

Wylie Zoning Board of Adjustments Special Called Meeting

June 07, 2021 – 6:30 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Board regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Board requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Board is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

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 from the March 22, 2021 Special Called Meeting

REGULAR AGENDA

1. Hold a Public Hearing to consider and act upon a request by Shelly Tsai for a variance to Figure 4-3, Sections 4.3.E.1(a), 4.3.E.4(a) and Figure 5-3 of the Zoning Ordinance to allow for a reduction in the required setbacks, landscaping and parking for a re-development located at 501C N State Highway 78. ZBA 2021-05
2. Hold a Public Hearing to consider and act upon a request by Jessica Schrader for a variance to Section V.II.14 and Section V.11.15 of Planned Development 2002-52 to allow for a reduction in the required side and rear setbacks of accessories structures. Property located at 1512 Canyon Road. ZBA 2021-06
3. Hold a Public Hearing to consider and and act upon a request by Kevin Foley for a variance to 5.2.J.8 of the Zoning Ordinance to allow for an independent self-contained dwelling unit as an accessory use within the structure of an office/showroom use. Property located at 25 Steel Road. ZBA 2021-07
4. Hold a Public Hearing to consider and act upon a request by Devin Runswicz for a variance to Section 2.5 of the Zoning Ordinance to allow for reduced rear setbacks, reduced roof slope, an increased maximum height, and increased lot coverage of an accessory structure. Property located at 2924 Montague Trail. ZBA 2021-08

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on June 4, 2021 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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.

If during the course of the meeting covered by this notice, the Board should determine that a closed or executive meeting or session of the Board or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Board at the date, hour and place given in this notice as the Board may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.



Zoning Board of Adjustment

**Minutes
Special Called Meeting
March 22, 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.

Chair Byron Betler called the meeting to order at 6:30PM. and announced a quorum was present. Board Members in attendance; Chair Betler, Vice Chair Robert Blair, Board Member Shaun Chronister, Board Member Richard Covington, and Board Member Andrew Wight. Board Member Lance Kiser was in the audience, 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 January 18, 2021 Meeting.

Board Action

A motion was made by Board Member Wight, and seconded by Vice Chair Blair, 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 Fidelmar Miralrio for a variance to Section 2.5.C.2.C(4) of the Zoning Ordinance to allow for a reduction in the required side setbacks for an accessory structure from 15' to 3' at 600 Gateway Bend. ZBA 2021-03.**

Staff Comments

Mr. Molina addressed the Board Members stating that the property is located at 600 Gateway Bend. The applicant is requesting a variance to the side setbacks for an accessory structure that was started without a permit. The applicant is replacing an old accessory structure with a 16 feet x 22 feet structure.

In review of the variance case, Staff discovered a five foot utility easement is on the property. Staff is recommending the side setback be five feet, which will keep the structure outside of the utility easement. The applicant is in agreement. Staff is recommending if variance is approved, to amend the setbacks from 3 feet to 5 feet.

The property is located on a corner lot, however is not adjacent to a neighboring home and is not placed in an area blocking vehicular visibility.

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

Public Comments

Chair Betler opened the public hearing asking anyone present wishing to address Board Members to come forward. With no one coming forward, Chair Betler closed the public hearing.

Board Action

A motion was made by Board Member Chronister, and seconded by Board Member Wight, to grant the variance to Section 2.5.C.2.C(4) of the Zoning Ordinance to allow for a reduction in the required side setbacks for an accessory structure from 15' to 5' at 600 Gateway Bend. **ZBA 2021-03**. A vote was taken and carried 5 - 0.

- 2. Hold a Public Hearing to consider and act upon a request by Cary Albert for a variance to Sections 4.3.E.1(a), 4.3.E.4(a) and Figure 5-3 of the Zoning Ordinance to allow for a reduction in the required landscaping and parking for a new development located at 2588 W FM 544 ZBA 2021-04.**

Staff Comments

Mr. Molina approached the Board Members stating that the property is located at 2588 W FM 544 and is currently zoned Planned Development Ordinance 2003-01.

The applicant is requesting three variances due to the Texas Department of Transportation acquiring an approximate 13 feet width of the street frontage for the widening of FM 544.

The variance to Section 4.3.E.1(a) will allow for a minimum width of 1.5 feet with a maximum width of 11.09 feet in lieu of the required 10 feet landscaped street buffer.

The variance to Section 4.3.E.4(a) will allow for a 15 percent in lieu of the required 20 percent landscape area.

The variance to Figure 5-3 of the Zoning Ordinance will allow 35 parking spaces in lieu of the 37 required parking spaces. The Woodbridge Centre shopping center has a reciprocal easement agreement that allows for the entire site to provide shared parking.

Public Comment forms were mailed to nine property owners. One comment form was received in favor and one comment form was received in opposition of the request.

Public Comments

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

Mr. Cary Albert, 5622 Harbor Town, Dallas, applicant, stated that the Texas Department of Transportation acquired the property prior to development of the Woodbridge Centre shopping center, and was in place prior to him purchasing the land.

Drive access will be from adjacent properties on either side, allowing for traffic flow. The shared parking agreement allows parking within the entire shopping center.

Chair Betler closed the Public Hearing.

Board Action

A motion was made by Board Member Wight, and seconded by Board Member Covington to grant the variances to Sections 4.3.E.1(a), 4.3.E.4(a) and Figure 5-3 of the Zoning Ordinance to allow for a reduction in the required landscaping and parking for a new development located at 2588 W FM 544. **ZBA 2021-04**. A vote was taken and carried 5 – 0.

ADJOURNMENT

A motion was made by Chair Betler and seconded by Vice Chair Blair, to adjourn the meeting at 6:40PM. A vote was taken and carried 5 – 0.

Byron Betler, Chair

ATTEST:

Mary Bradley



Wylie Zoning Board of Adjustment

AGENDA REPORT

Meeting Date:	June 07, 2021	Item Number:	1
Department:	Planning	Case Number:	2021-05
Prepared By:	Jasen Haskins, AICP	Project Location:	501C N State Highway 78
Date Prepared:	May 10, 2021	Subdivision Name:	Railroad Addition
		Exhibits:	Locator Map, Site Plans, Notification Map, Comments

Subject

Hold a Public Hearing to consider and act upon a request by Shelly Tsai for a variance to Figure 4-3, Sections 4.3.E.1(a), 4.3.E.4(a) and Figure 5-3 of the Zoning Ordinance to allow for a reduction in the required setbacks, landscaping and parking for a re-development located at 501C N State Highway 78. **ZBA 2021-05**

Discussion

Applicant: Shelly Tsai

Owner: Shelly Tsai

The subject property is located at 501C N State Highway 78 and is currently zoned Commercial Corridor.

The applicant is requesting to remodel an existing car wash by enclosing it and creating two commercial suites.

Remodel improvements render the site non-conforming with the current Zoning Ordinance requirements and requires an approval of variances to setbacks, landscaping and parking for work to begin.

The applicant is proposing to add landscaping on the southwest corner of the subject property. The requested variance is for 5% landscape coverage instead of the required 20% for commercially zoned districts. There is additional landscaping at the entrances, however that is on TxDOT right-of-way (ROW) for SH78.

The applicant is proposing to provide 11 parking spaces, which should be adequate for most uses. However, there are some uses that may require two extra spaces. There is on street parking in City ROW to the south. Any use parked at 1 to 200 or more would be allowed if the variance is granted.

The applicant is requesting the rear and side setbacks of the building remain at 0'. The site was platted in the 1970's and developed in the 1980's so different development standards were in place at the time. Without a variance the structure and use could only remain a car wash.

A hardship may exist due to the shape and size of the lot. Due to the shape of the lot redevelopment would be limited to a structure smaller than what currently exists.

Site plan approval will be required by the Planning and Zoning Commission if this variance were to be approved.

Public comment forms were mailed to fourteen (14) property owners within 200 feet of this request, as required by State Law. At the time of posting no comment forms were returned in favor or in opposition of the request.

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:

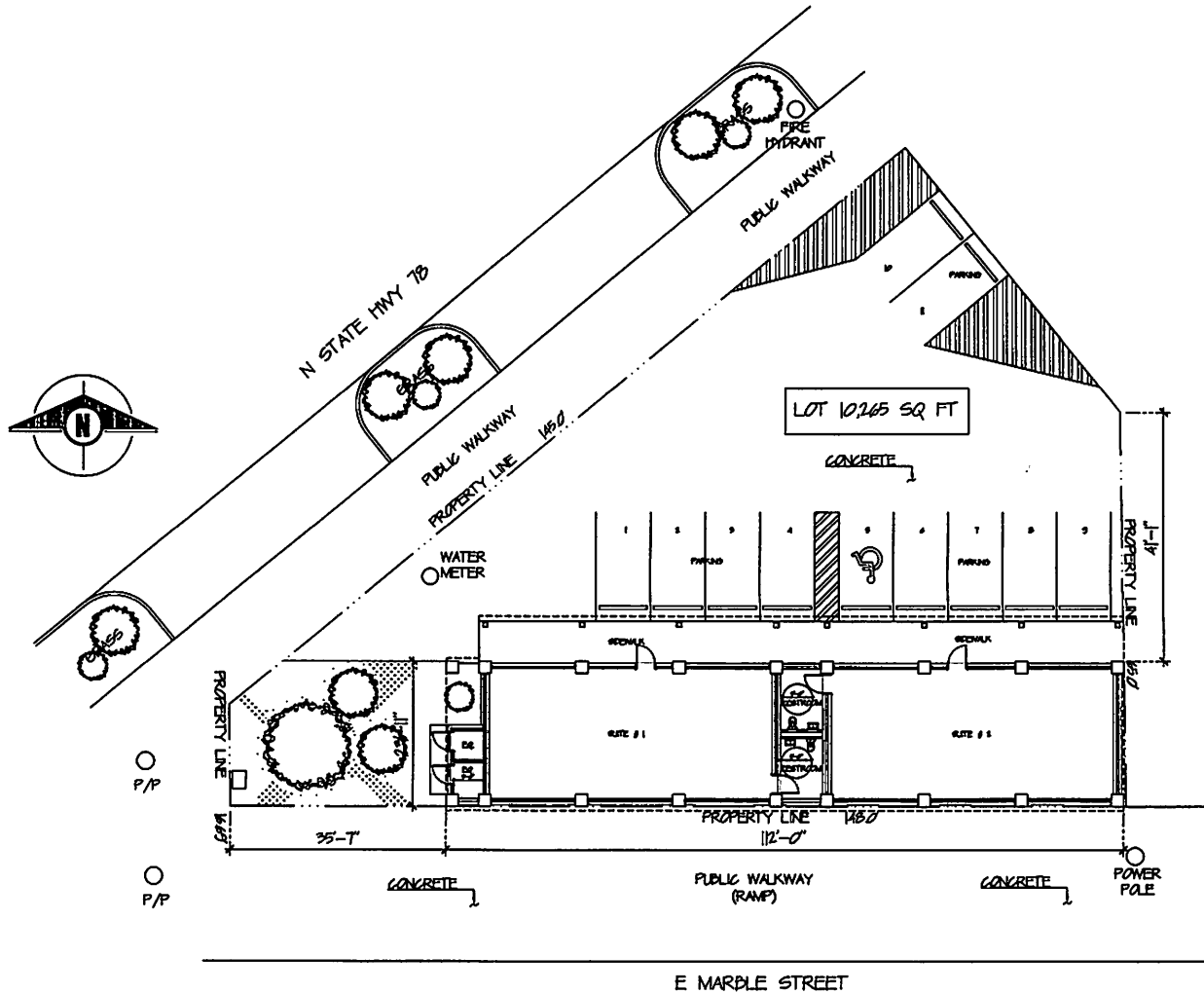
- (1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;
- (2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the 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

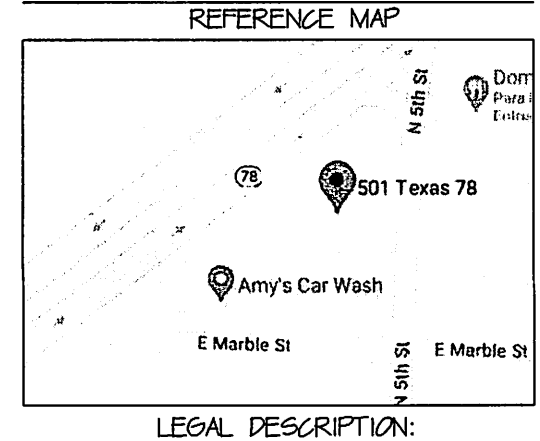
Department Director

Initial
JH

Date
May 12, 2021



SITE PLAN
SCALE: 1 TO 20



LEGAL DESCRIPTION:

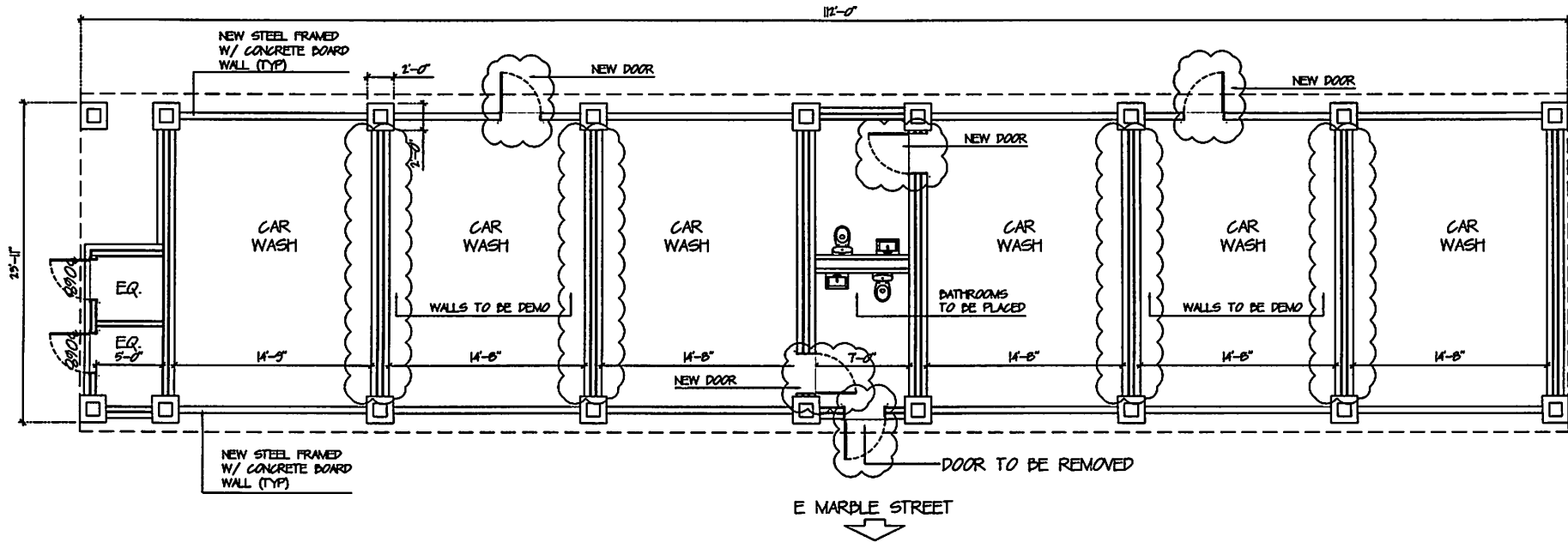
SQUARE FOOTAGE	
EXISTING CONSTRUCTION	2,671 SQ FT
LIVING AREA TO BE REMOD.	2,535 SQ FT
LOT SIZE	10,165 SQ FT
% COVERAGE = 26%	



SCALE: 1 TO 20
DATE: 03/26/2021
PAGE: 1

ADDRESS: 501 N TX-78 HWY
Wylie, TX 75098
SCOPE OF WORK: C.O.

DUE TO THE VARIANCE IN GEOGRAPHIC LOCATIONS, DESIGNER WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. OWNER IS ENTITLED TO REVOKE/REPLACE THE MAP DESIGN IF DESIGNED OR CANNOT BE TRACED, OR ALTERING COPYRIGHT LINES. RANDO DESIGN IS A TRADEMARK OF RANDO ENTERPRISES, LLC. Copyright 2020

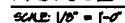


PROPOSED DEMO PLAN
SCALE: 1/8" = 1'-0"

ADDRESS: 501 N TX-78 HWY
Wylie, TX 75098

SCOPE OF WORK: C.O.

THESE PLANS ARE NOT PERMITTED. VIOLATIONS WILL BE SUBJECT TO PROSECUTION UNDER APPLICABLE LAWS. PUNTO ORIENTAIO E' UN MARCHIO DI TORQUE ENGINEERING, LLC. COPYRIGHT 2020



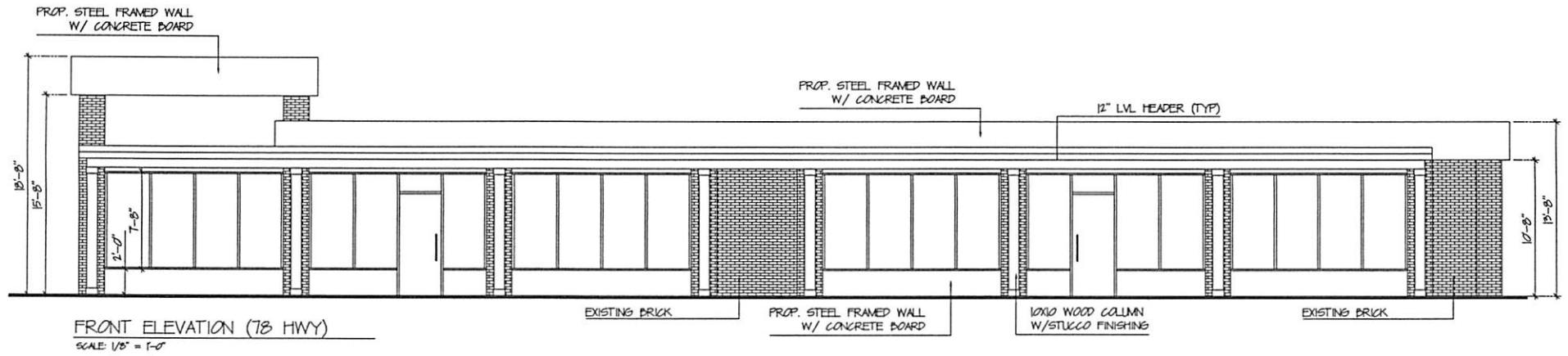
WINDOW SCHEDULE					
TAG	DIMENSIONS	U FACTOR	SHGC	FUNC.	QTY.
W-1	14'-0" x 7'-8"	0.35	0.25	FIXED	10
W-2	3'-4" x 7'-8"	0.35	0.25	FIXED	2
W-3	7'-8" x 7'-8"	0.35	0.25	FIXED	2

BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, DESIGNER WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO PERMITS, ORDINANCES, OR DIFFERENCES ON THESE PLANS. OWNER/BOULDER MUST COMPLY WITH LOCAL BUILDING CODE'S PRIOR TO COMMENCEMENT OF CONSTRUCTION. BUTLER IS NOT INTEND TO REMEDIATE/REPLACE THE SAP DESIGN IF DELAYED. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATIONS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS. PLUTO DESIGN IS A TRADEMARK OF LEMCO ENTERPRISES, LLC Copyright 2020

ADDRESS: 501 N TX-78 HWY
Wylie, TX 75098

SCOPE OF WORK: C.O.

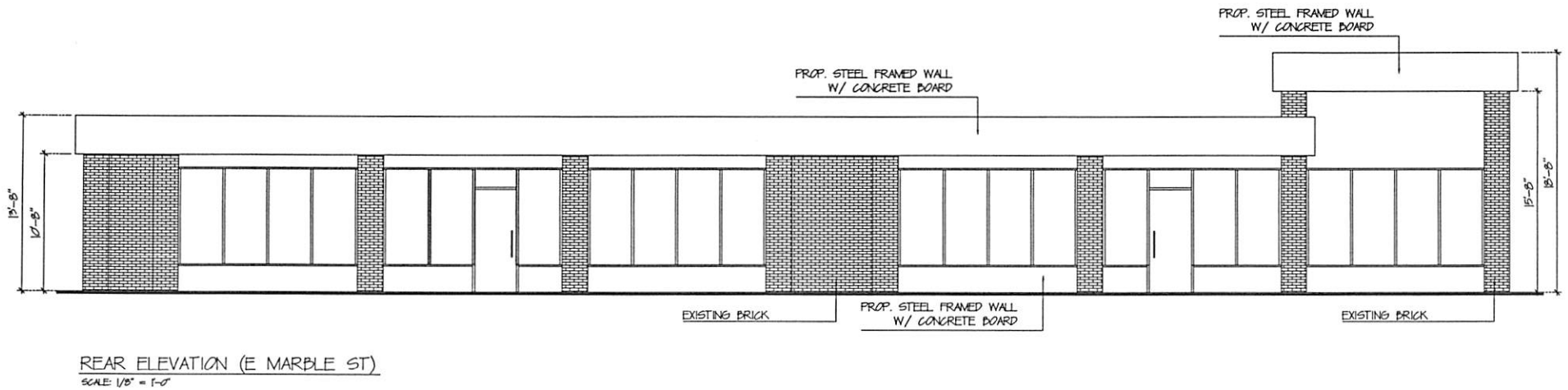
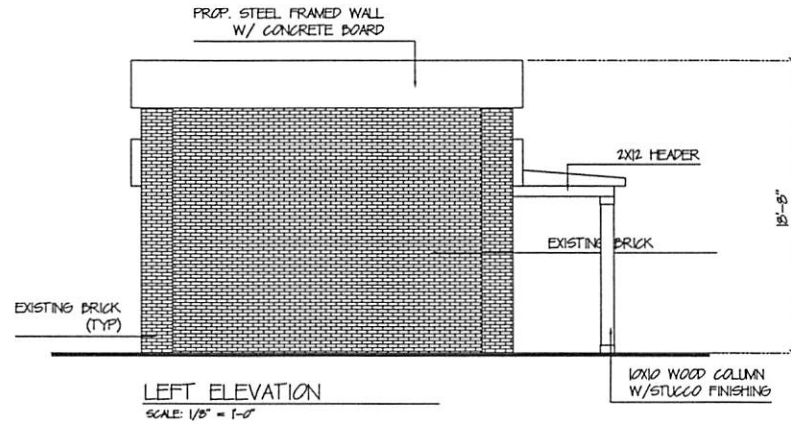
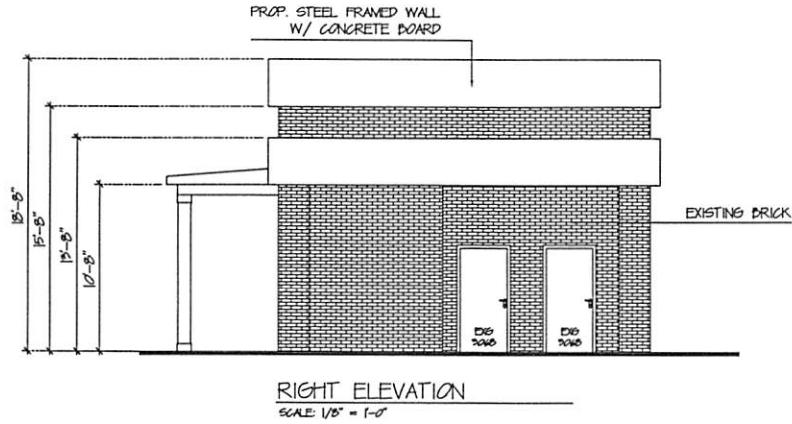
SCALE: 1/8" = 1'-0"
DATE: 03/26/2021
PAGE: 3



SCALE: 1/8" = 1'-0"
DATE: 03/26/2021
PAGE: 4

ADDRESS: 501 N TX-78 HWY
Wylie, TX 75098
SCOPE OF WORK: C.O.

DISCLAIMER: PUNTO CREATIVO, LLC IS NOT RESPONSIBLE FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEPENDENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. BUYER IS ENTITLED TO RESCIND THE CONTRACT IF THE BUYER'S DESIGNER IS NOT A LICENSED ARCHITECT. PUNTO CREATIVO, LLC IS A TRADEMARK OF PUNTO CREATIVO, LLC. Copyright 2020



SCALE: 1/8" = 1'-0"
DATE: 03/26/2021
PAGE: 5

ADDRESS: 501 N TX-78 HWY
Wylie, TX 75098
SCOPE OF WORK: C.O.

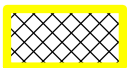
DUE TO THE VARIANCE IN GEOSPATIAL LOCATIONS, DESIGNER WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR REFERENCES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. BUYER IS ENTITLED TO REVIEW/REUSE THE SET DESIGN AS DESCRIBED, ANY COPYING, TRACING, OR ALTERING OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF PUNTO CREATIVO IS PROHIBITED. COPYRIGHT 2020 PUNTO CREATIVO LLC. PUNTO CREATIVO IS A TRADEMARK OF LONGO ENTERPRISES, LLC. Copyright 2020

Locator Map

06/07/2021 Item 1.

