

Wylie Zoning Board of Adjustments Regular Meeting

September 21, 2026 – 6:00 PM

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



CALL TO ORDER

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Board regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Board requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Board is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Board and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider and act upon the approval of the meeting minutes from the July 20, 2026, Zoning Board of Adjustments Meeting.

REGULAR AGENDA

1. Hold a Public Hearing to consider and act upon a request by Daniel Reed Compton for a variance to Planned Development 93-29 and to Section 2.5.C of the Zoning Ordinance to allow for an accessory structure over the maximum allowed square footage and over the allowed accessory structure building height. Property located at 1201 E Stone Road and 720 S W.A. Allen Boulevard. (ZBA 2026-02).

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 September 15, 2026, at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Board should determine that a closed or executive meeting or session of the Board or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Board at the date, hour and place given in this notice as the Board may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.



Zoning Board of Adjustment

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Gabby Fernandez

Subject

Consider and act upon the minutes from the July 20, 2026, Zoning Board of Adjustments Meeting.

Recommendation

Motion to approve Item A as presented.

Discussion

The minutes are attached for your consideration.



Wylie Zoning Board of Adjustments Regular Meeting

July 20, 2026 – 6:00 PM

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

CALL TO ORDER

Director of Community Services Jasen Haskins called the meeting to order at 6:01 p.m. In attendance were Board Member Nathan Cole, Board Member Senedu Asfaw, Board Member Freddy A Nana Yodou, Alternate Board Member Doug Moore, and Board Member Meera Gayle. Staff present were Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent was Board Member Brandon Frosch.

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.

REGULAR AGENDA

Nominate and motion for Chair

A motion was made by Board Member Cole and seconded by Board Member Meera Gayle to nominate Board Member Cole as Chair of the Zoning Board of Adjustments.

Nominate and motion for Vice-Chair

A motion was made by Board Member Gayle and seconded by Board Member Cole to nominate Board Member Gayle as Vice-Chair of the Zoning Board of Adjustments.

WORK SESSION

WS1. Discuss ZBoA rules and procedures.

Director Haskins presented to the Board on the Zoning Board of Adjustments rules and procedures.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Board and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

A. Consider and act upon the approval of the meeting minutes from the March 23, 2026, Special Called Zoning Board of Adjustments Meeting.

BOARD ACTION

A motion was made by Chair Cole and seconded by Vice-Chair Gayle to approve the Consent Agenda as presented. A vote was taken and carried 5-0.

ADJOURNMENT

A motion was made by Vice-Chair Gayle and seconded by Board Member A Nana Yodou to adjourn the meeting. A vote was taken and carried 5 – 0. Vice-Chair Cole adjourned the meeting at 6:29 PM.

*Nathan Cole, Chair***ATTEST**

Gabby Fernandez, Secretary



Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Hold a Public Hearing to consider and act upon a request by Daniel Reed Compton for a variance to Planned Development 93-29 and to Section 2.5.C of the Zoning Ordinance to allow for an accessory structure over the maximum allowed square footage and over the allowed accessory structure building height. Property located at 1201 E Stone Road and 720 S W.A. Allen Boulevard. (ZBA 2026-02).

Recommendation

Motion to **approve or deny**.

Discussion

OWNER: Daniel Reed Compton

APPLICANT: Daniel Reed Compton

The applicant is requesting a variance to Section 2.5.C of the Zoning Ordinance to allow for an accessory structure that measures 2,700 sq.ft in lieu of the maximum allowed 1,700 sq.ft with a building height of 25' in lieu of the maximum allowed 20'. The property is located at 1201 E Stone Road and 720 S W.A Allen Boulevard and the proposed use of the structure is for garage storage of a recreational vehicle (RV). The property owner received City Council approval for a Right of Way abandonment acquisition of 0.339 acres located at 720 S W.A. Allen Boulevard in April of 2026. A recorded plat document shall be required which combines the new acquired land with the existing lot at 1201 E Stone Road. The property once replatted will measure 3.189 acres in size.

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 proposed garage is to replace a dilapidated barn that was recently demolished. The new structure shall only be used for accessory residential purposes such as storage and personal workshop. All zoning land use regulations shall remain applicable.

