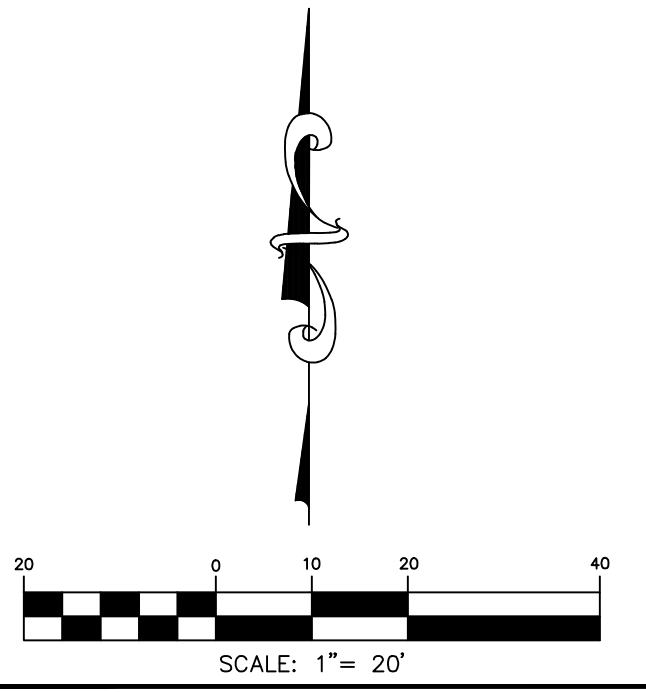
- LEGEND:**
- 1/2" IRON ROD SET
  - IRON ROD FOUND
  - CLEANOUT
  - POWER POLE
  - OVERHEAD ELECTRIC
  - WOOD FENCE
  - CHAIN LINK FENCE



- a. UTILITY EASEMENT 10 FEET IN WIDTH ALONG THE REAR PROPERTY LINE, AS SHOWN OF PLAT OF RECORD IN CABINET A, SLIDE 266, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.- **AFFECTS AS SHOWN**
- b. DRAIN DITCH ALONG THE REAR PROPERTY LINE, AS SHOWN ON PLAT OF RECORD IN CABINET A, SLIDE 266, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.- **AFFECTS AS SHOWN**
- c. EASEMENT TO TEXAS POWER AND LIGHT COMPANY AND TEXAS PUBLIC UTILITIES COMPANY, RECORDED IN VOLUME 226, PAGE 136, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.- **UNABLE TO DETERMINE DUE TO VAGUE DESCRIPTIONS**
- d. EASEMENT TO STATE OF TEXAS, RECORDED IN VOLUME 335, PAGE 127 AND VOLUME 335, PAGE 133, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.- **UNABLE TO DETERMINE DUE TO VAGUE DESCRIPTION**
- e. EASEMENTS TO TEXAS POWER & LIGHT COMPANY AS SET OUT IN VOLUME 286, PAGE 312; VOLUME 292, PAGE 140; AND VOLUME 342, PAGE 137, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.- **UNABLE TO DETERMINE DUE TO VAGUE DESCRIPTION**
- f. 1/3 OF ALL THE OIL, GAS AND OTHER MINERALS, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ARE EXCEPTED HEREFROM AS THE SAME ARE SET FORTH IN INSTRUMENT RECORDED IN VOLUME 323, PAGE 16, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.- **NOT RESEARCHED, NOT RELATED TO SURFACE RIGHTS**
- g. 2/3 OF ALL THE OIL, GAS AND OTHER MINERALS, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ARE EXCEPTED HEREFROM AS THE SAME ARE SET FORTH IN INSTRUMENT RECORDED IN VOLUME 321, PAGE 438, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.- **NOT RESEARCHED, NOT RELATED TO SURFACE RIGHTS**
- h. ALL THE OIL, GAS AND OTHER MINERALS, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ALL OF WHICH ARE EXPRESSLY EXCEPTED HEREFROM AND NOT INSURED HEREUUNDER, AS SAME ARE SET FORTH IN INSTRUMENT RECORDED IN VOLUME 335, PAGE 127 AND VOLUME 335, PAGE 133, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.- **NOT RESEARCHED, NOT RELATED TO SURFACE RIGHTS**
- i. ALL THE OIL, GAS AND OTHER MINERALS, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ALL OF WHICH ARE EXPRESSLY EXCEPTED HEREFROM AND NOT INSURED HEREUUNDER, AS SAME ARE SET FORTH IN INSTRUMENT RECORDED IN VOLUME 369, PAGE 74, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.- **NOT RESEARCHED, NOT RELATED TO SURFACE RIGHTS**
- j. ALL THE OIL, GAS AND OTHER MINERALS, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ALL OF WHICH ARE EXPRESSLY EXCEPTED HEREFROM AND NOT INSURED HEREUUNDER, AS SAME ARE SET FORTH IN INSTRUMENT RECORDED IN VOLUME 418, PAGE 332 AND VOLUME 418, PAGE 334, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.- **NOT RESEARCHED, NOT RELATED TO SURFACE RIGHTS**
- k. EASEMENT AGREEMENT BETWEEN AMY G AND KIMBERLY MORENO TO THE CITY OF TAYLOR TEXAS, RECORDED IN DOCUMENT NO. 2020085806, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.- **AFFECTS AS SHOWN**
- l. RIGHTS OF LOWER BRUSHY CREEK WCID, TO LEVY TAXES AND ISSUE BONDS.- **NOTED**
- m. RIGHTS OF TENANTS, AND ASSIGNS, AS TENANTS ONLY, UNDER CURRENTLY UNRECORDED EFFECTIVE LEASE AGREEMENTS.- **NOTED**
- n. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTERESTS THAT ARE NOT LISTED.- **NOTED**
- o. ALL CONVEYANCES, CONTRACTS, DEEDS, RESERVATIONS, EXCEPTIONS, LIMITATIONS, LEASES, AND SIMILAR INTERESTS IN OR TO ANY GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, ALL AS PROVIDED BY SECTION 2703.056 (A) OF THE TEXAS INSURANCE CODE- **NOTED**
- p. WE EXCEPT TO ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE BOUNDARY OF DEDICATED OR EXISTING ROADWAYS OR WHICH MAY BE USED FOR ROAD OR STREET PURPOSES. (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO THE COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY.)- **NOTED**
- q. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, ROADWAYS, ENCROACHMENTS, ETC., WHICH A SURVEY OR PHYSICAL INSPECTION OF THE PREMISES MIGHT DISCLOSE. (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO THE COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY.)- **NOTED**
- r. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO THE COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY.)- **NOTED**
- s. RIGHTS OF PARTIES IN POSSESSION (OTP ONLY.)- **NOTED**

