



Wylie Zoning Board of Adjustment

**Minutes
Zoning Board of Adjustment
Monday, July 18, 2016 – 6:30 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100**

CALL TO ORDER

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

Staff members present were: Renae' Ollie, Development Services Director, Jasen Haskins, Sr. Planner, Kevin Molina, Planner and Mary Bradley, Administrative Assistant.

ELECTION OF CHAIR AND VICE CHAIR

1. A motion to nominate Vice Chair.

A motion was made by Board Member Jourdan, and seconded by Board Member Holcomb to nominate Board Member Potts as Vice Chair. Motion carried 4 – 0.

2. A motion to nominate Chair.

A motion was made by Board Member Holcomb, and seconded by Board Member Gonzalez, to nominate Board Member Jourdan as Chair. Motion carried 4 – 0.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes of the June 20, 2016 Meeting.

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

PUBLIC HEARINGS

Item 1 – ZBA 2016-07

Hold a public hearing to consider and act upon a request by **Robert Heath** for a Variance to Section 3.3.A.3 of the Zoning Ordinance for properties requiring a minimum 20 foot front yard setback for buildings, property located at 200 South 2nd Street, being lot 1R, Block 31 of the Railroad Addition. **ZBA 2016-07**

Staff Comments

Mr. Haskins stated that the applicant is requesting a variance to Section 3.3.A.3 of the Zoning Ordinance that requires a twenty-foot front yard setback and allow a ten foot setback. The porch on the front elevation is affected by the reduced setback. The main structure will meet the required twenty-foot setback.

The unique circumstance for the property is being located in an older part of Wylie with wide unused right-of-way and established structures with similar characteristics. The City Engineer has stated that it is highly unlikely the twenty-foot right-of-way will ever be used and is not on the current 10-year thoroughfare plan.

The applicant recently replatted three lots into one and plans to build a duplex on the property which is allowed by right in the Zoning District.

Thirty-six comment forms were mailed to property owners within 200 feet. One comment was returned in favor and none in opposition.

Public Comments

Chair Jourdan opened the Public Hearing.

Mr. Bob Heath, 4506 E Parker Road, Parker, Texas, stated that the intent is to construct a 3,000 square foot duplex, with 1,500 square feet each side. The duplex will blend in with the existing older homes, and constructed as an American Four-Square Prairie style home.

The main structure will be thirty-five feet from the street, which meets the required front setback. However, the intent is to construct a seven-foot-nine inch porch, which encroaches within the required setback.

Chair Jourdan closed the Public Hearing.

Board Action

A motion was made by Board Member Potts, and seconded by Board Member Holcomb, to Grant the request as submitted. The property located at 200 South 2nd Street. Motion passed 4 – 0.

ITEM 2 – ZBA 2016-08

Hold a public hearing to consider and act upon, a request from **Nathan Lohri** for a Variance to Ordinance 2014-44, Section 22-447 Wall Signs, requirements for the maximum height of a wall sign. The property is located at 600 Cooper Drive Suite 130, being 2.001 acres of lot 2 block A of Cooper Retail Addition. **ZBA 2016-08**

Staff Comments

Mr. Molina stated that the subject property is located at 600 Cooper Drive, Suite 130. The property is 2.001 acres currently zoned Planned development District 2005-16.

The applicant is proposing to add an attached wall sign to the main structure. The proposed sign is approximately 3'8" in height. The Sign Ordinance allows for two feet in height wall sign.

The unique circumstance in this case is the design of the trademarked sign. The need for a sign larger than the two feet is caused by the way the lettering is offset from each other on the trademarked sign.

Twelve comment forms were mailed to property owners within 200 feet, one response was received in favor and none were returned in opposition.

Public Comments

Chair Jourdan opened the Public Hearing.

Mr. Michael Reed, LNS Signs, 11330 Luna Rad, Dallas, Texas, stated that the proposed sign within the packet was drawn to scale.

Chair Jourdan closed the Public Hearing.

Board Action

A motion was made by Board Member Gonzalez, and seconded by Board Member Holcomb to Grant the variance as submitted. Motion carried 4 – 0.

ITEM 3 – ZBA 2016-09

Hold a public hearing to Consider and act upon, a request from **David L. Barnhart** for a Variance to Ordinance 2014-44, Section 22-447 Wall Signs, requirements for the maximum height of a wall sign. The property is located at 801 S Hwy 78, being a 20.01 acre tract of land. **ZBA 2016-09**

Staff Comments

Mr. Molina stated that the subject property is located at 801 S Highway 78. The property is 20.01 acres and is currently zoned Community Retail.

The applicant is proposing to add an attached wall sign to the main structure. The current Ordinance allows signs to be a maximum of four feet in height when mounted to a building that is within 201' from the street. The proposed sign is approximately six feet in height. The main structure is approximately 460' from Highway 78.

The applicant's request is to allow for the placement of a sign on a wall that will function as the main logo for a building that will contain multiple office spaces for lease. The logo is identical to what will be displayed on a monument that will contain tenant's names. The applicant is requesting six feet in height to allow for more visibility for vehicles driving by.

The unique circumstance is the location of the building where the sign will be located. The building is setback at a distance that is insufficient to attract attention to the property from traffic on State Highway 78. The building is also blocked from view by an adjacent building that is located in front of it.

Thirty eight comment forms were mailed to property owners within 200 feet. One response was in favor and one response in opposition of the request.

Public Comments

Chair Jourdan opened the Public Hearing. With no one approaching the Board Members, Chair Jourdan closed the Public Hearing.

Board Action

A motion was made by Board Member Gonzalez, and seconded by Chair Jourdan to Grant the variance. Motion failed 3-1.

Variance Denied.

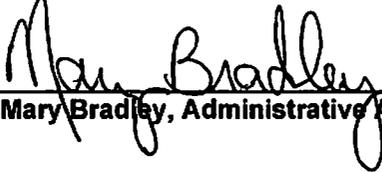
ADJOURNMENT

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



Linda Jourdan, Chair

ATTEST:



Mary Bradley, Administrative Assistant