

Zoning Board of Adjustments



November 16, 2015

Regular Business Meeting



Wylie Zoning Board of Adjustment

NOTICE OF MEETING

Regular Meeting Agenda
Monday, November 16, 2015 – 6:30 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building #100

Linda Jourdan Chair
Jason Potts Vice Chair
Robert Holcomb Board Member
William Hiney Board Member
Kevin Finnell Board Member
Karyn McGinnis Alternate Board Member
Andres Gonzalez Alternate Board Member

Renae' Ollie Planning Director
Jasen Haskins Sr. Planner
Mary Bradley Administrative Assistant

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: www.wylietexas.gov within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: www.wylietexas.gov.

The Mayor and City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020.

Hearing impaired devices are available from the City Secretary prior to each meeting.

CALL TO ORDER

Announce the presence of a Quorum.

CONSENT AGENDA

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

REGULAR AGENDA

Public Hearing

1. 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 façade, property located at 22 Steel Road, Lot 6, Block A of the Steel Industrial Park Addition. **ZBA 2015-13 (Tabled from October 19, 2015 meeting)**
2. 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**
3. 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, requirements for the maximum size of a wall sign. The property is located at 2710 W FM 544, being 5.08 acres of the WM Sachse Survey. **ZBA 2015-15**

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on this 13th day of November, 2015 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: www.wylietexas.gov.

Carole Ehrlich, City Secretary

Date Notice Removed

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Wylie Zoning Board of Adjustment

Minutes
Zoning Board of Adjustment
Monday, October 19, 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 6:37 p.m. and stated that a quorum was present. Those present were: Chair Jourdan, Vice Chair Jason Potts, Board Member Kevin Finnell, and Board Member Robert Holcomb.

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

CONSENT ITEMS

1. Consider and act upon approval of the Minutes of the July 20, 2015 Meeting.

A motion was made by Board Member Finnell and seconded by Vice Chair Potts, to approve the Minutes as submitted. Motion carried 4 -0 -1, with Board Member Holcomb abstaining.

2. Consider and act upon approval of the Minutes of the September 21, 2015 Meeting.

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

PUBLIC HEARINGS

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.**

Staff Comments

Mr. Haskins stated that the applicant is Stephen Foster. The applicant is requesting the item to be tabled to November 16, 2015, due to him not being able to attend.

Public Comments

Chair Jourdan opened the Public Hearing.

Board Action

A motion was made by Vice Chair Potts, and seconded by Board Member Finnell, to Table the request for ZBA 2015-13, to November 16, 2015. Motion carried 5 – 0.

ADJOURNMENT

A motion was made by Board Member Finnell, and seconded by Board Member Gonzales to adjourn the meeting. All Board Members were in consensus, and the meeting adjourned at 6:44p.m.

Linda Jourdan, Chair

ATTEST:

Mary Bradley, Administrative Assistant



Wylie Zoning Board of Adjustment

AGENDA REPORT

Meeting Date:	<u>November 16, 2015</u>	Item Number:	<u>1</u>
Department:	<u>Planning</u>	Case Number:	<u>2015-13</u>
Prepared By:	<u>Jasen Haskins</u>	Project Location:	<u>22 Steel Road</u>
Date Prepared:	<u>November 9, 2015</u>	Subdivision Name:	<u>Steel Industrial Park Addition</u>
		Exhibits:	<u>Location Map, Exhibit, Notification List and Map with Responses</u>

Subject

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.

Discussion

REMOVE ITEM FROM TABLE

This item was tabled at the October 19th ZBoA at the request of the applicant.

The subject property is located at 22 Steel Road and is a 100% metal structure.

The applicant requests a variance to Section 4.F.1.C of the Zoning Ordinance which states:

“Primary materials for buildings in the NS, CR, CC, BG, LI and HI districts shall be constructed of a masonry product with at least 20 percent stone on the front façade. Approved masonry materials include, but are not limited to brick, stone, cast stone, decorative concrete, concrete block, stucco or cementitious fiberboard. Tilt wall construction is permissible in LI and HI districts.”

The property is located in a Light Industrial District in which there are metal buildings, as they predate the current Ordinance. However, most of those were updated with masonry facades. Many more, including nearly all of those in the Hooper Business Park located about 1300’ to the east of the subject property, were constructed after the Ordinance update and are 100% masonry.

The property was legally non-conforming until April of 2012. The steel structure of the building was allowed up to that time because the Ordinance allowed metal as an exterior building material when the structure was built in 1986. The City allows non-conforming uses to continue even through change of ownership or tenant provided the previous use and proposed use are very similar. The applicant requested a Certificate of Occupancy (CO) for a Personal Service Use, Gym, which differs from the previous uses closely related to office/warehouse. The change of use requires that the structure conform to current standards. Therefore the applicant applied for, and was granted, a Variance by the Zoning Board of Adjustments to allow the metal building to be used for a period of 30 months.

In that time, the Gym went out of business and the property owner has had other tenants as the Variance granted by the Board in 2012 made the structure legal until October 2014.

The applicant was recently denied a new Certificate of Occupancy based on the structures now non-conforming status and has thus applied for a new Variance. Unlike the legally non-conforming status previously held, a continuation of a similar use is not allowed. No use may occupy the building without a Variance or a building that complies with current standards.

Public comment forms were mailed to 12 (twelve) property owners within 200 feet of this request, as required by State Law. One comment form was received in favor and none in opposition have been received at the time of this posting.

The Board shall not grant a variance to the development code which:

- (1) Permits a land use not allowed in the zoning district in which the property is located; or
- (2) Is in the public right-of-way or on public property; or
- (3) Alters any definition of the development code; or
- (4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or
- (5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or
- (6) Is based exclusively on findings of personal or financial hardship.

In order to grant a variance to the development code the Board shall find that all the following have been satisfied:

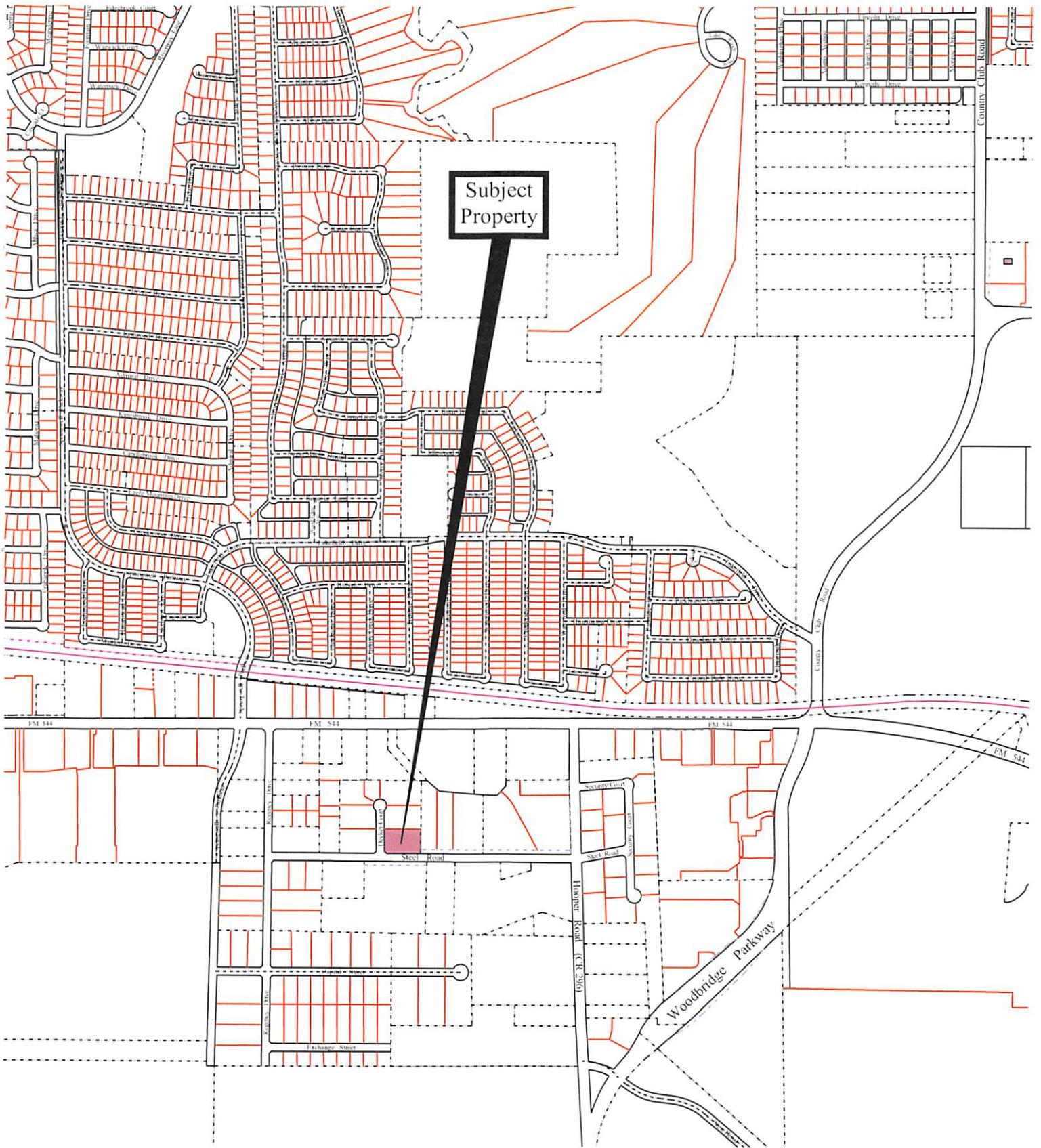
- (1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;
- (2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;
- (3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;
- (4) That the demonstrable hardship is not self-imposed;
- (5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;
- (6) That the variance, if granted will not change the character of the zoning district in which the property is located;
- (7) That the variance, if granted is in keeping with the intent of the development code; and
- (8) That the variance, if granted will not adversely affect the health, safety or welfare of the citizens of Wylie.

