

AGENDA
CITY OF TAYLOR, TEXAS
ZONING BOARD OF ADJUSTMENT MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET
TAYLOR, TX 76574
FEBRUARY 3, 2026, 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, February 3, 2026.

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

1. Review and approve minutes from the meeting on December 2, 2025.

IV. REGULAR AGENDA

2. **PZ-2025-2651** – Hold a public hearing regarding a request for a variance from the RCR Commercial Planned Development. Sections 2.6 - Signage Standards, for property generally located at 225 Logistics Loop East, legally described as RCR Taylor Logistics Park, Block 3, Lot 1, more particularly described by Williamson Central Appraisal District Parcel R655376, Taylor, Williamson County, Texas. *Parker McDowell*
3. **PZ-2025-2651** – Take action regarding a request for a variance from the RCR Commercial Planned Development. Sections 2.6 - Signage Standards, for property generally located at 225 Logistics Loop East, legally described as RCR Taylor Logistics Park, Block 3, Lot 1, more particularly described by Williamson Central Appraisal District Parcel R655376, Taylor, Williamson County, Texas. *Parker McDowell*

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 January 28, 2026, 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: Beverley Ashton Date: January, 28, 2026
Planning Technician

MINUTES
CITY OF TAYLOR, TEXAS
ZONING BOARD OF ADJUSTMENT MEETING

December 2, 2025, 6:00 P.M.
 City Hall Council Chambers
 400 Porter Street, Taylor, TX 76574

PRESENT	ABSENT	STAFF PRESENT
Nancy Talley	Emily Holmes	Carly Pearson, Assistant City Manager
Michael Prillaman	Nora Roy	Courtney Peres, Asst. Director of Dev. Services
Craig Eulendorf		Preston Gunn, Planner
Amy Everhart		

I. CALL TO ORDER AND DECLARE A QUORUM

- *Chair, Nancy Talley, called a quorum at 6:16 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 October 7, 2025.
 - *Board member Michael Prillaman, made a motion to amend the minutes and to correct the misspelling of Craig Eulendorf's name in section 3. He also wanted to amend that within the minutes it states that Craig Eulendorf made the motion to approve the case presented to the ZBA in Section 3. This should be amended to show that Michael Prillaman made the motion to approve.*
 - *Michael Prillaman also wanted the minutes to reflect that for items 4 and 5 the variance was granted because the request more than sufficiently meets the requirement for determining the hardship*
 - *Michael Prillaman also wanted the minutes to reflect that for items 2 and 3 the variance was based on the proposed signage being consistent with existing design elements in the same shopping center that were compliant with the previous development code.*

Craig Eulendorf made the motion to approve the minutes with the amendments suggested by Michael Prillaman, Amy Everhart seconded the motion to approve the amended minutes. Motion passed unanimously (4-0).

IV. REGULAR AGENDA

2. **PZ-2025-2615** – Hold a public hearing regarding a request for a variance from the Land Development Code, Sections 5.10.7 Signage Specifications: Letter Height, for property generally located at 201 Mustang Cove, legally described as Mustang Creek Industrial Park, (Block B, Lot 4 Replat) Block B, Lot 4E, more particularly described by Williamson Central Appraisal District Parcel R496079, Taylor, Williamson County, Texas

- *Chair, Nancy Talley, opened the public hearing at 6:22 PM.*
- *Assistant Director of Development Services, Courtney Peres, gave a presentation regarding the variance based on the request presented.*
- *Greg Ringer, the business owner, was present to answer questions from the Board.*
- *Chair, Nancy Talley, closed the public hearing at 6:39 PM*

3. **PZ-2025-2615** – Take action regarding a request for a variance from the Land Development Code, Sections 5.10.7 Signage Specifications: Letter Height, for property generally located at 201 Mustang Cove, legally described as Mustang Creek Industrial Park, (Block B, Lot 4 Replat) Block B, Lot 4E, more particularly described by Williamson Central Appraisal District Parcel R496079, Taylor, Williamson County, Texas.

- *Board Member, Craig Eulenfeld, made a motion to approve the request for the variance to increase the letter size to 36 inches tall, he commented that this was based on the reasoning that this is an industrial park made for business. Board member Amy Everhart seconded the motion. Motion passed unanimously (4-0).*

V. ADJOURN

- *Meeting was adjourned at 6:40 PM.*

Approved by Chair:	
	<i>Nancy Talley, Chair</i>
Date:	
Attest by City Staff:	
Date:	



Zoning Board of Adjustment Meeting **February 3, 2026** Transmittal Letter

Agenda Item Number: 2.

Agenda Title: **PZ-2025-2651 – Hold a public hearing regarding a request for a variance from the RCR Commercial Planned Development. Sections 2.6 - Signage Standards, for property generally located at 225 Logistics Loop East, legally described as RCR Taylor Logistics Park, Block 3, Lot 1, more particularly described by Williamson Central Appraisal District Parcel R655376, Taylor, Williamson County, Texas.**

Board Action to be Taken: Hold a public hearing

Department Submitted: Development Services Department

Staff Contact: Parker McDowell, HDR Engineering

1. PURPOSE / DESCRIPTION

The applicant is requesting a variance from the RCR Commercial Planned Development Ordinances, Sections Section 2.6 - Signage Standards, more specifically the monument sign height and sign area . They have currently proposed one sign monument sign for the site. The proposed monument sign is 14 feet and 6 inches in height and 15 feet in width for the native stone structure with a identified sign area for the business as 53.3 square feet.

