



Wylie Zoning Board of Adjustment

Minutes
Zoning Board of Adjustment
Monday, June 20, 2016 – 6:30 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

Chair Linda Jourdan called the meeting to order at 6:30 p.m. and stated that a quorum was present. Those present were: Chair Jourdan, Board Member Robert Holcomb, Board Member Kevin Finnell, and Board Member Andres Gonzalez. Board Member Jason Potts arrived late.

Staff members present were: Jasen Haskins, Sr. Planner, Kevin Molina, Planner and Mary Bradley, Administrative Assistant.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes of the May 16, 2016 Meeting.

A motion was made by Board Member Finnell and seconded by Chair Jourdan, to approve the Minutes as submitted. Motion carried 4 – 0, Board Member Potts arriving afterwards.

PUBLIC HEARINGS

Item 1 – ZBA 2016-06

Hold a Public Hearing to consider and act upon a request by **City of Wylie** for a Variance to Section 5.5.A of the Zoning Ordinance requiring that all temporary uses operate 90 days or less within a one-year time frame. The property is located at 2000 State Highway 78 North. **ZBA 2016-06.**

Staff Comments

Mr. Haskins stated that the property is generally located at the Francisco De La Pina Survey, Abstract 688-2, Tract 195. The property is owned by the City of Wylie and acts as the Public Safety Building and is zoned as Corridor Commercial with an SUP for the Radio Tower.

The applicant is requesting a variance to Section 5.5.A limiting Temporary Uses to no more than 90 days in a one year period. The request is to add two temporary buildings, measuring 1,890 and 4,128 square feet, for a period of four years.

Due to the damage sustained in the April 2016 hail storm, the portable buildings will allow additional office space while the Public Safety Building is evaluated for either repair or replacement by a new building. As this is a building funded with public money, this will be an involved, carefully thought out process, hence the request for a four-year variance.

Thirteen comment forms were mailed with one comment form returned in favor of the request and no comment forms in opposition.

Public Comments

Chair Jourdan opened the Public Hearing.

Brandon Blythe, Assistant Fire Chief, stated that a needs assessment is being performed by an architectural firm, which will determine the best solution for space for personnel with the ability to expand and grow either by remodeling the current building or constructing a new building. The intent was not to come back and extend the variance, if a determination is made before the four years. The current building does not offer the ability to expand.

A temporary building with a lease for twenty-four months to house the Emergency Communications personnel is in place. The other building will be delivered later.

The temporary buildings will be located behind a secure fence, and not visible from the public street.

Chair Jourdan closed the Public Hearing.

Board Action

A motion was made by Board Member Finnell, and seconded by Board Member Gonzalez, to Grant the request as submitted. The property located at 2000 State Highway 78 North. Motion passed 5 – 0.

MISCELLANEOUS

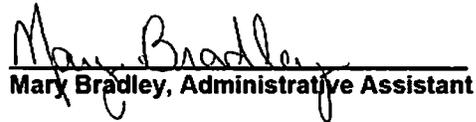
Staff stated that a meeting was scheduled for July 18, 2016.

ADJOURNMENT

A motion was made by Board Member Gonzalez, and seconded by Board Member Holcomb to adjourn the meeting. All Board Members were in consensus.


Linda Jourdan, Chair

ATTEST:


Mary Bradley, Administrative Assistant