

Wylie Zoning Board of Adjustments Regular Meeting

October 19, 2026 – 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 the approval of the meeting minutes from the September 21, 2026, Zoning Board of Adjustments Meeting.

REGULAR AGENDA

1. Hold a Public Hearing to consider and act upon a request by David Steven Lively for a variance to Section 2.5.C of the Zoning Ordinance to allow for an accessory structure over the maximum allowed square footage, over the allowed accessory structure building height and for the allowance of three accessory structures. Property located at 631 Rockspring Drive. (ZBA 2026-03).

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 October 13, 2026, 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.

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 the minutes from the September 21, 2026, Zoning Board of Adjustments Meeting.

Recommendation

Motion to approve Item A as presented.

Discussion

The minutes are attached for your consideration.



Wylie Zoning Board of Adjustments Regular Meeting

September 21, 2026 – 6:00 PM

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

CALL TO ORDER

Board Chair Nathan Cole called the meeting to order at 6:00 p.m. In attendance were Chair Nathan Cole, Board Member Senedu Asfaw, Board Member Freddy A Nana Yodou, Alternate Board Member Steven Crate, and Board Member Brandon Frosch. Staff present were Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Janet Pieper. Absent was Vice-Chair Meera Gayle.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address the 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, the Board is not permitted to discuss, deliberate on, 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 the approval of the meeting minutes from the July 20, 2026, Zoning Board of Adjustments Meeting.**

BOARD ACTION

A motion was made by Board Member A Nana Yodou, seconded by Board Member Frosch, 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 Daniel Reed Compton for a variance to Planned Development 93-29 and to Section 2.5.C of the Zoning Ordinance to allow for an accessory structure over the maximum allowed square footage and over the allowed accessory structure building height. Property located at 1201 E Stone Road and 720 S W.A. Allen Boulevard. (ZBA 2026-02).**

Chair Cole opened the public hearing at 6:13 PM. None approached the Board. Chair Cole closed the public hearing at 6:13 PM.

BOARD ACTION

A motion was made by Board Member A Nana Yodou, seconded by Board Member Crate, to approve Regular Agenda Item 1 as presented. A vote was taken and carried 4-1 with Board Member Frosch in opposition.

ADJOURNMENT

A motion was made by Chair Cole, seconded by Board Member Frosch, to adjourn the meeting. A vote was taken and carried 5 – 0. Vice-Chair Cole adjourned the meeting at 6:20 PM.

Nathan Cole, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Hold a Public Hearing to consider and act upon a request by David Steven Lively for a variance to Section 2.5.C of the Zoning Ordinance to allow for an accessory structure over the maximum allowed square footage, over the allowed accessory structure building height and for the allowance of three accessory structures. Property located at 631 Rockspring Drive. (ZBA 2026-03).

Recommendation

Motion to **approve or deny**.

Discussion

OWNER: David Steven Lively

APPLICANT: Artisan Construction Group

The applicant is requesting a variance to Section 2.5.C of the Zoning Ordinance to allow for an accessory structure that measures approximately 1,054 sq.ft with a building height of approximately 29' to the peak of the roof. The property is located at 631 Rockspring Drive and the proposed use of the structure is to be used as a mixed use space for storage and as an office/studio. The structure will not be used as an accessory dwelling unit.

The applicant is requesting three variances to allow for the construction of the structure:

- Variance to Section 2.5.2(f) of the Zoning Ordinance to allow for a maximum accessory structure height of 29' in lieu of the maximum allowed 15'.
- Variance to Section 2.5.C.2(a) of the Zoning Ordinance to allow for three accessory structures to be placed on the lot in lieu of the maximum allowance of two structures. The property currently contains a covered patio and a detached shed.
- Variance to Section 2.5.C.2(b) of the Zoning Ordinance to allow for the combined area of all accessory structures on the property to exceed the maximum allowed lot coverage of no more than 60% of the primary structure. With the primary structure measuring 1,901 sf there is an allowance of a max of 1,140.6 sf accessory structure lot coverage. The combined area of all accessory structures is approximately 1,605 sf being 85% of the area of the primary structure.