2. STAFF ANALYSIS / BACKGROUND

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). In addition, standards for this development are outlined within RCR Commercial Planned Development (CPD).

The primary concern that staff consider in a sign variance along an Industrial thoroughfare is whether the request could be distracting to motorists. The applicant believes that an increase of sign height is easier to recognize from the roadway, considering how far back it is and how little public ROW the site has.

Due to its location at the terminus of the cul-de-sac, the business would function as the primary and most prominent destination within the area. Vehicular traffic entering the cul-de-sac would inevitably travel toward and encounter the business site. As a result, increased sign height would not materially improve visibility, as the cul-de-sac configuration naturally directs traffic to the business location. Staff’s analysis determined that the proposed sign height exceeds the CPD

requirements by over 10 feet and the sign area by 144 square feet. The request is consistent with 3 of the 4 requirements to determine hardship in the LDC. The proposed signage and request meet none of the state requirements in determining hardship.

3. 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.

4. TIMELINE

5. OTHER OPTIONS

6. ATTACHMENTS

- 1. PZ-2025-2651_Texas Materials Sign Variance_ Staff Report
- 2. PZ-2025-2651_Texas Materials Sign Variance_ Letter of Intent
- 3. PZ-2025-2651_Texas Materials Sign Variance_ Sign Details
- 4. PZ-2025-2651_Location Map
- 5. PZ-2025-2651_Notification Map

City of Taylor
PZ-2025-2651
Sign Variance
Staff Report

Item Details

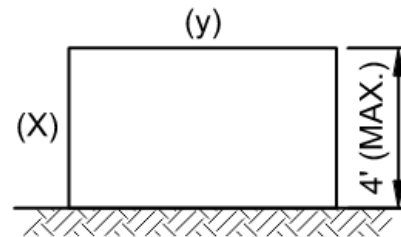
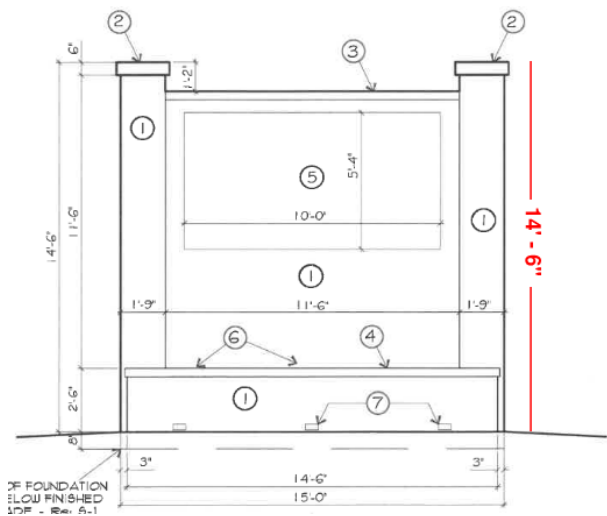
Subject Property: 225 Logistics Loop East, Taylor, TX
Legal Description: Legally described as RCR Taylor Logistics Park, Block 3, Lot 1, more particularly described by Williamson Central Appraisal District Parcel R655376, Taylor, Williamson County, Texas.
Applicant /Property Owner(s): Texas Materials, Inc., a CRH Co.
Request: A request for a variance from the RCR Commercial Planned Development. Section 2.6 - Signage Standards

Overview of Applicant’s Request & Background

The applicant is requesting a variance from the RCR Commercial Planned Development Ordinance, Section 2.6 - Signage Standards, more specifically the monument sign height and sign area. The applicant has currently proposed one (1) monument sign at the subject property. The proposed monument sign is proposed as 14 feet and 6-inches in height and 15 feet in width with a total of 204.6 square foot monument structure including signage area of 53.3 square feet.

Current Adopted Sign Standards within the RCR Rail Park; Sections Section 2.6 - Signage Standards – Freestanding Sign

Proposed Signage



MAXIMUM SIZE
 $(X)*(Y) \leq 60 \text{ sf}$

The applicant believes that the larger sign will help make the

sign more visible as the frontage of the property is fairly narrow and setback off the Logistics Loop East roadway.

Location:

The subject property is located within the RCR Logistics Rail Park. The subject property is located within the cul-de-sac of Logistics Loop East. The property is currently surrounded by vacant properties, but other rail and industrial uses are proposed.

Physical and Natural Features:

The subject property currently functions as a permanent location for Texas Materials concrete batch plant and rail lines associated with the business.



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 (5 notices), and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, January 18, 2026

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). In addition, standards for this development are outlined within RCR Commercial Planned Development (CPD).

The primary concern that staff consider in a sign variance along an Industrial thoroughfare is whether the request could be distracting to motorists. The applicant believes that an increase of sign height is easier to recognize from the roadway, considering how far back it is and how little public ROW the site has.

Due to its location at the terminus of the cul-de-sac, the business would function as the primary and most prominent destination within the area. Vehicular traffic entering the cul-de-sac would inevitably travel toward and encounter the business site. As a result, increased sign height would not materially improve visibility, as the cul-de-sac configuration naturally directs traffic to the business location. Staff’s analysis determined that the proposed sign height exceeds the CPD requirements by over 10 feet and the sign area by 144 square feet.

The request is consistent with 3 of the 4 requirements to determine hardship in the LDC. The proposed signage and request meet none of the state requirements in determining hardship.