**SURVEYORS NOTES:**

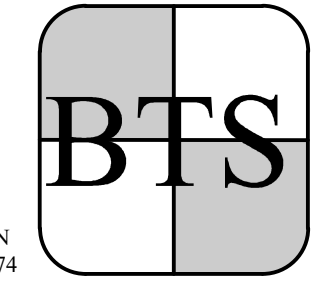
1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 ADJUSTMENT AND ARE GRID VALUES.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE REPORT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
3. THE PROPERTY DEPICTED HEREON IS PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0534F EFFECTIVE DATE DECEMBER 20, 2019 LOCATED IN ZONE "X" (UNSHADED).
4. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
5. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BTS".
6. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY **FIRST COMMUNITY TITLE, LLC**, G.F. NO. **25000408**, EFFECTIVE DATE: **MARCH 18, 2025**.



**LAND TITLE SURVEY**

LOT 7, BLOCK 1  
 ZELLA JONES ADDITION  
 TO THE CITY OF TAYLOR  
 WILLIAMSON COUNTY, TEXAS  
 CABINET A, SLIDES 266-267  
 PRWC

**BRYAN TECHNICAL SERVICES, INC.**



911 NORTH MAIN  
 TAYLOR, TX 76754  
 PHONE: (512) 352-9090

FIRM No. 10128500

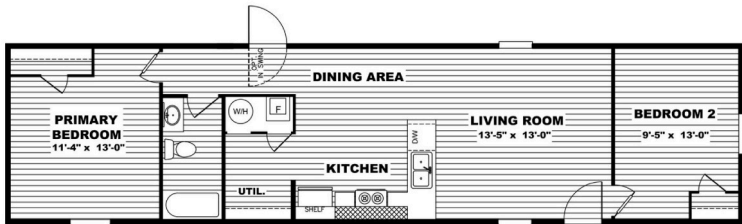
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: NLF  
 SCALE: 1"=20'  
 PROJECT NO. 25-227

CHECKED BY: BLB  
 APPROVED BY: BLB  
 DATE: APRIL 2, 2025

# TRU SINGLE SECTION



MODEL: **THE BLISS**

14'-0" x 56'-0" 765 Sq.Ft

2 Beds 1 Bath

Due to continued improvements and material changes, specifications may change without notice. Room sizes are approximate.

