



# Zoning Board of Adjustment

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**Minutes  
Regular Meeting  
August 16, 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 Kagnew. 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 July 19, 2021 Meeting.**

## **Board Action**

A motion was made by Chair Betler, and seconded by Board Member Covington, 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 David Ordanez for a variance to Figure 4-5, Figure 4-7 and Section 4.3.D.4 of the Zoning Ordinance to allow for service and loading areas to face a public street. Property located at 1602 Martinez Lane. ZBA 2021-12.**

### **Staff Comments**

Mr. Molina addressed the Board Members and stated that the property located at 1602 Martinez Lane is currently zoned Light Industrial.

The applicant is proposing to develop an office warehouse building for a self-owned HVAC repair company. The applicant is requesting a variance to allow service and loading areas to face a public street. The structure will have four garage doors that will face Martinez Lane.

The applicant has stated that there is a hardship due to the property being on a rectangular lot. The rectangular shape of the lot makes the building's orientation with garage doors facing Martinez Lane the most feasible option for the development of the site.

Public Comment forms were mailed to thirteen 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. David Ordanez, Jr. addressed the Board Members stating the site will provide 12 parking spaces for employee parking only and will have one access. Board Members questioned if the site will be gated or have a barrier. Mr. Ordanez stated that he was in agreement of providing a privacy fence. The Board Members discussed the type of fence, and recommended a fence made of wrought iron, masonry, or wood but not less than six feet in height facing Martinez. Mr. Ordanez was in agreement.

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

### **Board Action**

A motion was made by Vice Chair Wight, and seconded by Board Member Lovelace, to grant the variance with stipulations of a fence made of wrought iron, masonry, or wood but not less than six feet in height facing Martinez, to allow for service and loading areas to face a public street. Property located at 1602 Martinez Lane. ZBA 2021-12. A vote was taken and carried 5 - 0.

- 2. Hold a Public Hearing to consider and act upon a request by Paul Louk for a variance to Section 11.3.1.2 and 11.3.1.4 of Planned Development 2021-08 to allow for reduced rear and side setbacks for an addition to a single-family home. Property located at 1415 Eugene Drive. ZBA 2021-13.**

### **Staff Comments**

Mr. Molina approached the Board Members stating that the property is located at 1415 Eugene Drive and is zoned Creekside Estates Planned Development Ordinance 2021-08.

The application is requesting a variance to allow for rear setbacks of 7 feet in lieu of 25 feet and side setbacks of 5 feet in lieu of 6 feet for a 780 square feet addition to a single family residence.

The applicant has stated that the variance is needed to allow for the proposed home addition to accommodate space for residents and guests.

Public Comment forms were mailed to twenty-five 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 2 at 6:50PM asking anyone present wishing to address Board Members to come forward.

The applicant, Mr. Paul Louk addressed the Board Members stating that the height of the addition is in compliance with the Zoning Ordinance of fourteen feet and the property is on a corner lot.

Chair Betler closed the Public Hearing for Item 2 at 6:52PM.

### **Board Action**

A motion was made by Board Member Lovelace, and seconded by Vice Chair Wight to grant the variances to allow for reduced rear and side setbacks for an addition to a single-family residential home. Property located at 1415 Eugene Drive. ZBA 2021-13. A vote was taken and carried 5 – 0.

Ms. Bradley stated that there will be a meeting on September 20, 2021.

### **ADJOURNMENT**

A motion was made by Chair Belter and seconded by Board Member Covington, to adjourn the meeting at 7:00PM. A vote was taken and carried 5 – 0.

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**Byron Betler, Chair**

**ATTEST:**

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**Mary Bradley**