

Wylie Special Called Zoning Board of Adjustments Regular Meeting

March 23, 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 approval of the meeting minutes from the February 16, 2026, Zoning Board of Adjustments meeting.

REGULAR AGENDA

- 1. Hold a Public Hearing to consider and act upon a request by Jarrett Young for a variance to Section 5.1 and Section 5.2 of the Zoning Ordinance to allow for reduced minimum parking requirements for an auto repair shop. Property located at 1604 Martinez Lane. (ZBA 2026-01).

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 March 17, 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.

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 February 16, 2026, Regular Meeting.

Recommendation

Motion to approve Item A as presented.

Discussion

The minutes are attached for your consideration.

Wylie Zoning Board of Adjustments Regular Meeting

February 16, 2026 – 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 Nathan Cole, Board Member Senedu Asfaw, 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 Freddy A Nana Yodou.

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 December 15, 2025, Zoning Board of Adjustments meeting.**

BOARD ACTION

A motion was made by Board Member Hikel and seconded by Vice-Chair Cole 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 Daniel Kleiss for a variance to Section 5.1H of the Zoning Ordinance to allow for a reduction in the required minimum parking for Sanden International. Property located at 601 Sanden Blvd. (ZBA 2025-17).**

Chair Covington opened the public hearing at 6:11 PM. None approached the Board. Chair Covington closed the public hearing at 6:11 PM.

BOARD ACTION

A motion was made by Board Member Hikel and seconded by Vice-Chair Cole to approve Regular 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 Sean Wroble for a variance to Section 3-4 of the Zoning Ordinance to allow for a front setback of 17'8" in lieu of 25' for an attached carport. Property located at 1103 Cedar Lake Ct. (ZBA 2025-18).**

Chair Covington opened the public hearing at 6:20 PM. None approached the Board. Chair Covington closed the public hearing at 6:20 PM.

BOARD ACTION

A motion was made by Board Member Hikel and seconded by Chair Covington to approve Regular 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 Kirbi Stellano for a variance to Section A.3 of Planned Development 1999-39 (PD 99-39) to allow for a fence eight feet in height. Property located at 3600 Barberry Drive. (ZBA 2025-19).**

Chair Covington opened the public hearing at 6:23 PM. None approached the Board. Chair Covington closed the public hearing at 6:23 PM.

BOARD ACTION

A motion was made by Vice-Chair Cole and seconded by Board Member Hikel to approve Regular 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 Chris Dague for a variance to Section 22-447 (9) and Section 22-450 (f) of the Sign Ordinance to allow for three painted wall signs over the maximum allowed wall signage square footage. Property located at 2201 Country Club Road. (ZBA 2025-20).**

Chair Covington opened the public hearing at 6:37 PM. One member of the public approached the Board for public comment. Chair Covington closed the public hearing at 6:39 PM.

BOARD ACTION

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

ADJOURNMENT

A motion was made by Chair Covington, and seconded by Board Member Hikel, to adjourn the meeting. A vote was taken and carried 4 – 0. Chair Covington adjourned the meeting at 6:43 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 Jarrett Young for a variance to Section 5.1 and Section 5.2 of the Zoning Ordinance to allow for reduced minimum parking requirements for an auto repair shop. Property located at 1604 Martinez Lane. (ZBA 2026-01).

Recommendation

Motion to deny.

Discussion

OWNER: Artemis Land Holdings LLC

APPLICANT: Jarrett Young

The applicant is requesting a variance to Section 5.1 and Section 5.2 of the Zoning Ordinance to allow for 10 parking spaces in lieu of the required 19 spaces for an auto repair shop use.

The existing development located at 1604 Martinez Lane contains a structure that measures 5,590 square feet with an approved site plan in July of 2022 for an office/warehouse user parked at 1 parking space for every 750 square feet. An auto repair shop requires 1 parking space for every 300 square feet which would require a total of 19 parking spaces on the property.

The applicant has provided a variance exhibit which identifies parking areas for the auto repair business. City staff has placed X marks on parking areas that are not accepted due to either being located on the right of way or within a fire lane access easement. A total of 10 spaces with one being ADA count towards the required parking requirements. A letter of intent was also provided by the applicant which is attached to this packet.

Staff's recommendation is for this variance request to be denied due to the following reasons:

- The variance, if granted, will adversely affect the proposed development or use of adjacent property or neighborhood. Overflow of vehicles can lead to traffic congestion, accidents, and visual blight in the area.
- The variance, if granted, is not keeping with the intent of the development code due a 53% reduction of required parking.
- The property owner was made aware, when this property was developed, that some uses would not be acceptable due to size of the structures built and the property size.
- The variance is based exclusively on findings of personal or financial hardship.

Public comment forms were mailed to fourteen (14) property owners within 200 feet of this request, as required by State Law. At the time of posting, one comment form was returned in opposition of the request and none returned in favor 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.

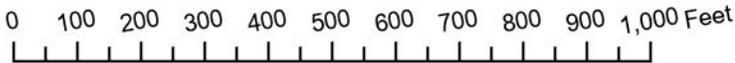
Locator Map



ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2026-01 1604 Martinez Lane



 SUBJECT property  Wylie City Limit



Date: 2/25/2026

COMPILED BY: G STAFFORD



SURVEY PLAT

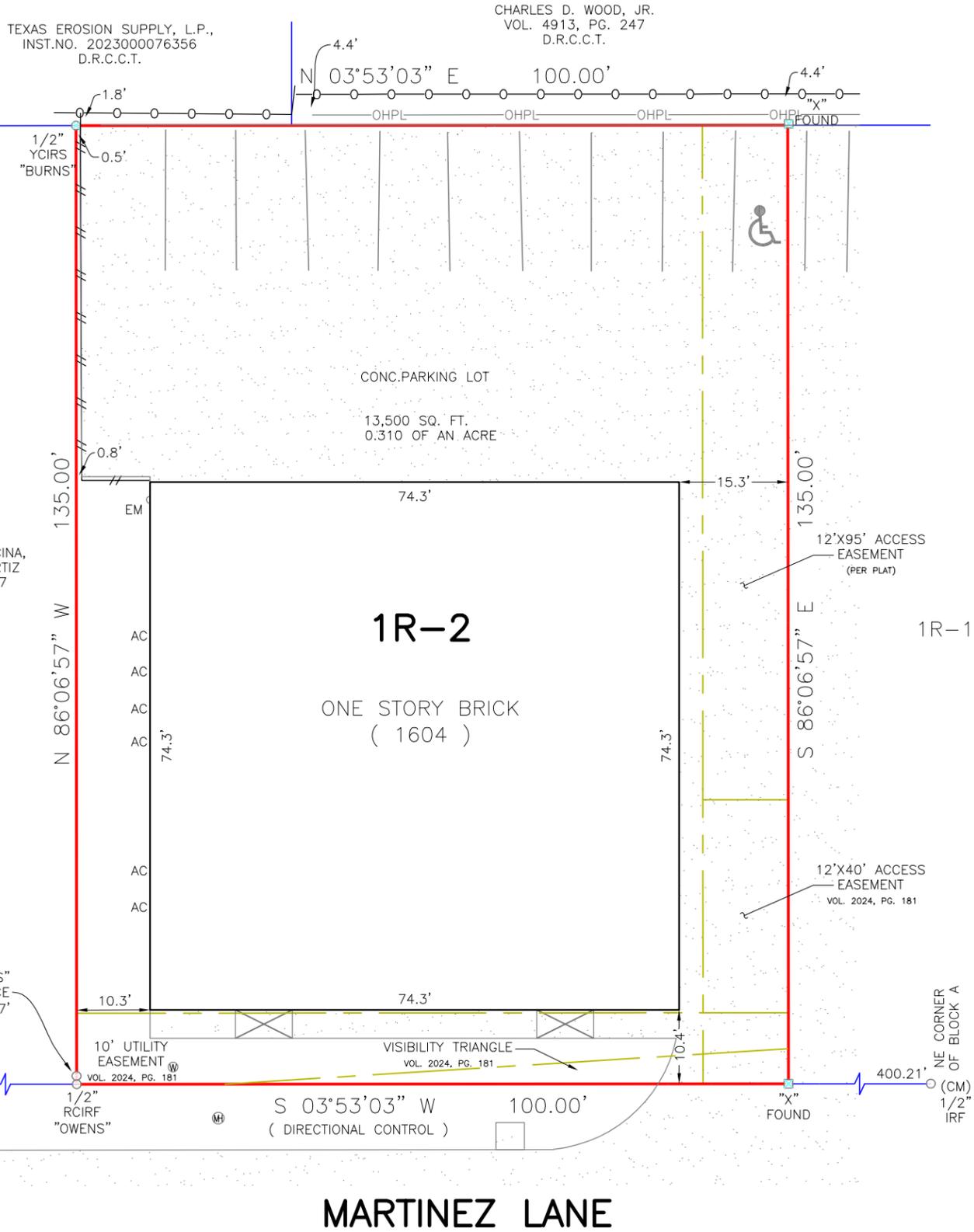
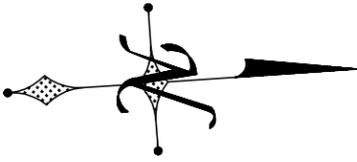


FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 1604 MARTINEZ LANE in the City of WYLIE Texas.

Lot 1R-1 in Block A, of Validus, an addition in the City of Wylie, Collin County, Texas, according to the map or plat thereof recorded in Volume 2024, Page 454, of the Map or Plat Records of Collin County, Texas.



MARTINEZ LANE

ACCEPTED BY: _____



The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY TIAGO TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
Scale: 1" = 20'
Date: 11-27-2024
G. F. No.: TXA346045
Job no.: 202410120
Drawn by: BM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR TIAGO TITLE



LEGEND	
WOOD FENCE	---//---
CHAIN LINK	---o---
WIRE FENCE	---x---
BOUNDARY LINE	---[red]---
EASEMENT SETBACK	---[yellow]---
CM - CONTROLLING MONUMENT	○
MRD - MONUMENT OF RECORD DIGNITY	⊙
POINT FOR CORNER	●
1/2" YELLOW-CAPPED IRON ROD SET STAMPED "BURNS SURVEYING"	⊙
X-CUT FOUND OR SET (AS NOTED)	⊗
FENCE POST FOR CORNER	⊕
MONUMENT FOUND EM - ELECTRIC METER	⊖
⊖ - CABLE	⊕
⊖ - CLEAN OUT	⊕
⊖ - GAS METER	⊕
⊖ - FIRE HYDRANT	⊕
⊖ - LIGHT POLE	⊕
⊖ - MANHOLE	⊕
⊖ - IRON FENCE	---//---
⊖ - WIRE FENCE	---x---
⊖ - ELECTRIC	⊕
⊖ - POOL EQUIP	⊕
⊖ - POWER POLE	⊕
⊖ - TELEPHONE	⊕
⊖ - WATER METER	⊕
⊖ - WATER VALVE	⊕
(UNLESS OTHERWISE NOTED)	



Barry S. Rhodes

The tenant, J-Teck Automotive Inc, is seeking a variance for parking to allow automotive repair in 1604 Martinez Ln. Wylie, TX.

The shop currently has 10 marked parking spaces parallel on the north side of the building and 4 on the street on the east side of the building totaling 18 spaces to park. Please see attached parking example.

A majority of the vehicles being worked on at the shop will be leaving the same day and will not exceed the number of parking spaces provided. Those that do not leave the same day will usually leave within a day to a few days.

When the business is closed each day, as many cars that will fit into the shop will be brought inside as to prevent any street parking during non-business hours. Scheduling of vehicles will be based of space available to park and will not exceed that number.

J-teck Automotive has 2 employees (the co-owners) when first opening and will likely only reach 6-7 employess at this location and will relocate if space is inadequate after the lease term ends.

J-Teck Automotive strives on being a high quality shop that stays clean and keeping the outside appearances clean.

Jarrett Young

Signature

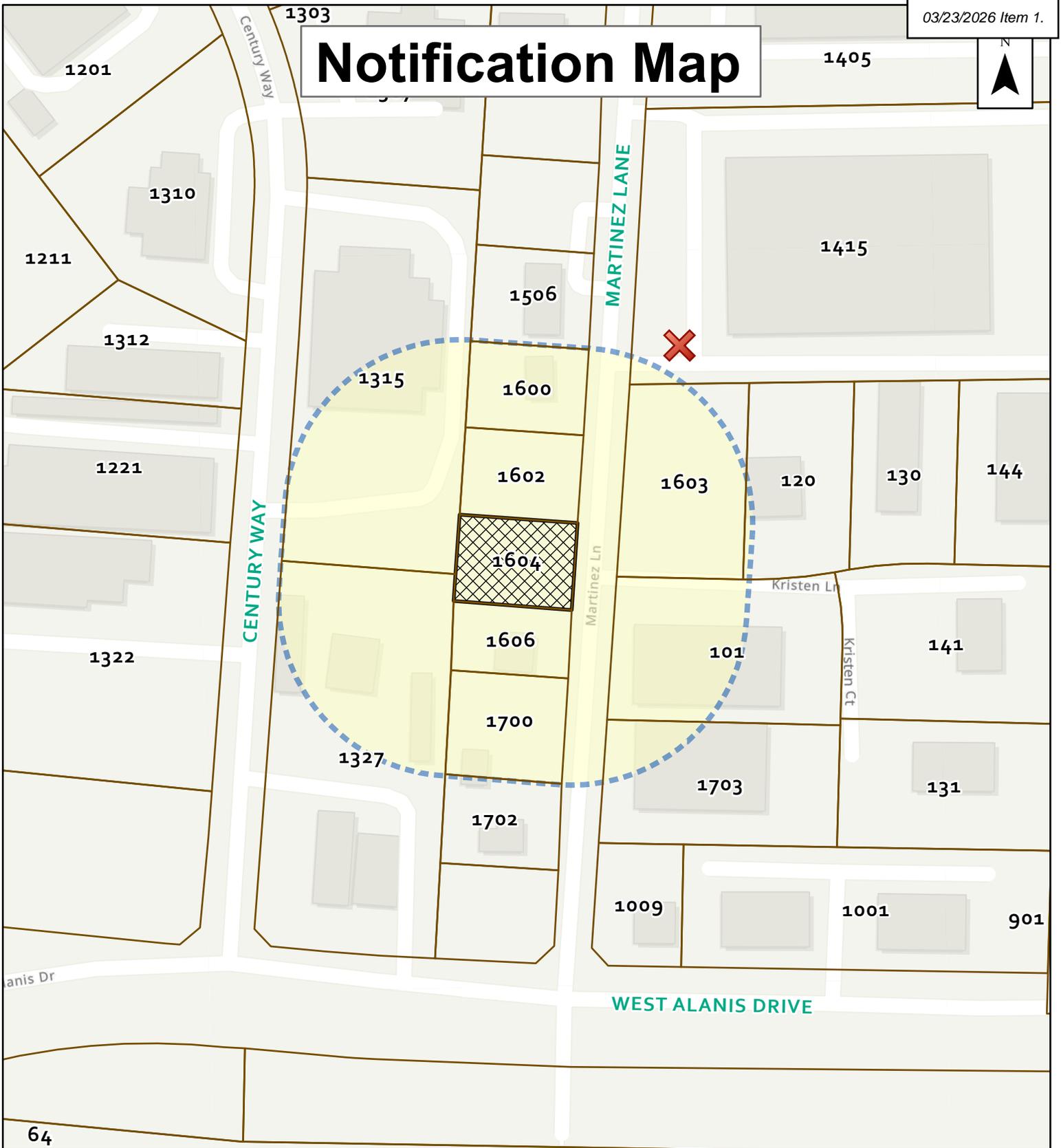
Jarrett Young

Print name

02/02/2026

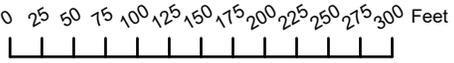
Date

Notification Map



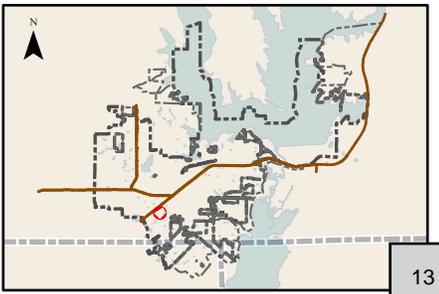
ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2026-01 1604 Martinez Lane

 SUBJECT property  200 foot Notification Buffer



Date: 2/25/2026

COMPILED BY: G STAFFORD





Public Comment Form

First Name *

Scott

Middle Name

Arthur

Last Name *

GARDNER

Address *

Street Address

1415 Martinez Lane

Address Line 2

PO Box 2049

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-01 1604 Martinez Ln

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

3/10/2026