Approved By

Department Director

Initial
RO

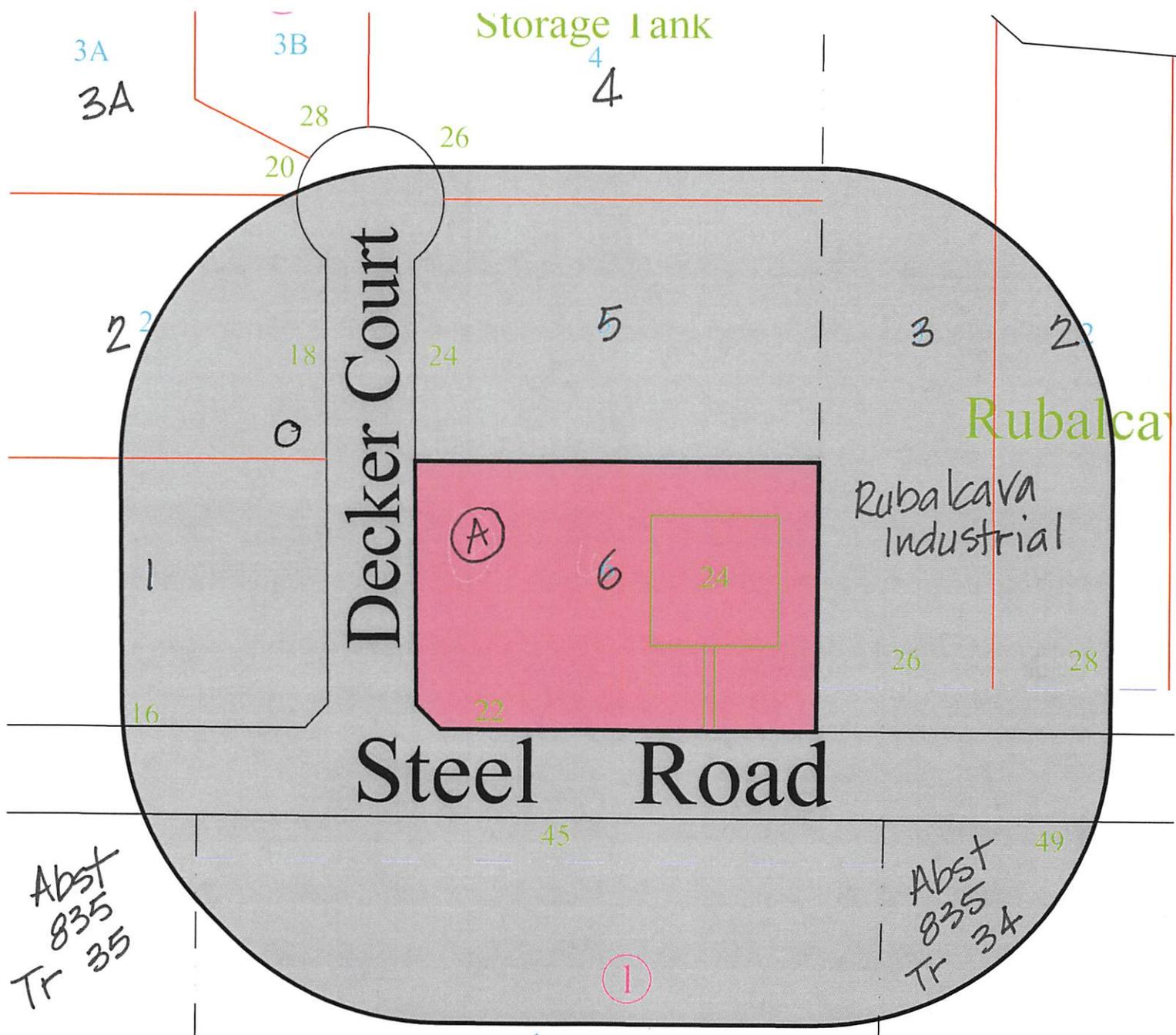
Date
11-10-15



LOCATION MAP
ZBA CASE #2015-13







Barber Addition

1" = 100'

OWNER NOTIFICATION MAP
ZBA CASE #2015-13

NOTIFICATION REPORT

APPLICATION FILE 2015-13

APPLICANT: Stephen F. Foster
PO Box 1056 Granbury, Texas 76048

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant Stephen F. Foster	PO Box 1056 Granbury, Texas 76048
2	Blk A	Steel Industrial Pk Lot 1	R-1948-00A-0010-1	Arborilogical Services, Inc.	16 Steel Road Wylie, Texas 75098
3	Blk A	Steel Industrial Pk Lot 2	R-1948-00A-0020-1	Hajdar Zoga	18 Decker Court Wylie, Texas 75098
4	Blk A	Steel Industrial Pk Lot 3A	R-1948-00A-003A-1	Crossroads Management	PO Box 214966 Dallas, Texas 75221
5	Blk A	Steel Industrial Pk Lot 4	R-1948-00A-0040-1	City of Wylie	300 Country Club Road Wylie, Texas 75098
6	Blk A	Steel Industrial Pk Lot 5	R-1948-00A-0050-1	Richard Lowther	1520 Northcrest Drive Plano, Texas 75075
7	Blk A	Steel Industrial Pk Lot 6	R-1948-00A-0060-1	Trafalgar Steel, LLC	PO Box 1056 Granbury, Texas 76048
8	Blk A	Rubalcava Industrial Lot 2	R-8701-00A-0020-1	Raul Rubalcava	1315 FM 1378 Wylie, Texas 75098
9	Blk A	Rubalcava Industrial Lot 3	R-8701-00A-0030-1	Raul Rubalcava, Jr.	2360 FM 1378 St. Paul, Texas 75098
10	---	Barber Addn ---	R-8483-000-0000-1	Austin Wylie Realty, Ltd.	110 Regency Drive Wylie, Texas 75098
11	Abst 835	Tract 34	R-6835-000-0340-1	Carlos Diaz	PO Box 1149 Wylie, Texas 75098
12	Abst 835	Tract 35	R-6835-000-0350-1	Boyd Hagar	31 Steel Road Wylie, Texas 75098
13					
14					
15					

PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested variance as explained on the attached public notice for ZBA Case #2015-13.

