

AGENDA
CITY OF TAYLOR, TEXAS
ZONING BOARD OF ADJUSTMENT MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET
TAYLOR, TX 76574

MAY 5, 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, May 5, 2026.

The agenda packet is on the [City of Taylor's website](#).

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

(The Board or Commission welcomes public comment on items not listed on the agenda. However, the Board or Commission cannot respond until the item is posted on a future agenda. All public comments are limited to 3 minutes.)

III. DISCUSSION ITEMS

1. Recognize newly appointed members of the Board and take action to elect officers (Chair, Vice Chair, and Secretary) *Joe Ducay*

IV. CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Board may act on with a single vote. The Board may pull any item from the Consent Agenda to discuss and act upon it Individually as part of the Regular Agenda.)

2. Review and approve minutes from the meeting on February 3, 2026. *Joe Ducay*

V. REGULAR AGENDA

3. **PZ-2026-2689** – Hold a public hearing regarding a request for a variance from the P5:Urban Center parking requirements and minimum façade buildout, Section 4.3.1.8 and Section 5.4.1 (2) for property generally located at 140 NW Carlos G Parker Blvd, legally described as Cavo Properties (REPLAT), Block A, Lot 1, more particularly described by Williamson Central Appraisal District Parcel R684332, Taylor, Williamson County, Texas. *Joe Ducay*
4. **PZ-2026-2689** – Take action regarding a request for a variance from the P5:Urban Center parking requirements and minimum façade buildout, Section 4.3.1.8 and Section 5.4.1 (2) for property generally located at 140 NW Carlos G Parker Blvd, legally described as Cavo Properties (REPLAT), Block A, Lot 1, more particularly described by Williamson Central Appraisal District Parcel R684332, Taylor, Williamson County, Texas. *Joe Ducay*

VI. ADJOURN

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally Justified under the Open Meetings Act.

I certify that the notice of this meeting was posted on April 29, 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 *Beverley Ashton, Planning Technician*
by: _____

April 29,
Date: 2026 _____



City Council Meeting May 5, 2026 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 2.

Agenda Title: Review and approve minutes from the meeting on February 3, 2026.

Council Action to be Taken: Review and approve minutes

Department Submitted: Development Services Department

Staff Contact: Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION

Review and approve minutes

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

1. _02_ZBA Meeting Minutes 02.03.2026

MINUTES
CITY OF TAYLOR, TEXAS
ZONING BOARD OF ADJUSTMENT MEETING

February 3, 2026, 6:00 P.M.
 City Hall Council Chambers
 400 Porter Street, Taylor, TX 76574

PRESENT	ABSENT	STAFF PRESENT
Craig Eulenfeld (Acting Chair)		Martin Griggs, Development Services Director
Michael Prillaman		Joseph Ducay, Planning Manager
Nora Roy		Parker McDowell, Senior Planner (HDR)
Amy Everhart		

I. CALL TO ORDER AND DECLARE A QUORUM

- ***Board Member and Acting Chair, Craig Eulenfeld, declared a quorum at 6:00 PM.***

II. CITIZENS COMMUNICATION

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

- ***Board Member, Craig Eulenfeld, 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 December 2, 2025.

- ***Board Member Amy Everhart made the motion to approve the minutes; Board Member Nora Roy seconded the motion to approve the amended minutes.***
- ***Motion passed unanimously (4-0).***

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.

- ***Board Member, Craig Eulenfeld, opened the public hearing at 6:03 PM.***
- ***Development Services Planning Manager, Joseph Ducay, gave a presentation***

regarding the variance based on the request presented.

- *Parker McDowell, Senior Planner, answered questions regarding the request presented.*
- *Mike Brown, the business owner and applicant, was present to answer questions from the Board.*
- *Board Member Craig Eulenfeld, closed the public hearing at 6:43 PM*

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.

- *Board Member, Amy Everhart, made a motion to approve the request for the variance. Board Member, Nora Roy seconded the motion.*
- *Board Member, Craig Eulenfeld wanted additional points of discussion noted: that the sign variance was approved as the business does not have true access off a publicly maintained road and access is only gained through an easement.*
- *Motion passed unanimously (4-0).*

2. ADJOURN

- *Meeting was adjourned at 6:46 PM.*

Approved by Chair:	
Date:	
Attest by City Staff:	
Date:	



Zoning Board of
Adjustment Meeting
May 5, 2026
Transmittal Letter

Agenda Item Number: 3.

