

Wylie Zoning Board of Adjustments Regular Meeting

January 21, 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 November 18, 2024 Zoning Board of Adjustments meeting.

REGULAR AGENDA

- 1. Hold a Public Hearing to consider and act upon a request by Ahsan Shakir for a variance to Section 5.5.h of Planned Development 2019-15 to allow for an unenclosed attached patio cover within the rear setback. Property located at 3201 Wedgewood Way. (ZBA 2025-01).

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 January 17, 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.



Zoning Board of Adjustment

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Gabby Fernandez

Subject

Consider, and act upon, minutes from the November 18, 2024 Regular Meeting.

Recommendation

Motion to approve Item A as presented.

Discussion

The minutes are attached for your consideration

Wylie Zoning Board of Adjustments Special Called Meeting

November 18, 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 6:00 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 former Administrative Assistant Mary Bradley.

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 November 4, 2024 Zoning Board of Adjustments Special Called Meeting.

BOARD ACTION

A motion was made by Vice-Chair Hudson and seconded by Board Member Hikel 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 Hassan Butt for a variance to Section 1.2 of Planned Development 2018-10 to allow for an unenclosed attached patio cover within the rear setback. Property located at 1011 Manchester Drive. (ZBA 2024-12).

Chair Covington opened the public hearing at 6:09 pm. No one approached the Commission. Chair Covington closed the public hearing at 6:09 pm.

Board Action on Regular Agenda Item 1

A motion was made by Board Member Lovelace and seconded by Board Member Fraz 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 Douglas Beach 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 1800 Stone Glen Drive. (ZBA 2024-13).

Chair Covington opened the public hearing at 6:16 pm. No one approached the Commission. Chair Covington closed the public hearing at 6:17 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 5 – 0.

ADJOURNMENT

A motion was made by Board Member Hikel, and seconded by Board Member Lovelace, to adjourn the meeting. A vote was taken and carried 5 – 0. Chair Covington adjourned the meeting at 6:19 pm.

Richard Covington, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning

Item Number: 1

Prepared By: Kevin Molina

Subject

Hold a Public Hearing to consider and act upon a request by Ahsan Shakir for a variance to Section 5.5.h of Planned Development 2019-15 to allow for an unenclosed attached patio cover within the rear setback. Property located at 3201 Wedgewood Way. (ZBA 2025-01).

Recommendation

Motion to **approve or deny**.

Discussion

OWNER: Ahsan Shakir

APPLICANT: Ahsan Shakir

The applicant is requesting a variance to Section 5.5.h of Planned Development 2019-15 to allow for 1' rear setbacks in lieu of 10' for the allowance of a 200 sq.ft. attached unenclosed patio cover that measures 8' by 25'. The property is located at 3201 Wedgewood Way.

The purpose of the Ordinance restricting rear setback requirements is to provide separation from adjacent properties and existing structures.

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

- The lot has a small rear yard due to the conditions of the Planned Development of a 10' rear setback, while the Zoning Ordinance assumes a 25' rear setback for a house.
- The patio is unenclosed and allows for access on all sides of the structure.
- The Woodbridge Homeowners Association has provided a conditional approval letter for the attached patio cover pending city approvals.

Public comment forms were mailed to thirty-one (31) property owners within 200 feet of this request, as required by State Law. At the time of posting one comment form was returned in favor and none in opposition of the request.

The Board shall not grant a variance to the development code which:

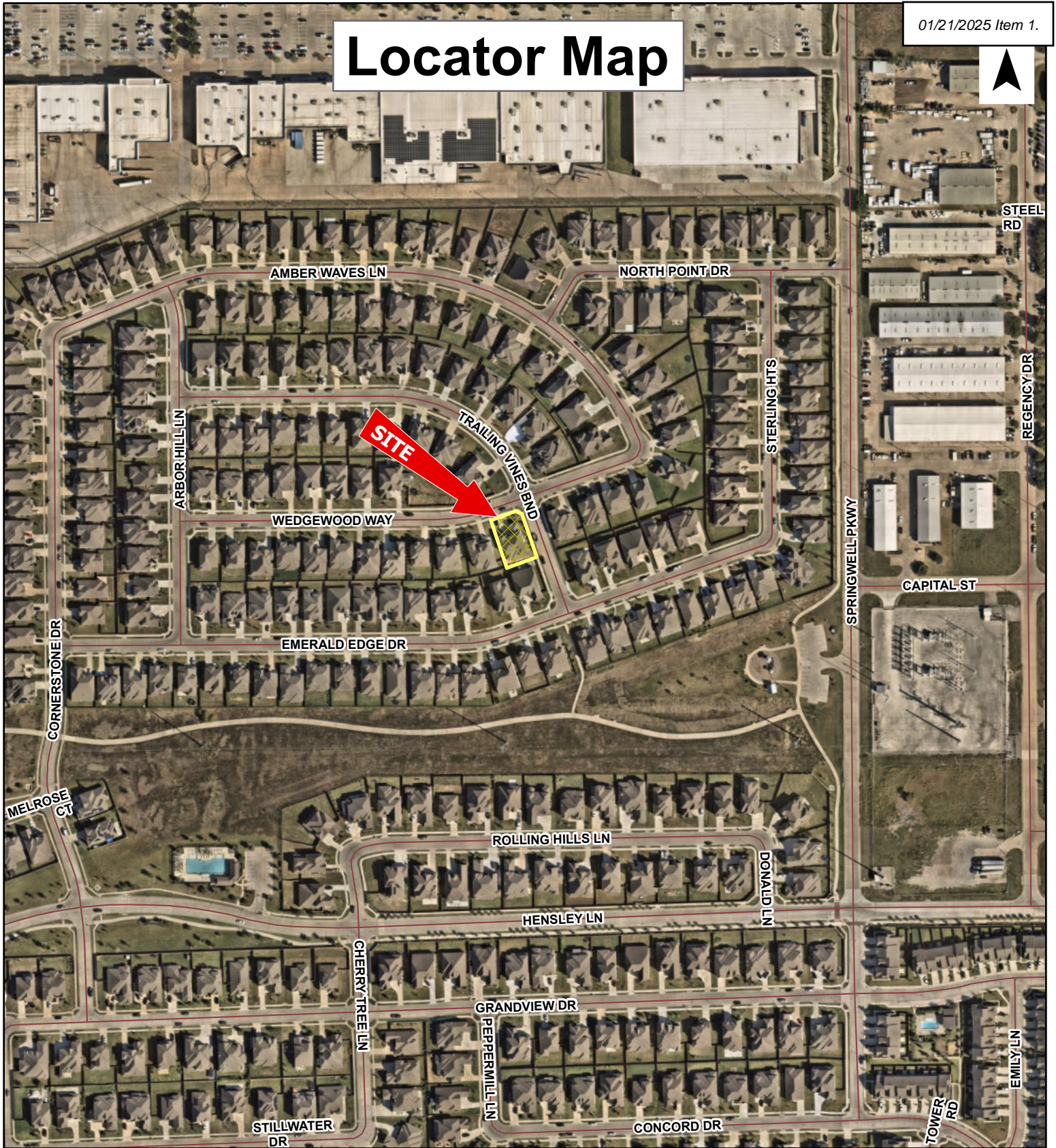
- (1) Permits a land use not allowed in the zoning district in which the property is located; or
- (2) Is in the public right-of-way or on public property; or
- (3) Alters any definition of the development code; or
- (4) Is other than the minimum variance that will afford relief with the least modification 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.

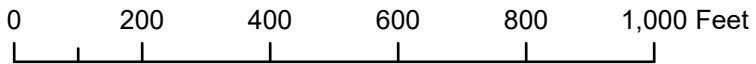
Locator Map



ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2025-01 3201 Wedgewood Way



 SUBJECT property



Date: 1/7/2025

REVISION	DATE	BY
ADD TITLE	3/23/2023	C A B

3201 WEDGEWOOD WAY

01/21/2025 Item 1.

