



# Wylie Zoning Board of Adjustment

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**Minutes**  
**Zoning Board of Adjustment**  
**Monday, November 16, 2015 – 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 6:32 p.m. and stated that a quorum was present. Those present were: Chair Jourdan, Vice Chair Jason Potts, Board Member William Hiney, Board Member Robert Holcomb, and Board Member Andres Gonzalez.

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

## **CONSENT ITEMS**

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1. Consider and act upon approval of the Minutes of the October 19, 2015 Meeting.

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

## **PUBLIC HEARINGS**

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### **Item 1 – ZBA 2015-13**

Hold a Public Hearing to consider and act upon, a request from **Stephen Foster** for a Variance to Section 4.F.C of the Zoning Ordinance requiring the building materials for commercial structures within a Light Industrial District (LI) to be masonry with 20% stone on the facade, property located at 22 Steel Road, Lot 6, Block A of the Steel Industrial Park Addition. **ZBA 2015-13.**

### **Board Action**

A motion was made by Board Member Hiney, and seconded by Board Member Gonzalez, to remove ZBA 2015-13 from the Table. Motion carried 5 – 0

## Staff Comments

Mr. Haskins stated that the applicant is Stephen Foster. The applicant is requesting variance primary façade to property located 22 Steel Road. Currently, the building is one-hundred percent metal. In 2012, the applicant received a variance to allow the metal building to be used for a period of 30 months or October 2014. No use may occupy the building without a variance or the building complies with current standards.

Twelve Comment Forms were mailed to property owners within 200 feet. One comment form was received in favor and received no comment form in opposition.

## Public Comments

Chair Jourdan continued the Public Hearing.

Mr. Stephen Foster, 1901 W Spanish Oak Drive, Granbury, Texas, stated that he desires to put masonry and stone on the exterior of building. His designer, Mr. Bryan Rogers was present to address questions. Mr. Bryan Rogers, 511 Rustic Place, Wylie, Texas, stated that Mr. Foster has decided to add stucco finish and stone to the exterior of the building.

Mr. Haskins questioned Mr. Rogers about the new request and what was originally proposed. Mr. Rogers stated the request for a variance to the building material requirement was still valid, but the change was to the time frame. To complete the exterior material work, he would need probably 90 to 120 days.

Chair Jourdan closed the Public Hearing.

## Board Action

A motion was made by Board Member Holcomb, and seconded by Vice Chair Potts, to Grant to allow the metal structure to continue as is for 120 Days from November 17, 2015. Motion carried 5 – 0.

## Item 2 – ZBA 2015-14

Hold a Public Hearing to consider and act upon, a request from **Robert Schraplau** for a Variance to Section 3.4.F.6 of the Zoning Ordinance to reduce the required residential roof pitch from the required 8:12 to 4:12. The property is located at 715 WA Allen Boulevard, being Lot 7, Block A of Mill Creek Estates. **ZBA 2015-14.**

## Staff Comments

Mr. Haskins stated that the applicant is proposing a residential structure with a roof pitch less than is required in the Zoning Ordinance. The required roof pitch is 8:12, which means the roof must rise (or slope vertically) eight inches for every 12 inches of run (horizontal).

Architecturally, a normal roof pitch on a residential structure can range from 4:12 to 9:12. In areas of high rain or snowfall a higher roof pitch is desirable to allow for proper drainage. Staff may research and recommend a change in the Zoning Ordinance to allow either a 6:12 or a 4:12 roof pitch.

The subject property is located within an established development, setback from the main road. The building elevations provided by the applicant show the 4:12 roof pitch which the applicant feels is more aesthetically pleasing compared to the required 8:12 roof pitch.

Fourteen comment forms were mailed to surrounding property owners. Two comment forms were returned both in opposition of the request. Mr. Haskins stated that one of the comments was against due to no consistency in the neighborhood, and the other comment, the respondent may not have understood the nature of the request as their written comments dealt with an HOA, not the roof slope variance 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 profession is an architect, and the proposed structure will be his personal home. The design of the home is a clear story design that shed light to the interior of home. An 8:12 roof pitch is not appropriate for the design of the proposed structure. Surrounding homes have a variety of roof pitches, from 4:12 to 6:12.