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: **Increased Sign Height**

City Requirements for Determining Hardship Must Meet all 4 of the Below Requirements			
Consistent	Inconsistent	N/A	
	<u>X</u>		<p>There are special circumstances or conditions affecting the property involved such that the strict application of the provisions of this LDC would deprive the applicant of the reasonable use of their property;</p> <p><i>Staff finds there are no special circumstances or conditions arising from the physical surroundings, shape, or other feature affecting the sign subject to the variance petition. The right-of-way width and location at the end of a cul-de-sac does not make sign visibility harder to see from the right-of-way.</i></p>
	<u>X</u>		<p>The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;</p> <p><i>Staff finds that the request for larger sign is not necessary for the effectiveness of the sign.</i></p>
<u>X</u>			<p>Granting the variance application shall not be detrimental to the public health, safety, or welfare,;</p> <p><i>Staff find that granting the variance would not detrimental to public health, safety, or welfare, or injurious to other property within the area.</i></p>
	<u>X</u>		<p>The degree of variance requested is the minimum amount necessary to meet the needs of the applicant to satisfy the standards.</p> <p><i>Staff finds that the degree of variance is not the minimum amount necessary. The applicant signs is over twice the allowable height and sign area from the approved RCR CPD development 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 Sign Height**

State Requirements for Determining Hardship Must Meet One of the Below Requirements			
Consistent	Inconsistent	N/A	
	<u>X</u>		<p>The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01, Tax Code</p> <p><i>Staff finds that the property was valued at \$9,514,526 and it is unlikely that the cost of compliances reaches the 50% threshold.</i></p>
		<u>X</u>	<p>Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur</p>
	<u>X</u>		<p>Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement</p> <p><i>Staff finds no conflict within the Land Development Code, RCR CPD, and the applicant's ability to meet all requirements.</i></p>
		<u>X</u>	<p>Compliance would result in the unreasonable encroachment on an adjacent property or easement</p>
		<u>X</u>	<p>The municipality considers the structure to be a nonconforming structure</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
- b) Sign Details
- c) Site Development Plan
- d) Location Map
- e) Notice Map

12/5/25

Block 3, Lot 1 42.43 Acre Industrial property
Sign Size and Location Special and Unique Hardship claim

Re: Texas Materials Request to the City of Taylor for a sign size variance request for BP#2025-14798

The Texas Materials Industrial property at RCR-Taylor Logistics Park consists of 42.43 Acre site, that includes Rail Served Industrial Materials transloading and plant facilities.

The Logistics Loop East public roadway is the only public access into and out of the Texas Materials property.

The COT approved the RCR-Taylor Logistics Park Logistics Loop East (LLE) roadway to terminate in a Cul-de-Sac, approximately eighty feet (80 ft) from the Texas Materials property line.

To provide access to the Texas Materials property from the LLE roadway Cul-de-sac, TM was required to design and construct a private industrial driveway. The private driveway is thirty-five feet wide and eighty feet long and it provides the connection of the TM property to the LLE public Roadway.

Texas Materials is requesting permission for a sign variance to construct a 204.6 square foot Monument Structure which includes the "Texas Materials sign" area of 53.3 square foot.

The sign and sign structure dimensions are included in the Architectural and Structural drawings that have been designed and submitted to the City Building Department. Plan sheets have also been included in this request for sign size variance.

Please review, approve and grant Texas Materials the requested sign size variance, so Texas Materials can receive approval of the design from the COT building department and then proceed with the sign structure construction, inspection and sign erection.

Reasons for the City of Taylor to grant the Texas Materials sign size variance request:

1-Makes the City and the Logistics Park look better! Aesthetically pleasing-the proposed Texas Materials Monument Structure and Sign are attractive

2-Hardship-Texas Materials property is at the end of the LLE Roadway Cul-de-Sac

3-Hardship-Texas Materials frontage is a dismal thirty-five feet width (based on the width of the private driveway constructed between the cul-de-sac and Tx Materials property line)

4-Safety-Texas Materials sign location will be setback approximately 100 feet from the public LLE roadway cul-de-sac (80 feet from cul-de-sac to Tx Mat. plus 20 feet set back from the Tx Materials property line to the nearest sign corner)

5-Safety-Texas Materials Industrial site traffic speeds on the driveway will be low

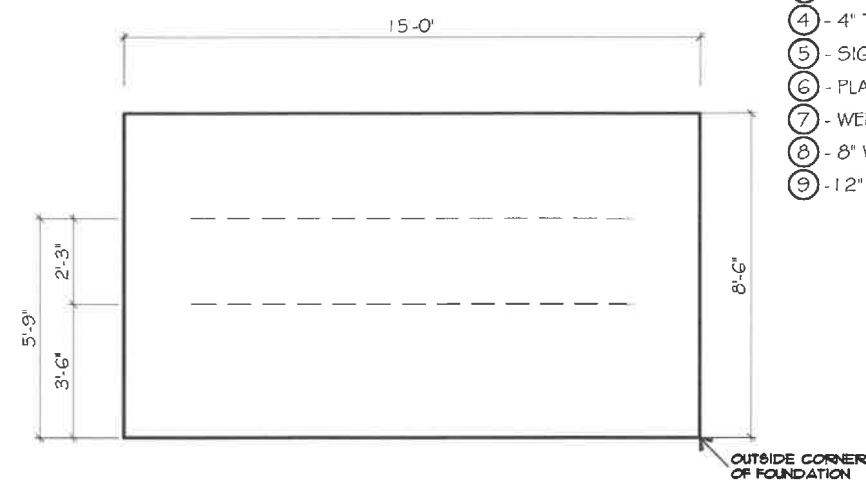
6- Safety-Texas Materials sign is being placed on Texas Materials private property with a ten-foot setback off the edge of the Texas Materials private driveway

7-Property Owners Association approved sign variance: TM submitted and received approval for the sign size variance request from the RCR-Taylor Logistics Park Property Owners Association in August 2025.