Agenda Title: **PZ-2026-2689 – Hold a public hearing regarding a request for a variance from the P5:Urban Center parking requirements and minimum façade buildout, Section 4.3.1.8 and Section 5.4.1 (2) for property generally located at 140 NW Carlos G Parker Blvd, legally described as Cavo Properties (REPLAT), Block A, Lot 1, more particularly described by Williamson Central Appraisal District Parcel R684332, Taylor, Williamson County, Texas.**

Board Action to be Taken: Hold a public hearing regarding a request for a variance

Department Submitted: Development Services Department

Staff Contact: Joe Ducay, Planning Manager

1. PURPOSE / DESCRIPTION

The applicant is requesting two (2) variances from the City of Taylor Land Development Code (LDC) in connection with a Site Development Plan under review for a proposed Hampton Inn and Suites hotel at 140 NW Carlos G. Parker Blvd. The applicant requests variances from the following Land Development Code Standards:

- **Variance 1 – Allow Parking within the First and Second Layer (LDC §4.3.1.8):** P5 restricts on-site surface parking to the third layer of the lot. The proposed site plan distributes parking across the first, second, and third layers due to the hotel’s parking demand, required fire lane easement, and drive aisle geometry.
- **Variance 2 – Allow a Facade Buildout of 63% (LDC §4.3.1.8):** P5 requires a minimum of 80% facade buildout along the lot frontage. Due to the configuration of the lot, the proposed building achieves approximately 63%.

Location:

The subject property is located at 140 Carlos G. Parker Blvd NW (FM 397), fronting North West Carlos G. Parker Boulevard in the northern part of Taylor. The subject property adjoins Taylor Regional Park & Sports Complex to the north, H-E-B to the east, Home2 Suites to the west, and a vacant property to the south fronting NW Carlos G Parker.

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 have been notified of this variance request (10 Notices), and a legal notice advertising the public hearing has been published in the Taylor Press in accordance with applicable notice requirements.

2. STAFF ANALYSIS / BACKGROUND

The P5 Urban Center district prioritizes walkable, pedestrian-oriented development by concentrating building mass at the street edge and limiting the footprint and placement of on-site parking. The site development plan for the proposed Hampton Inn and Suites presents conditions where the operational demands of a hotel and the physical constraints of the lot create a hardship in meeting two of those standards.

Variance 1 – Allow Parking within the First and Second Layer (LDC §4.3.1.8)

The applicant proposes a total of 113 parking spaces distributed across the 1st, 2nd, and 3rd layers of the site. Hotel parking demand requires one (1) parking space per guest room, totaling 113 spaces across the 2.570-acre site, and accommodating this volume within only the third layer creates difficulty without compromising site functionality. A 26-foot fire lane and access easement is proposed along the front (south) edge of the building, running parallel to Carlos G. Parker Boulevard, and fire code compliance requires this lane to remain unobstructed, which directly influences the overall parking layout. Additionally, safe and efficient internal circulation, including turning radii, drive aisle widths, and pedestrian paths, requires parking to be distributed across multiple layers of the site.

Variance 2 – Allow a Facade Buildout of 63% (LDC §4.3.1.8)

The subject property has a total frontage width of 422.93 feet along Carlos G. Parker Blvd NW. The proposed Hampton Inn building has a front facade width of 277.73 feet, approximately 63% buildout. The property is separated by a vacant lot from NW Carlos G Parker and is approximately 318 feet from the street frontage.

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.

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

Variance 1 – Allow Parking within the First and Second Layer (LDC §4.3.1.8)

City Requirements for Determining Hardship			
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>The lot's geometry, dimensions, and configuration create site-specific physical constraints such that strict application of the parking location standards of LDC §4.3.1.8 would deprive the applicant of the reasonable use of their property.</p>
<u>X</u>			<p>The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;</p> <p>Hotel use is a permitted right in the P5 district; without these variances.</p>

<u>X</u>			Granting the variance application shall not be detrimental to the public health, safety, or welfare;
<u>X</u>			The degree of variance requested is the minimum amount necessary to meet the needs of the applicant to satisfy the standards.

