

Wylie Zoning Board of Adjustments Regular Meeting

March 17, 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 January 21, 2025 Zoning Board of Adjustments meeting.

REGULAR AGENDA

1. Hold a Public Hearing to consider and act upon a request by F & S Ventures LLC for a variance to Section 4.3 & Section 9 of the Zoning Ordinance to allow for the remodeling and change of use of a nonconforming structure. Property located at 1959 N State Highway 78. (ZBA 2025-02).
2. Hold a Public Hearing to consider and act upon a request by Tina Brown for a variance to Section 5.C of Planned Development 2000-20 to allow for a fence eight feet in height. Property located at 1911 Fountain Spray Drive. (ZBA 2025-03).
3. Hold a Public Hearing to consider and act upon a request by James Donovan for a variance to Section II.8 of Planned Development 2005-24 to allow for side setbacks of three feet in lieu of ten feet. Property located at 1303 Shadow Hills Drive. (ZBA 2025-04).
4. Hold a Public Hearing to consider and act upon a request by Brian Scherr for a variance to Section 9.2 of Planned Development 2005-44 to allow for side setbacks of 7 feet 3 inches in lieu of ten feet. Property located at 1804 Stone Glen Drive. (ZBA 2025-05).
5. Hold a Public Hearing to consider and act upon a request by Joseph Sotelo 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 1901 Stone Glen Drive. (ZBA 2025-06).

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 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.

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 January 21, 2025 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

January 21, 2025 – 6:00 PM

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



CALL TO ORDER

Interim Vice-Chair Hudson called the meeting to order at 6:00 p.m. In attendance were Vice-Chair I-isha Hudson, Board Member Aaron Lovelace, Board Member Hamza Fraz, Board Member Gordon Hikel and Board Member Luca Pareti. Staff present were Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent was Chair Richard Covington.

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 November 18, 2024 Zoning Board of Adjustments Meeting.**

BOARD ACTION

A motion was made by Board Member Lovelace 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 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).**

Vice-Chair Hudson opened the public hearing at 6:10 PM. None approached the Commission. Vice-Chair Hudson closed the public hearing at 6:10 PM.

BOARD ACTION

A motion was made by Board Member Hikel and seconded by Board Member Fraz to approve Agenda Item 1 as presented. A vote was taken and carried 5 – 0.

ADJOURNMENT

A motion was made by Board Member Fraz, and seconded by Board Member Hikel, to adjourn the meeting. A vote was taken and carried 5 – 0. Chair Covington adjourned the meeting at 6:11 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 F & S Ventures LLC for a variance to Section 4.3 & Section 9 of the Zoning Ordinance to allow for the remodeling and change of use of a nonconforming structure. Property located at 1959 N State Highway 78. (ZBA 2025-02).

Recommendation

Motion to **approve or deny**.

Discussion

OWNER: F&S Ventures LLC

APPLICANT: Better Design Resources LLC

The applicant is requesting a variance to Section 4.3 & Section 9 of the Zoning Ordinance to allow for the remodeling of an existing self storage building to a multi-tenant commercial structure. The proposed uses are a grooming business, a Youth With A Mission (YWAM) thrift store, and two office uses.

The variance is required due to the existing building not being in compliance with setbacks, landscaping, and architectural articulation requirements. The developer is planning on refacing the exterior with a 100% masonry appearance.

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

- The structure is non conforming due to the building being constructed prior to the Commercial Corridor zoning being in place.
- The existing development surrounding the property and shape of the subject property makes development of the property difficult if required to be in compliance with current Zoning Ordinance requirements.
- State Law allows for ZBoA to consider "...the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01, Tax Code. The cost of compliance would likely exceed this threshold as compliance with side setbacks would require the existing building to be demolished and a new building built.

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.

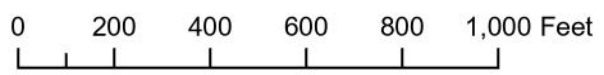
Locator Map



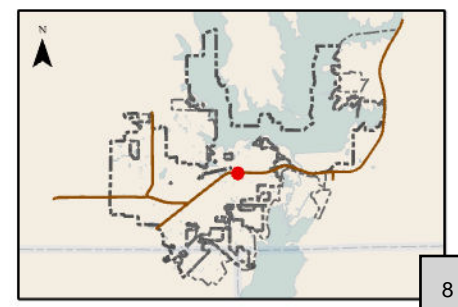
ZONING BOARD OF ADJUSTMENT CASE:
 ZBA 2025-02 1959 North State Highway 78



 SUBJECT property



Date: 2/18/2025

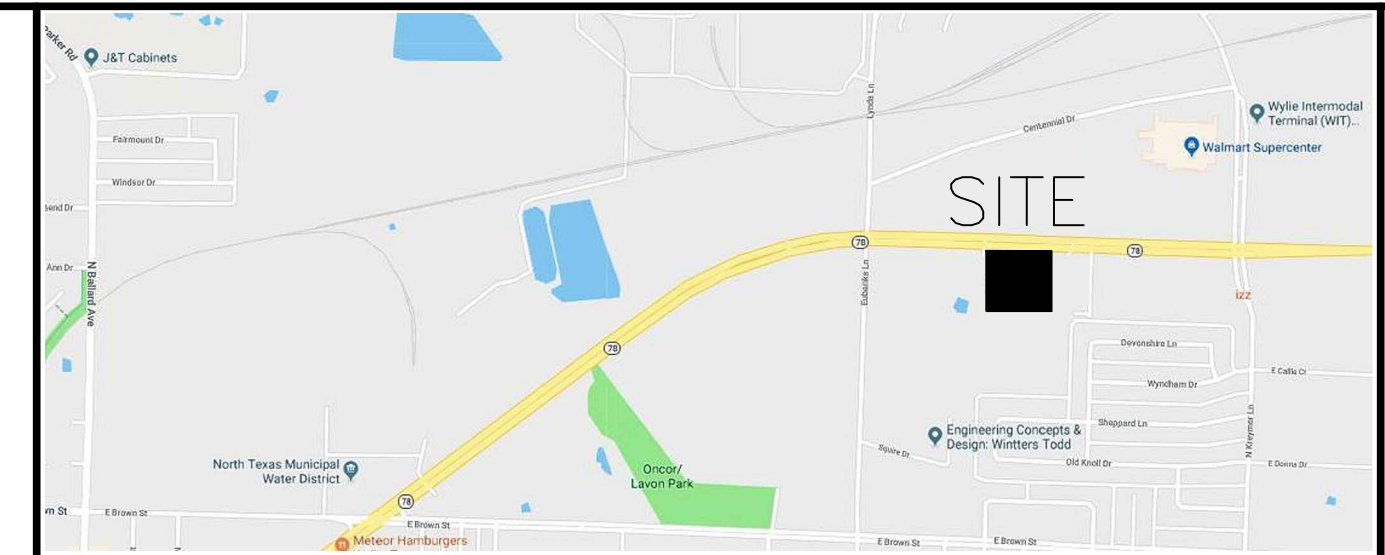
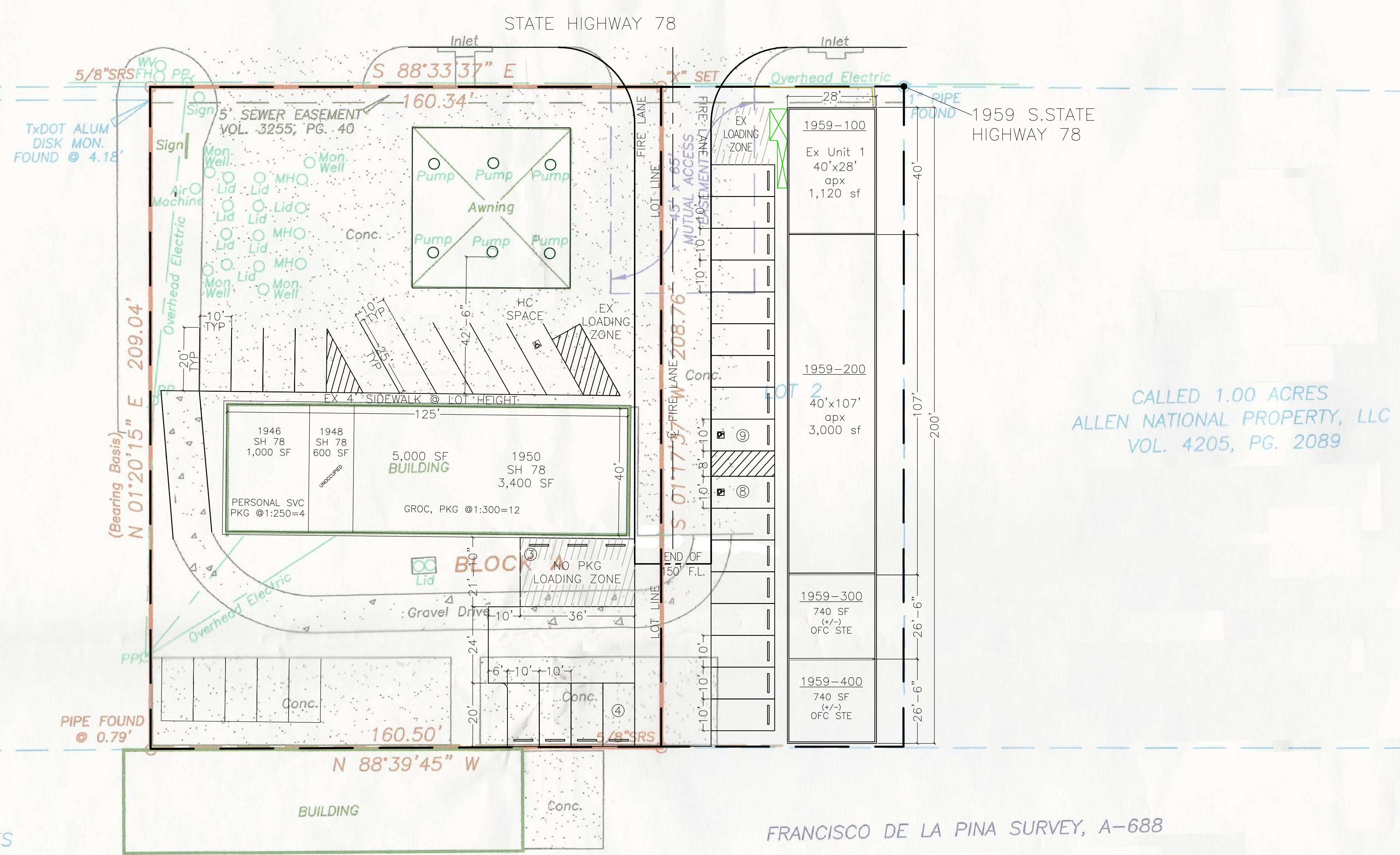


368 SQ.FT. OF TEXAS, PG. 7062

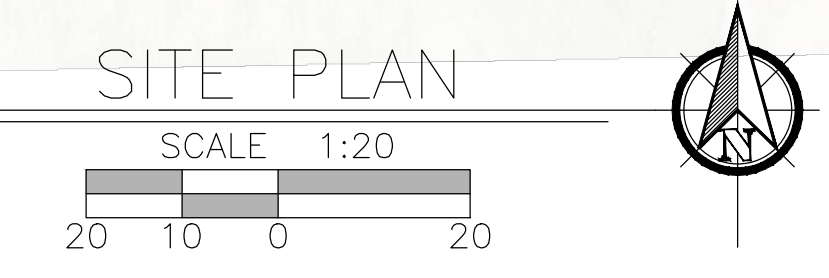
88°32'06" E 209.05'

PART OF CALLED 1.00 ACRES EUBANKS LIVING TRUST CC# 97-0003426

PART OF CALLED 13.9254 ACRES ARCHIE EUBANKS VOL. 1083, PG. 270



- NOTES:
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE, OR FEDERAL LAW AND APPLICABLE CONSTRUCTION CODES AS CURRENTLY RECOGNIZED BY THE CITY OF WYLIE, COLLIN COUNTY, TEXAS. ARTICLES, SECTIONS, OR TABLES REFERRED TO HEREIN ARE TAKEN FROM CODES LISTED BELOW. CONSTRUCTION MUST COMPLY WITH:
 - 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 - 2021 INTERNATIONAL BUILDING CODE (IBC)
 - 2021 INTERNATIONAL MECHANICAL CODE (IMC)
 - 2021 INTERNATIONAL PLUMBING CODE (IPC)
 - 2021 INTERNATIONAL FIRE CODE (IFC)
 - 2017 NATIONAL ELECTRIC CODE (NEC)
 - 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 - TEXAS ACCESSIBILITY STANDARDS
 - CITY OF WYLIE ORDINANCES AND AMENDMENTS
 - COLLIN CAD PROPERTY ID: 2727893
GEO ID: R-10885-00A-0020-1
 - LEGAL DESC: BOB HEATH ADDITION, BLOCK A, LOT 2
 - LOT SIZE: 0.36 AC OR APX 15,681.6 SF.
 - CURRENTLY ZONED CC, COMMERCIAL CORRIDOR.
 - FUTURE SUITE NUMBERS SHALL COMPLY WITH CITY OF WYLIE GIS NAMING CONVENTION. I.E. UNIT 1 SHALL BECOME 1959-100, 1959-200, ETC.
 - PARKING SPACES SHALL BE DIMENSIONED AND STRIPED PER CITY OF WYLIE THOROUGHFARE DESIGN STANDARDS, SECTION VII - OFF STREET REQUIREMENTS.
 - EXISTING BUILDING OUT-TO OUT MEASUREMENT ARE VERIFIED AT 28' X 200' = 5,600 GROSS SQUARE FEET. NO FIRE SPRINKLER IS REQUIRED.
 - BUILDING GROSS (OUT TO OUT) SF = 5,600. INTERIOR RENOVATION SF EXCEEDS 50% OF THAT GROSS SF. RENO CONSTRUCTION SHALL BE PER IEBC LEVEL 3 REQUIREMENTS.
 - CURRENT UNIT 1 (1959-100) OCCUPIES APX 1,120 SF WITH A RETAIL USE PER SECT 5.2.A.2 OF AG AND ANIMAL RELATED - GROOMING. PARKED AT 1:325 SF.
 - PROPOSED 1959-200: YOUTH WITH A MISSION (YWAM) THRIFT STORE PER SECT 5.2.F.26 OF RETAIL, PERSONAL SVC, & COML 3,000 SF PARKED AT 1:250 SF WITH LOADING ZONE AVAILABLE.
 - PROPOSED 1959-300: 740 SF OFFICE SPACE PARKED AT 1:400 SF.
 - PROPOSED 1959-400: 740 SF OFFICE SPACE PARKED AT 1:400 SF.
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 - 20 TOTAL PARKING SPACES REQUIRED.
 - 21 TOTAL PARKING SPACES PROVIDED.