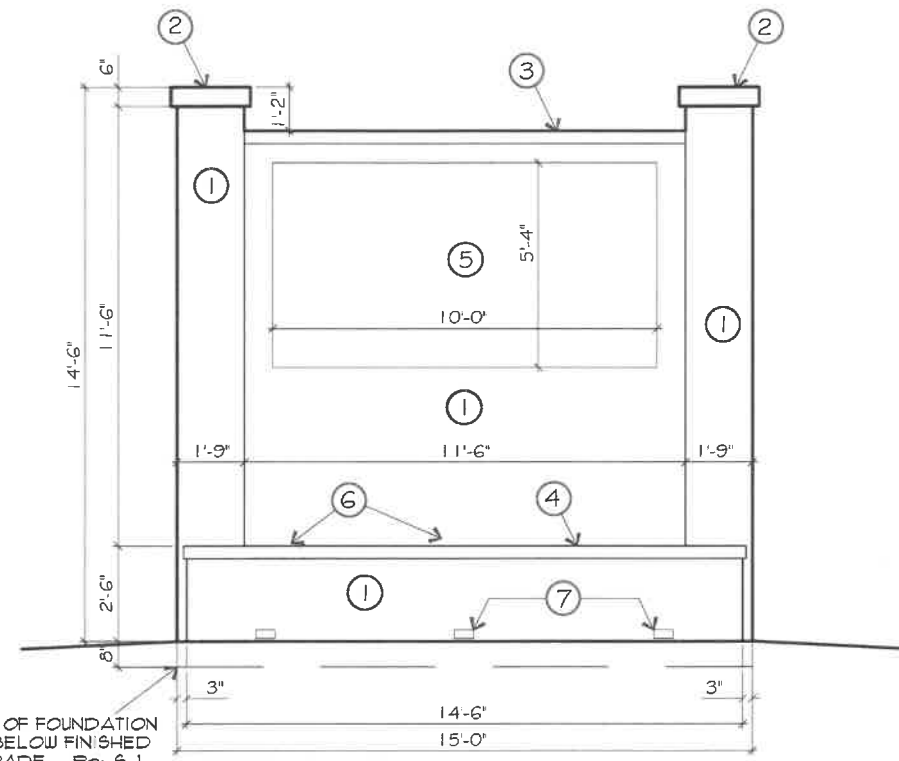
RENDERED ELEVATION
w/ SIGNAGE

NOTE:
TOTAL AREA OF
FACE OF SIGN
= 204.6 sq. ft.



FOUNDATION OUTLINE

OUTSIDE CORNER
OF FOUNDATION

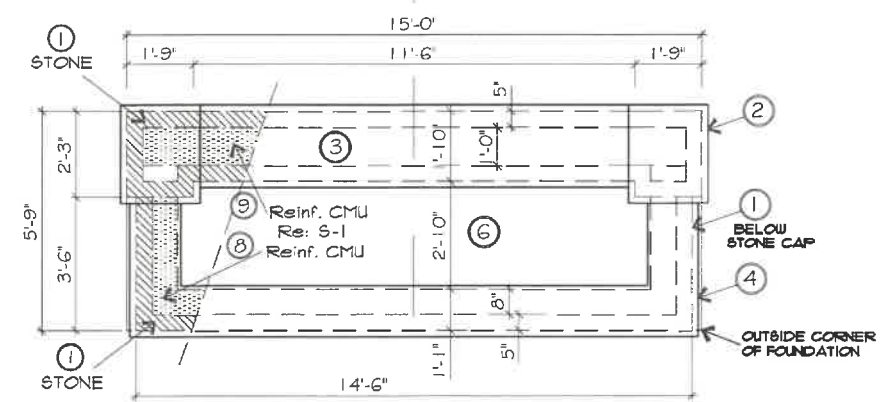


FRONT ELEVATION

TOP OF FOUNDATION
8' BELOW FINISHED
GRADE - Re: S-1

NOTE LEGEND:

- 1 - HORIZONTAL CUT NATIVE STONE VENEER
- as Selected by Owner
- 2 - 6" Thick x 25" x 31" Rectangular STONE CAP
with 2" Overhang
- 3 - 4" Thick x 26" Wide STONE CAP w/ 2" Overhang
- 4 - 4" Thick x 16" Wide STONE CAP w/ 2" Overhang
- 5 - SIGNAGE by Owner
- 6 - PLANTER AREA - 30" Deep
- 7 - WEEP HOLES - 3 Required
- 8 - 8" Wide Reinforced CMU per Engineer - S-1
- 9 - 12" Wide Reinforced CMU Wall per Engr - S-1



PLAN VIEW

SIGNAGE
1/4" = 1'-0"