I am **AGAINST** the requested variance as explained on the attached public notice for ZBA Case #2015-13.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Monday, October 19, 2015, 6:30 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: HAJDAR ZOGA
(please print)

Address: 18 DECKER COURT
WYLIE TX 75098

Signature: Hajdar Zoga

Date: 10-8-15

COMMENTS:



Wylie Zoning Board of Adjustment

AGENDA REPORT

Meeting Date:	<u>November 16, 2015</u>	Item Number:	<u>2</u>
Department:	<u>Planning</u>	Case Number:	<u>ZBA 2015-14</u>
Prepared By:	<u>Jasen Haskins</u>	Project Location:	<u>715 WA Allen</u>
Date Prepared:	<u>November 10, 2015</u>	Subdivision Name:	<u>Mill Creek Estates Addition</u>
		Exhibits:	<u>Location Map, Elevation Examples, Notification List and Map with Responses</u>

Subject

Hold a public hearing to consider and act upon a request by 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. Property located at 715 WA Allen Boulevard, being Lot 7 Block A of the Mills Creek Estates Addition (**ZBA 2015-14**)

Discussion

Applicant: Robert Schraplau

Owner: Robert Schraplau

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). The applicant is asking for a variance to reduce the required roof pitch to 4:12.

While there are no unique circumstances to the property that prevent the applicant from meeting the requirements as is. However, the applicant has provided building elevations to show what they feel is a better aesthetic when using a lower roof pitch.

The applicant and staff feel that some reduction in the roof pitch may be warranted in this circumstance. The 2001 Zoning Ordinance lists 6:12 as the minimum roof pitch and 8:12 was the desirable. Current staff is not aware of why a change was made in 2006.

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. For example, Buffalo NY, an area that regularly accumulates very high amounts of snowfall, requires a 6:12 minimum to allow drainage and lower the chance of roof leaks. That requirement is still less than the Wylie Zoning Ordinance.

Staff will be doing more research and likely recommending a change to the Ordinance in the near future.

CONSIDERATIONS:

The Board shall not grant a variance to the development code which:

- (1) Permits a land use not allowed in the zoning district in which the property is located; or
- (2) Is in the public right-of-way or on public property; or

- (3) Alters any definition of the development code; or
- (4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or
- (5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or
- (6) Is based exclusively on findings of personal or financial hardship.

In order to grant a variance to the development code the Board shall find that all the following have been satisfied:

- (1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;
- (2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;
- (3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;
- (4) That the demonstrable hardship is not self-imposed;
- (5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;
- (6) That the variance, if granted will not change the character of the zoning district in which the property is located;
- (7) That the variance, if granted is in keeping with the intent of the development code; and
- (8) That the variance, if granted will not adversely affect the health, safety or welfare of the citizens of Wylie.

Public comment forms were mailed to fourteen (14) property owners within 200 feet of this request, as required by State Law. One comment was received against at the time of this posting. However, the respondent may have not fully understood the nature of the variance request.