The purpose of the Ordinance restricting building size and height of accessory structure is to regulate lot coverage and provide separation from adjacent properties and existing structures. However, the home is smaller and the lot is larger than the zoning ordinance normally accounts for, so the request has merit. For example, the home is 1,900 sqft, which is under the minimum 2,400 sqft required by the ordinance. This limits the property owner to less than what would be allowed (60% rule) if the home were at today's zoning ordinance standards. Additionally, the property is approximately one acre which is 2-4 times larger than most residential properties in Wylie, which gives the property owner the open space the zoning ordinance is aiming to protect.

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

- The accessory structure shall be in compliance with setback requirements and allows for access to all open spaces surrounding the structure with a building separation of at least 10' from all adjacent properties.

- The accessory structure shall not have elevated windows on the northern elevation which would affect the privacy of the surrounding property owners.
- The wall building height of the proposed accessory structure is approximately 21'. The additional height is due to the roof line of the structure. Residential properties in the city which are at least 1 acre in size are allowed an accessory structure building height of 20'. With the property being on 0.91 acres it is closer in comparison to a 1 acre lot than to a standard 10,000 sf or 20,000 sf residential lot.

Public comment forms were mailed to thirteen (13) property owners within 200 feet of this request, as required by State Law. At the time of posting, three comment forms were returned in favor and none in opposition of the request.

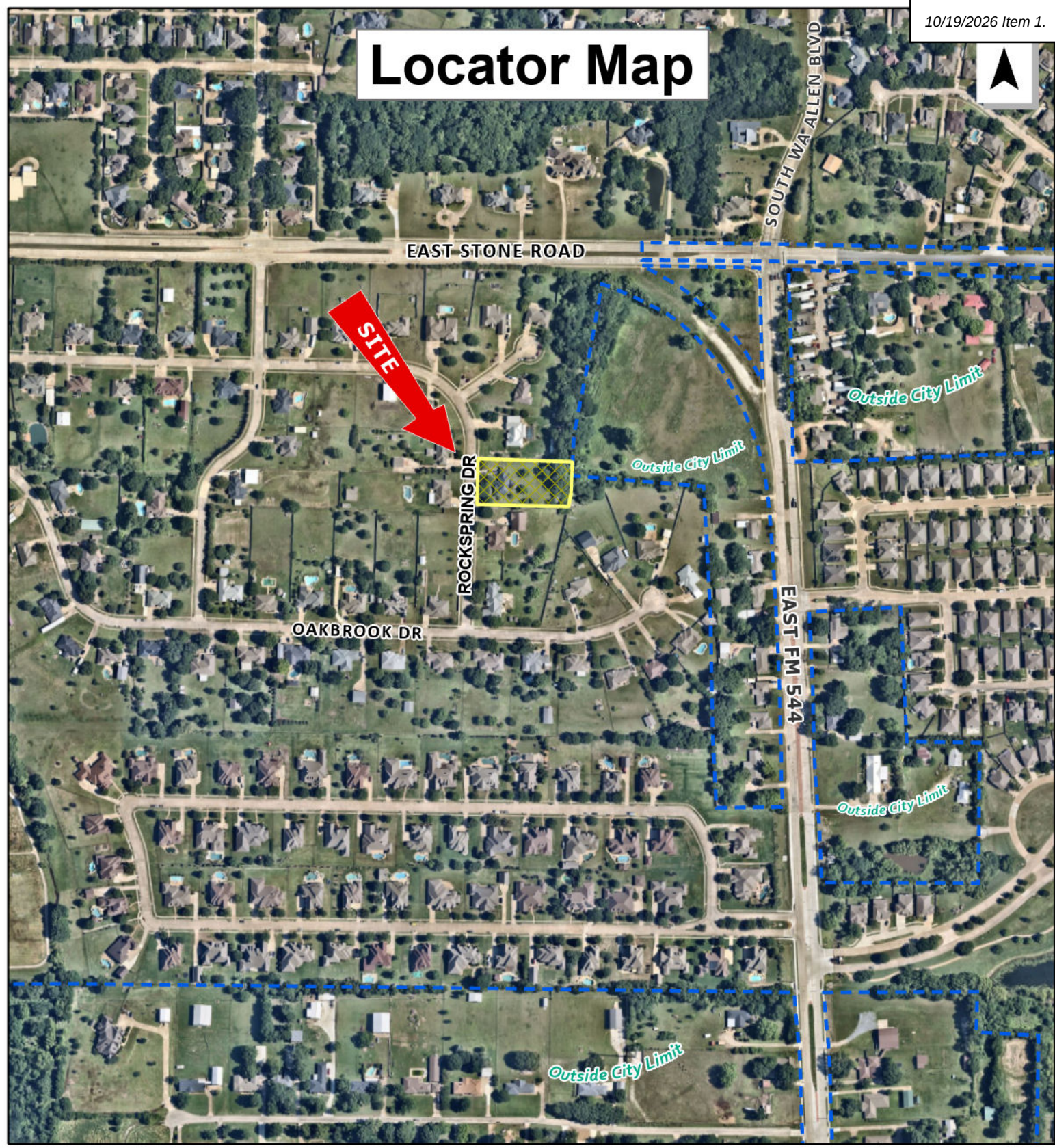
The Board shall not grant a variance to the development code which:

- (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:

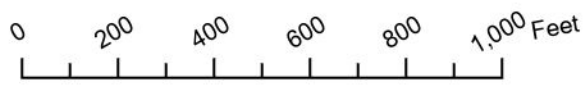
- (1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;
- (2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the 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 2026-03 631 Rockspring Drive

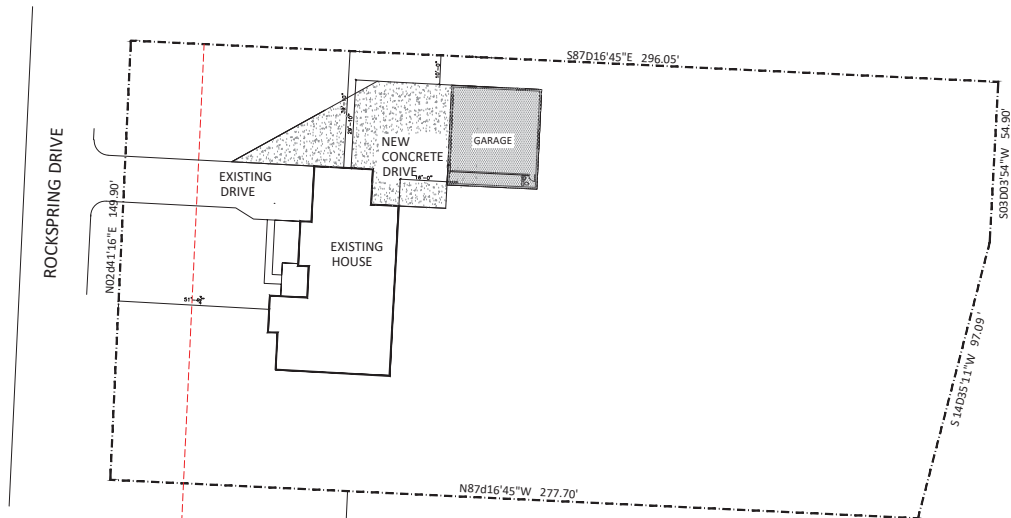
 SUBJECT property  Wylie City Limit



Date: 9/30/2026

COMPILED BY: G STAFFORD





Site Plan

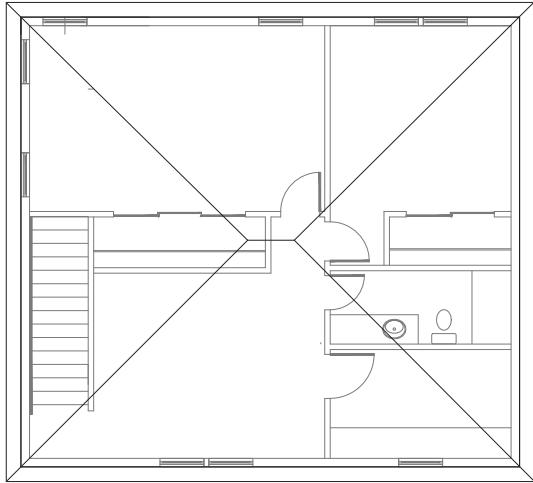
SCALE 1" = 20.0'



