

AGENDA
CITY OF TAYLOR, TEXAS
ZONING BOARD OF ADJUSTMENT SPECIAL CALLED MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET
TAYLOR, TX 76574
JULY 21, 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, July 21, 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. CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission or 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 5, 2026.

IV. REGULAR AGENDA

2. **PZ-2026-2708** – Hold a public hearing regarding a request for a variance from P5:Urban Center sign standards, Section 5.10.2 - for property generally located at 103 NW Carlos G Parker Blvd, legally described as approximately 1.274 acres of land in the Wal-Mart Supercenter Addition, Lot 4, more particularly described by the Williamson Central Appraisal District Parcels R454458, Taylor, Williamson County, Texas *Joe Ducay*
3. **PZ-2026-2708** – Take action regarding a request for a variance from the P5:Urban Center sign standards, Section 5.10.2 - for property generally located at 103 NW Carlos G Parker Blvd, legally described as approximately 1.274 acres of land in the Wal-Mart Supercenter Addition, Lot 4, more particularly described by the Williamson Central Appraisal District Parcels R454458, Taylor, Williamson County, Texas *Joe Ducay*
4. **PZ-2026-2709** – Hold a public hearing regarding a request for a variance from P5: Urban Center Sign standards, Section 5.10.7.7 of the Land Development Code - for property generally located at 3607 N Main St., legally described as approximately 2.002 acres of land in the Sirloin Stockade Subdivision, Block 1, Lot 1, more particularly described by the Williamson Central Appraisal District Parcels R484147, Taylor, Williamson County, Texas *Joe Ducay*
5. **PZ-2026-2709** – Take action regarding a request for a variance from P5: Urban Center Sign

standards, Section 5.10.7.7 of the Land Development Code - for property generally located at 3607 N Main St., legally described as approximately 2.002 acres of land in the Sirloin Stockade Subdivision, Block 1, Lot 1, more particularly described by the Williamson Central Appraisal District Parcels R484147, Taylor, Williamson County, Texas *Joe Ducay*

6. **PZ-2026-2710** – Hold a public hearing regarding a request for a variance from Driveway standards, Section 5.4.6.1, 5.4.6.2, & 5.4.6.4 of the Land Development Code - for property generally located at 201 Battleground Circle., legally described as approximately 5.48 acres of land in the Capache Springs Subdivision, Block 1, Lot 5, more particularly described by the Williamson Central Appraisal District Parcels R400490, Taylor, Williamson County, Texas *Joe Ducay*
7. **PZ-2026-2710** – Take action regarding a request for a variance from Driveway standards, Section 5.4.6.1, 5.4.6.2, & 5.4.6.4 of the Land Development Code - for property generally located at 201 Battleground Circle., legally described as approximately 5.48 acres of land in the Capache Springs Subdivision, Block 1, Lot 5, more particularly described by the Williamson Central Appraisal District Parcels R400490, Taylor, Williamson County, Texas *Joe Ducay*

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 _____ 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: _____



**Zoning Board of
Adjustment Meeting
July 21, 2026
Transmittal Letter**

Agenda Item Number: 1.

Agenda Title: Review and approve minutes from the meeting on May 5, 2026.

Board Action to be Taken:

Department Submitted:

Staff Contact:

1. PURPOSE / DESCRIPTION

2. STAFF ANALYSIS / BACKGROUND

3. RECOMMENDATION

4. TIMELINE

5. OTHER OPTIONS

6. ATTACHMENTS

1. _05_ZBA Meeting Minutes 05.05.2026

MINUTES
CITY OF TAYLOR, TEXAS
ZONING BOARD OF ADJUSTMENT MEETING

May 5, 2026, 6:00 P.M.
City Hall Council Chambers
400 Porter Street, Taylor, TX 76574

PRESENT	ABSENT	STAFF PRESENT
Craig Eulenfeld		Martin Griggs, Development Services Director
Michael Prillaman		Joseph Ducay, Planning Manager
Rick Selin		John Atkinson, Planner
Amy Everhart (Alt)		
Nora Roy		

I. CALL TO ORDER AND DECLARE A QUORUM

- *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.)

- *Acting Chair, Craig Eulenfeld, asked if any citizens were present to speak. No community members were present to speak.*

III. DISCUSSION ITEMS

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

- *Acting Chair Craig Eulenfeld recognized Nora Roy as a member, Rick as a new member, and Amy Everhart as a reappointed board member*
- *Acting Chair Craig Eulenfeld opened nominations for Chair. Board Member Michael Prillaman nominated Craig Eulenfeld. Board Member Nora Roy seconded the nomination. Acting Chair Craig Eulenfeld closed the nominations. Motion passed. (4-1)*
- *Chair Craig Eulenfeld opened nominations for Vice Chair. Chair Craig Eulenfeld nominated Michael Prillaman. Chair Craig Eulenfeld closed the nominations. Motion passed unanimously. (5-0)*
- *Chair Craig Eulenfeld opened nominations for Secretary. Board Member Amy Everhart nominated Nora Roy. Chair Craig Eulenfeld closed the nominations. Motion passed unanimously.*

IV. 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.)

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

- *Michael Prillaman made the motion to approve the minutes, Nora Roy seconded the motion to approve the minutes. Motion passed unanimously (5-0).*

V. REGULAR AGENDA

3. PZ-2025-2689 – 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.

- *Chair Craig Eulenfeld, opened the public hearing at 6:08 PM.*
- *Development Services Planning Manager Joseph Ducay gave a presentation regarding the variance based on the request presented.*
- *Roshan Patel, one of the business owners for Hampton Inn, was present to answer questions from the Board.*
- *Chair Craig Eulenfeld closed the public hearing at 6:25 PM*

4. PZ-2025-2689 – 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.

- *Board Member Michael Prillaman, made a motion to approve the request for the variance as presented. Board Member Nora Roy seconded the motion.*
- *Motion passed unanimously (5-0).*

2. ADJOURN

- *Meeting was adjourned at 6:28 PM.*

Approved by Chair:	
	<i>Craig Eulenfeld, Chair</i>
Date:	
Attest by City Staff:	
Date:	



Zoning Board of Adjustment Meeting July 21, 2026 Transmittal Letter

Agenda Item Number: 2.

Agenda Title: PZ-2026-2708 – Hold a public hearing regarding a request for a variance from P5:Urban Center sign standards, Section 5.10.2 - for property generally located at 103 NW Carlos G Parker Blvd, legally described as approximately 1.274 acres of land in the Wal-Mart Supercenter Addition, Lot 4, more particularly described by the Williamson Central Appraisal District Parcels R454458, 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 three variances from the Land Development Code (LDC) to allow a freestanding sign within the P5 Place Type, generally located at 103 Carlos G Parker Blvd NW. The request requires relief on three standards: (1) the prohibition on freestanding signs in the P5 Place Type under LDC Table 5.10.2(A); (2) the maximum sign area of 16 square feet for monument signs under §5.10.7.11; and (3) the maximum base height of 2 feet for monument signs under §5.10.7.11(4)(b).

The applicant proposes one double-faced monument sign, removing the existing pole sign. The proposed sign is 8 feet in overall height, consisting of a 5-foot-tall illuminated cabinet on a 3-foot-tall masonry base, and 10 feet in width, with a sign area of 50 square feet per face. The sign meets the height-to-width ratio limit (width not exceeding four times the height) and the one-sign-per-frontage limit under §5.10.7.11. It exceeds the 16-square-foot maximum sign area and the 2-foot maximum base height for monument signs under §5.10.7.11.

The freestanding sign will improve the visibility of the business from Carlos G Parker Blvd, where the building is set back over 50 feet from the roadway and attached building signage cannot be adequately seen due to existing trees on the corner lot and the adjacent Murphy fuel station canopy. A monument sign along Carlos G Parker Blvd will provide clear identification of the business.

Location

The subject property is located at 103 Carlos G Parker Blvd NW, at the intersection of Carlos G Parker Blvd (FM 397) and North Main Street. The property is surrounded by commercial development, including a Murphy USA fuel station to the immediate east and Cadence Bank to the

south, with a mix of retail, service, and senior residential uses along the surrounding corridors.

Physical and Natural Features

The subject property is being developed as a permanent location for a Chick-fil-A restaurant with associated drive-thru lanes and parking. The building is set back over 50 feet from the roadway. The corner lot at Carlos G Parker Blvd and North Main Street contains existing trees.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, eight (8) notices were sent to property owners within a 200-foot radius of the subject property, and a legal notice advertising the public hearing was published in the Taylor Press on June 21, 2026. As of the date of this report, staff has received no communication in response.

2. STAFF ANALYSIS / BACKGROUND

LDC §5.10.1 establishes that sign regulations are intended to reduce confusion and traffic hazards from excessive sign displays, control visual clutter that diminishes community appearance and property values, and facilitate economic development.

The proposed sign meets the height-to-width ratio and one-sign-per-frontage standards for monument signs under §5.10.7.11. It exceeds the maximum sign area (50 square feet per face against a 16-square-foot limit) and the maximum base height (3 feet against a 2-foot limit) under §5.10.7.11, and a monument sign is not a permitted sign type within the P5 Place Type under Table 5.10.2(A). These are the three standards from which the variance is requested. Carlos G Parker Blvd carries a posted speed limit of 55 mph at this location; a freestanding monument sign positioned at eye level allows the business to be recognized directly from the roadway, rather than requiring drivers to search the set-back building for identification. The existing Pole Sign on site will be removed, reducing the overall visual clutter by replacing it with the proposed Monument Sign.

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 meets 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:

City Requirements for Determining Hardship			
Must Meet all 4 of the Below Requirements			
Consistent	Inconsistent	N/A	
<u>X</u>			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; <i>Staff finds that because the P5 Place Type prohibits monument signs the applicant has no means of providing roadway-visible identification of the business other than attached building signage, which is rendered ineffective by the site's 50-foot setback from Carlos G Parker Blvd.</i>
<u>X</u>			The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; <i>Staff finds that because the P5 Place Type prohibits all freestanding signage, including monument signs, the applicant has no means of providing roadway-visible identification of the business.</i>
<u>X</u>			Granting the variance application shall not be detrimental to the public health, safety, or welfare,; <i>Staff find that granting the variance would not be detrimental to public health, safety, or welfare, or injurious to other property within the area.</i>

<u>X</u>			The degree of variance requested is the minimum amount necessary to meet the needs of the applicant to satisfy the standards.
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The Zoning Board of Adjustment should base their consideration for approval [Consistent] or denial [Inconsistent] of the request on the following information:

State Requirements for Determining Hardship			
Must Meet One of the Below Requirements			
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 <i>Staff finds that it is unlikely that the cost of compliance reaches the 50% threshold.</i>
		<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 <i>Not applicable — compliance with the sign standards does not affect the developable area of the lot.</i>
	<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 <i>Staff finds that compliance with the sign standards would not place the building or structure out of compliance with any other municipal ordinance or building code requirement.</i>

	<u>X</u>		Compliance would result in the unreasonable encroachment on an adjacent property or easement <i>Staff finds that the building itself is a new, permanent, conforming structure; the nonconformity at issue is limited to the proposed sign type and dimensions, not the structure itself.</i>
	<u>X</u>		The municipality considers the structure to be a nonconforming structure

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

4. TIMELINE

Application Submitted: 5/22/2026

Public Hearing at Zoning Board of Adjustments: 7/7/2026

5. OTHER OPTIONS

6. ATTACHMENTS

1. PZ-2026-2708 - Request Letter
2. PZ-2026-2708 - Monument Sign
3. PZ-2026-2708 - Sign Package
4. PZ 2026-2708 - Location Map
5. PZ 2026-2708 - Notified Properties Map

5/22/2026

City of Taylor
Board of Adjustment
400 Porter Street
Taylor, Texas 76574

Re: Signage Variance for Chick-fil-A; location: 103 Carlos G Parker Blvd, Taylor, TX 76574

Members of the Commission:

Currently under the P5 Zoning Code, we are unable to have a freestanding sign. We are looking to have our variance approved to include an 8' tall monument sign for the new Chick-fil-A location. The sign would be installed near the end of September 2027, with construction slated on the site to begin in May 2027 (depending on how permitting goes, there is always the possibility of the site getting moved up to begin construction sooner).

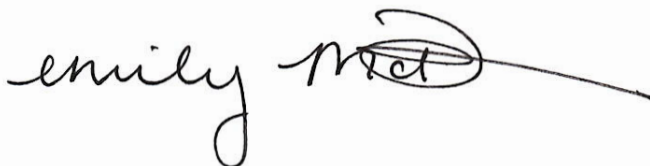
We understand that we are able to have attached signage on the building, but with the building being set back from the roadway over 50', the existing trees on the corner lot located at Carlos G Parker Blvd and N Main Street, and the existing Murphy gas station canopy, you cannot adequately see the building signage. Having a monument sign along Carlos G Parker Blvd, will provide clear identification of the business, which will allow customers to safely maneuver their vehicles when wanting to gain access to the site. The speed limit along Carlos G Parker Blvd is 55 mph and having signage located at eye level, rather than searching on the building for the business name, would make drivers less distracted.

The monument sign would be made of materials that are that of the same used on the building and would be professionally designed and engineered to withstand the elements. It is lower profile compared to that of a pylon sign and stays within the limits of the City code for freestanding signage square footage allowances.

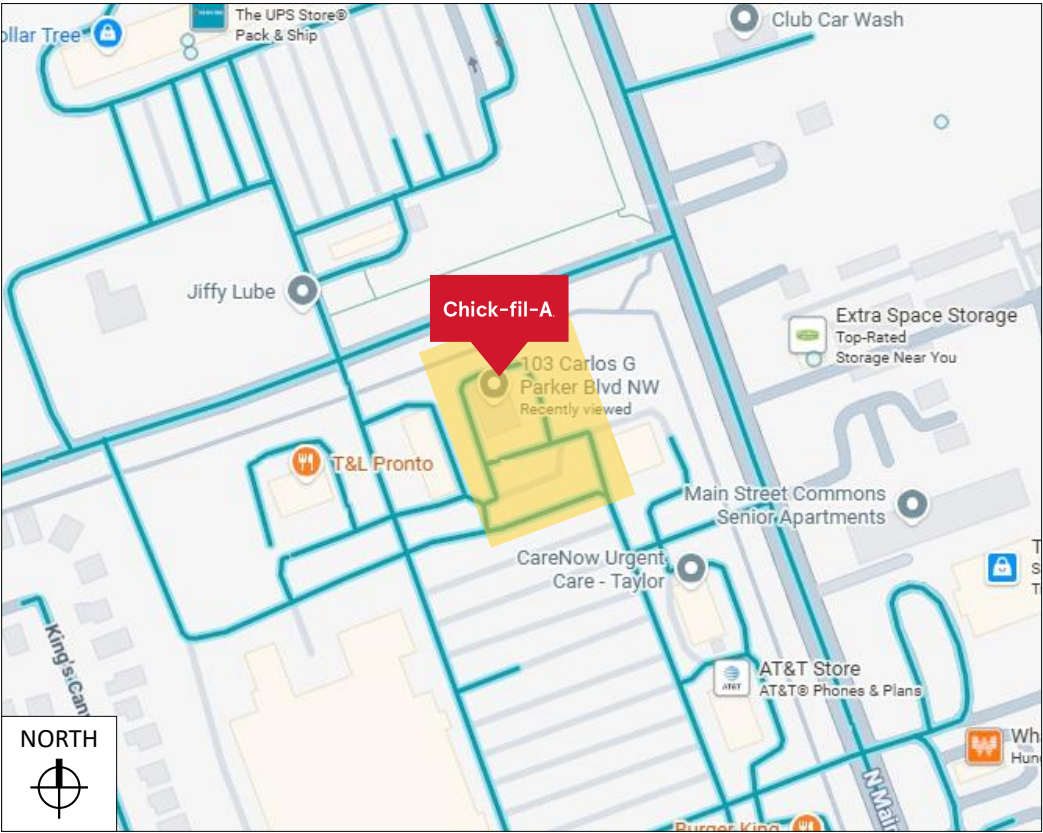
This variance is solely based on the address of 103 Carlos G Parker Blvd, Taylor, TX 76574. The approval of this variance would not alter the general purpose of the Land Development Code but would allow for accommodation for visibility purposes and safer driving practices.

Thank you for your consideration of our request.

Sincerely,

A handwritten signature in black ink, appearing to read "Emily Met", with a long horizontal line extending to the right.

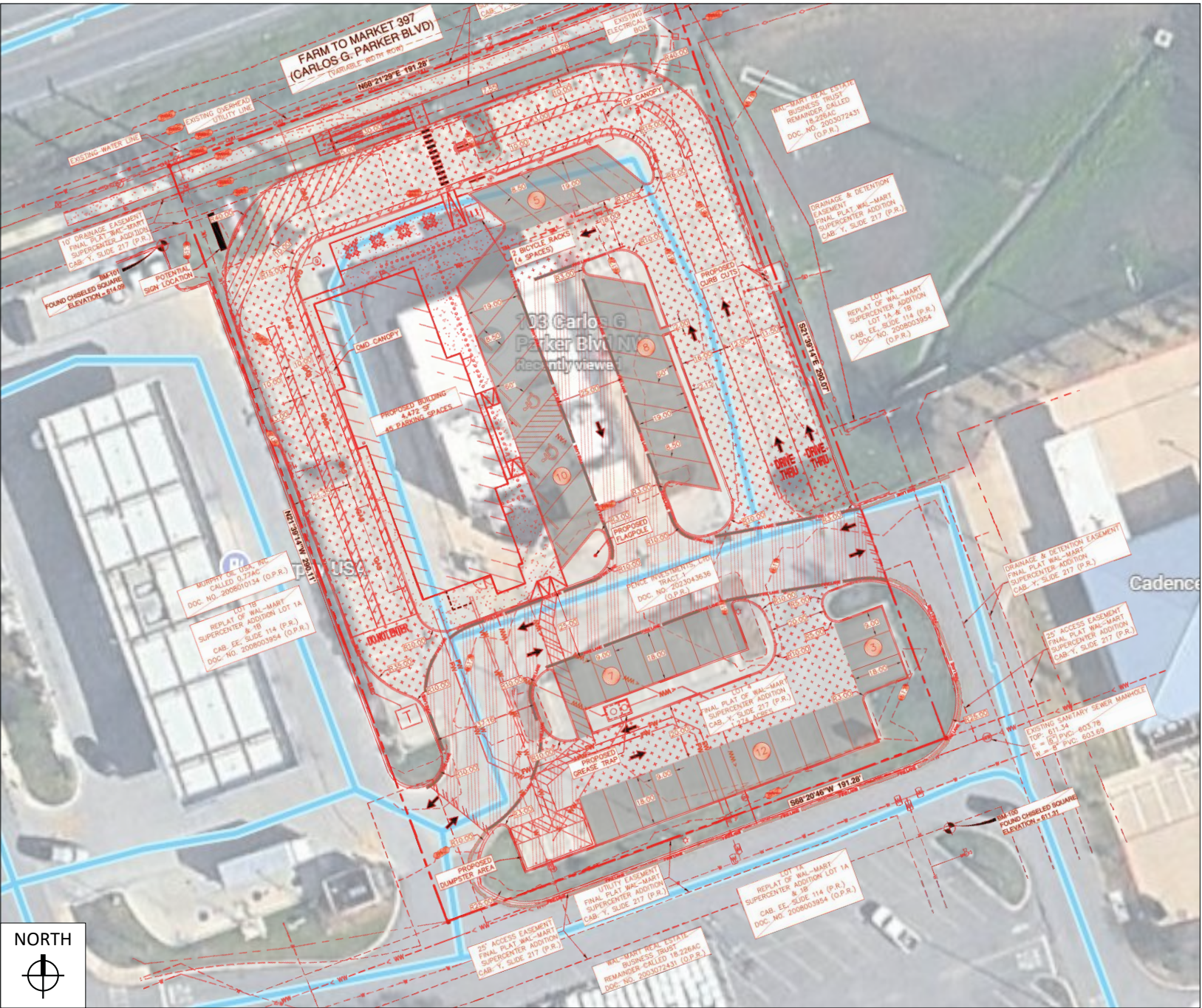
Emily McDonough
Senior Project Manager
Pattison ID
317-752-8549
emcdonough@pattisonid.com



VICINITY MAP N.T.S.



AERIAL VIEW N.T.S.



AERIAL VIEW / SITE PLAN OVERLAY N.T.S.

ROGER GHANTOUS
613-889-8135
RGhantous@pattisonid.com

EMILY MCDONOUGH
210-349-3804
EMcdonough@pattisonid.com

PROJECT ID

0433093Ar2

6344

103 CARLOS G PARKER BLVD,
TAYLOR, TX 76574

DATE: 3/5/26

SALES: ROGER GHANTOUS

PM: EMILY MCDONOUGH

DESIGNER: MR

REVISION NOTES

R1(3/17/26)LL: UPDATED
ELEVATIONS, MOVED WALL
SIGNS

R2(05/08/2026)AM: UPDATED
D/F MONUMENT SIGN TO 8'
-3' MASONRY BASE W/ 5'X10'
CABINET & RB

INFORMATION REQUIRED
FOR PRODUCTION

CUSTOMER APPROVAL

Signature

MM/DD/YYYY

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SIGN ITEM

AERIAL VIEW

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A D/F MONUMENT

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

SCALE: 1/2" = 1'-0"

50 SQ. FT. (CABINET ONLY)



OPPOSITE SIDE

SPECS:

FABRICATED ALUM. FRAME WITH ALUMINUM CLADDING AND ALUM. FIN / FILLER PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN FINISH.

MAIN ID LOGO FACES

CABINET AND RETAINERS PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN WHITE PLEX FACES WITH 3M #3630-53 CARDINAL RED TRANSLUCENT VINYL APPLIED 1ST SURFACE. INTERNALLY ILLUMINATED WITH 7100K WHITE LEDS AS REQUIRED.

READER BOARD DISPLAY

WHITE FACE TO ACCOMMODATE **THREE (3) LINES OF 8" COPY ON A 9" CARD** BLACK CHICK-FIL-A COMMERCIAL COPY ZIP LETTER SET OF 334.

.080" ALUM. FACE PAN PANEL WITH ROUTED OUT OPENING FOR READER BOARD AND R.O.S.T. COPY READING "CLOSED SUNDAY" BACKED WITH 3/16" WHITE PLEX, AND HINGED LOCKABLE F-TRACK VANDAL COVER PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN. CLEAR LEXAN FACE, SECURED TO FACE OF ALUM. PANEL.

STORAGE BOX FOR 334 PC CHANGEABLE LETTERS INCLUDED WITH LETTERSET.

DFW TECHNICAL DESIGNERS, PLEASE NOTE THAT ALL READER BOARD COVERS NEED 2 LOCKS, NEAR THE CORNERS ON THE OUTSIDE OR BOTTOM OF THE DOOR.
ALL LOCKS TO BE KEYED ALIKE.
INCLUDE ONE KICKER BAR PER HINGED FACE.

INTERNALLY ILLUMINATED SAME AS ABOVE.

FABRICATED BASE FRAME

1" x 1" x .125" ALUMINUM WITH 1/2" CEMENT BOARD.

FOUNDATION SYSTEM

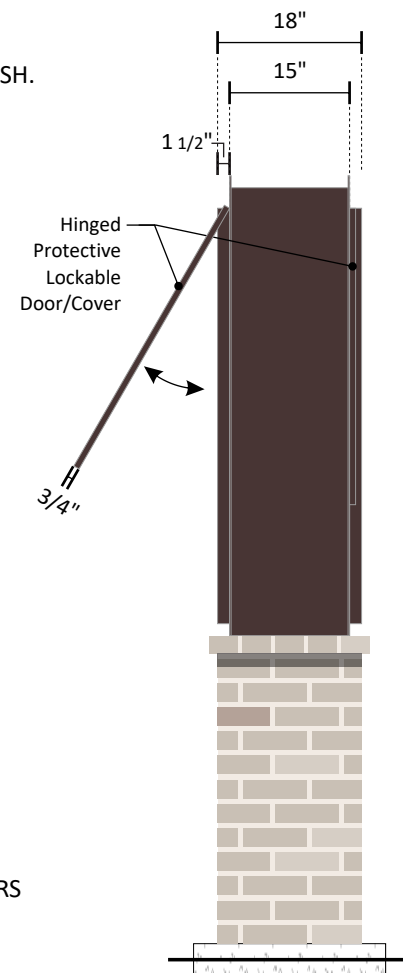
FOUNDATION AND SUPPORT STEEL PER STATE STAMPED ENGINEERING.

MASONRY / BRICK: **BY G.C.**

THE MONUMENT BRICK MATERIAL AND DESIGN SHALL MATCH THE BUILDING MATERIAL AND MORTAR FINISH.

BRICK SIZE: 2 1/4" X 3 5/8" X 7 5/8"

PRIMARY ELECTRIC RUN THRU NEC APPROVED WEATHER-PROOF CONDUIT - COORDINATE PRIOR TO CONCRETE FOUNDATION / PAD POUR.



END VIEW

PROJECT ID

0433093Ar2

6344

103 CARLOS G PARKER BLVD,
TAYLOR, TX 76574

DATE: 3/5/26

SALES: ROGER GHANTOUS

PM: EMILY MCDONOUGH

DESIGNER: MR

REVISION NOTES

R1(3/17/26)LL: UPDATED ELEVATIONS, MOVED WALL SIGNS

R2(05/08/2026)AM: UPDATED D/F MONUMENT SIGN TO 8' -3' MASONRY BASE W/ 5'X10' CABINET & RB

INFORMATION REQUIRED FOR PRODUCTION

CUSTOMER APPROVAL

Signature

MM/DD/YYYY

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Page: 7 of 36



SIGN ITEM

A

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(Personal) Applicant/Agent Affidavit

Owner Affidavit: I, as the Owner of the subject property, hereby authorize the following Applicant/ Agent to act on my behalf concerning all matters related to this development application.

Signature: [Signature] Date: 5/29/26

Printed Name: Hunter Pence
Property Manager for Pence Investments, Ltd

Before me, the undersigned authority, on this day personally appeared Hunter Pence (Owner) known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he or she executed the same for the purposes and consideration expressed and in the capacity herein stated.

Given under my hand and seal of office on this 20th
day of May, 2026.

Camela Necey

Notary Public in and for the State of Texas.

My Commission expires: 7/13/2027



Applicant/Agent Affidavit: I, as representative of the property owner, have prepared this submittal to the best of my ability and have determined that the information provided in this submittal is true, complete, and accurate.

Signature: [Signature] Date: 5/22/26

Printed Name: Emily McDonough

Address: 14201 Sovereign Rd Suite 101 Fort Worth, TX 76155

Phone: 972-739-4507 Cell: 317-752-8549 Email: emcdonough@pattisonid.com

Before me, the undersigned authority, on this day personally appeared Emily MCDONOUGH (Applicant/agent) known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he or she executed the same for the purposes and consideration expressed and in the capacity herein stated.

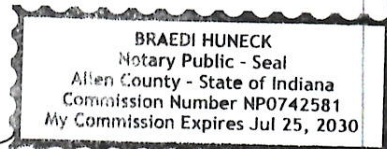
Given under my hand and seal of office on this 22

day of May, 2026.

Braedi Huneck

Notary Public in and for the State of Texas. State of Indiana

My Commission expires: 07/25/2030



5/22/2026

City of Taylor
Board of Adjustment
400 Porter Street
Taylor, Texas 76574

Re: Signage Variance for Chick-fil-A; location: 103 Carlos G Parker Blvd, Taylor, TX 76574

Members of the Commission:

Currently under the P5 Zoning Code, we are unable to have a freestanding sign. We are looking to have our variance approved to include an 8' tall monument sign for the new Chick-fil-A location. The sign would be installed near the end of September 2027, with construction slated on the site to begin in May 2027 (depending on how permitting goes, there is always the possibility of the site getting moved up to begin construction sooner).

We understand that we are able to have attached signage on the building, but with the building being set back from the roadway over 50', the existing trees on the corner lot located at Carlos G Parker Blvd and N Main Street, and the existing Murphy gas station canopy, you cannot adequately see the building signage. Having a monument sign along Carlos G Parker Blvd, will provide clear identification of the business, which will allow customers to safely maneuver their vehicles when wanting to gain access to the site. The speed limit along Carlos G Parker Blvd is 55 mph and having signage located at eye level, rather than searching on the building for the business name, would make drivers less distracted.

The monument sign would be made of materials that are that of the same used on the building and would be professionally designed and engineered to withstand the elements. It is lower profile compared to that of a pylon sign and stays within the limits of the City code for freestanding signage square footage allowances.

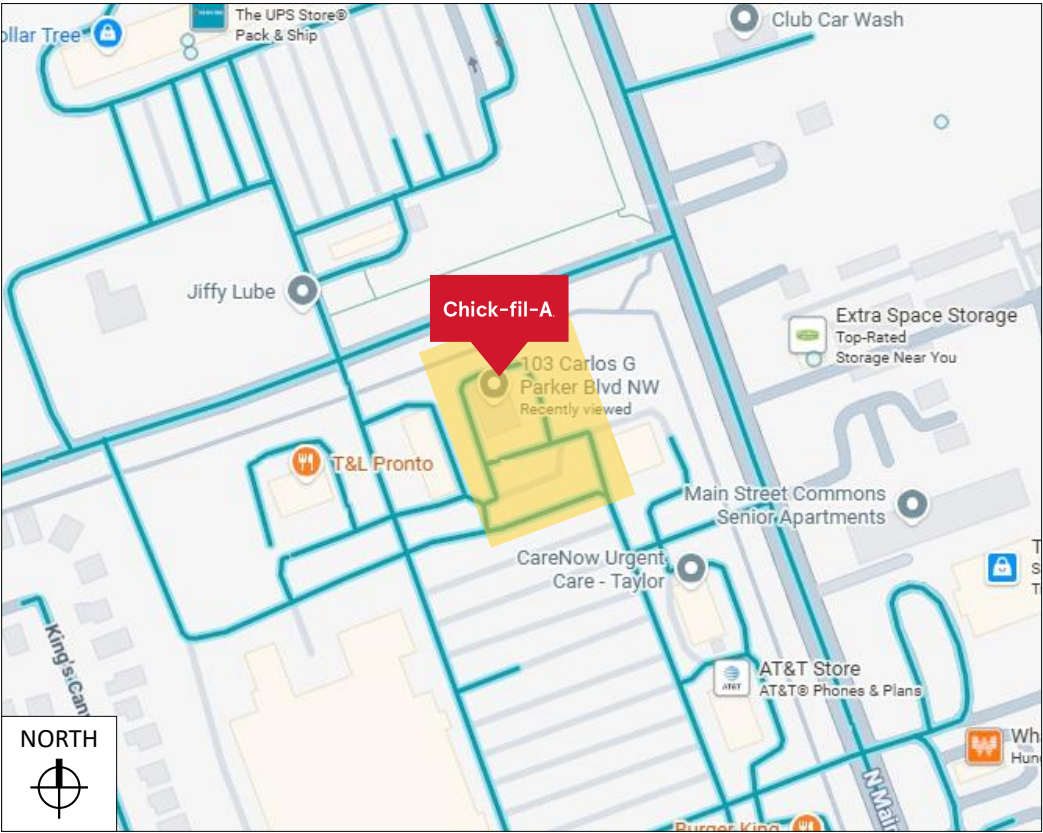
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Emily McDonough
Senior Project Manager
Pattison ID
317-752-8549
emcdonough@pattisonid.com



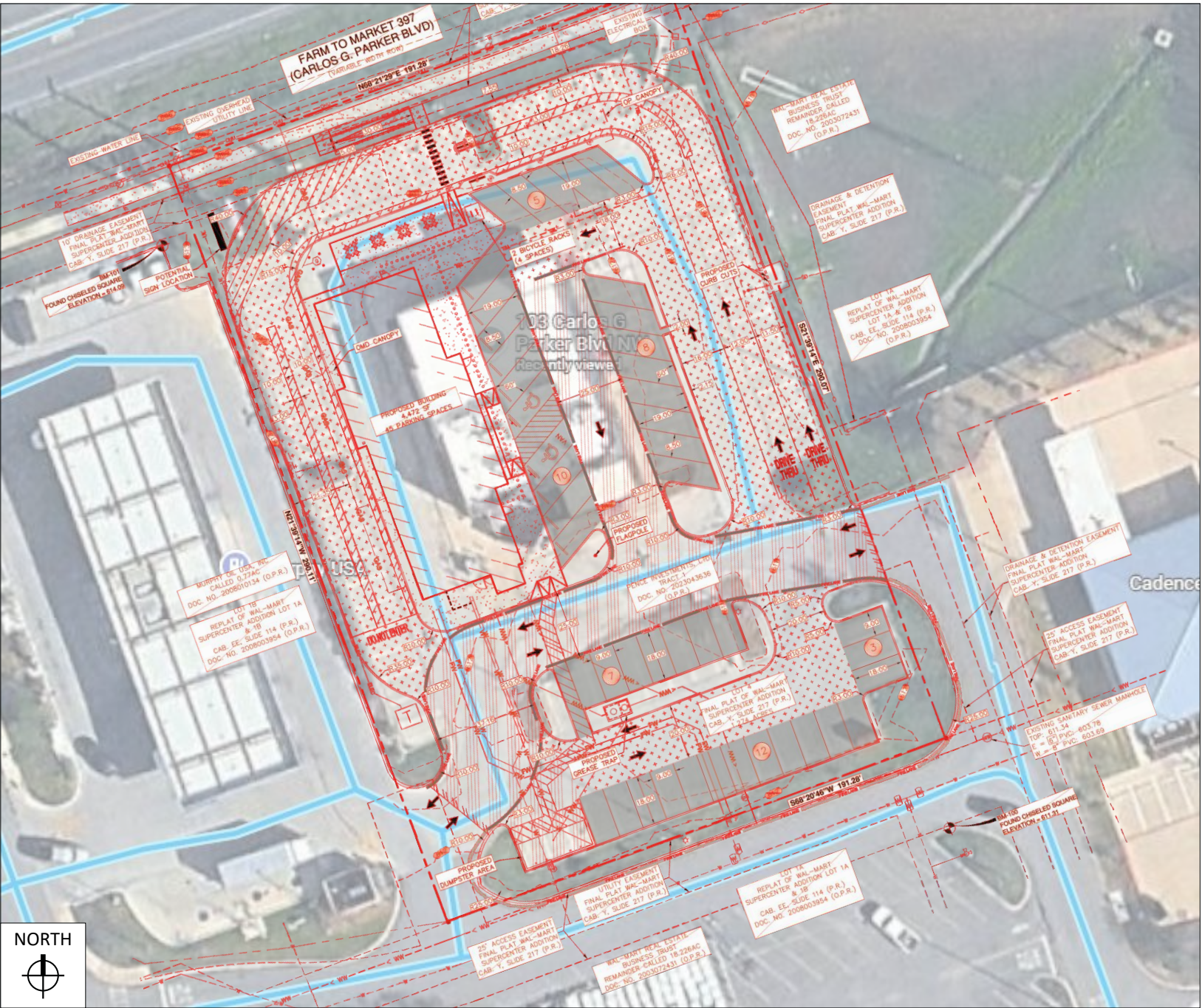
VICINITY MAP

N.T.S.



AERIAL VIEW

N.T.S.



AERIAL VIEW / SITE PLAN OVERLAY

N.T.S.