State Requirements for Determining Hardship			
Consistent	Inconsistent	N/A	
		<u>X</u>	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
		<u>X</u>	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
<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>Strict compliance with P5's parking location restriction (3rd layer only) cannot be reconciled with the IFC-required 26-foot fire lane and access easement at the front of the building, enforcing one code standard creates a conflict with another.</p>
		<u>X</u>	Compliance would result in the unreasonable encroachment on an adjacent property or easement

Variance 2 – Allow a Facade Buildout of 63% (LDC §4.3.1.8)

City Requirements for Determining Hardship			
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>The lot's geometry, dimensions, and configuration create site-specific physical constraints such that strict application of the parking location standards of LDC §4.3.1.8 would deprive the applicant of the reasonable use of their property.</p>
<u>X</u>			<p>The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;</p> <p>Hotel use is a permitted right in the P5 district; without these variances.</p>
<u>X</u>			<p>Granting the variance application shall not be detrimental to the public health, safety, or welfare;</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>

State Requirements for Determining Hardship			
Consistent	Inconsistent	N/A	

		<u>X</u>	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
		<u>X</u>	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
<u>X</u>			Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement Achieving the required 80% façade buildout would require a building spanning approximately 338 feet, eliminating the drive aisles, access points, and fire lane necessary for hotel circulation and fire access. Strict compliance would conflict with those requirements. This criterion is met.
		<u>X</u>	Compliance would result in the unreasonable encroachment on an adjacent property or easement

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 precedent for subsequent variances.

4. TIMELINE

Application Submitted: 3/26/2026

Public Hearing at Zoning Board of Adjustments: 5/5/2026

5. OTHER OPTIONS

6. ATTACHMENTS

1. PZ-2026-2689 - Letter of Intent
2. PZ 2026-2689 - Location Map
3. PZ 2025-2689 - Notification Map
4. PZ-2026-2689- Site Plan



T: 469.331.8566 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 W McDermott Drive, Allen, TX 75013

LETTER OF INTENT

March 26, 2026

ATTN; Planning Department
1424 N Main St
Taylor, TX 76574

RE: Letter of intent for variance application

Dear Sir/Madam

On behalf of Taylor Star LLC, we respectfully submit this request for variances for the proposed Hampton Inn Hotel development located at 140 Carlos G. Parker Blvd NW, Taylor, TX 76574. The project consists of a four-story hotel building totaling approximately 17,149± square feet with 113 rooms. The property is zoned P5 (Urban Center). The site provides 113 parking spaces within 1st, 2nd and 3rd layer. We have proposed 26' Fire Lane and Access easement in the front of the building. Under existing condition, the site is vacant and we are proposing Hampton Inn Hotel as a new development.

The proposed hotel development will be a valuable addition to the City of Taylor, supporting local growth and economic activity. We respectfully request your consideration and approval of this project. We look forward to working with City staff toward the successful completion of this development.

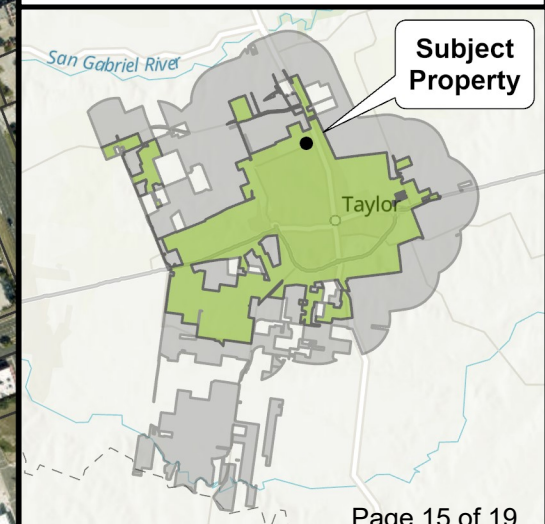
Sincerely,
Kevin Patel, P.E.
Triangle Engineering, LLC
kpatel@triangle-engr.com

Planning | Civil Engineering | Construction Management







PZ-2026-2689
140 NW Carlos G Parker
Boulevard
Variance
Location Map
Approximately 2.57 acres

