



Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning

Item Number: 1

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Subject

Hold a Public Hearing to consider and act upon a request by Collin Community College for a variance to Section 7.3 of Zoning Ordinance 2023-23 to allow for temporary parking on a flex base surface for a period of 24 months. Property located at 391 Country Club Road. (ZBA 2024-06).

Recommendation

Motion to **approve or deny**.

Discussion

OWNER: Collin Community College

APPLICANT: Collin Community College

The applicant is requesting a variance to Section 7.2 of the Zoning Ordinance 2023-23 to allow for 219 temporary parking spaces on a 6” flex base surface in lieu of a concrete surface for a period of 24 months. The property is located at 391 Country Club Road.

The purpose of the Ordinance requiring concrete surfaces for parking is due to its durability. The college has a need for overflow parking due to higher enrollment than expected. The engineering and fire departments have both reviewed this proposal and have found the temporary surface to be acceptable.

The applicant believes the variance request has merit for the following reasons:

- The request for the temporary parking is limited to a duration of 24 months. The variance request is temporary as the College is designing plans for a permanent concrete parking lot.
- The parking is proposed on an existing 6’ flex base with clay subgrade surface. This surface was originally installed in 2018 as part of the development staging area for the construction of the community college.
- The temporary parking shall be used only for overflow parking with the Collin College Police Department managing the vehicular traffic and parking.

Public comment forms were mailed to thirteen (12) 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.