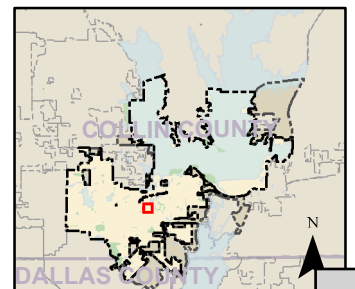


RAILROAD, BLK 11, LOT 1D & 2A



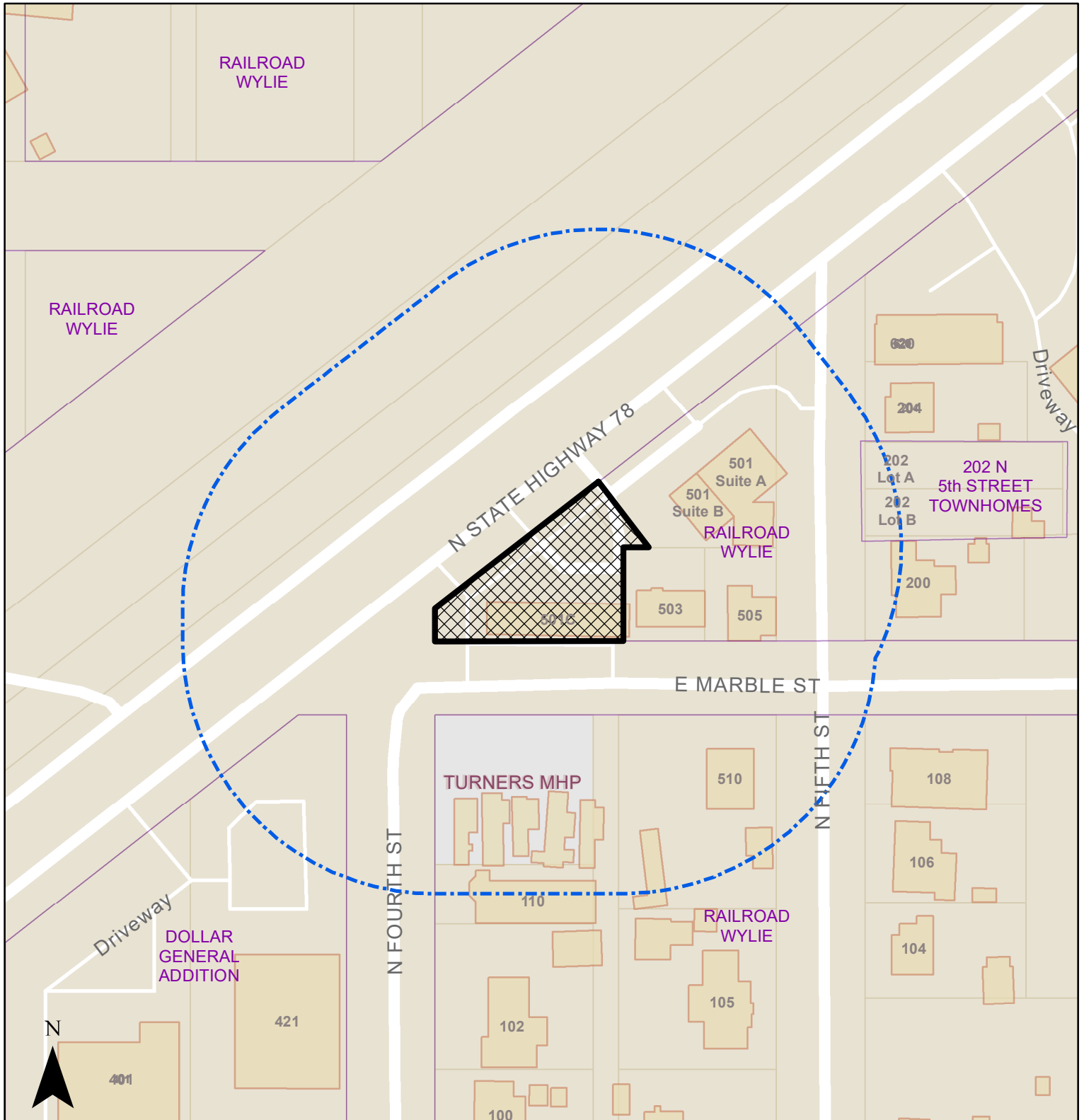
Subject Property

0 115 230 460 690 920 Feet



Notification Map

06/07/2021 Item 1.



RAILROAD, BLK 11, LOT 1D & 2A

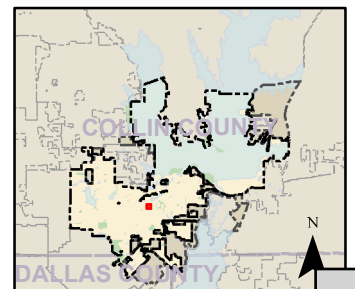


200 Foot Notification Buffer



Subject Property

0 50 100 200 300 400 Feet





Wylie Zoning Board of Adjustment

AGENDA REPORT

Meeting Date:	June 07, 2021	Item Number:	2
Department:	Planning	Case Number:	2021-06
Prepared By:	Kevin Molina	Project Location:	1512 Canyon Creek Road
Date Prepared:	May 10, 2021	Subdivision Name:	Bozman Farm Estates
		Exhibits:	Locator Map, Elevation, Notification Map, Comments

Subject

Hold a Public Hearing to consider and act upon a request by Jessica Schrader for a variance to Section V.II.14 and Section V.II.15 of Planned Development 2002-52 to allow for a reduction in the required side and rear setbacks of accessories structures. Property located at 1512 Canyon Road. **ZBA 2021-06**

Discussion

Applicant: Jessica Schrader

Owner: Jessica Schrader

The subject property is located at 1512 Canyon Road and is currently zoned within Planned Development 2021-06

The applicant is requesting to allow for a reduction in the allowed setbacks for accessory structures to 3' in the rear and 3' on the sides to allow for the placement of a 10'X12' pre-manufactured shed. The requested setbacks match the allowed setbacks of the Zoning Ordinance. However, a variance is requested because the Planned Development 2002-52 where the property is located has minimum accessory rear setbacks of 10% of the lot depth, being 12' for the subject property, and side setbacks of 5'.

The shed is proposed to match the shingle and siding colors of the primary structure.

Public comment forms were mailed to nineteen (19) property owners within 200 feet of this request, as required by State Law. At the time of posting one comment form was returned in favor and none in opposition of the request.

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*

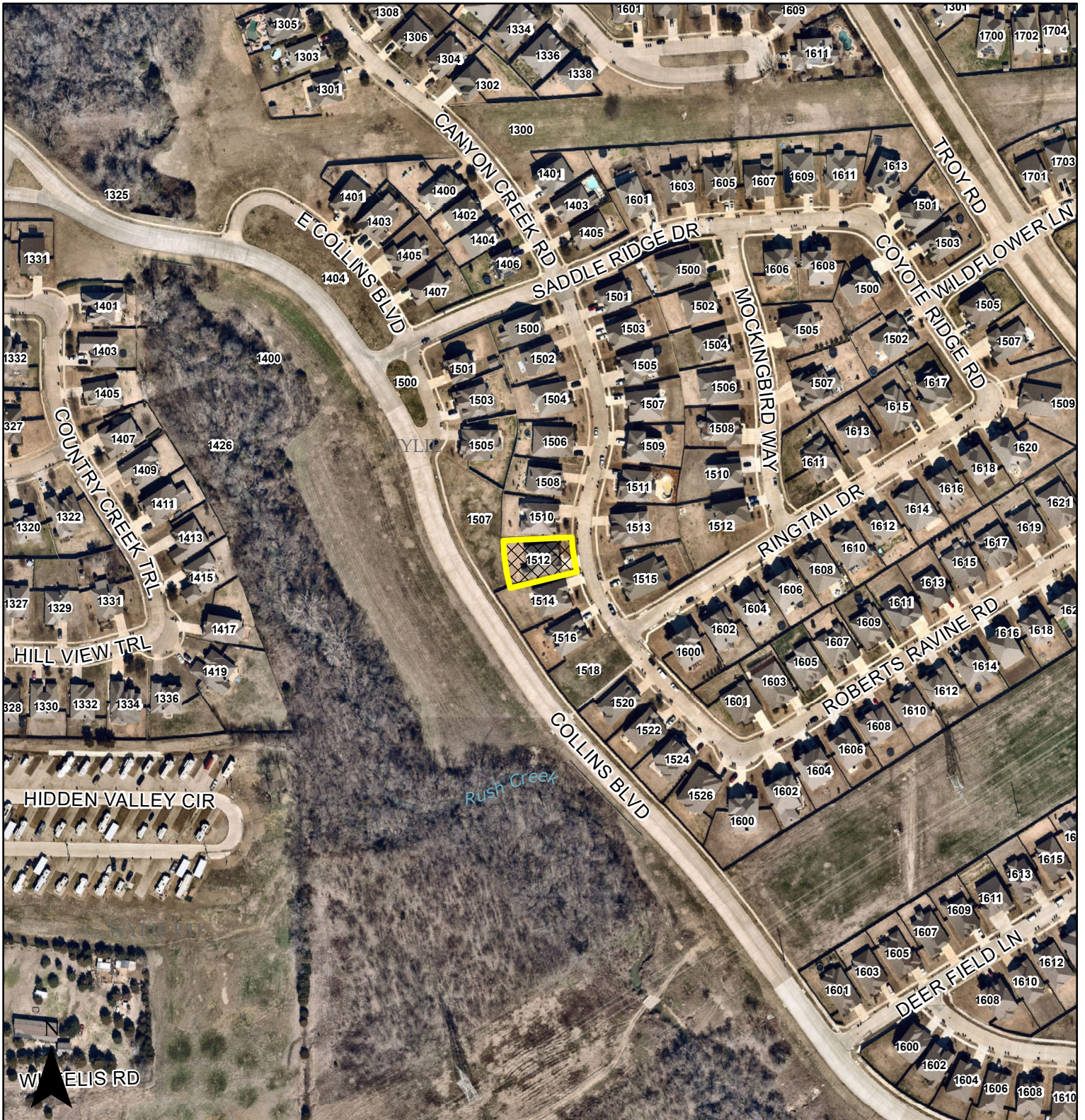
JH

Date

May 12, 2021

Locator Map

06/07/2021 Item 2.

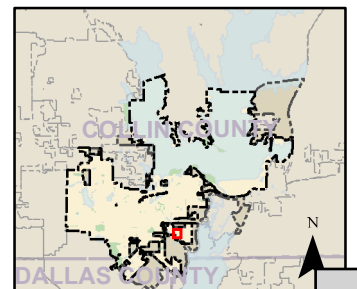


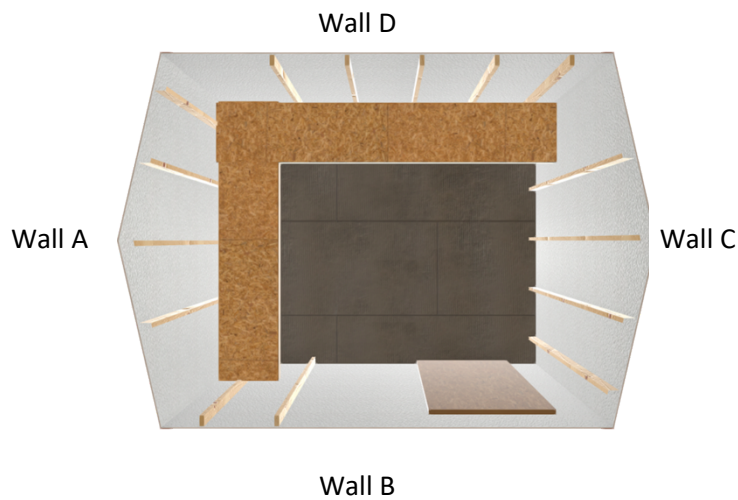
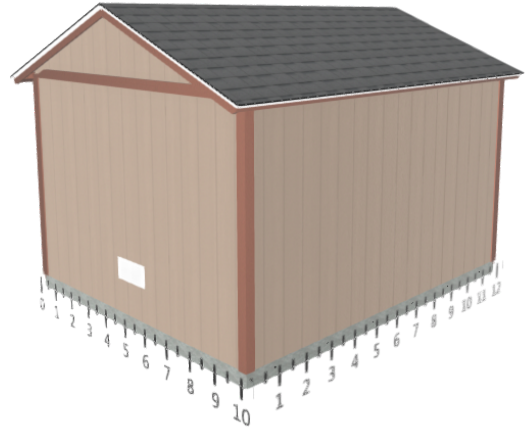
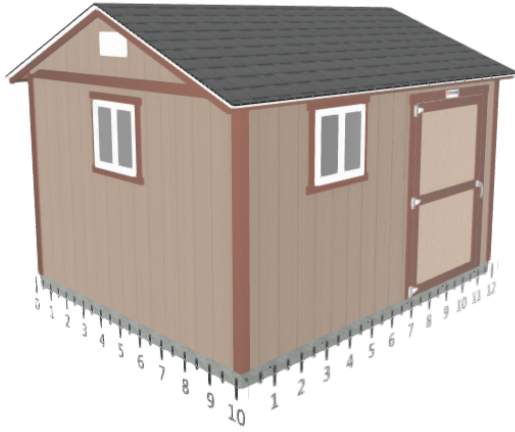
BOZMAN FARM ESTATES PHASE 3, BLK J, LOT 9



Subject Property

0 115 230 460 690 920 Feet





Base Details

Building Size & Style

Premier Pro Ranch - 10' wide by 12' long

Door

4' x 6'2" Single Shed Door, Left Hinge Placement

Paint Selection

Base: Notorious, Trim: Warm Up

Roof Selection

Weathered Wood Dimensional Premium Shingle

Drip Edge

White

Options Details

Windows

2 Ea 2'x2' Horizontal Sliding Window

Floor and Foundation

4 Ea Shed Anchor into Dirt - Dallas concrete & PA strap

Interior

22 Lin Ft 24" Workbench

Vents

2 Ea 16"x8" Wall Vent - White

Workbench Locations

Workbench on Side A, Side D at 39".