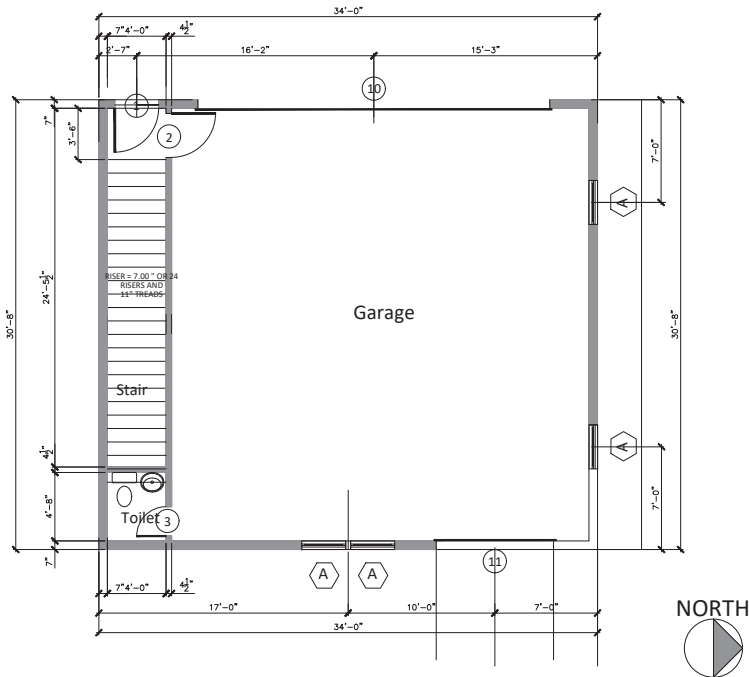
Richard O. Haness, Architects
4316 Rosser Square
Dallas, Texas 75244
214-679-2682
robdevelopment@aol.com

Lively Garage Addition
631 Rockspring Drive
Wylie, Texas 75098

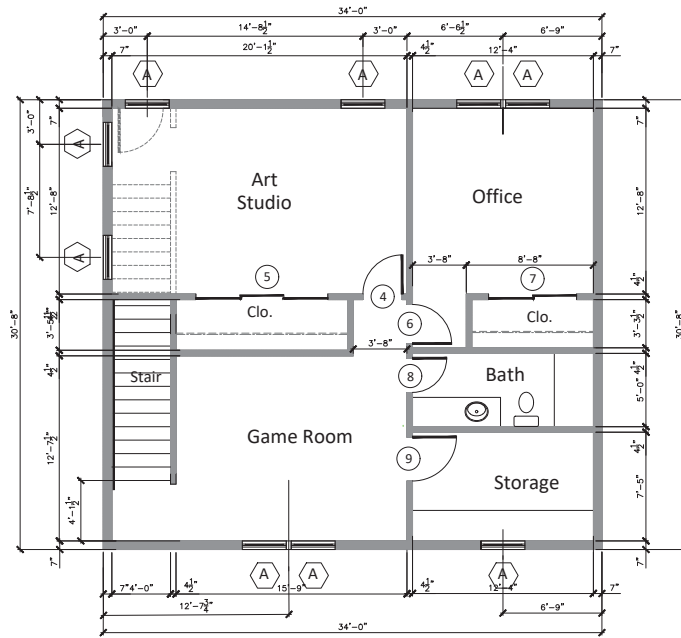
DATE: 9/20/2026
DATE: 8/23/2026
DRAWN BY: rh
SHEET: **A**
OF **2.0**



3. Roof Plan SCALE 1/4"=1'-0"



1. First Floor Plan SCALE 1/4"=1'-0"



2. Second Floor Plan SCALE 1/4"=1'-0"



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Lively Garage Addition
631 Rockspring Drive
Wylie, Texas 75098