Approved By

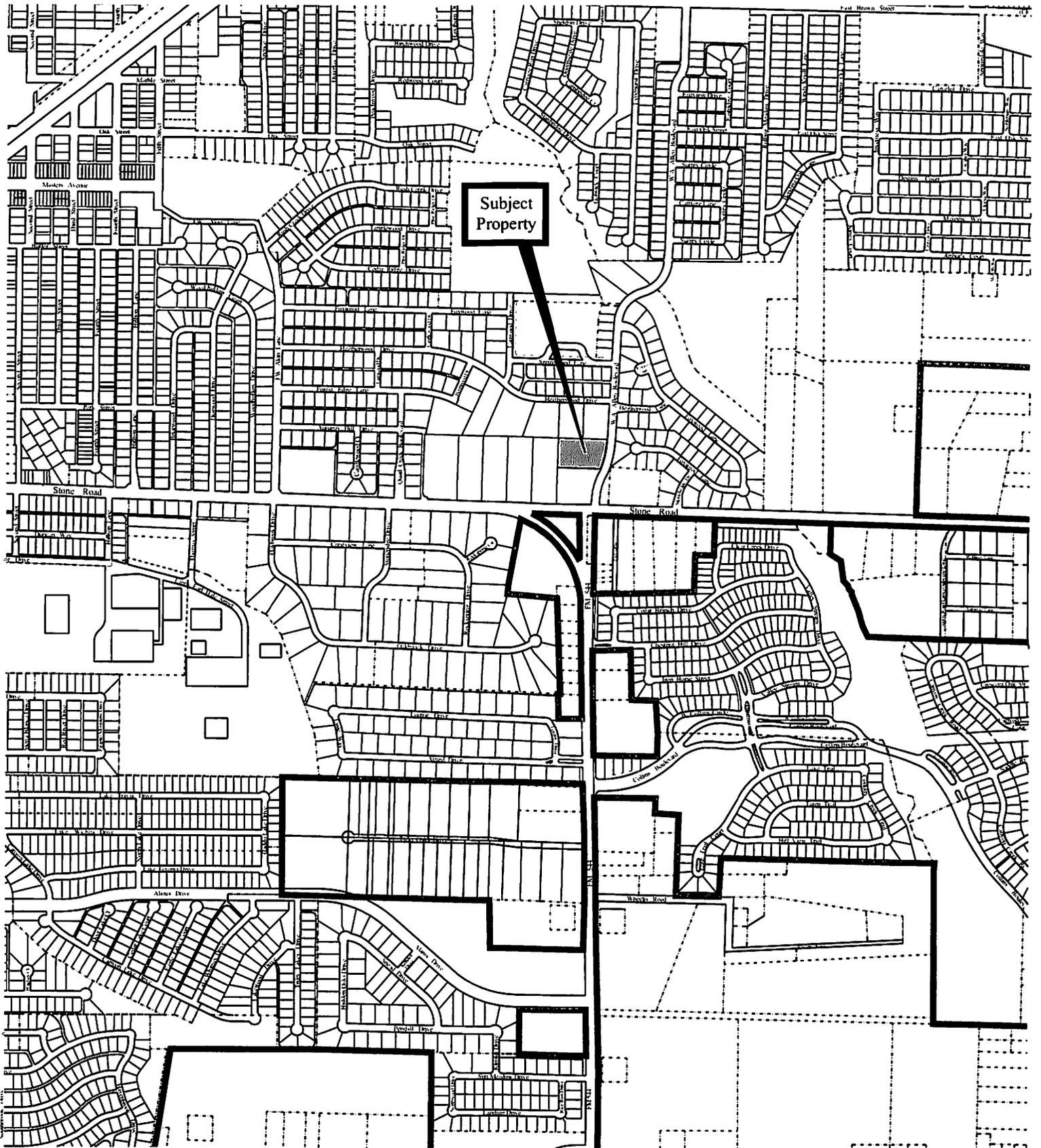
Department Director

Initial

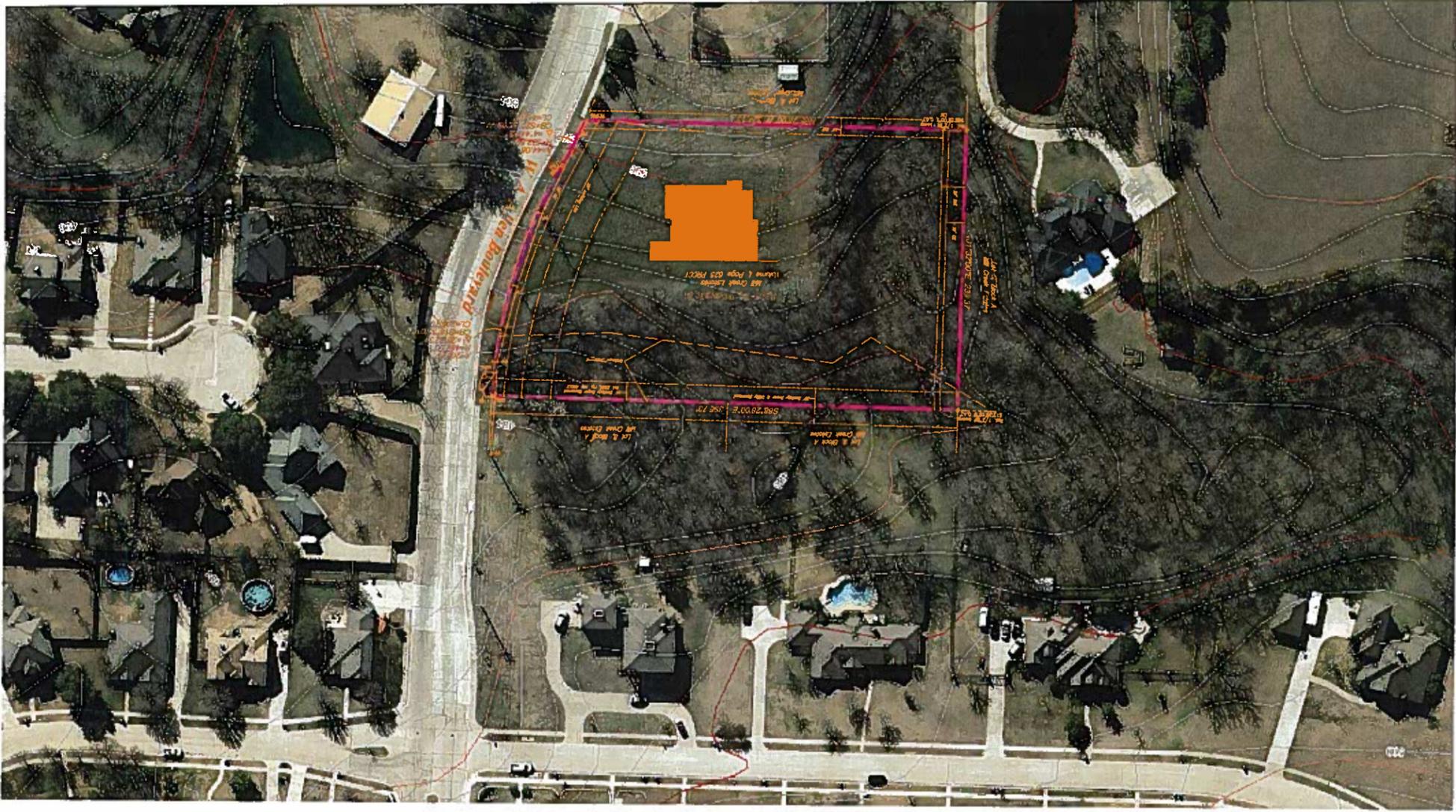
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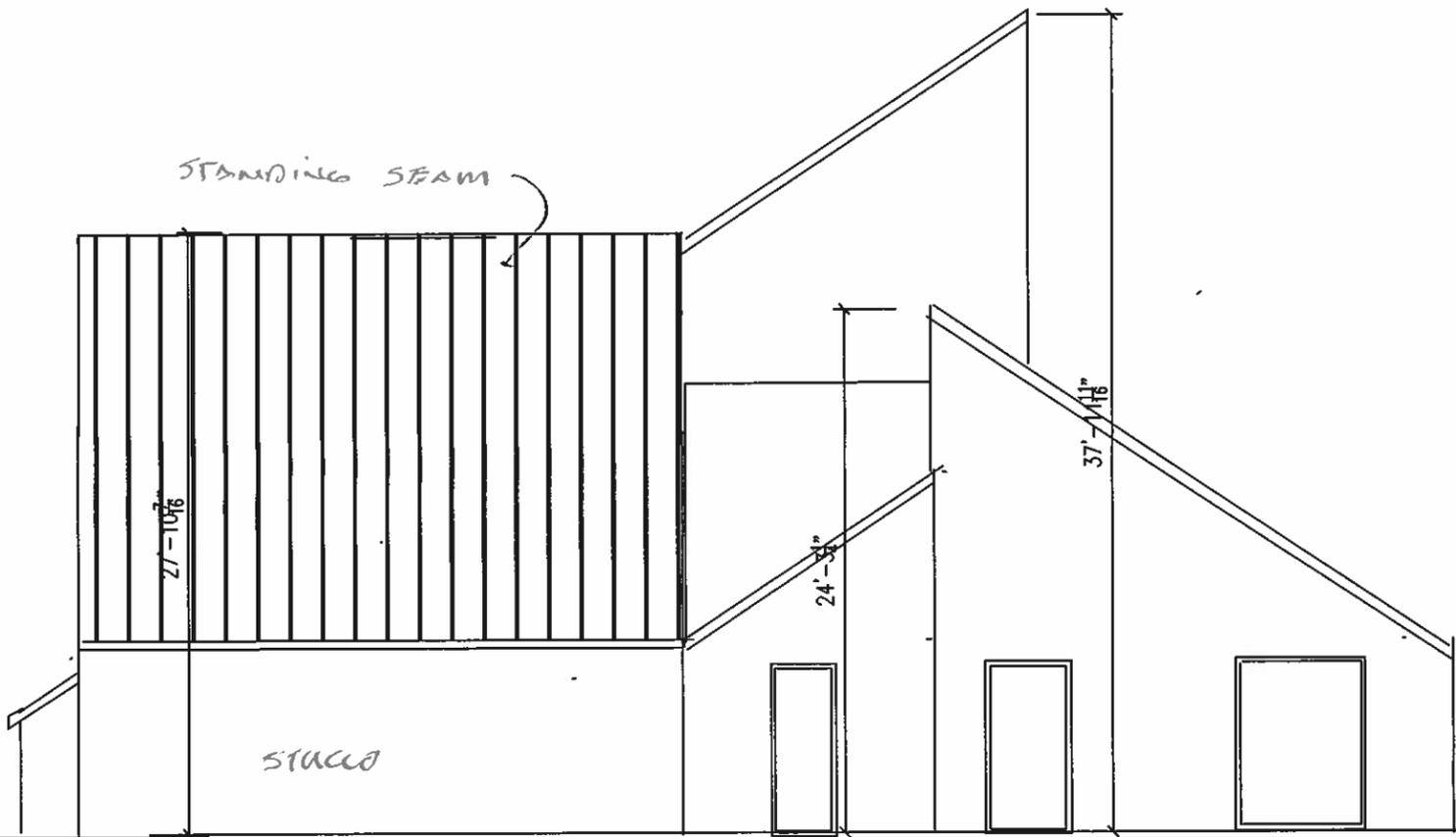
Date