Custom Services

Permit

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

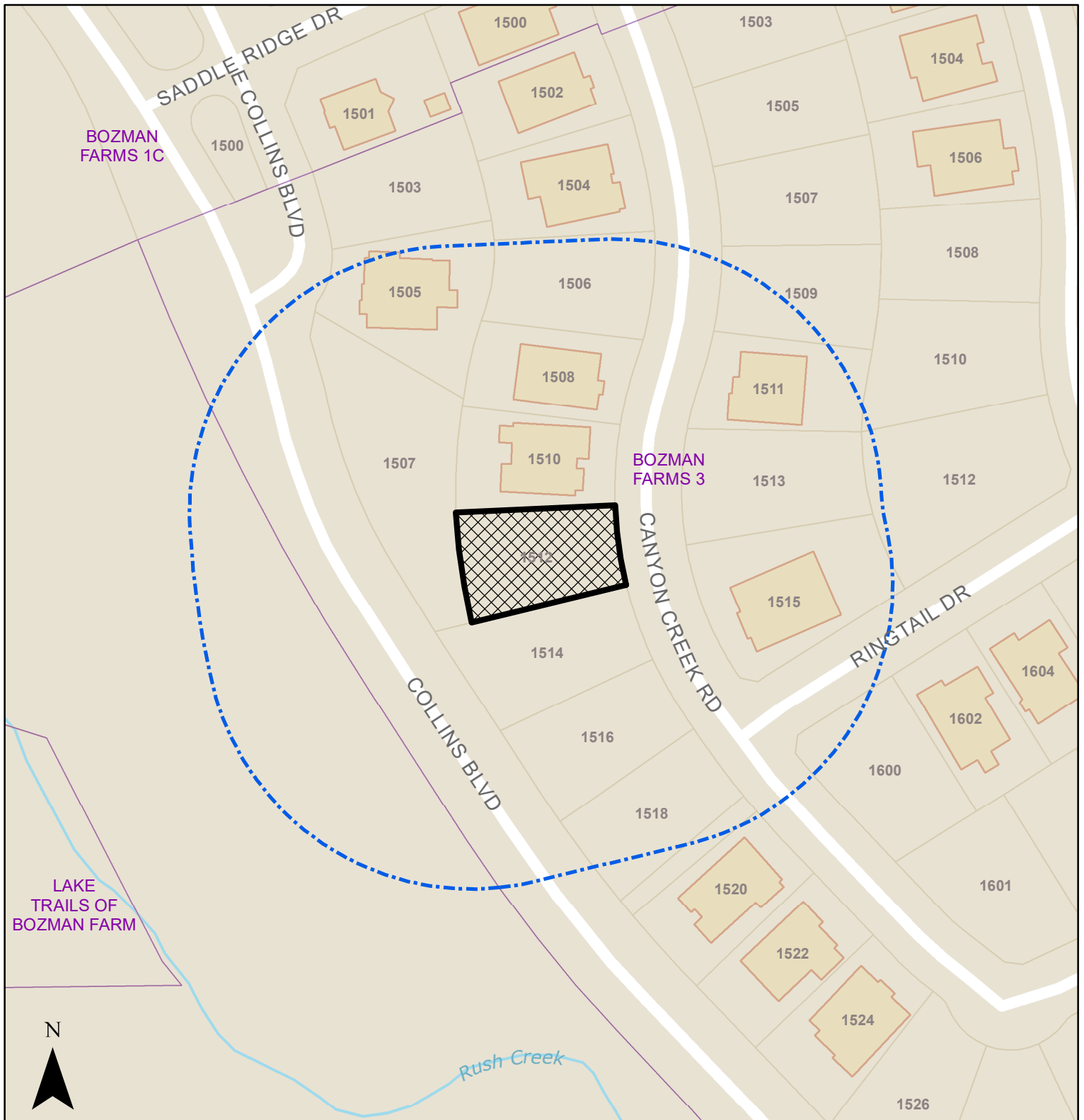
Substrate Shed will be installed on?

Grass

Signature: _____ Date: _____

Notification Map

06/07/2021 Item 2.



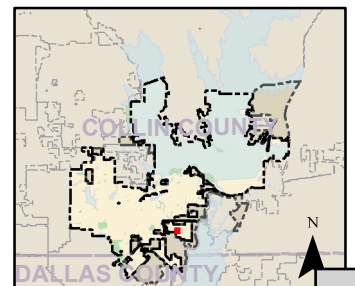
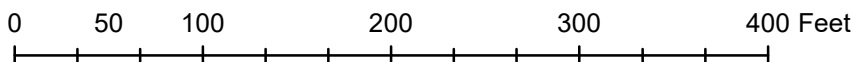
BOZMAN FARM ESTATES PHASE 3, BLK J, LOT 9



200 Foot Notification Buffer



Subject Property





Wylie Zoning Board of Adjustment

AGENDA REPORT

Meeting Date:	June 07, 2021	Item Number:	3
Department:	Planning	Case Number:	2021-07
Prepared By:	Kevin Molina	Project Location:	25 Steel Road
Date Prepared:	May 10, 2021	Subdivision Name:	Regency Business Park
		Exhibits:	Locator Map, Site Plans, Floor Plan, Elevations, Notification Map, Comments

Subject

Hold a Public Hearing to consider and act upon a request by Kevin Foley for a variance to 5.2.J.8 of the Zoning Ordinance to allow for an independent self-contained dwelling unit as an accessory use within the structure of an office/showroom use. Property located at 25 Steel Road. **ZBA 2021-07**

Discussion

Applicant: Kevin Foley

Owner: Kevin Foley

The subject property is located at 25 Steel Road and is currently zoned within the Light Industrial District.

The applicant is requesting for the allowance of an accessory use for a caretakers quarters/ domestic or security unit that is located within the structure of a general office/showroom use.

A variance is requested as the Zoning Ordinance defines Caretakers Quarters as, “an independent, self-contained dwelling unit located on the same lot as the principal use or structure and which provides residential accommodations for a property manager or security personnel.”

The applicant is asking for an interpretation on the meaning of “independent, self contained” and whether the proposal meets that definition.

The applicant has provided a floor plan which shows the proposed layout for the industrial and living spaces.

Public comment forms were mailed to nine (9) property owners within 200 feet of this request, as required by State Law. At the time of posting no comment forms were returned in favor or in opposition of the request.

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

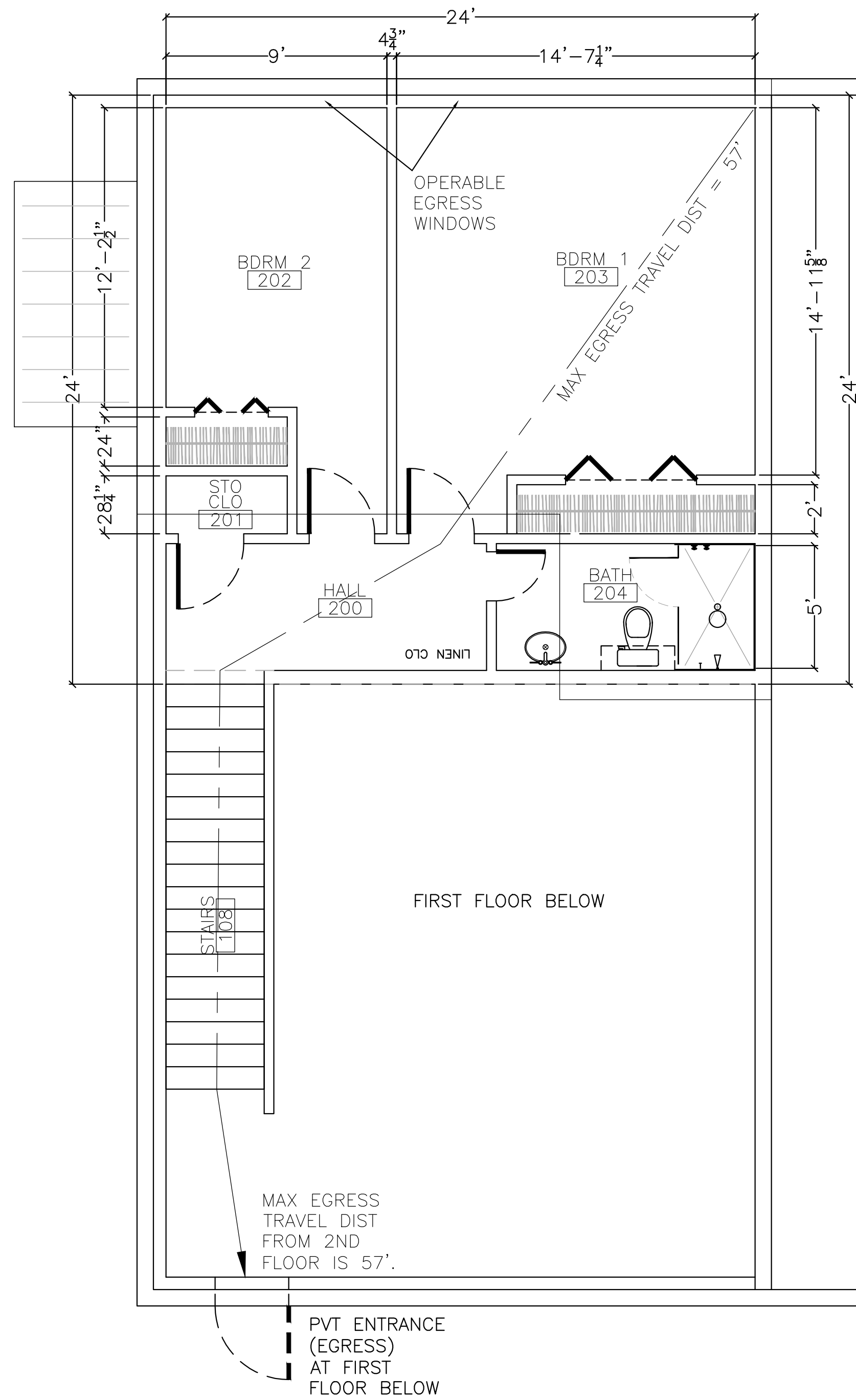
JH

Date

May 12, 2021

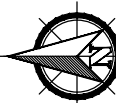
06/07/2021 Item 3.





SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



SQUARE FOOTAGE SUMMARY

1st FLOOR	
1st FLOOR OFFICE/SHOWROOM	525 SF
1st FLOOR WAREHOUSE	3,957 SF
1st FLOOR LIVING SPACE	768 SF
TOTAL GROSS 1st FLOOR FOOTPRINT	5,250 SF

