



Wylie Zoning Board of Adjustment

Minutes
Zoning Board of Adjustment
Monday, January 18, 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, Vice Chair Jason Potts, Board Member William Hiney, Board Member Kevin Finnell, and Board Member Andres Gonzalez.

Staff members present were: Renae' Ollie, Planning Director, Jasen Haskins, Sr. Planner and Mary Bradley, Administrative Assistant. Mr. Haskins introduced new member of staff, Kevin Molina, Planner.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes of the November 16, 2015 Meeting.

A motion was made by Board Member Finnell and seconded by Board Member Potts, to approve the Minutes as submitted. Motion carried 5 - 0.

PUBLIC HEARINGS

Item 1 – ZBA 2016-01

Hold a Public Hearing to consider and act upon, a request from **Robert Schraplau** for a Variance to Section 8.G.5 of the Zoning Ordinance for extending the time period of 90 days to take action on approved variance request from previous ZBA Case 2015-14 for roof pitch. The property is located at 715 WA Allen Boulevard, being Lot 7, Block A of Mill Creek Estates. **ZBA 2016-01.**

Staff Comments

Mr. Haskins stated that the applicant was granted a variance from the Board on November 15, 2015 to reduce the residential roof pitch from

8:12 to 4:12.. However, it was not discovered until after the fact that the applicant did not plan to begin construction within the 90 days from variance approval, as stated in the Ordinance.

In accordance with Section 8.4.G.5 the appellant shall act upon an approved variance within 90 days from the date of the favorable action of the Board.

Therefore the applicant is requesting to extend the time frame to act on the variance from 90 days to 24 months.

Fourteen comment forms were mailed to surrounding property owners. Two comment forms were returned one in favor and the other in opposition of the request.

Public Comments

Chair Jourdan opened the Public Hearing.

Mr. Robert Schraplau, 1365 E Stone Road, Wylie, the applicant for the subject request, stated that his current property was purchased by a developer, and the new development will not begin construction for approximately another two to four years. The developer is proposing to demolish the applicants home to construct a large residential development. The applicant desires to continue living in his current home until the developer moves forward with the development. In the meantime, the applicant is drawing the construction plans, and saving money to construct a new home on the subject property before the developer takes control of the current property.

Mr. Schraplau is requesting the variance for two years, allowing him to start construction sometime during the two year period. He doesn't want to start construction until the developer is ready to move forward. Ms. Ollie explained to the Board Members that the applicant is referring to his current home however; the variance is for new proposed residential lot. Mr. Haskins stated that a Grading Permit would allow the applicant to move dirt and keep the variance that was granted in November. However, the applicant desires to extend the variance for two years, due to purchaser of his current lot not ready to develop his current lot.

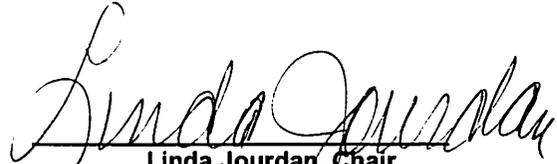
Chair Jourdan closed the Public Hearing.

Board Action

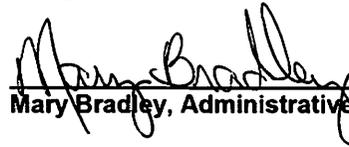
A motion was made by Board Member Finnell, and seconded by Board Member Gonzales, to Grant the Variance to extend the time period from 90 days to 24 months. The property located at 715 WA Allen Boulevard. Motion failed 2 – 3, the Variance was Denied.

ADJOURNMENT

A motion was made by Board Member Potts, and seconded by Board Member Finnell to adjourn the meeting. All Board Members were in consensus, and the meeting adjourned at 6:43p.m.


Linda Jourdan, Chair

ATTEST:


Mary Bradley, Administrative Assistant