ROGER GHANTOUS
613-889-8135
RGhantous@pattisonid.com

EMILY MCDONOUGH
210-349-3804
EMcdonough@pattisonid.com

PROJECT ID

0433093Ar2

6344

103 CARLOS G PARKER BLVD,
TAYLOR, TX 76574

DATE: 3/5/26

SALES: ROGER GHANTOUS

PM: EMILY MCDONOUGH

DESIGNER: MR

REVISION NOTES

R1(3/17/26)LL: UPDATED
ELEVATIONS, MOVED WALL
SIGNS

R2(05/08/2026)AM: UPDATED
D/F MONUMENT SIGN TO 8'
-3' MASONRY BASE W/ 5'X10'
CABINET & RB

INFORMATION REQUIRED
FOR PRODUCTION

CUSTOMER APPROVAL

Signature

MM/DD/YYYY

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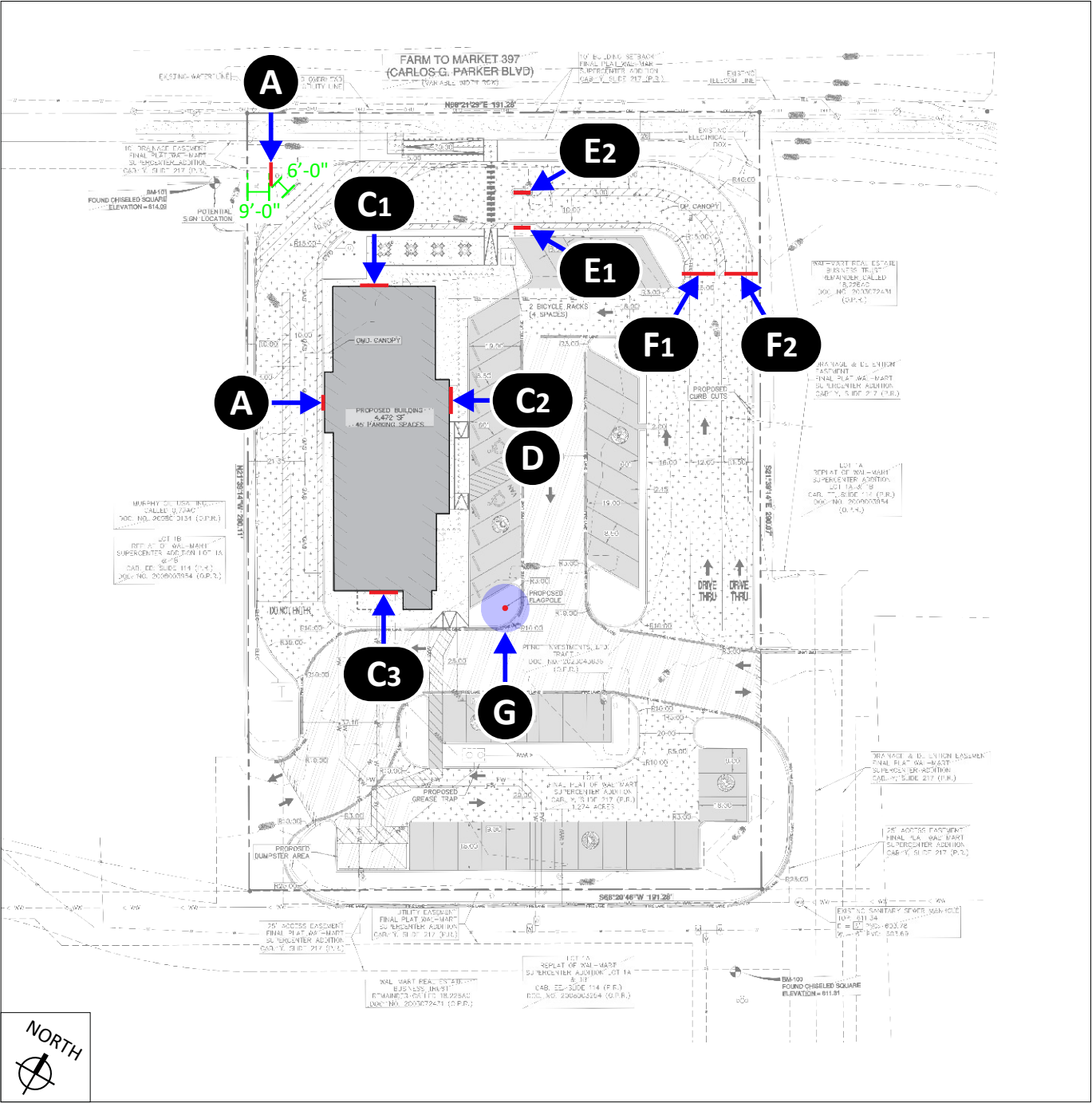


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SIGN ITEM

AERIAL VIEW



SITE PLAN 1

SCALE: 1/64" = 1'-0"

SIGN ID LETTER	FACE A	FACE B
A		
B		N/A
C1-3		N/A
D		N/A
E1-2		N/A
F1		N/A
F2		N/A
G		N/A

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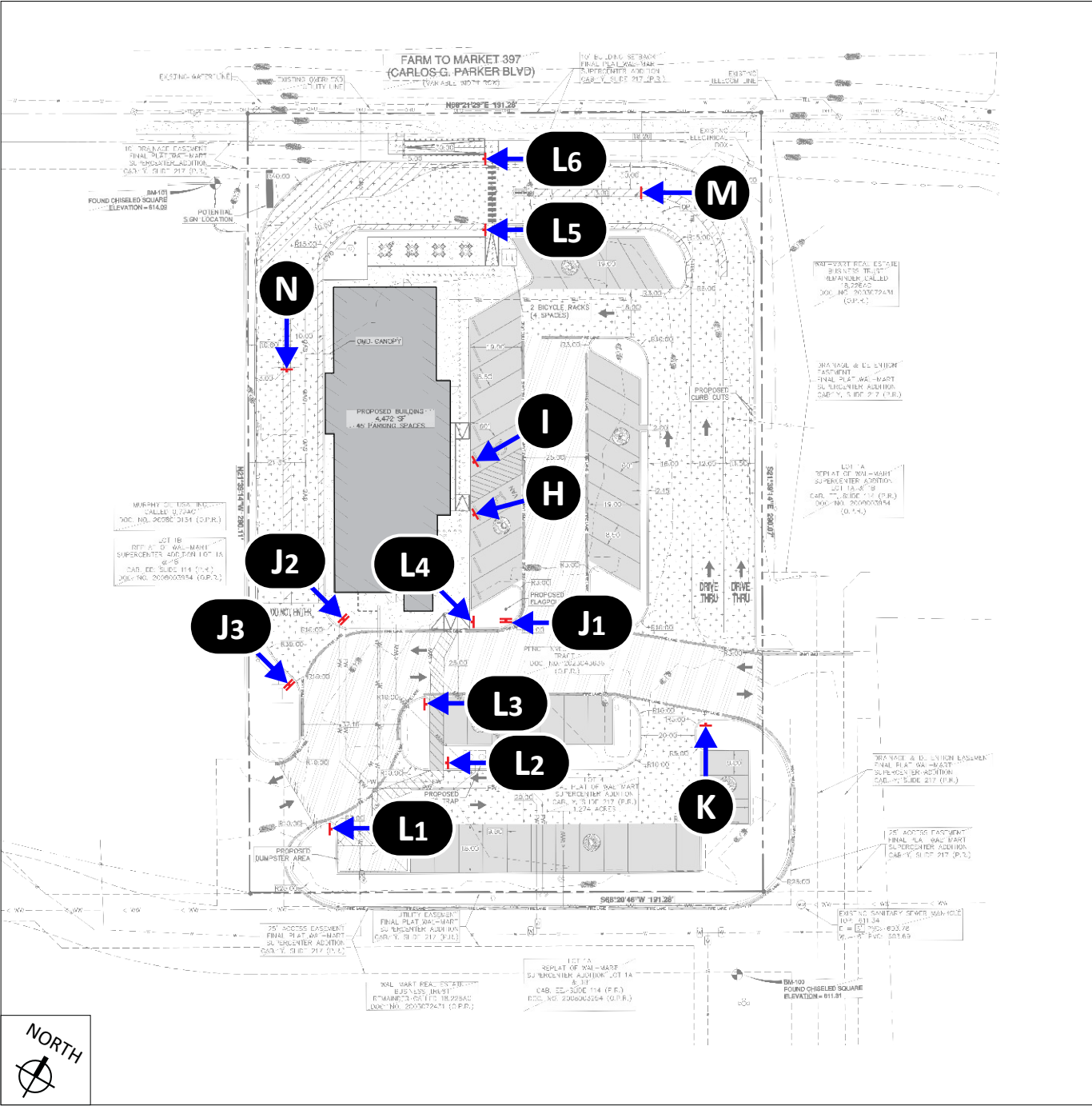
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SIGN ITEM

SITE PLAN 1

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SITE PLAN 2

SCALE: 1/64" = 1'-0"

SIGN ID LETTER	FACE A	FACE B
H	 WITH BOLLARD	N/A
I	 WITH BOLLARD	N/A
J1-3	 	
K	 	N/A
L1-6	 	N/A
M	 	N/A
N	 PORTABLE BASE	N/A

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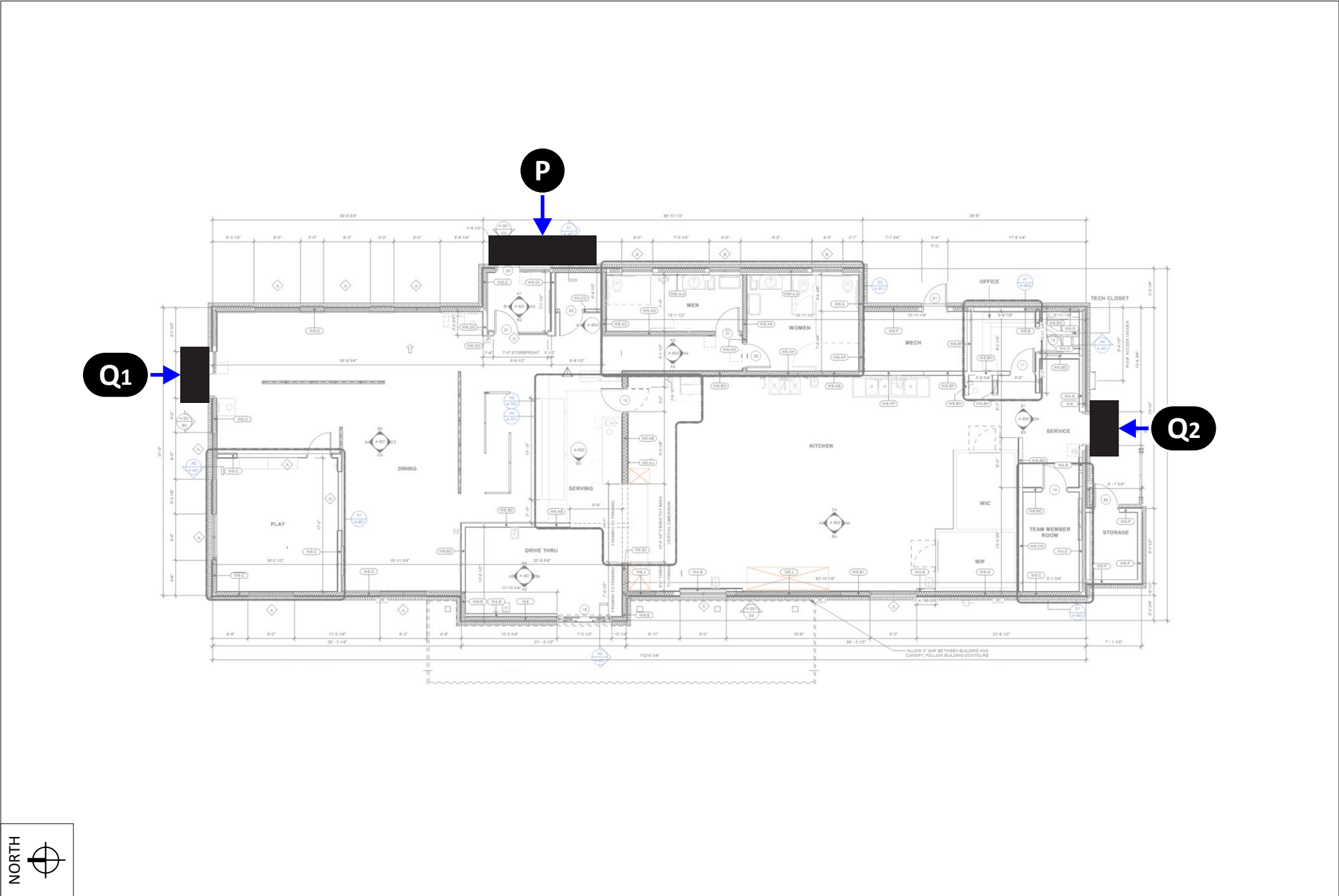
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SIGN ITEM

SITE PLAN 2

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FLOOR PLAN

SCALE: 1/16" = 1'-0"

ATTACHED CANOPY SCHEDULE						
Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C4-E	Exterior Canopy	2	7'-1"	4'-0"	1'-4"	Yes
C4-H	Exterior Canopy	1	13'-9"	4'-0"	1'-4"	Yes
Grand total		3				

SIGN ID LETTER	AWNING TYPES
P	13'-9" ILLUMINATED
Q1-2	7'-1" ILLUMINATED

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SIGN ITEM

FLOOR PLAN

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REFLECTED CEILING PLAN

SCALE: 3/32" = 1'-0"

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PM:

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DESIGNER:

MR

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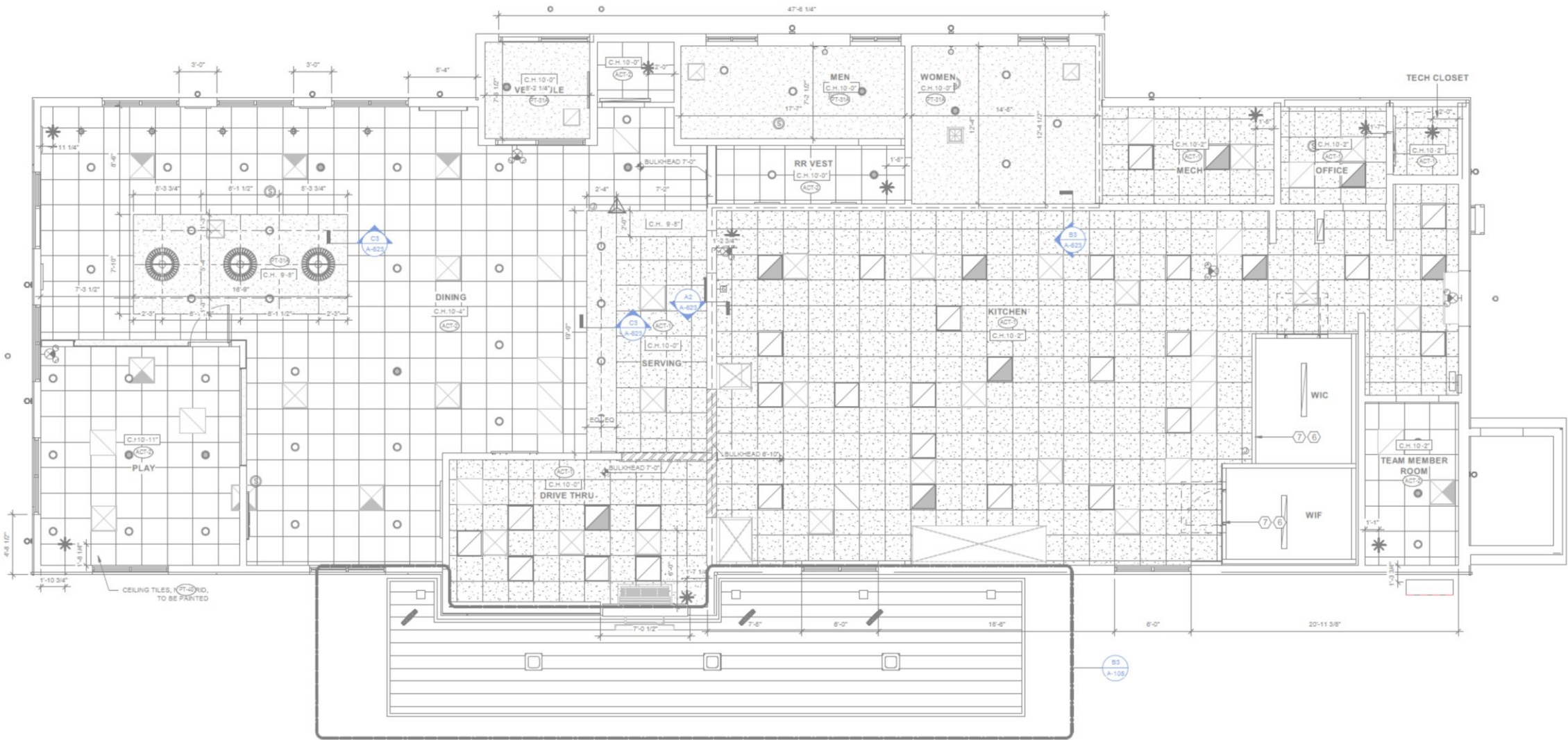
5 of 36

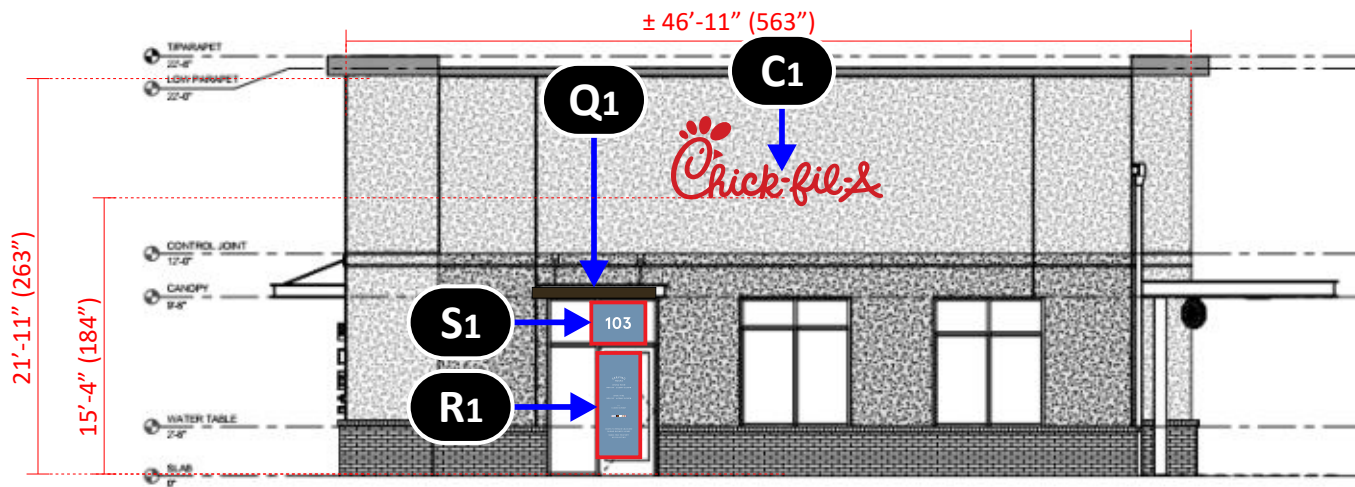
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SIGN ITEM

CEILING PLAN

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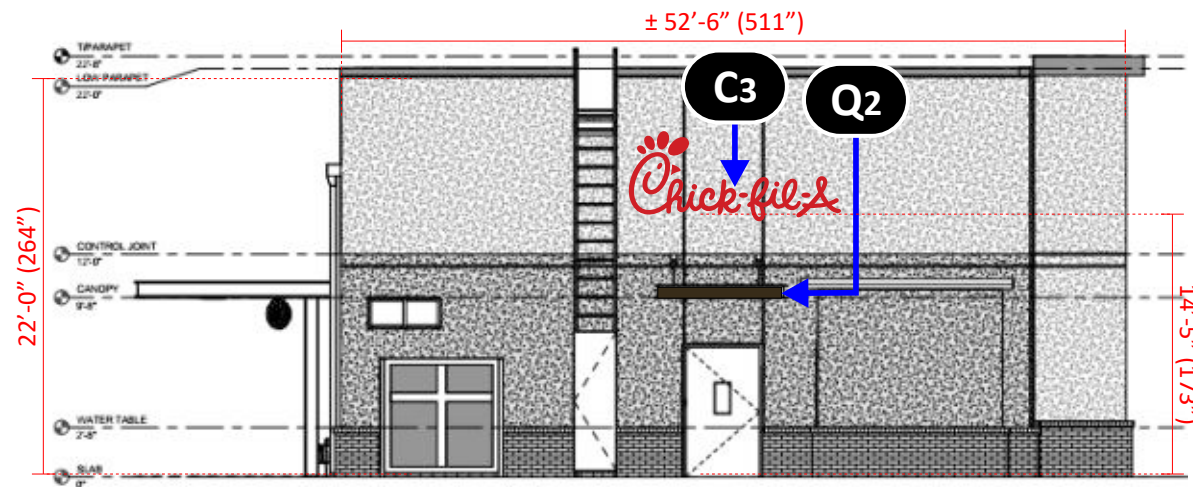


FRONT ELEVATION - (NORTH)

SCALE: 3/32" = 1'-0"

± 1031 BUILDING SQ. FT.

59 SIGNAGE SQ. FT.

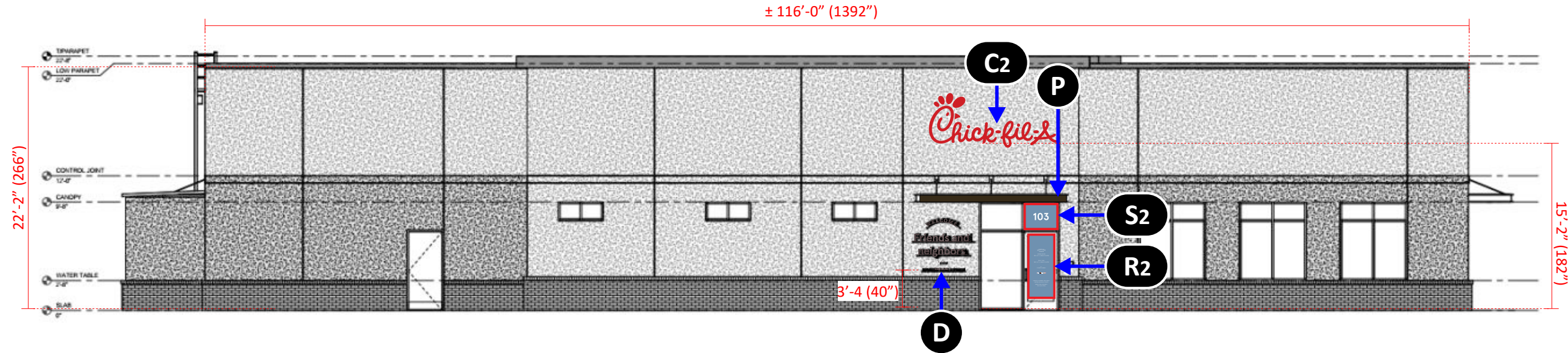


REAR ELEVATION - (SOUTH)

SCALE: 3/32" = 1'-0"

± 956 BUILDING SQ. FT.

59 SIGNAGE SQ. FT.

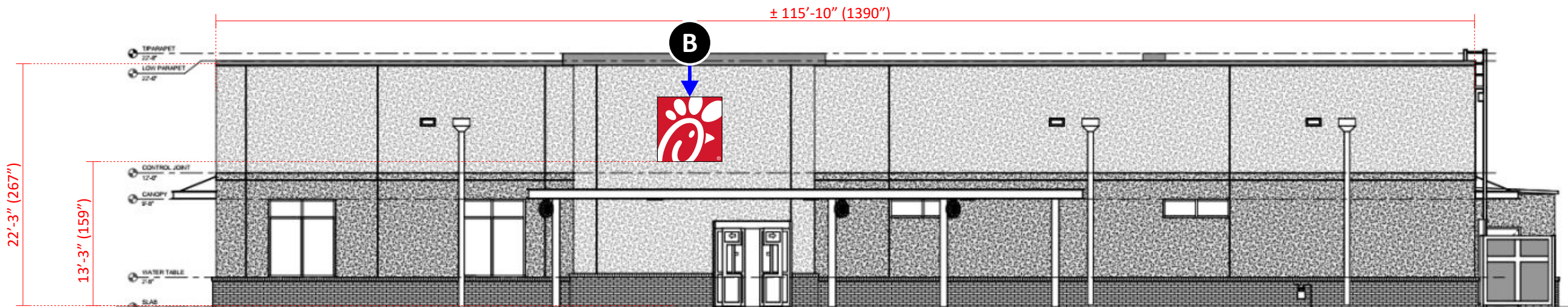


MAIN ENTRY ELEVATION - (EAST)

SCALE: 3/32" = 1'-0"

± 2532 BUILDING SQ. FT.

85 SIGNAGE SQ. FT.



DRIVE THRU ELEVATION - (WEST)

SCALE: 3/32" = 1'-0"

± 2532 BUILDING SQ. FT.

35 SIGNAGE SQ. FT.

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DESIGNER: MR

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SIGN ITEM

ELEVATIONS

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A

D/F MONUMENT

SCALE: 1/2" = 1'-0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

50 SQ. FT. (CABINET ONLY)



OPPOSITE SIDE

SPECS:

FABRICATED ALUM. FRAME WITH ALUMINUM CLADDING AND ALUM. FIN / FILLER PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN FINISH.

MAIN ID LOGO FACES

CABINET AND RETAINERS PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN WHITE PLEX FACES WITH 3M #3630-53 CARDINAL RED TRANSLUCENT VINYL APPLIED 1ST SURFACE. INTERNALLY ILLUMINATED WITH 7100K WHITE LEDS AS REQUIRED.

READER BOARD DISPLAY

WHITE FACE TO ACCOMMODATE **THREE (3) LINES OF 8" COPY ON A 9" CARD** BLACK CHICK-FIL-A COMMERCIAL COPY ZIP LETTER SET OF 334.

.080" ALUM. FACE PAN PANEL WITH ROUTED OUT OPENING FOR READER BOARD AND R.O.S.T. COPY READING "CLOSED SUNDAY" BACKED WITH 3/16" WHITE PLEX, AND HINGED LOCKABLE F-TRACK VANDAL COVER PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN. CLEAR LEXAN FACE, SECURED TO FACE OF ALUM. PANEL.

STORAGE BOX FOR 334 PC CHANGEABLE LETTERS INCLUDED WITH LETTERSET.

DFW TECHNICAL DESIGNERS, PLEASE NOTE THAT ALL READER BOARD COVERS NEED 2 LOCKS, NEAR THE CORNERS ON THE OUTSIDE OR BOTTOM OF THE DOOR. ALL LOCKS TO BE KEYED ALIKE. INCLUDE ONE KICKER BAR PER HINGED FACE.

INTERNALLY ILLUMINATED SAME AS ABOVE.

FABRICATED BASE FRAME

1" x 1" x .125" ALUMINUM WITH 1/2" CEMENT BOARD.

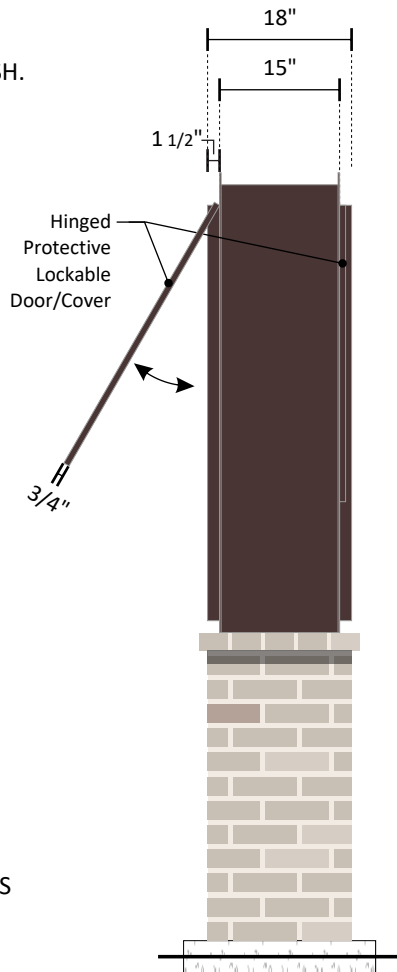
FOUNDATION SYSTEM

FOUNDATION AND SUPPORT STEEL PER STATE STAMPED ENGINEERING.

MASONRY / BRICK: **BY G.C.** THE MONUMENT BRICK MATERIAL AND DESIGN SHALL MATCH THE BUILDING MATERIAL AND MORTAR FINISH.

BRICK SIZE: 2 1/4" X 3 5/8" X 7 5/8"

PRIMARY ELECTRIC RUN THRU NEC APPROVED WEATHER-PROOF CONDUIT - COORDINATE PRIOR TO CONCRETE FOUNDATION / PAD POUR.



END VIEW

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R1(3/17/26)LL: UPDATED ELEVATIONS, MOVED WALL SIGNS

R2(05/08/2026)AM: UPDATED D/F MONUMENT SIGN TO 8' -3' MASONRY BASE W/ 5'X10' CABINET & RB

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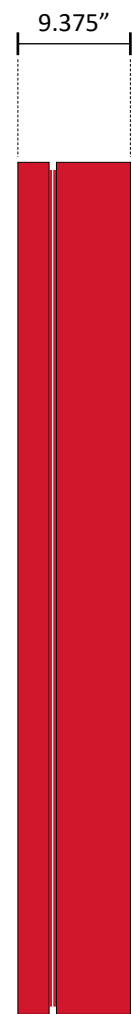
Page: 7 of 36



SIGN ITEM

A

Page 24 of 86



END VIEW

B

CFA - S/F “ICON” SIGN

ONE (1) REQUIRED - MANUFACTURE & INSTALL

SCALE: 3/4" = 1'-0"

35 SQ. FT.

CABINET:

S/F RETAINERLESS EXTRUDED ALUM. WALL CABINET.
WHITE BLEED 3M PANOGRAPHIC III FLEX FACE WITH 3M #3630-53 CARDINAL RED TRANSLUCENT.
VINYL APPLIED 1ST SURFACE. CABINET TO BE PAINTED GENESIS M SINGLE STAGE (G2-SERIES) RED #48247.
INTERNALLY ILLUMINATED 7100K WHITE LED'S.

CFA STOCK PART: CHFI-CAB-EX-FX-VYL-LED-0071x0071-0001

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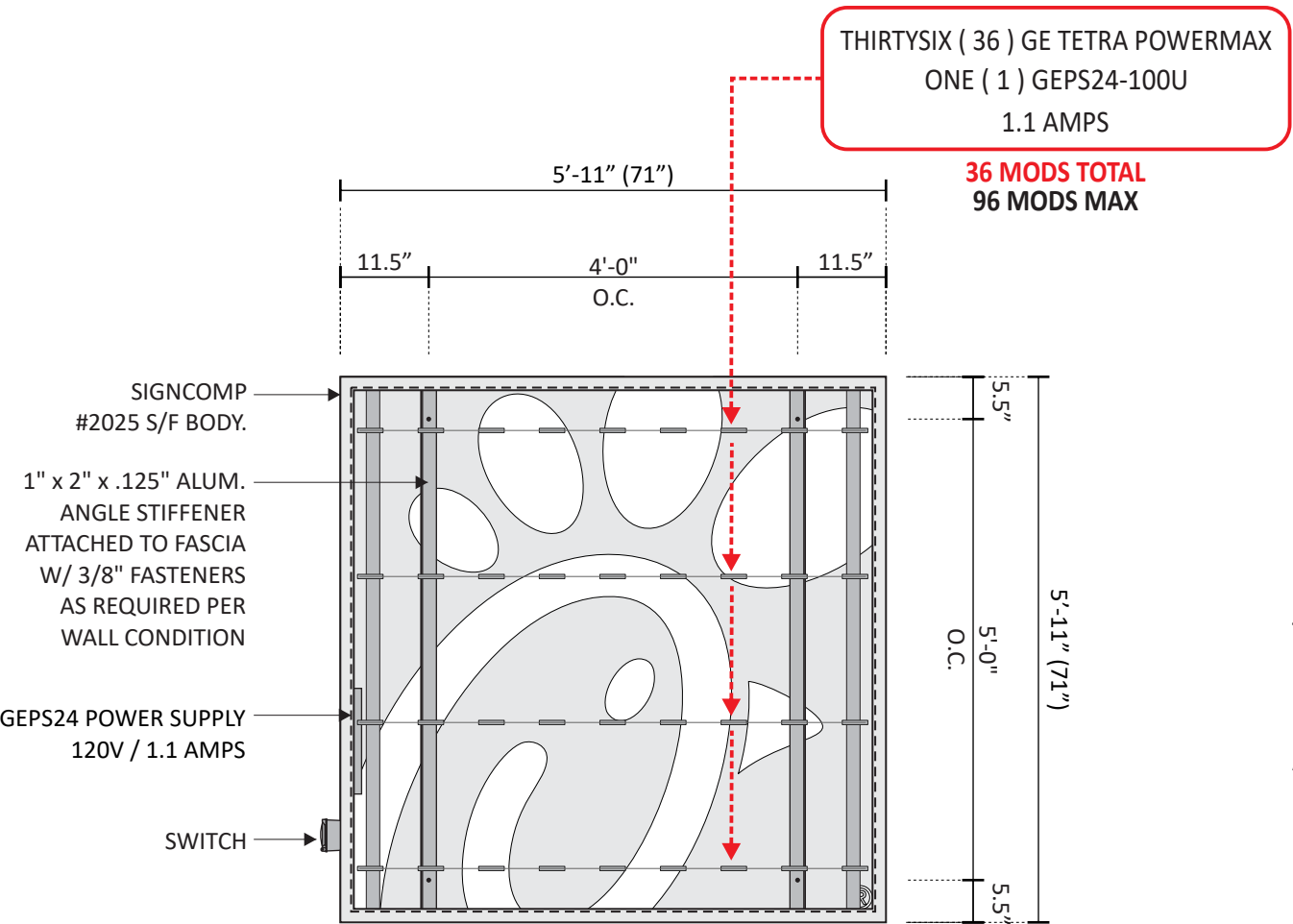
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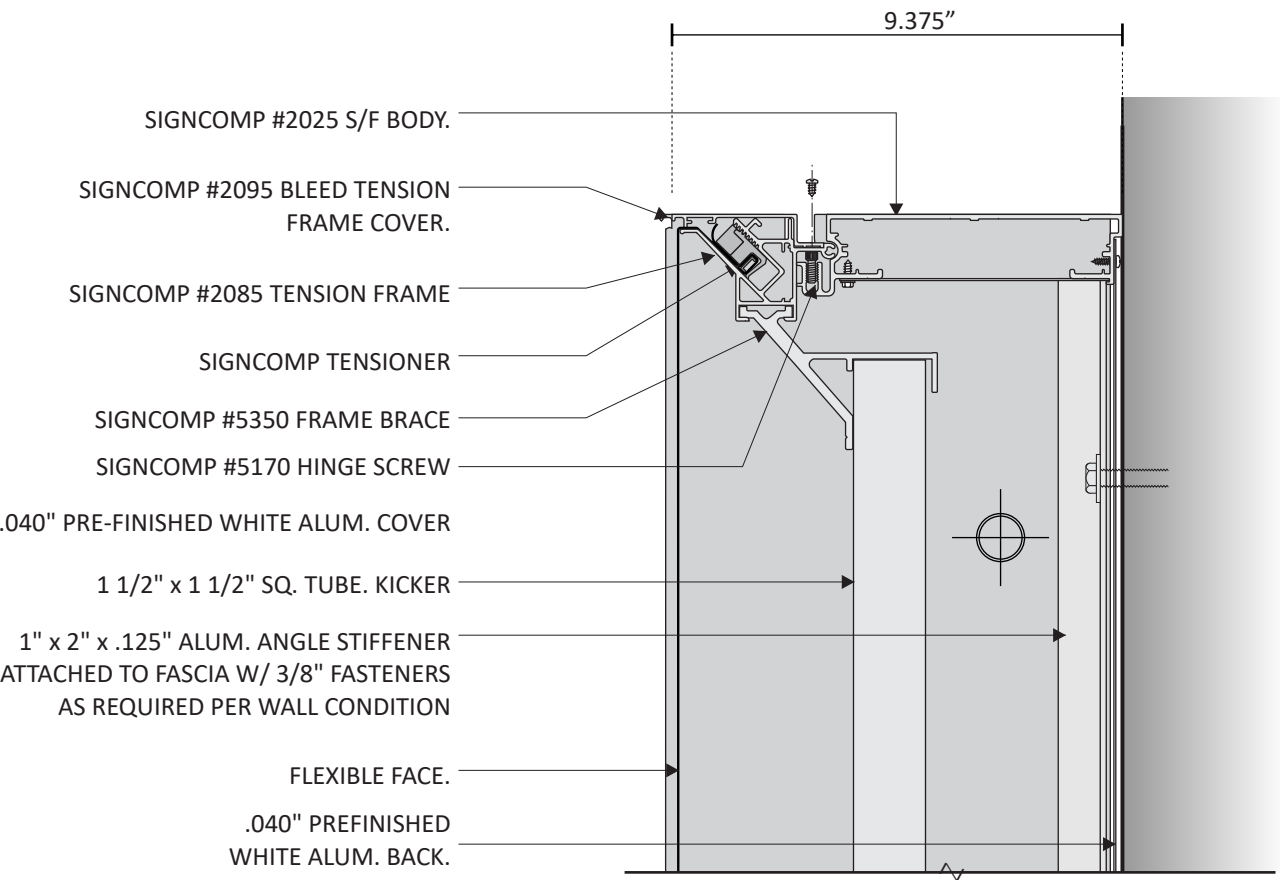
B



L.E.D. DIAGRAM / FRAMING DETAIL

SCALE: 1/2" = 1'-0"

GE TETRA POWER MAX L.E.D. (1.5/ft)
TOTAL MODULES = 36 (24ft) PER CABINET
TOTAL AMPS = 1.1 AMPS EACH
ONE (1) 120v, 20 AMP CIRCUIT REQUIRED
INSTALL PRIMARY PER N.E.C.
U.L. LABEL REQUIRED
INSTALL SIGNAGE PER N.E.C.