REVISED
9/20/2026
DATE:
8/23/2026
DRAWN BY:
rh
SHEET:
A
3.0



Richard O. Hanes, Architects

4316 Rosser Square
Dallas, Texas 75244
214-679-2662
rohdevelopment@aol.com

Lively Garage Addition

631 Rockspring Drive
Wylie, Texas 75098

DATE:

9/20/2026

DATE:

8/23/2026

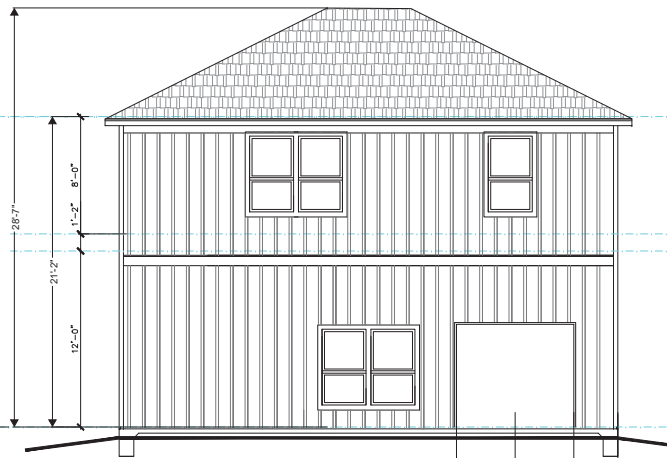
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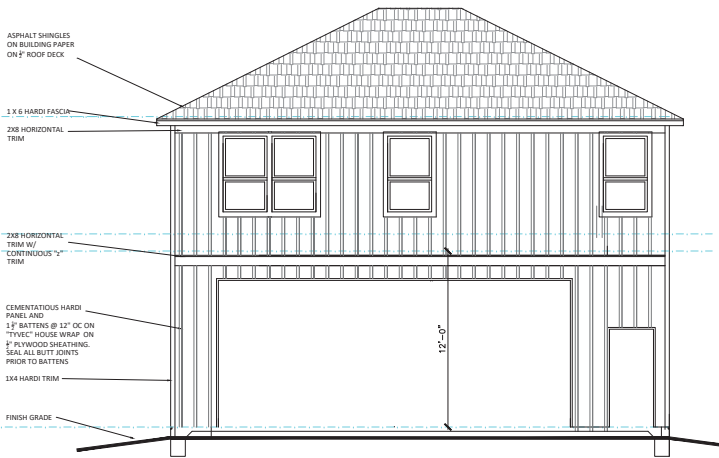
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4.0



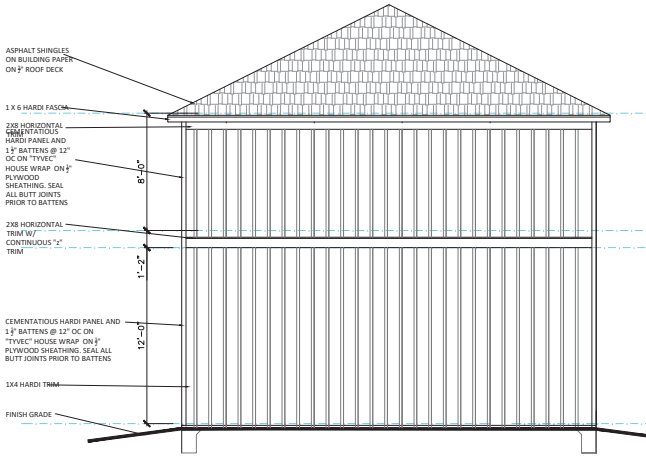
3. West Elev.