Page 44 of 48

TO: FIRST COMMUNITY TITLE, LLC  
 RE: SHERI HALL, G.F.#25000408  
 PROJ. NO. 25-227

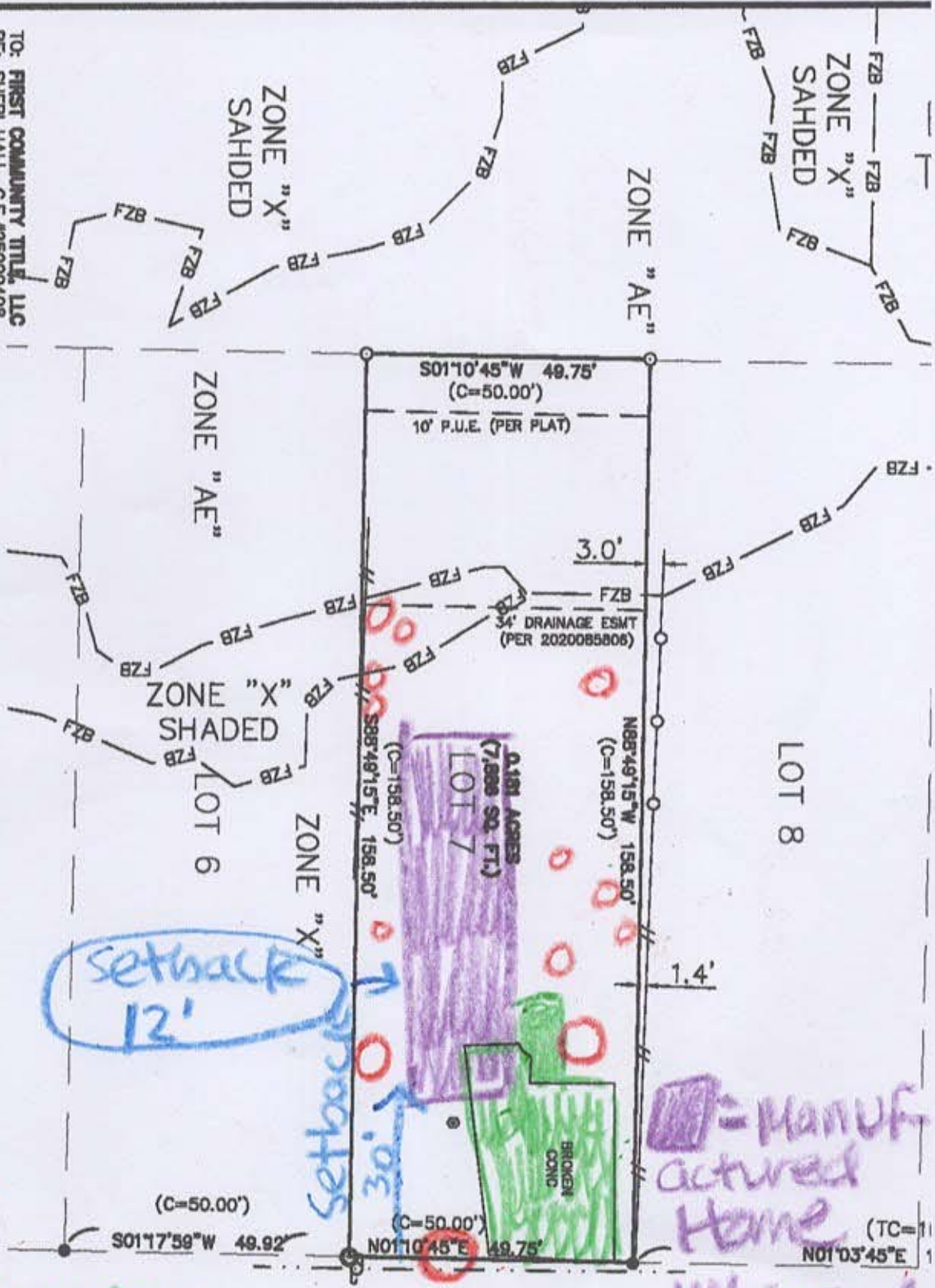
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