2nd FLOOR	
2nd FLOOR LIVING SPACE	576 SF

TOTAL 1st & 2nd GROSS SPACE	5,826 SF
-----------------------------	----------

TOTAL 1st FLOOR GROSS BUSN	4,482 SF
----------------------------	----------

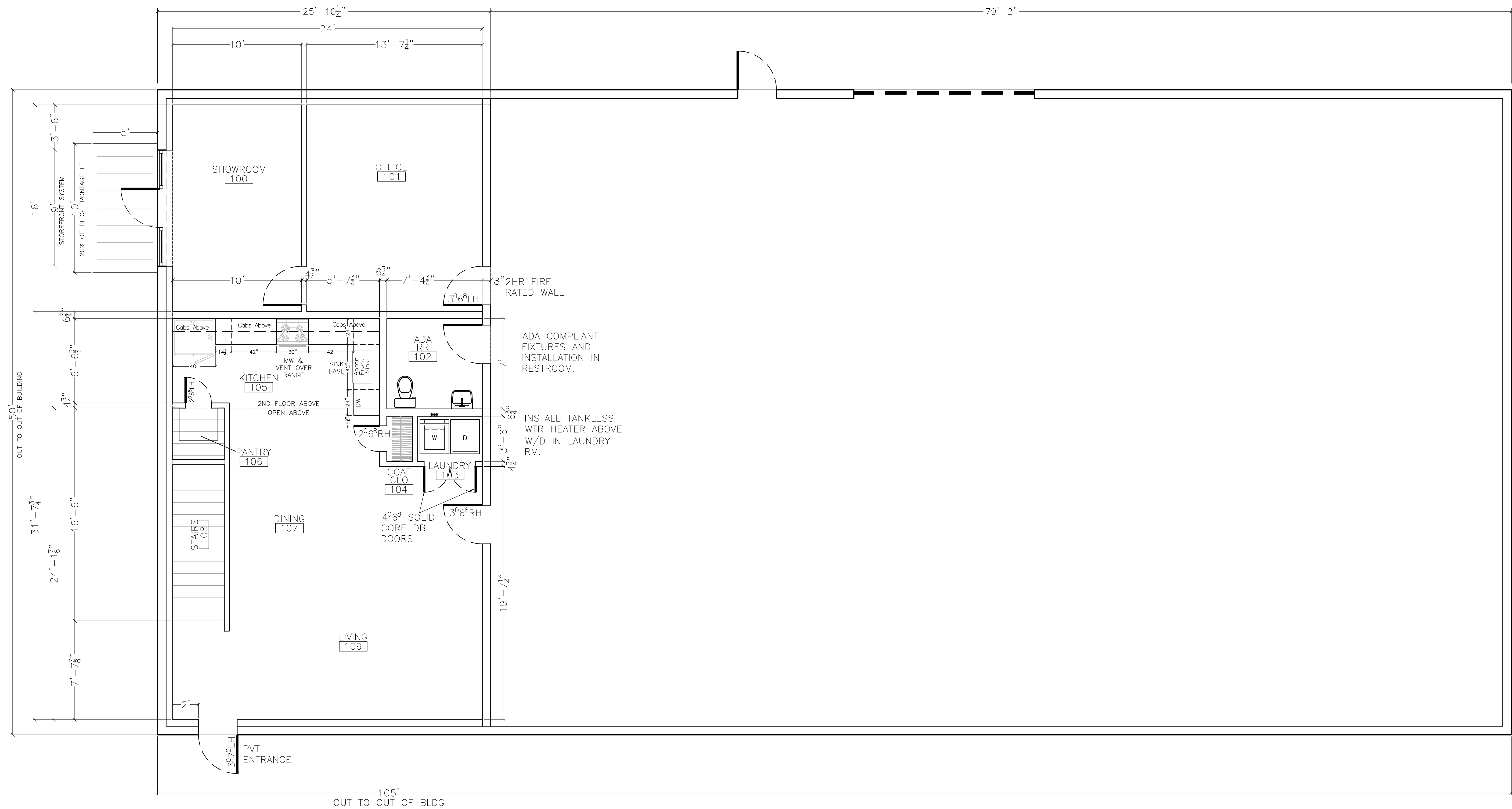
CK METALCRAFT, LLC
25 STEEL ROAD, CITY OF WYLIE, COLLIN COUNTY, TEXAS 75098

DRAWING REV:
FOR:
ZBOA Review

DRAWN BY:
Bryan D. Rogers

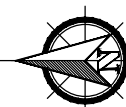
DATE:
05-26-2021

SHEET
X2
OF



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SQUARE FOOTAGE SUMMARY

1st FLOOR	
1st FLOOR OFFICE/SHOWROOM	525 SF
1st FLOOR WAREHOUSE	3,957 SF
1st FLOOR LIVING SPACE	768 SF
TOTAL GROSS 1st FLOOR FOOTPRINT	5,250 SF

2nd FLOOR	
2nd FLOOR LIVING SPACE	576 SF

TOTAL 1st & 2nd GROSS SPACE	5,826 SF
-----------------------------	----------

TOTAL 1st FLOOR GROSS BUSN	4,482 SF
----------------------------	----------

BUILDING CODE ANALYSIS:

SCOPE OF WORK: GROUND UP SITE AND BUILDING CONSTRUCTION OF A 5,250 SF FIRST FLOOR AND 576 SF MEZZANINE (TOTAL 5,826 SF) STRUCTURE LOCATED AT 25 STEEL ROAD (REGENCY BUSINESS PARK ADDITION PHASE ONE (CWY) BLOCK B, LOT 3).

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE, OR FEDERAL LAW AND APPLICABLE CONSTRUCTION CODES AS CURRENTLY RECOGNIZED BY THE CITY OF WYLIE, COLLIN COUNTY, TEXAS.

ARTICLES, SECTIONS, OR TABLES REFERRED TO HEREIN ARE TAKEN FROM CODES LISTED BELOW. CONSTRUCTION MUST COMPLY WITH:

- 2015 INTERNATIONAL BUILDING CODE (IBC)
- 2015 INTERNATIONAL MECHANICAL CODE (IMC)
- 2015 INTERNATIONAL PLUMBING CODE (IPC)
- 2015 INTERNATIONAL FIRE CODE (IFC)
- 2017 NATIONAL ELECTRIC CODE (NEC)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- TEXAS ACCESSIBILITY STANDARDS
- CITY OF WYLIE ORDINANCES AND AMENDMENTS

THIS PROPERTY IS ZONED: LIGHT INDUSTRIAL

PROPOSED USE: LIGHT ASSEMBLY & FABRICATION

BUILDING CONSTRUCTION TYPE: V-B (TABLE 601)

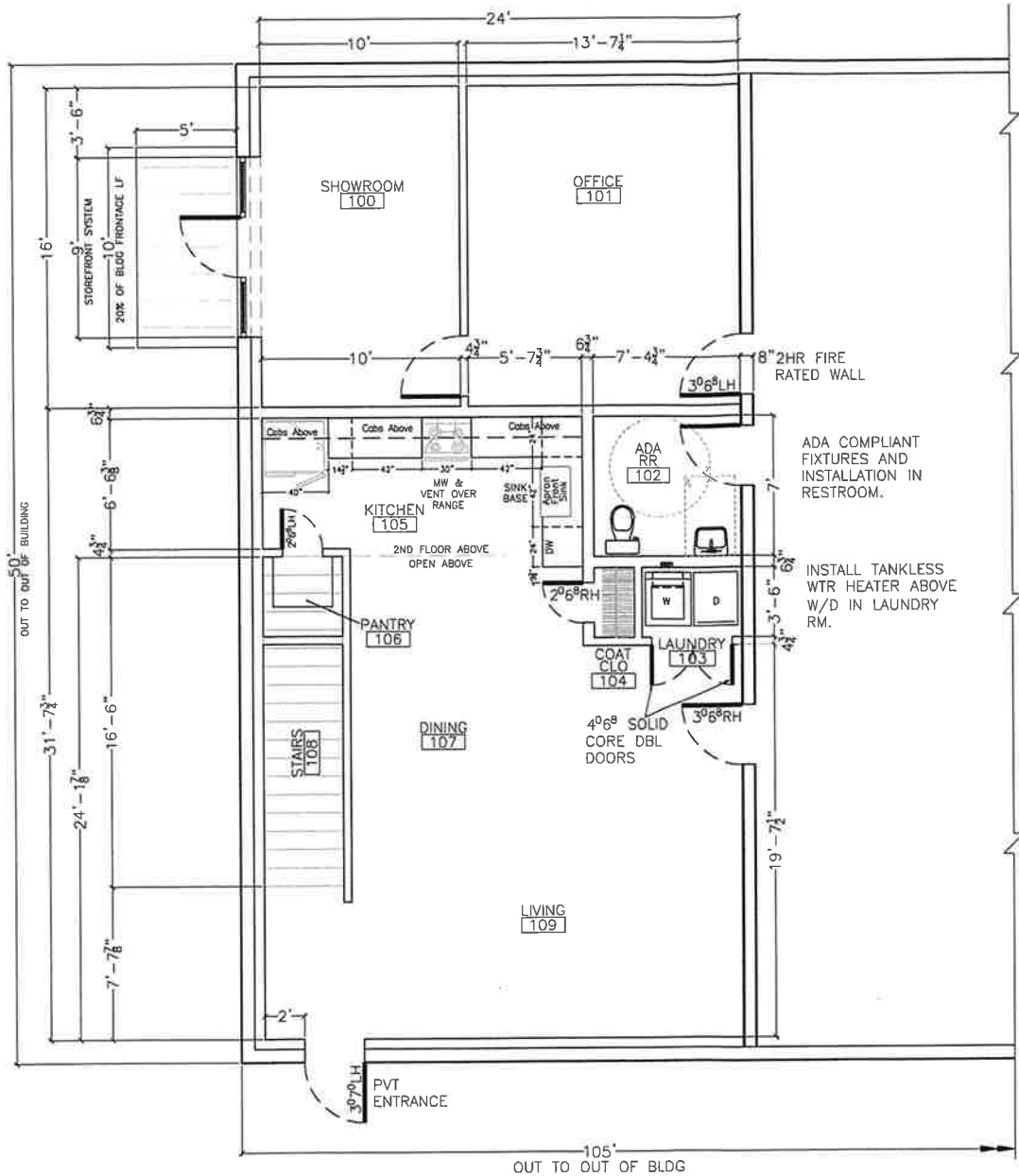
OCCUPANCY CLASSIFICATION: (SECT 302)

- B - BUSINESS OFFICE (SECT 304)
- F1 - FACTORY (SECT 306)
- S - STORAGE (SECT 311)

ZONING NOTES:

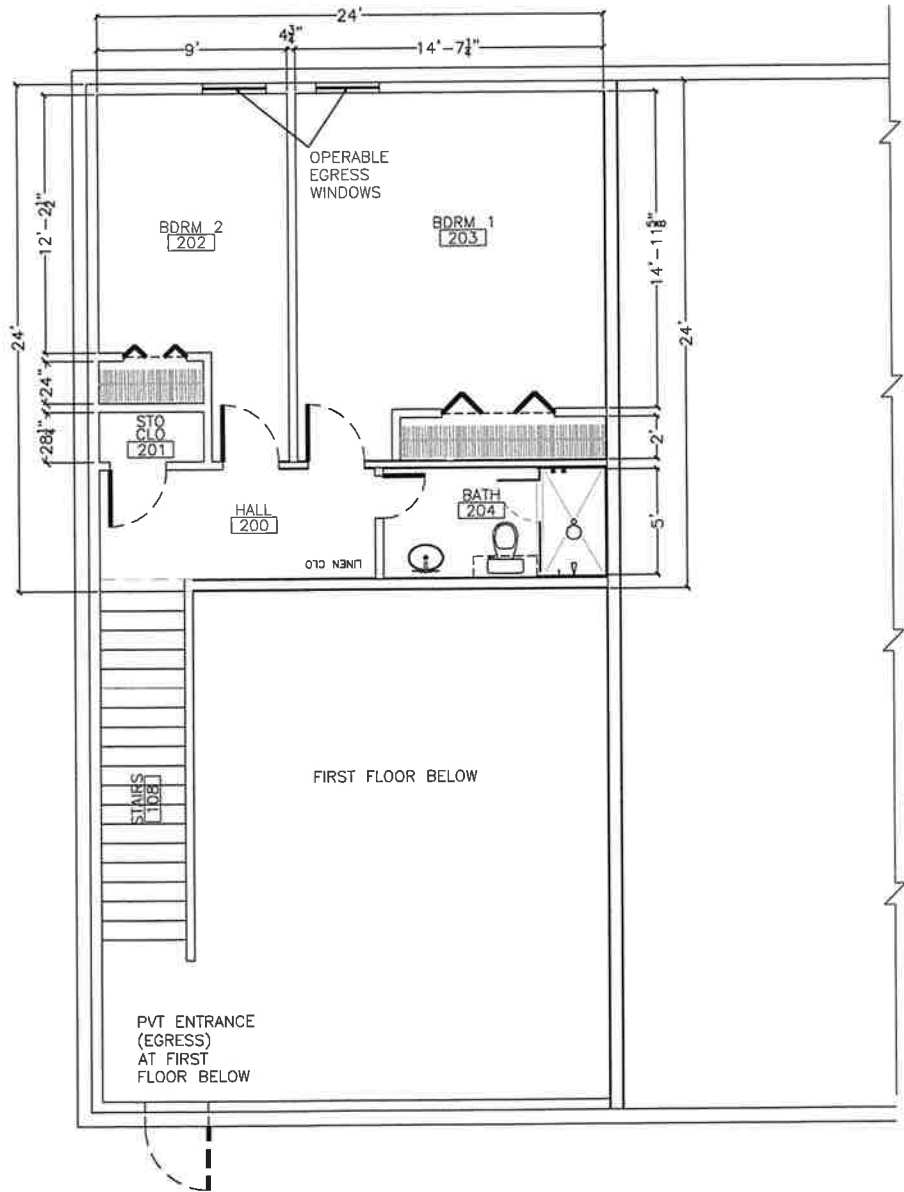
ARTICLE 5: USE REGULATIONS, PG 86, J. ACCESSORY USES, 8. CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT IS LISTED AS PERMITTED BY RIGHT UNDER BOTH LIGHT AND HEAVY INDUSTRIAL DISTRICTS.