SECTION DETAIL

SCALE: 3" = 1'-0"

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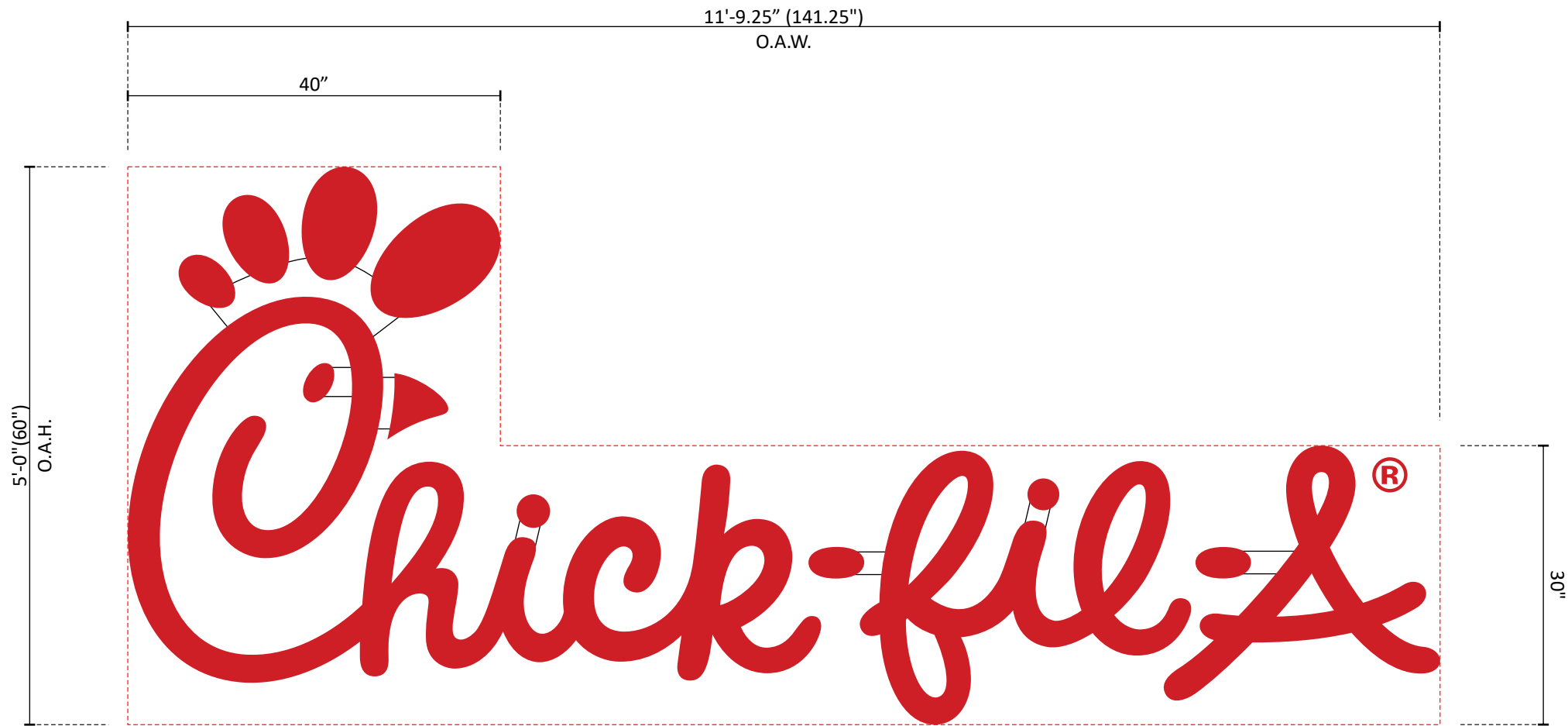
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SIGN ITEM
B SECTION
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C1-3

CFA - (5FT) P.C.L. “SCRIPT” SIGN (DOVER WHITE)
THREE (3) REQUIRED - MANUFACTURE & INSTALL

SEE SECTION DETAIL ON FOLLOWING PAGE

SCALE: 3/4" = 1'-0"

LIVE AREA: 38 SQ. FT.
OVERALL AREA: 59 SQ. FT.

CFA STOCK PART: CHFI-SCL-AC-XXX-FLU-LED-0060x0009-0002

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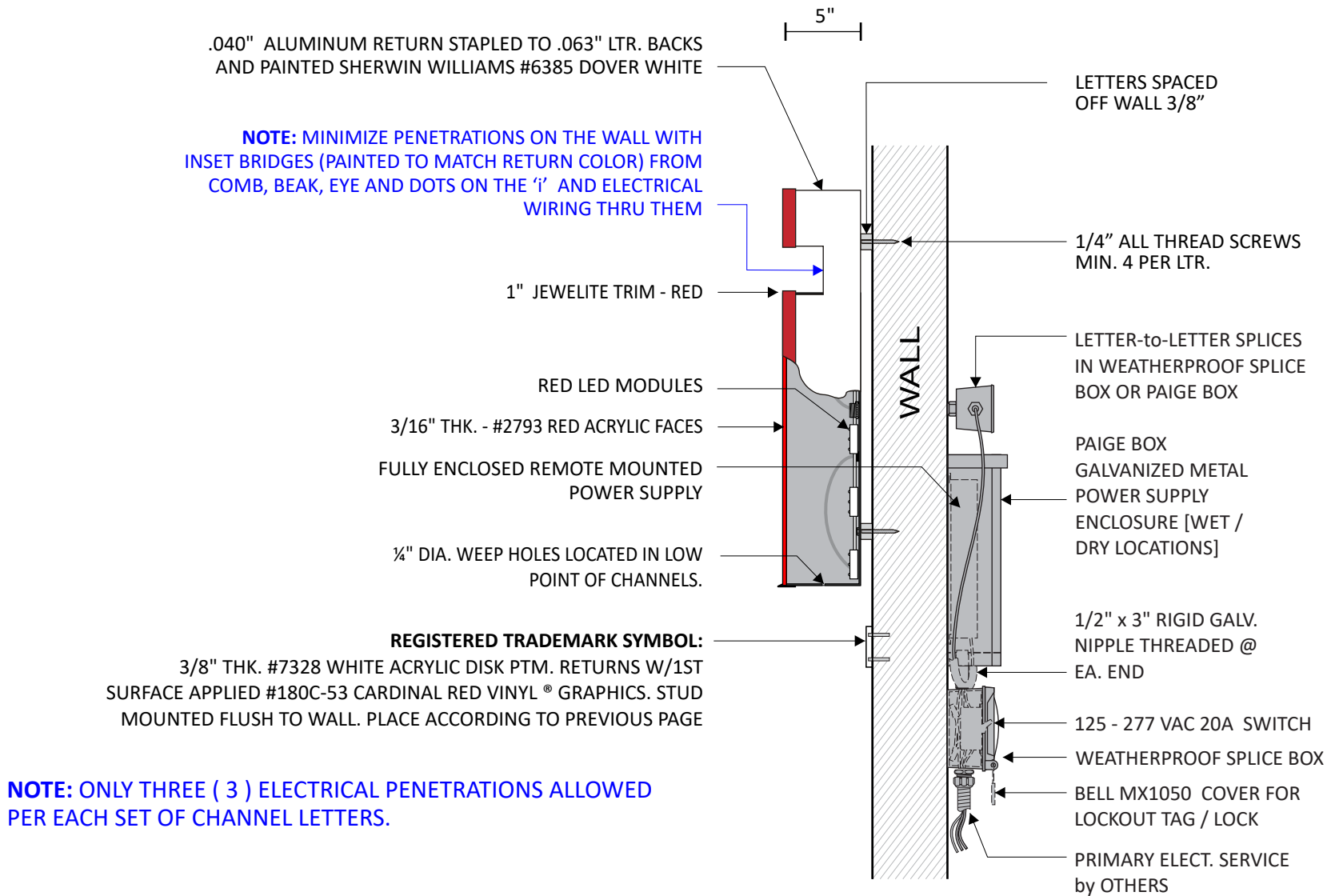
SIGN ITEM

C1-3

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P.C.L. SECTION DETAIL

N.T.S.



NOTE: ONLY THREE (3) ELECTRICAL PENETRATIONS ALLOWED PER EACH SET OF CHANNEL LETTERS.

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SIGN ITEM

C SECTION

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END VIEW



EXAMPLE

D

CFA - (5.5FT) NON-LIT “WELCOME” F.C.O. WALL SIGN (ONE LINE)

ONE (1) REQUIRED - MANUFACTURE & INSTALL

SCALE: 1" = 1'-0"

26 SQ. FT.

SPECIFICATIONS:

.5" THK. ALUM. F.C.O'S PAINTED MATTHEWS #20181 EQUUS BRONZE METALLIC.
PIN MOUNTED FLUSH TO WALL AT MAIN ENTRANCE ELEVATION.

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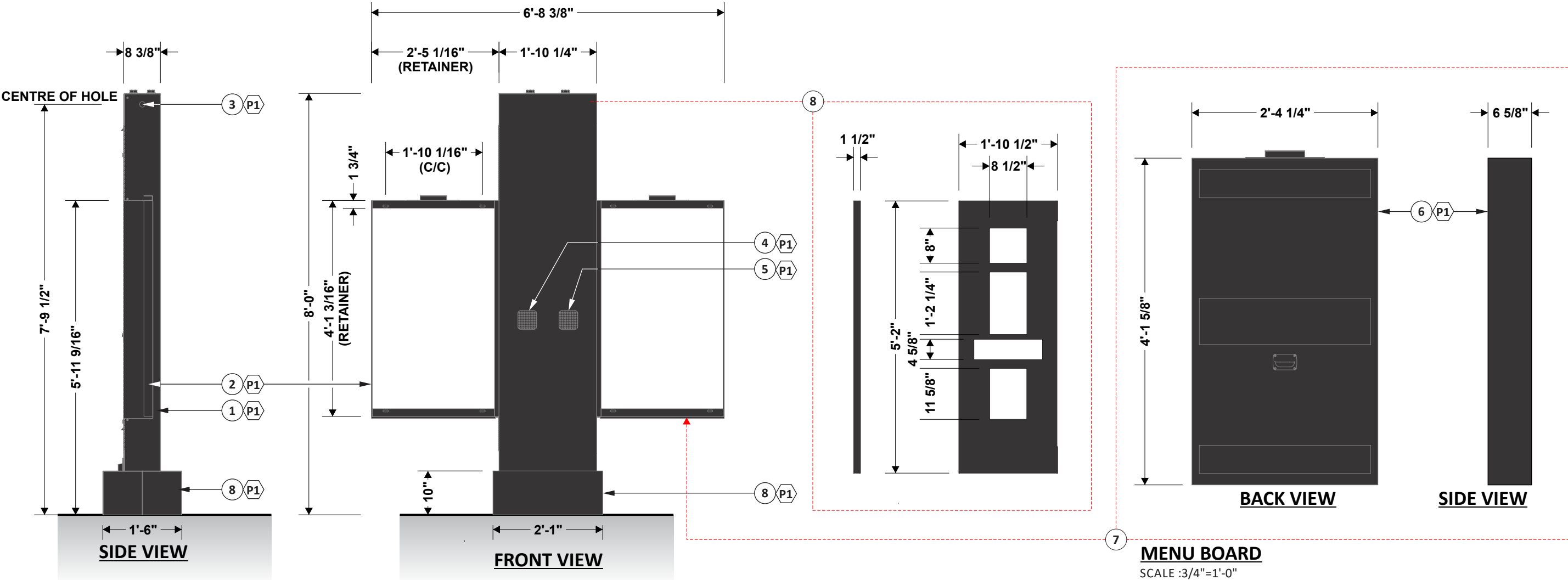
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SIGN ITEM

E1-2

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E1-2

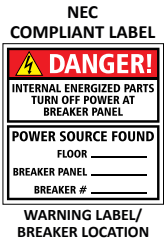
CFA - C7 WIFI DIGITAL ORDERING STATION

TWO (2) REQUIRED - MANUFACTURE & INSTALL

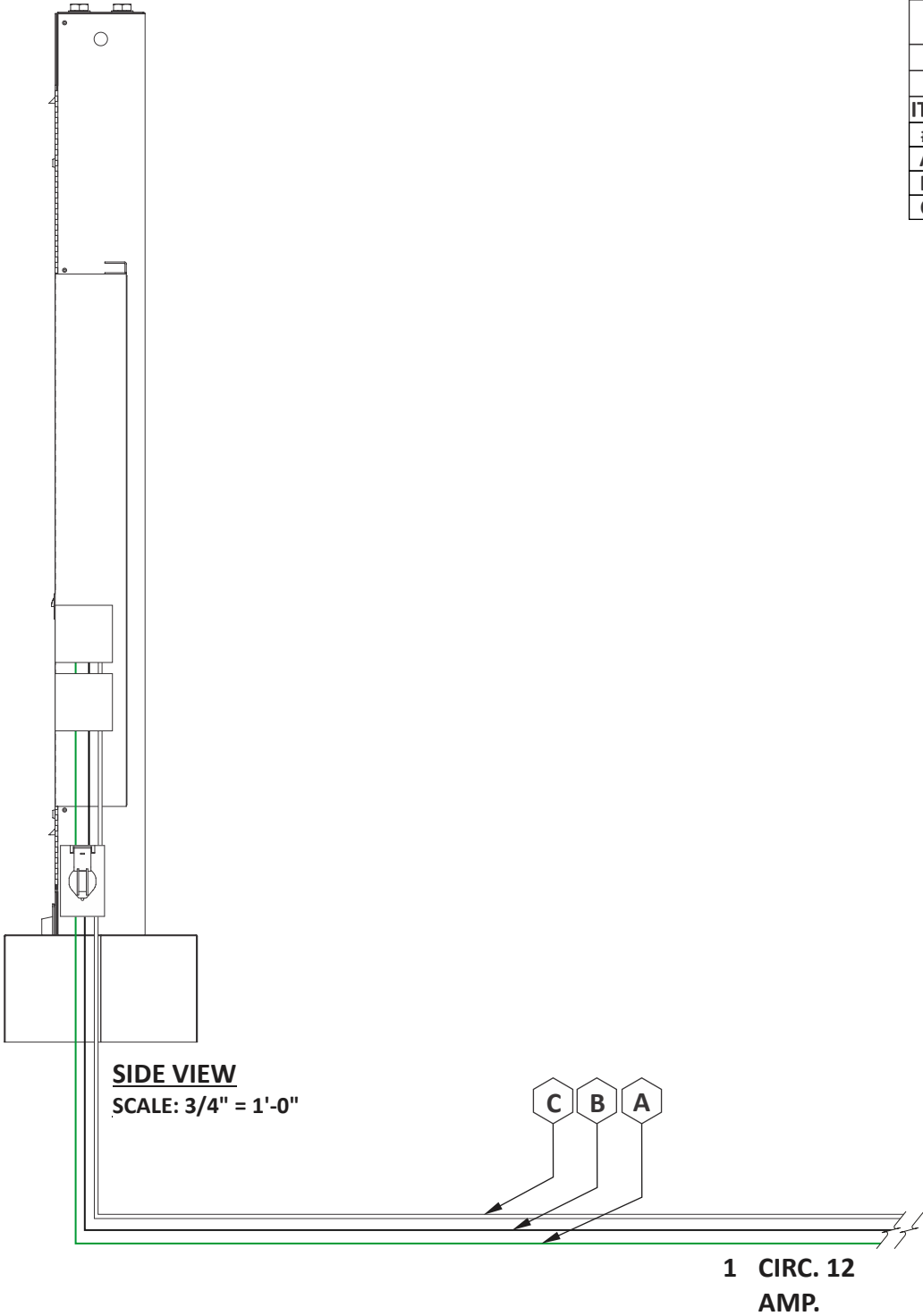
SCALE: 1/2" = 1'-0"

CHFHOME3AX0021		
DRIVE-THRU MENU BOARD		
INSTALLATION: EXTERIOR		WEIGHT (lbs): ---
VOLTS: 120	AMPS: 12	# of CIRCUITS: 3
ITEM DESCRIPTION: ----		QTY
1	FABRICATED C-CHANNEL STRUCTURE COVERED WITH ALUMINUM	-
2	2"X 2" STEEL ANGLES FRAME BOLTED TO STRUCTURE (TO HOLD DISPLAYS)	-
3	PLASTIC BUSHINGS (ONE EACH SIDE)	-
4	SPEAKER	-
5	MICROPHONE	-
6	ALUMINUM ENCLOSURE FOR DISPLAY (2X)	-
7	FABRICATED 1/8"TK. ALUMINUM POP HOLDER ADD-ON WITH ALUMINUM SLOTS AT BACK	-
8	ALUMINUM BASE COVER	-
#	Colors:	
P1	PAINT: MP 20181 EQUUS BRONZE, SATIN	

- ORDERING STATIONS SUPPLIED BY PATTISON ID.
- PATTISON ID TO PROVIDE TEMPLATES AND ANCHOR BOLTS.
- GEN. CONTRACTOR TO SET ANCHOR BOLTS AND POUR CONCRETE.
- PATTISON ID TO INSTALL ORDERING STATION STRUCTURE.
- INTERNAL ELECTRONICS TO BE INSTALLED BY CUSTOMER.



SINGLE POLE
DISCONNECT
1 CIRC. 12
AMP.



⚠ WARNING!

RISK OF ELECTRIC SHOCK:

☐ Turn power OFF before inspection, installation or removal.

RISK OF FIRE:

☐ Use only approved wire for input/output connections.

CHFIO ME3AX0021		
ELECTRICAL LAYOUT		
INSTALLATION: EXTERIOR		WEIGHT (lbs): ----
VOLTS: 120	AMPS: 12	# of CIRCUITS: 3
ITEM DESCRIPTION: ----		QTY
#	Colors:	
A	GREEN ELECTRICAL WIRE	
B	BLACK ELECTRICAL WIRE	
C	WHITE ELECTRICAL WIRE	

PROJECT ID

0433093Ar2

6344

103 CARLOS G PARKER BLVD,
TAYLOR, TX 76574

DATE: 3/5/26

SALES: ROGER GHANTOUS

PM: EMILY MCDONOUGH

DESIGNER: MR

REVISION NOTES

R1(3/17/26)LL: UPDATED ELEVATIONS, MOVED WALL SIGNS

R2(05/08/2026)AM: UPDATED D/F MONUMENT SIGN TO 8’ -3’ MASONRY BASE W/ 5’X10’ CABINET & RB

INFORMATION REQUIRED FOR PRODUCTION

CUSTOMER APPROVAL

Signature

MM/DD/YYYY

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Pattison

id

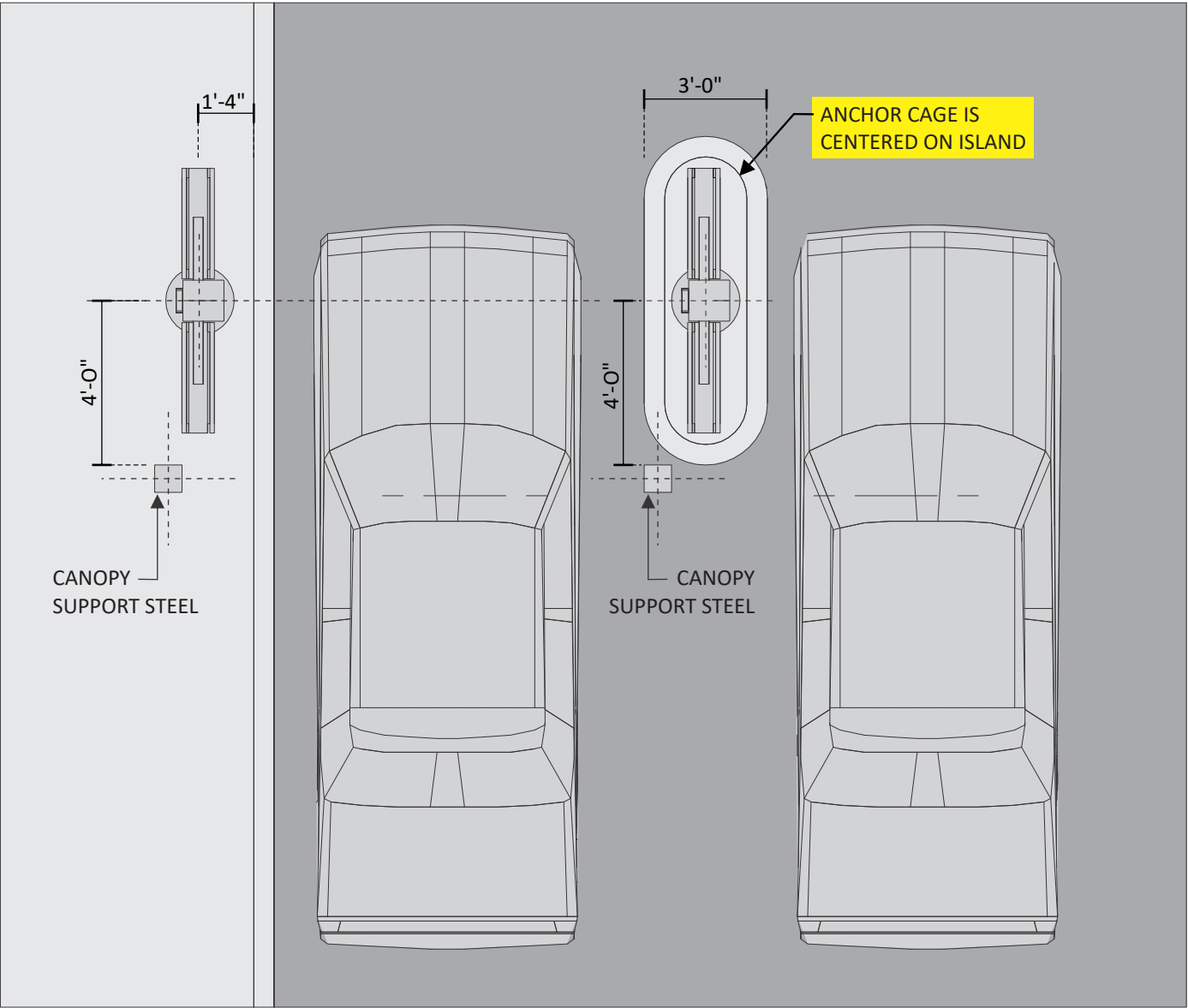
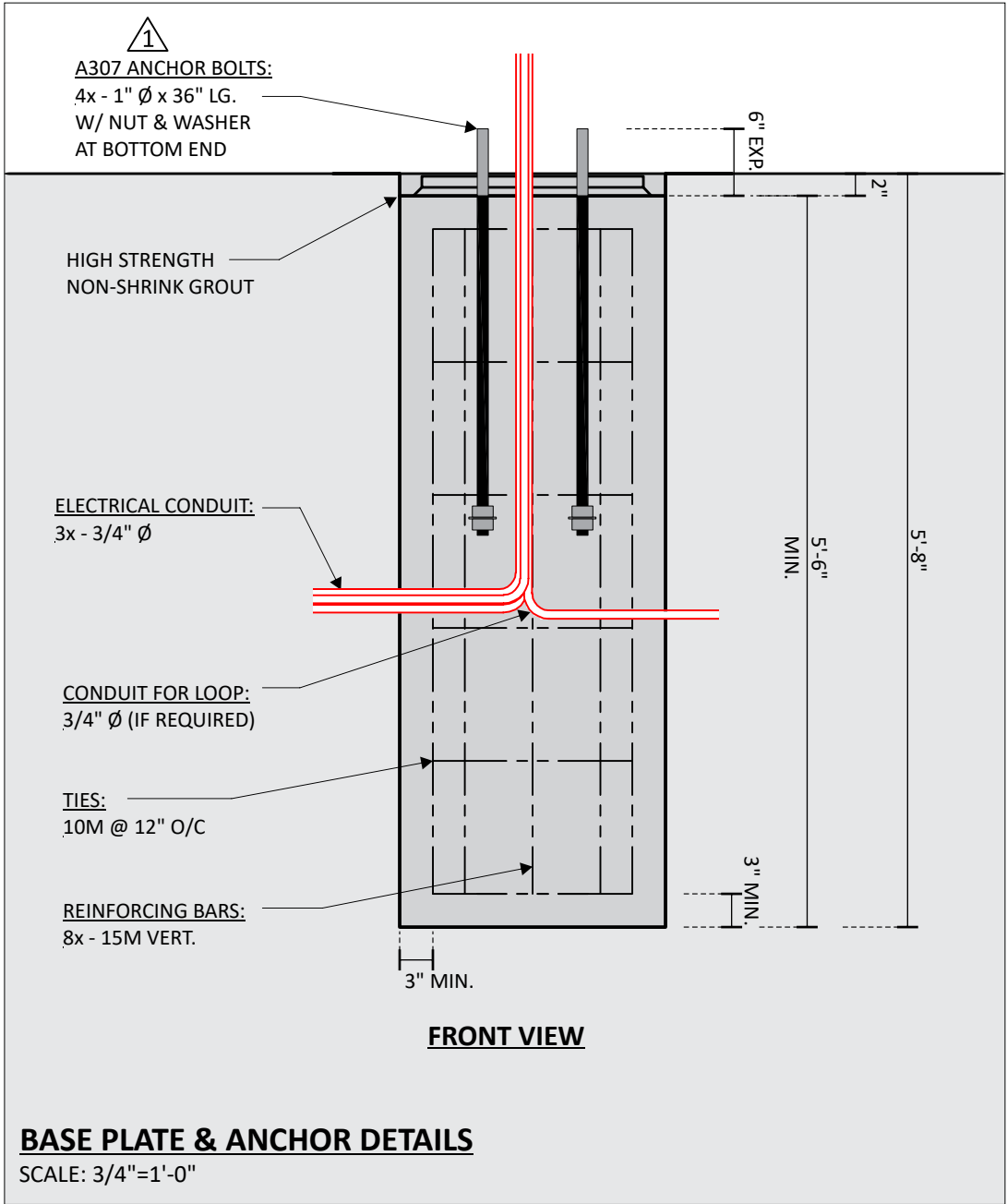
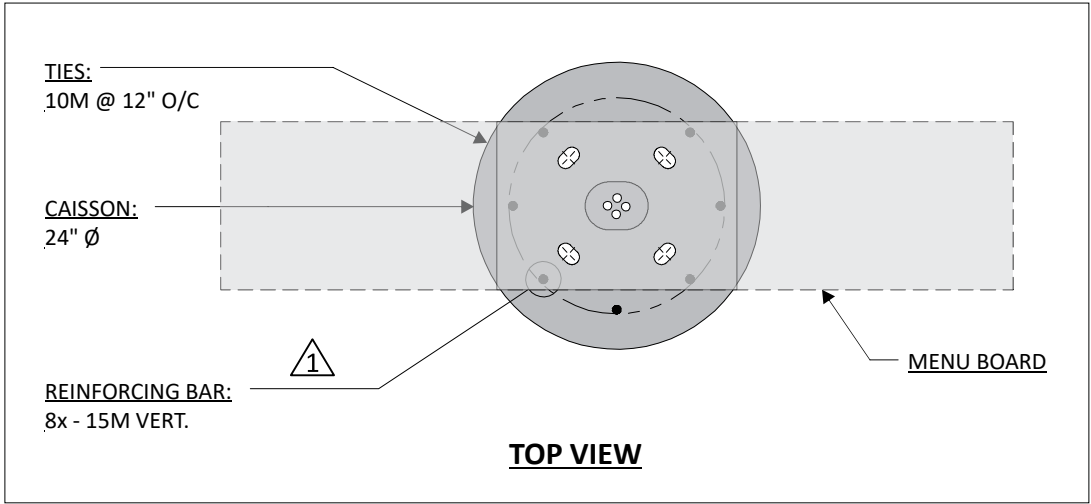
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Page: 14 of 36

SIGN ITEM

E EXTRA 1

Page 31 of 86

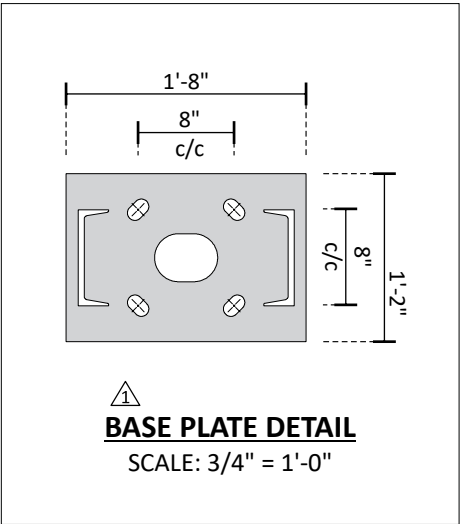
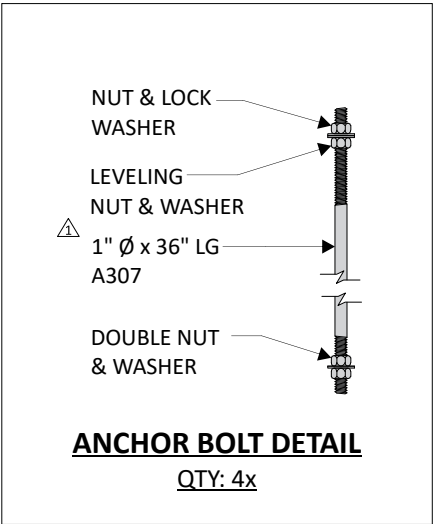


PATTISONID TO PROVIDE TEMPLATES AND ANCHOR BOLTS.
GEN. CONTRACTOR TO INSTALL ANCHOR BOLTS AND POUR CONCRETE.
PATTISONID TO INSTALL ORDERING STATIONS.

HH1-44086-5			
CONCRETE BASE PLAN FOR CFA ORDER POINT 6'-5"			
INSTALLATION:	☐ INTERIOR	☒ EXTERIOR	
ELECTRICAL SPECIFICATIONS:		WEIGHT:	000lbs
VOLTS:	---	AMP:	---
CIRC:			
POST: BY OTHERS	HSS 6" x 6" x 0.12" Tk. A500		
PLATE: BY OTHERS	14" Ø x 5/8" Tk.		
VOLUME:	0.64 CU. YD.		
q 1/50 = 0.37 kPa	q 6 = 2.00 kPa	q r = 0.40 kPa	

GENERAL NOTES:

- MINIMUM CONCRETE RESISTANCE OF 3600 PSI AFTER 28 DAYS.
- THE GROUND MUST NOT BE ALTERED AND MUST BE WELL DRAINED.
- FOUNDATION IS BASE ON SAFE LATERAL SOIL BEARING PRESSURE MINIMUM OF 150 PSF PER FOOT OF DEPTH. SOIL REPORT WAS NOT FURNISHED. ALLOWABLE BEARING PRESSURE SHOULD BE VERIFIED PRIOR TO PLACEMENT OF CONCRETE. DO NOT PLACE FOUNDATION FILL.
- ALL BACKFILLED TO BE PLACE IN COMPACTED LAYERS COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- ELECTRICAL CONDUIT TO BE AS PER CITY CODE.
- ALL VOIDS BETWEEN COLUMN BASE PLATE AND FOUNDATION SURFACE SHALL BE COMPLETELY FILLED WITH HIGH STRENGTH, NON-SHRINK GROUT.