SCALE 1/4"=1'-0"



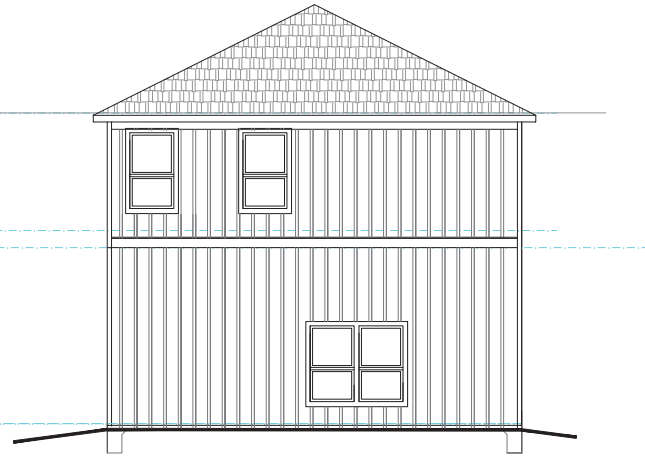
4. East Elev.

SCALE 1/4"=1'-0"



1. North Elev.

SCALE 1/4"=1'-0"



2. South Elev.

SCALE 1/4"=1'-0"



Artisan Construction Group LLC

September 23rd, 2026

City of Wylie
Planning Department / Zoning Board of Adjustment
Wylie, Texas

RE: Request for Building Height Variance
Property Address: 631 Rockspring Dr. Wylie, TX. 75098
Project: Lively

To Whom It May Concern:

We respectfully submit this letter to request a variance from the applicable building height requirements for the property located at 631 Rockspring Dr. Wylie, Texas.

We are currently proposing the construction of the garage on the property. As part of the proposed design, the building will have a height of approximately 20ft which exceeds the current allowable height of and therefore requires approval of a height variance.

We believe the requested variance is reasonable and consistent with the existing character of the surrounding neighborhood. There are other buildings in the immediate area with heights comparable to the height being proposed for this project. As a result, the proposed building would not introduce a height or scale that is out of character with existing development in the neighborhood.

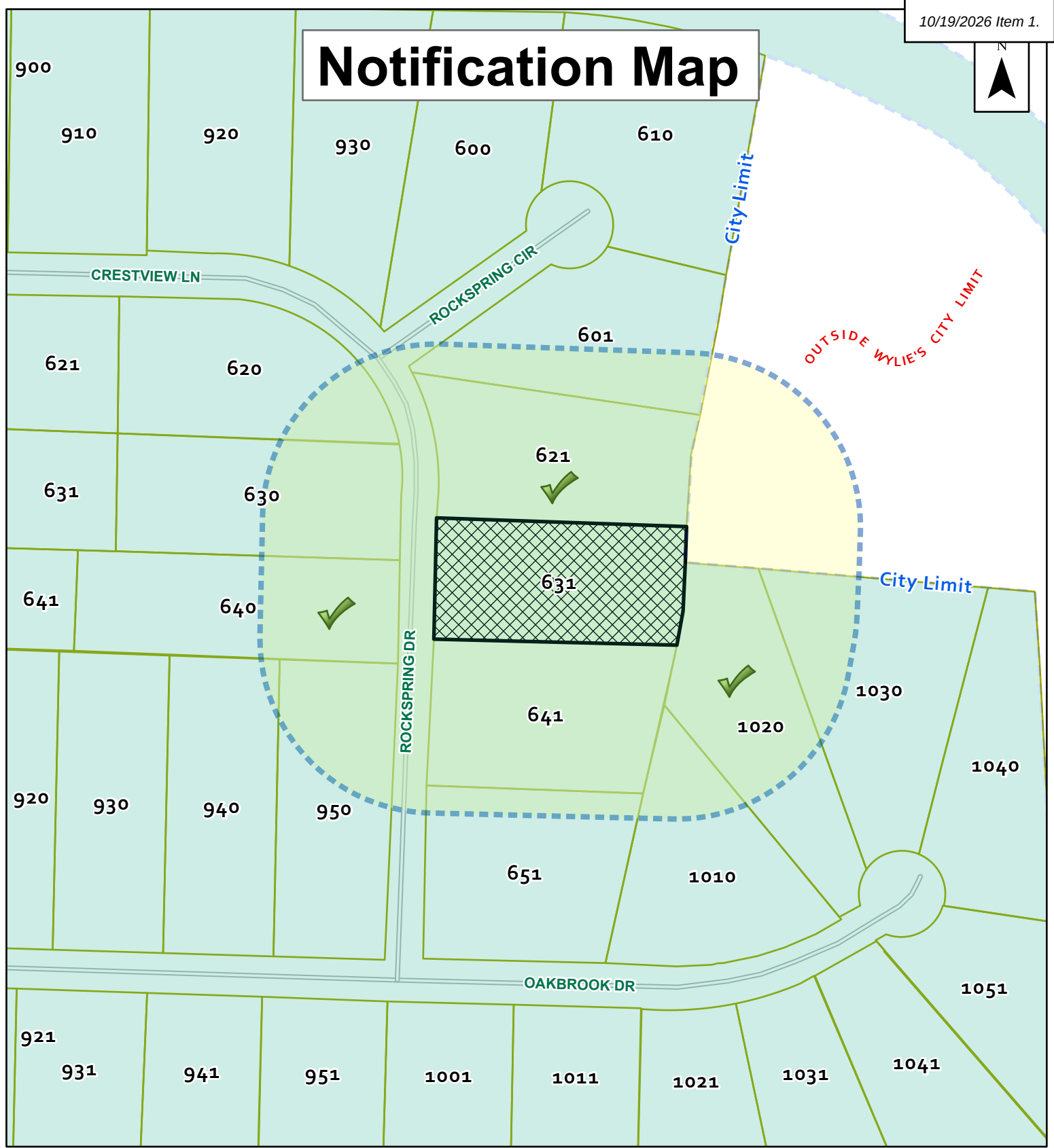
Additionally, we have communicated with the neighboring property owners regarding the proposed construction and requested height variance. None of the neighbors we have spoken with have expressed an objection to the proposed building height. We believe this demonstrates that the requested variance can be granted without creating an unreasonable adverse impact on the surrounding properties.

The requested additional height is an important component of the proposed building design and will allow us to complete the project as intended while maintaining a design that is compatible with other structures in the surrounding area.

We respectfully request that the City of Wylie and the appropriate reviewing board consider and approve this building height variance. We are happy to provide any additional plans, elevations, photographs of comparable nearby buildings, neighbor acknowledgments, or other supporting documentation that may assist in the City's review. Thank you for your time and consideration of our request.

Sincerely,
Claudette Nava
Office Manager
Artisan Construction Group LLC

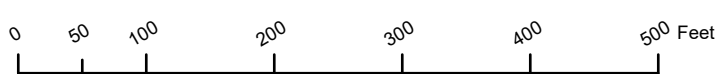
Notification Map



ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2026-03 631 Rockspring Drive

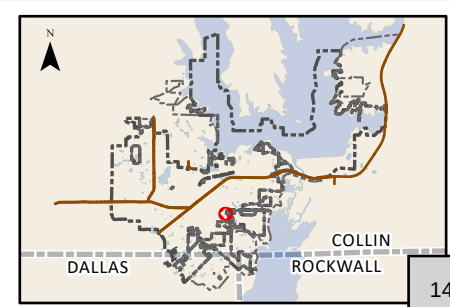
 SUBJECT property  Wylie City

 200 foot Notification Buffer



Date: 9/30/2026

COMPILED BY: G STAFFORD





Public Comment Form

First Name *

Adam

Middle Name

Last Name *

Unlu

Address *

Street Address

621 Rockspring Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-03 631 Rockspring Dr.

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 *

A stylized handwritten signature in black ink on a light gray rectangular background.

Date of Signature

10/8/2026



Public Comment Form

First Name *

JONATHAN

Middle Name**Last Name ***

CANTU

Address *

Street Address

640 Rockspring Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-03 631 Rockspring Dr.

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 am for the requested zoning

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

Signature *

A black and white image of a handwritten signature, appearing to be 'JC', on a light gray rectangular background.

Date of Signature

10/11/2026



Public Comment Form

First Name *

Adam

Middle Name

Last Name *

Herod

Address *

Street Address

1020 Oakbrook Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-03 631 Rockspring Dr.

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 *

A black and white image of a handwritten signature, appearing to read 'Adam Herod', on a light gray background.

Date of Signature

10/4/2026