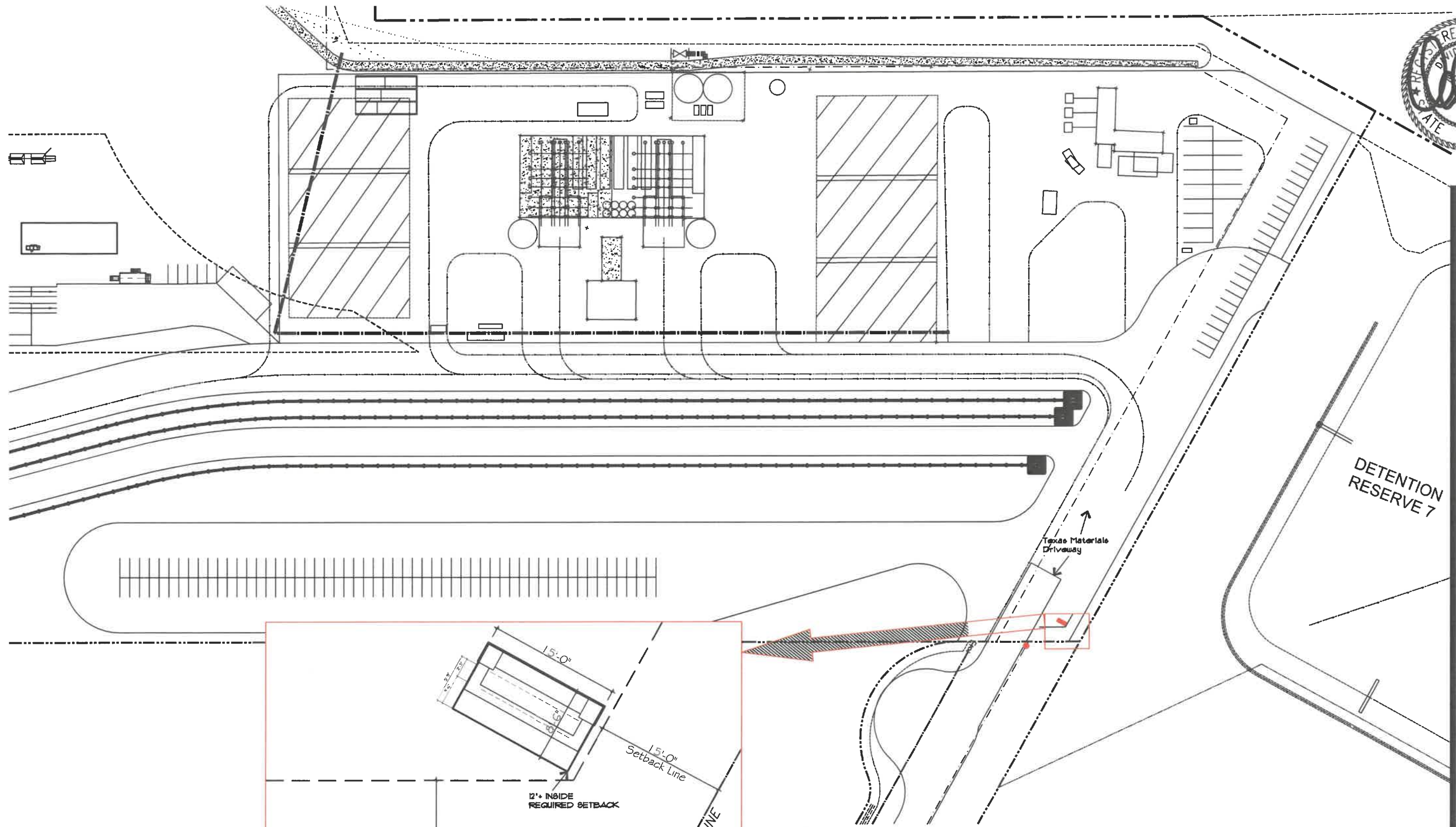
8-8-25

David V. Shrum, Architect
Architecture Construction Management (512) 496 - 8808
702-B West 34th Street Austin, Texas 78705
Professional Member of American Institute of Architects & Texas Society of Architects

Monument Sign for
Texas Materials
City of Taylor, Williamson County, Texas

Sheet No.
A-01
of TWO
Drawn by: DVS
Date: 8-8-25

MAB
12/3/25
POA sheet
6/8



8-8-25

David V. Shrum, Architect
 Architecture Construction Management (512) 496 - 6808
 702-B West 34th Street Austin, Texas 78705
 Former Member of American Institute of Architects & Texas Society of Architects

Monument Sign for
Texas Materials
 City of Taylor, Williamson County, Texas

Sheet No. **A-02**
 of **TWO**
 Drawn by: DVS
 Date: 8-8-25

SITE PLAN for MONUMENT SIGN
 Not to Scale

Handwritten notes:
 MB
 12/3/25
 POA sheet
 7/8

GENERAL NOTES

GENERAL

THESE GENERAL NOTES SHALL APPLY UNLESS SPECIFICALLY NOTED ON THE PLANS AND DETAILS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL COORDINATE ALL STRUCTURAL PLANS AND DETAILS WITH THE ARCHITECTURAL DRAWINGS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DESIGN, CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THE 2021 INTERNATIONAL BUILDING CODE.

THE STRUCTURAL SYSTEM OF THIS BUILDING IS DESIGNED TO PERFORM AS A COMPLETED UNIT. PRIOR TO COMPLETION OF THE STRUCTURE, STRUCTURAL COMPONENTS MAY BE UNSTABLE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TEMPORARY SHORING AND/OR BRACING AS REQUIRED FOR THE STABILITY OF THE INCOMPLETE STRUCTURE AND FOR THE SAFETY OF ALL ON-SITE PERSONNEL.