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

- The accessory structure shall be in compliance with setback requirements and allows for access to all open spaces surrounding the structure. A concrete drive shall be constructed for access to the structure with an entrance from E Stone Road.
- The accessory structure shall not have elevated windows which would affect the privacy of the surrounding property owners.
- The proposed size and height of the accessory structure are compatible with the overall 3.189 acre size of the lot which is much larger than the 10,000-20,000 sqft lots the ordinance is intended for.

Public comment forms were mailed to twenty-one (21) property owners within 200 feet of this request, as required by State Law. At the time of posting, four comment forms were returned in favor and one in opposition of the request.

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

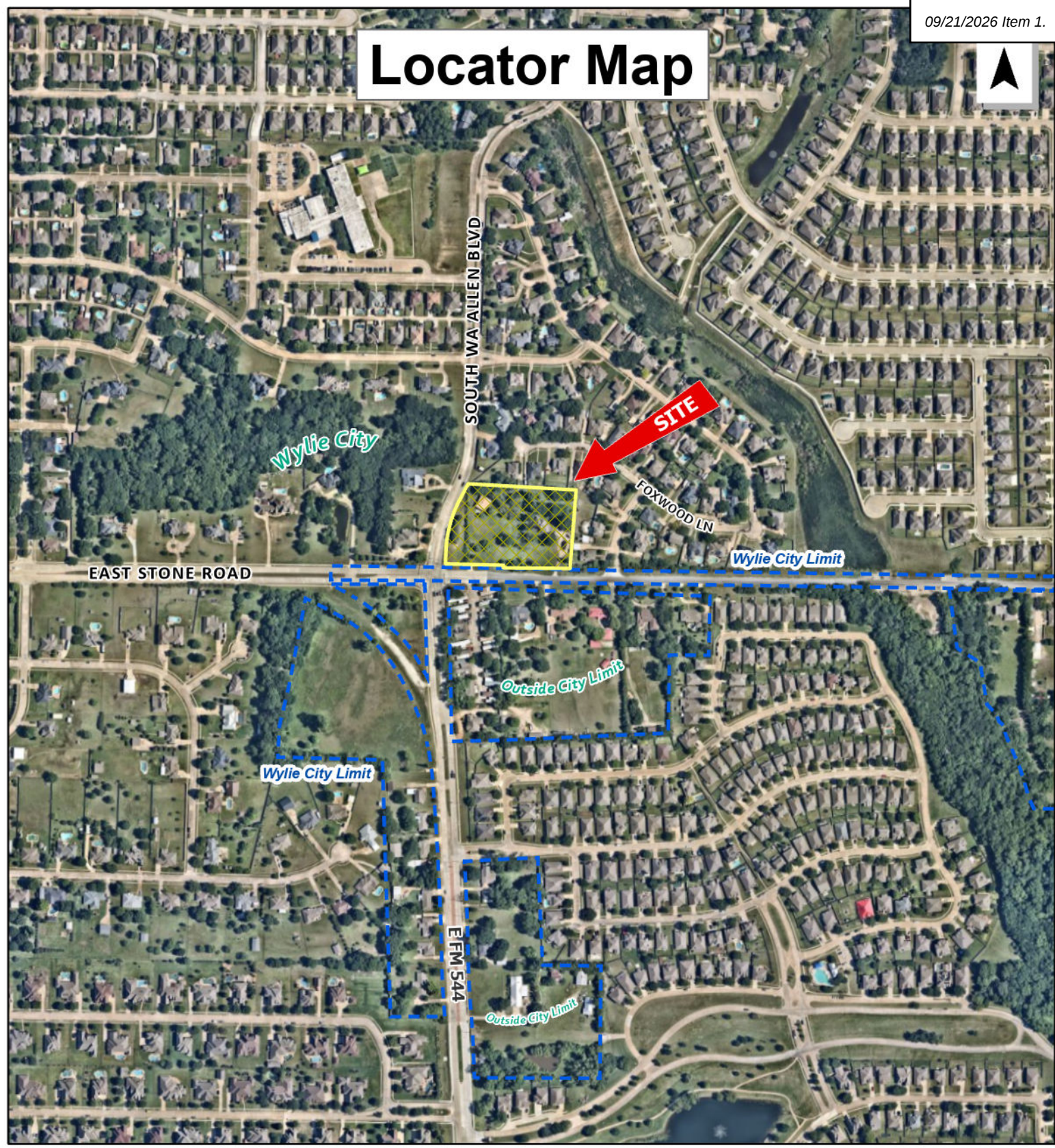
- (1) Permits a land use not allowed in the zoning district in which the property is located; or
- (2) Is in the public right-of-way or on public property; or
- (3) Alters any definition of the development code; or

- (4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or
- (5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or
- (6) Is based exclusively on findings of personal or financial hardship.

