



# Wylie Zoning Board of Adjustments Special Called Meeting

March 17, 2025 – 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 6:00 p.m. In attendance were Chair Richard Covington, Vice-Chair I-isha Hudson, 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. Absent was 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. Consider, and act upon, approval of the meeting minutes from the January 21, 2025 Zoning Board of Adjustments Meeting.

## BOARD ACTION

A motion was made by Board Member Fraz and seconded by Board Member Hikel to approve the Consent Agenda as presented. A vote was taken and carried 4 – 0.

## 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 a nonconforming structure. Property located at 1959 N State Highway 78. (ZBA 2025-02).

Chair Covington opened the public hearing at 6:07 PM. None approached the Commission. Chair Covington closed the public hearing at 6:07 PM.

## BOARD ACTION

A motion was made by Board Member Hikel and seconded by Board Member Fraz to approve Agenda Item 1 as presented. A vote was taken and carried 4 – 0.

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).**

Chair Covington opened the public hearing at 6:12 PM. None approached the Commission. Chair Covington closed the public hearing at 6:12 PM.

#### **BOARD ACTION**

A motion was made by Board Member Hikel and seconded by Vice-Chair Hudson to approve Agenda Item 2 as presented. A vote was taken and carried 4 – 0.

3. **Hold a Public Hearing to consider and act upon a request by James Donovan for a variance to Section 11.8 of Planned Development 2005-04 to allow for side setbacks of three feet in lieu of ten feet. Property located at 1303 Shadow Hills Drive. (ZBA 2025-04).**

Chair Covington opened the public hearing at 6:17 PM. None approached the Commission. Chair Covington closed the public hearing at 6:17 PM.

#### **BOARD ACTION**

A motion was made by Board Member Fraz and seconded by Vice-Chair Hudson to approve Agenda Item 3 as presented. A vote was taken and carried 4 – 0.

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).**

Chair Covington opened the public hearing at 6:23 PM. None 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 Board Member Fraz to approve Agenda Item 4 as presented. A vote was taken and carried 4 – 0.

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).**


Chair Covington opened the public hearing at 6:28 PM. None approached the Commission. Chair Covington closed the public hearing at 6:28 PM.

## **BOARD ACTION**


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

## **ADJOURNMENT**

A motion was made by Board Member Fraz, and seconded by Board Member Hikel, to adjourn the meeting. A vote was taken and carried 4 – 0. Chair Covington adjourned the meeting at 6:29 pm.

  
*Richard Covington, Chair*

## **ATTEST**

  
*Gabby Fernandez, Secretary*