11-10-15

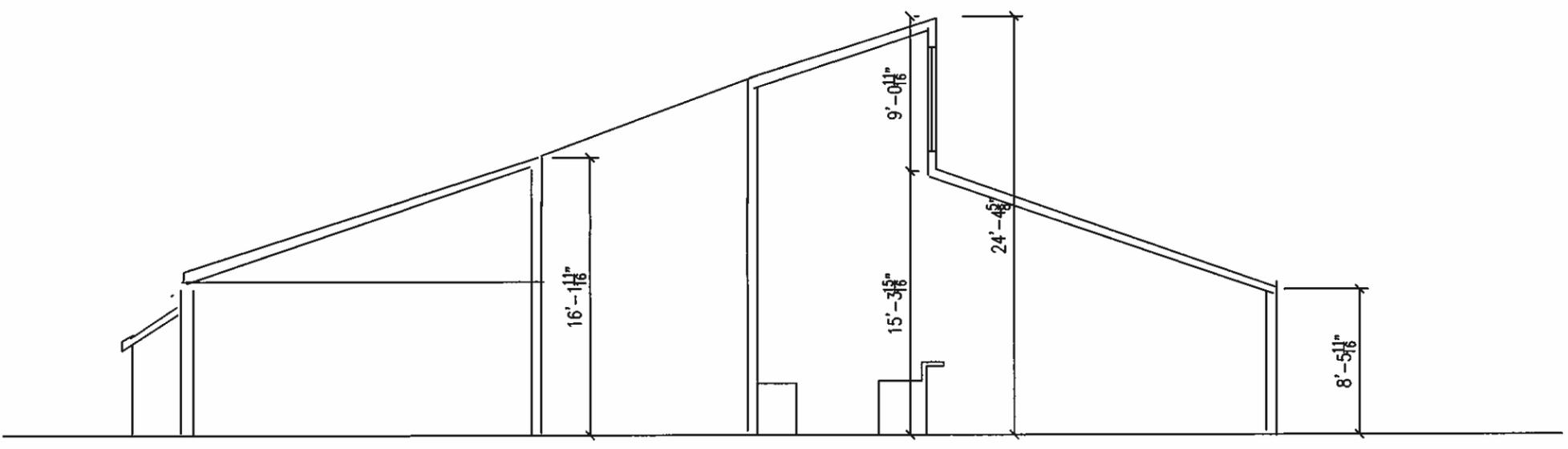


LOCATION MAP
ZBA CASE #2015-14

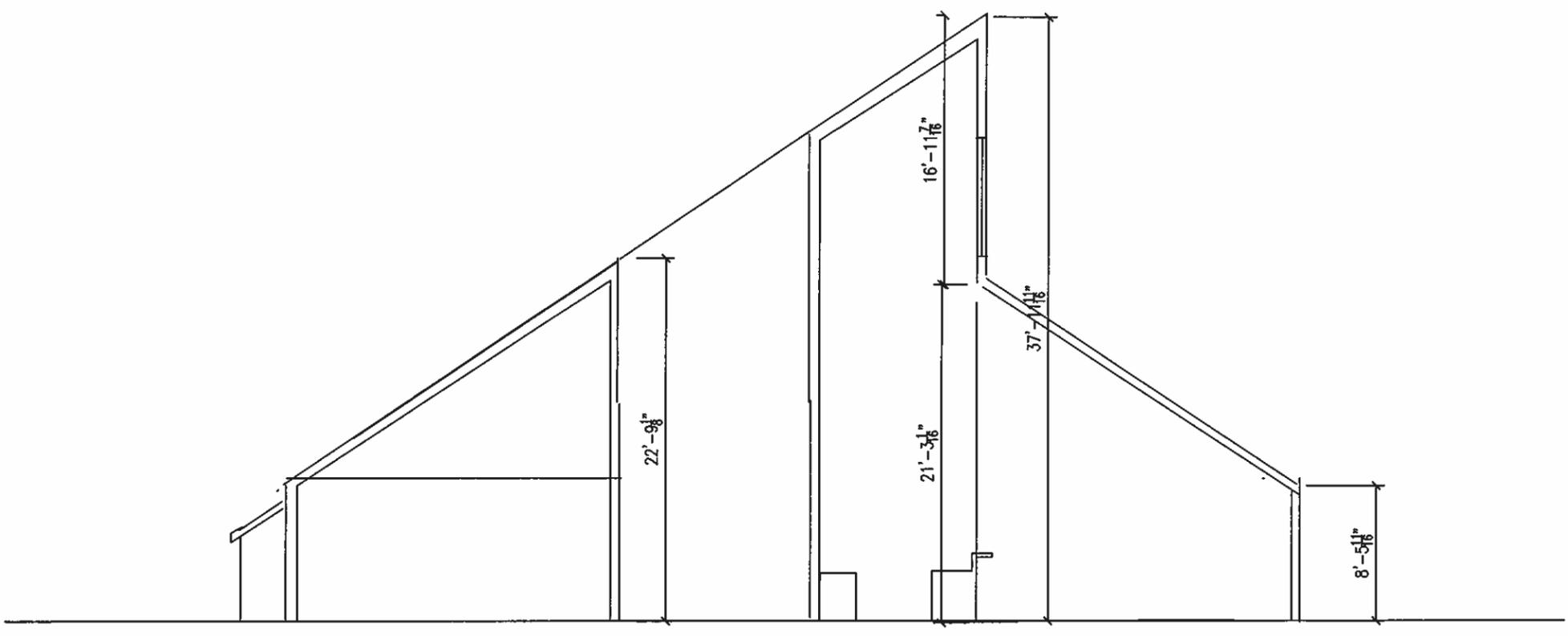




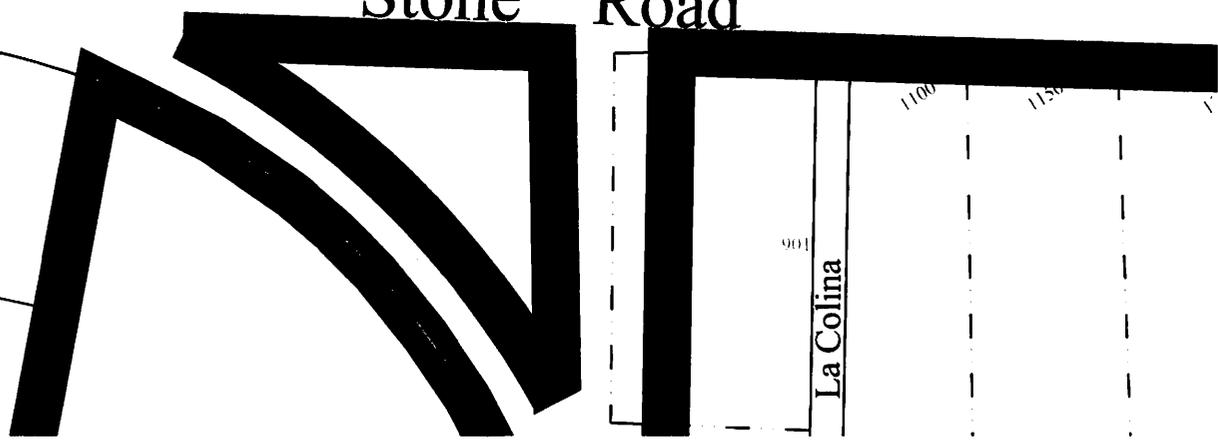
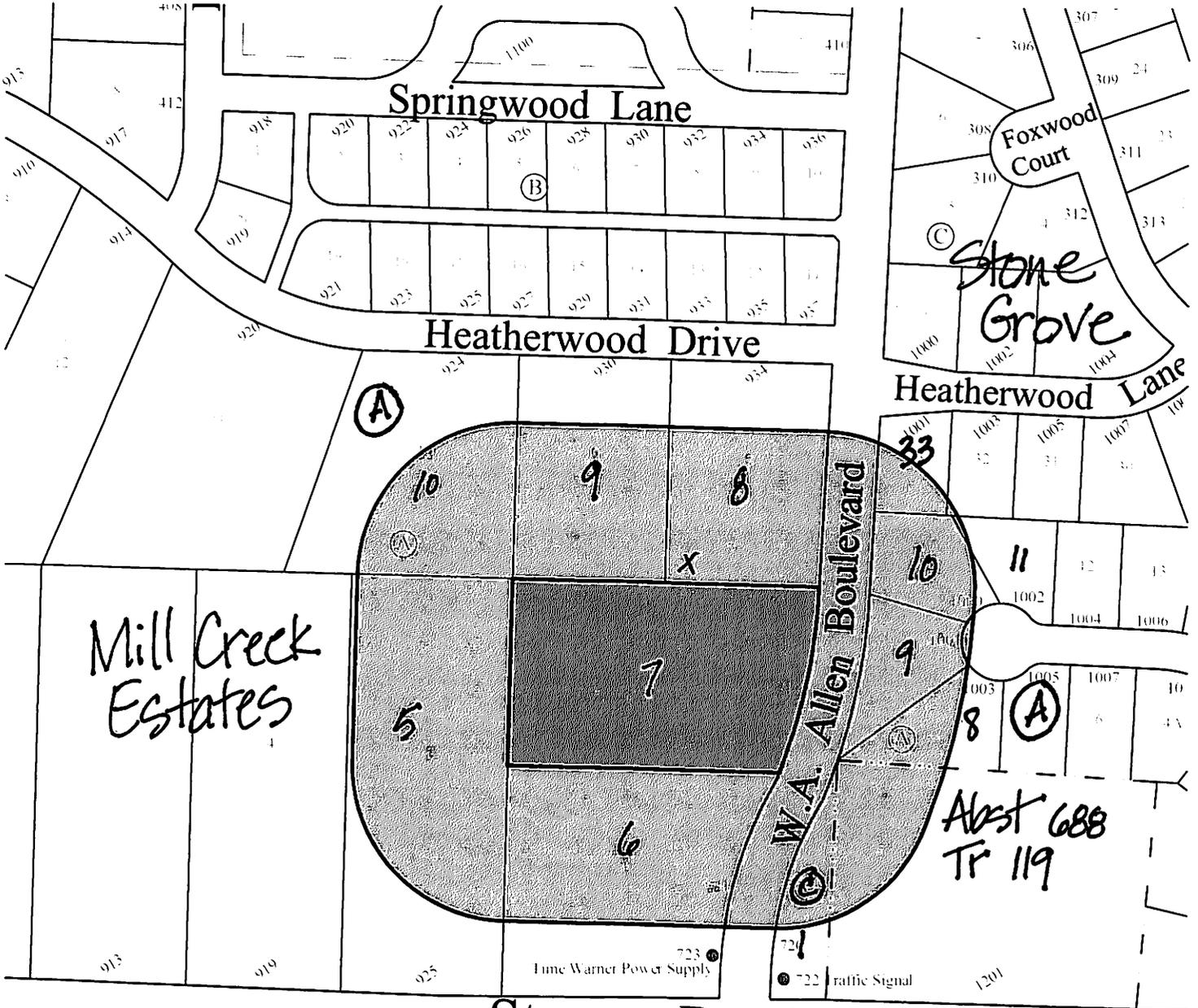
ELEVATION WITH 8 IN 12 ROOF