DESIGN CRITERIA

1. BUILDING CODE: 2021 INTERNATIONAL BUILDING CODE

2. GRAVITY LOADS:

A. DEAD LOADS
1) SELF WEIGHT

3. LATERAL LOADS

A. WIND LOADS

1) WIND SPEED 115 MPH
2) RISK CATEGORY II
3) IMPORTANCE FACTOR, I 1.0
4) EXPOSURE "B"
5) INTERNAL PRESSURE COEFFICIENT 0.00

B. SEISMIC LOADS

1) SEISMIC IMPORTANCE FACTOR 1.0
2) OCCUPANCY CATEGORY II

CONCRETE NOTES

1. ALL CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE (ACI) SPECIFICATION, ACI 301-05 AND THE BUILDING CODE REQUIREMENTS, ACI 318-08.

2. ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS, UNLESS OTHERWISE NOTED, MUST FOLLOW THE "ACI DETAILING MANUAL", PUBLICATION SP-66, LATEST EDITION, ACI 315, LATEST EDITION, AND ACI 315R, LATEST EDITION.

3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS FOLLOWS:

ALL CONCRETE 3,000 PSI
MINIMUM CEMENT CONTENT 4.5 SACKS/CY
MAXIMUM WATER/CEMENT RATIO 0.55
SLUMP RANGE 2" MIN. - 5" MAX.

TYPE C OR F FLY ASH CAN BE SUBSTITUTED FOR CEMENT 20% TO 25% BY WEIGHT. CALCIUM CHLORIDE IS NOT ACCEPTABLE FOR USE IN MIX. FURNISH MIX DESIGNS FOR ALL CLASSES OF CONCRETE. RETAIN A QUALIFIED TESTING LABORATORY TO MAKE CONCRETE CYLINDERS AND PERFORM COMPRESSIVE TESTS. A MINIMUM OF THREE CYLINDERS SHALL BE TAKEN PER 50 CUBIC YARDS OF CONCRETE, WITH ONE TEST AT 7 DAYS AND TWO AT 28 DAYS. COARSE AND FINE AGGREGATES SHALL COME FROM SOURCES LISTED ON THE "CONCRETE RATED SOURCE QUALITY CATALOG" BY THE TEXAS DEPARTMENT OF TRANSPORTATION AS NON REACTIVE SOURCES PUBLISHED 1-21-11. SOURCES OF RIVER GRAVEL AND SAND SHALL HAVE NO MARCASITE OR IRON PYRITE PRESENT AT THE PRODUCTION FACILITY.

CONC. CONT.

4. REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.

5. STANDARD PROTECTIVE COVER OF REINFORCING BARS UNLESS OTHERWISE NOTED SHALL BE:

SLABS ON GRADE (TOP) 2 IN.
GRADE BEAMS AND PIERS
TOPS 1 1/2 IN.
SIDES 3 IN.
BOTTOMS 3 IN.
OTHER 1 1/2 IN.

6. ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH THE "ACI DETAILING MANUAL", PUBLICATION SP-66, LATEST EDITION, ACI 315, LATEST EDITION, AND ACI 315R, LATEST EDITION. PROVIDE CONCRETE BRICK CHAIRS AT ALL BEAMS AND SLABS TO SUPPORT REINFORCING STEEL AT A SPACING NOT TO EXCEED 4'-0" O.C. IN ANY DIRECTION.

7. LAP LENGTHS FOR BARS SCHEDULED AND DETAILED "CONT." SHALL BE:

FOR 3000 PSI CONCRETE
#3 BARS - 22 INCHES #7 BARS - 63 INCHES
#4 BARS - 29 INCHES #8 BARS - 72 INCHES
#5 BARS - 36 INCHES #9 BARS - 81 INCHES
#6 BARS - 43 INCHES

LAP LENGTH FOR WELDED WIRE REINFORCEMENT SHALL BE EQUAL TO A DISTANCE OF TWO TIMES THE MESH SIZE OPENING.

8. WELDING OR HEAT BENDING OF REINFORCING BARS SHALL NOT BE PERMITTED, UNLESS APPROVED BY THE ENGINEER.

9. DURING PLACEMENT OF CONCRETE, USE A TREMIE OR OTHER MEANS TO LIMIT FREE FALL OF CONCRETE TO 5'-0".

10. CONCRETE SHALL BE CONTINUOUSLY CURED FOR A PERIOD OF 7 DAYS FOLLOWING PLACEMENT BY ANY OF THE FOLLOWING METHODS:
A) FOGGING WITH WATER
B) APPLYING AN APPROVED SPRAY ON CONCRETE CURING COMPOUND COVERING WITH A POLY MEMBRANE

REINFORCED CONCRETE MASONRY

1. REINFORCED CONCRETE MASONRY WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CODE APPLICABLE EDITIONS OF THE AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS OF MASONRY STRUCTURES" (ACI 530/ASCE 5/TMS 402), THE "SPECIFICATION FOR MASONRY STRUCTURES" (ACI 530.1/ASCE 6/TMS602) AND ASSOCIATED COMMENTARIES FOR THE ABOVE.

2. UNLESS NOTED OTHERWISE, ALL CONCRETE MASONRY UNITS (CMU) SHALL HAVE A SPECIFIED MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI WITH A MAXIMUM LINEAR SHRINKAGE OF 0.06% CONFORMING TO ASTM C90 TYPE I, WEIGHING NOT MORE THAN 105 PCF DRY.