CARETAKERS QUARTERS, DOMESTIC OR SECURITY UNIT (PG 124) DEFINITION: CARETAKERS QUARTERS, DOMESTIC OR SECURITY UNIT MEANS AN INDEPENDENT, SELF-CONTAINED DWELLING UNIT LOCATED ON THE SAME LOT AS THE PRINCIPAL USE OR STRUCTURE AND WHICH PROVIDES RESIDENTIAL ACCOMMODATIONS FOR A PROPERTY MANAGER OR SECURITY PERSONNEL.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

BETTER DESIGN RESOURCES



P.O. BOX 1454, WYLIE, TEXAS 75098
214-773-6460 WWW.BetterDesignResources.com
CONCEPTUAL • DESIGN • CONSTRUCTION MANAGEMENT

CK METALCRAFT, LLC
25 STEEL ROAD, CITY OF WYLIE, COLLIN COUNTY, TEXAS 75098

DRAWING REV:
FOR:
CONCEPT

DRAWN BY:
Bryan D. Rogers

DATE:
04-19-2021

SHEET
A1
OF

PROJECT DIRECTORY:

CLIENT:
KEVIN D. FOLEY / CK METALCRAFT LLC
25 STEEL ROAD, WYLIE, TX 75098
PH: 972-979-9419

PROJECT DESIGN:
BRYAN D. ROGERS, BETTER DESIGN RESOURCES
P.O. BOX 1454, WYLIE, TX 75098
PH: 214-773-6460
FAX: 972-429-0224

GENERAL CONTRACTOR:
BETTER DESIGN RESOURCES
P.O. BOX 1454, WYLIE, TX 75098
PH: 214-773-6460
FAX: 972-429-0224

CIVIL ENGINEERING:
TODD D. WINTERS, P.E.
ENGINEERING CONCEPTS & DESIGN
205 WINDCO CIR., WYLIE, TX 75098
PH: 972-941-8400
FAX: 972-941-8401

RPLS/SURVEY:
MATTHEW BUSBY, R.P.L.S.
BOUNDARY SOLUTIONS INC.
P.O. BOX 250, CADDO MILLS, TX 75135
PH: 972-782-8472
FAX: 972-782-7611

M. E. P. ENGINEERING:
B.V. PATEL, P.E.
B. PATEL ENGINEERING SERVICES
804 BRIGHTON AVE., SOUTHLAKE, TX 76092
PH: 972-717-7777

KHURSHID A. CHISHTI, P.E.
M.E.N.P. ENGINEERS
124 N. SPRING DR., RICHARDSON, TX 75038

STRUCTURAL ENGINEERING:
IGOR TEPLITSKIY, P.E.
NORTEX DESIGNS
4416 KELLER HICKS RD., FT.WORTH, TX 76244
PH: 817-379-0866

GENERAL NOTES:

- ARTICLES, SECTIONS, OR TABLES REFERRED TO HEREIN ARE TAKEN FROM CODES LISTED BELOW. CONSTRUCTION MUST COMPLY WITH:
2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2015 INTERNATIONAL FIRE CODE (IFC)
2017 NATIONAL ELECTRIC CODE (NEC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
TEXAS ACCESSIBILITY STANDARDS
CITY ORDINANCES AND AMENDMENTS
- NO APPURTENANCE BETWEEN THE HEIGHT OF 2' AND 9' MAY BE PLACED WITHIN THE VISIBILITY TRIANGLES.

LANDSCAPE NOTES:

- LOT = 0.650 AC OR APX 28,314 SF
LANDSCAPE REQUIRED 10% OR 2,831 SF
LANDSCAPE AREA PROVIDED = 5,447 SF
- APX 23% LOT COVERAGE
- NO TREES LISTED ON THE CITY DESIRABLE SPECIES LIST CURRENTLY EXIST ON THE SITE.

Site Design Requirements		
Element	Base Standard (All development must comply fully with all listed below)	Desirable (Each development must select 4 of the 8 desirables listed below)
Building placement	<ol style="list-style-type: none">Entrances and /or facades oriented to the street.Building footprints no greater than 20,000 square feet in NS and CR Districts.Multiple buildings placed to create plazas, courtyards, landscaped areas w/connecting walkways.	<div><input type="checkbox"/> 1. Building at the front yard line.</div> <div><input checked="" type="checkbox"/> 2. Individual buildings w/footprints = or < 10,000 square feet.</div> <div><input checked="" type="checkbox"/> 3. Front facade oriented to the street.</div>
Parking placement	<ol style="list-style-type: none">Parking spaces at least 10' from residential lot line.	<div><input checked="" type="checkbox"/> 1. Site plan with no more than 50% of parking in front of the building.</div> <div><input checked="" type="checkbox"/> 2. Building with no more than one row parking in front.</div>
Access drives	<ol style="list-style-type: none">Minimum width drive of 24', turning radius of 25'.Access drive at least 150' from intersection.Access drives serving developments greater than 30,000 sq.ft. shall have separated median, or be separated at least 150' from each other.Landscaped treatment of entrances	<div><input type="checkbox"/> 1. Combined access points with adjacent tracts.</div> <div><input type="checkbox"/> 2. Direct connection between buildings and street.</div>
Location of service and loading areas.	<ol style="list-style-type: none">Service and loading areas shall not be visible from a public street or adjacent residential lot.Developments unable to meet the above are required to have masonry screening walls w/gates.	<div><input checked="" type="checkbox"/> 1. Not visible from public street but provide masonry screening.</div>

Landscaping Design Requirements		
Element	Base Standard (All development must comply fully with all listed below)	Desirable (Each development must select 4 of the 8 desirables listed below)
Landscaping in required yards	<ol style="list-style-type: none">At least 20 % of site shall be landscaped in NS, CR, CC, & BG Districts; 10% of site in CR & CC Districts for single buildings of 100,000 sq or more; 10% of site in LI and HI Districts.Landscaping is required in the front yard.Landscaping is required in side and rear yards adjacent to, or across the street from residential.	<div><input checked="" type="checkbox"/> 1. Landscaping that exceeds the minimum by 10%.</div> <div><input checked="" type="checkbox"/> 2. Landscaping in side and rear yard not otherwise required.</div>
Landscaping of parking lots	<ol style="list-style-type: none">Site plans requiring more than 12 spaces required to have 50 sq.ft. of landscaping per space.No parking space further than 60' from landscaped area on site.Parking rows 12 spaces or longer shall have landscaped islands at end.All parking rows shall have landscaped areas at least every 12 spaces.	<div><input checked="" type="checkbox"/> 1. Landscaping 10% or more in excess of 50 sq.ft./space.</div> <div><input checked="" type="checkbox"/> 2. Parking lots with no space further than 40 feet from a landscaped area.</div> <div><input type="checkbox"/> 3. Landscaped pedestrian connection to main entrance.</div>
Visual screening	<ol style="list-style-type: none">Required screening in strip at least 5' wide, plants 3' in height when planted, include one flowering tree for every 20 linear feet of area.At least 50% of required front yard developed as landscaped buffer, at least 10' in width.Trees required in buffer, in groves or belts on a 30 - 40' spacing.Required trees at least 3" in caliper.At least 4' meandering concrete walkway on perimeter when adjacent to thoroughfare.	<div><input type="checkbox"/> 1. Use of rock walls or other natural landscape features.</div> <div><input checked="" type="checkbox"/> 2. Increase in minimum width of landscape buffer by 20%.</div> <div><input type="checkbox"/> 3. Provision of special benches, pedestrian lighting other streetscape elements.</div>

SITE DATA SUMMARY:

SYNOPSIS:
GROUND UP CONSTRUCTION OF A NEW 5,500 SF STRUCTURE, ASSOCIATED UTILITIES, PARKING, AND FIRE LANE. ON REGENCY BUSINESS PARK ADDITION PHASE ONE (CWY) BLK B, LOT 3. LOCATED AT 25 STEEL ROAD, CITY OF WYLIE, COLLIN COUNTY, TEXAS 75098.

CURRENTLY ZONED: LIGHT INDUSTRIAL (NO CHANGES)

