



Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Hold a Public Hearing to consider and act upon a request by Daniel Kleiss for a variance to Section 5.1H of the Zoning Ordinance to allow for a reduction in the required minimum parking for Sanden International. Property located at 601 Sanden Blvd. (ZBA 2025-17).

Recommendation

Motion to **approve or deny**.

Discussion

OWNER: Sanden International (USA) Inc.

APPLICANT: Sanden International (USA) Inc.

The applicant is requesting a variance to Section 5.1H of the Zoning Ordinance to allow for a reduction in the required parking by providing 315 parking spaces in lieu of the required 409. The property is located at 601 Sanden Blvd and the purpose for the request is due to Sanden International proposing to sell off land which would reduce their current parking to 315 parking spaces.

The purpose of the Zoning Ordinance establishing a minimum parking requirement is to ensure that businesses have adequate parking and a minimal impact to traffic flow.

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

- The current number of parking spaces that are used is slightly over 200, well below the 315 requested.
- The requested reduction will not negatively impact traffic flow, public safety, or neighboring properties. The site will continue to comply with ADA requirements and maintain adequate parking for employees, visitors, and service vehicles.
- Shall the need arise for additional parking, the property has undeveloped areas where additional parking can be provided. These areas are highlighted on the provided Variance Exhibit.
- The Sanden International property is gated which further limits the possibility of maxing out the parking due to there being more control of the vehicles that can occupy the site.

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 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.