In order to grant a variance to the development code the Board shall find that all the following have been satisfied:

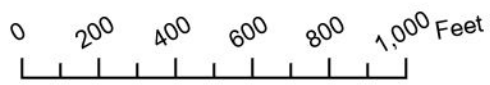
- (1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;
- (2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;
- (3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;
- (4) That the demonstrable hardship is not self-imposed;
- (5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;
- (6) That the variance, if granted will not change the character of the zoning district in which the property is located;
- (7) That the variance, if granted is in keeping with the intent of the development code; and
- (8) That the variance, if granted, will not adversely affect the health, safety or welfare of the citizens of Wylie.

Locator Map



ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2026-02 1201 E Stone Road

 SUBJECT property  Wylie City Limit



Date: 9/1/2026

COMPILED BY: G STAFFORD



Date: August 16, 2026

Re: Request for variance on building size

To: Zoning Board of Adjustment, City of Wylie, TX

To Whom It May Concern,

I am the new owner of 1201 E. Stone Road. I have demolished an old, dilapidated barn structure that was on the west side of the property. The concrete slab was cracked and settling, the building had a lot of rust along with a damaged leaky roof which necessitated its removal.

I am requesting a variance to rebuild a barn/garage large enough to store my RV along with 2 cars. The new enclosed structure will be approximately 2,700 sq ft. My lot is approximately 3.189 acres.

The renderings noted below are what we envision the structure to resemble.

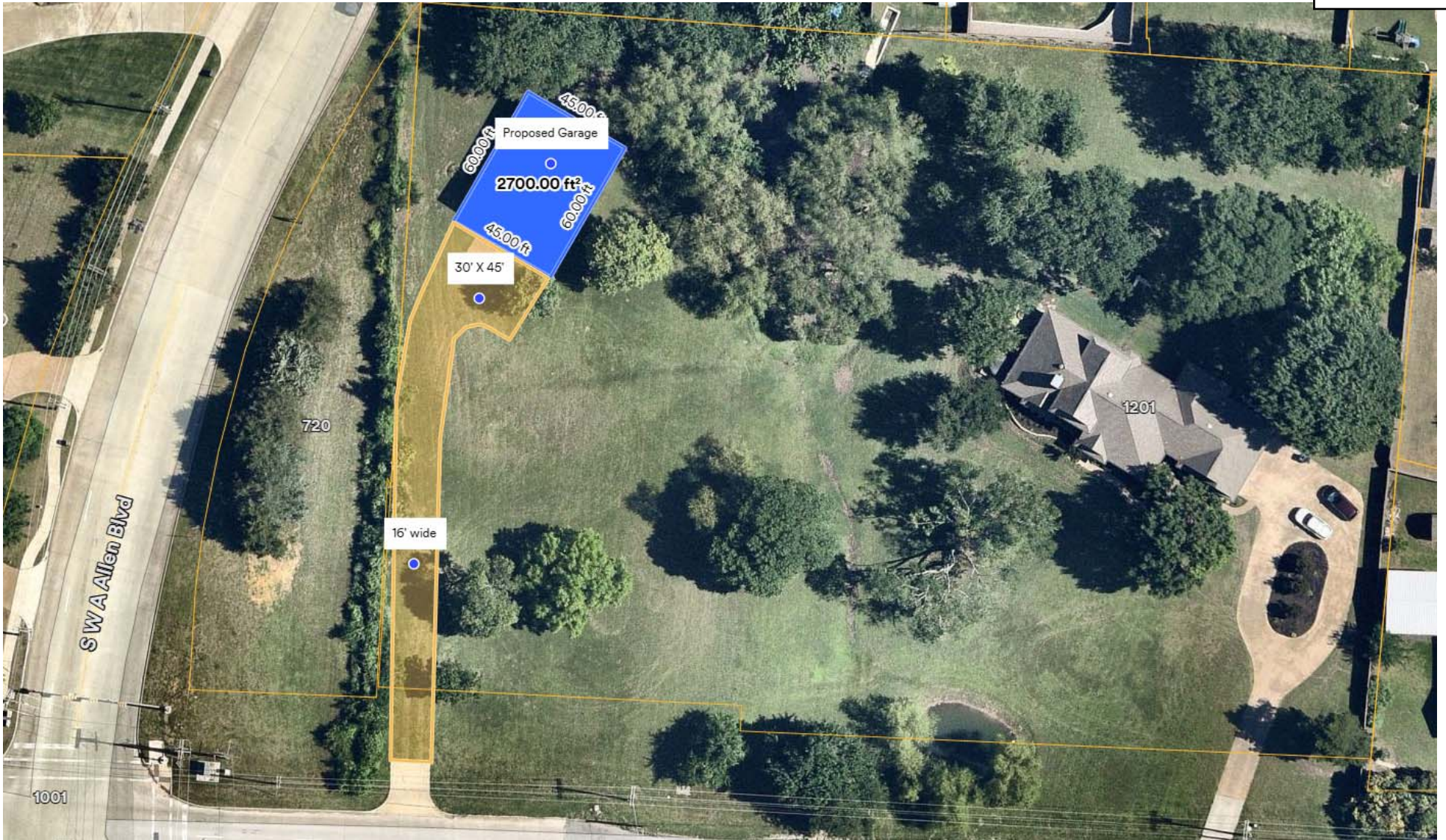
Your consideration of this request is greatly appreciated.