SECTION THRU LIVING AREA 4 IN 12 ROOF



SECTION THRU LIVING AREA 8 IN 12 ROOF



1" = 200'

OWNER NOTIFICATION MAP
ZBA CASE #2015-14

NOTIFICATION REPORT

APPLICANT: Robert C. Schraplau
PO Box 573 Wylie, Texas 75098

APPLICATION FILE 2015-14

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant Robert C. Schraplau	PO ox 573 Wylie, Texas 75098
2	Blk A	Mill Creek Estates Lot 5	R-3247-00A-0050-1	John Burns	925 E. Stone Road Wylie, Texas 75098
3	Blk A	Mill Creek Estates Lot 6	R-3247-00A-0060-1	Ty Paul	721 N. WA Allen Boulevard Wylie, Texas 75098
4	Blk A	Mill Creek Estates Lot 7	R-3247-00A-0070-1	Robert Schraplau	1635 E. Stone Road Wylie, Texas 75098
5	Blk A	Mill Creek Estates Lot 8	R-3247-00A-0080-1	Chalene Xuan Ha	934 Heatherwood Drive Wylie, Texas 75098
6	Blk A	Mill Creek Estates Lot 9	R-3247-00A-0090-1	Joe Edge	PO Box 617 Wylie, Texas 75098
7	Blk A	Mill Creek Estates Lot 10	R-3247-00A-0100-1	Glynn Tyson	924 Heatherwood Drive Wylie, Texas 75098
8	Blk C	Mill Creek Estates Lot 1	R-3247-00C-0010-1	City of Wylie	300 Country Club Road #100 Wylie, Texas 75098
9	Blk A	Stone Grove Lot 8	R-2248-00A-0080-1	Donald Fisher	1003 Foxwood Lane Wylie, Texas 75098
10	Blk A	Stone Grove Lot 9	R-2248-00A-0090-1	No Information Available	
11	Blk A	Stone Grove Lot 10	R-2248-00A-0100-1	Phillip Johnson	1000 Foxwood Lane Wylie, Texas 75098
12	Blk A	Stone Grove Lot 11	R-2248-00A-0110-1	Dennis Knechtly	1002 Foxwood Lane Wylie, Texas 75098
13	Blk A	Stone Grove Lot 33	R-2248-00A-0330-1	Mark Phillips	1001 Heatherwood Drive Wylie, Texas 75098
14	Abst 688	Tract 119	R-6688-005-1190-1	Greg Myers	1201 E. Stone Road Wylie, Texas 75098
15					
16					
17					

PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested variance as explained on the attached public notice for ZBA Case#2015-14.

I am **AGAINST** the requested variance as explained on the attached public notice for ZBA Case#2015-14.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Monday, November 16, 2015, 6:30 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Chalene Ha
(please print)
Address: 934 Heatherwood Dr.
Wylie, TX 75098
Signature: 
Date: 11/2/15

COMMENTS:

Mill Creek Estates, had
always been a HOA free community
since the day it was developed.
We do not need changes to things
that had already been written as
free of HOA. We need no rules
changes to come in to make
changes where we are living in
harmony just the way we are
r will have for the future to
come.



Wylie Zoning Board of Adjustment

AGENDA REPORT

Meeting Date:	<u>November 16, 2015</u>	Item Number:	<u>3</u>
Department:	<u>Planning</u>	Case Number:	<u>2015-15</u>
Prepared By:	<u>Jasen Haskins</u>	Project Location:	<u>2710 W. FM 544</u>
Date Prepared:	<u>November 11, 2015</u>	Subdivision Name:	<u>WM Sachse Survey</u>
		Exhibits:	<u>Location Map, Applicant Statement and pictures, Notification List and Map with Responses</u>

Subject

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, requirements 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**

Discussion

Applicant: Lee Karnes

Owner: William Henry

The subject property is located at 2710 W. FM 544. The property is 5.08 acres currently zoned Commercial Corridor (CC).

The applicant is proposing to add an attached wall sign to the main structure. The proposed sign is approximately 36" in height. Currently, the Ordinance only allows for signs to be a maximum of 2' in height when mounted to a building that is within 100' of a street. The main structure is approximately 75' from FM 544.

The intent of the Ordinance is to reduce distraction for motorists and pedestrians and reduce visual clutter.

Because the requested signs exceed the allowed height by one foot, the applicant is requesting a variance to Section 22-447 of Ordinance 2014-44.

The unique circumstance in this case, similar to ZBA 2015-11 (Dollar Tree), is the width of the street the sign is fronting. Even though the sign would be only 75' from the east bound side of FM 544, it is between 135-175' from the north bound side, a distance well within the Ordinance specifications. Additionally, 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, the applicant was unaware of the non-conforming status. Therefore the applicant is working to use the newly manufactured sign designed for a different application.

The applicant has included elevations for review.

Public comment forms were mailed to nine property owners within 200 feet of this request, as required by State Law. One response in favor of the Variance was received at the time of this posting.

The Board shall not grant a variance to the development code which:

- (1) Permits a land use not allowed in the zoning district in which the property is located; or
- (2) Is in the public right-of-way or on public property; or
- (3) Alters any definition of the development code; or
- (4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or
- (5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or
- (6) Is based exclusively on findings of personal or financial hardship.

In order to grant a variance to the development code the Board shall find that all the following have been satisfied:

- (1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;
- (2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;
- (3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;
- (4) That the demonstrable hardship is not self-imposed;
- (5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;
- (6) That the variance, if granted will not change the character of the zoning district in which the property is located;
- (7) That the variance, if granted is in keeping with the intent of the development code; and
- (8) That the variance, if granted will not adversely affect the health, safety or welfare of the citizens of Wylie.