Chair Jourdan closed the Public Hearing.

### **Board Discussion**

Board Member Hiney questioned the unique physical circumstance for the variance. Ms. Ollie stated that no unique circumstance for the variance, but there is a part that falls under the other conditions. In Staff's opinion the other conditions include the offset from the road, the tree line barrier from the other neighborhoods and all those play a part in the other conditions to request for a variance. Mr. Haskins stated that while the lot usually creating the unique circumstance for a variance, but in the subject request, the design of the structure creates the unique conditions for the request.

## **Board Action**

A motion was made by Chair Jourdan, and seconded by Board Member Holcomb, to Grant the Variance to reduce the required residential roof pitch from the required 8:12 to 4:12. Property located 715 WA Allen Boulevard, being Lot 7, Block A of Mill Creek Estates. Motion carried 5 – 0.

## **Item 3 – ZBA 2015-15**

Hold a Public Hearing to consider and act upon, a request from **Lee Karnes** for a Variance to Ordinance 2014-44, Section 22-447 Wall Signs, requirement for the maximum size of a wall sign, property located at 2710 W FM 544, being 5.08 acres of the WM Sachse Survey. **ZBA 2015-15.**

## **Staff Comments**

Mr. Haskins stated that the property is located at 2710 W FM 544, and is zoned Commercial Corridor.

The applicant is proposing to add two attached wall signs to the main structure, and the proposed height is 36 inches. Currently, the requirement allows a maximum height of two feet when mounted to a building that is within 100 feet of a street. The main structure is approximately 75 feet from the road.

The sign was originally manufactured to fit on an existing pole sign on the property. While the pole sign is allowed as a continuing non-conforming sign, no signage could be added to it. The applicant was unaware of the non-conforming status when the sign was ordered.

Mr. Haskins also stated that a unique circumstance may exist due to the width of FM544. The structure the signs are to hang from was over 100ft from the road before FM544 was widened.

## **Public Comments**

Chair Jourdan the Public Hearing.

Mr. Don Lewis, applicant, 2710 W FM 544, Wylie, stated that his profession is a Farmers Insurance Agent and the sign is the standard format from the company. Mr. Lee Karnes was the contractor with the sign company.

The sign is already made, but since the double facing sign is not allowed on the pole sign, it will be cut into two single sided signs. The request is to allow attached wall signs on the structure, one on the east side of the building, and the other sign to be facing FM 544.

Ms. Lisa Henry, Owner of the property was in attendance, and had no comments.

Mr. Chad Packard, Apple Orthodontic, 2610 W FM 544, adjacent property owner, was also in attendance and had no comments.

Chair Jourdan closed the Public Hearing.

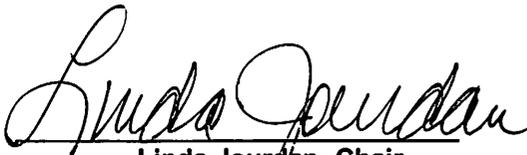
### **Board Action**

A motion was made by Board Member Jourdan, and seconded by Board Member Hiney, to Grant the Variance to allow two wall signs on the property located at 2710 W FM 544, being 5.08 acres of the WM Sachse Survey. Motion carried 5 – 0.

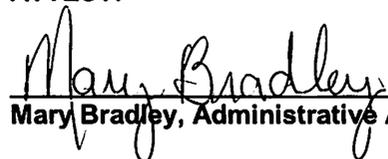
### **ADJOURNMENT**

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A motion was made by Board Member Hiney, and seconded by Board Member Gonzales to adjourn the meeting. All Board Members were in consensus, and the meeting adjourned at 7:14p.m.

  
Linda Jourdan, Chair

**ATTEST:**

  
Mary Bradley, Administrative Assistant