

# Wylie Zoning Board of Adjustments Special Called Meeting

November 4, 2024 – 6:00 PM

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



## CALL TO ORDER

Chair Covington called the meeting to order at 6:01 p.m. In attendance were Chair Richard Covington, Vice-Chair I-isha Hudson, Board Member Aaron Lovelace, Board Member Hamza Fraz and Board Member Gordon Hikel. Staff present were Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez.

## 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. Consider, and act upon, approval of the meeting minutes from the September 16, 2024 Zoning Board of Adjustments meeting.

## BOARD ACTION

A motion was made by Board Member Hikel and seconded by Board Member Lovelace 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 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).

Chair Covington opened the public hearing at 6:08 pm. No one approached the Commission. Chair Covington closed the public hearing at 6:08 pm.

### Board Action on Regular Agenda Item 1

A motion was made by Board Member Hikel and seconded by Board Member Lovelace to approve Agenda Item 1 as presented. A vote was taken and carried 5 – 0.

2. Hold a Public Hearing to consider and act upon a request by Brent Garen for a variance to Section 10.3 of Planned Development 2021-08 to allow for an unenclosed attached patio cover within the rear setback. Property located at 3304 Glenwood Dr. (ZBA 2024-07)

Chair Covington opened the public hearing at 6:14 pm. No one approached the Commission. Chair Covington closed the public hearing at 6:14 pm.

#### **BOARD ACTION**

A motion was made by Board Member Lovelace and seconded by Board Member Fraz to approve Agenda Item 2, as presented. A vote was taken and carried 5 – 0.

3. Hold a Public Hearing to consider and act upon a request by Wylie Shops by Slate for a variance to Section 7.3 of Zoning Ordinance 2023-23 to allow for temporary parking on 2” asphalt paving with 3” flex base compaction for a period of 24 months. Property located at 1820 N State Highway 78. (ZBA 2024-08).

Chair Covington opened the public hearing at 6:19 pm. No one approached the Commission. Chair Covington closed the public hearing at 6:19 pm.

#### **BOARD ACTION**

A motion was made by Board Member Lovelace and seconded by Board Member Hikel to approve Agenda Item 3, as presented. A vote was taken and carried 5 – 0.

4. Hold a Public Hearing to consider and act upon a request by Issac Shang for a variance to Section SF-C.1 of Planned Development 1999-39 to allow for an unenclosed attached patio cover within the rear setback. Property located at 3503 Barberry Drive. (ZBA 2024-09).

Chair Covington opened the public hearing at 6:23 pm. No one approached the Commission. Chair Covington closed the public hearing at 6:23 pm.

#### **BOARD ACTION**

A motion was made by Board Member Hikel and seconded by Vice-Chair Husdon to approve Agenda Item 4, as presented. A vote was taken and carried 5 – 0.

5. Hold a Public Hearing to consider and act upon a request by Joseph Tidwell for a variance to Section 4.2.16 of Planned Development 2005-24 to allow for an accessory structure within the rear setback. Property located at 504 Landing Drive. (ZBA 2024-10).

Chair Covington opened the public hearing at 6:27 pm. No one approached the Commission. Chair Covington closed the public hearing at 6:27 pm.

**BOARD ACTION**

A motion was made by Board Member Fraz and seconded by Vice-Chair Husdon to approve Agenda Item 4, as presented. A vote was taken and carried 5 – 0.

- 6. Hold a Public Hearing to consider and act upon a request by Susan Christensen for a variance to Section 1.2 of Planned Development 2018-10 to allow for an unenclosed pergola within the rear, side, and proximity to main structure setbacks. Property located at 1024 Manchester Drive. (ZBA 2024-11).

Chair Covington opened the public hearing at 6:38 pm. One member of the public addressed the Commission. Chair Covington closed the public hearing at 6:55 pm.

**BOARD ACTION**

A motion was made by Board Member Hikel and seconded by Vice-Chair Husdon to approve Agenda Item 6, as presented. A vote was taken and carried 5 – 0.

**ADJOURNMENT**

A motion was made by Board Member Hikel, and seconded by Vice-Chair Hudson, to adjourn the meeting. A vote was taken and carried 5 – 0. Chair Covington adjourned the meeting at 7:04 pm.

  
Richard Covington, Chair

**ATTEST**

  
Gabby Fernandez, Secretary