8x25 gable, pine wood, painted

Posts 6x6

Ridge 2x8

Rafters 2x6

T-11 decking

7/16 OSB sheathing

Synthetic felt

30 years shingles

6x9, flat roof, pine wood, painted

Posts 6x6

Rafters 2x6

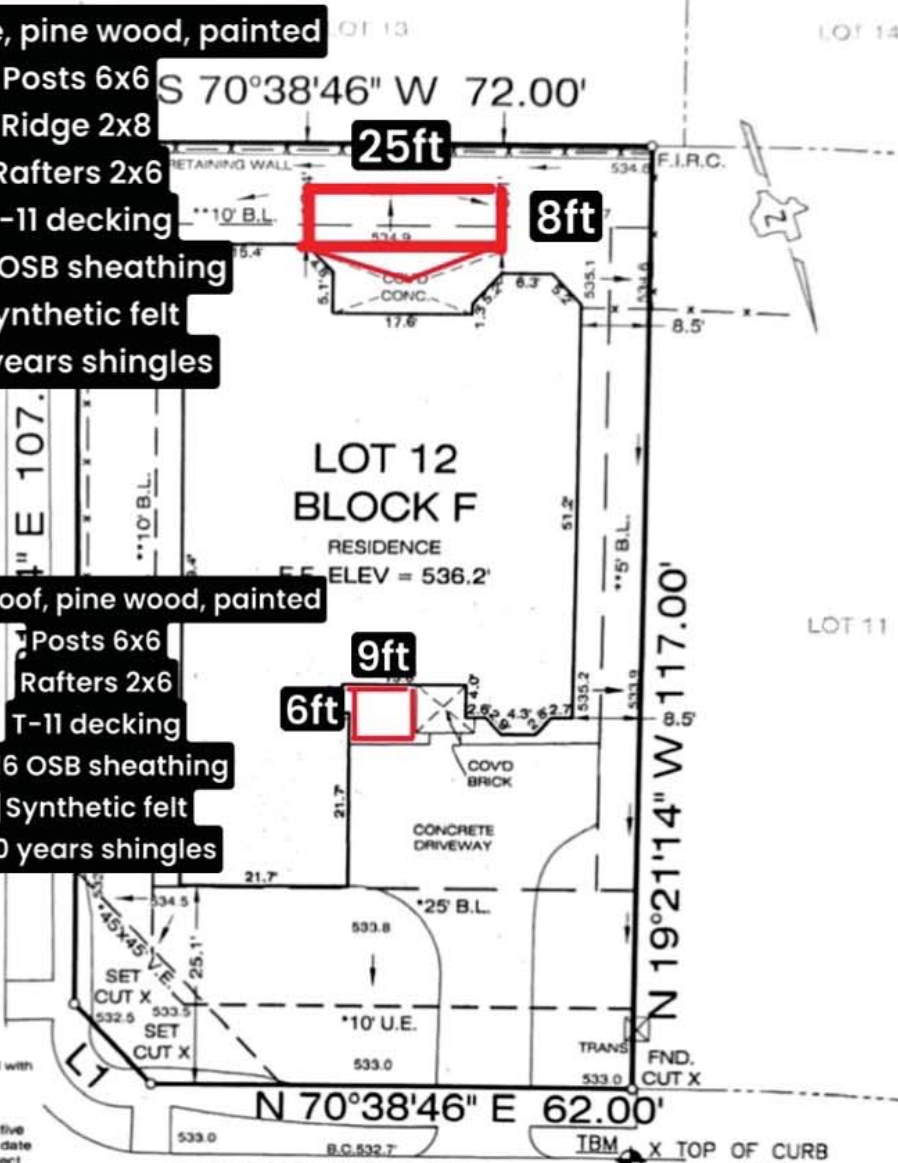
T-11 decking

7/16 OSB sheathing

Synthetic felt

30 years shingles

- NOTES:
1. Surveyor did not abstract subject property. This survey was prepared with information contained in Title Commitment GF No. 3138424-F-TX-RP-GL of FIRST AMERICAN TITLE COMPANY, effective date of JANUARY 30, 2023, issued date of FEBRUARY 10, 2023, and is subject to the limitations of that commitment.
 2. Subject to Item 1 on Schedule B of the title commitment.
 3. Subject to easement(s) as recorded under Schedule B, Section 10.(c)-(d), of the title commitment.
 4. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.
 5. C.M.'s shown hereon are the basis for directional control.
 6. Elevation Datum per Grading Plan.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 64°21'14\" E	14.14'

PROPERTY DESCRIPTION:
 LOT 12 IN BLOCK F, OF WOODBRIDGE PHASE 22B, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2021, PAGE 501 OF THE MAP AND/OR PLAT RECORDS OF COLLIN COUNTY, TEXAS.

