



Zoning Board of Adjustment

Minutes

Regular Meeting

January 18, 2021 – 6:30 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Jasen Haskins, Planning Manager called the meeting to order at 6:30PM. and announced a quorum was present. Due to lack of Chair a motion was required for Interim Chair. A motion was made by Board Member Andrew Wight, seconded by Board Member Richard Covington to nominate Board Member Shaun Chronister as Interim Chair. A vote was taken and carried unanimously.

Board Members in attendance; Chair Shaun Chronister, Board Member Lance Kiser, Board Member Richard Covington, and Board Member Andrew Wight. Board Members absent: Board Member Byron Betler, and Board Member Robert Blair.

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 November 16, 2020 Meeting.

Board Action

A motion was made by Board Member Wight, and seconded by Board Member Covington, to approve the minutes as submitted. A vote was taken and carried 4 – 0.

REGULAR AGENDA

Public Hearing

1. **Hold a Public Hearing to consider and act upon a request by Tulsi Grocers for a variance to Section 5.F.14 of the Zoning Ordinance to allow for a reduction in the required parking for a Grocery Store located at 2811 W. FM 544. ZBA 2021-01.**

Staff Comments

Mr. Molina addressed the Board Members stating that the property is located at 2811 W FM 544 and is currently zoned Commercial Corridor. The applicant is requesting a variance to the parking requirements.

In 2017 the Planning and Zoning approved a site plan for the property, as the intention was to develop Office and General Merchandise, with 16 parking spaces. The applicant is desiring to open a ethnic grocery store, and requesting a reduction in required parking spaces of 20 to 16 parking spaces. The parking requirements for a grocery store is one parking space per 300 square feet.

The applicant has submitted a revised floor plan that shows a total occupancy area of 5,462 square feet with 4,064 square feet of sales space and 1,398 square feet of area for office, storage and preparation of food items.

Public comment forms were mailed to 12 property owners. Four comment forms were received, three were in opposition and one in favor of the request.

Public Comments

Chair Chronister opened the public hearing asking anyone present wishing to address Board Members to come forward.

Board Member Wight questioned the applicant regarding a comment form returned from the adjacent property owner expressing concern of joint access. Mr. Kevin Patel, 1503 Astoria Drive, Allen, approached the Board Members, representing the applicant for the request, stating that the property owners on both sides were approached and assured of no joint access due to landscaping blocking the access. The grocery store will have four employees, with two working in the morning and two working in the evening.

Chair Chronister closed the public hearing.

Board Discussion

Board Member Wight stated that the proposed grocery store is small and is similar to the Aldi Grocery Market down the street, and the requested parking spaces seems adequate.

Board Action

A motion was made by Board Member Wight, and seconded by Board Member Covington, to grant the variance to Section 5.F.14 of the Zoning Ordinance to allow for a reduction in the required parking for a Grocery Store and approve the revised Site Plan and Floor Plan. Property located at 2811 W. FM 544. **ZBA 2021-01**. A vote was taken and carried 4 - 0.

- 2. Hold a Public Hearing to consider and act upon a request by the City of Wylie for a variance to Section 7.9.B.3.b of the Zoning Ordinance to allow for an exemption to the noise sound level standards for the use of an emergency generator. Property located 3200 McMillan Road. ZBA 2021-02.**

Staff Comments

Mr. Molina approached the Board Members stating that the property is located at 3200 McMillan Road and is currently zoned Planned Development Ordinance 1999-32. The applicant is City of Wylie, and the use is a Fire Station.

The City of Wylie is requesting a variance to the maximum permissible sound pressure levels allowed when adjacent to a residential area. An emergency generator is proposed to be installed and only to be used during testing or power outage scenarios.

A hardship may exist as the generator will be seldomly used and can be of great benefit to the life and safety of the citizens of Wylie.

Public Comment forms were mailed to 14 property owners. No comment forms were received in favor or in opposition of the request.

Public Comments

Chair Chronister opened the public hearing asking anyone present wishing to address Board Members to come forward.

Fire Chief Brandon Blythe approached the Board Members, stating that the Zoning Ordinance does not mention public safety equipment or structures, just exempts public safety vehicles during times of emergency. The emergency generator will be tested on Monday morning at 10:00AM and the duration of the test is approximately one hour, in addition to any emergency power outage scenarios.

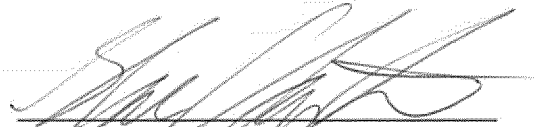
Chair Chronister closed the Public Hearing.

Board Action

A motion was made by Board Member Covington, and seconded by Board Member Wight to grant the variance to Section 7.9.B.3.b of the Zoning Ordinance to allow for an exemption to the noise sound level standards for the use of an emergency generator. A vote was taken and carried 4 – 0.

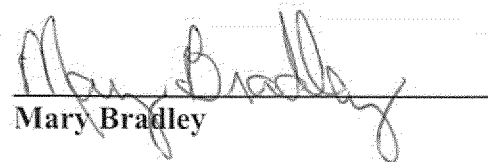
ADJOURNMENT

A motion was made by Board Member Covington and seconded by Board Member Kiser, to adjourn the meeting at 6:54PM. A vote was taken and carried 4 – 0.



Shaun Chronister, Chair

ATTEST:



Mary Bradley