Commercial Corridor District (CC)			
Height of Main Structure (feet)	50'	✓	13'
Number of Stories	4	✓	1
Residential Proximity	3:1 slope from residential lot line	N/A	
Front Yard Setback (feet)	25	□	Apx 7'
Side Yard Setback (feet)	10	□	Apx 8'
Rear Yard Setback (feet)	10'	□	0
Lot Coverage	50%	✓	36%
Buffering and Screening		□	
Nonresidential Use Adjacent to Multifamily	Double Side and Rear Setback - 10' required landscaping w/screening	N/A	
Nonresidential Use Adjacent to Multifamily	Double Side and Rear Setback - 5' required landscaping w/screening	N/A	
Service and Loading Areas	Not visible from public street or adjacent residential uses	N/A	

1959 N. S.H. 78

LOT 2, BLOCK A, BOB HEATH ADDITION, A SUBDIVISION IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 2015, PAGE 710, PLAT RECORDS OF COLLIN COUNTY, TEXAS.

OWNER / APPLICANT:
ROBERT HEATH
972-989-6462

DESIGNER:
BRYAN ROGERS, BETTER DESIGN RESOURCES LLC
P.O. BOX 1454, WYLIE, TX 75098
PH: 214-773-6460 FAX: 972-429-0224

DRAWING REV:
FOR:
CONSTRUCTION

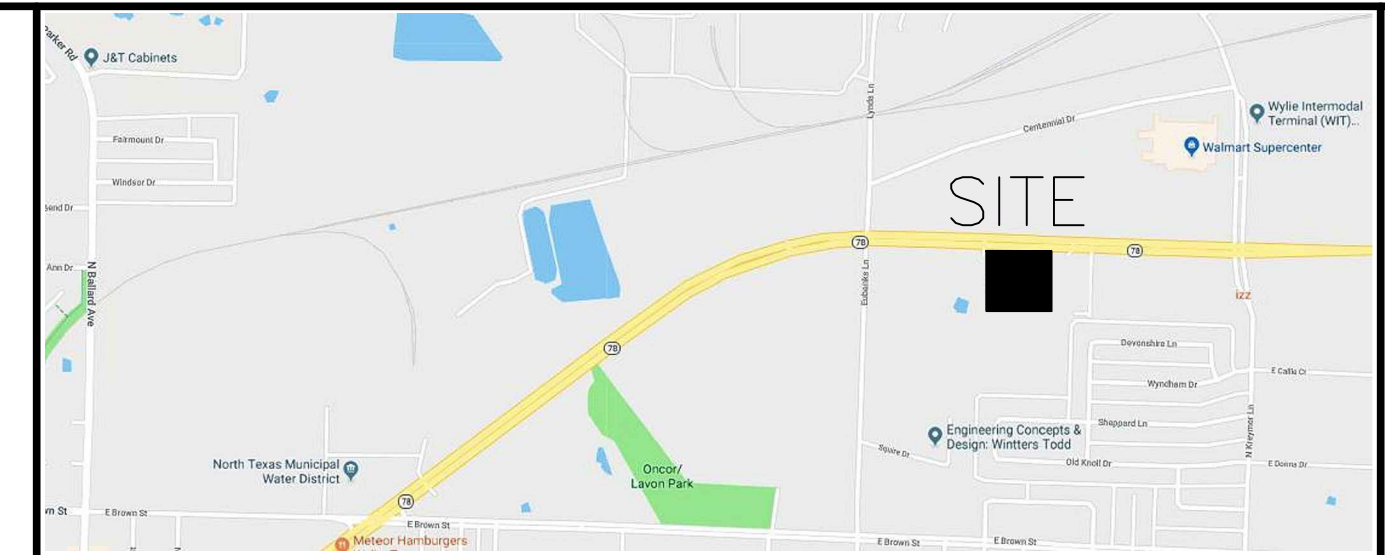
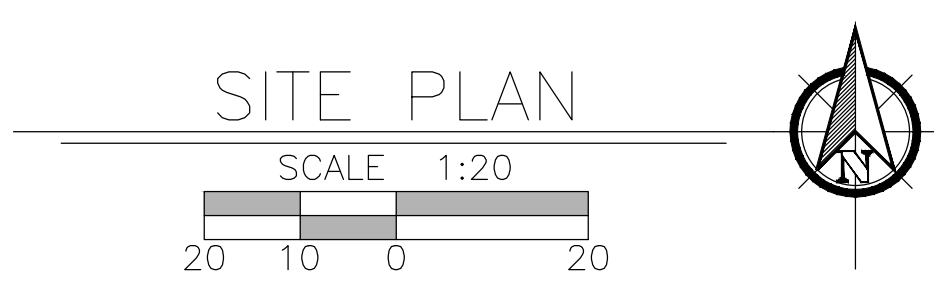
DRAWN BY:
Bryan D. Rogers

DATE:
02-03-2025

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OF

BETTER DESIGN RESOURCES
P.O. BOX 1454, WYLIE, TEXAS 75098
214-773-6460
WWW.BetterDesignResources.COM
CONCEPTUAL • DESIGN • CONST DWG PKGS • CONSTRUCTION MANAGEMENT

19590 N. HWY 78, CITY OF WYLIE, COLLIN COUNTY, TEXAS 75098



VICINITY MAP
SCALE = NONE

NOTES:

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Buffering and Screening		<input type="checkbox"/>
Nonresidential Use Adjacent to Multifamily	Double Side and Rear Setback - 10' required landscaping w/screening	N/A
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1959 N. S.H. 78
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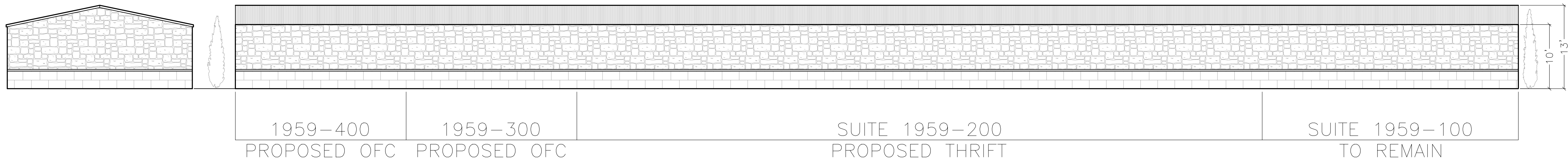
DRAWN BY:
 Bryan D. Rogers

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SHEET
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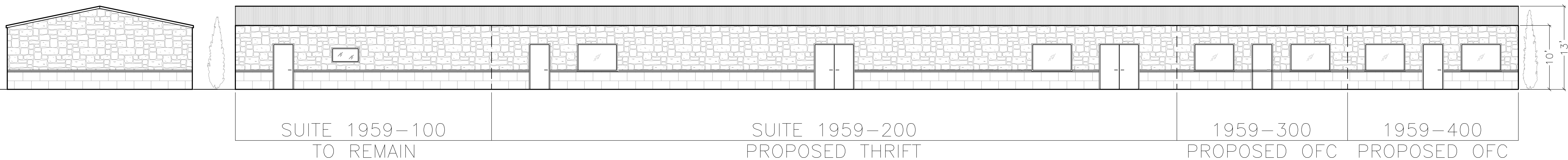


SOUTH ELEVATION

SCALE = 1/8" = 1'-0"

EAST ELEVATION

SCALE = 1/8" = 1'-0"

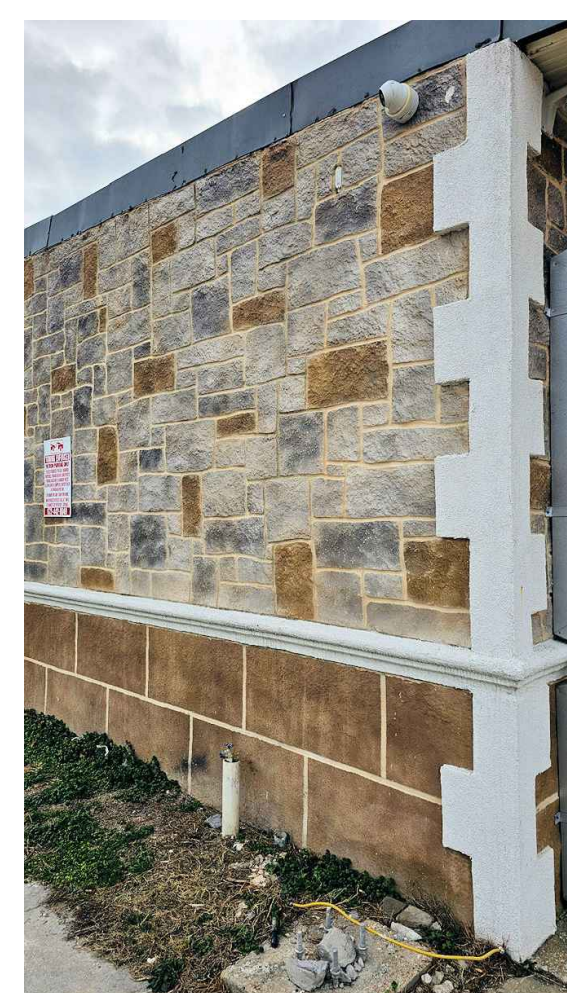


NORTH ELEVATION

SCALE = 1/8" = 1'-0"

WEST ELEVATION

SCALE = 1/8" = 1'-0"



EXTERIOR FACADE:

1. GRANITE SPRAYSTONE SHALL BE APPLIED TO THE EXTERIOR OF THE STRUCTURE TO PRODUCE A GRANITE MASONRY FINISH, MATCHING THE ADJACENT BUILDING. THE SPRAYSTONE PRODUCT IS APX 5 TO 7 LBS PER SQUARE FOOT, MAKING IT POSSIBLE TO ENHANCE THE EXTERIOR OF THE EXISTING BUILDING WITH A MASONRY PRODUCT THAT IS RELATIVELY VERY LIGHT.



ADJACENT BUILDING, MASONRY EXAMPLE

SCALE = NONE

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12. PROPOSED 1959-300: 740 SF OFFICE SPACE PARKED AT 1:400 SF.

13. PROPOSED 1959-400: 740 SF OFFICE SPACE PARKED AT 1:400 SF.

14. PARKING REQUIREMENTS:
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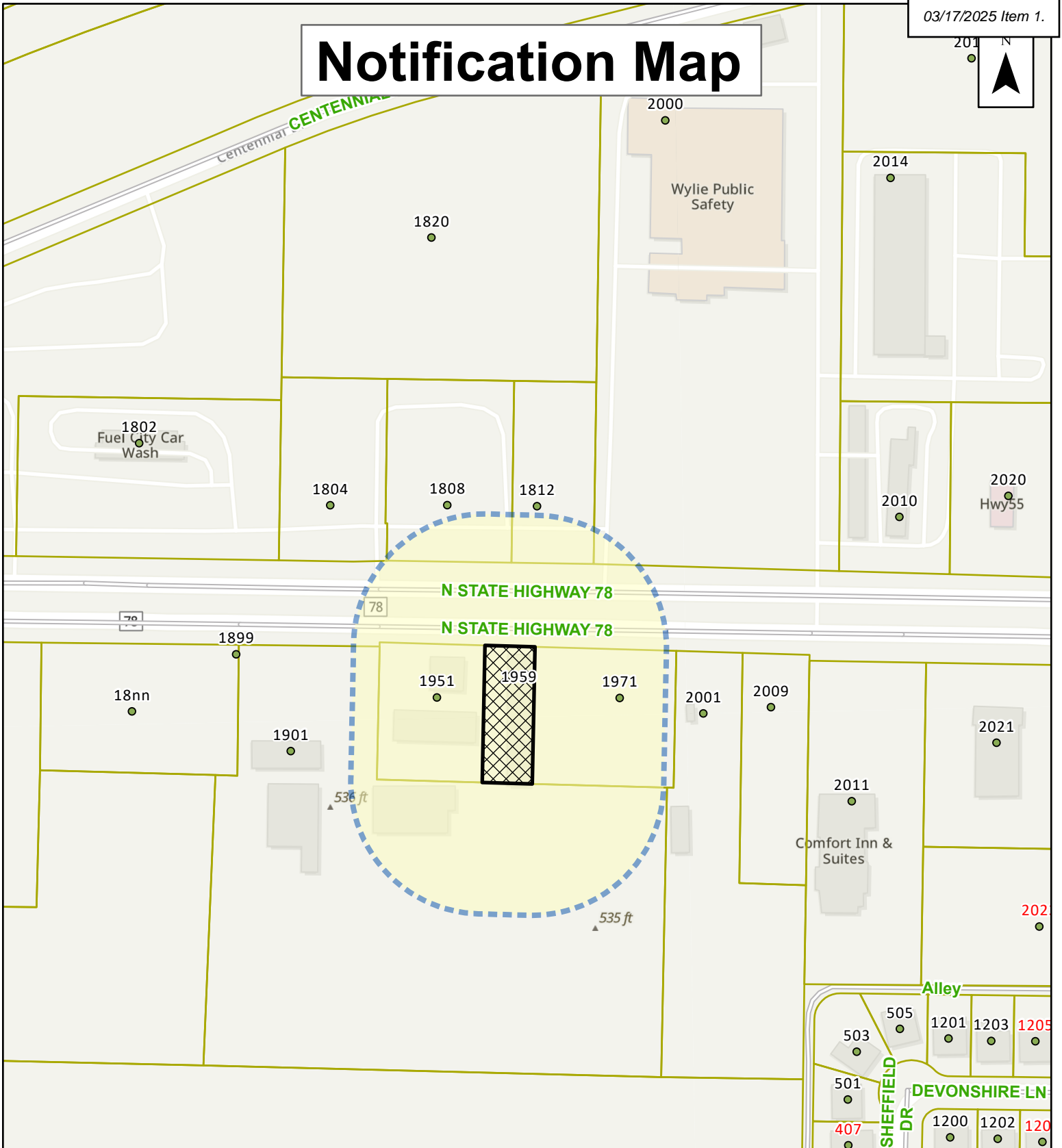
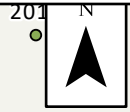
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OF



Variance Requirement Regarding Hardship

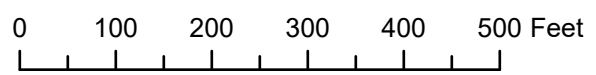
1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or building in the same district.
The layout of the existing buildings on existing lots 1 and 2 preclude the possibility of moving or rebuilding the structure at 1959 to current setbacks and still be able to park it. With a fire lane, there would be no room left for parking and vice-versa.
2. Literal enforcement of the ordinance would be an unnecessary hardship.
After a change of use, the building no longer sits within the setbacks. Demolition of the structure and rebuilding of the structure would not allow sufficient parking and may hamper fire access.
3. The piece of property is unique and contains properties or attributes not common to other similarly situated properties.
The existing structure that was built prior to the Commercial Corridor zoning is viable with the proposed change of use. It is the only gas/convenience store in the immediate area that was built prior to the CC zoning. The increase in traffic would be negligible.
4. The need for the variance was not created by the applicant.
The building was constructed prior to the lot being zoned Commercial Corridor.
5. The structure is a nonconforming structure.
Commercial Corridor requirements did not apply to the building when it was constructed. The exterior will be re-faced to bring up to 100% masonry appearance.
6. The financial cost is greater than 50 percent of the appraised value of the structure.
Current CAD appraisal of the property is \$360,677 and of the structure is \$29,323. Construction of a new shell only within CC setback is approximately \$175/sf or just over \$1M.
7. The loss to the lot is at least 25 percent of the area on which development may physically occur.
Building area is currently approximately 6,000 sf. Building area within new setbacks would be approximately at or under 4,500 sf.
8. The structure is not in compliance with a requirement of a municipal ordinance, building code, or other requirement.
Due to the building being constructed prior to CC zoning coming in, this building is nonconforming.