The undersigned has received and reviewed a copy of this survey.

X _____

X _____

Date: _____

Field Date :	2/10/2023
ASC No.	WBP2B-0F12-FIG
Buyer:	
Client	GALLERY CUSTOM HOMES
G.F. No.	3138424-F-TX-RP-GL
Draftsman/Field Crew	C B / J A

LEGEND - C.M. - Controlling Monument; Fnd. - Found; I.R. - Iron Rod; I.P. - Iron Pipe
 O.H.D. - Overhead Electric; I.R.S. - Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company" All found iron rods are 1-1/2" diameter unless otherwise noted.
 (Intercept) - - - - - centerline (in-ohed electric) - - - - -

FLOOD NOTE:
 BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV. THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF WYLIE, PANEL NUMBER 48R5C04152, DATED 06/02/2009.

SURVEYORS CERTIFICATION: ISSUE DATE: 10/30/2023
 The undersigned, being a Registered Professional Land Surveyor in the State of Texas, does hereby certify that the Plat or Survey hereon correctly represents the results of an actual survey made on the ground under my direction and meets the standards of practice promulgated by the Texas Board of Professional Engineers and Land Surveyors.

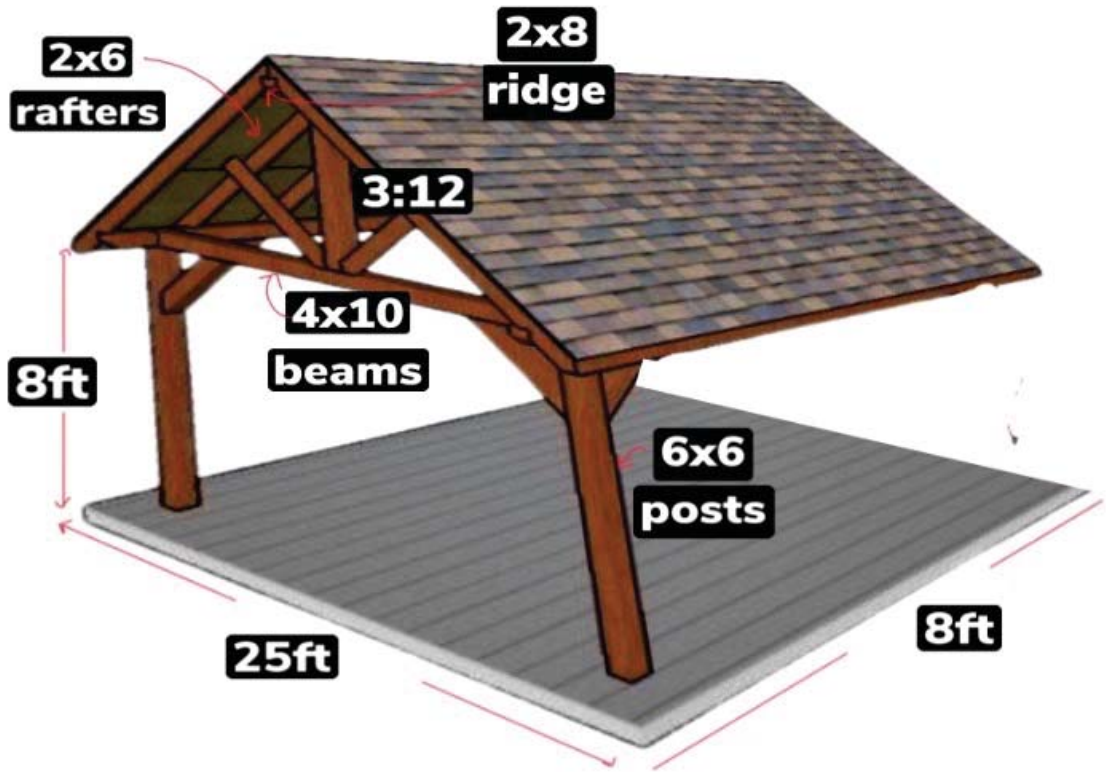
Gallery Custom
HOMES

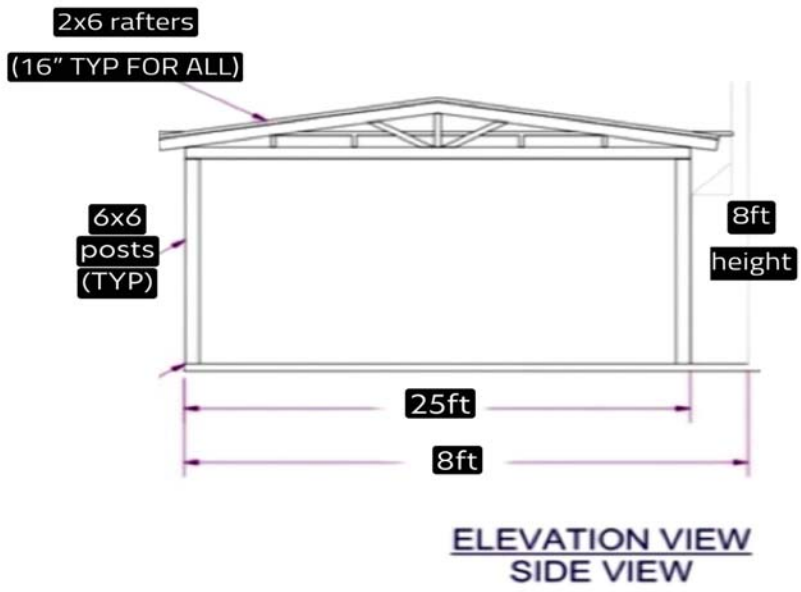
GALLERY CUSTOM HOMES
 500 CRESCENT COURT, SUITE 350
 DALLAS, TEXAS 75201

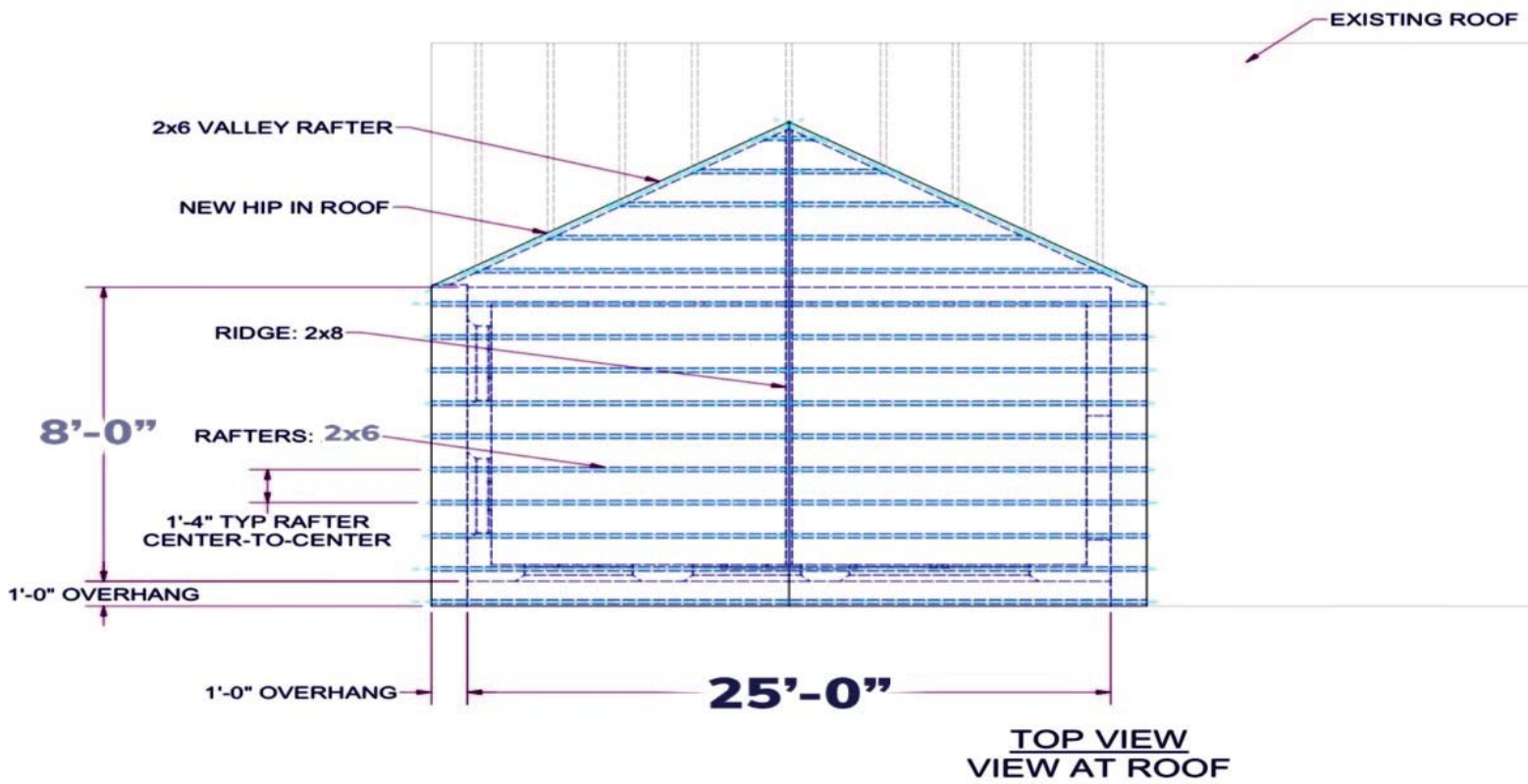
3201 WEDGEWOOD WAY
 WYLIE, TEXAS 75098

Branch Office
 600 F1519161 E 066742082
 1925 Lakewood Drive | Box 239
 Lewisville, TX 75057
 Phone: 972-982-8888

Branch Office
 600 F1519161 E 066742082
 6333 W Sun-Houston Pkwy #1 | Suite 100
 Houston, TX 77061
 Phone: 281-982-8888







Woodbridge Homeowners Association
c/o FirstService Residential 14951 N. Dallas Pkwy, Suite 600
Dallas TX 75254
Phone: (877) 378-2388
Website: www.fsresidential.com

Date: 10/16/2024 9:51:13 AM

Project Ref: [55091401] 3201 Wedgewood Way

Ahsan Shakir & Hina Gazi
3201 Wedgewood Way
Wylie TX 75098

Dear **Ahsan Shakir & Hina Gazi**,

The Woodbridge Homeowners Association Architectural Committee has **APPROVED** your application as submitted for the listed project item(s):