APRIL 2, 2025

BRUCE L. BRYAN, R.P.L.S.  
 TEXAS REGISTRATION NO. 4249



- LEGEND:
- 1/2" IRON ROD SET
  - IRON ROD FOUND
  - CLEANOUT
  - POWER POLE
  - OVERHEAD ELECTRIC
  - WOOD FENCE
  - CHAIN LINK FENCE



**14' x 56'**

**Setback in-line w/ front of all houses** ←→

**12'** (circled in blue)

**30'** (circled in blue)

**Manuf. actured Home** (purple box)

**BROKEN CONC.** (green area)

**Driveway** (green hatched area)

**trees** (red circles)

1. 1/3 OF ALL THE OIL, GAS AND OTHER RIGHTS IN CONNECTION WITH THIS SURVEY SHALL BE RESERVED TO THE COMPANY MAKING THIS SURVEY, IF THE COMPANY MAKING THIS SURVEY IS NOT LISTED. - NOT B

2. 2/3 OF ALL THE OIL, GAS AND OTHER RIGHTS IN CONNECTION WITH THIS SURVEY SHALL BE RESERVED TO THE COMPANY MAKING THIS SURVEY, IF THE COMPANY MAKING THIS SURVEY IS NOT LISTED. - NOT B

3. ALL THE OIL, GAS AND OTHER RIGHTS IN CONNECTION WITH THIS SURVEY SHALL BE RESERVED TO THE COMPANY MAKING THIS SURVEY, IF THE COMPANY MAKING THIS SURVEY IS NOT LISTED. - NOT B

4. ALL THE OIL, GAS AND OTHER RIGHTS IN CONNECTION WITH THIS SURVEY SHALL BE RESERVED TO THE COMPANY MAKING THIS SURVEY, IF THE COMPANY MAKING THIS SURVEY IS NOT LISTED. - NOT B

5. ALL THE OIL, GAS AND OTHER RIGHTS IN CONNECTION WITH THIS SURVEY SHALL BE RESERVED TO THE COMPANY MAKING THIS SURVEY, IF THE COMPANY MAKING THIS SURVEY IS NOT LISTED. - NOT B

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7. ALL THE OIL, GAS AND OTHER RIGHTS IN CONNECTION WITH THIS SURVEY SHALL BE RESERVED TO THE COMPANY MAKING THIS SURVEY, IF THE COMPANY MAKING THIS SURVEY IS NOT LISTED. - NOT B

8. ALL THE OIL, GAS AND OTHER RIGHTS IN CONNECTION WITH THIS SURVEY SHALL BE RESERVED TO THE COMPANY MAKING THIS SURVEY, IF THE COMPANY MAKING THIS SURVEY IS NOT LISTED. - NOT B

9. ALL THE OIL, GAS AND OTHER RIGHTS IN CONNECTION WITH THIS SURVEY SHALL BE RESERVED TO THE COMPANY MAKING THIS SURVEY, IF THE COMPANY MAKING THIS SURVEY IS NOT LISTED. - NOT B

10. ALL THE OIL, GAS AND OTHER RIGHTS IN CONNECTION WITH THIS SURVEY SHALL BE RESERVED TO THE COMPANY MAKING THIS SURVEY, IF THE COMPANY MAKING THIS SURVEY IS NOT LISTED. - NOT B

11. ALL THE OIL, GAS AND OTHER RIGHTS IN CONNECTION WITH THIS SURVEY SHALL BE RESERVED TO THE COMPANY MAKING THIS SURVEY, IF THE COMPANY MAKING THIS SURVEY IS NOT LISTED. - NOT B

12. ALL THE OIL, GAS AND OTHER RIGHTS IN CONNECTION WITH THIS SURVEY SHALL BE RESERVED TO THE COMPANY MAKING THIS SURVEY, IF THE COMPANY MAKING THIS SURVEY IS NOT LISTED. - NOT B

13. ALL THE OIL, GAS AND OTHER RIGHTS IN CONNECTION WITH THIS SURVEY SHALL BE RESERVED TO THE COMPANY MAKING THIS SURVEY, IF THE COMPANY MAKING THIS SURVEY IS NOT LISTED. - NOT B