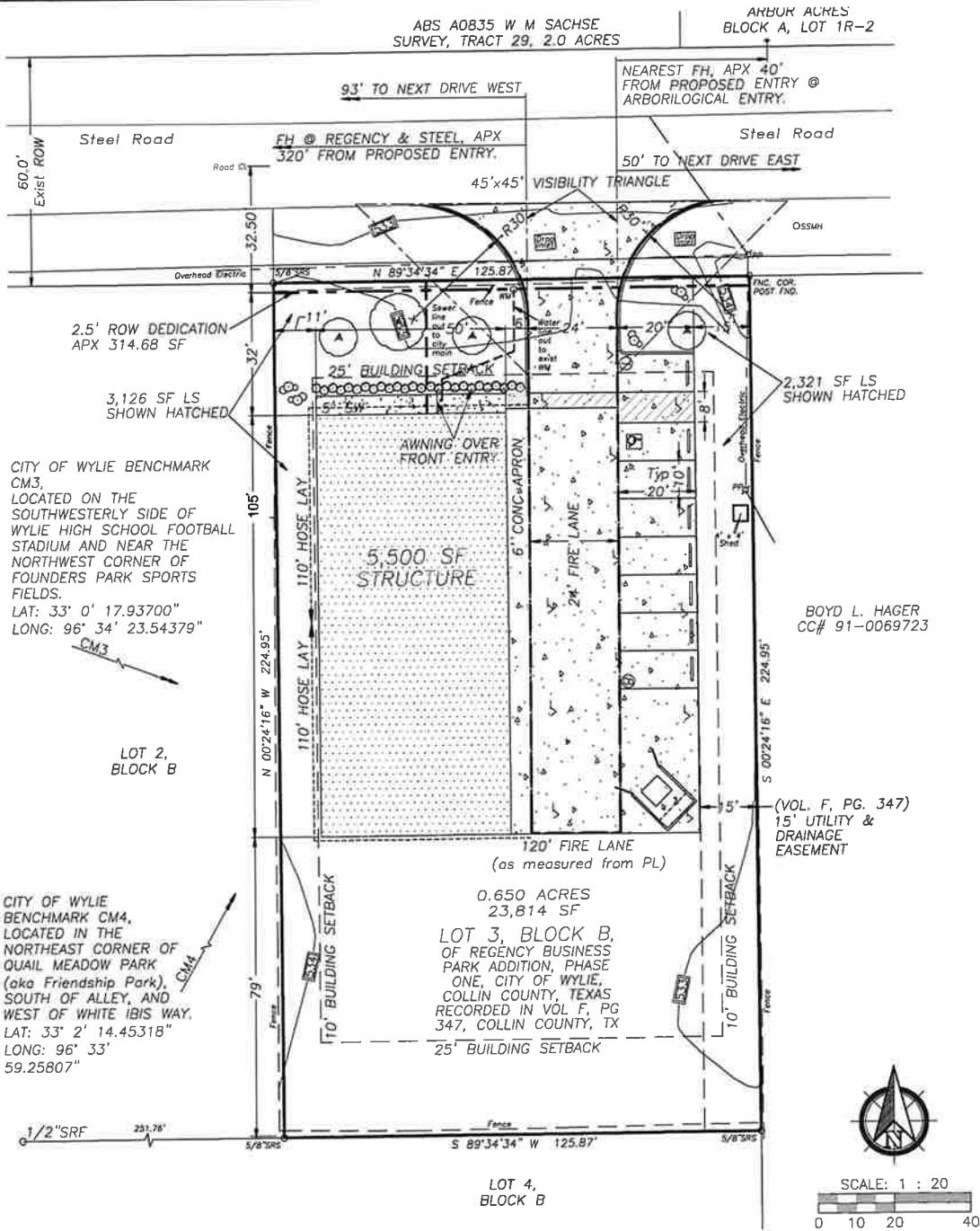
PROPOSED USE: LIGHT ASSEMBLY AND FABRICATION

PARKING REQUIREMENTS:
REQUIRED: 5,500 SF @ 1:1,000 = (5.5) 6
PROVIDED: 8, INCLUDING 1 VAN ACCESSIBLE HC SPACE



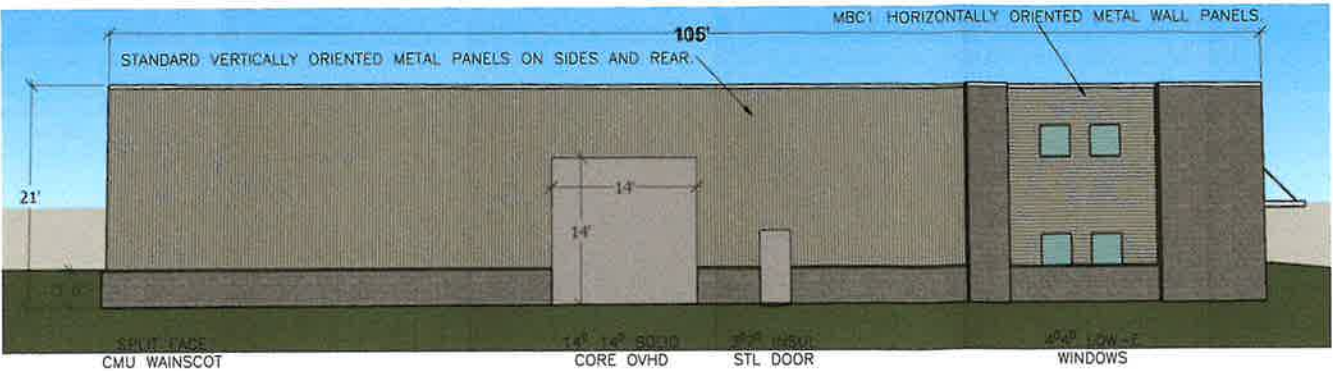
VICINITY MAP

SCALE = NONE

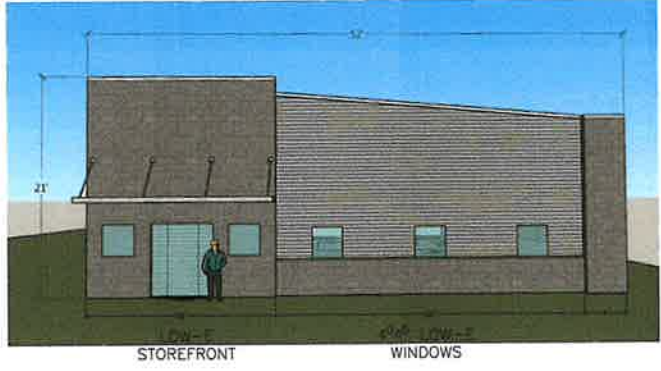


SITE PLAN

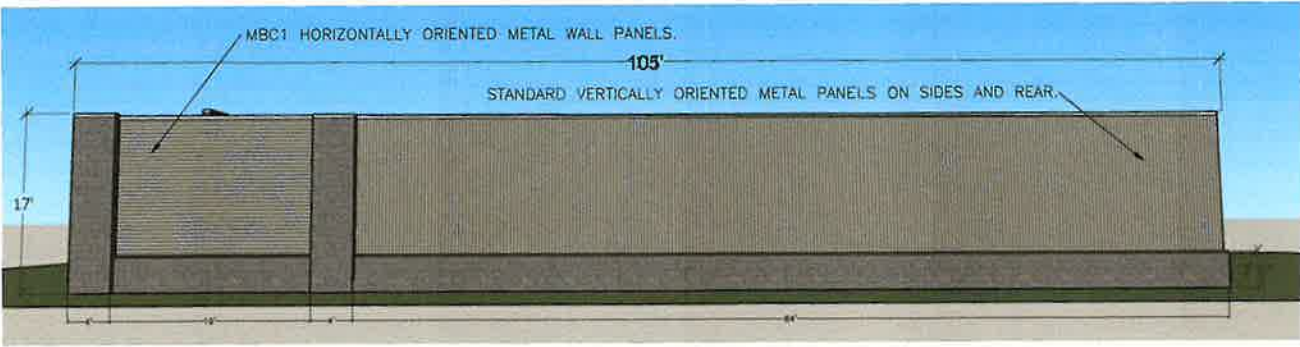
SCALE: 1 : 20



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

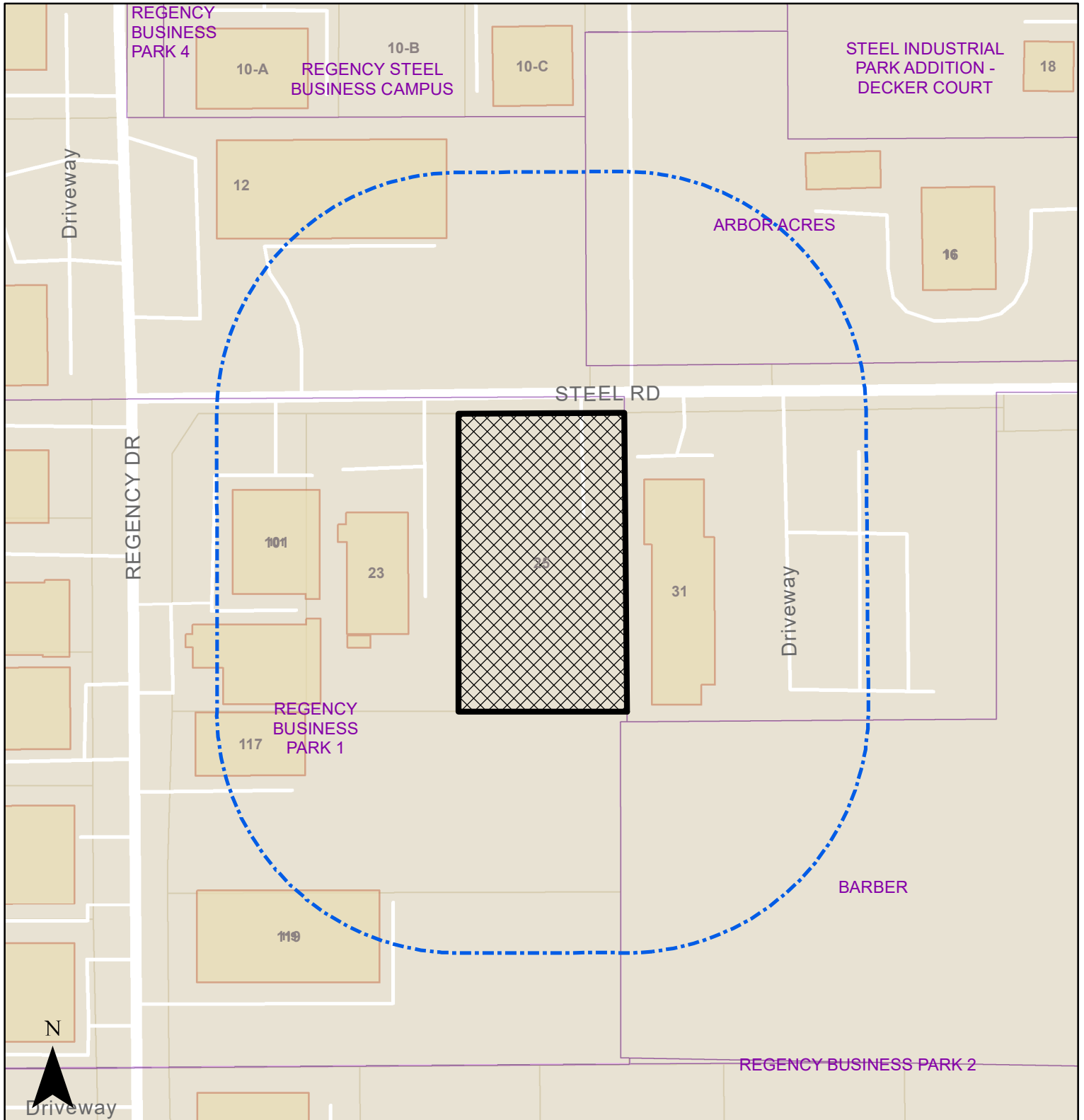
GENERAL NOTES:

1. ARTICLES, SECTIONS, OR TABLES REFERRED TO HEREIN ARE TAKEN FROM CODES LISTED BELOW. CONSTRUCTION MUST COMPLY WITH:
- 2015 INTERNATIONAL BUILDING CODE (IBC)
 - 2015 INTERNATIONAL MECHANICAL CODE (IMC)
 - 2015 INTERNATIONAL PLUMBING CODE (IPC)
 - 2015 INTERNATIONAL FIRE CODE (IFC)
 - 2017 NATIONAL ELECTRIC CODE (NEC)
 - 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 - TEXAS ACCESSIBILITY STANDARDS
 - CITY ORDINANCES AND AMENDMENTS


Architectural Design Requirements			
Element	Base Standard (All development must comply fully with all listed below)	Desirable (Each development must select 3 of the 6 desirables listed below)	
Building materials	<ul style="list-style-type: none">1. Buildings constructed of a masonry product without least 20% stone on front façade in NS, CR, CC, BG, LI and HI Districts. Tilt wall construction is permissible in LI and HI districts.2. Roofs with pitch greater than 2:12 use specified roofing materials.3. Buildings should copy architectural styles and details, design themes, building materials, and colors of the surrounding new development context w/in 200 ft of a corner.	<input checked="" type="checkbox"/> 1.	Use of two complementary primary facade materials to help achieve facade articulation, visual variety and/or architectural detailing.
Building articulation, form and massing	<ul style="list-style-type: none">1. Walls not exceed height width ratio of 1 to 2 without variation in massing of facade. At least 25% of facade offset at least 4'.2. Entrances must be emphasized with architectural elements.3. Ground floor facades in NS, CR, & CC Districts required specified features along 60% of length.	<input type="checkbox"/> 2.	Copy same style entire block.
Architectural compatibility	<ul style="list-style-type: none">1. Buildings in the NS and CR Districts shall be architecturally compatible with surrounding neighborhoods.2. Buildings in CC & BG Districts adjacent or within 200' of residential areas shall be architecturally compatible.	<input checked="" type="checkbox"/> 1.	Application of base standards to facades not facing a public street.
		<input checked="" type="checkbox"/> 2.	Use of Architectural detailing and/or materials to provide variety in visual appearance.
		<input type="checkbox"/> 1.	Buildings with pitch roofs meeting minimum requirement of residential development.
		<input type="checkbox"/> 2.	Buildings with hip roof sections, dormers or two or more gable roof sections at right angles to each other.

Notification Map

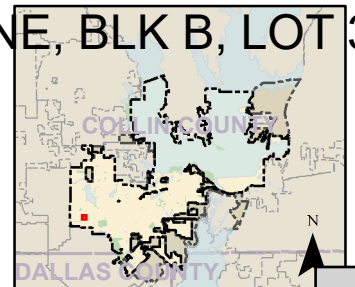
06/07/2021 Item 3.



REGENCY BUSINESS PARK ADDITION PHASE ONE, BLK B, LOT 3

 200 Foot Notifcation Buffer  Subject Property

0 55 110 220 330 440 Feet





Wylie Zoning Board of Adjustment

AGENDA REPORT

Meeting Date:	<u>June 07, 2021</u>	Item Number:	<u>4</u>
Department:	<u>Planning</u>	Case Number:	<u>2021-08</u>
Prepared By:	<u>Kevin Molina</u>	Project Location:	<u>2924 Montague Trail</u>
Date Prepared:	<u>May 27, 2021</u>	Subdivision Name:	<u>Cimarron Estates</u>
		Exhibits:	<u>Locator Map, Survey, Elevation, Notification Map, Comments</u>

Subject

Hold a Public Hearing to consider and act upon a request by Devin Runwicz for a variance to Section 2.5 of the Zoning Ordinance to allow for reduced rear setbacks, reduced roof slope, an increased maximum height, and increased lot coverage of an accessory structure. Property located at 2924 Montague Trail. **ZBA 2021-08**

Discussion

Applicant: Devin Runewicz

Owner: Devin Runewicz

The subject property is located at 2924 Montague Trail and is currently zoned Single Family 10/24 (SF 10/24).

The applicant is requesting variances to allow for the placement of a 750 sq.ft. detached garage with reduced rear setbacks of 5' in lieu of 10', an increased maximum height allowance of 18' in lieu of 15', a minimum roof slope of 2:12 in lieu of 3:12 and an increased lot coverage of 9% in lieu of 5%.

Lot coverage, setbacks, and height limits on accessory structures are requirements designed to allow for household storage while protecting open space and neighborhood aesthetics.

The applicant is planning on installing a lift in the garage for the storage of classic cars.

Public comment forms were mailed to twenty-seven (27) property owners within 200 feet of this request, as required by State Law. At the time of posting one comment form was returned in opposition and none in favor of the request.

