

Wylie Zoning Board of Adjustments Regular Meeting

December 15, 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 17, 2025 Zoning Board of Adjustments meeting.

REGULAR AGENDA

1. Hold a Public Hearing to consider and act upon a request by Wylie Ladera LLC for a variance to Section 22-450.C(9) of the Sign Ordinance to allow for a Monument Sign of the allowed maximum square footage and structure height. Property located near 1590 Bella Way. (ZBA 2025-16).

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 December 09, 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 November 17, 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

November 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, 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. Vice-Chair Nathan Cole arrived at 6:03 PM.

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 October 20, 2025 Zoning Board of Adjustments meeting.**

BOARD ACTION

A motion was made by Board Member Hikel and seconded by Board Member A Nana Yodou 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 Aleyda Murillo for a variance to Section 2.5.C.4 & 2.5.C.5 of Zoning Ordinance to allow for an accessory structure within 1' side and rear setbacks in lieu of the required 3'. Property located at 3001 Admiral Drive. (ZBA 2025-15).**

Chair Covington opened the public hearing at 6:13 PM. A member of the public approached the Board to provide comment. Chair Covington closed the public hearing at 6:17 PM.

BOARD ACTION

A motion was made by Board Member Hikel and seconded by Chair Covington 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 6:26 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 Wylie Ladera LLC for a variance to Section 22-450.C(9) of the Sign Ordinance to allow for a Monument Sign of the allowed maximum square footage and structure height. Property located near 1590 Bella Way. (ZBA 2025-16).

Recommendation

Motion to **approve or deny**.

Discussion

OWNER: Wylie Ladera LLC

APPLICANT: Johnson Volk Consulting

The applicant is requesting a variance to Section 22-450.C(9) of the Sign Ordinance to allow for an entry residential subdivision monument sign that is over the maximum allowed square footage of 96 square feet and over the maximum allowed height of 8'.

The request is to allow for a monument sign which contains a stone accent wall that measures approximately 98 square feet with a maximum height of 6'8" which is attached to a stone entry tower that measures approximately 105 square feet with a maximum height of 14' 2". The sign is proposed to be installed on a median leading to the gates of the Ladera residential community.

The purpose of the Sign Ordinance restricting residential monument signs is to regulate the visual impact, and neighborhood character of a subdivision.

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

- The monument sign is being proposed for a privately maintained gated community which will remain under one sole property owner that is managed by a Condominium Owners Association. The street where the sign is proposed is to be privately maintained.
- The sign is being proposed at the main entrance leading to a gated community and is not directly adjacent to any neighboring homes.
- The monument sign is not negatively affecting the viability of the intersection between Bella Way and Country Club road.
- The monument sign is proposed not only for signage but as a distinctive architectural element for the age-restricted Ladera residential community. The developer has an existing similar concept in the Ladera Proposer Community.

Public comment forms were mailed to eight (8) 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 2025-16 Ladera



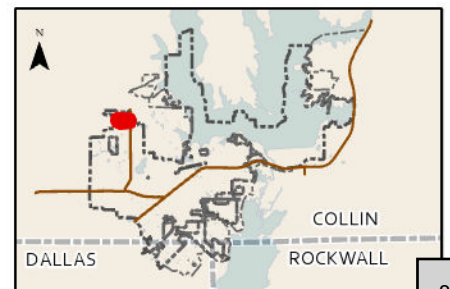
SUBJECT property



Wylie City Limit

0 0.25 0.5 0.75 1 Miles

Date: 11/20/2025

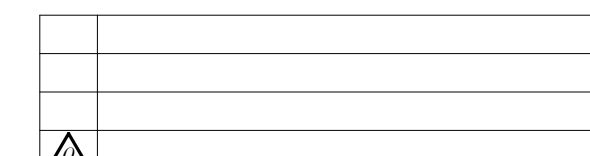






SCALE: 1" = 10'-0"

SCALE: 1/2"=1'-0"