Approved By

Department Director

Initial

RO

Date

11-11-15



Image capture: Jun 2015 © 2015 Google

716 W FM 544

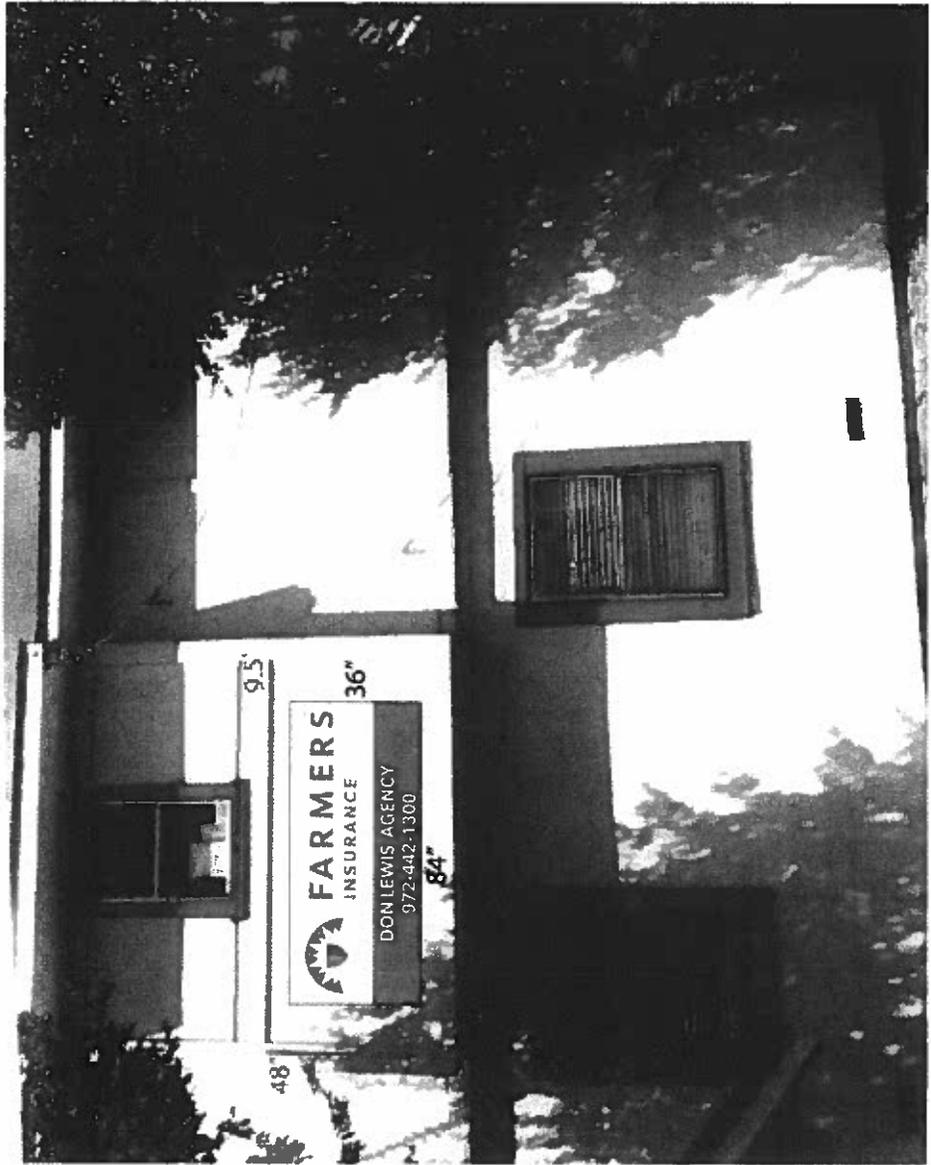
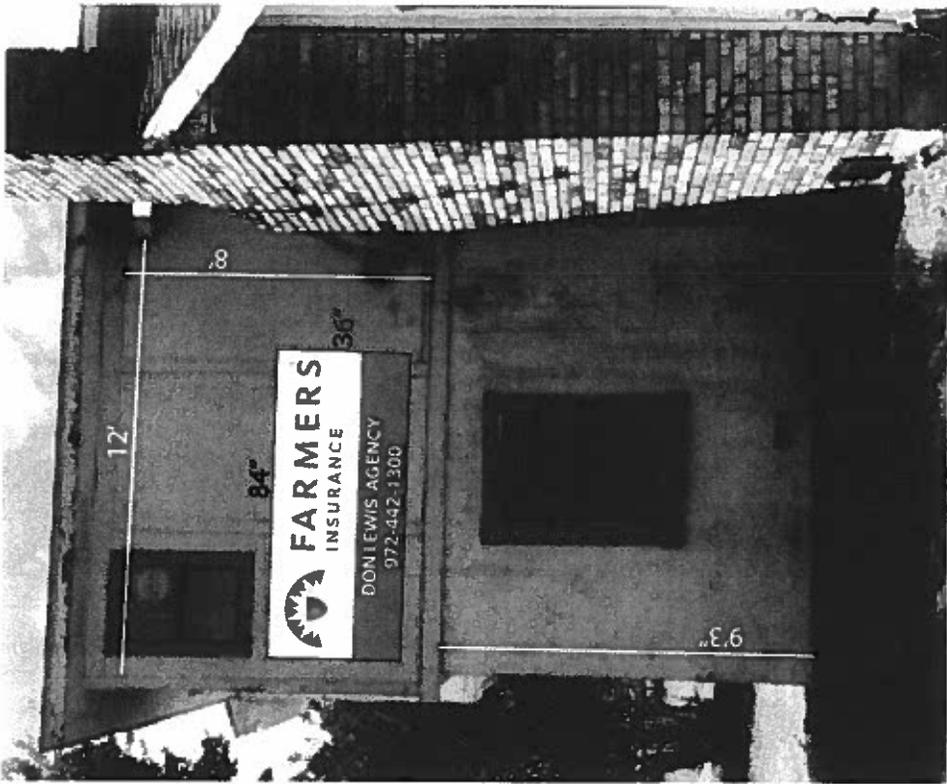
Wylie, Texas

Street View - Jun 2015



144' TOTAL FRONTAGE (FENCE TO FENCE)
 81' FROM INSET TO STREET
 72' FROM FRONT ELEVATION TO STREET

max height
~~24'~~ cannot
 exceed 24"



84"

FARMERS
INSURANCE



36"

DON LEWIS AGENCY
972-442-1300

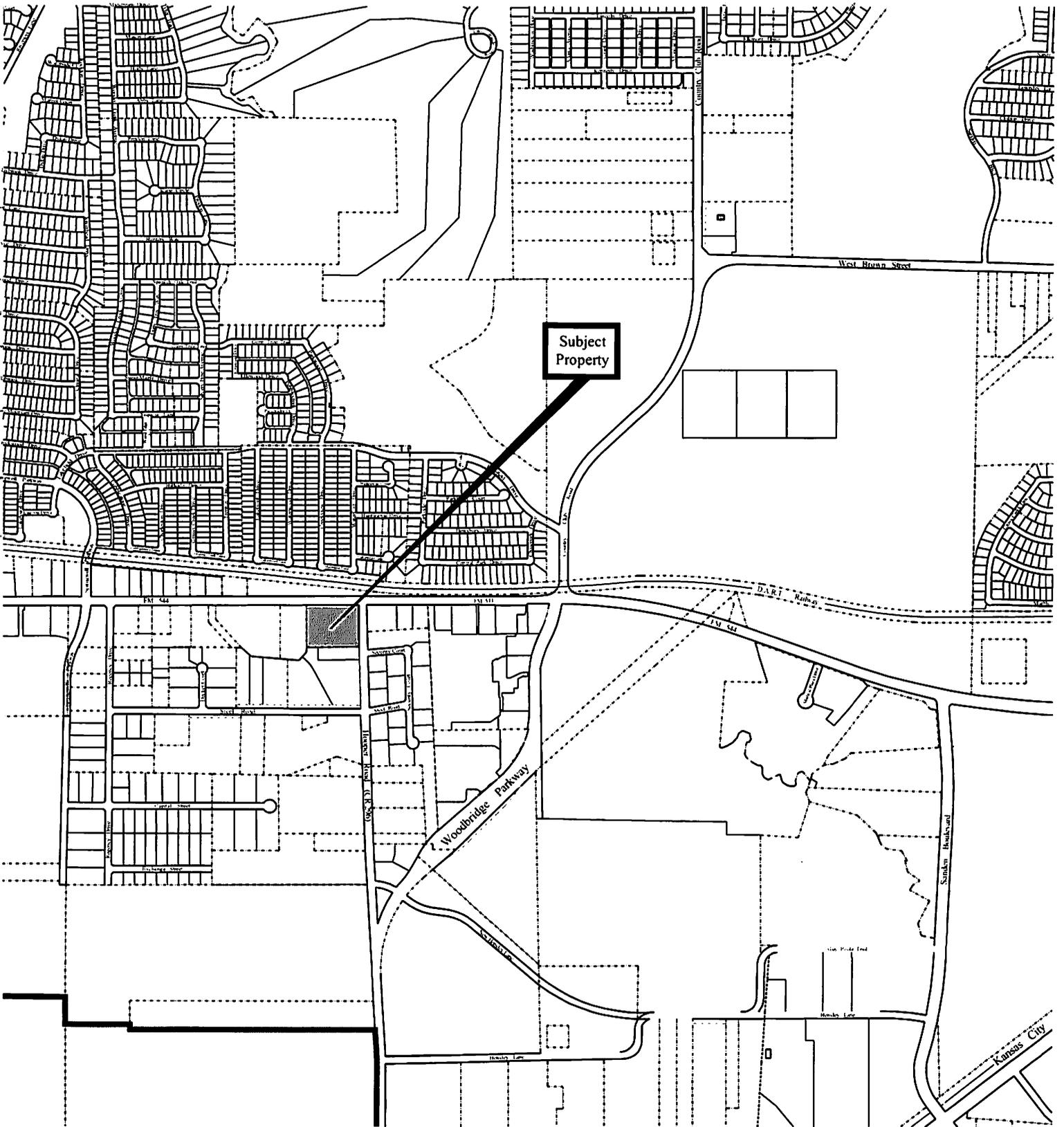
Non-Lit Signs - Dibond Panels (Qty 2)