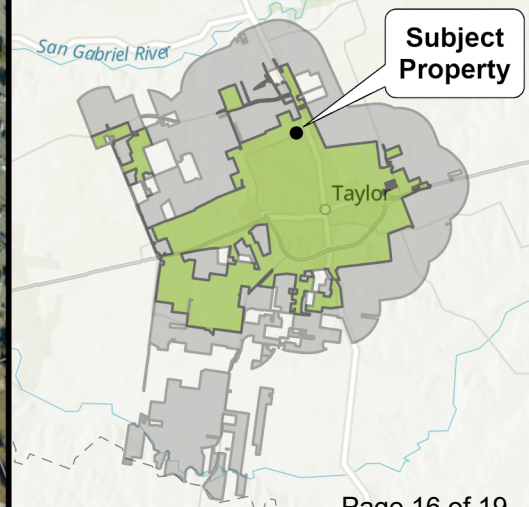
- Subject Property
- City Limits
- ETJ Boundary
- Parcel Boundary

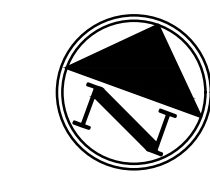




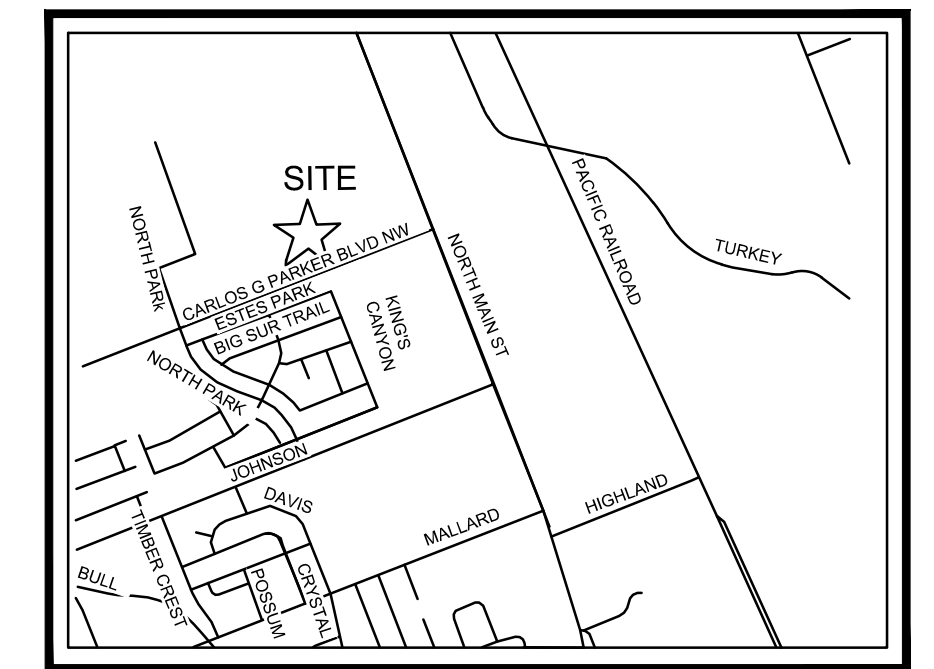
PZ-2026-2689
140 NW Carlos G Parker
LDC Variance
Notification Map
Approximately 2.570 acres

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





Scale: 1" = 30' Feet



VICINITY MAP
N.T.S.