Notification Map

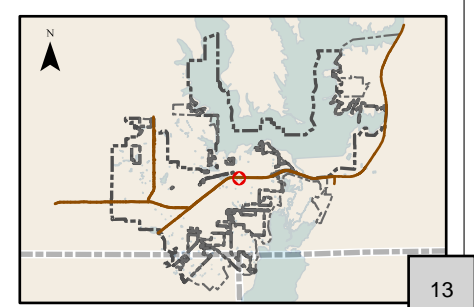


ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2025-02 1959 North State Highway 78

 SUBJECT property  200 foot Notification Buffer



Date: 2/18/2025





Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning

Item Number: 2

Prepared By: Kevin Molina

Subject

Hold a Public Hearing to consider and act upon a request by Tina Brown for a variance to Section 5.C of Planned Development 2000-20 to allow for a fence eight feet in height. Property located at 1911 Fountain Spray Drive. (ZBA 2025-03).

Recommendation

Motion to **approve or deny**.

Discussion

OWNER: Tina Brown

APPLICANT: Tina Brown

The applicant is requesting a variance to Section 5.C of Planned Development 2000-20 to allow for a fence eight feet in height in lieu of seven feet. The property is located at 1911 Fountain Spray Drive.

The purpose of the ordinance having height restrictions is to ensure a uniform appearance throughout the subdivision.

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

- The current city Zoning Ordinance allows for fences eight feet in height. The seven feet limitation was established by Planned Development 2000-20.
- The Cascades Homeowners Association has provided a conditional approval letter for the fence.

Public comment forms were mailed to twenty-two (22) 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:

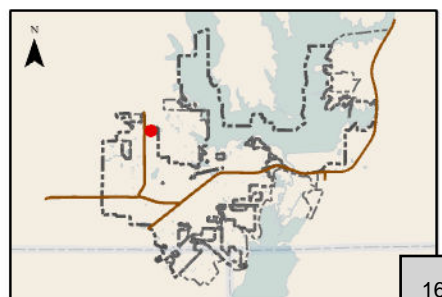
- (1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;
- (2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the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

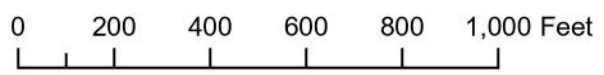
Locator Map



ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2025-03 1911 Fountain Spray Dr

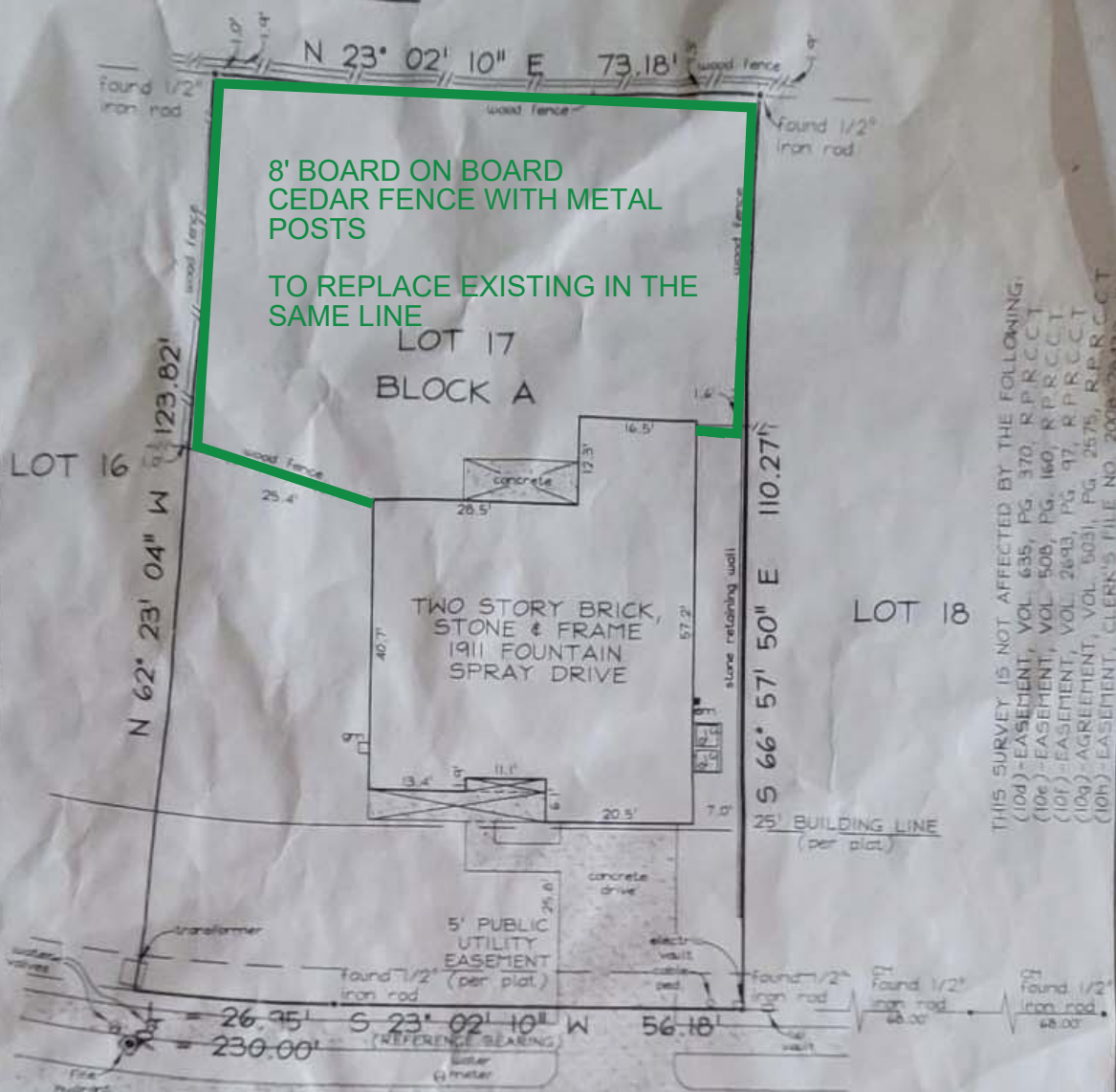


 SUBJECT property



Date: 2/18/2025

PRECISE LAND SURVEYING, INC.
DALLAS FORT WORTH
PH. 972-881-7072 PH. 817-451-0522
FX 972-279-1508 FX 817-496-3418
4625 EASTOVER DR. MESQUITE, TX 75149



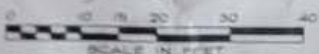
8' BOARD ON BOARD CEDAR FENCE WITH METAL POSTS
TO REPLACE EXISTING IN THE SAME LINE

THIS SURVEY IS NOT AFFECTED BY THE FOLLOWING:
(10d) EASEMENT, VOL. 635, PG. 370, R.P.R.C.C.T.
(10e) EASEMENT, VOL. 508, PG. 160, R.P.R.C.C.T.
(10f) EASEMENT, VOL. 2693, PG. 97, R.P.R.C.C.T.
(10g) AGREEMENT, VOL. 5031, PG. 2575, R.P.R.C.C.T.
(10h) EASEMENT, CLERK'S FILE NO. 2008-26430, R.P.R.C.C.T.

FOUNTAIN SPRAY DRIVE (50' R.O.W.)

NOTES

CM = CONTROLLING MONUMENT
BEARINGS ARE BASED ON THE RECORDED PLAT REFERENCED BELOW.
THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.



THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 1911 FOUNTAIN SPRAY DRIVE, and Being Lot 17, Block A, of The Cascades, Phase 2, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume Q, Page 513 of the Map Records of Collin County, Texas.

There are no visible conflicts or protrusions, except as shown.
The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone 'X' Rating as shown by Map No. 48085C0415 J, dated JUNE 2, 2009. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the CF number shown hereon, provided by the title company named hereon and that on this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon. This survey is subject to any and all covenants and restrictions of record pertaining to the recorded plat.

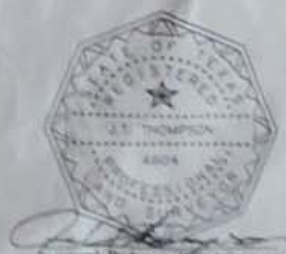
DATE 12-09-09

ACCEPTED BY
[Signature]
[Signature]



DATE 11/24/09
FIELD DATE 11/24/09
REVISED

TECH. BM. FIELD. EL.
JOB NO. 509-3098



MAPSCO NO. 662-N
CF NO. LRT71-71-0000026

Dear **Tina Brown**,

This is a courtesy notice to inform you that your application for improvements (ARC request) for your property at 1911 Fountain Spray Dr has been reviewed and approved **pending certain conditions**:

Good morning,

your Arc request has been approved with conditions that the property owner check with the City of Wylie as they now require steel posts for fences.

Sincerely,

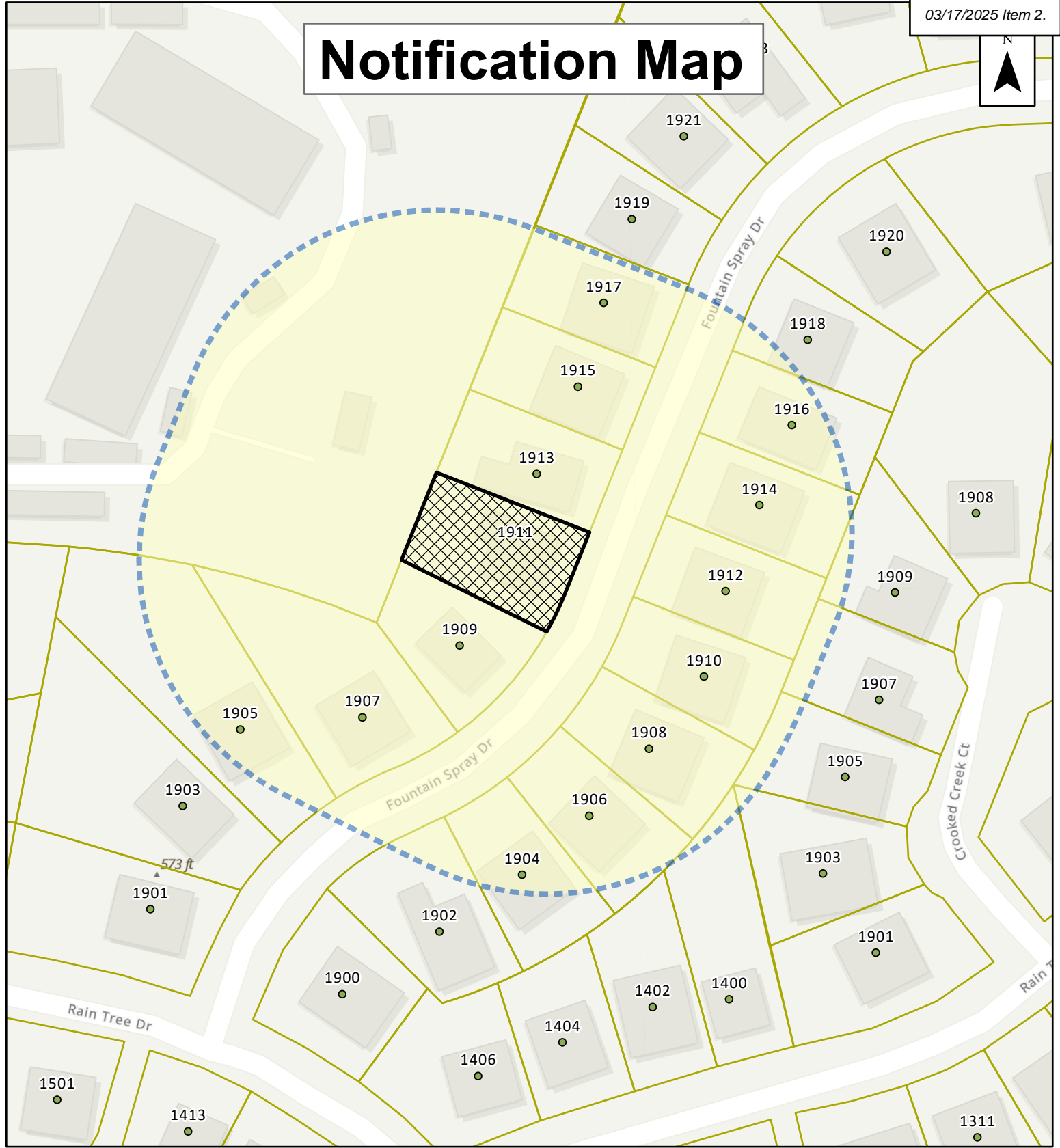
The Cascades Association of Homeowners, Inc.