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SIGNS

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D/F MONUMENT SIGN TO 8'
-3' MASONRY BASE W/ 5'X10'
CABINET & RB

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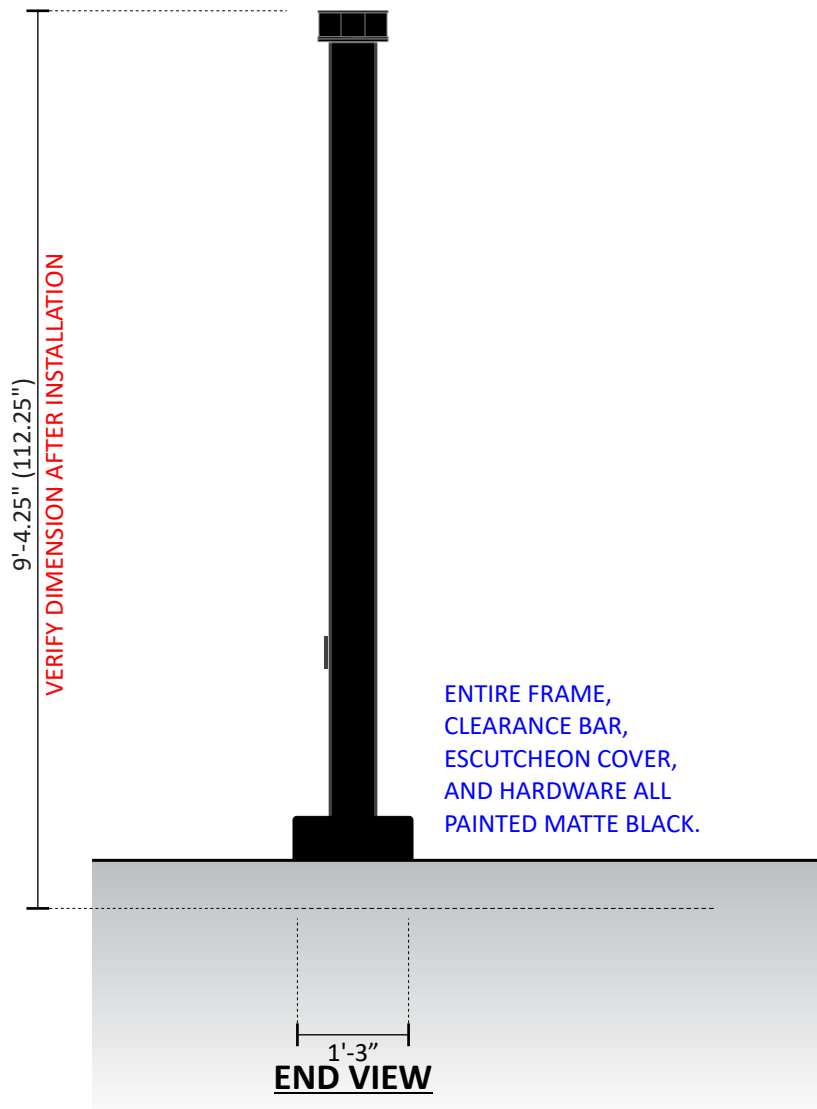
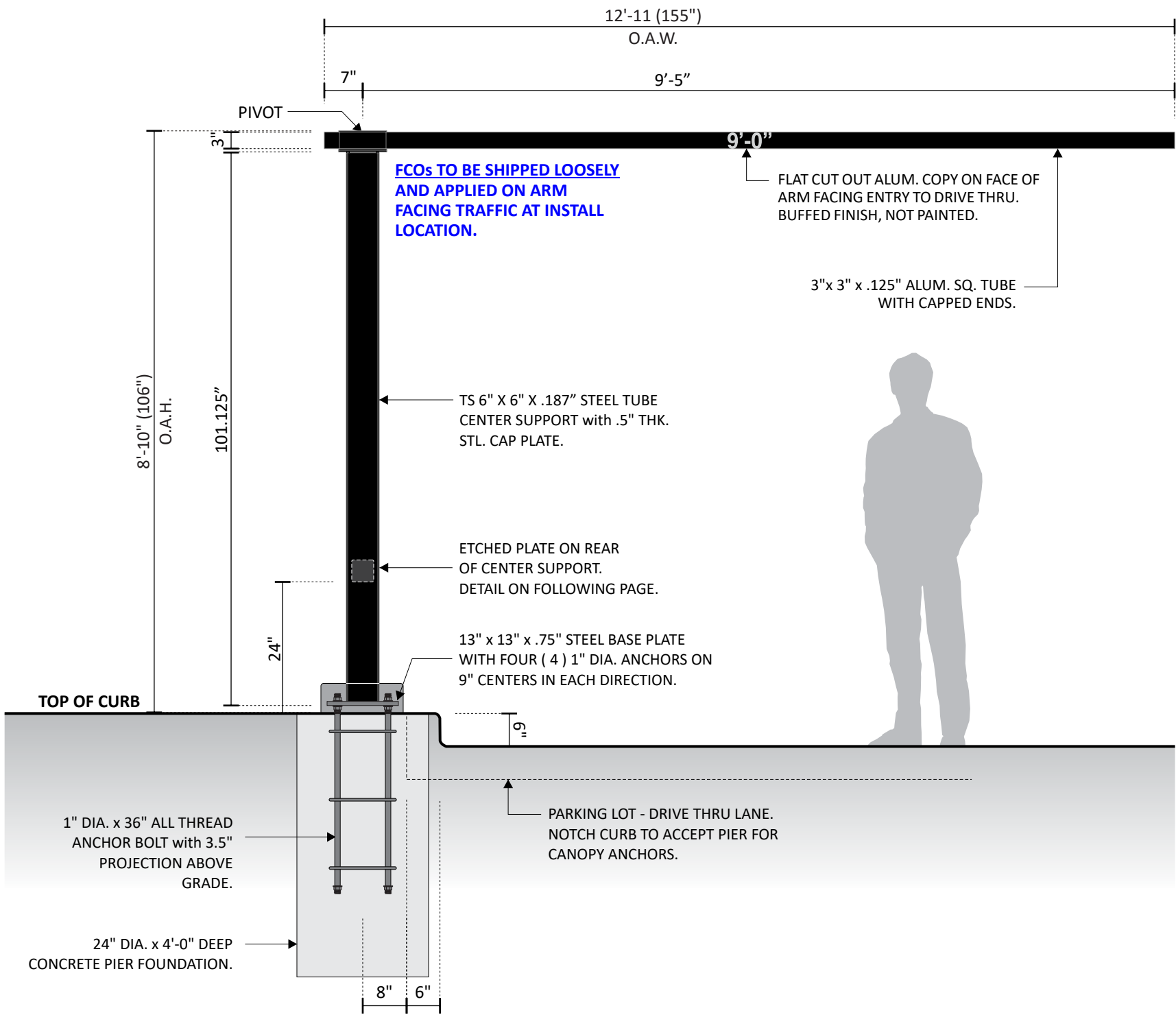
Page: 15 of 36

Chick-fil-®

SIGN ITEM

E EXTRA 2

Page 32 of 86



F1 CFA - GEN. 3 - (13FT) EXTENDED CLEARANCE BAR (LEFT CURB)
ONE (1) REQUIRED - MANUFACTURE & INSTALL

SCALE: 1/2" = 1'-0"

CFA STOCK PART: CHFI-BAR-XX-ST-FCO-NIL-0105x0155-0001

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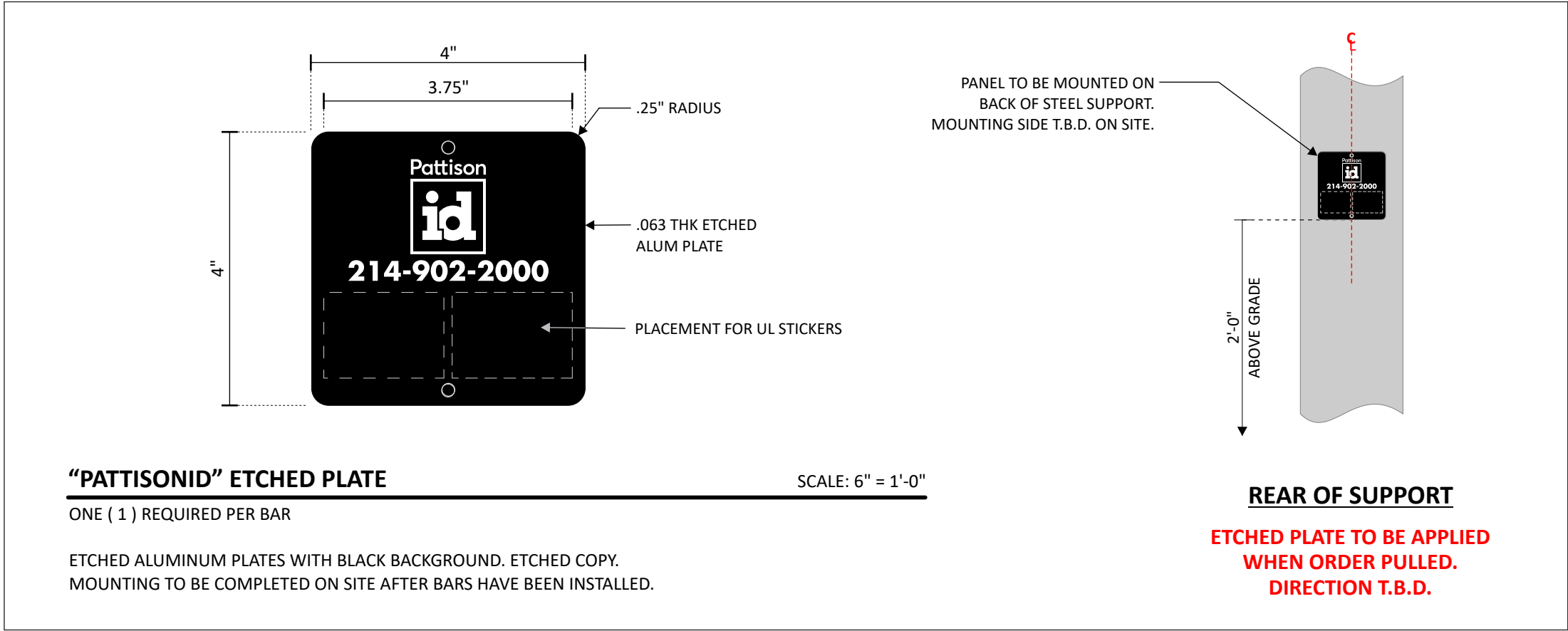
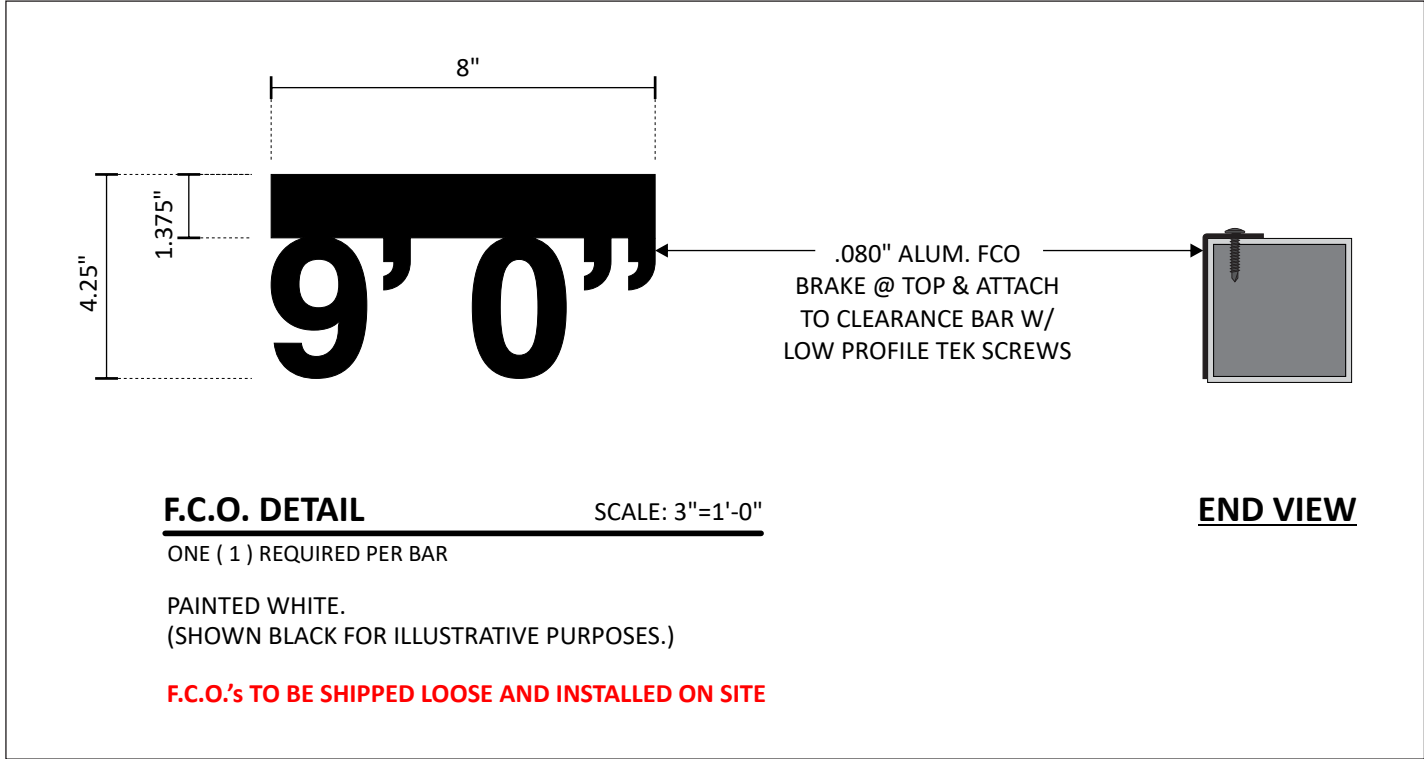
Page: 16 of 36



SIGN ITEM

F1

Page 33 of 86



PROJECT ID

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6344

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TAYLOR, TX 76574

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PM: EMILY MCDONOUGH

DESIGNER: MR

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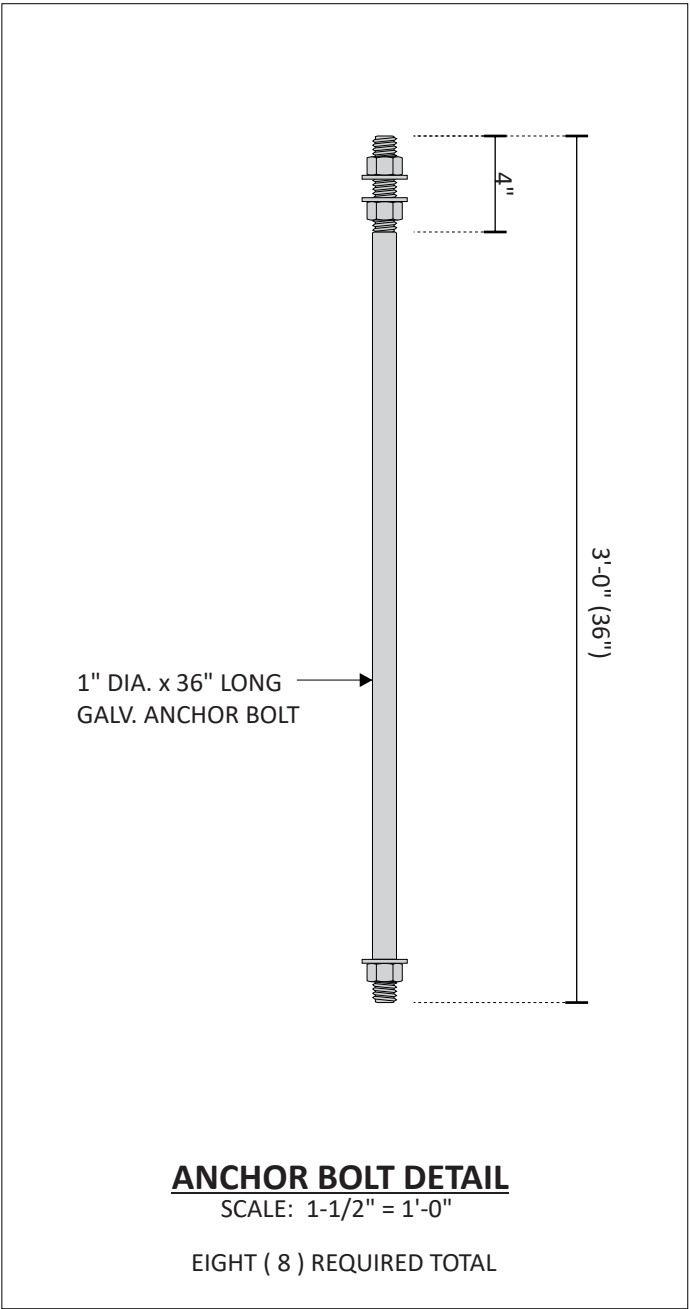
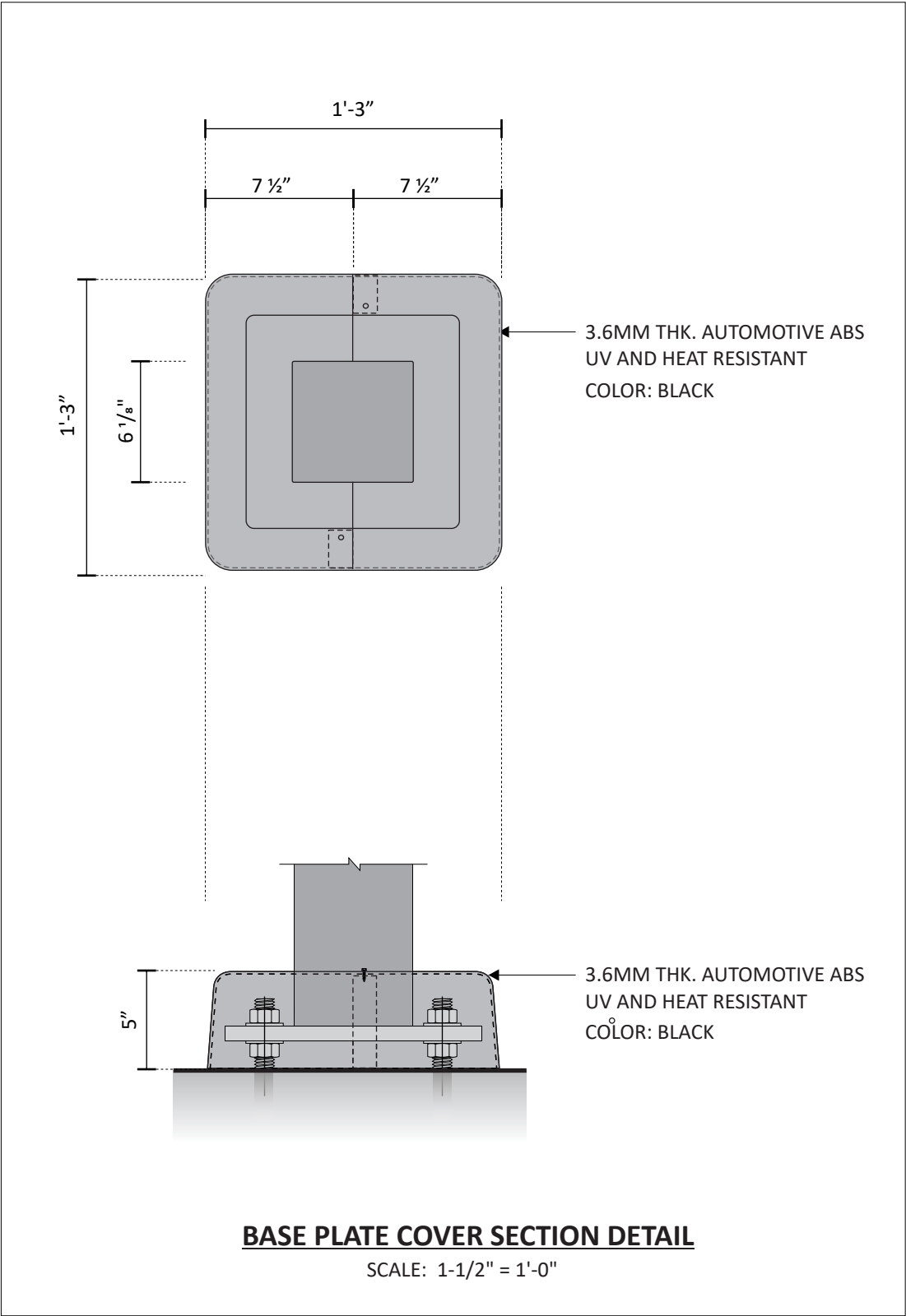
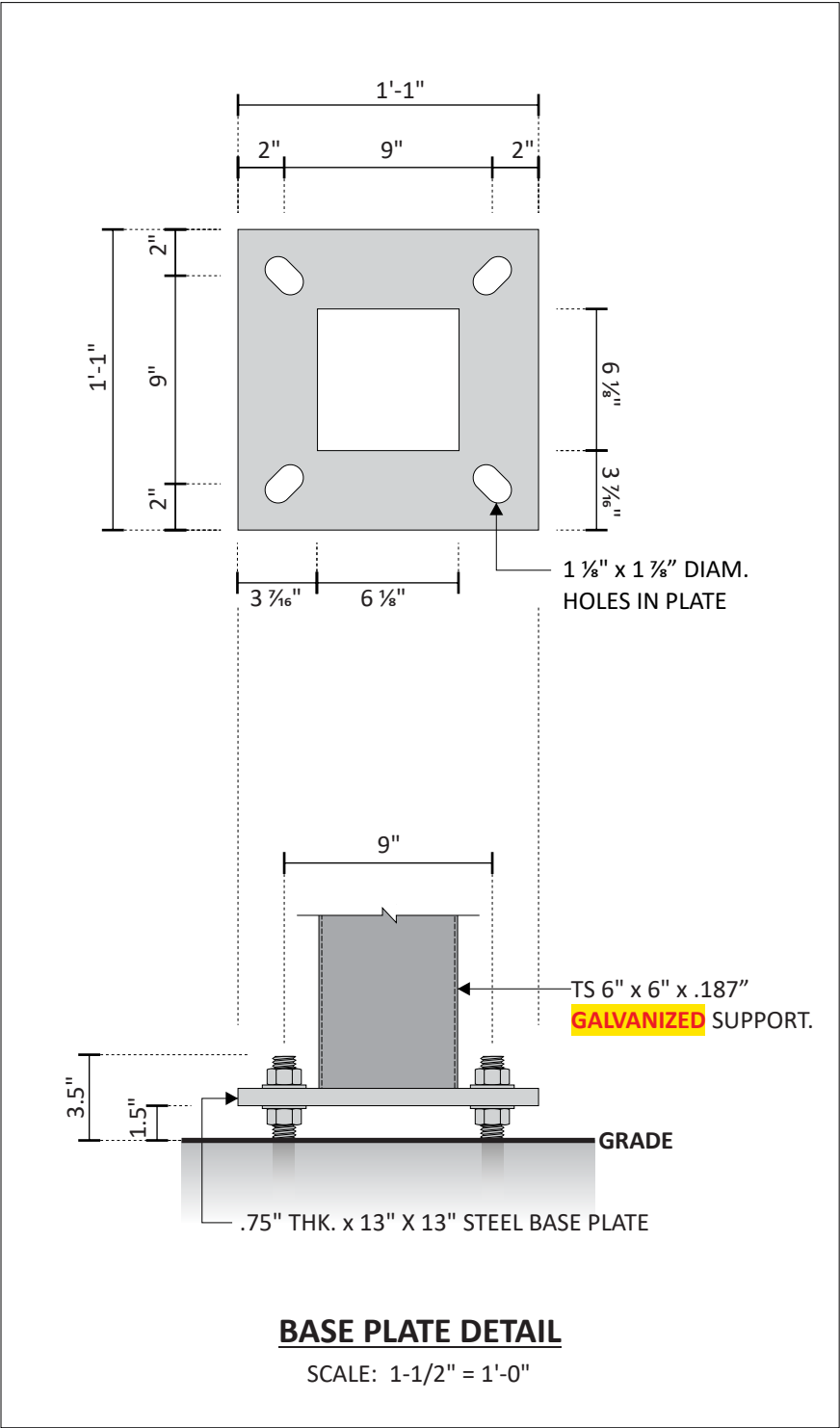
Page: 18 of 36

Chick-fil-®

SIGN ITEM

F EXTRA 1

Page 35 of 86



PROJECT ID

0433093Ar2

6344

103 CARLOS G PARKER BLVD,
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SIGNS

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Page: 19 of 36



SIGN ITEM

F EXTRA 2

Page 36 of 86

REVISION NOTES

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SIGNS

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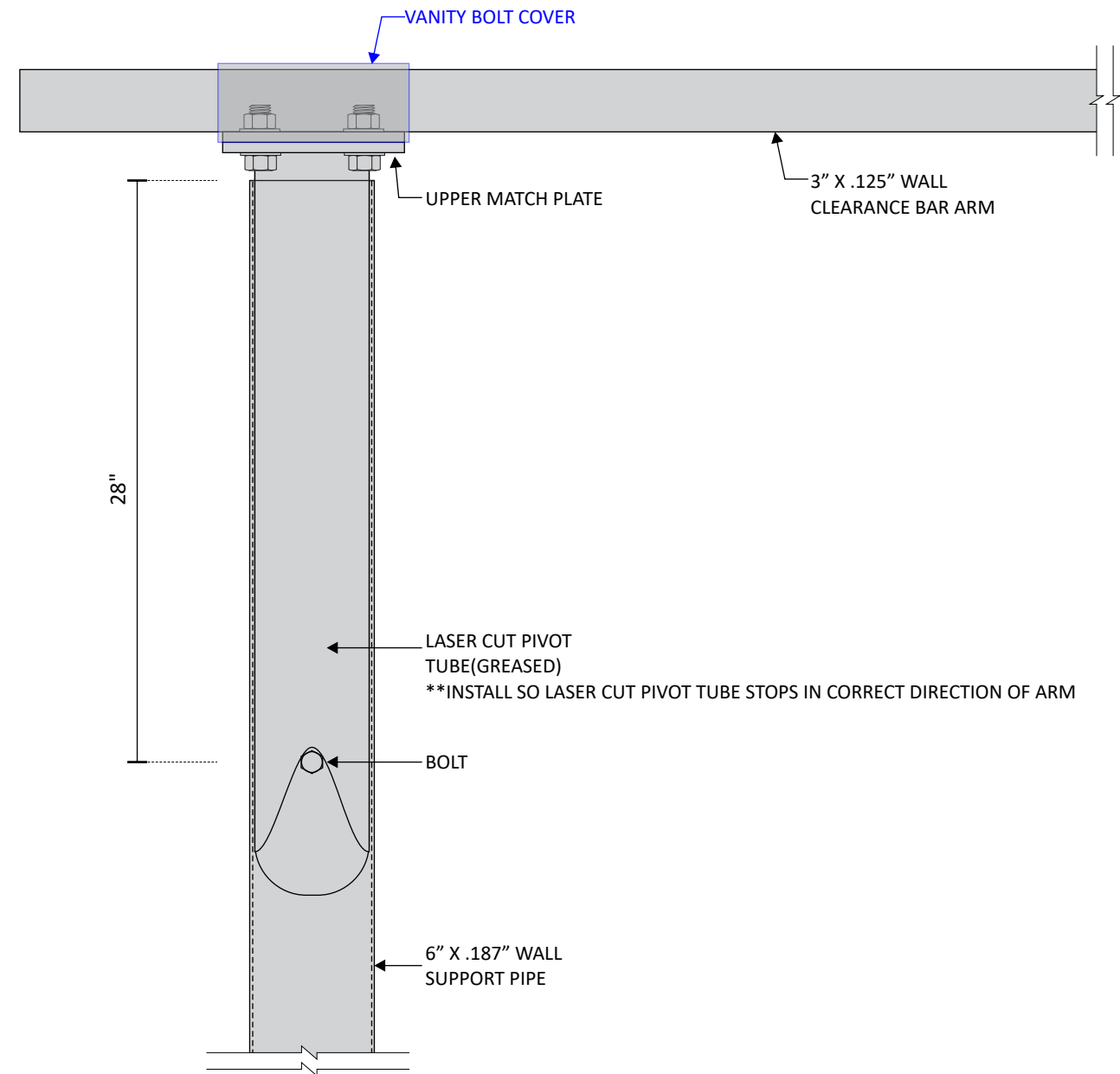
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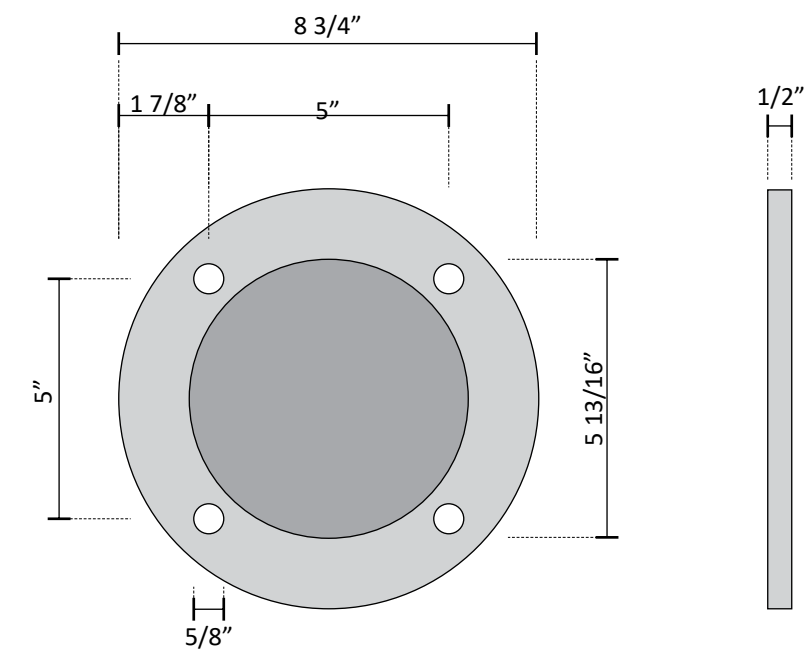
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PIVOT ASSEMBLY DETAIL

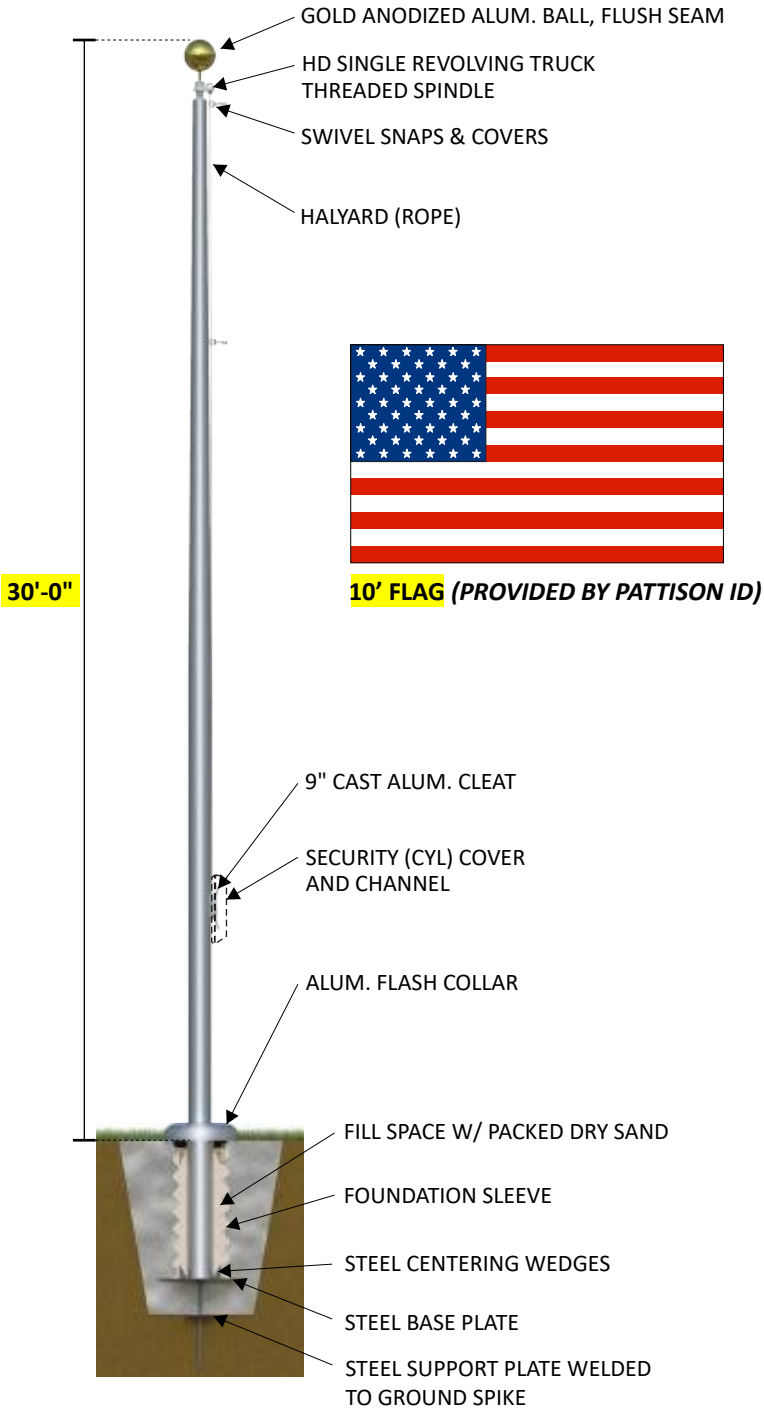
SCALE: 1 1/2" = 1'-0"

**LASER CUT TUBE TO BE SLEEVED INTO MAIN
SUPPORT TUBE AND SHRINK WRAPPED PRIOR
TO SHIPPING**



UPPER MATCH PLATE DETAIL

SCALE: 3" = 1'-0"



SECURITY (CYL) COVER AND CHANNEL



GOLD ANODIZED ALUM. BALL, FLUSH SEAM



HD SINGLE REVOLVING TRUCK THREADED SPINDLE

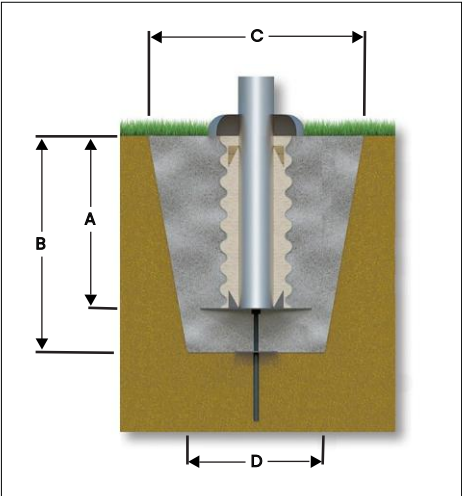


SATIN FINISH



ALUM. FLASH COLLAR

HURRICANE SERIES FLAGPOLE SPECIFICATIONS					
Mounting Height:	25'	30'	35'	40'	50'
Set Depth:	2'-6"	3'-0"	3'-6"	4'-0"	5'-0"
Total Length:	27'-6"	33'-0"	38'-6"	44'-0"	55'-0"
Butt Diameter:	6"	6"	7"	8"	10"
Wall Thickness:	0.250"	0.250"	0.250"	0.250"	0.250"
Top Diameter:	3.5"	3.5"	3.5"	3.5"	4"
Flagpole Sections:	1	1	1	2	3
Shaft Weight:	174lbs	197lbs	260lbs	334lbs	498lbs
Hardware Weight:	25lbs	25lbs	25lbs	27lbs	28lbs
Ground Sleeve Weight:	32lbs	36lbs	39lbs	55lbs	83lbs
Max Flag Size:	5'x8'	6'x10'	6'x10'	8'x12'	10'x15'
Max Wind Speed w/Nylon Flag:	197 mph	150 mph	153 mph	146 mph	140 mph
Max Wind Speed No Flag:	287 mph	229 mph	219 mph	207 mph	191 mph
Wind Speed Specifications from ANSI/NAAMM FP 1001-07					



GROUND SLEEVE WITH GROUND SPIKE INSTALLATION

GROUND SET SPECIFICATIONS				
EXPOSED MOUNTING HEIGHT	A	B	C	D
20'-0"	2'-0"	2'-6"	30"	24"
25'-0"	2'-6"	3'-0"	36"	24"
30'-0"	3'-0"	3'-6"	36"	24"
35'-0"	3'-6"	4'-0"	36"	30"
40'-0"	4'-0"	4'-6"	45"	36"
45'-0"	4'-6"	5'-0"	45"	36"
50'-0"	5'-0"	5'-6"	50"	42"

G

CFA - 30' "HURRICANE RATED" FLAGPOLE KIT

N.T.S.

ONE (1) REQUIRED - PROVIDE AND INSTALL

FLAG AND GROUND SLEEVE PROVIDED AND SHIPPED BY PATTISONID DFW.

GROUND SLEEVE AND CONCRETE INSTALLED BY THE GENERAL CONTRACTOR.

POLE INSTALLED ON PRE-INSTALLED GROUND SLEEVE BY PATTISONID DFW.

