

Wylie Zoning Board of Adjustments Regular Meeting

October 20, 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 September 15, 2025 Zoning Board of Adjustments meeting.

REGULAR AGENDA

1. Hold a Public Hearing to consider and act upon a request by Derek and Christina Wagner for a variance to Section 25.4 of Zoning Ordinance 1991-22 to allow for an accessory structure over the maximum allowed square footage and over the allowed accessory building height. Property located at 1903 Stonecrest Trail. (ZBA 2025-14).

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 14, 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.

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 September 15, 2025 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

September 15, 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 Nathan Cole, Board Member Senedu Asfaw, Board Member Gordon Hikel, Board Member Freddy A Nana Yodou. Staff present were Director of Community Services Jasen Haskins, Senior Planner Kevin Molina and Administrative Assistant Gabby Fernandez.

COMMENTS ON NON-AGENDA ITEMS

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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 July 21, 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 5 – 0.

REGULAR AGENDA

- 1. Hold a Public Hearing to consider and act upon a request by Randall Owens for a variance to Figure 1-1 of Planned Development 2005-22 to allow for a rear setback of five feet in lieu of ten feet. Property located at 903 Alfred Drive. (ZBA 2025-13).**

Chair Covington opened the public hearing at 6:07 PM. None approached the Board. Chair Covington closed the public hearing at 6:07 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 5 – 0.

ADJOURNMENT

A motion was made by Board Member Hikel, and seconded by Vice-Chair Cole, to adjourn the meeting. A vote was taken and carried 5 – 0. Chair Covington adjourned the meeting at 6:09 PM.

*Richard Covington, 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 Derek and Christina Wagner for a variance to Section 25.4 of Zoning Ordinance 1991-22 to allow for an accessory structure over the maximum allowed square footage and over the allowed accessory building height. Property located at 1903 Stonecrest Trail. (ZBA 2025-14).

Recommendation

Motion to approve or deny.

Discussion

OWNER: Derek and Christina Wagner

APPLICANT: Derek and Christina Wagner

The applicant is requesting a variance to Section 25.4 of Zoning Ordinance 1991-22 to allow for an accessory structure that measures 1,300 sq.ft in lieu of the maximum allowed 600 sq.ft with a building height of 15'3". The property is located at 1901 Stone Glen Drive and the proposed use of the structure is for a garage and workshop.

The purpose of the Ordinance restricting building size of accessory structure is to regulate lot coverage and provide separation from adjacent properties and existing structures. The 1985 Zoning Ordinance has a maximum allowance of 600 square feet. The property has an existing pergola that measures 204 square feet. The combined area of all accessory structures is 1,504 square feet. The combined accessory structure area is approximately 7% of the lot area, being 2% larger than what is allowed by the current zoning ordinance. The wall height of the proposed accessory structure is 12' with a roof pitch that raises the height to 15'3" being 3" taller than the maximum 15' allowed.

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

- The property is located within Planned Development 2005-44 that was originally created in 1999 with base standards of the 1985 Zoning Ordinance that contains more stringent accessory structure requirements than the current ordinance. The accessory structure would still require a variance using current zoning ordinance requirements due to the current ordinance having a max combined accessories structure area of 5% lot coverage and max building height of 15'. The applicant is proposing 7% lot coverage in lieu of 5% and a 3" height difference.
- The accessory structure is in compliance with setback requirements and allows for access to all open spaces surrounding the structure.
- The Riverchase Homeowners Association has provided a conditional approval letter for the attached accessory structure pending city approvals.

Public comment forms were mailed to twelve (12) property owners within 200 feet of this request, as required by State Law. At the time of posting, no comment forms were returned in favor or in opposition of the request.

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

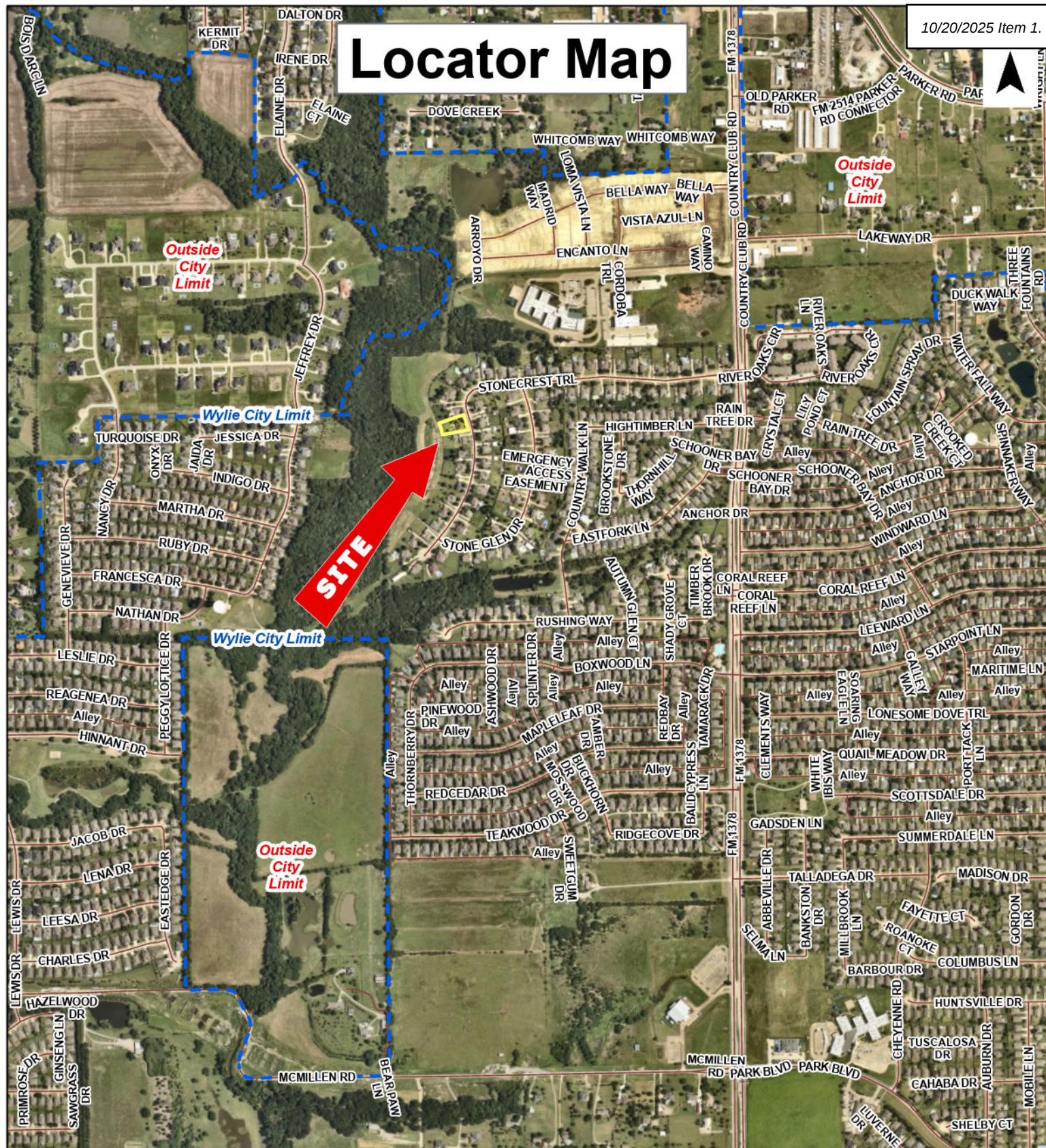
- (1) Permits a land use not allowed in the zoning district in which the property is located; or
- (2) Is in the public right-of-way or on public property; or
- (3) Alters any definition of the development code; or
- (4) Is other than the minimum variance that will afford relief with the least modification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



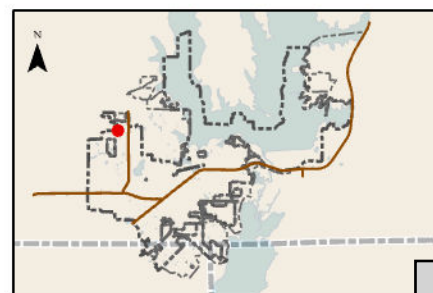
ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2025-14 1903 Stonecrest Trail

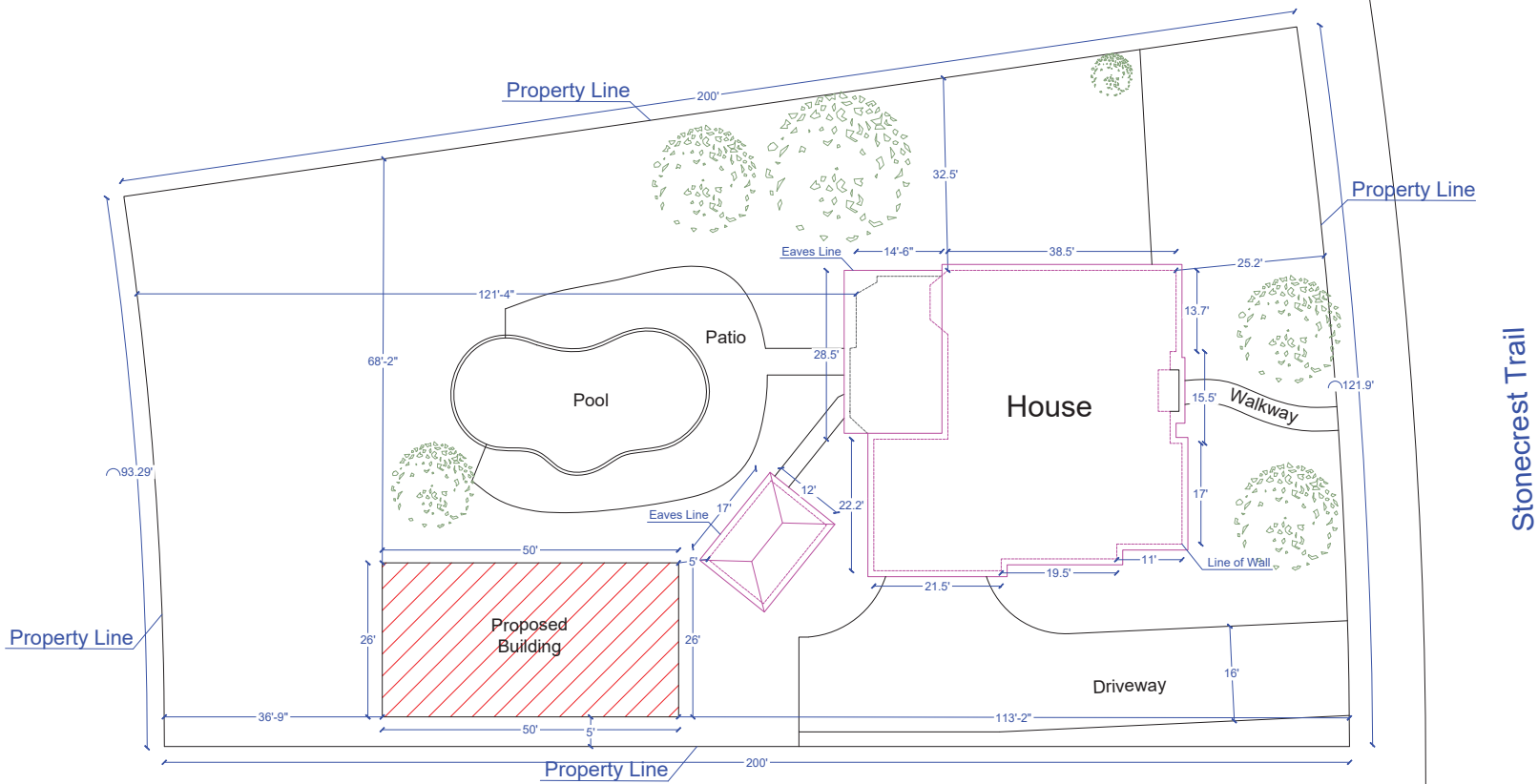
 SUBJECT property

0 0.1 0.2 0.3 0.4 0.5 Miles



Date: 10/7/2025





Parcel # 2515445	
Owner: Derek Wagner & Christina	
Land: 0.49 AC	1903 Stonecrest Trail
	Wylie, TX 75098, USA
House: 2158 SF	scale: 1" = 20'

TUBULAR BUILDING



00 - GENERAL

PG 1/8	COVER SHEET
PG 2/8	SIMULATION
PG 3/8	SIMULATION
PG 4/8	SIMULATION
PG 5/8	FIRST FLOOR PLAN
PG 6/8	ROOF PLAN
PG 7/8	ELEVATIONS
PG 8/8	ELEVATIONS



WOLFSTEEL BUILDINGS
5048 Edwards Ranch Rd,
Fort Worth, TX 76109
844.941.0999
WWW.WOLFSTEELBUILDINGS.COM

CITY NO.
NO. DESCRIPTION DATE

Derek Wagner - TUBULAR
1903 Stonecrest Trl, Wylie, TX 75098

ARCHITECTURAL PLANS ARE
SUBJECT TO CHANGE DUE
TO BUILDING DEPARTMENT
AND/ OR ENGINEERING
REQUIREMENTS.

PLEASE BE ADVISED THAT
ON-SITE MODIFICATIONS
MAY OCCUR, AND SLIGHT
DEVIATIONS FROM THE
ORIGINAL ARCHITECTURAL
PLANS MAY BE NECESSARY
TO ACCOMMODATE
UNFORESEEN
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PROCESSES.

Sheet Name
COVER SHEET

WSD NO. 001
DATE: 05/28/2025
DRAWN BY: PD
CHECKED BY: MP
SHEET NUMBER

PG 1/8

Client Name:
Derek Wagner

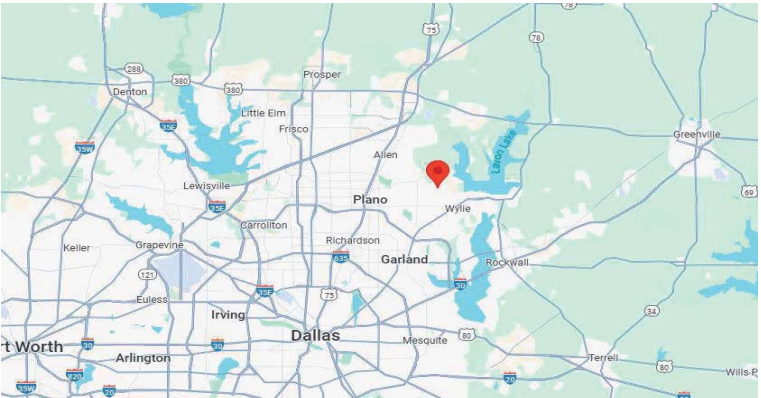
Building Address:
1903 Stonecrest Trl, Wylie, TX 75098

Coordinates:
-

Building Use:
Utility (Storage, Garage, Agricultural)

Top of Slab for:
Light Vehicles

Building Dimensions
Main Building: 26'x50'x12'





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Sheet Name
SIMULATION

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PG 2/8



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SIMULATION

WSB NO.	001
DATE:	05/28/2025
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SHEET NUMBER	

PG 3/8



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Sheet Name
SIMULATION

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PG 4/8



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Sheet Name
FIRST FLOOR PLAN

WSD NO. 001
DATE: 05/28/2025
DRAWN BY: PD
CHECKED BY: MP
SHEET NUMBER

PG 5/8

FRONT

LEFT

BACK

RIGHT

1 BUILDING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

DOOR SCHEDULE				
MARK	QTY	DESCRIPTION	WIDTH	HEIGHT
D01	1	GARAGE ROLL UP DOOR	10.00'	10.00'
D02	1	36" x 80" DOOR	3.00'	6.67'
D03	1	GARAGE ROLL UP DOOR	8.00'	8.00'

WINDOW SCHEDULE				
MARK	QTY	DESCRIPTION	WIDTH	HEIGHT
W01	2	36" X 36" WINDOW	3.00'	3.00'

LEGEND



EXTERIOR/INTERIOR DOOR



DOOR



WINDOW

FRAMING



Base Rail: 2 1/2" SQ. x 14GA Tube



Main Bldg Side Column Post: 2 1/2" SQ. x 14GA Tube



Main Bldg End Column Post: 2 1/2" SQ. x 14GA Tube



Purlins: 4" x 18GA Hot Channel



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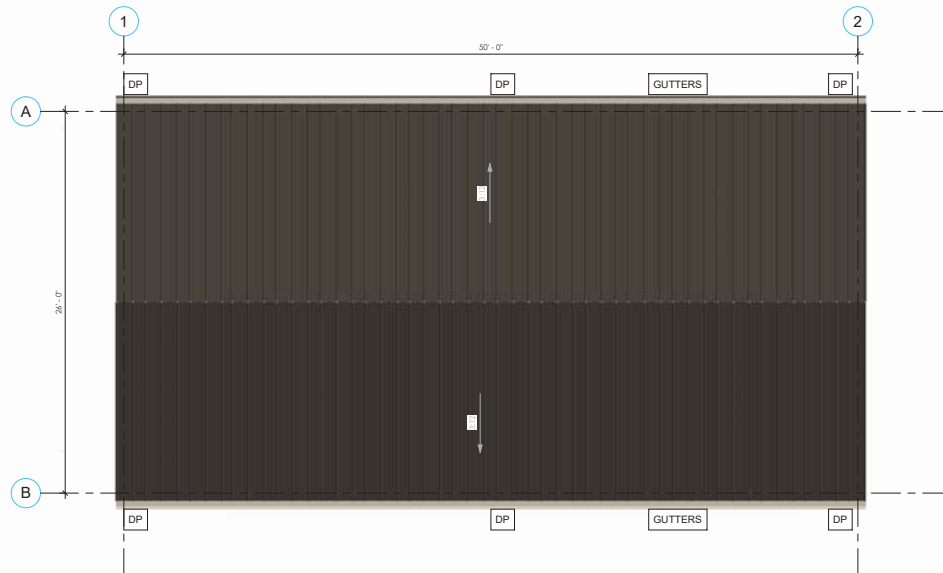
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Sheet Name
ROOF PLAN

WSP NO. 001
DATE: 05/28/2025
DRAWN BY: PD
CHECKED BY: MP
SHEET NUMBER

PG 6/8



1 ROOF PLAN
Scale: 1/4" = 1'-0"

LEGEND

DP Downspout Location

ROOF PITCH

Rise	Run	Location
3	12	Main Building



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1903 Stonecrest Trl, Wylie, TX 75098

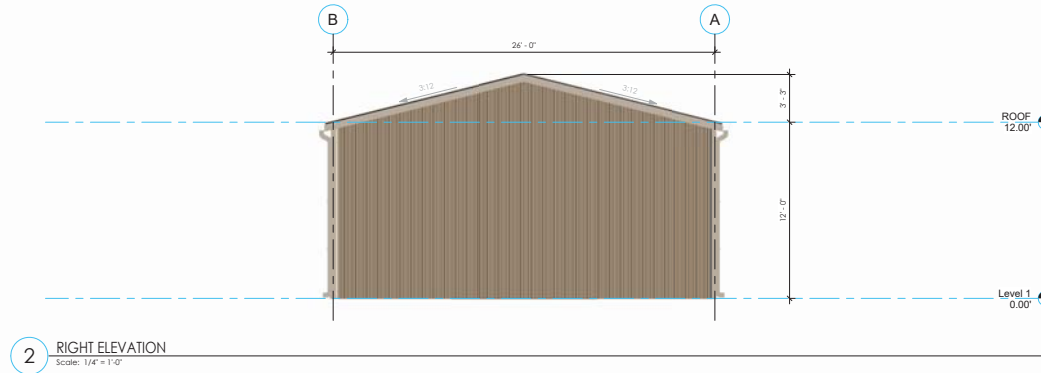
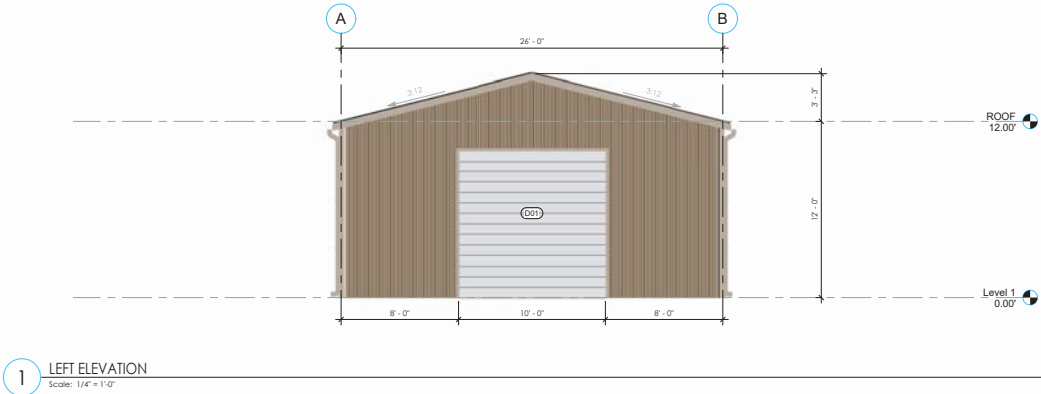
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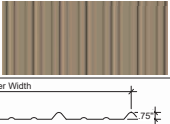
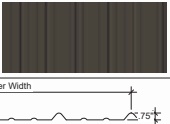
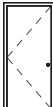
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Sheet Name
ELEVATIONS

WISH NO. 001
DATE: 05/28/2025
DRAWN BY: PD
CHECKED BY: MP
SHEET NUMBER

PG 7/8



Wall - AG PANEL 1. 26-Gauge - Agricultural Panel 2. Color: Tan 	Roof - AG PANEL 1. 26-Gauge - Agricultural Panel 2. Color: Burnished Slate 	RUD 1. Color: White 2. Header Seal Included 	Mobile Home Door 1. Color: White 2. Vinyl Door 3. Not Prehung with Aluminum Frame 4. No Bottom Threshold 	WINDOW 1. Color: White 2. Double Pane 3. Without Grid 	TRIM 1. Corner Trim Color: Light Stone 2. Door Head Trim Color: Light Stone 3. Eave Trim Color: Light Stone 	BASE TRIM Base Trim Color: Tan 	GUTTERS & DOWNSPOUT COLOR: Black <i>"Due to difference in material, color may not match sheet metal"</i> 
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CITY NO.	NO.	DESCRIPTION	DATE
	1	DDV2	23/02/2023

Derek Wagner - TUBULAR
1903 Stonecrest Trl, Wylie, TX 75098

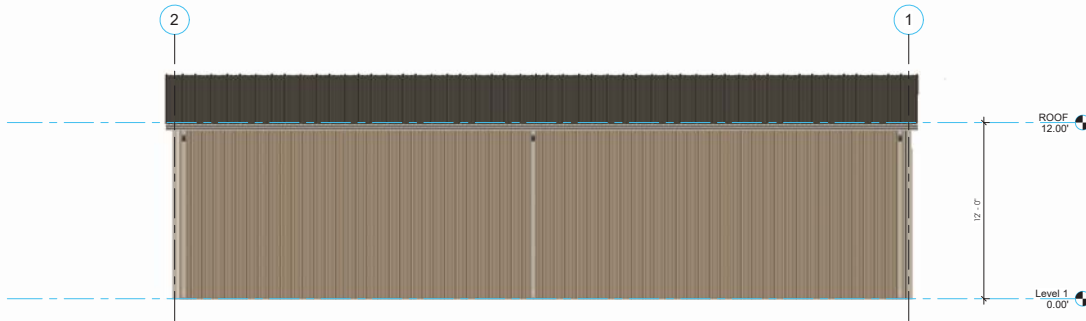
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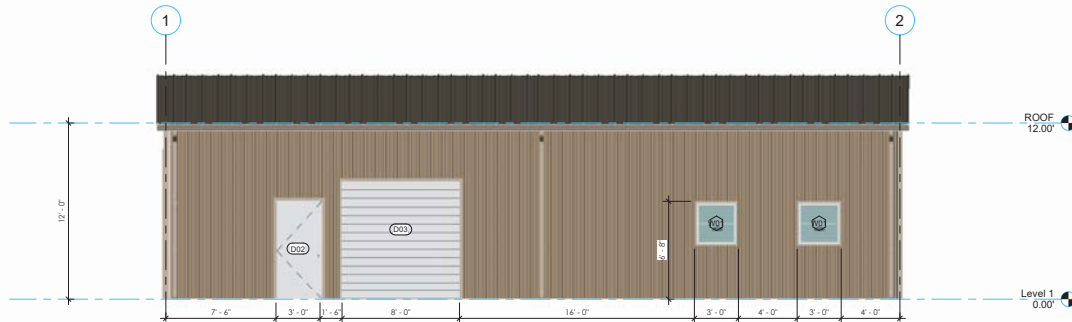
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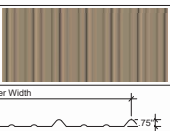
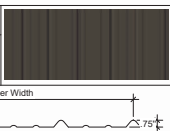
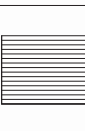
PG 8/8



1 BACK ELEVATION
Scale: 1/4" = 1'-0"



2 FRONT ELEVATION
Scale: 1/4" = 1'-0"

Wall - AG PANEL 1. 26-Gauge - Agricultural Panel 2. Color: Tan 	Roof - AG PANEL 1. 26-Gauge - Agricultural Panel 2. Color: Burnished Slate 	RUD 1. Color: White 2. Header Seal Included 	Mobile Home Door 1. Color: White 2. Vinyl Door 3. Not Prehung with Aluminum Frame 4. No Bottom Threshold 	WINDOW 1. Color: White 2. Double Pane 3. Without Grid 	TRIM 1. Corner Trim Color: Light Stone 2. Door Head Trim Color: Light Stone 3. Eave Trim Color: Light Stone 	BASE TRIM Base Trim Color: Tan 	GUTTERS & DOWNSPOUT COLOR: Black <i>*Due to difference in material, color may not match sheet metal*</i> 
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Riverchase Homeowners Association, Inc.

17319 San Pedro, Suite 318
San Antonio, TX 78232

September 22 2025

Derek Wagner & Christina Wagner
1903 Stonecrest Trail
Wylie, TX 75098

RE: Property Improvement Request Approved

Dear Derek Wagner & Christina Wagner:

On behalf of the Architectural Control Committee for Riverchase Homeowners Association, Inc., we are delighted to inform you that your request to build a workshop at 1903 Stonecrest Trail has been approved! We appreciate your diligence in documenting your improvement and seeking approval. It is dedicated neighbors like you who contribute to maintaining the beauty of our community!

Please note the following conditions associated with your approval:

1. All design plans submitted within your approved request must be adhered to.
2. Any future maintenance of the improvement will be at your expense.
3. The improvement/installation and/or construction must not affect drainage or water flow on your lot or neighboring lots.
4. You are responsible for obtaining all necessary City/County Permits that may apply to State Laws for the improvement.

Please be aware that this approval does not guarantee the safety or soundness of the improvement; it simply confirms that the improvement, as requested, is not prohibited by the association's restrictive covenants.

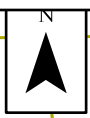
Thank you once again for submitting your plans to the Architectural Control Committee, and congratulations on your new home improvement project!

We are pleased to inform you about the Spectrum Resident Benefits page, which you can access at the following link: <https://spectrumam.com/resident-benefits/>
Discover the Top providers we have partnered with to bring you exclusive deals in your area!

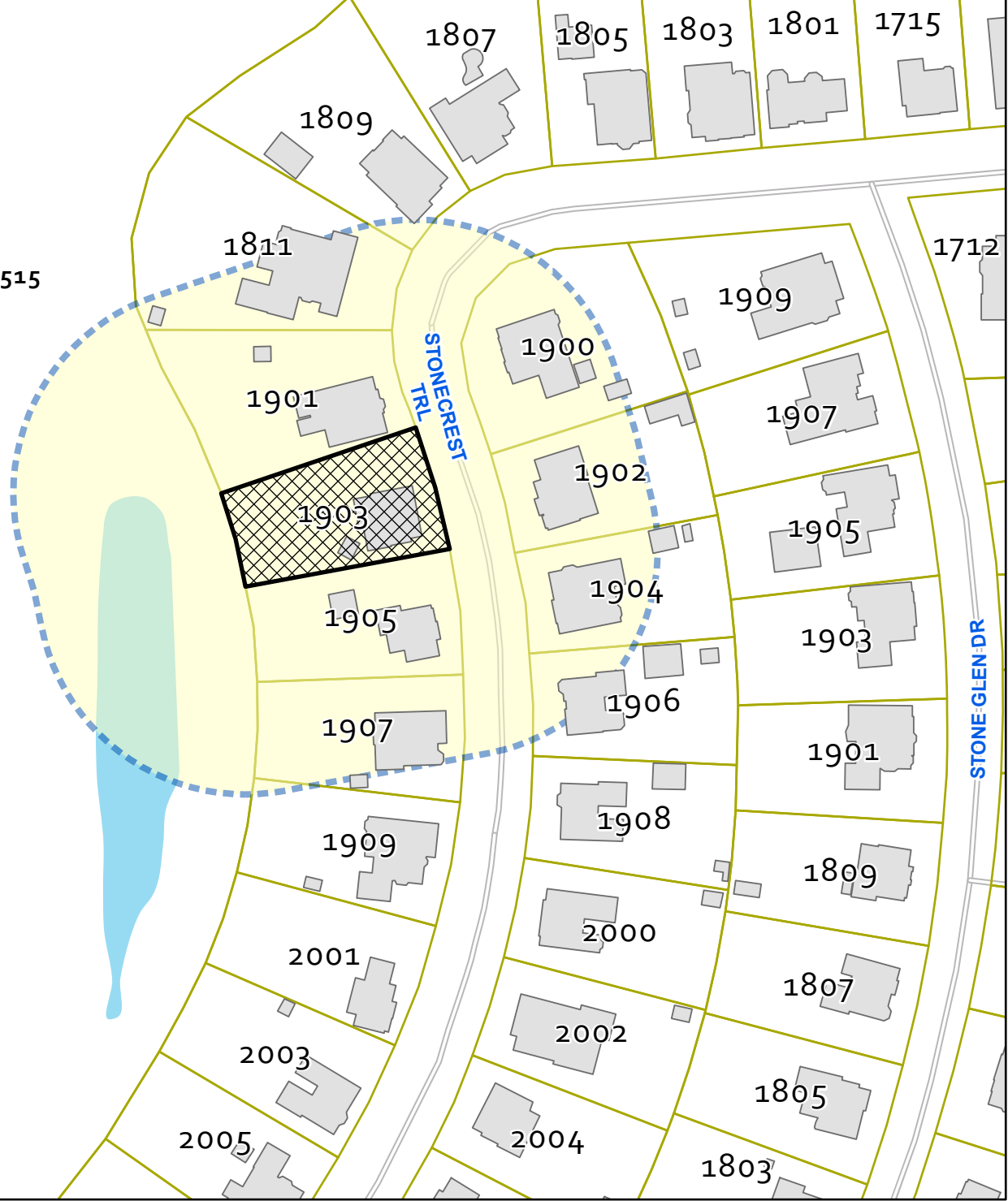
Regards,

Shelley A.
ACC Coordinator
arc@spectrumam.com

Notification Map

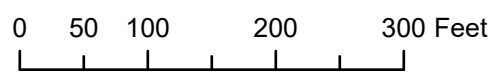


PID: 2517515



ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2025-14 1903 Stonecrest Trail

 200 foot Notification Buffer  SUBJECT property



Date: 10/7/2025