14. ALL THE OIL, GAS AND OTHER RIGHTS IN CONNECTION WITH THIS SURVEY SHALL BE RESERVED TO THE COMPANY MAKING THIS SURVEY, IF THE COMPANY MAKING THIS SURVEY IS NOT LISTED. - NOT B

15. ALL THE OIL, GAS AND OTHER RIGHTS IN CONNECTION WITH THIS SURVEY SHALL BE RESERVED TO THE COMPANY MAKING THIS SURVEY, IF THE COMPANY MAKING THIS SURVEY IS NOT LISTED. - NOT B

16. ALL THE OIL, GAS AND OTHER RIGHTS IN CONNECTION WITH THIS SURVEY SHALL BE RESERVED TO THE COMPANY MAKING THIS SURVEY, IF THE COMPANY MAKING THIS SURVEY IS NOT LISTED. - NOT B

17. ALL THE OIL, GAS AND OTHER RIGHTS IN CONNECTION WITH THIS SURVEY SHALL BE RESERVED TO THE COMPANY MAKING THIS SURVEY, IF THE COMPANY MAKING THIS SURVEY IS NOT LISTED. - NOT B

18. ALL THE OIL, GAS AND OTHER RIGHTS IN CONNECTION WITH THIS SURVEY SHALL BE RESERVED TO THE COMPANY MAKING THIS SURVEY, IF THE COMPANY MAKING THIS SURVEY IS NOT LISTED. - NOT B



19. ALL THE OIL, GAS AND OTHER RIGHTS IN CONNECTION WITH THIS SURVEY SHALL BE RESERVED TO THE COMPANY MAKING THIS SURVEY, IF THE COMPANY MAKING THIS SURVEY IS NOT LISTED. - NOT B

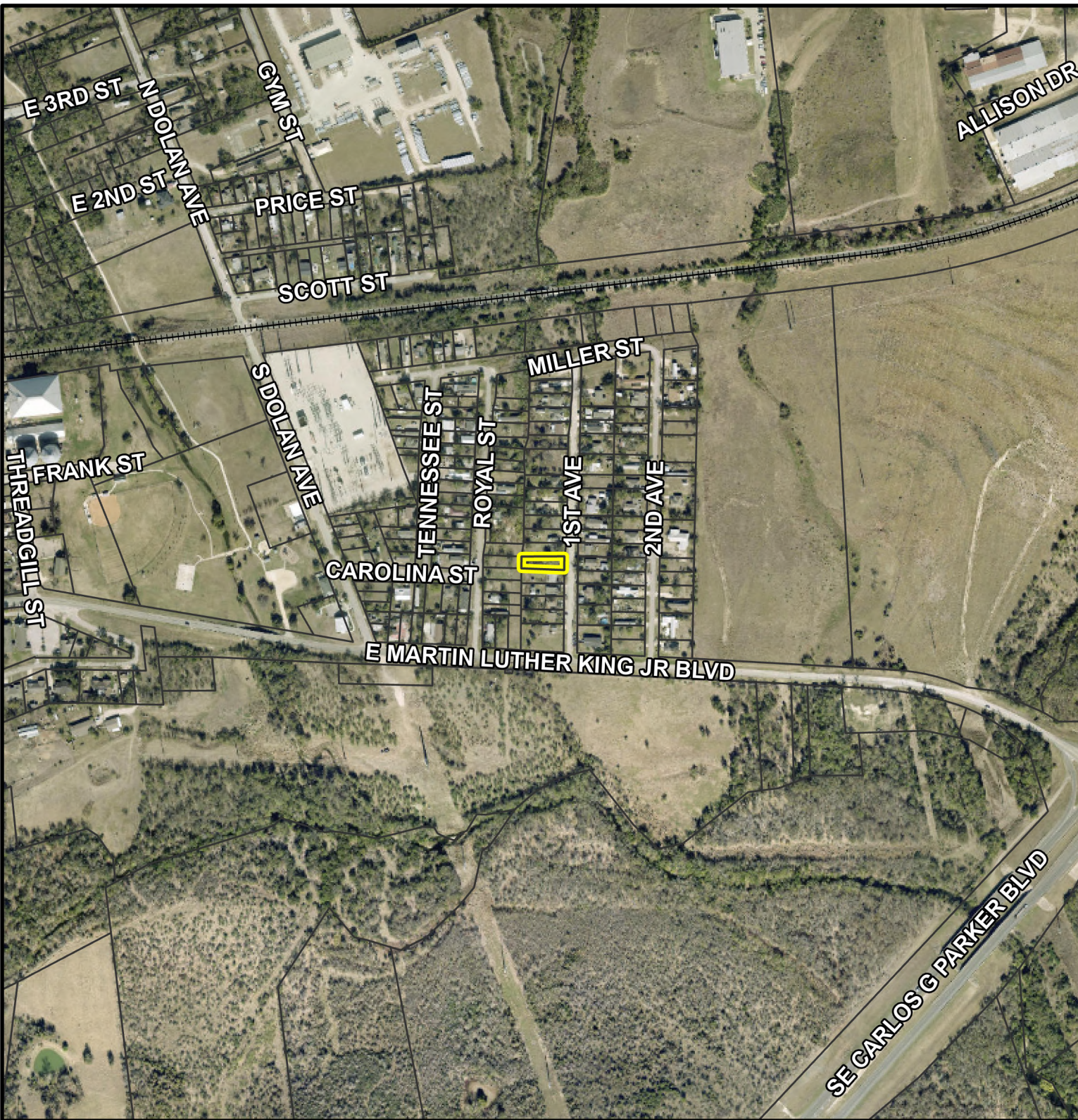
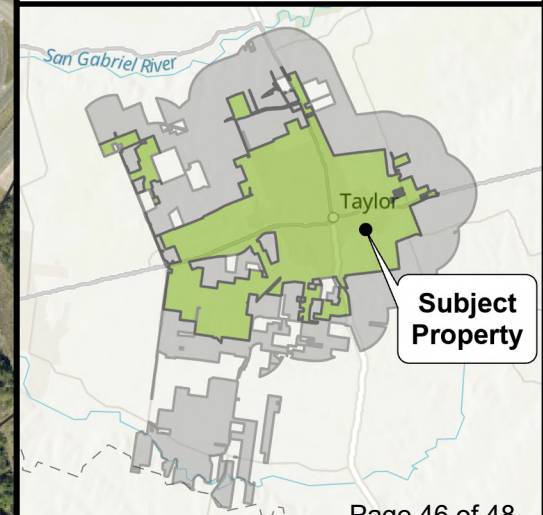
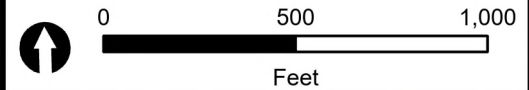
20. ALL THE OIL, GAS AND OTHER RIGHTS IN CONNECTION WITH THIS SURVEY SHALL BE RESERVED TO THE COMPANY MAKING THIS SURVEY, IF THE COMPANY MAKING THIS SURVEY IS NOT LISTED. - NOT B