EXISTING LEGEND		
● 1/2" IR FOUND	○ 1/2" IR SET	○ IRRIGATION VALVE
○ 5/8" IR FOUND	○ 3/8" IR FOUND	○ WATER VALVE
○ 60-D NAIL FOUND	○ PK NAIL SET	○ FIRE HYDRANT
○ 1/2" IP FOUND	○ X-FOUND	○ IR VALVE
○ 1" IR FOUND	○ 1" IP FOUND	○ UTILITY POLE
○ POINT FOR CORNER	○ CON. FOUND	○ WATER METER
○ 3/4" IP FOUND	○ TELE BOX	○ GAS METER
○ CABLE BOX	○ ELECTRIC BOX	○ A.C. PAD
○ BRICK COLUMN	○ STONE COLUMN	○ TRANS. BOX
○ STORM DRAIN MH.	○ SAN. SEW. CO.	○ GAS MARKER
○ BOLLARD POST	○ LIGHT POLE	○ OVERHEAD UTILITY LINE
○ SAN. SEW. M.H.		○ GUY WIRE ANCHOR
		○ BARBED WIRE FENCE
		○ IRON FENCE
		○ CHAINLINK FENCE
		○ WOOD FENCE
		○ PIPE RAIL FENCE
		○ COVERED AREA
		○ ASPHALT
		○ FIRE LANE STRIPE
		○ BRICK RET. WALL
		○ STONE RET. WALL
		○ CON. RET. WALL
		○ NO PARKING
		○ CONCRETE
		○ GRAVEL
		○ BRICK
		○ BUILDING WALL
		○ WOOD DECK
		○ TILE
		○ BUILDING LINE
		○ EASEMENT
		○ BOUNDARY
		○ HIGHBANK LINE
		○ PARKING STRIPE
		○ HANDICAP SPACE

SITE LEGEND	
CONCRETE CURB	---
SAW-CUT LINE	---
FENCE	X
FIRE LANE	---
STRIPING	---
PARKING SPACES	X
MONUMENT/PYLON SIGN	---
WHEEL STOPS	---
HANDICAP LOGO	---
HANDICAP SIGN	---
RAMP	---
BOLLARD	---
TRAFFIC ARROW	---
FIRE HYDRANT	---
DUMPSTER	---
SANITARY SEWER MANHOLE	○
SANITARY SEWER CLEANOUT	○
SANITARY SEWER DOUBLE CLEANOUT	○
SANITARY SEWER SAMPLE PORT	○
GREASE TRAP	○
DOMESTIC WATER METER	○
IRRIGATION METER	○
GAS METER	○
TRANSFORMER	T
LIGHT POLE	○
POWER POLE	○

SITE GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	2.57 ACRES (1,11,949 S.F)
ZONING:	P5- URBAN CENTRE
PROPOSED USE:	HOTEL
BUILDING AREA:	17,149 S.F.
NUMBER OF STORIES:	4
BUILDING HEIGHT:	57'-0"
BUILDING COVERAGE:	15%
FLOOR AREA RATIO:	0.15
NUMBER OF GUEST ROOMS:	113
PARKING REQUIRED:	113 SPACES
PARKING PROVIDED:	113 SPACES
PERVIOUS AREA:	0.62 AC
IMPERVIOUS AREA:	1.95 AC

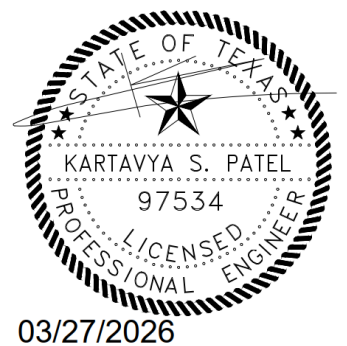
SITE PLAN
HAMPTON INN HOTEL
 140 CARLOS G PARKER BLVD NW
 CITY OF TAYLOR
 WILLIAMSON COUNTY, TEXAS 76574
 CAVO PROPERTIES, LOT 1, BLOCK 1

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
 W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