Sign Location:
Don Lewis Insurance
2710 W. FM 544
Wylie, TX 75098

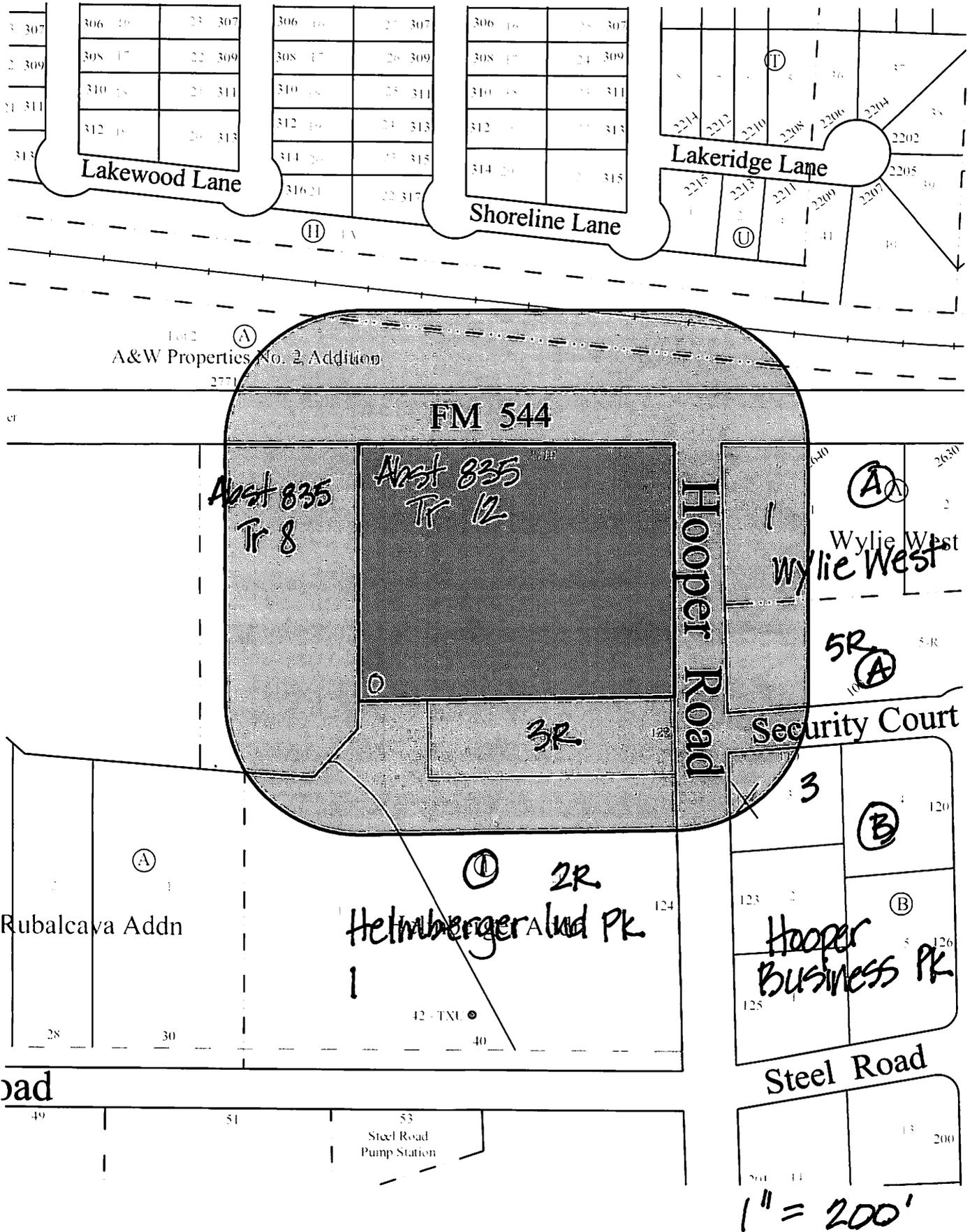
Texas Electrical
2140 Merritt Dr.
Garland, TX 75041

Sabrina Cooper, Account Manager
469-406-3411 Cell
972-543-0581 Direct
972-543-0582 Fax
scooper@TexasElectrical.com
www.TexasElectrical.com

Regulated by The Texas Department of Licensing and Regulation
P.O. Box 12157, Austin, Texas 78711, 1-800-803-9202, 512-463-6599



LOCATION MAP
ZBA CASE #2015-15



OWNER NOTIFICATION MAP
ZBA CASE #2015-15

NOTIFICATION REPORT

APPLICATION FILE 2015-15

APPLICANT: Lee Karnes
2710 W. FM 544 Wylie, Texas 75098

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant Lee Karnes	2710 W. FM 544 Wylie, Texas 75098
2	Abst 835	Tract 8	R-6835-000-0080-1	Mary Davis	7515 Courtney Circle Sachse, Texas 75048
3	Abst 835	Tract 12	R-6835-000-0120-1	William Henry	3 Chula Vista Circle Wylie, Texas 75098
4	Blk 1	Helmberger Ind Pk Lot 1	R-2104-001-0010-1	Harold Price	7809 Keith Lane Sachse, Texas 75048
5	Blk 1	Helmberger Ind Pk Lot 2R	R-2104-001-002R-1	Helmberger Family Trust	1525 Bozman Road Wylie, Texas 75098
6	Blk 1	Helmberger Ind Pk Lot 3R	R-2104-001-003R-1	Gregory Littrell	508 Shore Drive Wylie, Texas 75098
7	Blk A	Wylie West Addn Lot 1	R-10530-00A-0010-1	One Wylie Center, LP	840 Central Pkwy #100 Plano, Texas 75074
8	Blk A	Hooper Business Pk Lot 5R	R-2589-00A-005R-1	Donald Clark	2115 Paradise Ranch Trail McKinney, Texas 75071
9	Blk B	Hooper Business Pk Lot 3	R-2589-00B-0030-1	Mikten, Inc.	PO Box 310 Lavon, Texas 75166
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PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested variance as explained on the attached public notice for ZBA Case#2015-15.

I am **AGAINST** the requested variance as explained on the attached public notice for ZBA Case#2015-15.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Monday, November 16, 2015, 6:30 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: JANE HENRY
(please print)
Address: 2710 W. FM 544
Wylie TX 75098
Signature: Jane Henry
Date: 11/2/15

COMMENTS:
