



# Wylie Zoning Board of Adjustments

## AGENDA REPORT

Department: Planning

Item Number: 1

Prepared By: Kevin Molina

### Subject

Hold a Public Hearing to consider and act upon a request by Jarrett Young for a variance to Section 5.1 and Section 5.2 of the Zoning Ordinance to allow for reduced minimum parking requirements for an auto repair shop. Property located at 1604 Martinez Lane. (ZBA 2026-01).

### Recommendation

Motion to deny.

### Discussion

**OWNER: Artemis Land Holdings LLC**

**APPLICANT: Jarrett Young**

The applicant is requesting a variance to Section 5.1 and Section 5.2 of the Zoning Ordinance to allow for 10 parking spaces in lieu of the required 19 spaces for an auto repair shop use.

The existing development located at 1604 Martinez Lane contains a structure that measures 5,590 square feet with an approved site plan in July of 2022 for an office/warehouse user parked at 1 parking space for every 750 square feet. An auto repair shop requires 1 parking space for every 300 square feet which would require a total of 19 parking spaces on the property.

The applicant has provided a variance exhibit which identifies parking areas for the auto repair business. City staff has placed X marks on parking areas that are not accepted due to either being located on the right of way or within a fire lane access easement. A total of 10 spaces with one being ADA count towards the required parking requirements. A letter of intent was also provided by the applicant which is attached to this packet.

Staff's recommendation is for this variance request to be denied due to the following reasons:

- The variance, if granted, will adversely affect the proposed development or use of adjacent property or neighborhood. Overflow of vehicles can lead to traffic congestion, accidents, and visual blight in the area.
- The variance, if granted, is not keeping with the intent of the development code due a 53% reduction of required parking.
- The property owner was made aware, when this property was developed, that some uses would not be acceptable due to size of the structures built and the property size.
- The variance is based exclusively on findings of personal or financial hardship.

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, one comment form was returned in opposition of the request and none returned 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.