

Wylie Zoning Board of Adjustments Regular Meeting

March 17, 2025 – 6:00 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 meeting minutes from the January 21, 2025 Zoning Board of Adjustments meeting.

REGULAR AGENDA

1. Hold a Public Hearing to consider and act upon a request by F & S Ventures LLC for a variance to Section 4.3 & Section 9 of the Zoning Ordinance to allow for the remodeling and change of use of a nonconforming structure. Property located at 1959 N State Highway 78. (ZBA 2025-02).
2. Hold a Public Hearing to consider and act upon a request by Tina Brown for a variance to Section 5.C of Planned Development 2000-20 to allow for a fence eight feet in height. Property located at 1911 Fountain Spray Drive. (ZBA 2025-03).
3. Hold a Public Hearing to consider and act upon a request by James Donovan for a variance to Section II.8 of Planned Development 2005-24 to allow for side setbacks of three feet in lieu of ten feet. Property located at 1303 Shadow Hills Drive. (ZBA 2025-04).
4. Hold a Public Hearing to consider and act upon a request by Brian Scherr for a variance to Section 9.2 of Planned Development 2005-44 to allow for side setbacks of 7 feet 3 inches in lieu of ten feet. Property located at 1804 Stone Glen Drive. (ZBA 2025-05).
5. Hold a Public Hearing to consider and act upon a request by Joseph Sotelo for a variance to Section 25.4 of Zoning Ordinance 1991-22 to allow for an accessory structure over the maximum allowed square footage. Property located at 1901 Stone Glen Drive. (ZBA 2025-06).

WORK SESSION

RECONVENE INTO REGULAR SESSION

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 March 14, 2025 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.