3. ALL MORTAR SHALL BE ASTM C-270 TYPE "S" MORTAR MIXED BY PROPORTION METHOD.

4. ALL CMU WALLS SHALL BE LAID WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS, AND ALL WEBS.

5. MASONRY UNITS SHALL BE DRY WHEN LAID. EACH UNIT SHALL BE ADJUSTED TO FINAL POSITION IN THE WALL WHILE MORTAR IS STILL SOFT AND PLASTIC. ANY UNIT DISTURBED AFTER MORTAR HAS STIFFENED SHALL BE REMOVED AND RELAYED WITH FRESH MORTAR. VERTICAL CELLS TO BE REINFORCED AND/OR FILLED WITH GROUT SHALL BE ALIGNED TO PROVIDE A CONTINUOUS UNOBSTRUCTED OPENING OF THE FULL CELL DIMENSIONS. CHASES SHALL BE BUILT IN AND NOT CUT IN. CHASES SHALL BE PLUMB AND SHALL BE MINIMUM ONE UNIT LENGTH FROM JAMBS OF OPENINGS. ANCHORS, WALL PLUGS, ACCESSORIES AND OTHER ITEMS TO BE BUILT IN SHALL BE INSTALLED AS THE MASONRY WORK PROGRESSES. ALL CUTTING AND FITTING OF MASONRY, INCLUDING THAT REQUIRED TO ACCOMMODATE WORK OF OTHER SECTIONS SHALL BE DONE BY MASONRY MECHANICS WITH MASONRY SAWS.

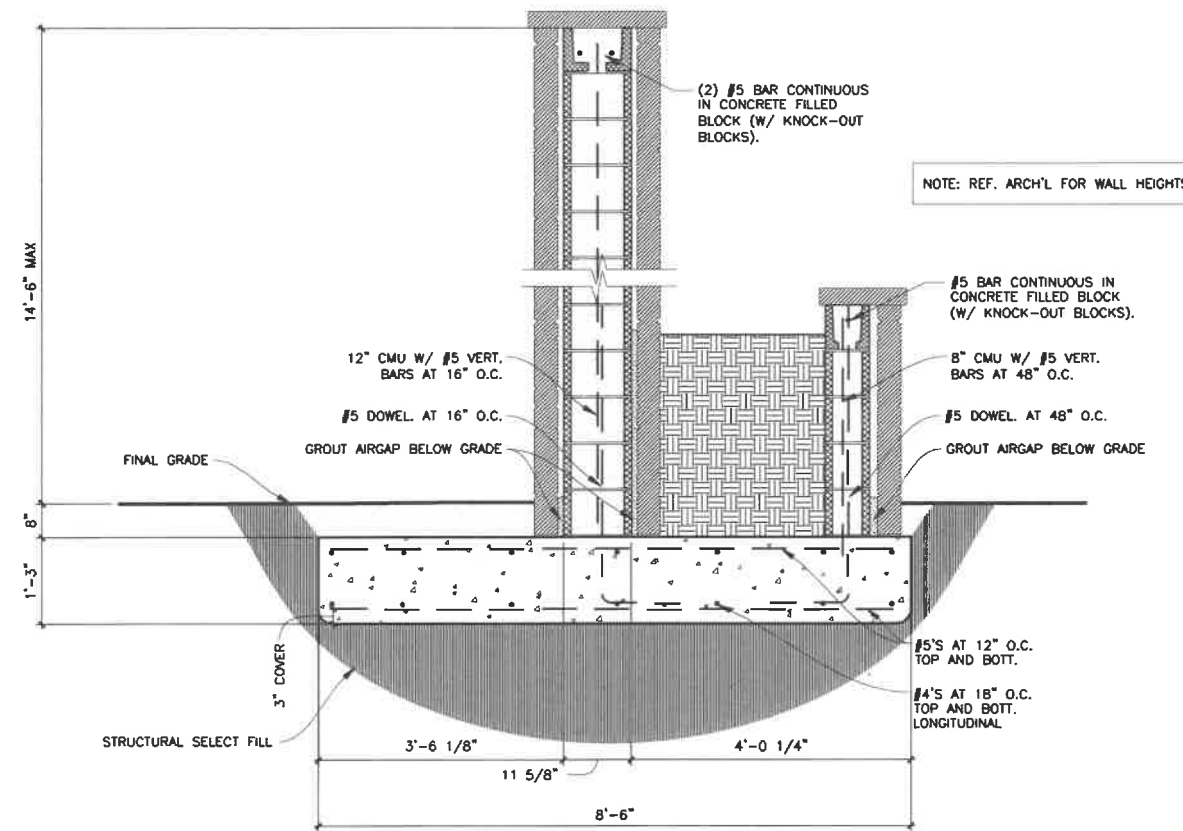
6. GROUT FOR FILLED CELLS, LINTELS AND BOND BEAM SHALL BE A MIXTURE OF CEMENT, SAND, AND PEA GRAVEL PROPORTION AND GROUT SHALL CONFORM TO ASTM C-476.

7. REINFORCE ALL CONCRETE MASONRY UNITS WITH TRUSS TYPE HOT DIP GALVANIZED COLD-DRAWN STEEL CONFORMING TO ANSI/ASTM A82. 3/16 INCH SIDE RODS WITH 3/16 INCH CROSS TIES SPACED AT 16" O.C. OVERLAP 6" @ SPLICE.