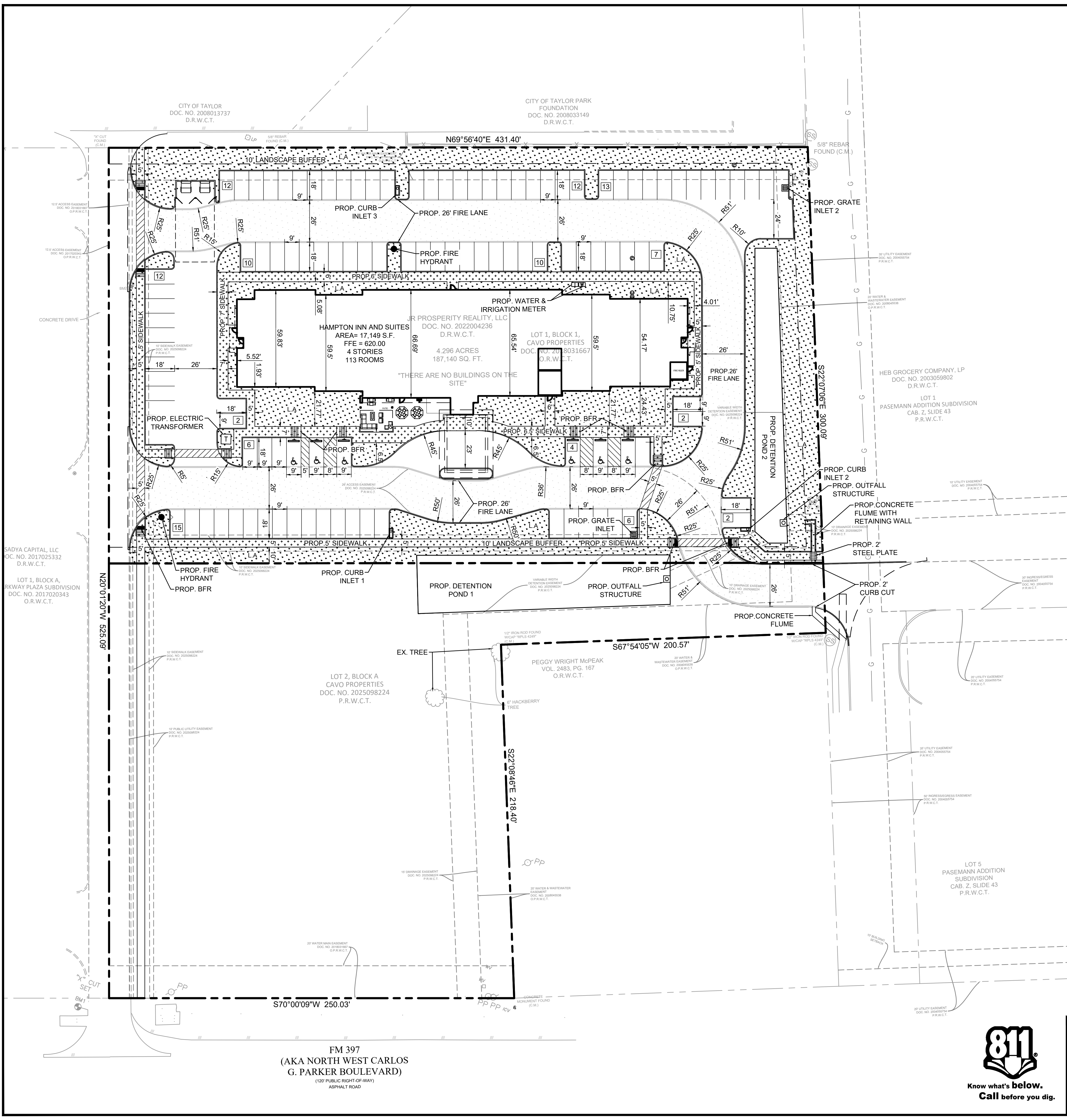
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	02.16.2026	SCALE BAR	051-25	C-3.0

TX. P.E. FIRM #11525

NO.	DATE	DESCRIPTION	BY
1	02/19/2026	1ST CIVIL PLAN SUBMITTAL	KP
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03/27/2026



FM 397
(AKA NORTH WEST CARLOS
G. PARKER BOULEVARD)
(120' PUBLIC RIGHT-OF-WAY)
ASPHALT ROAD



**City Council Meeting
May 5, 2026
Transmittal Letter**

STRATEGIC PILLAR

Agenda Item Number: 4.

Agenda Title: **PZ-2026-2689 – Take action regarding a request for a variance from the P5:Urban Center parking requirements and minimum façade buildout, Section 4.3.1.8 and Section 5.4.1 (2) for property generally located at 140 NW Carlos G Parker Blvd, legally described as Cavo Properties (REPLAT), Block A, Lot 1, more particularly described by Williamson Central Appraisal District Parcel R684332, Taylor, Williamson County, Texas.**

Council Action to be Taken: Take action regarding a request for a variance

Department Submitted: Development Services Department

Staff Contact: Joe Ducay, Planning Manager

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