Deck, Patio or Porch

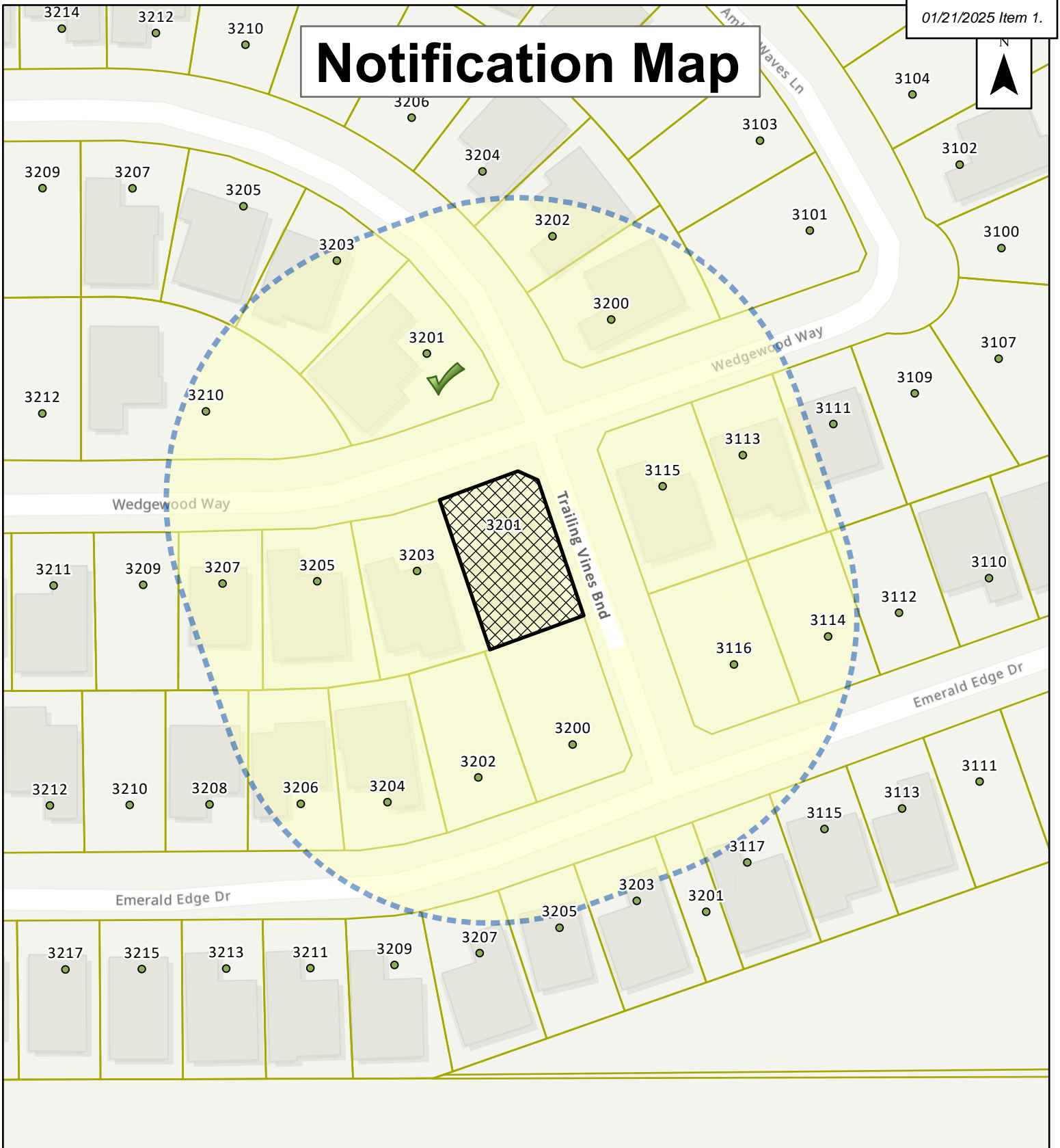
This approval is contingent upon compliance with the specifications set forth in the approved application. If your proposed property improvement requires a county, city or state permit, it is the responsibility of the homeowner to obtain those permits before starting construction.

Please retain this letter in your files. If you have any questions regarding this matter, please call 877-378-2388 or e-mail our office at acc.dfw@fsresidential.com.

Sincerely,

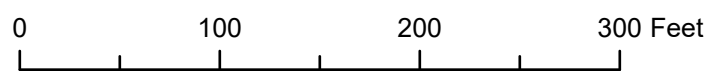
Woodbridge Homeowners Association

Notification Map

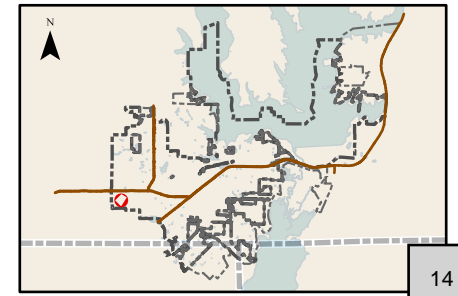


ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2025-01 3201 Wedgewood Way

 SUBJECT property  200 foot Notification Buffer



Date: 1/16/2025





Public Comment Form

First Name *

Sudheer

Middle Name

Last Name *

Vootkuri

Address *

Street Address

3201 Trailing Vines Bnd

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2025-01 3201 Wedgewood

Response *

- I am FOR the requested zoning as explained on the public notice
- I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

1/15/2025