# PZ-2025-2578

128 1st Ave.  
Sign Variance  
Location Map  
Approximately 0.2 acres

-  Subject Property
-  Parcel Boundary





# PZ-2025-2578

128 1st Ave.  
Sign Variance  
Current Zoning Map  
Approximately 0.2 acres

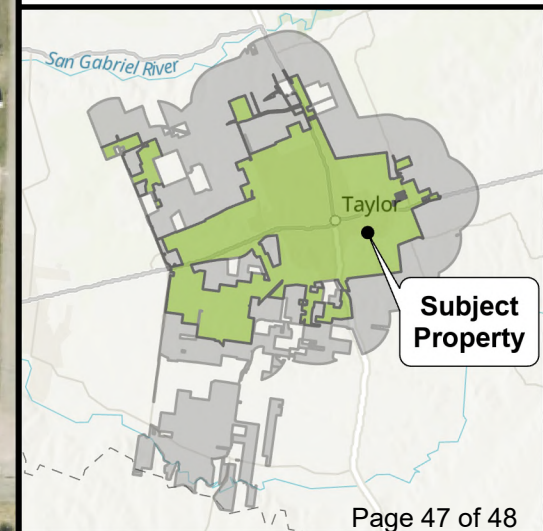
- Subject Property
- Parcel Boundary

### Overlay Zoning

- P1: Nature

### Place Type Zoning

- P2.5: Large Lot
- P3M: Manufactured Housing



E MARTIN LUTHER KING JR BLVD

ROYAL ST

1ST AVE

CAROLINA ST



# PZ-2025-2578

**128 1st Ave.  
Sign Variance  
Notification Map  
Approximately 0.2 acres**

- Subject Property
- 200-ft. Buffer
- Parcel Boundary
- Notified Properties