This Community is Professionally Managed By:

Algonquin Property Management LLC

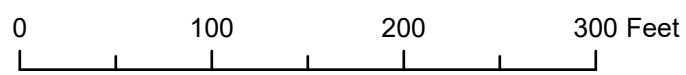
(972) 978-8268 | algonquinhoa.com

Notification Map

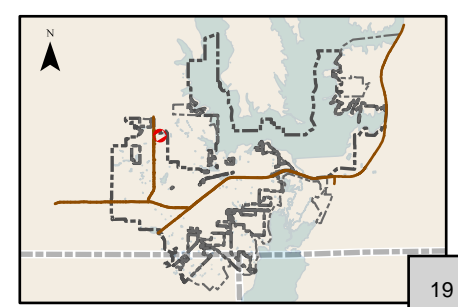


ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2025-03 1911 Fountain Spray Dr

 SUBJECT property  200 foot Notification Buffer



Date: 2/18/2025





Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning Item Number: 3
 Prepared By: Kevin Molina

Subject

Hold a Public Hearing to consider and act upon a request by James Donovan for a variance to Section II.8 of Planned Development 2005-24 to allow for side setbacks of three feet in lieu of ten feet. Property located at 1303 Shadow Hills Drive. (ZBA 2025-04).

Recommendation

Motion to **approve or deny**.

Discussion

OWNER: James Donovan

APPLICANT: James Donovan

The applicant is requesting a variance to Section II.8 of Planned Development 2005-24 to allow for side setbacks of three feet in lieu of ten feet. The property is located at 1303 Shadow Hills Drive and the purpose for the request is to allow for an attached garage extension.

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

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

- A 3' side setback shall remain to allow for the access and maintenance of remaining open space.
- No windows affecting the adjacent neighbors' privacy are being proposed on the side facing west.
- The applicant has sent the Braddock Place Homeowners Association the plans for review and is waiting on a response.

Public comment forms were mailed to nineteen (19) 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

BOZMA



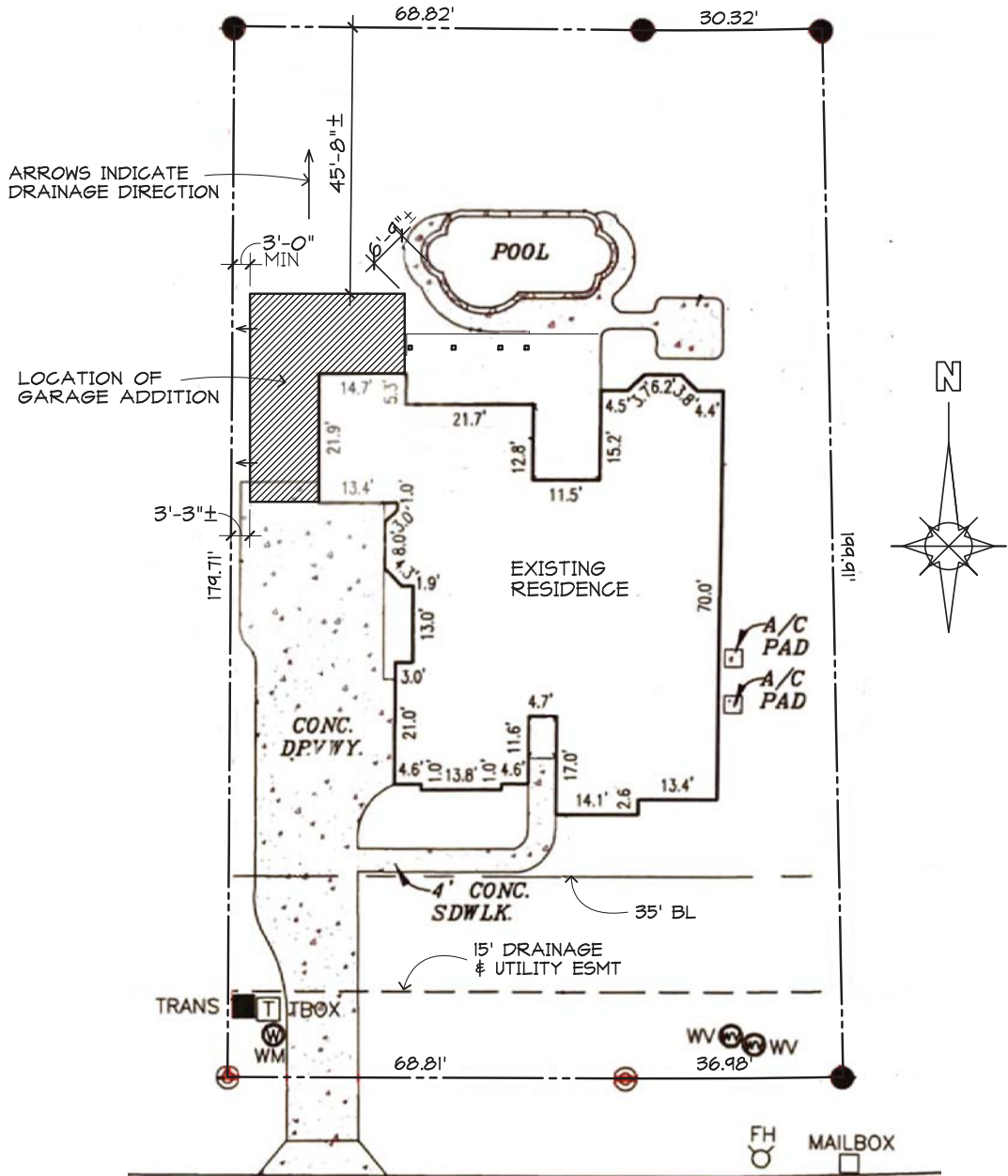
ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2025-04 1303 Shadow Hills Dr



 SUBJECT property



Date: 2/20/2025



1303 SHADOW HILLS DRIVE

SITE PLAN SCALE: 1"=20'-0"

LEGAL DESCRIPTION:
 LOT 9, BLOCK "D"
 BRADOCK PLACE, PHASE I
 WYLIE, COLLIN COUNTY, TEXAS

THIS PLOT PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND SITE-WORK LAYOUT ONLY. PRIOR TO THE START OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY WITH THE CITY AND/OR THE APPROPRIATE UTILITIES ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, REQUIRED BUILDING SETBACKS, EASEMENTS, UTILITIES, SUBSTRUCTURES, AND ANY OTHER EXISTING SITE CONDITIONS THAT COULD PRESENT A HAZARD OR INTERFERE WITH CONSTRUCTION. ANY DISCREPANCIES BETWEEN THIS SITE PLAN AND ACTUAL ON-SITE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO RESOLVE. CADPLANS SHALL BE RESPONSIBLE ONLY FOR THE REVISION/CORRECTION OF THESE DOCUMENTS, AND THEN ONLY AS INFORMATION IS PROVIDED BY THE GENERAL CONTRACTOR. THESE REQUIREMENTS APPLY FROM THE TIME THESE DOCUMENTS ARE ISSUED AND CONTINUE THROUGHOUT THE COURSE OF CONSTRUCTION.

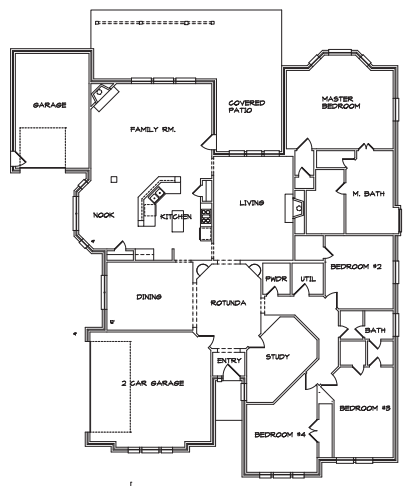
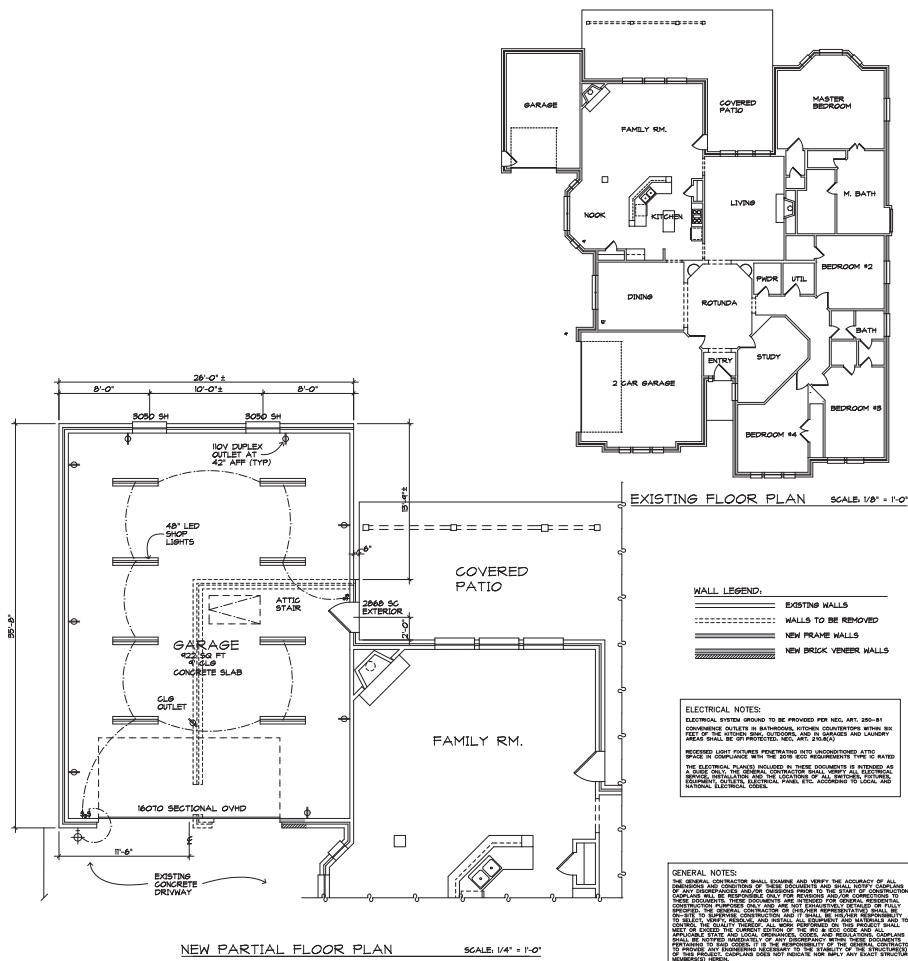
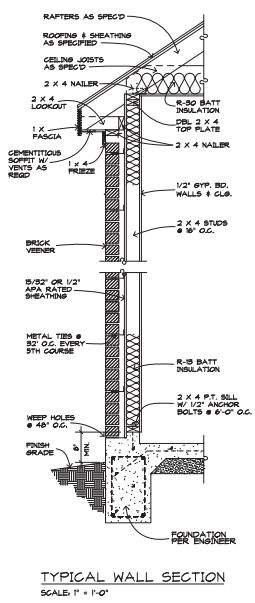
FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM (ALL) STRUCTURE(S) ON THIS SITE AND SHALL FURTHERMORE BE SENSITIVE TO ADJACENT SITES AND SHALL MEET ALL LOCAL REQUIREMENTS.

REVISIONS
1-28-25

CAD PLANS
HOME DESIGN
214-704-8804

REMODEL/ADDITION
1803 SHADOWHILL DRIVE
WYLLIE, TEXAS

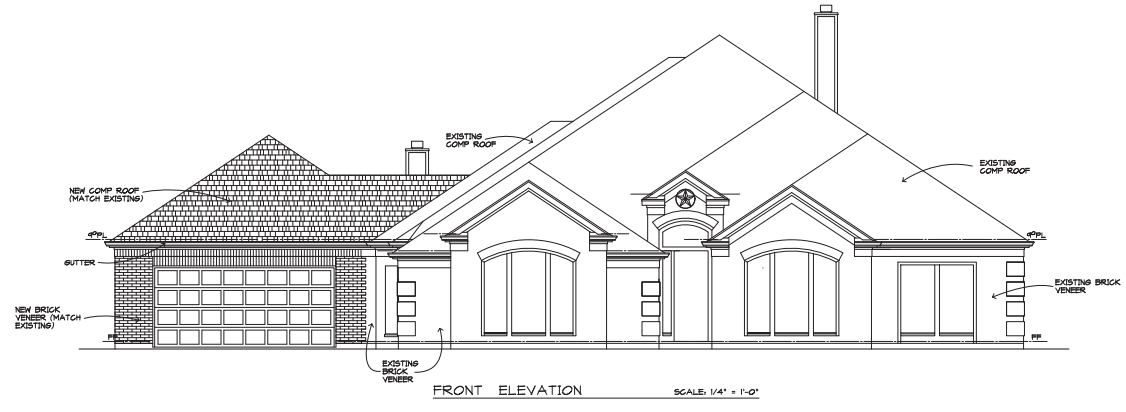
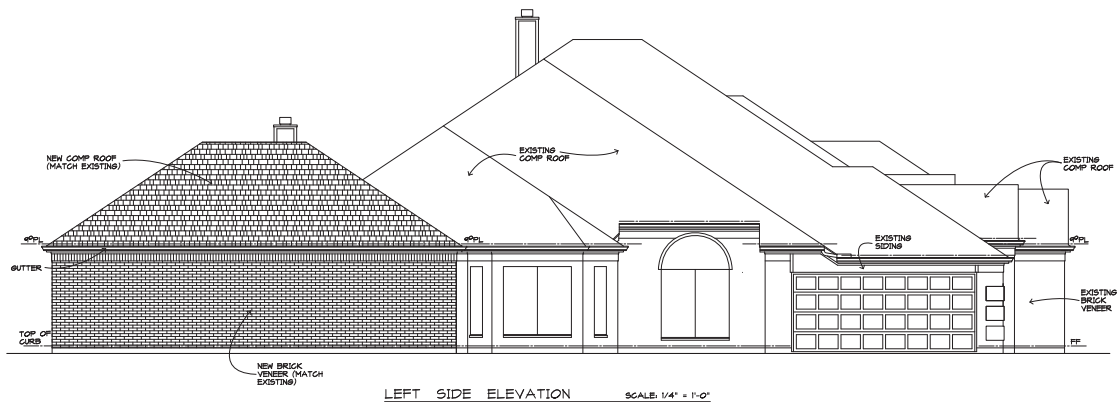
DATE	12-20-24
SCALE	AS SHOWN
DWG NO.	CP14D
SHEET	1
OF SHEETS	1



- WALL LEGEND:**
- EXISTING WALLS
 - - - - - WALLS TO BE REMOVED
 - ==== NEW FRAME WALLS
 - ▨▨▨▨ NEW BRICK VENEER WALLS
- ELECTRICAL NOTES:**
- ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER NEC ART. 250-61
- COVERED OUTLETS IN BEDROOM, ATTIC AND GARAGE SHALL BE PROVIDED PER NEC ART. 210-62
- NECESSARY LIGHT FIXTURES, PREWIRING AND UNCONDUCTED ATTIC SPACE TO COMPLY WITH THE 2018 IRC REQUIREMENTS PER 410
- THE ELECTRICAL PLANS INCLUDED IN THESE DOCUMENTS IS INTENDED AS A GUIDE ONLY. THE GENERAL CONTRACTOR SHALL VERIFY ALL ELECTRICAL REQUIREMENTS, INCLUDING ELECTRICAL PANEL ETC., ACCORDING TO LOCAL AND NATIONAL ELECTRICAL CODES.