Sincerely,



D. Reed Compton
334-663-3131





Notification Map

09/21/2026 Item 1.

The map displays a grid of property lots. A large area in the center is highlighted with a green cross-hatch pattern and labeled '1201'. A red 'X' is placed on lot '1005'. Green checkmarks are visible on lots '1001', '1002', '1007', and '715'. A blue dashed line indicates the 'City Limit'. A red curved line at the bottom right is labeled 'OUTSIDE WYLIE'S CITY LIMIT'. The map includes labels for 'CITY OF WYLIE', 'E STONE RD', 'S WA ALLEN BLVD', 'LA COLINA', 'FOXWOOD LN', and 'STONEHEDGE DR'.



Public Comment Form

First Name *

James

Middle Name

Adam

Last Name *

Nelson

Address *

Street Address

1005 Foxwood Lane

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-02 E Stone Rd. and 720 S WA Allen Blvd.

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

The homeowners are misrepresenting the purpose of the structure. The RV the building is to store is for the home owners father to live in.

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

Signature *

Date of Signature

9/14/2026



Public Comment Form

First Name *

Robert

Middle Name

C

Last Name *

Schraplau

Address *

Street Address

Schraplau Family Trust

Address Line 2

715 S W A Allen Blvd

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-02 E Stone Rd. and 720 S WA Allen Blvd.

Response *

- ☒ I am FOR the requested zoning as explained on the public notice
- ☐ I am AGAINST the requested zoning as explained on the public

Comments

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

Signature *

A grey rectangular box containing a cursive electronic signature that reads 'Robert C. Schraplau'.

Date of Signature

9/8/2026



Public Comment Form

First Name *

Jeff

Middle Name

B

Last Name *

Callan

Address *

Street Address

1001 Foxwood lane

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-02 E Stone Rd. and 720 S WA Allen Blvd.

Response *

- ☒ I am FOR the requested zoning as explained on the public notice
☐ I am AGAINST the requested zoning as explained on the public

Comments

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

Signature *

A stylized, handwritten electronic signature in black ink, appearing to read 'Jeff B Callan', on a light gray rectangular background.

Date of Signature

9/8/2026



Public Comment Form

First Name *

Dennis

Middle Name

Last Name *

Knechtly

Address *

Street Address

1002 Foxwood Lane

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-02 E Stone Rd. and 720 S WA Allen Blvd.

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

The new neighbor said this building will be a "barndominium"; i.e. it will have living quarters. I'm assuming that's what is meant by "...RV for a single dwelling...". None the less, it looks to be a nice building.

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

Signature *

Date of Signature

9/12/2026



Public Comment Form

First Name *

Jonathan

Middle Name

Last Name *

Shusta

Address *

Street Address

1007 Foxwood Ln

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-02 E Stone Rd. and 720 S WA Allen Blvd.

Response *

- ☒ I am FOR the requested zoning as explained on the public notice
☐ I am AGAINST the requested zoning as explained on the public

Comments

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

Signature *

A grey rectangular box containing a handwritten-style electronic signature that reads 'jonathan shusta' in a cursive script.

Date of Signature

9/12/2026