



## Wylie Zoning Board of Adjustments Regular Meeting

September 18, 2023 – 6:30 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098

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### CALL TO ORDER

Chair Jennifer Grieser called the meeting to order at 6:30 pm. Board members in attendance were Chair Jennifer Grieser, Board Member Byron Betler, Board Member Richard Covington, Board Member Hamza Faraz, Board Member Michael Innella, Director of Community Services Jasen Haskins, Sr Planner Kevin Molina, and Secretary Lillian Baker. Absent were Vice Chair Harold Smith, and Board Member Aaron Lovelace.

### 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.*

None approached the Board.

### 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. Meeting Minutes from August 21, 2023 Regular Meeting

#### Board Action on Consent Agenda

A motion was made by Board Member Covington and seconded by Board Member Innella to approve the consent agenda as presented. A vote was taken and carried 5 – 0.

### REGULAR AGENDA

1. Hold a Public Hearing to consider and act upon a request by Clayton McLucas for a variance to Section 2.5.C of the Zoning Ordinance to allow for 0' side setbacks in lieu of the required side setback of 5'. Property located at 3122 Grandview Dr. ZBA 2023-07

#### Staff Discussion on Regular Agenda Item 1

Sr Planner Molina presented. The applicant is requesting a 0' setback in lieu of the 5' setback for a patio cover that has already been started. If the variance is approved, modifications will need to be made to make it structurally sound. However, for this variance it is only for the setback. Twenty-three notices were mailed and none were received in favor or against. The height is less than the fence height. The applicant was issued a stop work order. In order to proceed for a permit, he needs the variance approved. The applicant was present and approached the Board.

Applicant Clay McLucas stated that the structure is being built for protection of lawn equipment for his business. He stated it is not attached to the house, but attached to the fence. He stated he was unaware that a permit was required. He does not have any other plans for other builds of this nature. The roofing is fiberglass. The Board asked if two structures were being built. Applicant McLucas stated it was separated for a garden area and was two separate structures. He stated it was not visible from the street or his neighbor's residence. The Board asked if fuel would also be stored. The applicant stated no, that the only fuel would be contained within the equipment itself. The Board also asked about the material for the roofing, to which applicant McLucas stated it was corrugated fiberglass.

Chair Grieser opened the Public Hearing at 6:42 pm. Citizen Charles Elring approached the board in favor of Applicant Lucas' request. The public Hearing was closed at 6:43pm

#### **Board Action and Regular Agenda Item 1**

A motion was made by Board Member Faraz and was seconded by Board Member Innella to approve the variance from a 5' setback to a 0' setback. A vote was taken and carried 5 – 0.

2. Discuss adjusting the meeting start time from 6:30 pm to 6:00 pm to be in line with the other boards, commissions, and city council.

#### **Board Discussion on Regular Agenda Item 2**

Director Haskins addressed the board on changing the start time to align with all other City Meetings. All Board Members were in agreement that there was no issue to change the meeting start time.

#### **Board Action on Regular Agenda Item 2**

A motion was made by Board Member Betler and seconded by Commissioner Covington to move the meeting start time from 6:30 pm to 6:00 pm. A vote was taken and Carried 5 – 0.

#### **ADJOURNMENT**

A motion was made by Board Member Betler and seconded by Board Member Covington to adjourn. A vote was taken and carried 5 – 0. Chair Grieser adjourned the meeting at 6:48 pm.

**ATTEST**

  
Lillian Baker, Secretary

  
Jennifer Grieser, Chair  
Harold Smith, Vice-Chair