GENERAL NOTES:

THE GENERAL CONTRACTOR SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED BY THE CLIENT AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION AND/OR DIMENSIONS SHOWN ON THE DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, GRADES, ELEVATIONS, AND LOCATIONS OF ALL UTILITIES, INCLUDING ELECTRICAL, TELEPHONE, GAS, AND WATER, PRIOR TO COMMENCING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND NATIONAL ELECTRICAL CODES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND NATIONAL ELECTRICAL CODES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND NATIONAL ELECTRICAL CODES.

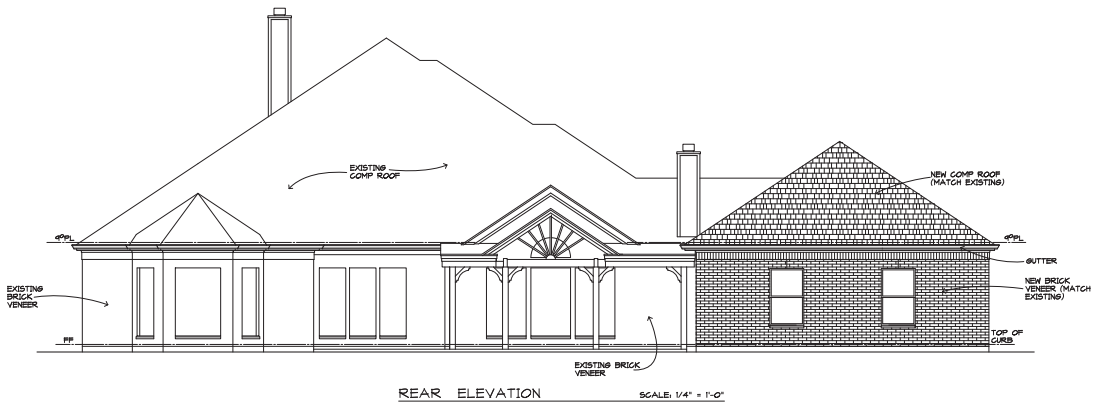
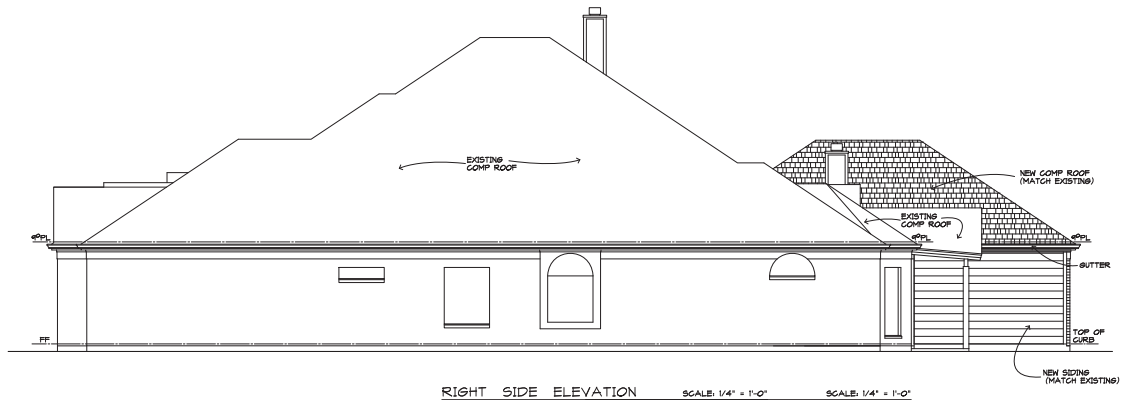


REVISIONS
1-28-23

CADPLANS
HOME DESIGN
214-704-8804

REMODEL/ ADDITION
1803 SHADOWHILL DRIVE
WYLIE, TEXAS

DATE	12-20-24
SCALE	AS SHOWN
DWG NO.	CPA24
SHEET	
-	
OF	4 SHEETS



REVISIONS
1-28-25

CADPLANS
HOME DESIGN
214-704-8804

REMODEL/ ADDITION
1803 SHADOWHILL DRIVE
WYLLIE, TEXAS

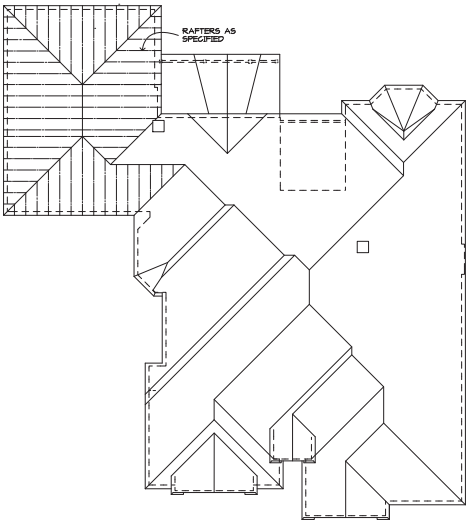
DATE	12-30-24
SCALE	AS SHOWN
JOB NO.	CPA24
SHEET	1
OF	1
SHEETS	

REVISIONS
1-28-25

CADPLANS
HOME DESIGN
214-704-8804

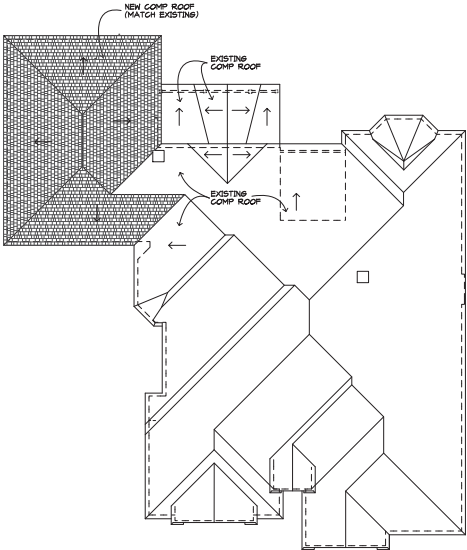
REMODEL/ ADDITION
1803 SHADOWHILL DRIVE
WYLIE, TEXAS

DATE	12-30-24
SCALE	AS SHOWN
DESIGN	CM24
SHEET	



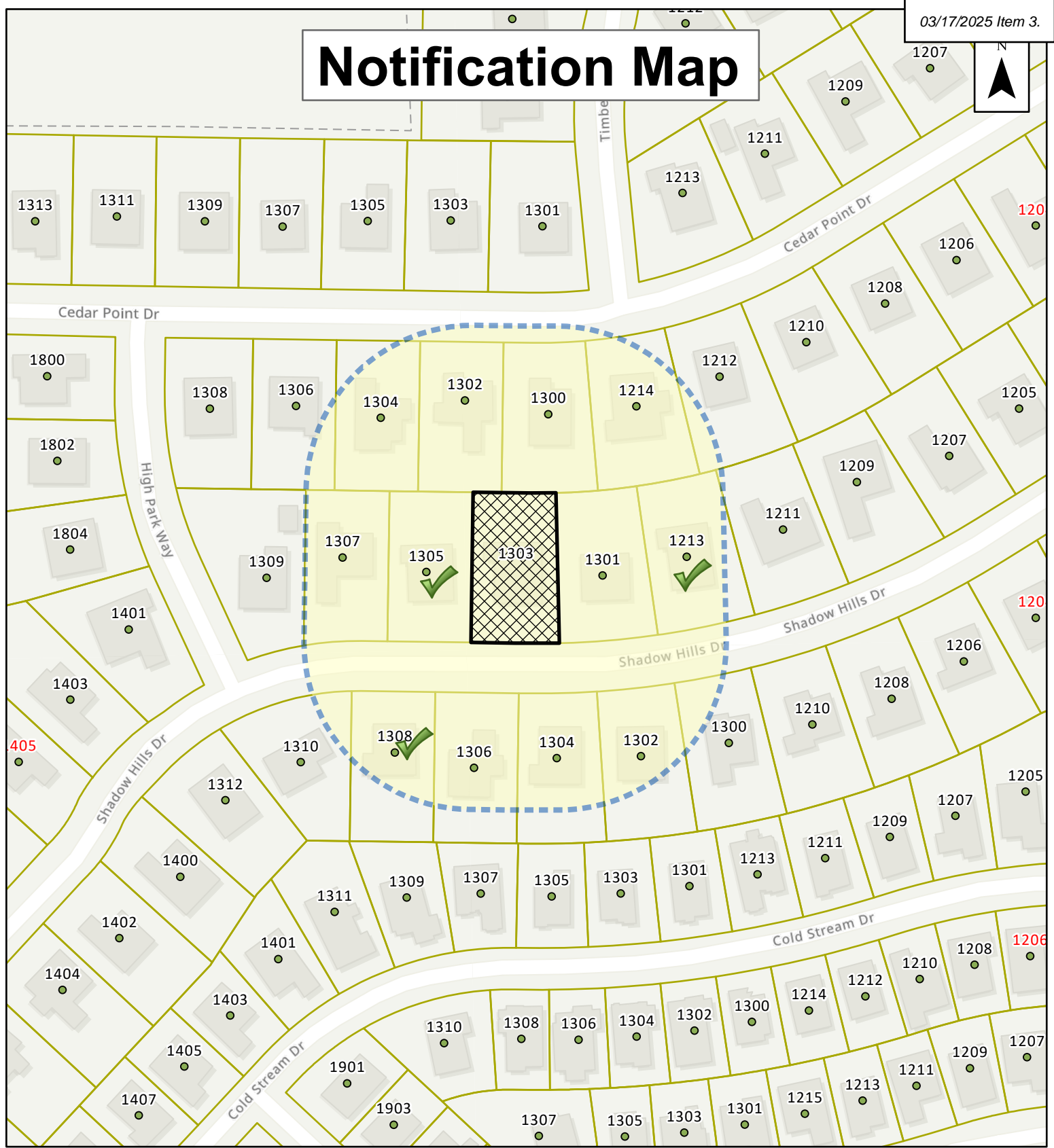
ROOF FRAMING PLAN SCALE: 1/8" = 1'-0"

RAFTER NOTES:
2 X 8 RAFTERS @ 24" OC UNLESS NOTED OTHERWISE.
2 X 8 RAFTERS @ 24" OC @ ALL SLOPED CEILING.
FRAME & BRACE TO MEET ALL LOCAL CODES.
FRAMING MUST DEMONSTRATE COMPLIANCE WITH THE 2021 INTERNATIONAL BUILDING CODE.



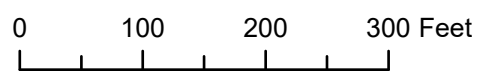
ROOF PLAN SCALE: 1/8" = 1'-0"

Notification Map

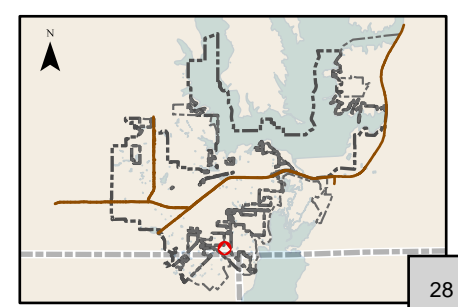


ZONING BOARD OF ADJUSTMENT CASE:
 ZBA 2025-04 1303 Shadow Hills Dr

 SUBJECT property  200 foot Notification Buffer



Date: 2/20/2025





Public Comment Form

First Name *

Cornelius

Middle Name

D

Last Name *

Van Rensburg

Address *

Street Address

1305 Shadow Hills Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2025-04 1303 Shadow Hills 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 *



Date of Signature

3/3/2025



Public Comment Form

First Name *

April

Middle Name

Last Name *

Wurtz

Address *

Street Address

1308 Shadow Hills Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2025-04 1303 Shadow Hills 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 *



Date of Signature

3/2/2025



Public Comment Form

First Name *

Susan

Middle Name

Last Name *

Cranford

Address *

Street Address

1213 Shadow Hills Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2025-04 1303 Shadow Hills 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 *



Date of Signature

3/9/2025



Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning

Item Number: 4

Prepared By: Kevin Molina

Subject

Hold a Public Hearing to consider and act upon a request by Brian Scherr for a variance to Section 9.2 of Planned Development 2005-44 to allow for side setbacks of 7 feet 3 inches in lieu of ten feet. Property located at 1804 Stone Glen Drive. (ZBA 2025-05).

Recommendation

Motion to **approve or deny**.

Discussion

OWNER: Brian Scherr

APPLICANT: Brian Scherr

The applicant is requesting a variance to Section 9.2 of Planned Development 2005-44 to allow for side setbacks of 7 feet 3 inches in lieu of ten feet for a 1,641 sq.ft. home addition.

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

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

- A 7 feet 3 inches side setback shall remain to allow for the access and maintenance of remaining open space.
- No windows affecting the adjacent neighbors' privacy are being proposed on the side facing south.
- The Riverchase Homeowners Association has provided a conditional approval letter for the fence.

Public comment forms were mailed to twenty-three (23) 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.