PROJECT ID

0433093Ar2

6344

103 CARLOS G PARKER BLVD,
TAYLOR, TX 76574

DATE: 3/5/26

SALES: ROGER GHANTOUS

PM: EMILY MCDONOUGH

DESIGNER: MR

REVISION NOTES

R1(3/17/26)LL: UPDATED
ELEVATIONS, MOVED WALL
SIGNS

R2(05/08/2026)AM: UPDATED
D/F MONUMENT SIGN TO 8'
-3' MASONRY BASE W/ 5'X10'
CABINET & RB

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Signature

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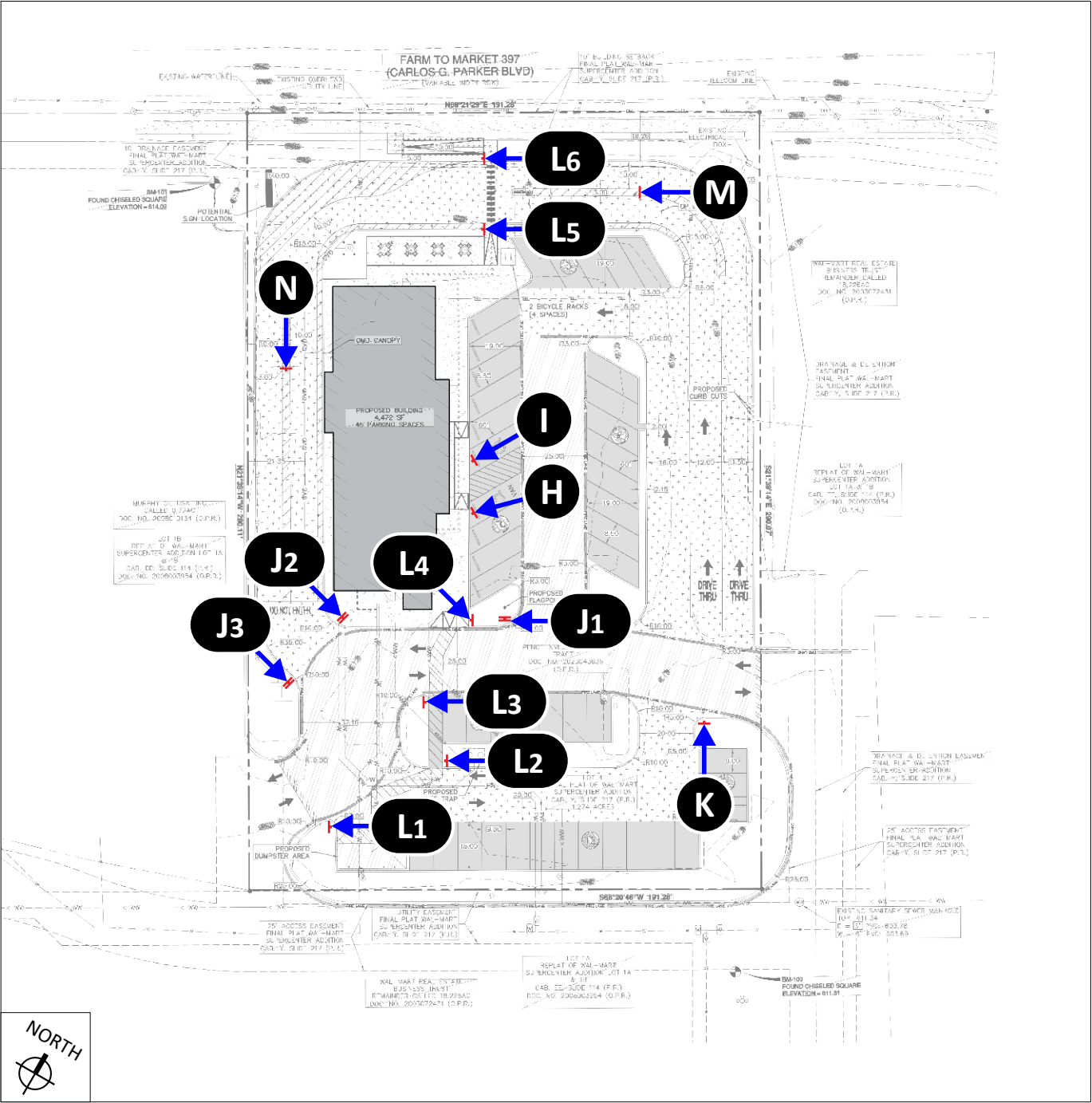
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Page: 21 of 36



SIGN ITEM

G



SITE PLAN 2

SCALE: 1/64" = 1'-0"

SIGN ID LETTER	FACE A	FACE B
H	 WITH BOLLARD	N/A
I	 WITH BOLLARD	N/A
J1-3	 DO NOT ENTER	
K		N/A
L1-6		N/A
M		N/A
N	 PORTABLE BASE	N/A

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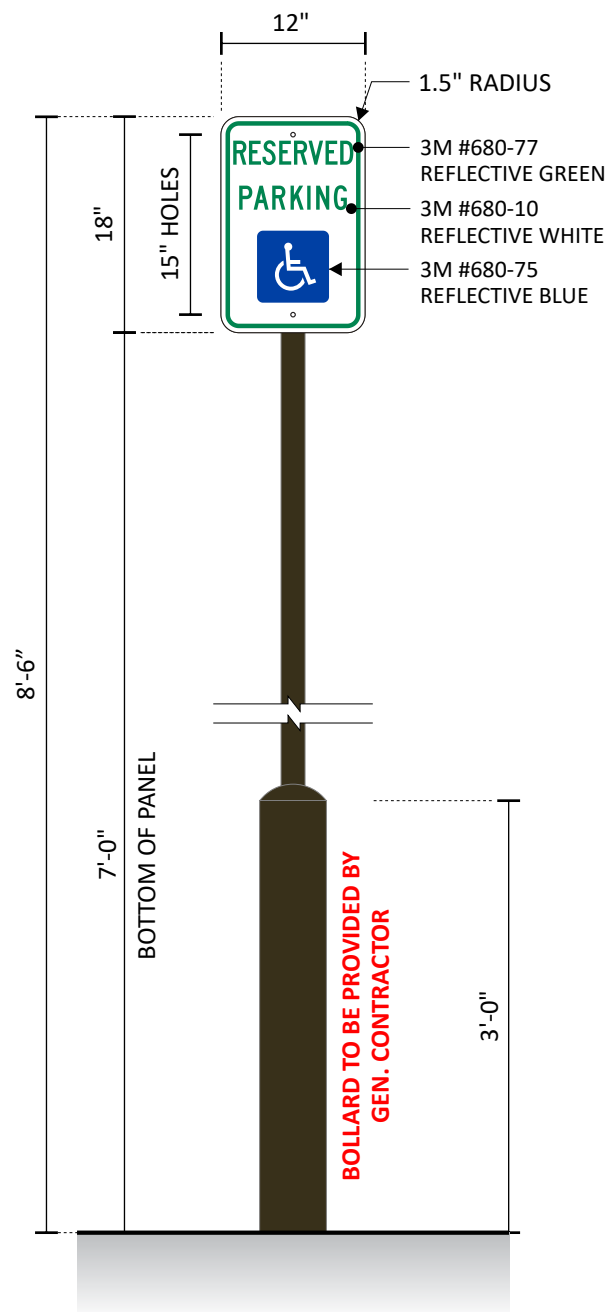
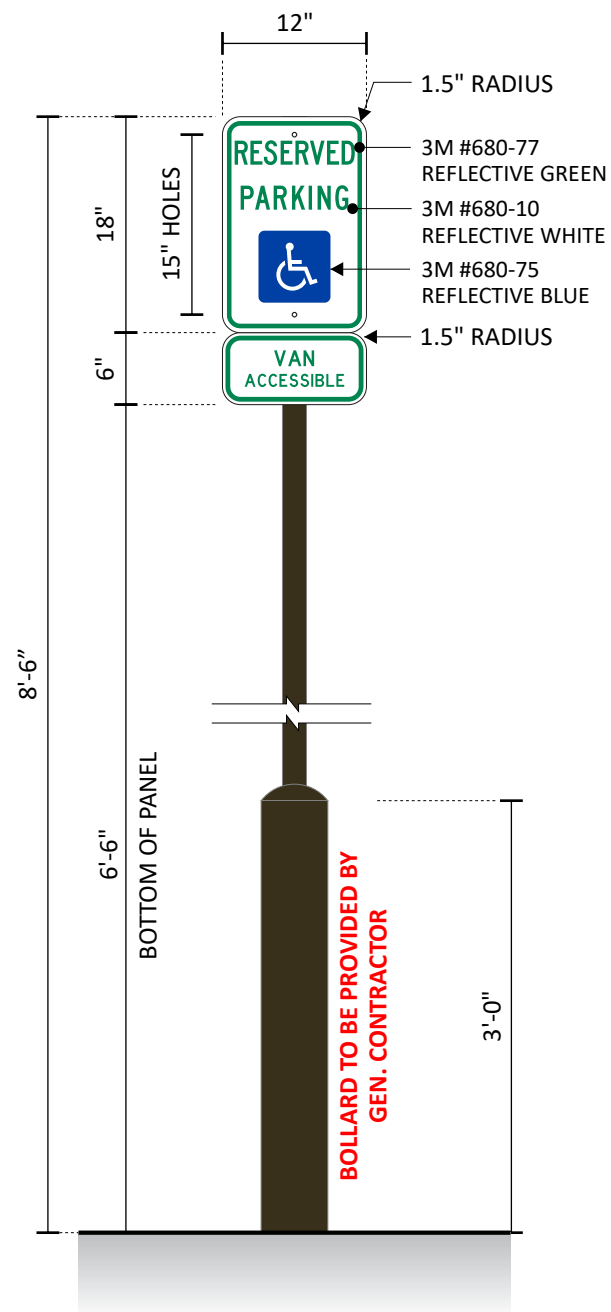
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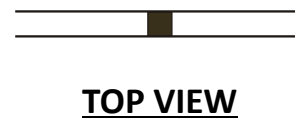


SIGN ITEM

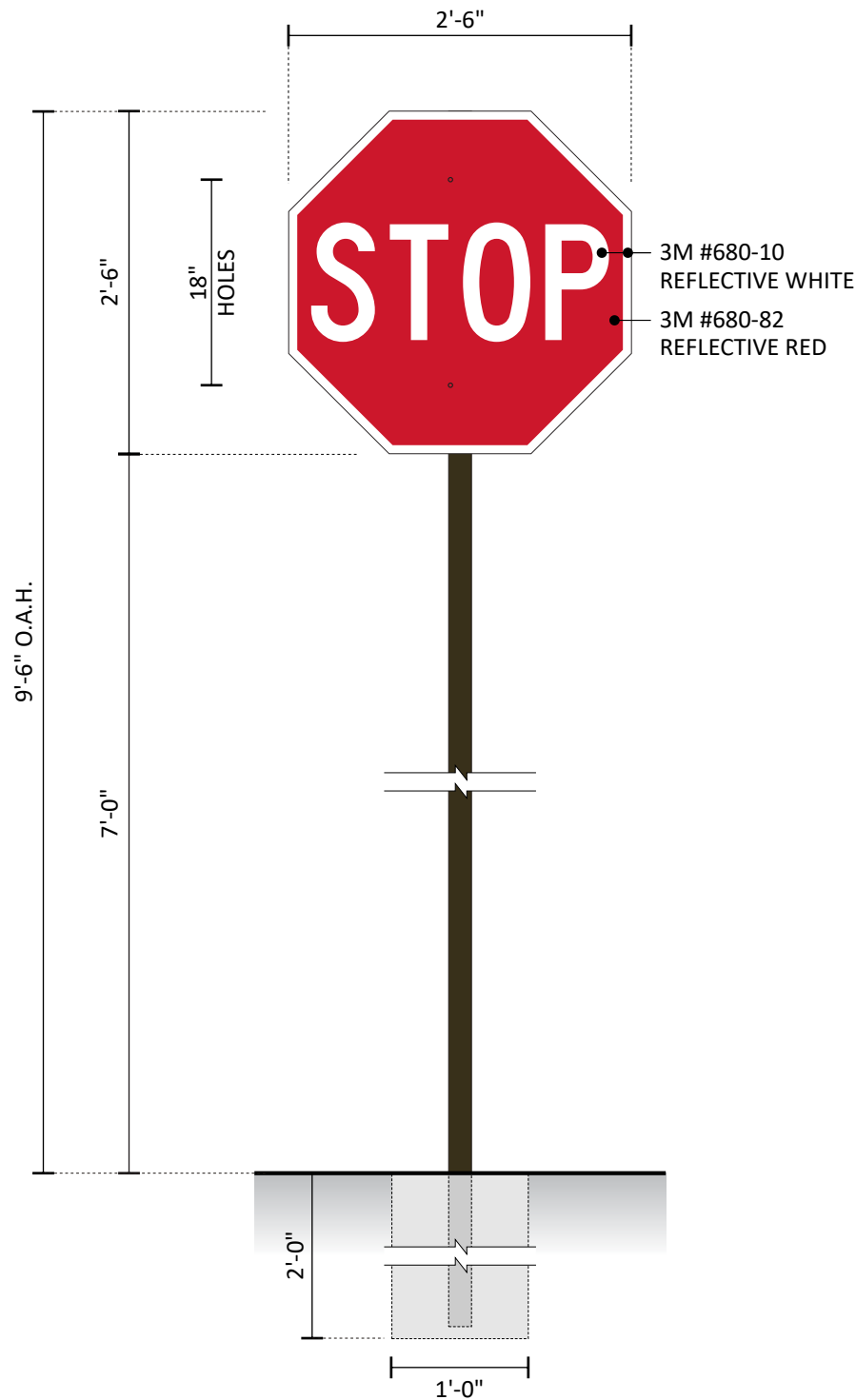
SITE PLAN 2

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SPECIFICATIONS

SIGN PANEL

.080 ALUMINUM PANELS WITH BACKS AND SIDES PAINTED
MATTHEWS #20181 EQUUS BRONZE, SATIN AND REFLECTIVE VINYL
GRAPHICS APPLIED 1ST SURFACE.

**SIGN PANEL IS TO BE SECURED TO SIGN POST WITH
NUTS AND BOLTS PAINTED TO MATCH VINYL BACKGROUND**

SIGN POST

2" x 2"x .125"(WALL) ALUMINUM SQ. TUBE, CAPPED
ON TOP WITH PUSH IN PLASTIC CAP PAINTED
MATTHEWS #20181 EQUUS BRONZE, SATIN.

CAP IS A BUYOUT FROM MCMASTER CARR #9565K31
INVENTORY #02948

NOTE:

IF SIGN IS LOCATED ON SIDEWALK, THEN IT IS THE
RESPONSIBILITY OF THE GENERAL CONTRACTOR
TO INSTALL A PVC SLEEVE INTO THE CONCRETE WHEN
THE SIDEWALK IS POURED PRIOR TO INSTALLATION OF
THE SIGN.

SCALE: 3/4" = 1'-0"

5 SQ. FT.

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PM: EMILY MCDONOUGH

DESIGNER: MR

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SIGN ITEM

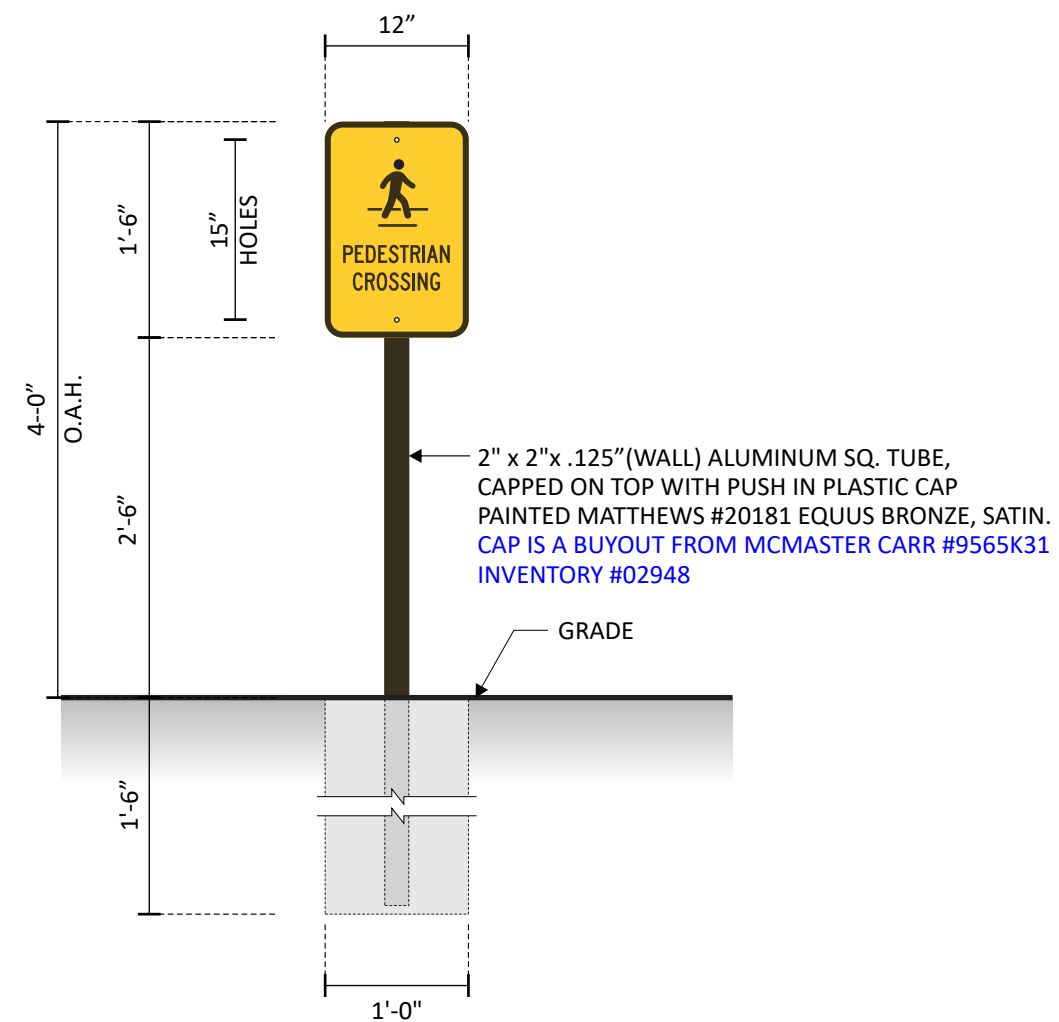
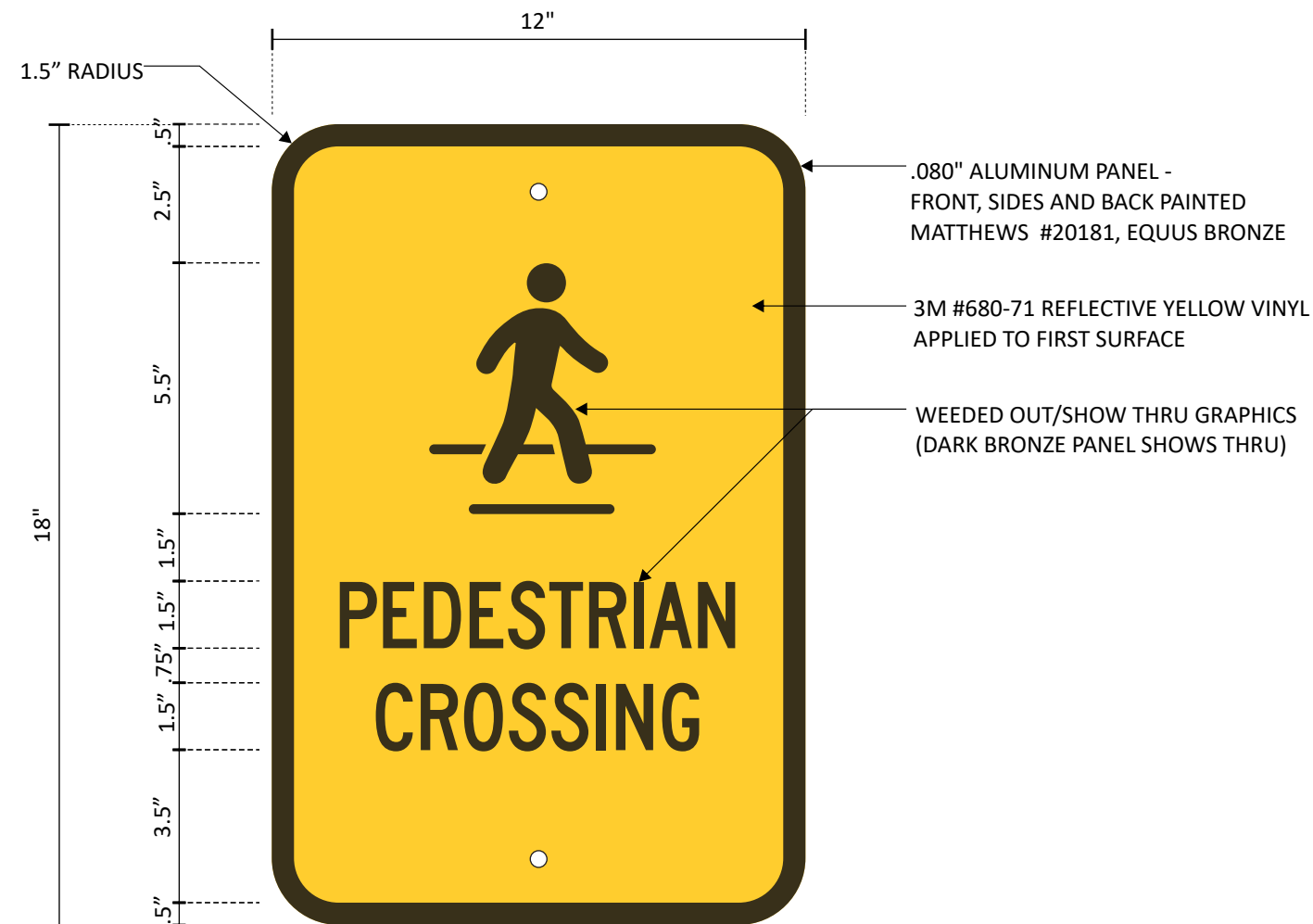
K

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K CFA DOT - S/F "STOP" SIGN

ONE (1) REQUIRED - MANUFACTURE & INSTALL

CFA STOCK PART: CHFI-DIR-XX-AL-VYL-NIL-0114x0030-0001



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Page: 26 of 36



SIGN ITEM

L1-6

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L1-6

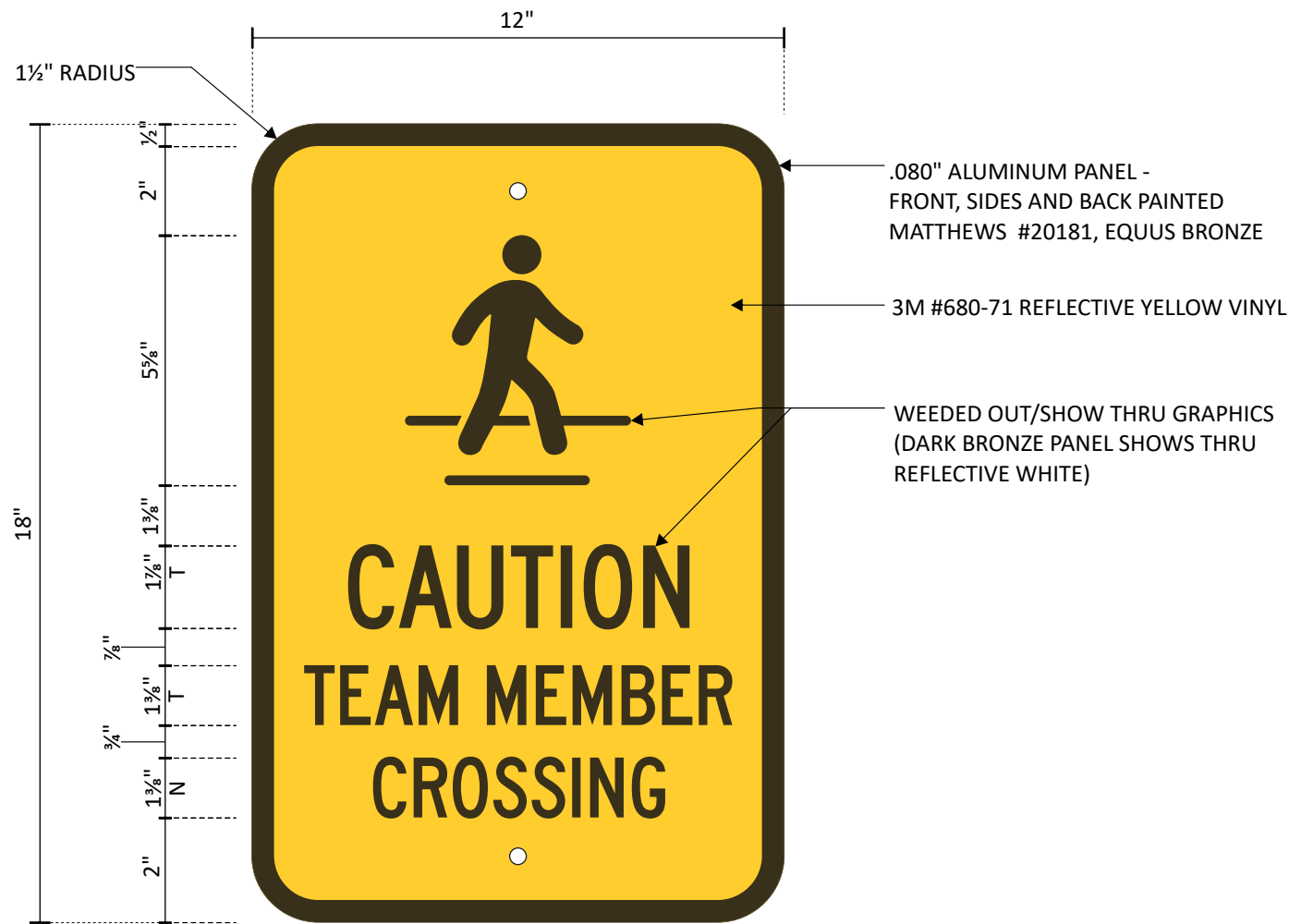
CFA SAFETY SIGN - "PEDESTRIAN CROSSING"

SIX (6) REQUIRED - MANUFACTURE & INSTALL

SCALE: 3/4" = 1'-0"

1.5 SQ. FT.

CFA STOCK PART: CHFI-FPL-XX-AL-VYL-NIL-0018x0012-0005



M CFA SAFETY SIGN - "TEAM MEMBER CROSSING" PANEL

SCALE: 3" = 1'-0"

CFA STOCK PART: CHFI-FPL-XX-AL-VYL-NIL-0018x0012-0002

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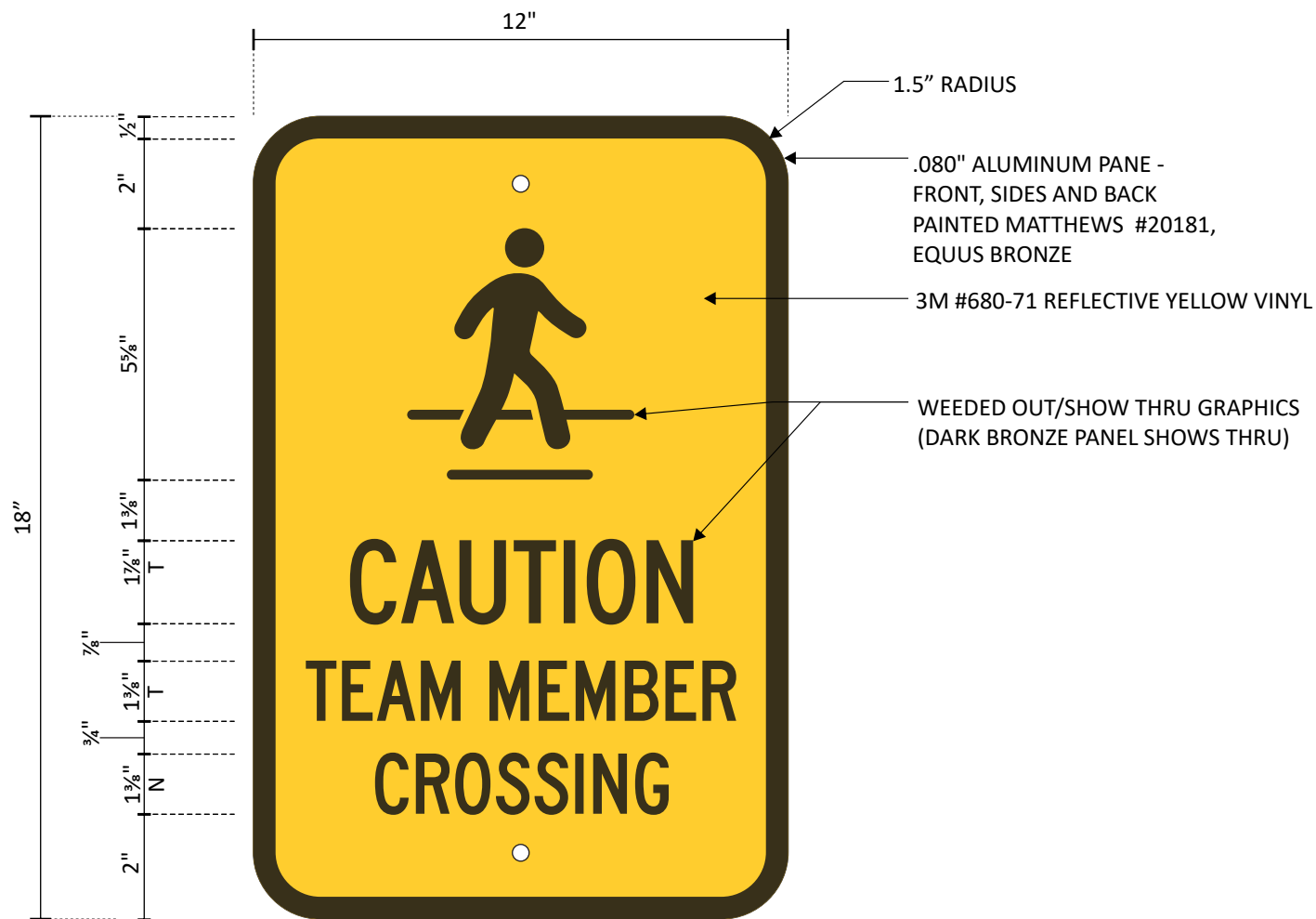
Page: 27 of 36

Chick-fil-&

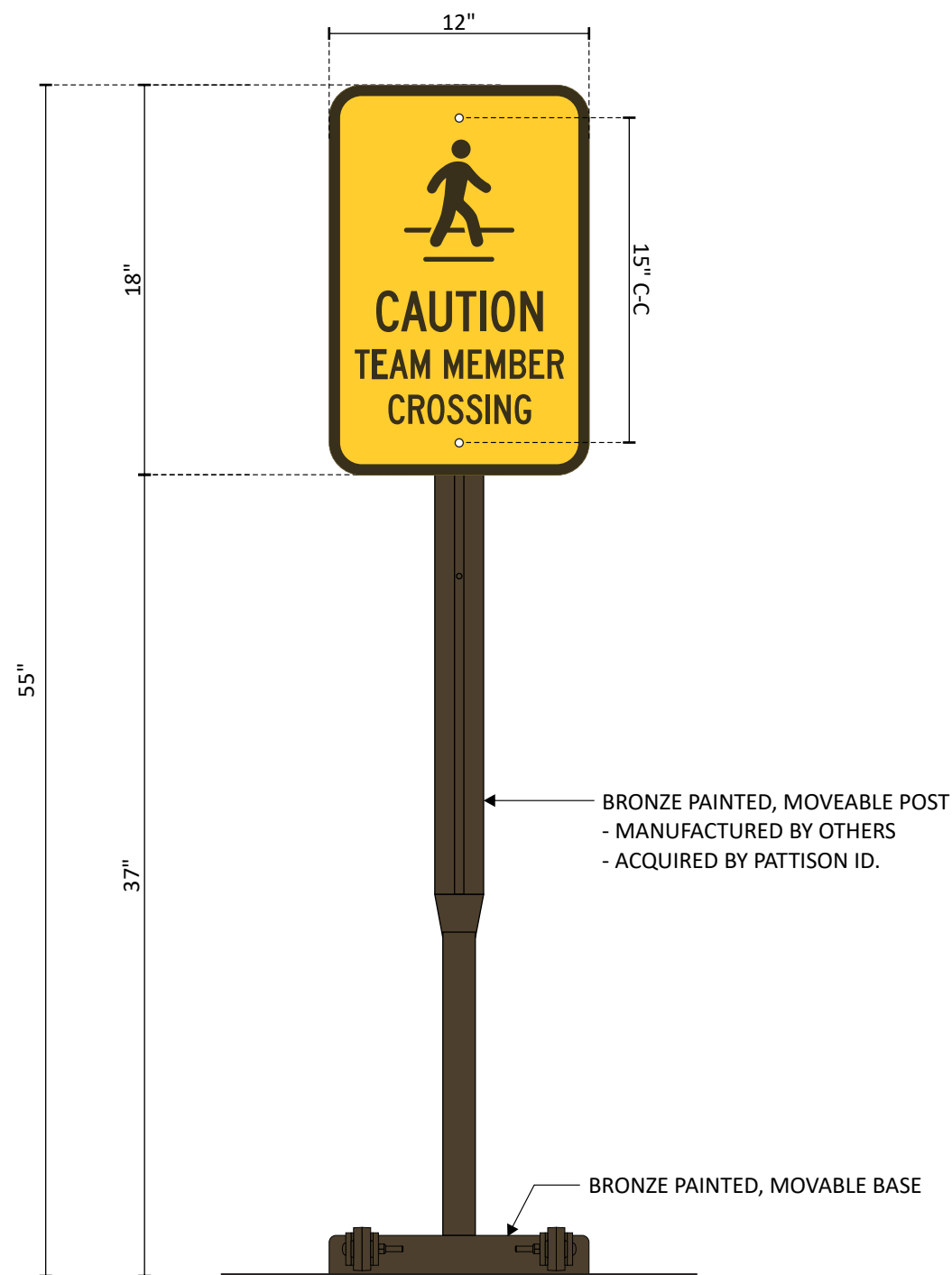
SIGN ITEM

M

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PANEL DETAIL
SCALE: 3" = 1'-0"



