



# Zoning Board of Adjustment

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## Minutes

### Regular Meeting

September 20, 2021 – 6:30 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

## CALL TO ORDER

Chair Byron Betler called the meeting to order at 6:30PM. and announced a quorum was present. Board Members in attendance; Chair Betler, Board Member Richard Covington, Board Member Andrew Wight, Board Member Aaron Lovelace and Board Member Zewge Kagnev. Alternate Board Member Richard Miller was present but did not participate.

Staff present were Mr. Jasen Haskins, Planning Manager, Mr. Kevin Molina, Senior Planner and Ms. Mary Bradley, Administrative Assistant II.

## CITIZENS COMMENTS ON NON-AGENDA ITEMS

No one approached the Board Members.

## CONSENT AGENDA

*All matters listed under the Consent Agenda are considered to be routine by the Board and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

- A. Consider and act upon approval of the Minutes for the August 16, 2021 Meeting.

## Board Action

A motion was made by Vice Chair Wight, and seconded by Board Member Lovelace, to approve the minutes as submitted. A vote was taken and carried 5 – 0.

## REGULAR AGENDA

### Public Hearing

1. Hold a Public Hearing to consider and act upon a request by Alvin Harrison for a variance to Section 5-2 of the Zoning Ordinance to allow for 32 parking spaces in lieu of 40 parking spaces for a day care facility. Property located at 7940 E Parker Road. ZBA 2021-14.

### Staff Comments

Mr. Molina addressed the Board Members and stated that the property is located at 7940 E Parker Road and is currently zoned Commercial Corridor.

The applicant is requesting a variance to allow for reduced parking for a day care facility by providing 32 parking spaces in lieu of 40 parking spaces. The Zoning Ordinance has a parking requirement of four spaces per classroom. The variance is being requested for the potential of up to ten classrooms being allowed.

The applicant and staff believe the variance request has merit due to a covered area for drop-offs and pick-ups will alleviate short-term parking. Staff conducted an informal survey of local day-cares and found that there was unutilized parking, even at peak times. The applicant did a survey of parking requirements in Dallas, Plano and Garland and the requirement is less strict than Wylie.

Public Comment forms were mailed to ten property owners. No comment forms were returned in favor or in opposition of the request.

#### Public Comments

Chair Betler opened the public hearing for Item 1 at 6:40PM asking anyone present wishing to address Board Members to come forward.

The applicant, Mr. Terry Sullivan addressed the Board Members stating the site will provide eight classrooms, with ten to twenty-five students in each classroom. The facility will range from 9,000 to 10,000 square feet, so the parking is based upon the size of the building, so the 32 parking spaces will be adequate.

Chair Betler closed the public hearing for Item 1 at 6:42PM.

#### Board Action

A motion was made by Board Member Covington, and seconded by Vice Chair Wight, to grant the variance to allow 32 parking spaces in lieu of 40 parking spaces. Property located 7940 E Parker Road. ZBA 2021-14. A vote was taken and carried 5 - 0.

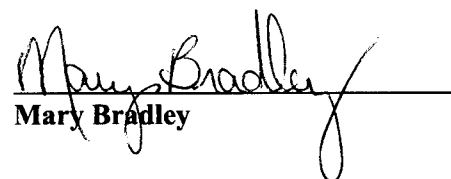
Ms. Bradley stated that there will not be a meeting in October, 2021.

#### **ADJOURNMENT**

A motion was made by Chair Belter and seconded by Vice Chair Wight, to adjourn the meeting at 6:47PM. A vote was taken and carried 5 - 0.

  
Byron Betler, Chair

**ATTEST:**

  
Mary Bradley