SCALE:
REFER TO
DETAILS
[One Inch]
JVC No GAM038



SCALE: 3/4" = 1'-0"

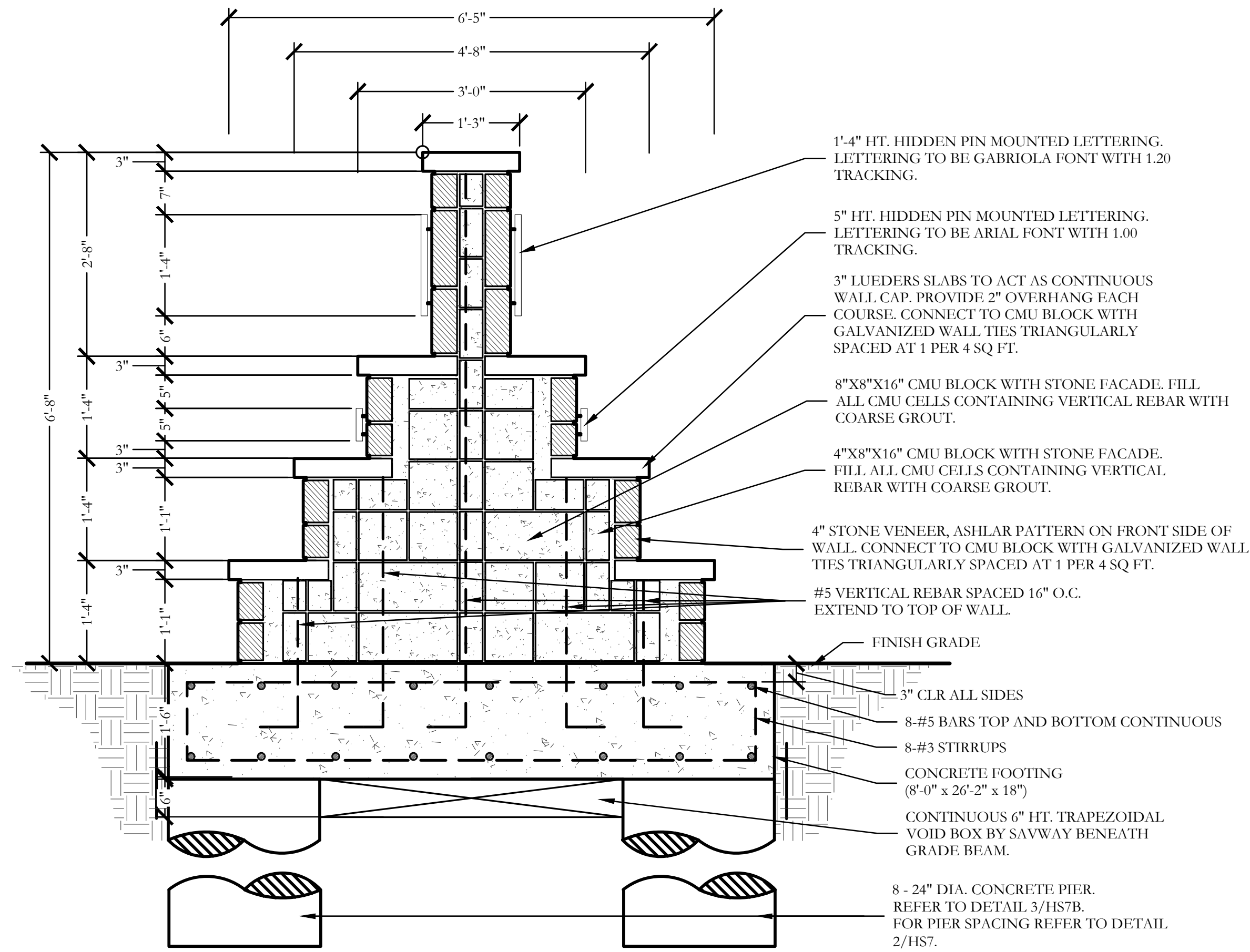


SCALE: 3/4" = 1'-0"



October 22, 2025

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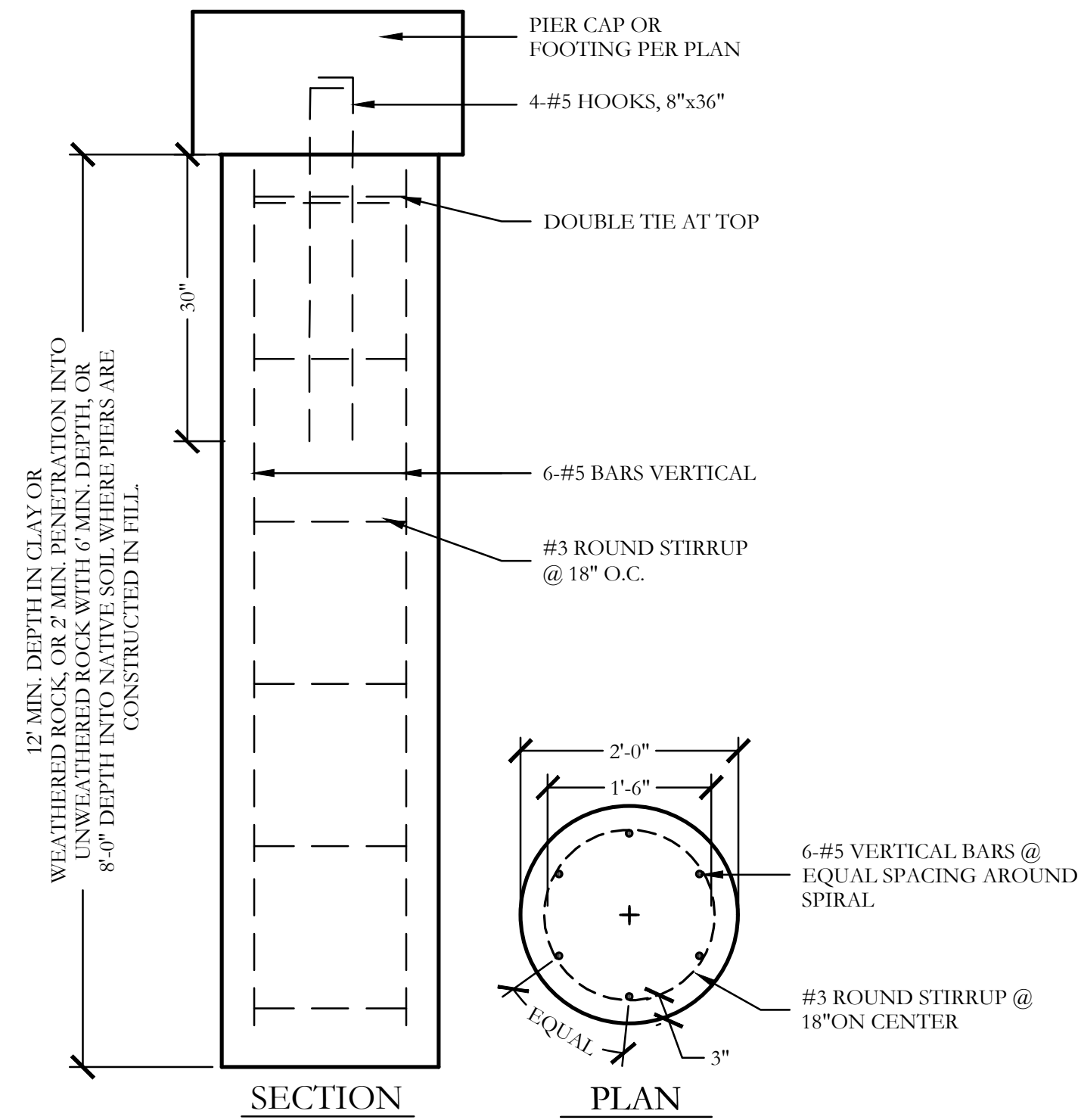
1 VARIABLE HT. ENTRY SIGN WALL
SECTION

SCALE: 3/4"=1'-0"



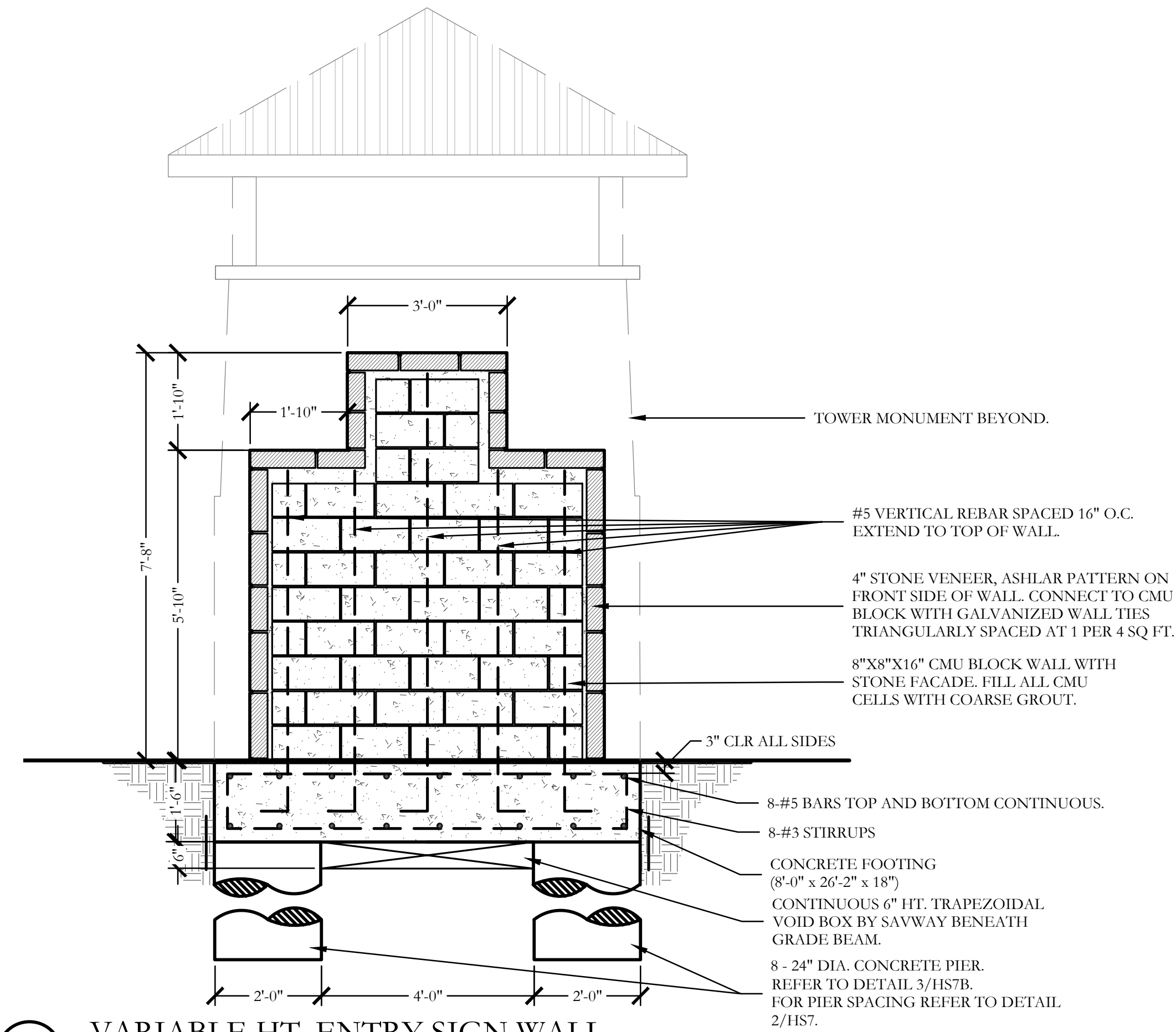
2 ENTRY SIGN LETTERING
SECTION

SCALE: 3/4"=1'-0"



3 PIER (24" DIA.)
SECTION

SCALE: 3/4"=1'-0"



4 VARIABLE HT. ENTRY SIGN WALL
SECTION

SCALE: 3/4"=1'-0"



October 22, 2025

Primary colors:

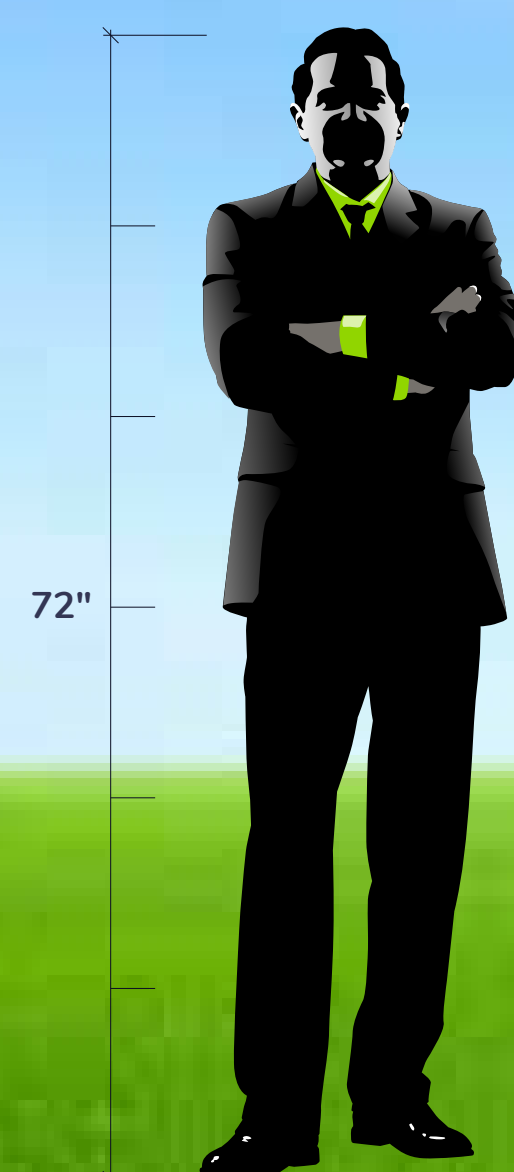
**DARK WARM GRAY**

CMYK: 0, 5, 15, 88

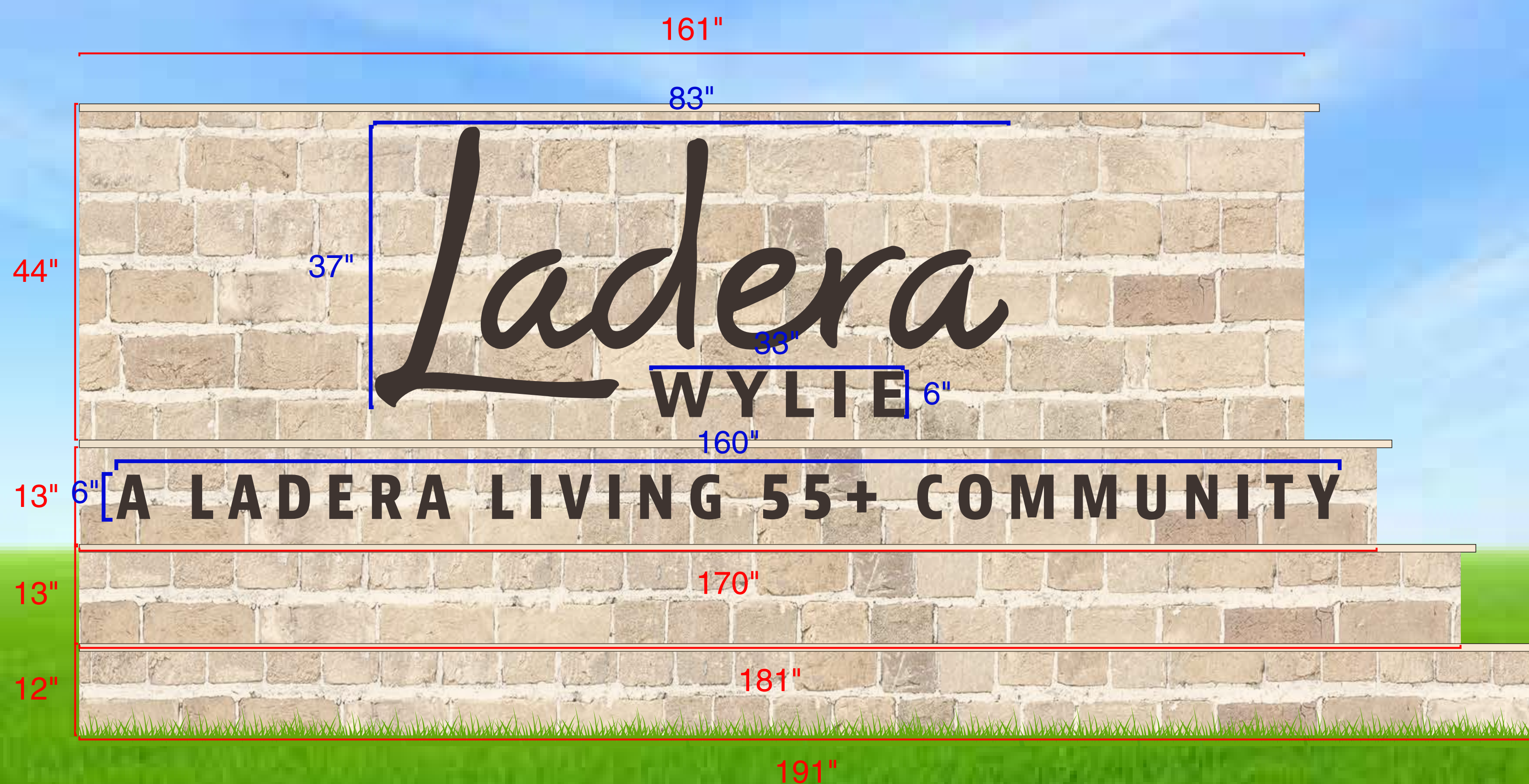
PMS: 2479 C/U

RGB: 69, 64, 58

HEX: 45403a



72"



©2024

QTY.

X1

PAGE

1/1**Work Order: QUOTE****Date: 9/22/2025****Client: Ladera****Accnt Manager: Lindsey S.****Designer: Jess C.****Scale: 1/12****Sign Specifications****Letter Size:**

ASSORTED/see measurements

Single or Double Sided:

Single Sided

Materials:

Face Substrate: 1/4" painted aluminum

Extra Notes:

Routed aluminum letters painted to match PMS, stud-mounted to stone.

Revision: v2**Office: Austin**607 Leander Dr, Ste 100 | Leander, TX
512.259.9100 | www.dr-signs.net

Disclaimer: Before providing us with your approval for printing, please take time to carefully review all text and graphics for any errors. (i.e. spelling, grammar, phone numbers, addresses, colors, layout, size, etc.)

ALL SIGNAGE QUOTES ARE VALID FOR 15 DAYS

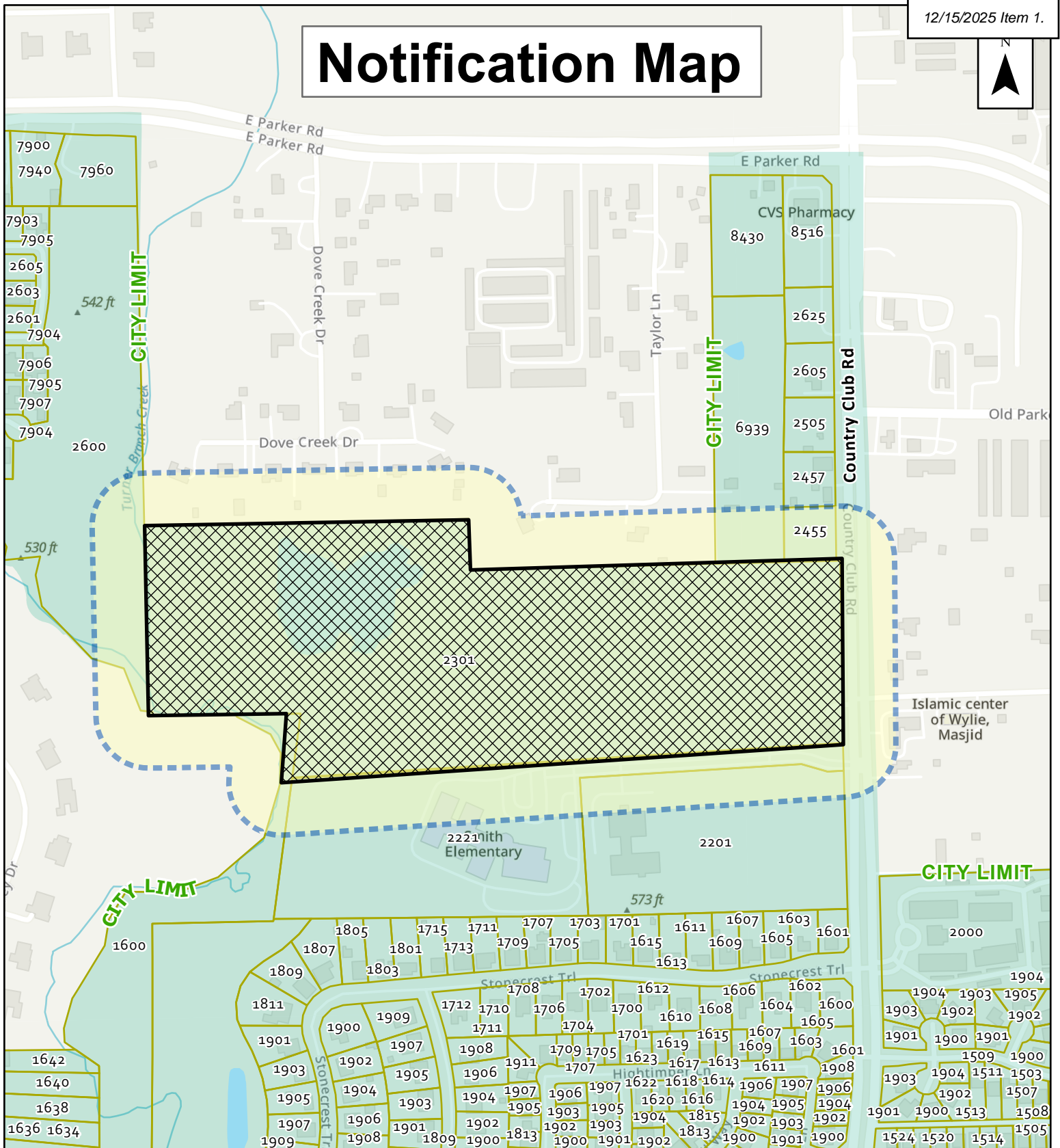


EST. 2002

SIGNS, LLC

HOUSTON • AUSTIN • DALLAS • SAN ANTONIO

Notification Map



ZONING BOARD OF ADJUSTMENT CASE:

ZBA 2025-16 Ladera



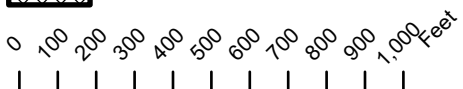
200 foot Notification Buffer



Wylie City Limit



SUBJECT property



Date: 11/20/2025