N CFA SAFETY - "TEAM MEMBER CROSSING" SIGN SCALE: 1 1/2" = 1'-0"
ONE (1) REQUIRED - MANUFACTURE & INSTALL

CFA STOCK PART: CHFI-FPL-XX-AL-VYL-NIL-0018x0012-0002
CFA STOCK PART: CHFI-SCV-XX-AL-XXX-NIL-0055x0012-0001

PROJECT ID

0433093Ar2

6344

103 CARLOS G PARKER BLVD,
TAYLOR, TX 76574

DATE: 3/5/26

SALES: ROGER GHANTOUS

PM: EMILY MCDONOUGH

DESIGNER: MR

REVISION NOTES

R1(3/17/26)LL: UPDATED
ELEVATIONS, MOVED WALL
SIGNS

R2(05/08/2026)AM: UPDATED
D/F MONUMENT SIGN TO 8'
-3' MASONRY BASE W/ 5'X10'
CABINET & RB

INFORMATION REQUIRED
FOR PRODUCTION

CUSTOMER APPROVAL

Signature

MM/DD/YYYY

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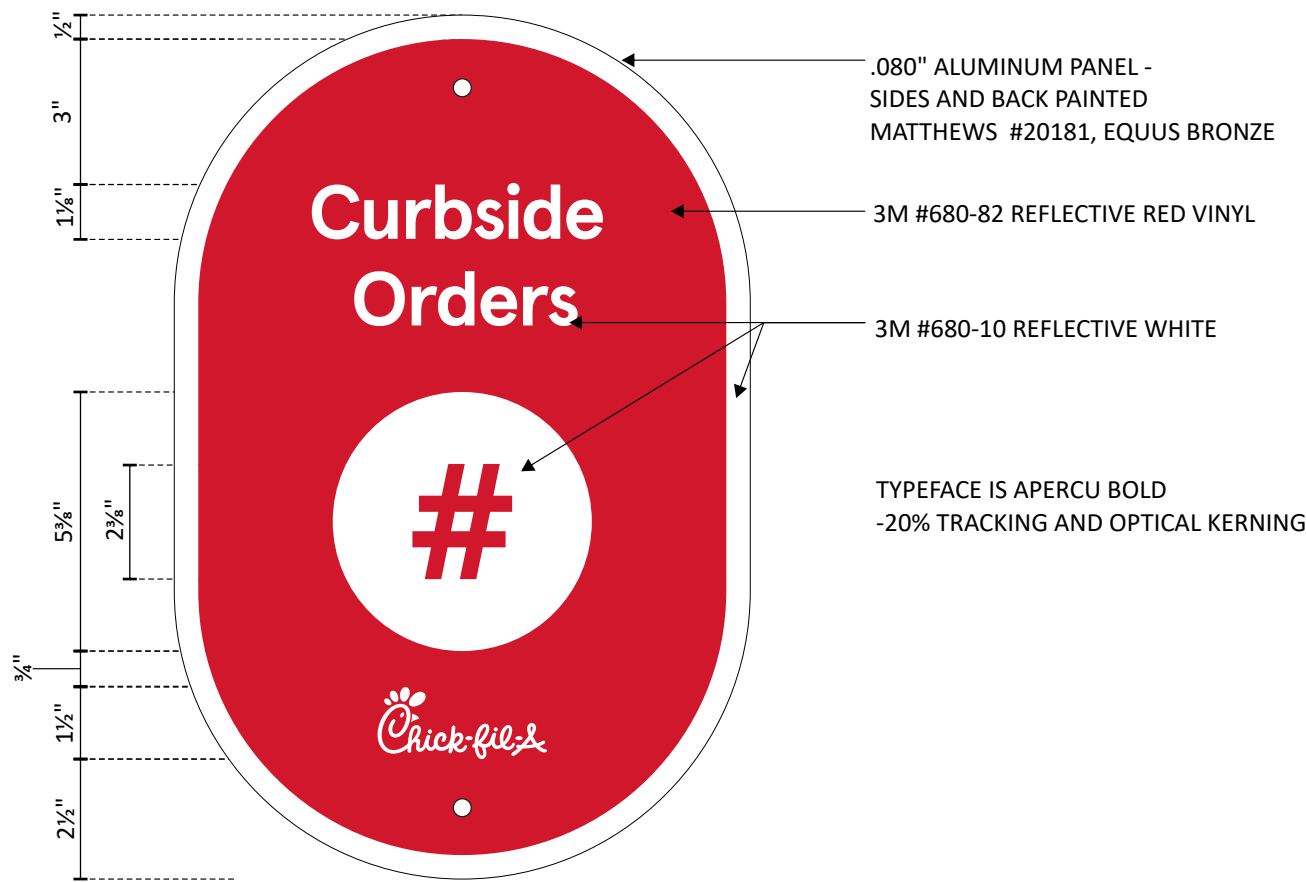
Page: 28 of 36



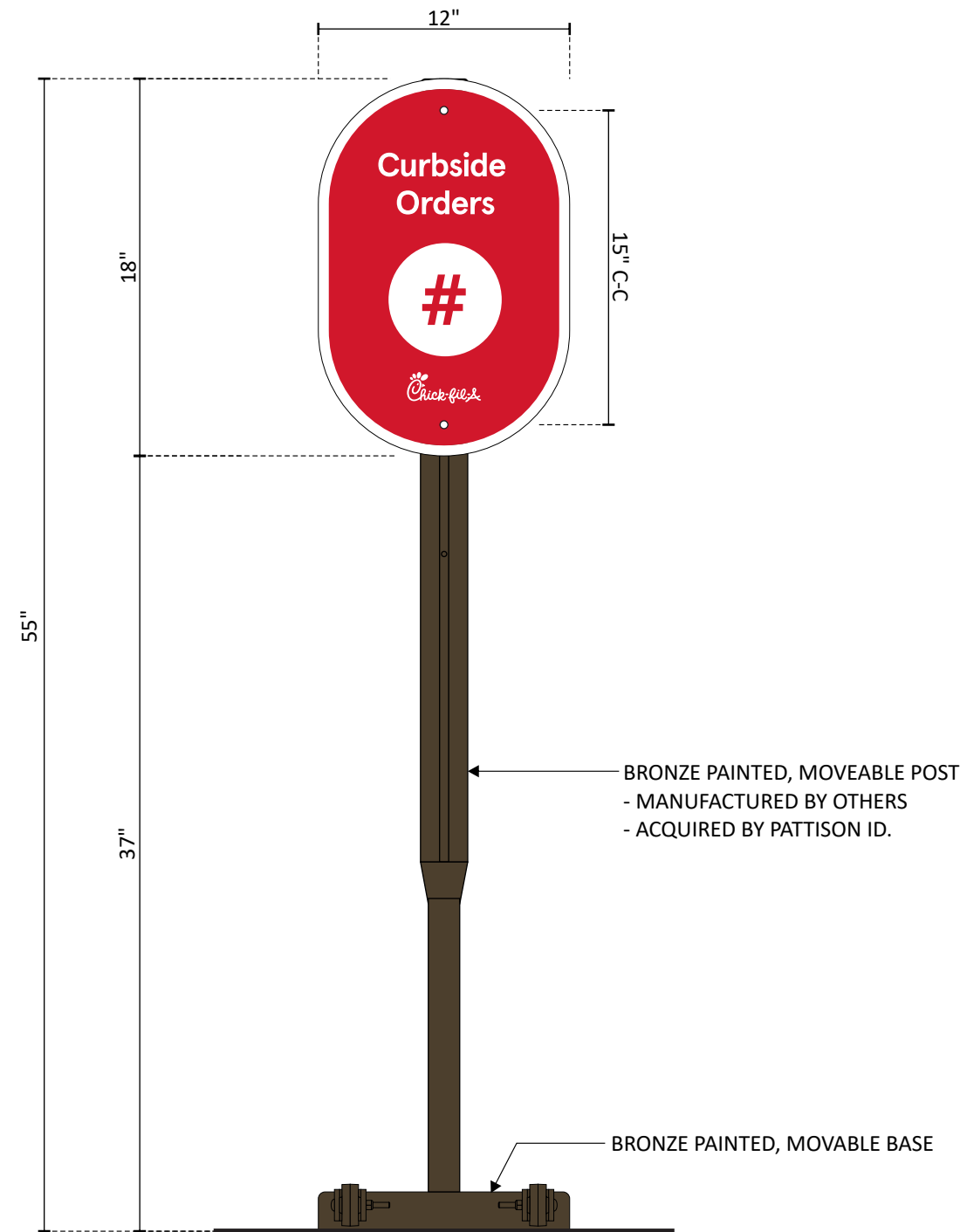
SIGN ITEM

N

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PANEL DETAIL
SCALE: 3" = 1'-0"



O1-6

CFA MEAL DELIVERY SIGN - "CURBSIDE ORDERS"

SIX (6) REQUIRED - MANUFACTURE & INSTALL

SCALE: 1-1/2" = 1'-0"

PANEL LAYOUTS ON FOLLOWING PAGE

CFA STOCK PART: CHFI-FPL-XX-AL-VYL-NIL-0018x0012-0007
CFA STOCK PART: CHFI-SCV-XX-AL-XXX-NIL-0055x0012-0001

PROJECT ID

0433093Ar2

6344

103 CARLOS G PARKER BLVD,
TAYLOR, TX 76574

DATE: 3/5/26

SALES: ROGER GHANTOUS

PM: EMILY MCDONOUGH

DESIGNER: MR

REVISION NOTES

R1(3/17/26)LL: UPDATED
ELEVATIONS, MOVED WALL
SIGNS

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CABINET & RB

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SIGN ITEM

O1-6

Page 46 of 86



CURBSIDE ORDER PANELS

SCALE: 1-1/2" = 1'-0"

PROJECT ID

0433093Ar2

6344

103 CARLOS G PARKER BLVD,
TAYLOR, TX 76574

DATE: 3/5/26

SALES: ROGER GHANTOUS

PM: EMILY MCDONOUGH

DESIGNER: MR

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ELEVATIONS, MOVED WALL
SIGNS

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D/F MONUMENT SIGN TO 8’
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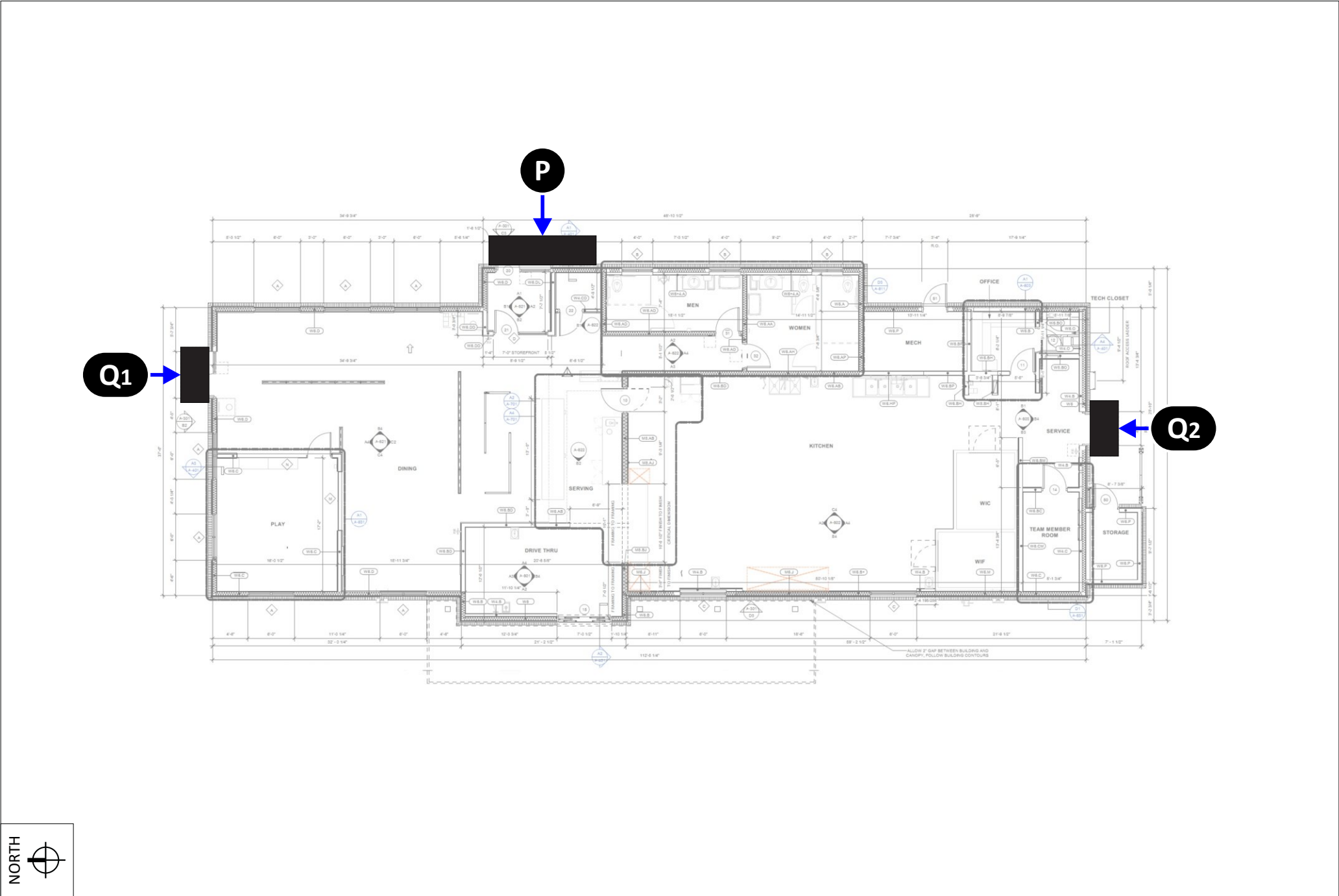
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Chick-fil-A

SIGN ITEM

O1-6

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FLOOR PLAN

SCALE: 1/16" = 1'-0"

ATTACHED CANOPY SCHEDULE						
Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C4-E	Exterior Canopy	2	7'-1"	4'-0"	1'-4"	Yes
C4-H	Exterior Canopy	1	13'-9"	4'-0"	1'-4"	Yes
Grand total		3				

SIGN ID LETTER	AWNING TYPES
P	13'-9" ILLUMINATED
Q1-2	7'-1" ILLUMINATED

PROJECT ID

0433093Ar2

6344

103 CARLOS G PARKER BLVD,
TAYLOR, TX 76574

DATE: 3/5/26

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PM: EMILY MCDONOUGH

DESIGNER: MR

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ELEVATIONS, MOVED WALL
SIGNS

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D/F MONUMENT SIGN TO 8'
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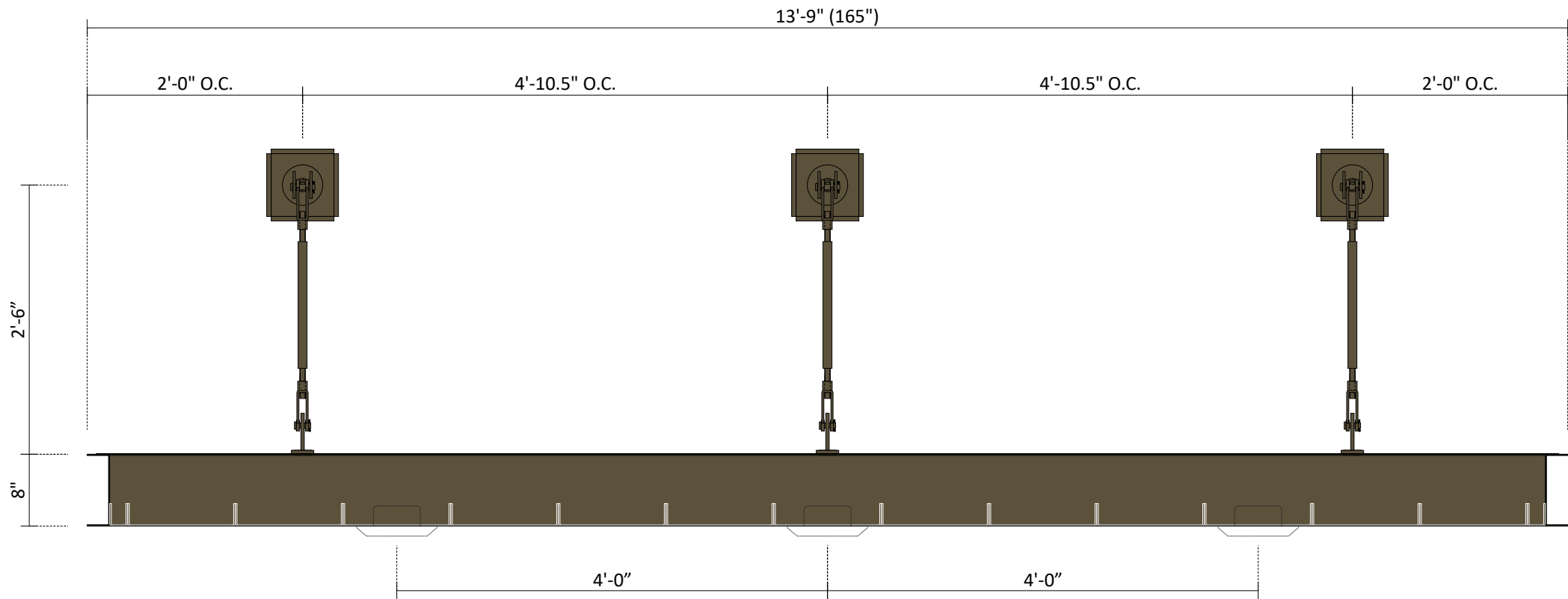
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SIGN ITEM

FLOOR PLAN

Page 48 of 86

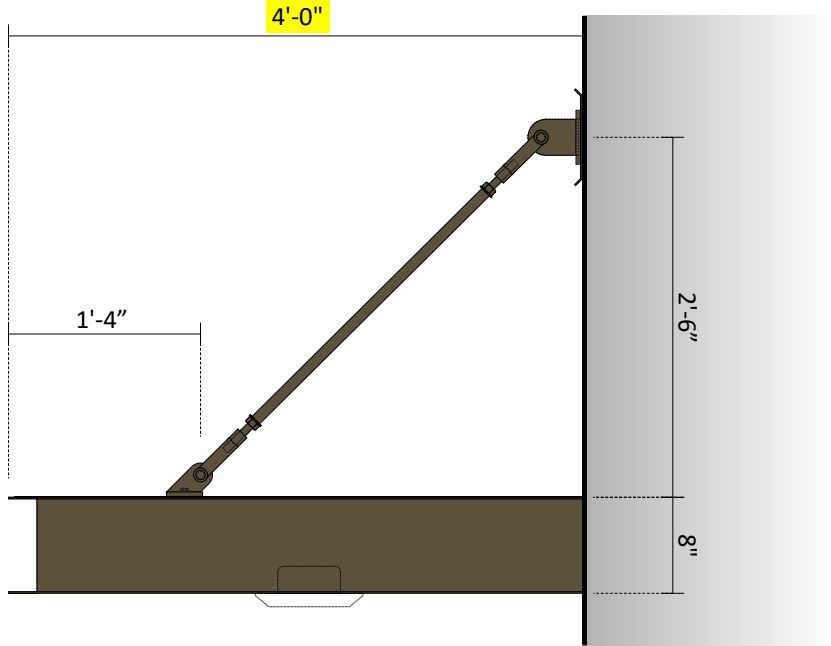


P CFA - C-CHANNEL AWNING WITH DOWN LIGHTING SCALE: 3/4" = 1'- 0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

AWNINGS TO BE PAINTED KYNAR 500 PVDF
T6039 DARK BRONZE

NOTE:
BLOCKING FOR AWNING BY G.C.



END VIEW

PROJECT ID

0433093Ar2

6344

103 CARLOS G PARKER BLVD,
TAYLOR, TX 76574

DATE: 3/5/26

SALES: ROGER GHANTOUS

PM: EMILY MCDONOUGH

DESIGNER: MR

REVISION NOTES

R1(3/17/26)LL: UPDATED
ELEVATIONS, MOVED WALL
SIGNS

R2(05/08/2026)AM: UPDATED
D/F MONUMENT SIGN TO 8'
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Signature

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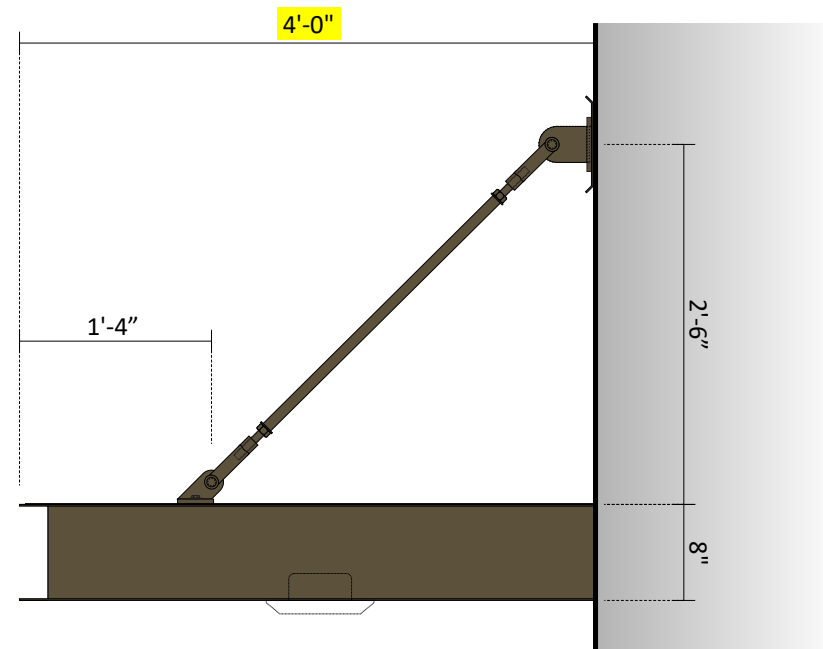
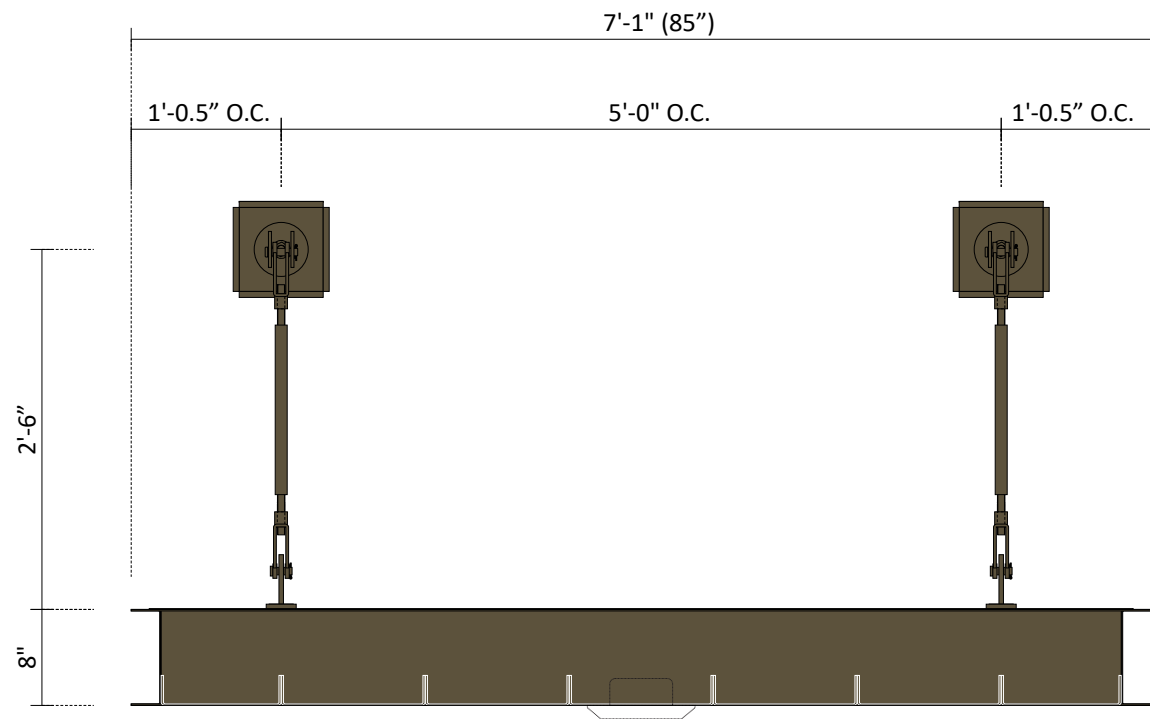
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SIGN ITEM

P

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END VIEW

Q1-2

CFA - C-CHANNEL AWNING WITH DOWN LIGHTING

TWO (2) REQUIRED - MANUFACTURE AND INSTALL

SCALE: 3/4" = 1'- 0"

**AWNINGS TO BE PAINTED KYNAR 500 PVDF
T6039 DARK BRONZE**

**NOTE:
BLOCKING FOR AWNING BY G.C.**

PROJECT ID

0433093Ar2

6344

103 CARLOS G PARKER BLVD,
TAYLOR, TX 76574

DATE: 3/5/26

SALES: ROGER GHANTOUS

PM: EMILY MCDONOUGH

DESIGNER: MR

REVISION NOTES

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ELEVATIONS, MOVED WALL
SIGNS

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D/F MONUMENT SIGN TO 8'
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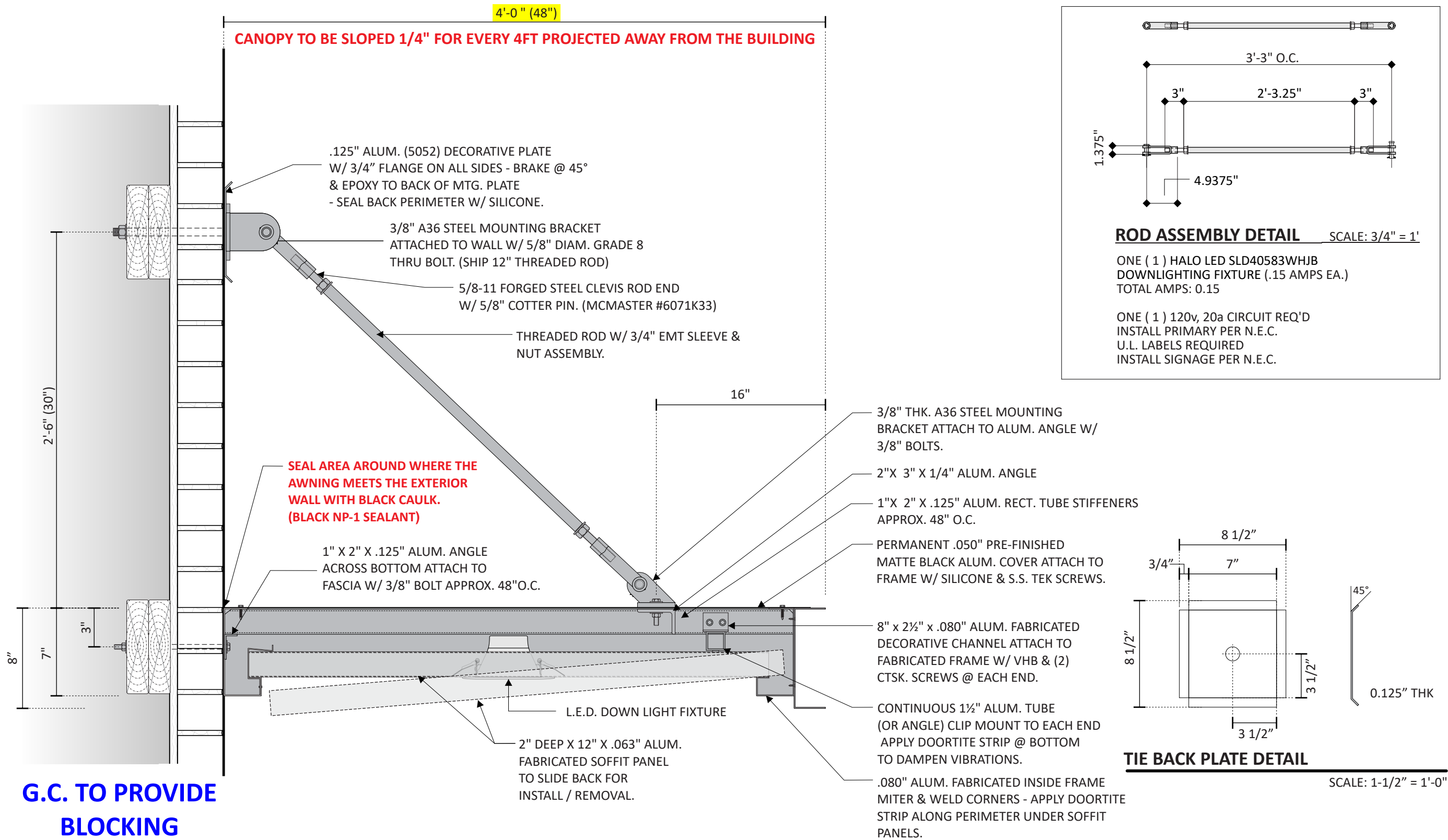
Page: 33 of 36



SIGN ITEM

Q1-2

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4' DEEP ILLUMINATED AWNING - SECTION DETAIL

SCALE: 1-1/2" = 1'-0"

NEW REMOVABLE SOFFIT PANEL

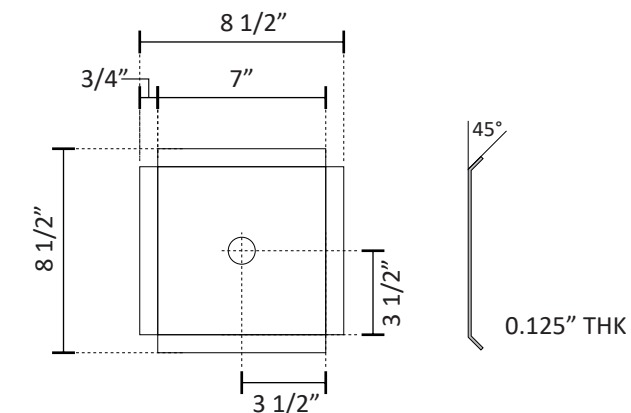
AWNINGS AND ALL NECESSARY EXPOSED HARDWARE TO BE PAINTED KYNAR 500 PVDF T6039 DARK BRONZE

ROD ASSEMBLY DETAIL

SCALE: 3/4" = 1'

ONE (1) HALO LED SLD40583WHJB DOWNLIGHTING FIXTURE (.15 AMPS EA.) TOTAL AMPS: 0.15

ONE (1) 120v, 20a CIRCUIT REQ'D INSTALL PRIMARY PER N.E.C. U.L. LABELS REQUIRED INSTALL SIGNAGE PER N.E.C.



TIE BACK PLATE DETAIL

SCALE: 1-1/2" = 1'-0"

PROJECT ID

0433093Ar2

6344

103 CARLOS G PARKER BLVD,
TAYLOR, TX 76574

DATE: 3/5/26

SALES: ROGER GHANTOUS

PM: EMILY MCDONOUGH

DESIGNER: MR

REVISION NOTES

R1(3/17/26)LL: UPDATED ELEVATIONS, MOVED WALL SIGNS

R2(05/08/2026)AM: UPDATED D/F MONUMENT SIGN TO 8' -3' MASONRY BASE W/ 5'X10' CABINET & RB

INFORMATION REQUIRED FOR PRODUCTION

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Signature

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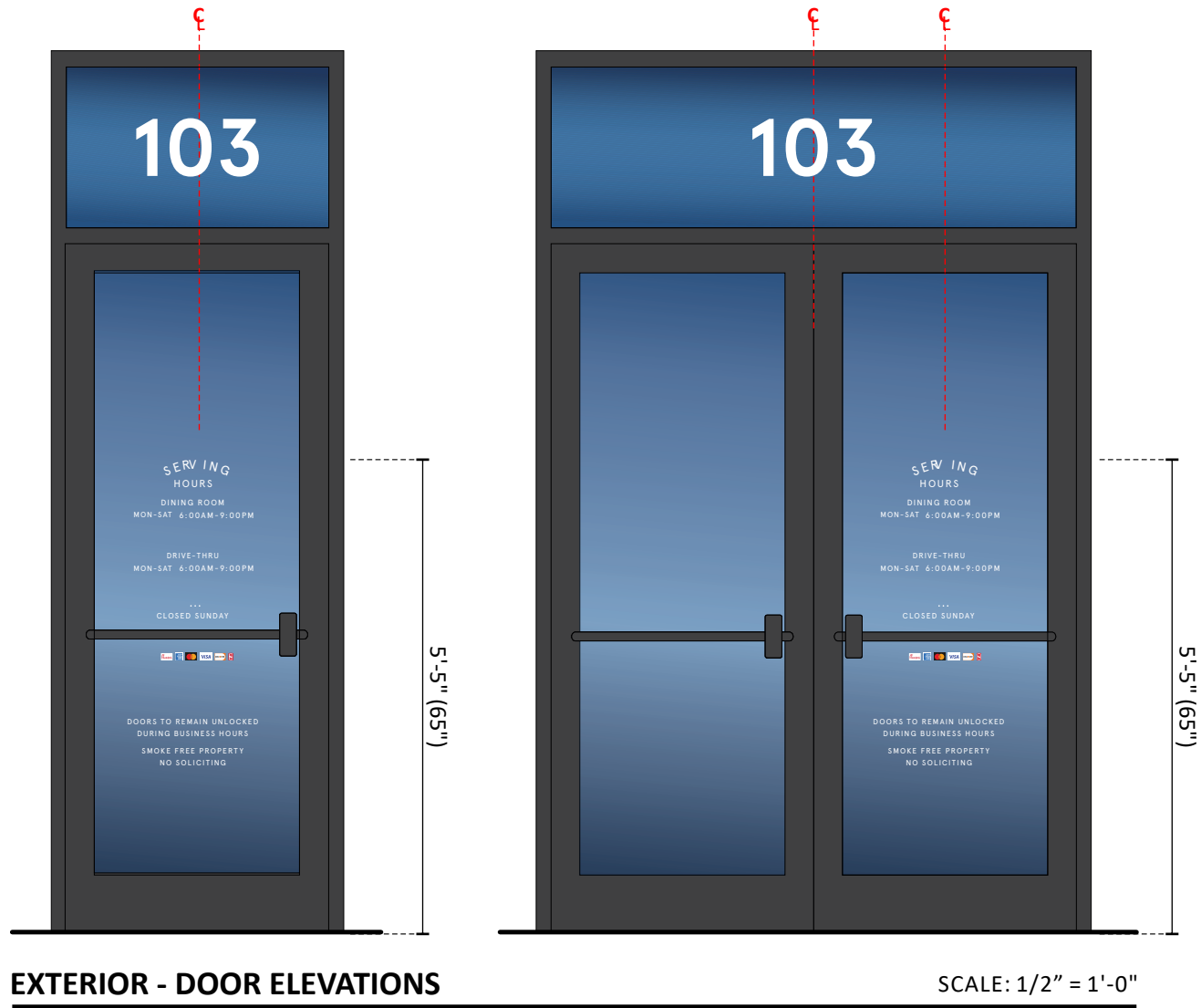
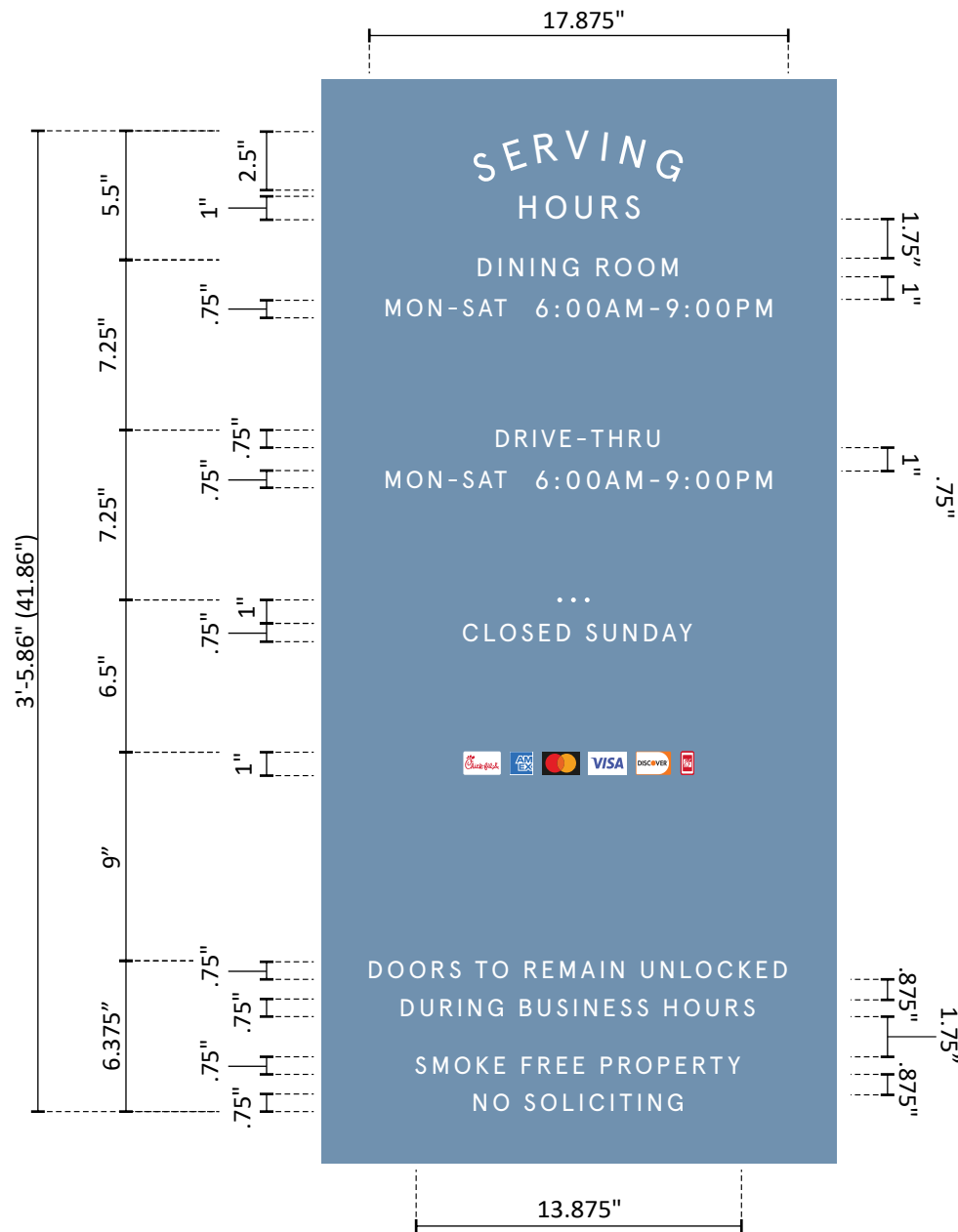
Page: 34 of 36

Chick-fil&

SIGN ITEM

P, Q SECTION

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R1-2 CFA - DOOR HOURS VINYL

SCALE: 1-1/2" = 1'-0"

TWO (2) REQUIRED - MANUFACTURE & INSTALL

VINYL:

OPAQUE WHITE VINYL APPLIED TO FIRST SURFACE OF DOOR GLASS.
CREDIT CARD STRIP IS DIGITALLY PRINTED VINYLs, WITH LOGOS TO BE CUT INDIVIDUALLY.

TYPEFACE: APERCU + CUSTOM KERNING.

S1-2 CFA - ADDRESS VINYL

SCALE: 1-1/2" = 1'-0"

TWO (2) REQUIRED - MANUFACTURE & INSTALL

VINYL:

OPAQUE WHITE VINYL APPLIED TO FIRST SURFACE OF WINDOW..

CFA STOCK PART: CHFI-VYL-XX-XXX-VYL-NIL-0041x0017-0001

PROJECT ID	
0433093Ar2	
# 6344	
103 CARLOS G PARKER BLVD, TAYLOR, TX 76574	
DATE:	3/5/26
SALES:	ROGER GHANTOUS
PM:	EMILY MCDONOUGH
DESIGNER:	MR
REVISION NOTES	
R1(3/17/26)LL: UPDATED ELEVATIONS, MOVED WALL SIGNS	
R2(05/08/2026)AM: UPDATED D/F MONUMENT SIGN TO 8' -3' MASONRY BASE W/ 5'X10' CABINET & RB	
INFORMATION REQUIRED FOR PRODUCTION	
CUSTOMER APPROVAL	
Signature	
MM/DD/YYYY	

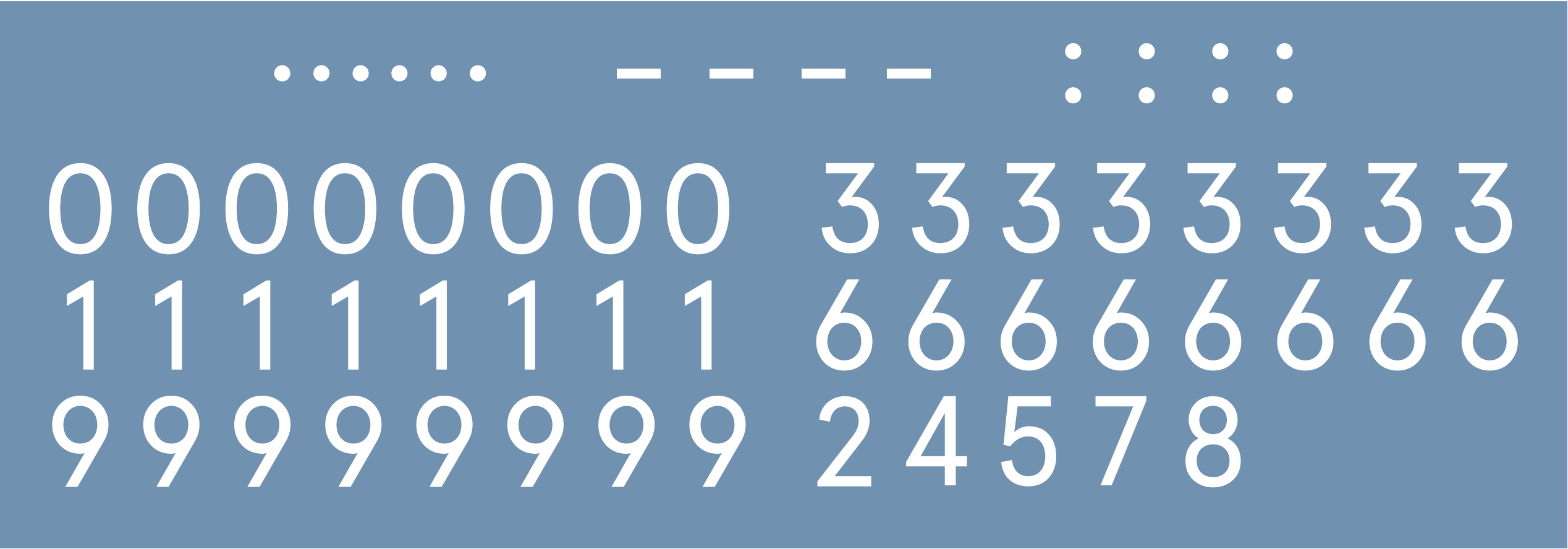
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Page: 35 of 36

SIGN ITEM
R1-2, S1-2
Page 52 of 86



EXTRA VINYL COMPONENTS

SCALE: 1" = 1" (ACTUAL SIZE)

ONE SET (1) REQUIRED- MANUFACTURE & PROVIDE

INCLUDE ONE SET OF EXTRA VINYL COMPONENTS PER VINYL SET ORDERED.

ONE SET INCLUDES:

- (2) ELLIPSIS
- (4) DASHES
- (4) COLON
- (8) NUMBER 0’S
- (8) NUMBER 1’S
- (8) NUMBER 3’S
- (8) NUMBER 6’S
- (8) NUMBER 9’S
- (1) NUMBER 2’S
- (1) NUMBER 4’S
- (1) NUMBER 5’S
- (1) NUMBER 7’S
- (1) NUMBER 8’S

TYPEFACE: APERCU + CUSTOM KERNING.

PROJECT ID

0433093Ar2

6344

103 CARLOS G PARKER BLVD,
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DATE: 3/5/26
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ELEVATIONS, MOVED WALL
SIGNS

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SIGN ITEM

EXTRA VINYL

Limits of liability extend only to the work detailed, for the quantity of assemblies indicated (1 unless noted otherwise), at the location specified, and by the client listed; use of these plans and/or corresponding structural calculations in violation of either voids all liability.

GENERAL

- ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC) 2018.
- CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
- VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
- ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, USE THOSE FOR OTHER SIMILAR WORK.
- WHEN A DETAIL IS IDENTIFIED AS TYPICAL, APPLY IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
- CHANGES TO THE DRAWINGS: OBTAIN PRIOR WRITTEN APPROVAL.
- WORK PERFORMED IN CONFLICT WITH THE DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
- IT IS THE RESPONSIBILITY OF THE FABRICATOR AND CONTRACTOR TO REVIEW AND COMPLY WITH THE GENERAL NOTES THIS SHEET.
- ENGINEER WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER AND OWNER(S) TO IDENTIFY EXISTING CONDITIONS AND CONTACT ENGINEER WITH ANY DISCREPANCIES OR CONCERNS.
- EXISTING INFORMATION HAS BEEN FURNISHED BY THE ENTITY WHOM THIS DOCUMENT WAS PREPARED FOR. ENGINEER IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT".
- FEATURES OF WORK ANNOTATED AS "VERIFY" (OR SIMILAR) MUST BE INSPECTED, VERIFIED AS SUCH, AND DOCUMENTED PRIOR TO FABRICATION AND INSTALLATION.
- IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, CONTRACTOR SHALL CEASE WORK AND NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL INSPECT EXISTING CONDITIONS PRIOR TO INSTALLATION. ALL EXISTING CONDITIONS SHALL BE FREE OF CORROSION, DECAY, AND ANY OTHER OBVIOUS MATERIAL, FABRICATION, OR INSTALLATION DEFECT. IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, CONTRACTOR SHALL CEASE WORK IMMEDIATELY AND NOTIFY ENGINEER.

STEEL

- STEEL SHAPES SHALL CONFORM TO THE FOLLOWING (U.N.O.):

RND. HSS	ASTM A500, GR C	Fy=46 KSI MIN.
SQ./RECT. HSS	ASTM A500, GR C	Fy=50 KSI MIN.
THREADED ROD	ASTM A36	Fy=36 KSI MIN.
STEEL PLATE	ASTM A36	Fy=36 KSI MIN.
ANGLE & CHANNEL	ASTM A36	Fy=36 KSI MIN.
STD. PIPE	ASTM A53, GR B	Fy=35 KSI MIN.
STRUCT. PIPE	ASTM A252, GR 3	Fy=45 KSI MIN.
WIDE FLANGE	ASTM A992	Fy=50 KSI MIN.
- MACHINE BOLTS SPECIFIED AS "A307" SHALL CONFORM TO ASTM A307 w/ NUTS PER ASTM A563A & WASHERS PER ASTM F844 (U.N.O.). THREADED PARTS, NUTS, AND WASHERS SHALL BE HDG OR ZP AS DEFINED HEREIN.
- STRUCTURAL BOLTS SHALL CONFORM TO ASTM F3125 GRADES A325 OR A490 AS SPECIFIED ("A325" OR "A490") w/ NUTS PER ASTM A563DH & WASHERS PER ASTM F436.
 - WHERE DESIGNATED AS "-X", CARE MUST BE TAKEN TO ENSURE THREADS ARE EXCLUDED FROM THE SHEAR PLANE(S).
 - WHERE DESIGNATED AS "-N" OR IF NO DESIGNATION IS NOTED, THREADS MAY BE INCLUDED IN THE SHEAR PLANE(S).
 - WHERE SPECIFIED, "A325" MAY BE HDG OR ZP AS DEFINED HEREIN.
 - GRADE "A490" SHALL NOT BE HDG OR ZP AS DEFINED HEREIN.
- ANCHORS CAST IN CONCRETE SHALL CONFORM TO ASTM F1554 GR. 36 (U.N.O.) w/ NUTS TO ASTM A563 AND WASHERS TO ASTM F436. PARTS SHALL BE HOT-DIP GALVANIZED (HDG) OR ZINC (MECHANICAL) PLATED (ZP). PARTS EMBEDDED ENTIRELY IN CONCRETE MAY BE PLAIN STEEL.
- WHERE SPECIFIED FOR STEEL THREADED PARTS, NUTS, AND WASHERS, HOT-DIP GALVANIZING (HDG) SHALL CONFORM TO ASTM F2329 AND ZINC (MECHANICAL) PLATING (ZP) TO CLASS 55 PER ASTM B695.
- PLAIN STEEL FASTENERS ARE NOT TO BE USED UNLESS SPECIFIED.
- ZINC ELECTRO-PLATED FASTENERS PER ASTM F1941 MAY BE SUBSTITUTED FOR INTERIOR APPLICATIONS, BUT ARE OTHERWISE NOT TO BE USED UNLESS SPECIFIED.
- NUTS AND WASHERS SHALL HAVE THE SAME COATING AS THE CORRESPONDING THREADED PART.
- WHERE SPECIFIED, IRON AND STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153.
- WELDING:
 - WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY THE LOCAL BUILDING AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
 - UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER AISC SPECIFICATION, SECTION J2, TABLE J2.4.

DESIGN CRITERIA

- STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-16:
- MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
- WIND LOAD:

BASIC WIND SPEED, V _{ULT} =	110	MPH MAXIMUM
RISK CATEGORY: II	EXPOSURE: C	
- SNOW LOAD:

IMPORTANCE FACTOR, I _s =	1.0	
SURFACE ROUGHNESS: C	EXPOSURE: C	
GROUND	5	PSF MAXIMUM
ROOF	---	PSF
- LIVE LOAD: --- PSF
- ROOF LIVE LOAD: --- PSF

FOUNDATIONS

- DESIGN BEARING PRESSURES ARE PER CLASS 4 PRESUMPTIVE VALUES (NO SPECIAL INSPECTION REQUIRED):

LATERAL BEARING:	150 PSF/FT
VERTICAL BEARING:	2,000 PSF
- CONTRACTOR TO ENSURE THE STRUCTURE(S) WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL.
- IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RE-SUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.

CONCRETE & REINFORCEMENT

- MINIMUM 28-DAY COMPRESSIVE STRENGTH (f_c) SHALL BE 2,500 PSI MINIMUM.
- THE WATER-TO-CEMENT RATION SHALL NOT EXCEED 0.45.
- PROVIDE AIR-ENTRAINMENT PER ACI TABLE 19.3.3.1
- REINFORCEMENT TO BE ASTM A615 GR 60, Fy=60 KSI UNO.
- CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED.
- ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS.
- MINIMUM CONCRETE COVER:

CAST AGAINST & EXPOSED TO EARTH	3"
EXPOSED TO EARTH OR WEATHER	2"
- CHAIRS AND SPACERS: AS REQUIRED TO MAINTAIN COVER.
- GROUT SHALL BE NON-SHRINK AND NON-METALLIC WITH A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT (1) DAY. MIX AND PLACE IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.

ALUMINUM

- FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE 2020 ALUMINUM DESIGN MANUAL (ADM1), THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND CHAPTER 20 OF THE BUILDING CODE.
- ALUMINUM SHAPES SHALL CONFORM TO THE FOLLOWING:

PIPE & TUBE	6061-T6	ASTM B429	Fy=35 KSI MIN.
STRUCT. PROFILES	6061-T6	ASTM B308	Fy=35 KSI MIN.
SHEET & PLATE	6061-T6	ASTM B209	Fy=35 KSI MIN.
STAPLE TUBE	6063-T5	ASTM B221	Fy=16 KSI MIN.
- ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AISC QUALITY CERTIFIED FABRICATOR.
- UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM 1.
- FILLER SHALL BE 5556 ALLOY REGARDLESS OF MEMBER THICKNESS. NO OTHER FILLER ALLOY SHALL BE USED UNLESS NOTED OTHERWISE.
- ALUMINUM BOLTS SHALL BE 6061-T OR 2024-T4.

STAINLESS STEEL

- STAINLESS STEEL PLATES, BARS, SECTIONS AND EXTRUSIONS SHALL BE TYPE 304 PER ASTM A276. OTHER TYPES INCLUDING TYPES 304L OR 304N ARE NOT ACCEPTABLE WITHOUT APPROVAL FROM THE ENGINEER OF RECORD.
- STAINLESS STEEL PLATES, BARS, SECTIONS AND EXTRUSIONS MAY BE HOT- OR COLD-FINISHED.
- STAINLESS STEEL PLATES, BARS, SECTIONS AND EXTRUSIONS SHALL CONFORM WITH THE FOLLOWING U.N.O.:

F _y =	30 KSI	(25 KSI FOR ANNEALED EXTRUDED SECTIONS)
F _t =	75 KSI	(70 KSI FOR ANNEALED EXTRUDED SECTIONS)
- WELDING SHALL PER PERFORMED IN ACCORDANCE WITH AWS D1.6. WELDING OF TYPE 304 SHALL BE PERFORMED WITH WELDING ELECTRODE E308-16 WITH A TENSILE STRENGTH OF 80 KSI MIN. U.N.O. OR APPROVED BY THE E.O.R.
- WELDING SHALL BE ANNEALED PRIOR TO PLACING WELDED ASSEMBLIES INTO SERVICE.
- STAINLESS STEEL BOLTS, STUDS, AND THREADED ROD SHALL CONFORM TO ASTM F593 AND BE ALLOY 304 OR 316 w/ NUTS TO ASTM F594. NUTS AND WASHERS SHALL MATCH THE ALLOY OF THE THREADED PART.

DESIGN BY OTHERS NOTE

REVERENCE ENGINEERING IN NO WAY CERTIFIES OR MAKES CLAIMS TO THE SUITABILITY OF CONDITIONS OR ELEMENTS (EXISTING OR NEW) THAT ARE DESIGNED BY OTHERS. SUCH CONDITIONS AND ELEMENTS ARE IDENTIFIED AS "BY OTHERS" OR "DESIGN(ED) BY OTHERS" AND ARE NOT ENGINEERED BY REVERENCE ENGINEERING.

THE SCOPE OF ENGINEERING HEREIN ASSUMES THESE ELEMENTS HAVE BEEN, OR WILL BE, DESIGNED OR CHECKED FOR SUITABILITY BY A DESIGN PROFESSIONAL.

ABBREVIATIONS

ABV.	ABOVE	G.C.	GENERAL CONTRACTOR
ADDL.	ADDITIONAL	HDG	HOT DIP GALVANIZED
APF	ABOVE FINISHED FLOOR	HOR.	HORIZONTAL
ALT.	ALTERNATE	O.C.	ON CENTER
ALUM.	ALUMINUM	LOC.	LOCATION
A.O.R.	ARCHITECT OF RECORD	MAX.	MAXIMUM
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
BTM.	BOTTOM	(N)	NEW
BLKG.	BLOCKING	N.T.E.	NOT TO EXCEED
CIRC.	CIRCLE/CIRCULAR	O.	OVER
CONC.	CONCRETE	d/d	OUTSIDE DIAMETER
CONN.	CONNECTION	OPT.	OPTIONAL
CONT.	CONTINUOUS	PENE.	PENETRATION
CTR.	CONTRACTOR	REINF.	REINFORCEMENT
DIA.	DIAMETER	RND	ROUND
DET.	DETAIL	SIM.	SIMILAR
(E)	EXISTING	SS	STAINLESS STEEL
EXIST.	EXISTING	STD	STANDARD
EA.	EACH	SUPP.	SUPPLEMENTAL
E.W.	EACH WAY	SQ.	SQUARE
ELEV.	ELEVATION	T/O	TOP OF
EMBED.	EMBEDMENT	TYP.	TYPICAL
E.O.R.	ENGINEER OF RECORD	THK.	THICK(NESS)
FAB.	FABRICATOR/FABRICATION	U.N.O.	UNLESS NOTED OTHERWISE
FDN.	FOUNDATION	VERT.	VERTICAL
FRMG.	FRAMING	w/	WITH
FTG.	FOOTING	w/o	WITHOUT
F.V.	FIELD VERIFY	ZP	ZINC (MECHANICAL) PLATED

ELECTRICAL NOTE

ELECTRIC COMPONENTS AND WIRING ARE NOT DESIGNED BY REVERENCE ENGINEERING. FABRICATOR AND INSTALLER SHALL COMPLY WITH THE CURRENT VERSION OF THE ADOPTED NATIONAL ELECTRIC CODE (NEC) AND ARTICLE 600: "ELECTRIC SIGNS AND OUTLINE LIGHTING".

EVALUATION REPORT SCHEDULE

BUILDING PRODUCTS THAT ARE PROPRIETARY OR OTHERWISE NON-PRESCRIPTIVE SHALL CONFORM TO AND BE INSTALLED PER THEIR RESPECTIVE EVALUATION REPORT(S) AS FOLLOWS:

PRODUCT	REPORT #
HILTI KB-T22 (C5 & S5) ANCHORS IN CONCRETE	ICC-ESR-4266
HILTI KB-T22 (C5 & S5) ANCHORS IN MASONRY	ICC-ESR-4561
HILTI KH-EZ (C5 & S5) ANCHORS IN CONCRETE	ICC-ESR-3027
HILTI KH-EZ (C5 & S5) ANCHORS IN MASONRY	ICC-ESR-3056
HILTI HIT-HY 200 ADHESIVE IN CONCRETE	ICC-ESR-3187
HILTI HIT-HY 200 ADHESIVE IN MASONRY	ICC-ESR-3963
SIMPSON TITEN HD (C5 & S5) ANCHORS IN CONCRETE	ICC-ESR-2713
SIMPSON TITEN HD (C5 & S5) ANCHORS IN MASONRY	ICC-ESR-1056
SIMPSON TITEN HD (S5) ANCHORS IN CONCRETE	UES-ER-493
TAPCON ANCHORS IN MASONRY	ICC-ESR-1671
TAPCON ANCHORS IN CONCRETE	ICC-ESR-2202
TAPCON+ SCREW ANCHORS IN CONCRETE	ICC-ESR-3699
ITW BUILDEX TEKS SDS	ICC-ESR-1976

~~~ NOT ALL PRODUCTS USED THIS PROJECT ~~~

MANUFACTURED PRODUCTS

UNLESS NOTED OTHERWISE, MANUFACTURED PRODUCTS (CABINETS, ASSEMBLIES, ETC.) SHALL BE DESIGNED BY THE MANUFACTURER / FABRICATOR OR ANOTHER COMPETENT PARTY AND FABRICATED IN ACCORDANCE WITH ALL APPLICABLE CODES, UL LISTINGS, LOCAL ORDINANCES, AND INDUSTRY STANDARDS. THIS APPLIES TO ALL ELEMENTS NOT SPECIFICALLY ENGINEERED BY REVERENCE ENGINEERING.

THE MANUFACTURER / FABRICATOR IS RESPONSIBLE FOR ENSURING ALL ASSEMBLIES ARE PROVIDED WITH ADEQUATE INTERNAL FRAMING AND STIFFNESS. FRAMING SHALL BE CAPABLE OF DELIVERING ALL IMPOSED DESIGN LOADS (WIND, SEISMIC, DEAD, SNOW, ETC.) DIRECTLY TO THE STRUCTURAL CONNECTIONS OR ELEMENTS DETAILED HEREIN. FRAMING SHALL LIMIT VIBRATION, DRIFT, AND DEFLECTION TO REASONABLE LEVELS WHERE NOT SPECIFIED BY CODE.

FAILURE TO PROVIDE AN ADEQUATE LOAD PATH OR SUFFICIENT STIFFNESS MAY RESULT IN EXCESSIVE VIBRATION, DRIFT, OR DEFLECTION WHICH MAY YIELD SECOND-ORDER EFFECTS THAT CAN NEGATIVELY AFFECT THE PERFORMANCE OF THE STRUCTURAL CONNECTIONS OR ELEMENTS DETAILED HEREIN BY REVERENCE ENGINEERING.

REVERENCE ENGINEERING MAKES NO CLAIMS AS TO THE SUITABILITY OF MANUFACTURED PRODUCTS OR COMPONENTS DESIGNATED AS "BY MFR." OR "BY FAB." WHICH HAVE NOT BEEN ENGINEERED, CERTIFIED, OR REVIEWED BY REVERENCE ENGINEERING UNLESS SPECIFICALLY CONTRACTED OTHERWISE AND DETAILED OR NOTED HEREIN.



www.reverenceengineering.com  
(619) 354-1152  
501 W BROADWAY, STE 425  
SAN DIEGO, CA 92101

PREPARED FOR:

PATTISON ID

PROJECT #:

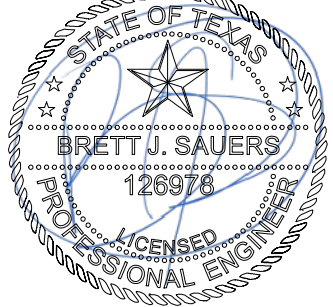
2605215

CHICK-FIL-A 06344  
MONUMENT SIGN

103 CARLOS G PARKER BLVD  
TAYLOR, TX 76784

| No:  | Issue/Revision:   | Date:     |
|------|-------------------|-----------|
| ---- | Initial Submittal | 5-21-2026 |
| 1    |                   |           |
| 2    |                   |           |
| 3    |                   |           |
| 4    |                   |           |

TX REG.: #F-21966



21-May-26

SHEET TITLE:

STRUCTURAL

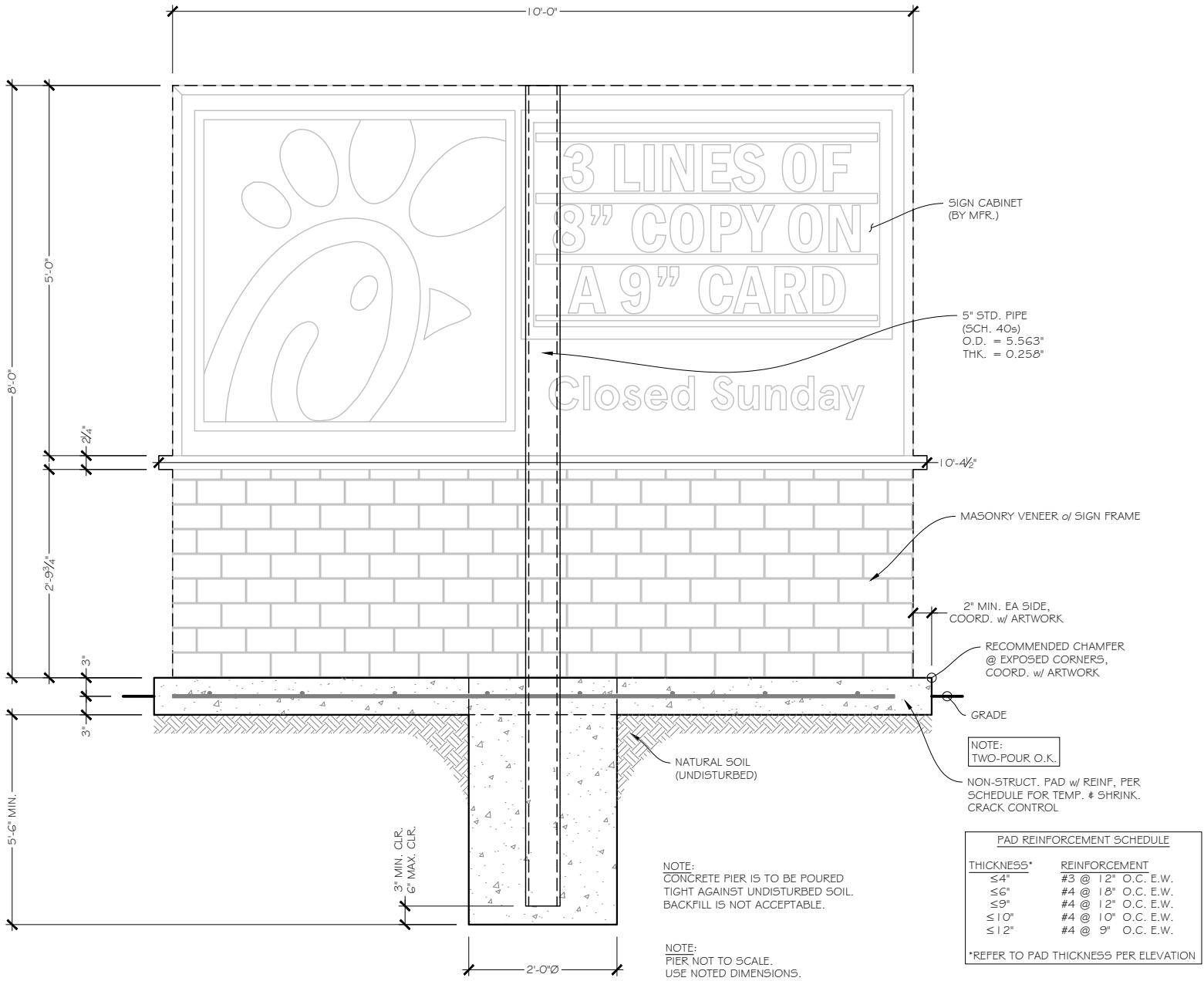
SHEET:

S.1

ORIGINAL SHEET SIZE: 11x17

The designs, details and specifications contained in this drawing are confidential. The recipients of this drawing hereby acknowledge and agree that it is the sole property of Reverence Engineering and that they shall neither use nor reveal any of the designs, details and specifications contained in this drawing, outside of the contractual agreement expressed written permission from Reverence Engineering. Deviations from this drawing shall not be made without consulting Reverence Engineering. In case of incongruities between drawings, specifications, and details included in contract documents, Reverence Engineering shall decide which indication must be followed and their decision shall be final. Copyright Reverence Engineering. All rights reserved.

Limits of liability extend only to the work detailed, for the quantity of assemblies indicated (1 unless noted otherwise), at the location specified, and by the client listed; use of these plans and/or corresponding structural calculations in violation of either voids all liability.



1

SIGN A ELEVATION



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PREPARED FOR:  
PATTISON ID

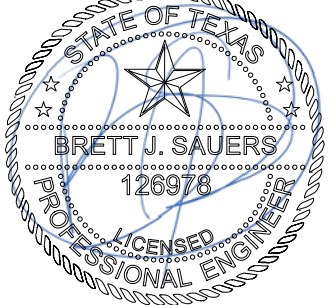
PROJECT #:  
2605215

CHICK-FIL-A 06344  
MONUMENT SIGN

103 CARLOS G PARKER BLVD  
TAYLOR, TX 76574

| No. | Issue/Revision:   | Date:     |
|-----|-------------------|-----------|
| 1   | Initial Submittal | 5-21-2026 |
| 2   |                   |           |
| 3   |                   |           |
| 4   |                   |           |

TX REG.: #F-21966



21-May-26  
SHEET TITLE:  
STRUCTURAL

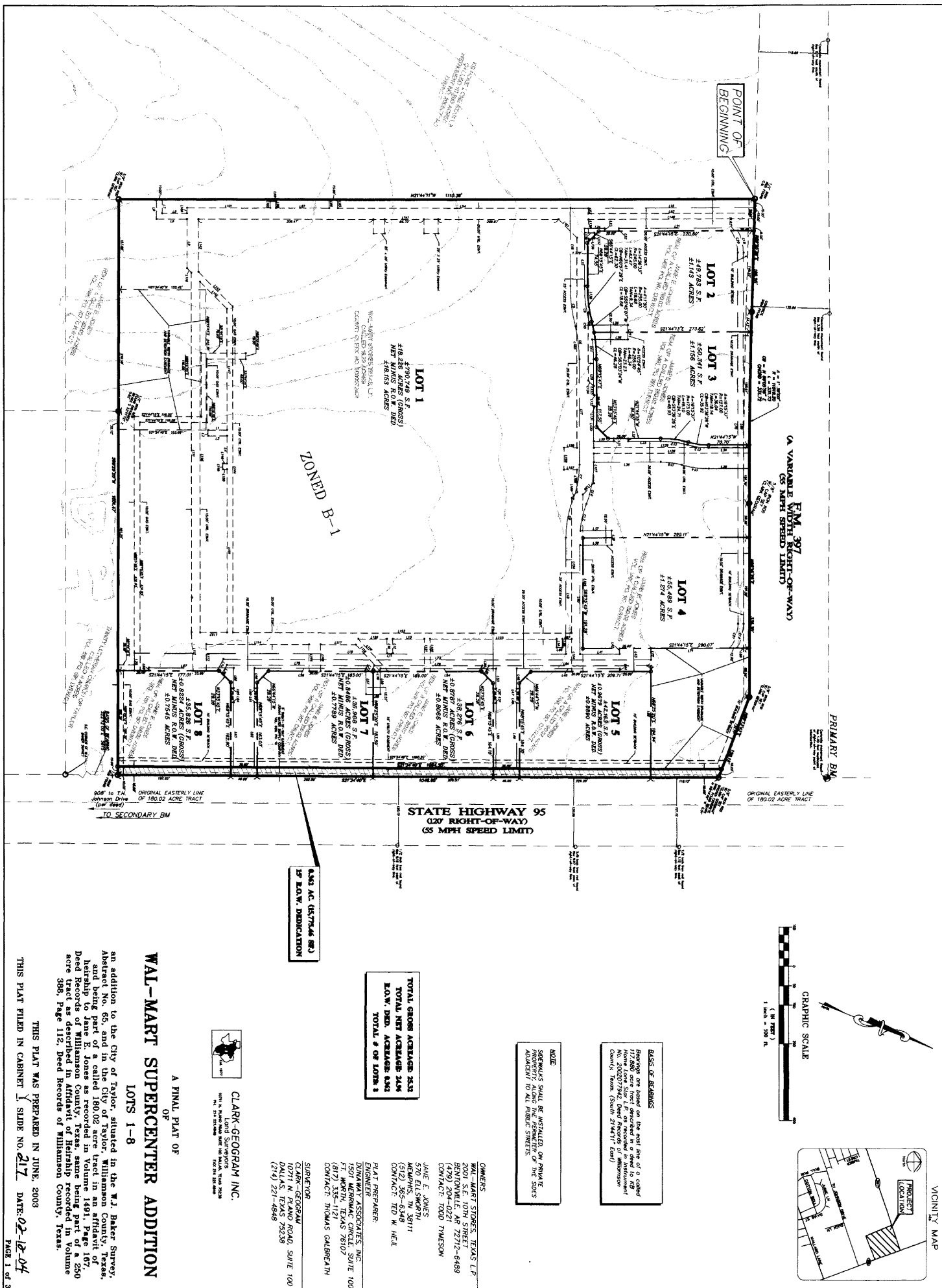
SHEET:  
S.2

ORIGINAL SHEET SIZE: 11x17

Cabinet Y

Slide 217

Document # 2004 011272





Slide 218

**MEETS AND BOUNDS DESCRIPTION OF LOT 3**[illegible][illegible][illegible]

COMPANY: TEL: W. TEXAS  
 PLAY PREPARED:  
 ENGINEER  
 DUWAYNA WY ASSOCIATES, INC.  
 1501 MERIMAC CIRCLE, SUITE 100  
 FT. WORTH, TEXAS 76107  
 (817) 353-1121  
 CONTACT: THOMAS CALBREATH  
 SURVEYOR  
 CLARK-GLODRAIM  
 10711 N. PLANO ROAD, SUITE 100  
 DALLAS, TEXAS 75238  
 (214) 221-4848

**Land Surveyors**  
10711 N. PLANO ROAD SUITE 100 DALLAS, TEXAS 75228  
PH: 214 221-4848 FAX 214 221-4848

A FINAL PLAT OF  
OF  
WAL-MART SUPERCENTER ADDITION  
LOTS 1-8

an addition to the City of Taylor, situated in the W.J. Baker Survey Abstract No. 65, and in the City of Taylor, Williamson County, Texas, and being part of a called 180.02 acre tract in an affidavit of heirship to Jane E. Jones as recorded in Volume 1491, Page 167, Deed Records of Williamson County, Texas, same being part of a 252 acre tract as described in Affidavit of Heirship recorded in Volume 388, Page 112, Deed Records of Williamson County, Texas.

THIS PLAT WAS PREPARED IN JUNE, 2003  
THIS PLAT FILED IN CABINET Y, SLIDE NO. 282 DATE: 02-12-04  
PAGE 2 of 3

## COUNTY OF BENTON §

[illegible]

U.S. Department of Housing and Urban Development, "Regional Housing  
Administration," 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 26

STATE OF TEXAS  
COUNTY OF DALLAS

That I, Marvin P. Perussi, do hereby certify that I prepared this plat from an accurate on-the-ground survey of the land and that the corner monument shown herein were properly placed under my supervision, substantially in accordance with the Subdivision Regulations of the City of Toyah, Texas.

*Mark P. Perucki*  
Mark P. Perucki,  
Registered Professional Land Surveyor  
9/17/200  
Date

STATE OF TEXAS  
COUNTY OF TARRANT &  
I, Jeffrey T. Wooten, do hereby certify that the information contained on this plat complies with the subdivision ordinances and the storm water drainage policy by the City of Taylor, Texas.

  
J. H. Wooten,  
Registered Professional Engineer

Sect 17, 2003  
Date

STATE OF TEXAS }  
COUNTY OF WILLAMSON }  
Approved this 12th day of August, 2003 A.D.

Planning Commission Chairman of the City of Gaylor, Texas and authorized to be  
for record by the County Clerk of Williamson County, Texas.

Approved this 12th day of August, 2003, A.D. by  
Director of Community Development of the City of Taylor, Texas, and authorized  
filed for record by the County Clerk of Williamson County, Texas.

  
Director of Community Development

STATE OF TEXAS                 §  
COUNTY OF WILLIAMSON §

I, Mary E. Porter, Clerk of the County Court of said County, do hereby certify

that it foregoing instrument in writing, with its certification of authentication, filed for record in my office on the 12<sup>th</sup> day of February, 2004 A.D., at 11:00 o'clock, and duly recorded on the 12<sup>th</sup> day of February, 2004 A.D., at 1:54 o'clock P.M. by the Prothonotary and Clerk, in Cabinet Slides 2, 3, 4 and 5

WITNESS MY HAND AND SEAL of the County of said County at office in Georgetown, Texas, the date last above written.

NANCY RISTER, Clerk, County Court  
Wilson County, Texas

By City Lodges

COUNTY COURT

|     |
|-----|
| CUR |
| C5  |
| C6  |

|    |    |    |    |
|----|----|----|----|
| 07 | 08 | 09 | 10 |
|----|----|----|----|



|    |  |
|----|--|
| C1 |  |
| C1 |  |
| C1 |  |
| C1 |  |

|                     |  |
|---------------------|--|
| C11                 |  |
| C16                 |  |
| C11                 |  |
| C16                 |  |
| TOTAL ACREAGE 34.32 |  |
| TOTAL 4.01 ACRE     |  |

| TOTAL # OF LOTS : |  |
|-------------------|--|
| C1                |  |
| C2                |  |
| C2                |  |

**June 30, 2003**

---

FILED IN CABINET 1, SLIDE NO. ~~87-1~~ DA

1-5-27

THIS PLAT WAS PREPARED IN JUNE, 2003

THIS PLAT FILED IN CABINET Y SLIDE NO. 219 DATE: 02-12-04

[illegible]

US L.P.  
6-489  
V

WAL-MART SUPERCENTER ADDITION

LOTS 1-B

an action to the City of 140th, situated in the w.r. Baker Street, Abstract No. 65, and in the City of Taylor, Williamson County, Texas and being part of a called 160.02 acre tract in an affidavit of heirship to Jane E. Jones as recorded in Volume 1491, Page 167, Deed Records of Williamson County, Texas, same being part of a 25 acre tract as described in Affidavit of Heirship recorded in Volume 308, Page 112, Deed Records of Williamson County, Texas.

THIS PLAT WAS PREPARED IN JUNE, 2003  
FILED IN CABINET Y, SLIDE NO. 219 DATE: 02-12-05



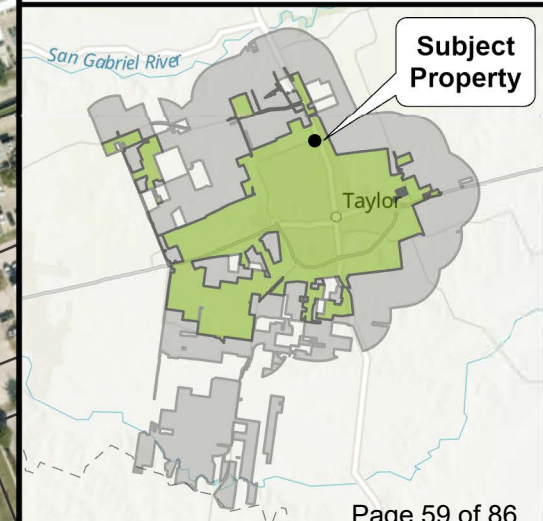


**PZ-2026-2708**

**103 NW Carlos G Parker  
Variance**

**Location Map  
Approximately 1.274 acres**

-  Parcel Boundary
-  Subject Property





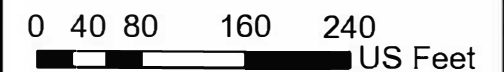
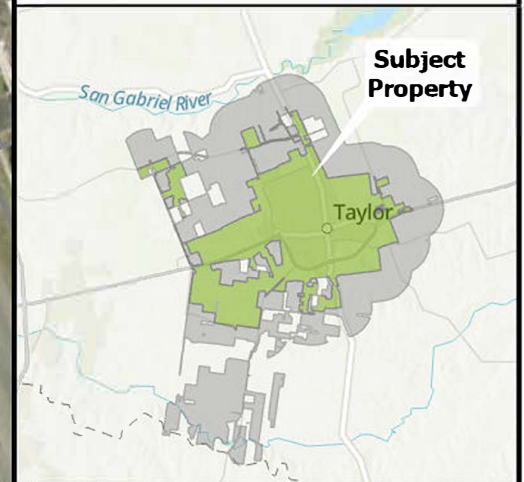


# PZ-2026-2708

103 NW Carlos G Parker Blvd.  
Variance  
1.274 Acres

## Legend

- Subject Property
- 200ft Buffer
- Parcels
- Notified Properties







**Zoning Board of  
Adjustment Meeting  
July 21, 2026  
Transmittal Letter**

**Agenda Item Number:** 3.

**Agenda Title:** PZ-2026-2708 – Take action regarding a request for a variance from the P5:Urban Center sign standards, Section 5.10.2 - for property generally located at 103 NW Carlos G Parker Blvd, legally described as approximately 1.274 acres of land in the Wal-Mart Supercenter Addition, Lot 4, more particularly described by the Williamson Central Appraisal District Parcels R454458, Taylor, Williamson County, Texas

**Board 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**

Take action regarding a request for a variance from the P5:Urban Center sign standards, Section 5.10.2

**2. STAFF ANALYSIS / BACKGROUND**

**3. RECOMMENDATION**

**4. TIMELINE**

**5. OTHER OPTIONS**

**6. ATTACHMENTS**

None



## Zoning Board of Adjustment Meeting July 21, 2026 Transmittal Letter

**Agenda Item Number:** 4.

**Agenda Title:** PZ-2026-2709 – Hold a public hearing regarding a request for a variance from P5: Urban Center Sign standards, Section 5.10.7.7 of the Land Development Code - for property generally located at 3607 N Main St., legally described as approximately 2.002 acres of land in the Sirloin Stockade Subdivision, Block 1, Lot 1, more particularly described by the Williamson Central Appraisal District Parcels R484147, Taylor, Williamson County, Texas

**Board Action to be Taken:** Hold a public hearing regarding a request for a variance from Sign standards, Section 5.10.7.7 of the Land Development Code

**Department Submitted:** Development Services

**Staff Contact:** Joe Ducay, Planning Manager

### **1. PURPOSE / DESCRIPTION**

The applicant is requesting a variance from the Land Development Code Section 5.10.7.7 – Band Sign Standards, increasing the maximum sign height from 36" to 66". The applicant has currently proposed one (1) band sign on a building which currently has no signs. The sign is proposed as 66 inches in height. The proposed sign complies with the LDC requirements in maximum area, location, clearance from the ground, and other details. An existing pole sign is currently utilized for signage along North Main Street.

The requested variance to increase the allowed sign height is intended to improve visibility from T.H. Johnson Drive, where no signage is currently visible from that approach. The proposed sign will not be visible from N. Main St., where the existing pole sign continues to serve that frontage.

### **Location:**

The subject property is located at 3607 N Main St., at the intersection of T.H. Johnson Dr. and N. Main St. Main Street Elementary School is adjacent to the south and west property lines, and McCoy's Building Supply is adjacent to the north across T.H. Johnson Dr.

### **Physical and Natural Features:**

The subject property currently functions as a permanent location for Sirloin Stockade restaurant and associated parking spaces.

### **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, June 21, 2026

## **2. STAFF ANALYSIS / BACKGROUND**

The Land Development Code seeks to avoid signs that confuse or distract motorists or cause visual clutter, which can lead to a decline in the community's appearance and the effectiveness of signs, while also facilitating economic development (§5.10.1, LDC).

The increased height makes the sign easier to recognize from T.H. Johnson Drive. At 2 ½ feet above the standard, the sign remains well within the maximum allowed area. The proposed sign is 79" wide by 66" tall. The Sirloin Stockade corporate logo, in use since 1966, is tall in proportion to its width, and the requested height allows the logo to be displayed at a legible, proportionate scale.

The request is consistent with 4 of 4 LDC city requirements for determining hardship, and 1 of 5 state requirements.

## **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 meets 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<br>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 special circumstances or conditions arising from the physical surroundings, specifically the large commercial buildings and landscaping affecting the visibility of the sign subject to the variance petition.</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>Given the restrictions that come with operating a chain restaurant with a corporate logo, Staff finds that the request for larger sign is 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 be 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 the minimum amount necessary to maintain the proportions of the logo and ensure visibility and legibility.</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<br>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 <u>26.01</u>, Tax Code</p> <p><i>Staff finds that it is unlikely that the cost of compliance 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> <p><i>Not applicable — sign height does not affect developable lot area.</i></p>                                                                                        |
|  |  |          | <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 that complying with the band sign height standard would not place the building out of compliance with any other ordinance or building code requirement.</i></p> |
|  |  | <u>X</u> | <p><b>Compliance would result in the unreasonable encroachment on an adjacent property or easement</b></p> <p><i>Staff finds that compliance would not result in encroachment on any adjacent property or easement.</i></p>                                                                                                                       |
|  |  | <u>X</u> | <p><b>The municipality considers the structure to be a nonconforming structure</b></p> <p><i>Staff finds that the building is an existing, conforming structure; the nonconformity at issue is limited to the proposed sign height, not the structure itself.</i></p>                                                                             |

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

#### 4. TIMELINE

Application Submitted: 5/22/2026

Public Hearing at Zoning Board of Adjustments: 7/7/2026

#### 5. OTHER OPTIONS

#### 6. ATTACHMENTS

1. PZ-2026-2709-Letter of intent variance request
2. PZ-2026-2709 - sign variance drawing
3. PZ 2026-2709 Location Map

4. PZ 2026-2709 Notification Map

**G&D Displays & Advertising LLC**  
**2121 Hwy 281**  
**Marble Falls, TX 78654**

May 18, 2026

City of Taylor  
400 Porter St.  
Taylor, TX 76574

**Subject: Variance Request for Building Sign Height**

Dear Zoning Board,

I am writing regarding the building signage for Sirloin Stockade at 3607 N Main St., Taylor Texas 76574. Under the applicable sign ordinance, the maximum permitted height for a building sign is 36 inches.

We respectfully request a variance to allow a sign height of 66 inches. As shown in the company logo, the signage consists of three lines, and each individual line is under 36 inches in height.

Aside from the overall height, the proposed signage complies with the remaining requirements of the sign ordinance.

We appreciate your consideration of this request and would be happy to provide any additional information you may need.

Sincerely,

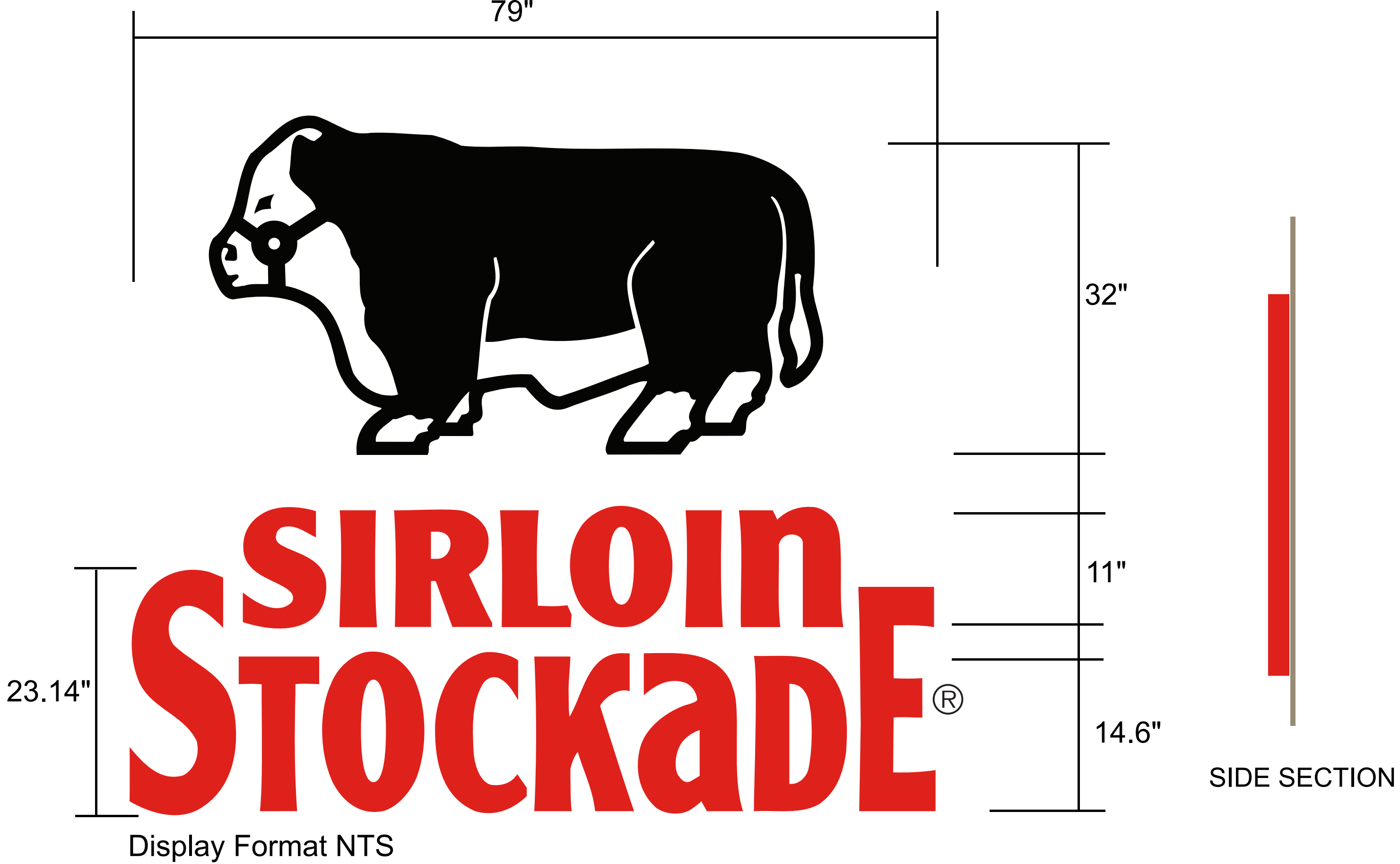
A handwritten signature in blue ink, appearing to read 'Darrell Steffek', with a long, sweeping horizontal line extending to the right.

Darrell Steffek  
Vice President  
512-750-0508  
[darrellsteffek@gmail.com](mailto:darrellsteffek@gmail.com)





North Elevation  
Building 15' x 80'=1,200 Sq. Ft x .15=180 Sq. Ft. Signage  
The entrance where the sign is 17' x 32' = 544Sq. Ft. x .15 =81.6 Sq. Ft Signage  
Sign is 41.2 Sq. Ft w/ a rectangle around it



(1) Set of 2" Deep Aluminum Reverse Channel externally illuminted Letters  
These Letters will mount to facade with 1" Aluminum Angle Clips (SEE SIDE SECTION)

**Account:** Sirloin Stockade  
3607 N. Main St.  
Taylor, Texas

This Drawing is the property of  
G & D Displays & Advertising  
and should not be used for  
any purpose, or by anyone other than  
G & D Displays & Advertising without  
prior and written approval.

**Landlord Approval:** \_\_\_\_\_  
**Client Approval:** \_\_\_\_\_  
**Representative:** \_\_\_\_\_

**G&D DISPLAYS  
& ADVERTISING**

[darrellsteffek@gmail.com](mailto:darrellsteffek@gmail.com)

[www.gdisplays.com](http://www.gdisplays.com)

512.750.0508

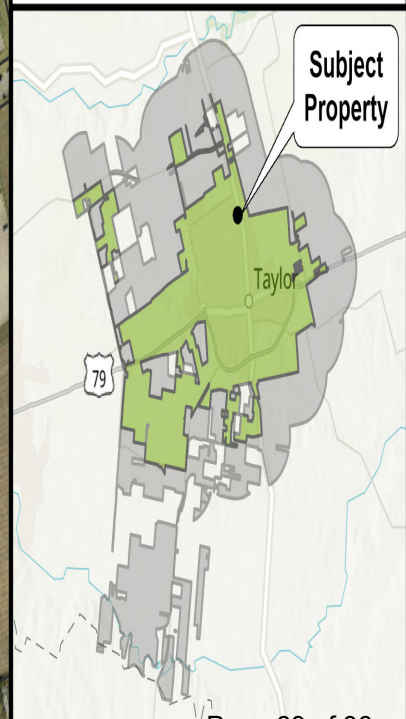




**PZ 2026-2709**

**3607 N Main Street  
Variance  
Location Map  
Approximately 2.002 acres**

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



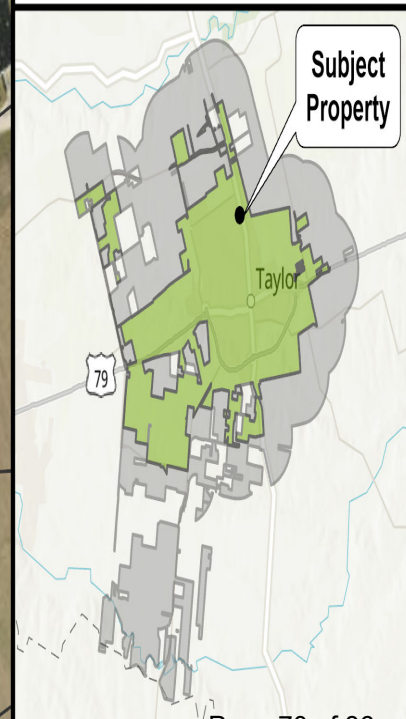
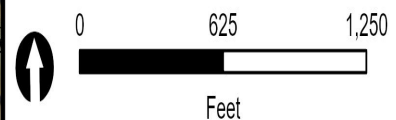




**PZ 2026-2709**

**3607 N Main Street  
Variance  
Notification Map  
Approximately 2.002 acres**

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







## City Council Meeting July 21, 2026 Transmittal Letter

|                  |
|------------------|
| STRATEGIC PILLAR |
|                  |

**Agenda Item Number:** 5.

**Agenda Title:** PZ-2026-2709 – Take action regarding a request for a variance from P5: Urban Center Sign standards, Section 5.10.7.7 of the Land Development Code - for property generally located at 3607 N Main St., legally described as approximately 2.002 acres of land in the Sirloin Stockade Subdivision, Block 1, Lot 1, more particularly described by the Williamson Central Appraisal District Parcels R484147, Taylor, Williamson County, Texas

**Council Action to be Taken:** Take action regarding a request for a variance from the Sign standards, Section 5.10.7.7 of the Land Development Code

**Department Submitted:** Development Services Department

**Staff Contact:** Joe Ducay, Planning Manager

|                                 |
|---------------------------------|
| <b>1. PURPOSE / DESCRIPTION</b> |
|---------------------------------|

|                                                               |
|---------------------------------------------------------------|
| <b>2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS</b> |
|---------------------------------------------------------------|

|                         |
|-------------------------|
| <b>3. PROS and CONS</b> |
|-------------------------|

| <u>PROS</u> | <u>CONS</u> |
|-------------|-------------|
| •           | •           |

|                          |
|--------------------------|
| <b>4. RECOMMENDATION</b> |
|--------------------------|

**5. FUNDING SOURCE**

**6. TIMELINE**

**7. OTHER OPTIONS**

**8. ATTACHMENTS**

None





## Zoning Board of Adjustment Meeting July 21, 2026 Transmittal Letter

**Agenda Item Number:** 6.

**Agenda Title:** **PZ-2026-2710 – Hold a public hearing regarding a request for a variance from Driveway standards, Section 5.4.6.1, 5.4.6.2, & 5.4.6.4 of the Land Development Code - for property generally located at 201 Battleground Circle., legally described as approximately 5.48 acres of land in the Capache Springs Subdivision, Block 1, Lot 5, more particularly described by the Williamson Central Appraisal District Parcels R400490, Taylor, Williamson County, Texas**

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

**Department Submitted:** Development Services

**Staff Contact:** Joe Ducay, Planning Manager

### **1. PURPOSE / DESCRIPTION**

The applicant is requesting a variance from the Land Development Code (LDC) to allow a new driveway connection within the P2 Place Type, generally located at 201 Battleground Circle. The request requires relief on three standards: (1) the requirement that vehicular access be taken from the rear of the property or from the alley rather than a Neighborhood Avenue under §5.4.6.1; (2) the requirement that all corner-lot driveways be located at the secondary frontage under §5.4.6.2; and (3) the single-driveway limit for lots greater than 40 feet in width at the frontage under §5.4.6.4.

The applicant proposes to construct a new driveway connection off the adjacent Neighborhood Avenue while retaining the existing driveway access off Battleground Circle. Because the subject property is a corner lot, the result is two access points serving a single lot, with the proposed driveway located on a frontage other than the designated secondary frontage and taken from a Neighborhood Avenue. The proposed configuration does not satisfy the rear- or alley-access requirement of §5.4.6.1, the secondary-frontage location requirement of §5.4.6.2, or the single-driveway limitation of §5.4.6.4.

The additional driveway connection is intended to improve site access and on-site circulation for the property. The existing access off Battleground Circle, a cul-de-sac, will be retained.

### **Location**

The subject property is located at 201 Battleground Circle, within the Capache Springs Subdivision, Block 1, Lot 5 (WCAD Parcel R400490), in Taylor, Williamson County, Texas. The site is approximately 5.48 acres and is located within the P2 Place Type. The property is a corner lot bounded by Battleground Circle to the north — a cul-de-sac whose bulb meets the northwest portion

of the lot — and by Windy Ridge Road, a Neighborhood Avenue, along its eastern and southeastern boundary, which carries approximately 419 feet of frontage. Tower Lane runs between the two, connecting Windy Ridge Road up to the Battleground Circle cul-de-sac.

### **Physical and Natural Features**

The subject property comprises approximately 5.48 acres on a corner lot at the terminus of the Battleground Circle cul-de-sac. The existing vehicular access is taken solely from Battleground Circle to the north, where the cul-de-sac bulb abuts the side of the home. Because the cul-de-sac connects to the surrounding network only by way of Tower Lane, reaching the property today requires turning off Windy Ridge Road onto Tower Lane and following it to the cul-de-sac in order to arrive at the side of the residence. The applicant proposes to add a second access point taken directly from the Windy Ridge Road (Neighborhood Avenue) frontage while retaining the existing Battleground Circle access, providing more direct access to the property. The proposed Neighborhood Avenue connection will require a culvert crossing within the roadside drainage section, and the location of the connection relative to the adjacent street intersection raises sight-visibility considerations. Both items are engineering matters to be designed and resolved at the time of permit review.

### **Public Notification**

As required by the Local Government Code and the City of Taylor Code of Ordinances, notices were sent to property owners within a 200-foot radius of the subject property, and a legal notice advertising the public hearing was published in the Taylor Press. As of the date of this report, staff has received no communication in response.

## **2. STAFF ANALYSIS / BACKGROUND**

LDC §5.4.6 establishes driveway access and location standards intended to protect the pedestrian environment, preserve corner clearance and sight visibility, and limit the number and placement of curb cuts along the street network.

The proposed driveway takes vehicular access from a Neighborhood Avenue, a street type on which driveway curb cuts are discouraged and from which access is directed to the rear of the property or from an alley under §5.4.6.1. Because the subject property is a corner lot, §5.4.6.2 requires that all driveways be located at the secondary frontage, located as far from the adjacent public street intersection as practical; the proposed driveway is not located in conformance with this standard. Under §5.4.6.4, a lot greater than 40 feet in width at the frontage is allowed a single driveway; the proposal would result in two driveways serving the one lot.

No independent Engineering Manual variance is triggered by the request; EM §2.7.2 defers to the LDC for driveway access and location requirements, and the opposite-driveway offset standard of EM §2.7.10.B applies only to non-residential and multi-family driveways and is not applicable to this residential lot. The required culvert crossing and the sight-visibility clearances at the proposed connection are design matters that will be addressed through standard engineering review and approved at the time of permit review.

## **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 meets all of 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:

| <b>City Requirements for Determining Hardship</b> |                     |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------|---------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Must Meet all 4 of the Below Requirements</b>  |                     |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Consistent</b>                                 | <b>Inconsistent</b> | <b>N/A</b>      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                   |                     | <b><u>X</u></b> | <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><br><br><i>Staff finds that the property is affected by special circumstances inherent to its physical configuration: it is a corner lot fronting both a cul-de-sac (Battleground Circle) and a Neighborhood Avenue, and the LDC driveway standards direct access to a rear or alley frontage that does not exist on this lot. These conditions are not the result of any action by the applicant. Strict application of the driveway standards would constrain the applicant's ability to safely access and circulate within the approximately 5.48-acre property, depriving the applicant of the reasonable use of the property.</i> |



|          |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <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 safe and functional vehicular access to the property is a substantial property right, and that the corner-lot configuration, with frontage limited to a cul-de-sac and a Neighborhood Avenue and no rear or alley access, makes the requested connection necessary to preserve and enjoy that right in a manner comparable to similarly situated properties.</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 finds that granting the variance would not be detrimental to public health, safety, or welfare, provided that the engineering conditions associated with the connection are satisfied. The proposed Neighborhood Avenue connection will require a culvert crossing within the roadside drainage section, and sight-visibility clearances at the connection must be confirmed; both items will be designed to City standards and resolved at the time of permit review. Conditioning approval on satisfactory resolution of the culvert and sight-visibility requirements at permit review ensures that the access will be constructed in a manner that protects public health, safety, and welfare.</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 request is limited to a single additional driveway connection necessary to provide functional access to the property and does not seek relief beyond what the corner-lot configuration requires. The applicant proposes to retain the existing access and add one connection, representing the minimum amount of variance necessary to meet the access needs of the property.</i></p>                                                                                                                                                                                                                                                                                |

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

**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>Not applicable — the request concerns driveway access configuration, not a structure on the appraisal roll, so there is no structure whose cost of compliance can be measured against its appraised value.</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> <p>Inconsistent — compliance changes only the location and number of driveway connections, not the buildable area of the ±5.48-acre lot. No loss of developable area results, let alone the 25 percent threshold.</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>Inconsistent — compliant access (rear/alley or a single driveway at the secondary frontage) would not place the property out of compliance with any other ordinance, building code, or requirement.</p>                                                                                  |
|            | <u>X</u>     |          | <p><b>Compliance would result in the unreasonable encroachment on an adjacent property or easement</b></p> <p>Inconsistent — compliant access is achievable within the lot and abutting right-of-way without unreasonable encroachment on any adjacent property or easement; the lot retains independent legal access from Battleground Circle.</p>                                                                                                         |

|  |  |                 |                                                                                                                                                                                                                                                                                                                 |
|--|--|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  | <u><b>X</b></u> | <p><b>The municipality considers the structure to be a nonconforming structure</b></p> <p>Not applicable — this ground turns on whether the City classifies the principal structure as nonconforming. No structure's conforming status is at issue; the appeal is limited to driveway access configuration.</p> |
|--|--|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

#### **4. TIMELINE**

Application Submitted: 5/22/2026

Public Hearing at Zoning Board of Adjustments: 7/7/2026

#### **5. OTHER OPTIONS**

#### **6. ATTACHMENTS**

1. PZ-2026-2710 - Request Letter
2. PZ-2026-2710 - Driveway Concept Plans
3. PZ 2026-271 - Location Map
4. PZ 2026-2710 - Notification Map



## **Driveway Permit Request**

**Property: 201 Battleground Circle, Taylor, Texas**

Date: April 14, 2026

Subject: Request for Driveway Permit – Single Entrance Circular Driveway

Dear Sir or Ma'am,

I am writing to formally request approval for a driveway permit for my property located at 201 Battleground Circle.

The proposed project consists of constructing a single-access circular driveway that connects to Battleground Circle at one entrance point. The design will allow vehicles to enter and exit safely while maintaining forward movement within the property.

### **Project Description**

- **Driveway Type:** Single entrance with internal circular loop
- **Connection to Road:** One access point to Battleground Circle
- **Driveway Width:** Approximately 16–18 feet
- **Turn Radius:** Designed to safely accommodate passenger vehicles and service vehicles
- **Culvert Installation:** A culvert will be installed at the point of connection as required to maintain proper drainage
- **Surface Material:** 1–2-inch stabilized limestone rock (with potential future upgrade to a permanent surface)

This design was intentionally selected to:

- Reduce the number of access points along the roadway
- Maintain clear sight distance for safe ingress and egress
- Support rural residential and agricultural use of the property

### **Zoning and Land Use Compliance**

The property is zoned **P2: Rural Place Type** under the City of Taylor Land Development Code.

P2: Rural is intended to preserve the area's rural character while allowing low-density residential development. The proposed driveway is consistent with this designation in that it:

- Supports a single-family residential use
- Maintains the low-density and open character of the property
- Provides safe and direct frontage access to a public roadway

Additionally, the design aligns with P2 standards by preserving the natural layout of the land while ensuring functional access for residents and guests.

## **Compliance Commitment**

I will ensure that all construction:

- Meets Williamson County driveway and culvert standards
- Preserves existing drainage patterns
- Provides adequate sight visibility
- Complies with all applicable county and city regulations

Thank you for your time and consideration of this request. I look forward to your guidance and approval.

Kind regards,

**Art Stewart**



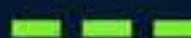
201 Battleground Circle, Taylor Texas 76574

Stop  
Sign

X Clear search results



## LEGEND

-  CROWN (HIGH POINT)
-  WATER FLOW DIRECTION
-  SWALE / DRAINAGE DITCH
-  DIVERSION (WATER BREAK)

## KEY GOALS

1. Crown the driveway so water runs off both sides.
2. Direct water away from the house and toward the swale.
3. Keep all water flowing off the property, not toward it.

**EVERYTHING SLOPES  
AWAY FROM THE HOUSE**

**CROWN THE  
CIRCLE DRIVE.  
SLOPE TO  
THE OUTER  
EDGE.**

### SWALE / DRAINAGE DITCH

- 6–12" Deep
- 2–3' Wide
- Follow the outer edge of the drive
- Carry water away from the house

**CROWN  
(HIGH POINT)**

### WATER BREAK / DIVERSION

- 10–15' before the circle
- Slight angle to the right
- Pushes water to the swale instead of toward house

### LEFT SIDE

- Slope away from drive
- Let water flow into yard

**CROWN THE  
STRAIGHT SECTION**

2–4" higher in the center  
than the edges

### RIGHT SIDE

- Slope away from drive
- Water flows into swale

### RAISE THE ENTIRE DRIVEWAY

- 4–6" higher than surrounding ground
- Prevents outside water from running onto the drive
- Allows proper drainage off the edges

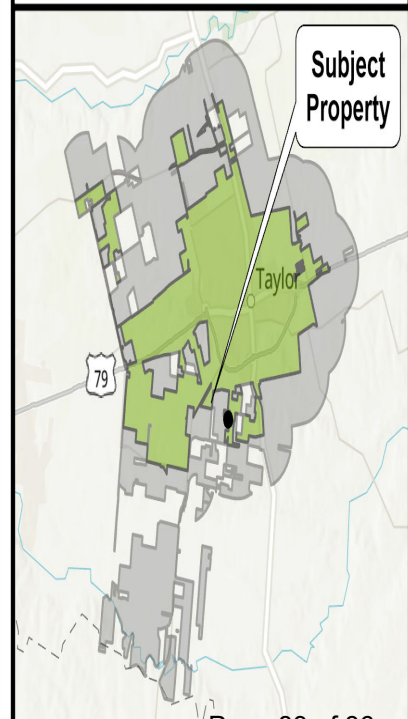
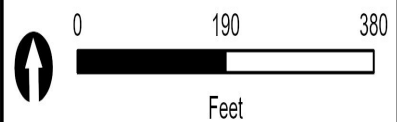




**PZ 2026-2710**

**201 Battleground Circle  
Variance  
Notification Map  
Approximately 5.48 acres**

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







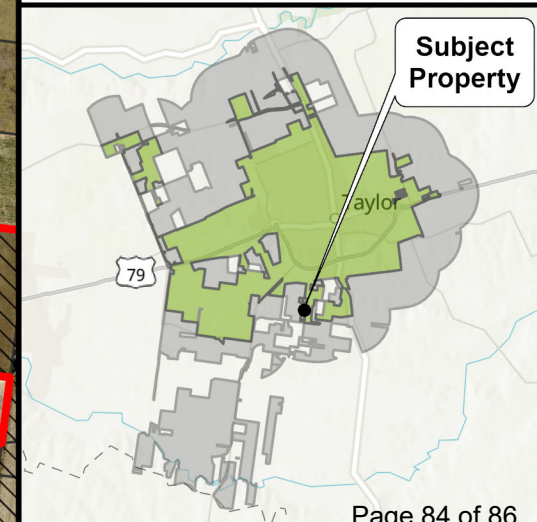
## PZ 2026-2710

201 Battleground Circle  
Variance  
Notification Map  
Approximately 5.48 acres

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



0 540 1,080  
Feet







## City Council Meeting July 21, 2026 Transmittal Letter

|                  |
|------------------|
| STRATEGIC PILLAR |
|                  |

**Agenda Item Number:** 7.

**Agenda Title:** PZ-2026-2710 – Take action regarding a request for a variance from Driveway standards, Section 5.4.6.1, 5.4.6.2, & 5.4.6.4 of the Land Development Code - for property generally located at 201 Battleground Circle., legally described as approximately 5.48 acres of land in the Capache Springs Subdivision, Block 1, Lot 5, more particularly described by the Williamson Central Appraisal District Parcels R400490, Taylor, Williamson County, Texas

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

**Department Submitted:** Development Services

**Staff Contact:** Joe Ducay, Planning Manager

|                                 |
|---------------------------------|
| <b>1. PURPOSE / DESCRIPTION</b> |
|---------------------------------|

Take action regarding a request for a variance from Driveway standards, Section 5.4.6.1, 5.4.6.2, & 5.4.6.4 of the Land Development Code

|                                                               |
|---------------------------------------------------------------|
| <b>2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS</b> |
|---------------------------------------------------------------|

|                         |
|-------------------------|
| <b>3. PROS and CONS</b> |
|-------------------------|

| <u>PROS</u>                                       | <u>CONS</u>                                       |
|---------------------------------------------------|---------------------------------------------------|
| <ul style="list-style-type: none"><li>•</li></ul> | <ul style="list-style-type: none"><li>•</li></ul> |

|                          |
|--------------------------|
| <b>4. RECOMMENDATION</b> |
|--------------------------|



**5. FUNDING SOURCE**

**6. TIMELINE**

**7. OTHER OPTIONS**

**8. ATTACHMENTS**

None