

# 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

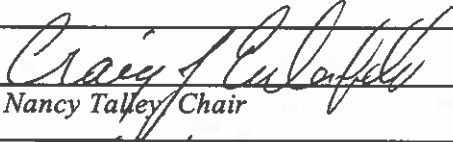
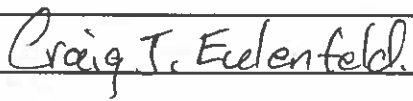


- *Chair, Nancy Talley, opened the public hearing at 6:22 PM.*
- *Assistant Director of Development Services, Courtney Peres, gave a presentation regarding the variance based on the request presented.*
- *Greg Ringer, the business owner, was present to answer questions from the Board.*
- *Chair, Nancy 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 Eulensfeld, 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:    |  |  |
|                       | Nancy Talley<br>Chair   | Craig T. Eulensfeld   |
| Date:                 | 2/3/26  |   |
| Attest by City Staff: |  |   |
|                       |   | Planning tech   |
| Date:                 | 2.23.26   |   |