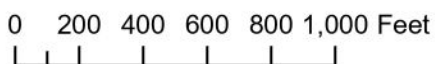
Locator Map



ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2025-05 1804 Stone Glen Drive

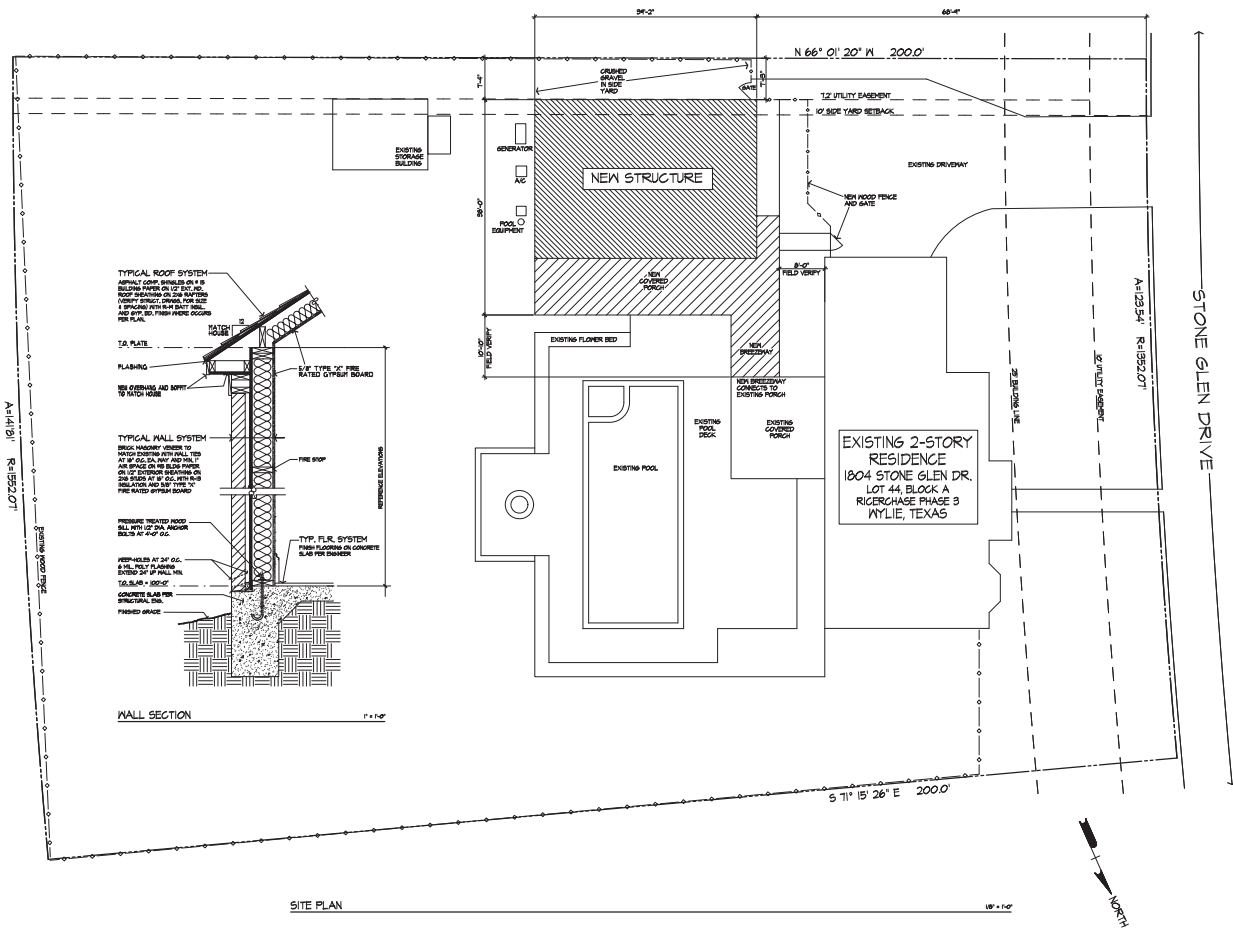


 SUBJECT property



Date: 3/4/2025





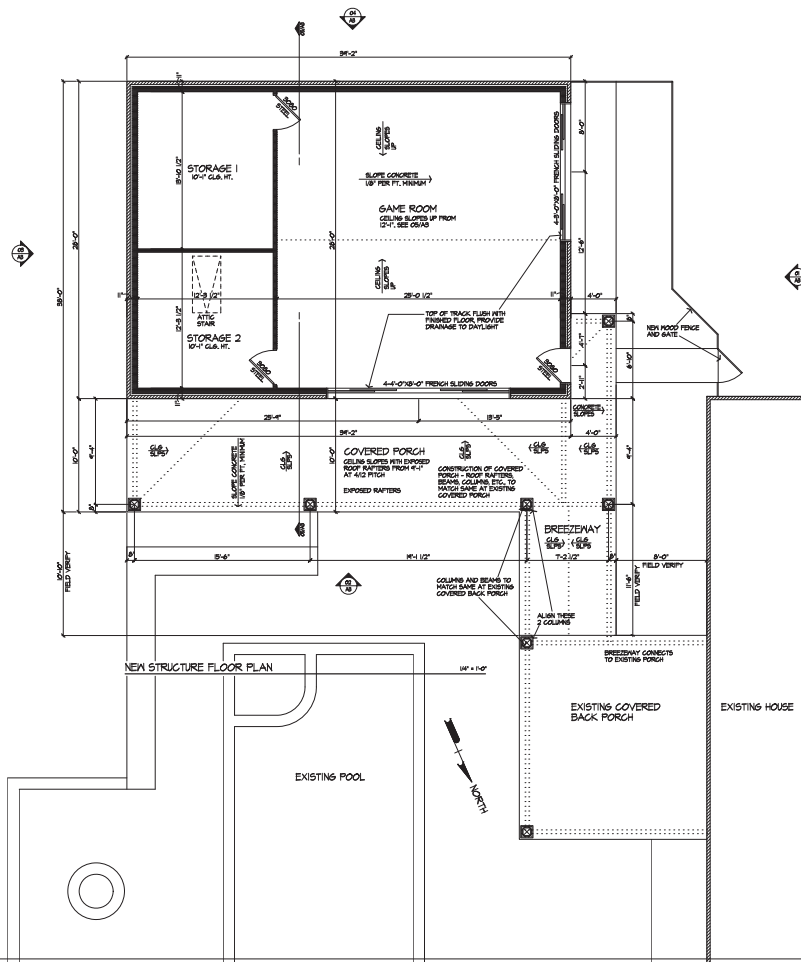
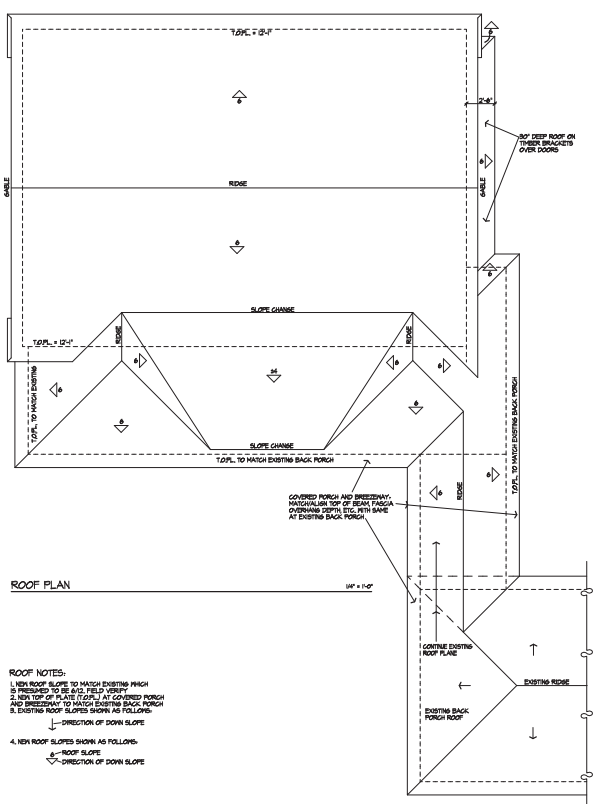
- GENERAL NOTES**
1. ALL CONSTRUCTION TO COMPLY WITH APPLICABLE BUILDING CODES, ZONING REGULATIONS, AND RELATED REGULATIONS.
 2. BRUSH ALL BRUSH, OVERGROW, AND DISAPPEARANCES TO THE INTERIOR OF THE ADJACENT.
 3. STRUCTURAL, MECHANICAL, LIGHTING, LANDSCAPE AND ANY OTHER ADDITIONAL CONSULTANTS ARE TO BE CONTACTED BY THE OWNER.
 4. VERIFY LOCATION OF ALL UTILITIES SERVING THE SITE.
 5. FOR OVERHANGS PERMITTED:
 - A. DO NOT SCALE DOWNWARDS.
 - B. ALL INTERIOR WALLS ARE TO BE FINISHED TO THE FACE OF THE OVERHANG.
 - C. ALL INTERIOR WALLS ARE TO BE FINISHED TO THE FACE OF THE OVERHANG.
 - D. ALL INTERIOR WALLS ARE TO BE FINISHED TO THE FACE OF THE OVERHANG.
 - E. ALL INTERIOR WALLS ARE TO BE FINISHED TO THE FACE OF THE OVERHANG.
 - F. ALL INTERIOR WALLS ARE TO BE FINISHED TO THE FACE OF THE OVERHANG.
 - G. ALL INTERIOR WALLS ARE TO BE FINISHED TO THE FACE OF THE OVERHANG.
 - H. ALL INTERIOR WALLS ARE TO BE FINISHED TO THE FACE OF THE OVERHANG.
 - I. ALL INTERIOR WALLS ARE TO BE FINISHED TO THE FACE OF THE OVERHANG.
 - J. ALL INTERIOR WALLS ARE TO BE FINISHED TO THE FACE OF THE OVERHANG.
 - K. ALL INTERIOR WALLS ARE TO BE FINISHED TO THE FACE OF THE OVERHANG.
 - L. ALL INTERIOR WALLS ARE TO BE FINISHED TO THE FACE OF THE OVERHANG.
 - M. ALL INTERIOR WALLS ARE TO BE FINISHED TO THE FACE OF THE OVERHANG.
 - N. ALL INTERIOR WALLS ARE TO BE FINISHED TO THE FACE OF THE OVERHANG.
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 - P. ALL INTERIOR WALLS ARE TO BE FINISHED TO THE FACE OF THE OVERHANG.
 - Q. ALL INTERIOR WALLS ARE TO BE FINISHED TO THE FACE OF THE OVERHANG.
 - R. ALL INTERIOR WALLS ARE TO BE FINISHED TO THE FACE OF THE OVERHANG.
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 - T. ALL INTERIOR WALLS ARE TO BE FINISHED TO THE FACE OF THE OVERHANG.
 - U. ALL INTERIOR WALLS ARE TO BE FINISHED TO THE FACE OF THE OVERHANG.
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 - W. ALL INTERIOR WALLS ARE TO BE FINISHED TO THE FACE OF THE OVERHANG.
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 - Y. ALL INTERIOR WALLS ARE TO BE FINISHED TO THE FACE OF THE OVERHANG.
 - Z. ALL INTERIOR WALLS ARE TO BE FINISHED TO THE FACE OF THE OVERHANG.
 6. ALL DIMENSIONS FROM PLUMB, FINISH AND FINISH LOCATIONS AND SERVICE REQUIREMENTS TO BE EXCEEDED BY OWNER.
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 8. FROM THE ALL INTERIOR AND EXTERIOR WALL CAVITY OPERATIONS, ALL THE WALLS, ELECTRICAL, ROOF, ETC.
 9. WALL ALL WALLS.

SQUARE FOOTAGE TAB.

NEW STRUCTURE		
LOCATION	AG. SQUARE FOOTAGE	NON-AG. SQUARE FOOTAGE
STORAGE 1 & 2 GAME ROOM	1048	
COVERED PORCH/REARDECK		545
TOTAL	1641	
TOTAL FOOTPRINT OF EXISTING HOUSE, GARAGE, COVERED PORCH & STORAGE BLDG.	2366	
TOTAL LOT COVERAGE	5844	
LOT SIZE	26598	
LOT COVERAGE %	18.0%	

SHEET INDEX

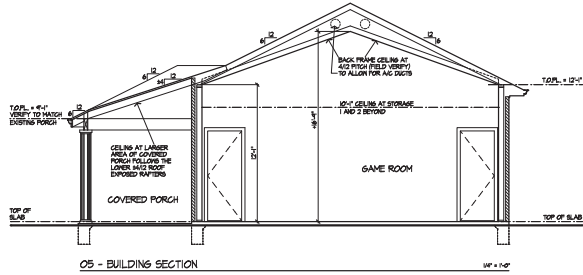
SHEET #	DESCRIPTION
A1	SITE PLAN, SHEET INDEX, SQ. FT. TAB.
A2	FLOOR PLAN OF NEW ACCESSORY STRUCTURE
A3	EXTERIOR ELEVATIONS, BUILDING SECTION



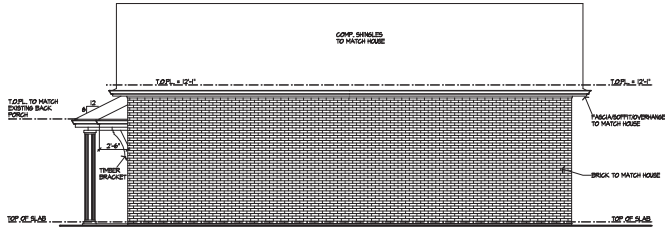
An Addition to the Residence of
Brian and Helena Scherr
 1804 Stone Haven Drive
 Wylie, Texas

Architect: **Sherry Scherr Scherr - Architect, PLLC** - 12222 Commerce Center, Dallas, TX 75240

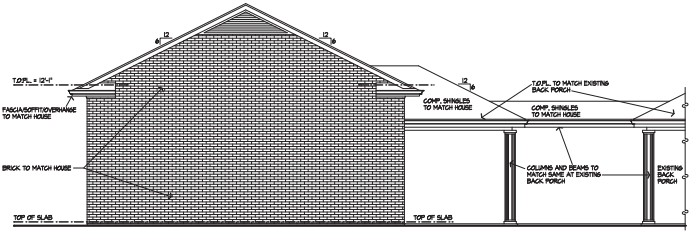
A2



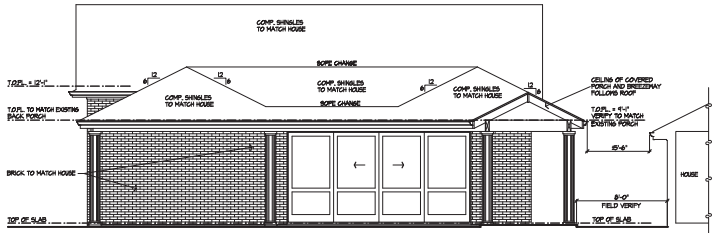
O5 - BUILDING SECTION



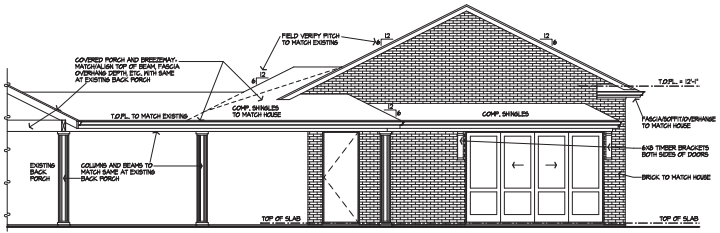
O4 - RIGHT ELEVATION



O3 - REAR ELEVATION



O2 - LEFT/POOL SIDE ELEVATION



O1 - FRONT ELEVATION


 An addition to the residence of
 Briana and Helene Scherr
 1804 Stone Glen Drive
 Wylie, Texas
 BSH Architects, PLLC - License #0123456789 - 2023
 1/23/2025

A3

Riverchase Homeowners Association, Inc.

17319 San Pedro, Suite 318
San Antonio, TX 78232

February 25 2025

Brian Daniel Scherr & Helena Iris Williams
1804 Stone Glen Drive
Wylie, TX 75098

RE: Property Improvement Request Approved

Dear Brian Daniel Scherr & Helena Iris Williams:

On behalf of the Architectural Control Committee for Riverchase Homeowners Association, Inc., we are delighted to inform you that your request to build the additional structure at 1804 Stone Glen Drive 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.

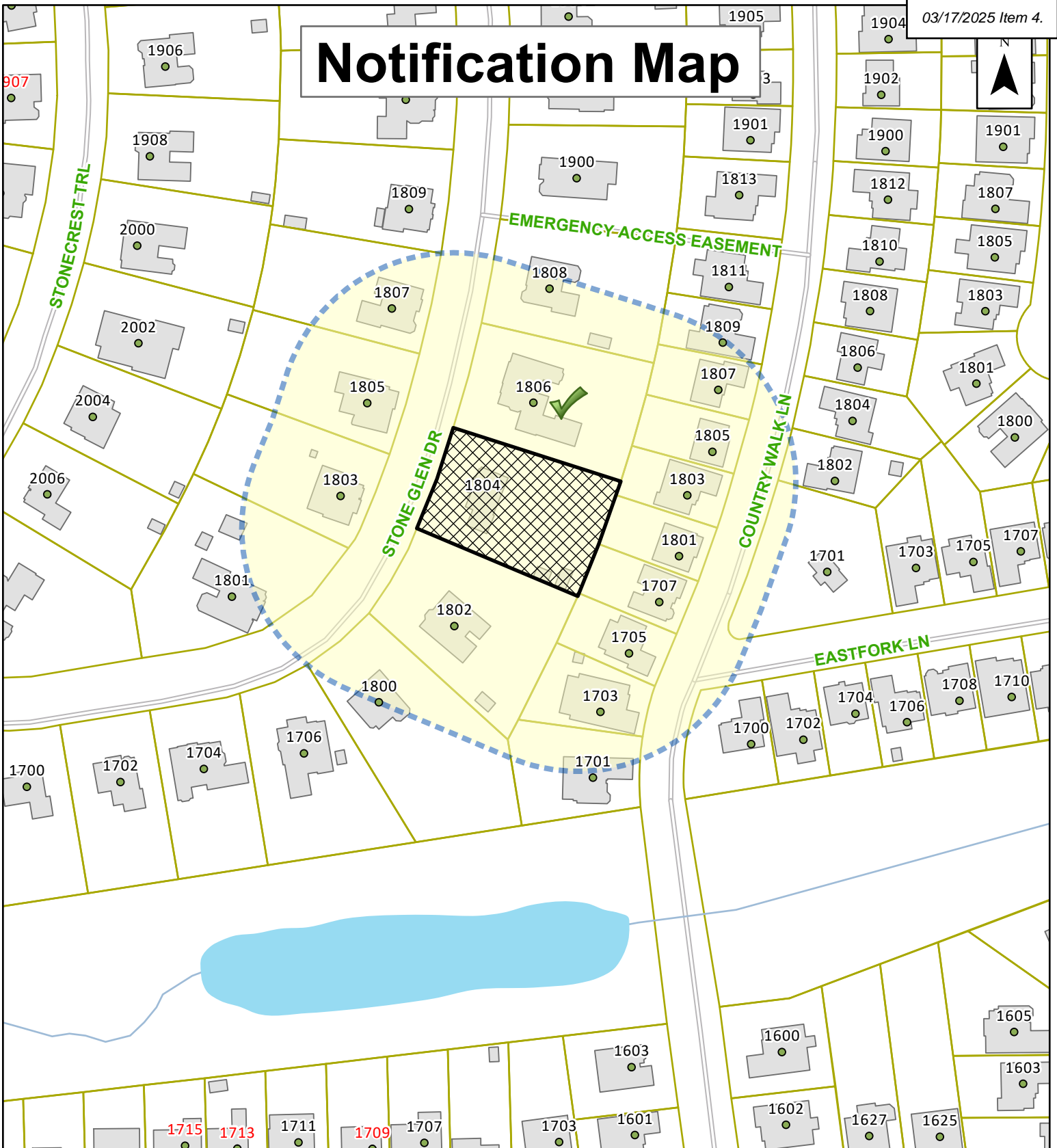
Thank you once again for submitting your plans to the Architectural Control Committee, and congratulations on your new home improvement project!

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



ZONING BOARD OF ADJUSTMENT CASE:
 ZBA 2025-05 1804 Stone Glen Drive

 SUBJECT property  200 foot Notification Buffer

0 100 200 300 Feet




Date: 3/4/2025





PUBLIC COMMENT FORM

Submissions can now be made on-line at <https://records.wylietexas.gov/Forms/PublicComment> or by scanning the QR code in the upper right hand corner. (If completing the form below, please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for ZBA Case #2025-05.
 I am **AGAINST** the requested zoning as explained on the attached public notice for ZBA Case #2025-05.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Zoning Board of Adjustment
meeting:

Monday, March 17, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: John M. Sanders
(please print)
Address: 1806 Stone Glen Dr.
Wylie, TX 75098
Signature: John M. Sanders
Date: 3/9/2025

COMMENTS:



Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning

Item Number: 5

Prepared By: Kevin Molina

Subject

Hold a Public Hearing to consider and act upon a request by Joseph Sotelo 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 1901 Stone Glen Drive. (ZBA 2025-06).

Recommendation

Motion to approve or deny.

Discussion

OWNER: Joseph Sotelo

APPLICANT: Joseph Sotelo

The applicant is requesting a variance to Section 25.4 of Zoning Ordinance 1991-22 to allow for an accessory structure that measures 700 sq.ft in lieu of the maximum allowed 600 sq.ft. 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

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 be allowed if the current city code was applicable.
- 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 eight-teen (18) 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.

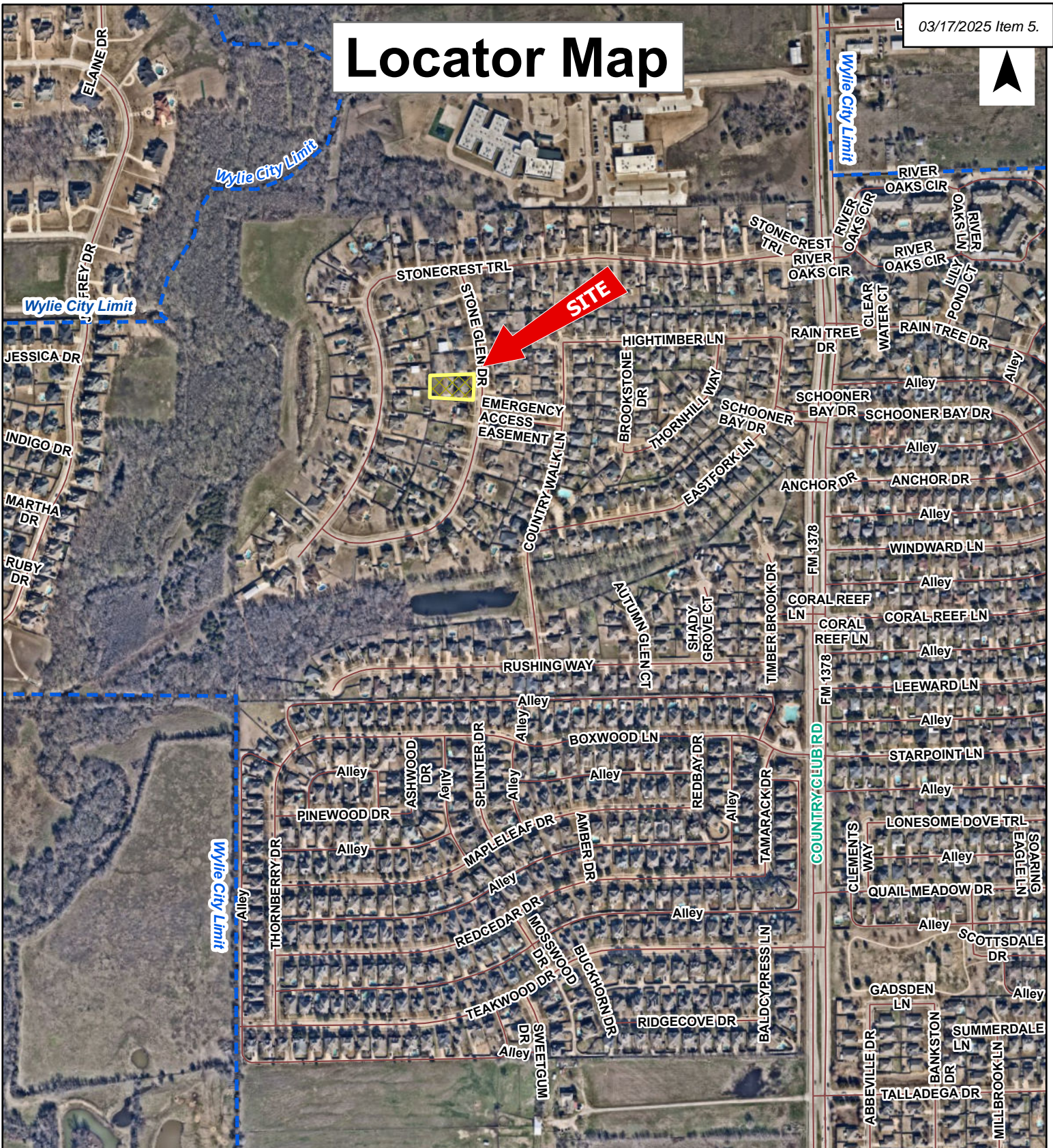
The Board shall not grant a variance to the development code which:

- (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 2025-06 1901 Stone Glen Drive



 SUBJECT property

0 200 400 600 800 1,000 Feet


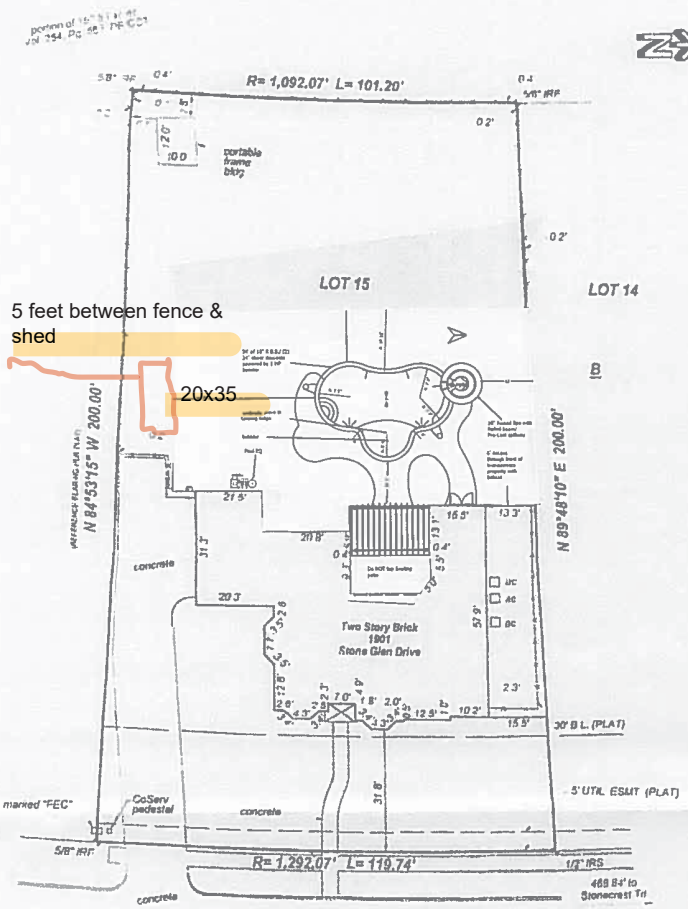
Date: 3/4/2025

SURVEY PLAT

03/17/2025 Item 5.

TO Republic Title G F No 02R12109 INC

ADDRESS 1911 Stone Glen Drive Wylie, Texas
 Being Lot 15 in Block B, of RIVERCHASE PHASE 1 in Addition to the City of Wylie, Texas
 according to the Map thereof recorded in Volume M Page 364, of the Map Records of Collin
 County Texas



STONE GLEN DRIVE

50' WIDE

The survey is hereby accepted with the discrepancies, conflicts or shortages in area of boundary lines, encroachments, projections or overlapping of adjacent lots.

Joe B. Rain

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A DESIGNATED (100 YEAR FLOOD HAZARD AREA) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP PANEL NUMBER: 48082C0468 H, DATED: DECEMBER 19, 1997.

PROPERTY IS LOCATED IN ZONE: X

The plat shows hereon represents a true, correct and accurate representation of the results of a survey made on the ground by me or under my direction and supervision. The plat shows hereon represents a true, correct and accurate representation of the results of a survey made on the ground by me or under my direction and supervision. The plat shows hereon represents a true, correct and accurate representation of the results of a survey made on the ground by me or under my direction and supervision. The plat shows hereon represents a true, correct and accurate representation of the results of a survey made on the ground by me or under my direction and supervision.

Shields and Lee Surveyors

1421 Fossilvale Avenue
 Dallas, Texas 75224
 Phone (214) 342-8496
 Fax (214) 341-7229

Scale 1" = 30'
 Date July 18, 2002
 Job No. X17304
 Drawn By NF

© 2002 Shields and Lee Surveyors All Rights Reserved

W. R. Lee, R.L.P.L.S. 2014

C:\VCADD\4\Crowings\17404 Stone Glen.dwg 11/10/02



Whitestone Steel
 193 Bronco Dr
 Texarkana, TX 75503
 903-277-9966
 sales@whitestonesteel.com

Customer Order - **Jan 22, 2025**

Ship To

Name _____ Order # _____

Billing Address _____

City _____ State _____ Zip Code _____

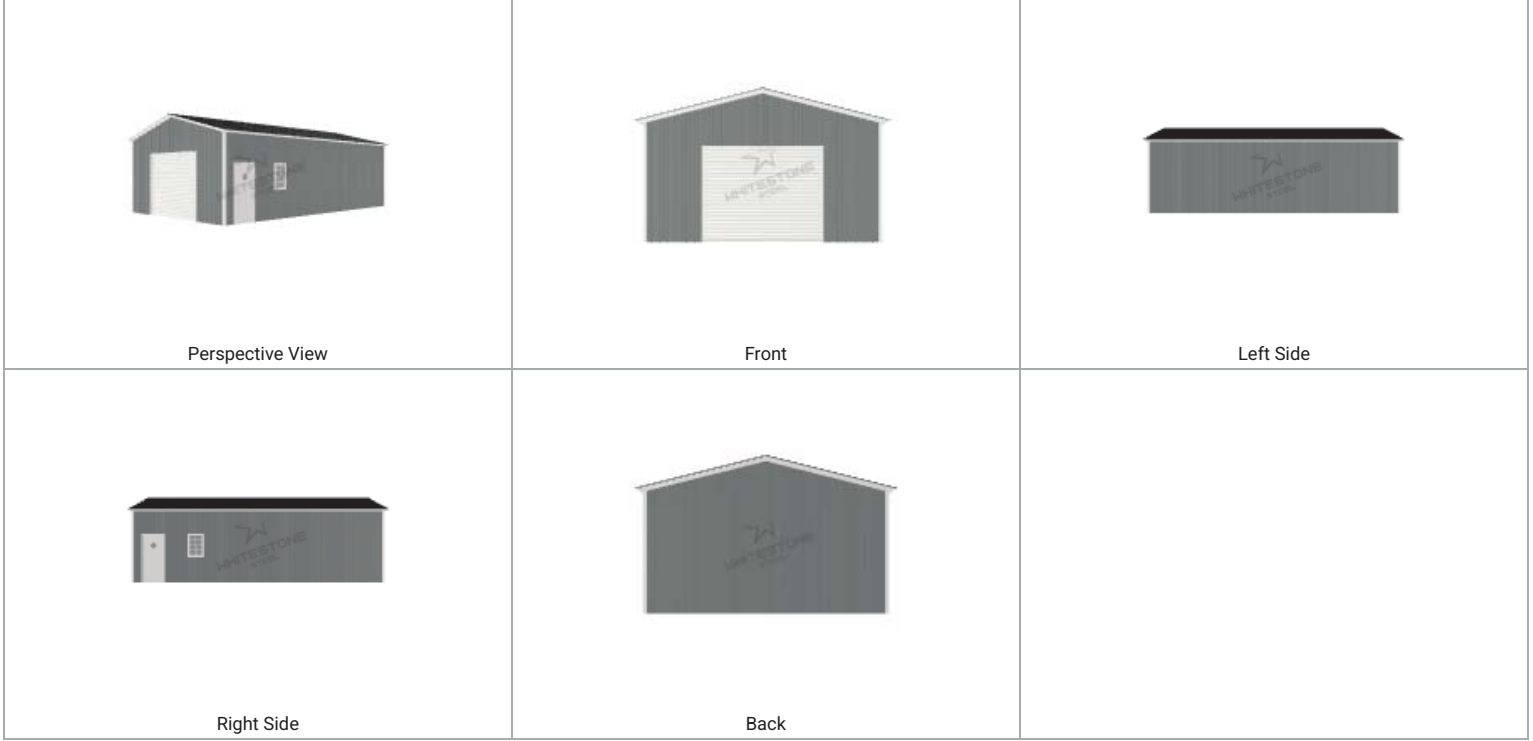
Install Address _____

City _____ State TX Zip Code 75503

Email _____ Phone # _____ Mobile # _____

Building Info	Size	Color	Anchoring & Site Preparation
Style: Double Garage	$\frac{20'}{\text{Width}} \times \frac{35'}{\text{Frame Length}} \times \frac{10'}{\text{Leg Height}}$	Roof: Black <input checked="" type="checkbox"/>	Installation Surface: Concrete
Roof Overhang: 6"		Trim: White <input type="checkbox"/>	Power Available <input type="checkbox"/>
Roof Style: A-Frame Vertical		Gable End Siding: Pewter Gray <input checked="" type="checkbox"/>	Site Ready <input type="checkbox"/>
Leg Style: Standard		Side Wall Siding: Pewter Gray <input checked="" type="checkbox"/>	Job Site Level <input type="checkbox"/>
Brace: Standard Brace			Permit Required <input type="checkbox"/>
			Job Site Images

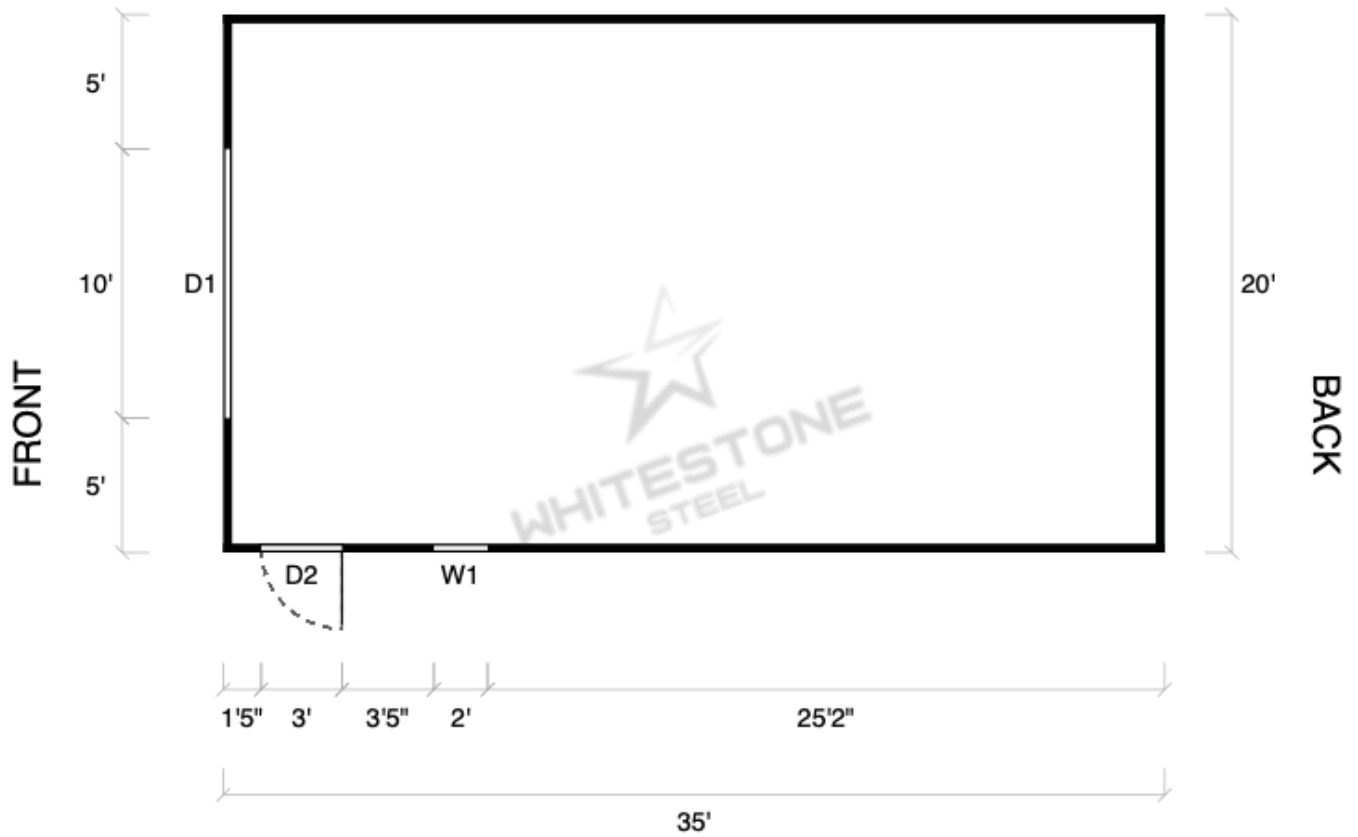
Building Images



FLOOR PLAN



LEFT SIDE



RIGHT SIDE

SYMBOL LEGEND

D1 10' x 8' Roll Up Door	D2 Window
W1 24W x 36H Windows	Closed Wall



Riverchase Homeowners Association, Inc.

17319 San Pedro, Suite 318
San Antonio, TX 78232

February 27 2025

Joseph & Reyna Sotelo
1901 Stone Glen Drive
Wylie, TX 75098

RE: Property Improvement Request Approved

Dear Joseph & Reyna Sotelo:

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 1901 Stone Glen Drive 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.
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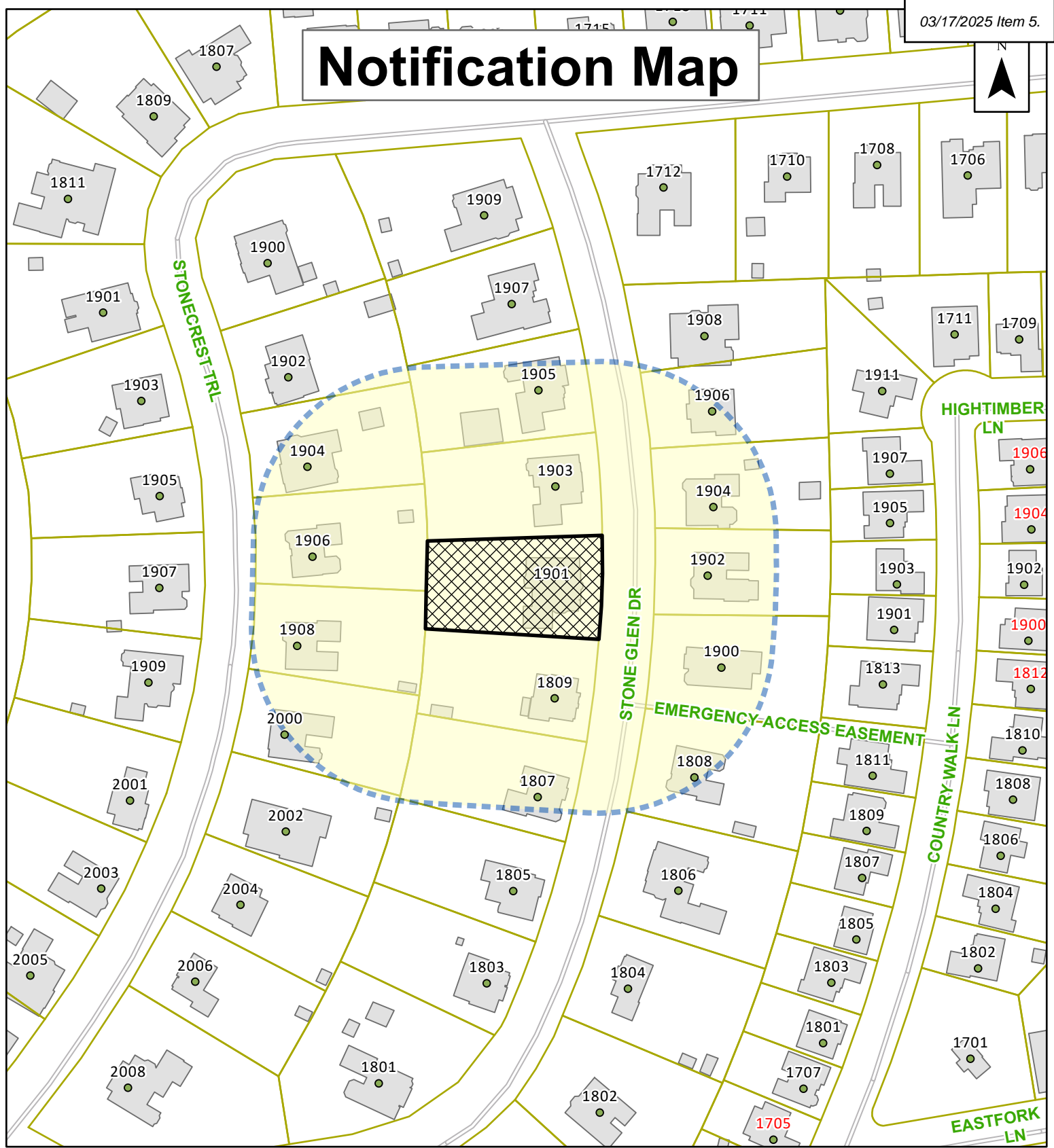
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We are pleased to inform you about the Spectrum Resident Benefits page, which you can access at the following link: <https://spectrumam.com/resident-benefits/>
Discover the Top providers we have partnered with to bring you exclusive deals in your area!

Regards,

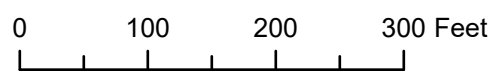
Shelley A.
ACC Coordinator
arc@spectrumam.com

Notification Map



ZONING BOARD OF ADJUSTMENT CASE:
 ZBA 2025-06 1901 Stone Glen Drive

 SUBJECT property  200 foot Notification Buffer



Date: 3/4/2025

