



Wylie Zoning Board of Adjustment

Minutes
Zoning Board of Adjustment
Monday, August 15, 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 Kevin Finnell, Board Member Daniel Prendergast, and Board Member Andres Gonzalez. Vice Chair Jason Potts arrived late.

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

CONSENT ITEMS

1. Consider and act upon approval of the Minutes of the July 18, 2016 Meeting.

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

PUBLIC HEARINGS

Item 1 – ZBA 2016-10

Hold a public hearing to consider and act upon a request by Teri Dorazil for a variance to Section 5.2.F parking regulations of the Zoning Ordinance for the Retail, Personal Service & Commercial use, to allow parking spaces calculated at 1:110 in lieu of the required 1:75. Property located at 2592 FM 544, being Lot 9 Block B of Woodbridge Center Phase 1 measuring .0881 acres. **ZBA 2016-10**

Staff Comments

Mr. Molina stated that the applicant is requesting a variance to parking requirements. The property is located within the Woodbridge Center Phase 1 Addition, being Lot 9 of Block B, and more generally southwest of the intersection of FM 544 and Woodbridge Parkway.

The parking requirement calculates one space for every 75 square feet for a restaurant without drive-in or drive through service. The use totals 62 parking spaces and the applicant's request is reduction of 20 parking spaces, which are 42 parking spaces.

In February 2012 a shared parking agreement within a reciprocal easement agreement was approved and recorded in Collin County. Staff determined that the existing Grocery Store was over parked by 189 parking spaces. Staff also determined that a restaurant located to the west is also over parked by 24 parking spaces.

Thirteen comment forms were mailed to property owners within 200 feet. One comment form was returned in favor or none returned in opposition.

Public Comments

Chair Jourdan opened the Public Hearing.

Ms. Teri Dorazil, Real Estate Agent for AGE Texas, 1778 Plano Road, Richardson, stated that the proposed restaurant is IHOP. The proposed facility will be 4,600 square feet. A cross parking is necessary due to the busy hours are typically 9:00 am to 1:00 pm Saturday and Sunday, and three times a year all day for Christmas, Thanksgiving and New Year's Day.

Mr. Sam Satterwhite, WEDC, 250 Highway 78, spoke in support of the project.

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 2592 FM 544. Motion passed 5 – 0.

ITEM 2 – ZBA 2016-11

Hold a public hearing to consider and act upon, a request from **Walter Finninger** 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 508 S Hwy 78, being 2.001 acres of lot 2R2 Block A of the 78 Corner Addition. **ZBA 2016-11**

Staff Comments

Mr. Molina stated that the applicant has applied for a variance to the sign ordinance, wall sign. The proposed sign is located on an existing building at 508 South Highway 78 and is zoned Commercial Corridor.

The applicant is requesting a variance to allow for a sign that measures five (5) feet in height. The main structure is approximately 174 feet from State Highway 78. The current sign ordinance allows for signs to have a maximum

of three (3) feet in height when mounted to a building that is within 200 feet from a street.

The unique circumstance in this case is the applicant desires to replace an existing sign that measures 30 square feet to a smaller sign of 25 square feet, share the same height of five feet. The sign is a brand logo and is narrow than the existing.

Public comment forms were mailed to sixteen property owners. Two responses were received in favor of the request and no responses were received in opposition.

Public Comments

Chair Jourdan opened the Public Hearing.

Mr. Mark Vergenz, Chandler Signs, 3201 Manor Way, Dallas, Texas, representative for the applicant, stated that the sign is for logo is Texas Health Hospital. The design of the sign maintains proportions in size and footage is similar to existing surrounding commercial properties.

Chair Jourdan closed the Public Hearing.

Board Action

A motion was made by Board Member Prendergast, and seconded by Board Member Finnell to Grant the variance as submitted. Motion carried 5 – 0.

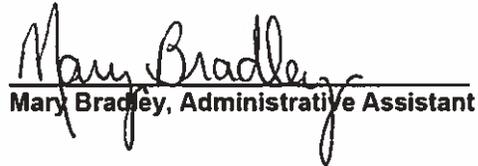
ADJOURNMENT

A motion was made by Board Member Finnell, and seconded by Vice Chair Potts to adjourn the meeting. All Board Members were in consensus.



Linda Jourdan, Chair

ATTEST:



Mary Bradley, Administrative Assistant