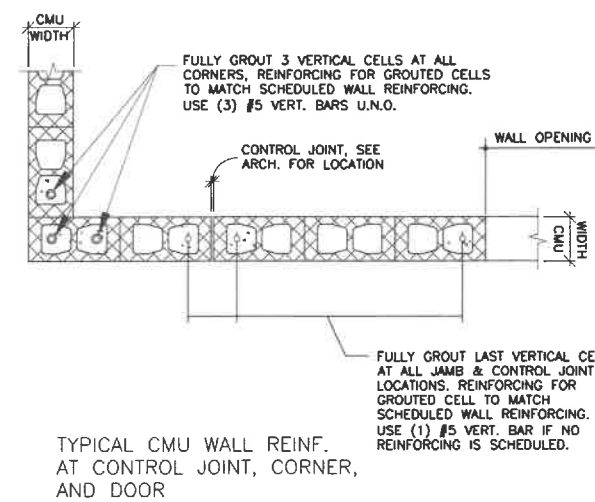
8. ALL VERTICAL STEEL SHALL BE POSITIONED IN WALL USING "REBAR POSITIONERS" BY AA WIRE PRODUCTS CO. OR REVIEWED EQUAL.

9. PROVIDE CLEANOUTS AT BOTTOM OF EACH REINFORCED CELL IN ACCORDANCE WITH THE SPECIFICATIONS.

10. ALL MASONRY REINFORCEMENT SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL, CONFORMING TO ASTM A615, GRADE 60, EXCEPT WELDABLE REBARS ASTM A706, GR 60. REFER TO THE ADJACENT TABLE FOR REBAR LAP IN MASONRY.

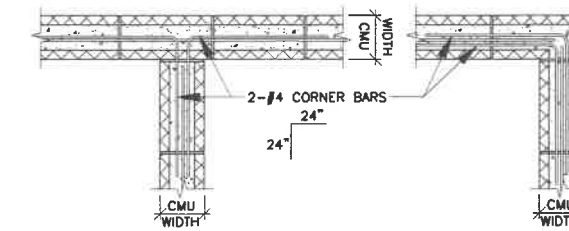


1. SECTION AT SIGN
3/4" = 1'-0"



TYPICAL CMU WALL REINF. AT CONTROL JOINT, CORNER, AND DOOR

REBAR SIZE	LAP SPLICE LENGTH	
	INTERIOR WALL	EXTERIOR WALL
3	15"	27"
4	20"	36"
5	25"	45"
6	30"	54"
7	35"	63"



TYP. 8" BOND BEAM CORNER BARS

2. TYPICAL CONCRETE MASONRY UNIT DETAILS, SCHEDULES, AND NOTES
3/4" = 1'-0"



BLUE MARLIN
Engineers

1907 GARDNER ST. TAYLOR, TEXAS 75781
T. 281-711-1141 F. 281-711-1147



MONUMENT SIGN FOR
TEXAS MATERIALS
TBD | TAYLOR, TEXAS 76578

DATE 08-08-25
PROJECT NUMBER 25030
REVISIONS

MAB
12/3/25
POA Sheet
8/8

WALL AND FOOTING

S-1

1 OF 1

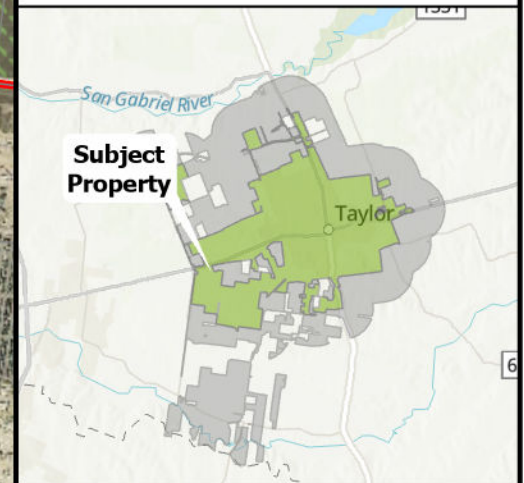


PZ-2025-2651

225 Logistics Loop East
Variance
Location Map
42.3 Acres

Legend

- Parcels
- City Limits
- ETJ Boundary
- Subject Property








0 350 700 1,400 2,100
US Feet

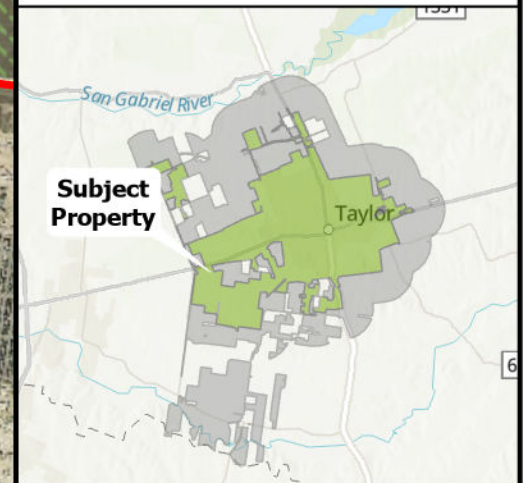


PZ-2025-2651

225 Logistics Loop East
Variance
Notification Map
42.3 Acres

Legend

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





City Council Meeting February 3, 2026 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 3.

Agenda Title: PZ-2025-2651 – Take action regarding a request for a variance from the RCR Commercial Planned Development. Sections 2.6 - Signage Standards, for property generally located at 225 Logistics Loop East, legally described as RCR Taylor Logistics Park, Block 3, Lot 1, more particularly described by Williamson Central Appraisal District Parcel R655376, Taylor, Williamson County, Texas.

Council Action to be Taken: Take action

Department Submitted: Development Services Department

Staff Contact: Parker McDowell, HDR Engineering

1. PURPOSE / DESCRIPTION

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

3. PROS and CONS	
<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

5. FUNDING SOURCE

6. TIMELINE

7. OTHER OPTIONS

8. ATTACHMENTS

None