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*

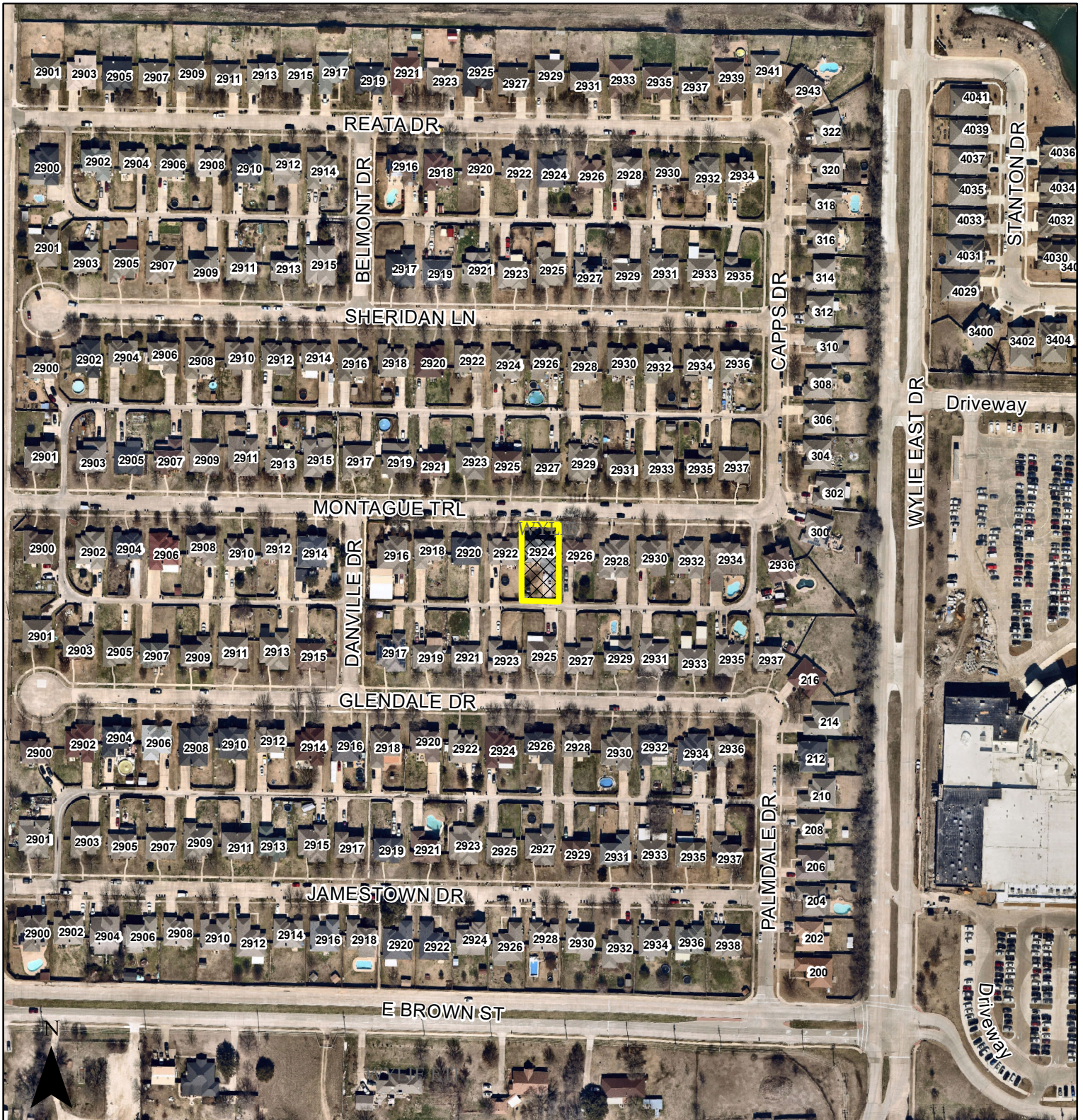
JH

Date

June 3, 2021

Locator Map

06/07/2021 Item 4.

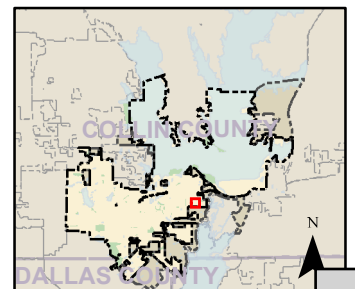


Cimarron Estates Phase II, Block A, Lot 41



Subject Property

0 115 230 460 690 920 Feet



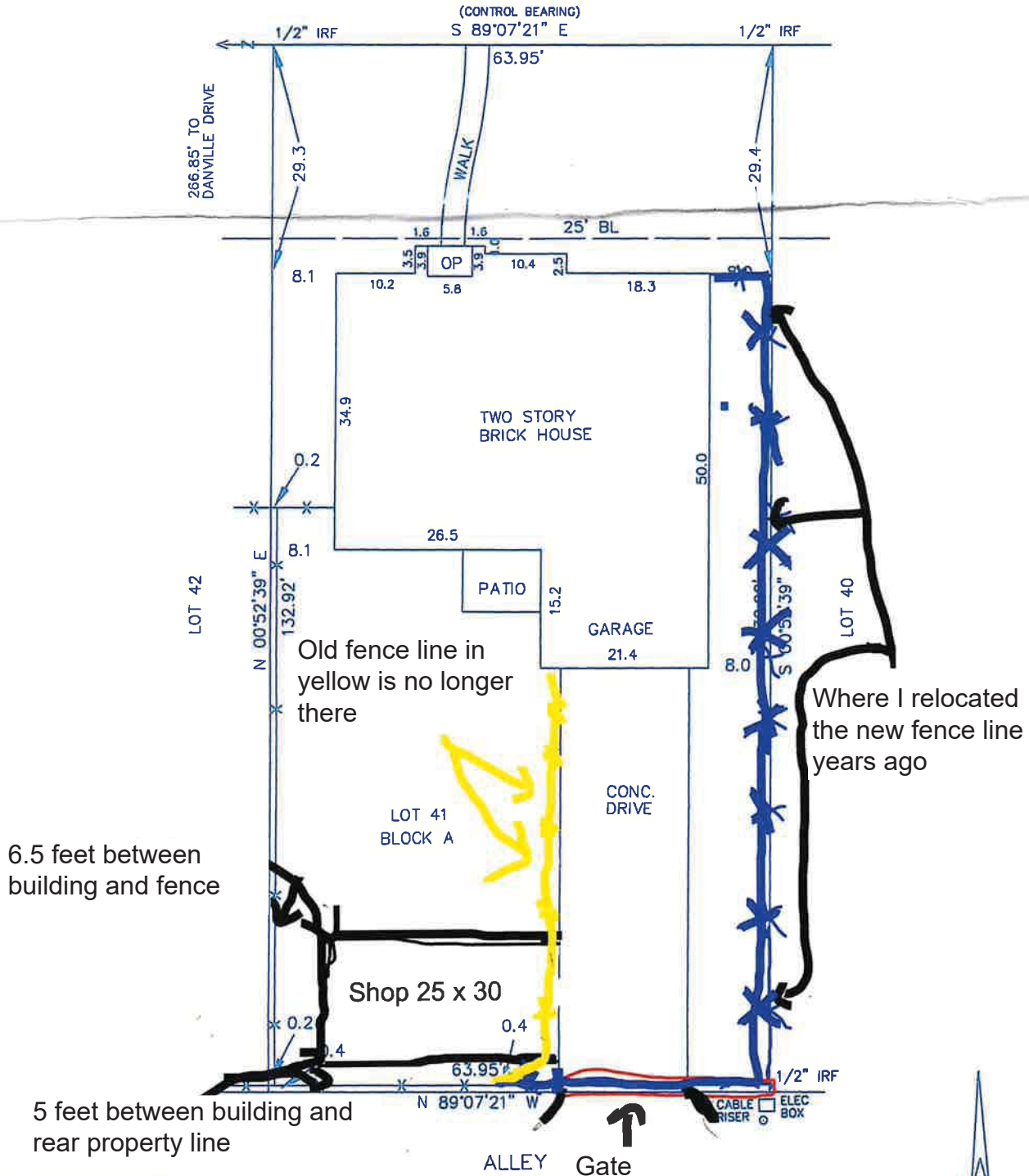
PLAT SHOWING

06/07/2021 Item 4.

Lot 41, Block A, of CIMARRON ESTATES PHASE II, an Addition to the City of Wylie, Collin County, Texas, according to the plat thereof as recorded in Volume 0, Page 362 of the Plat Records, Collin County, Texas.

2924 MONTAGUE TRAIL

2924 MONTAGUE TRAIL
50' R.O.W.



"FLOOD CERTIFICATION"
Subject property is located in Zone X according to the Flood Insurance Rate Map Community Panel Map # 48085C0470 G and Map # 48085C0500 G Dated: January 19, 1996

MUELLER, INC.
METAL BUILDINGS, ROOFING & COMPONENTS

BUILDING SIZE ▶

OVERHANGS ▶

LEAN-TO ▶


DOORS AND WINDOWS ▶


WAINSCOT ▶


GUTTER ▶


RIDGE VENT ▶

COLOR SELECTIONS ▼

Wall:  Rustic Brown

Roof:  Charcoal

Trim:  Charcoal

Rollup:  Saddle Leather ...

next step >>

INSULATION ▶

TRANSLUCENT PANELS ▶


8' WALL LINER PANELS ▶

GET A QUOTE ▶

START OVER To GET A QUOTE or SAVE your building, please login or register.

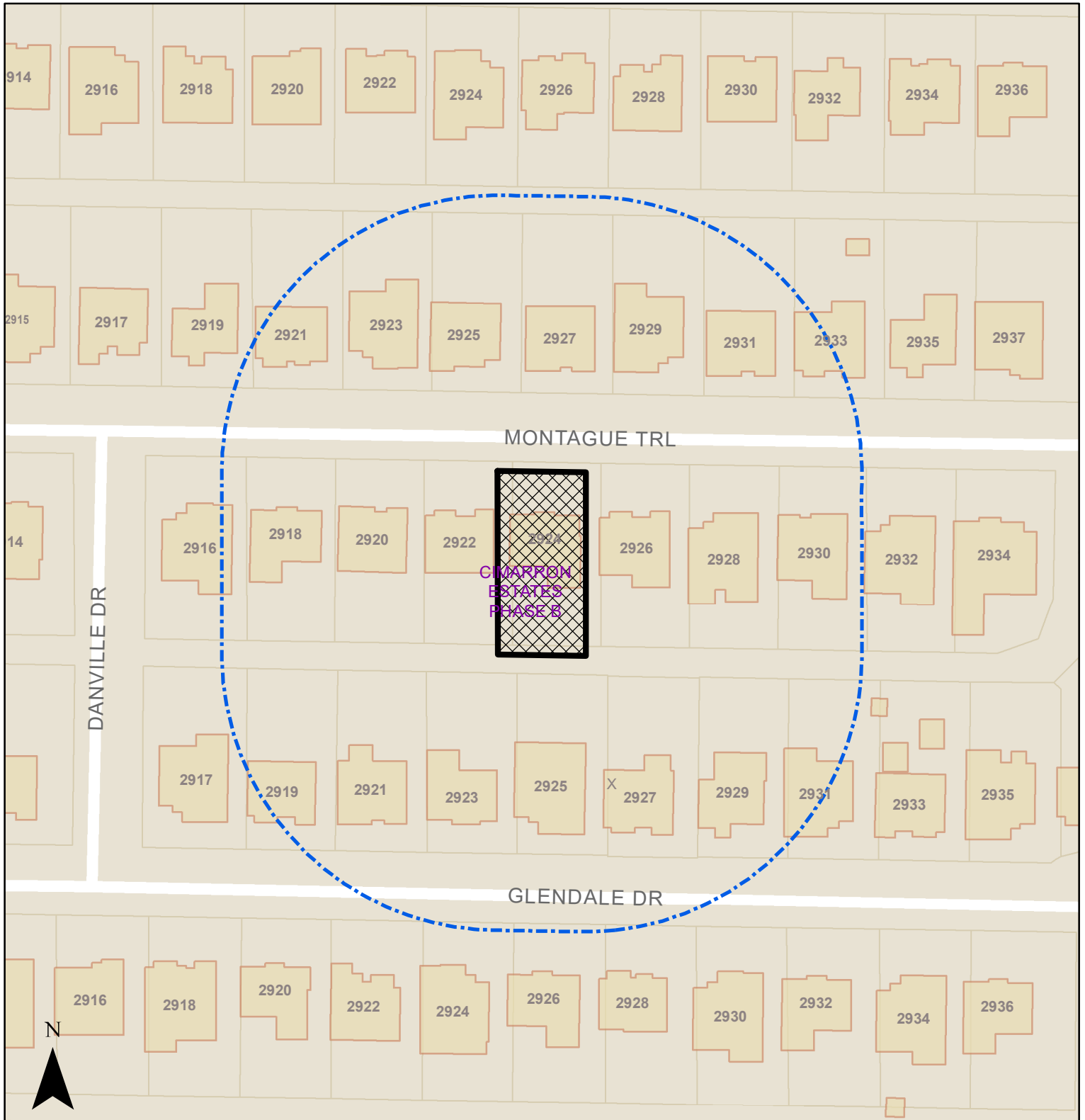
View: Custom
Scene: East Texas

18' Peak
16' walls
25'
30'




Notification Map

06/07/2021 Item 4.



Cimarron Estates Phase II, Block A, Lot 41

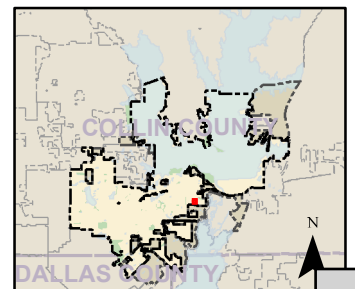


200 Foot Notification Buffer



Subject Property

0 45 90 180 270 360 Feet



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 #2021-08.

☒ I am **AGAINST** the requested variance as explained on the attached public notice for ZBA Case #2021-08.

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

Monday, June 07, 2021 at 6:30 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Paulette Goss
(please print)

Address: 2927 Glendale Dr
Wylie, TX 75098

Signature: Paulette Goss

Date: 5/24/21

COMMENTS:

The building is too large and too high. I feel it will effect
the value of my property.