

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

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 October 20, 2025 Zoning Board of Adjustments meeting.

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).

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 November 10, 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 October 20, 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

October 20, 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

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 September 15, 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 5 – 0.

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).**

Chair Covington opened the public hearing at 6:06 PM. None approached the Board. Chair Covington closed the public hearing at 6:06 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 6:08 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 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).

Recommendation

Motion to **approve or deny**.

Discussion

OWNER: Aleyda Murillo

APPLICANT: Aleyda Murillo

The applicant is requesting 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'. The property is located at 3001 Admiral Drive.

The variance request is to allow for the permitting of an existing 120 square foot accessory structure that is built on a concrete slab. The applicant was not aware of the setback or permitting requirements prior to the accessory structure being constructed. The purpose of the Zoning Ordinance restricting setback requirements is to provide separation from adjacent properties. The applicant is anticipating a response from the Sage Creek Home Owners Association to determine if they have any comments about the variance request. If the variance is approved, the accessory structure will require building permitting and inspections.

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

- The accessory structure allows for access to all open spaces surrounding the structure as the setback encroachment is primarily due to the accessory structure roof overhang.
- The structure is 10' in height which is 5' less than what is typically allowed in height. The reduced height mitigates the visual impact on the surrounding neighbors.

Public comment forms were mailed to thirty seven (37) 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:

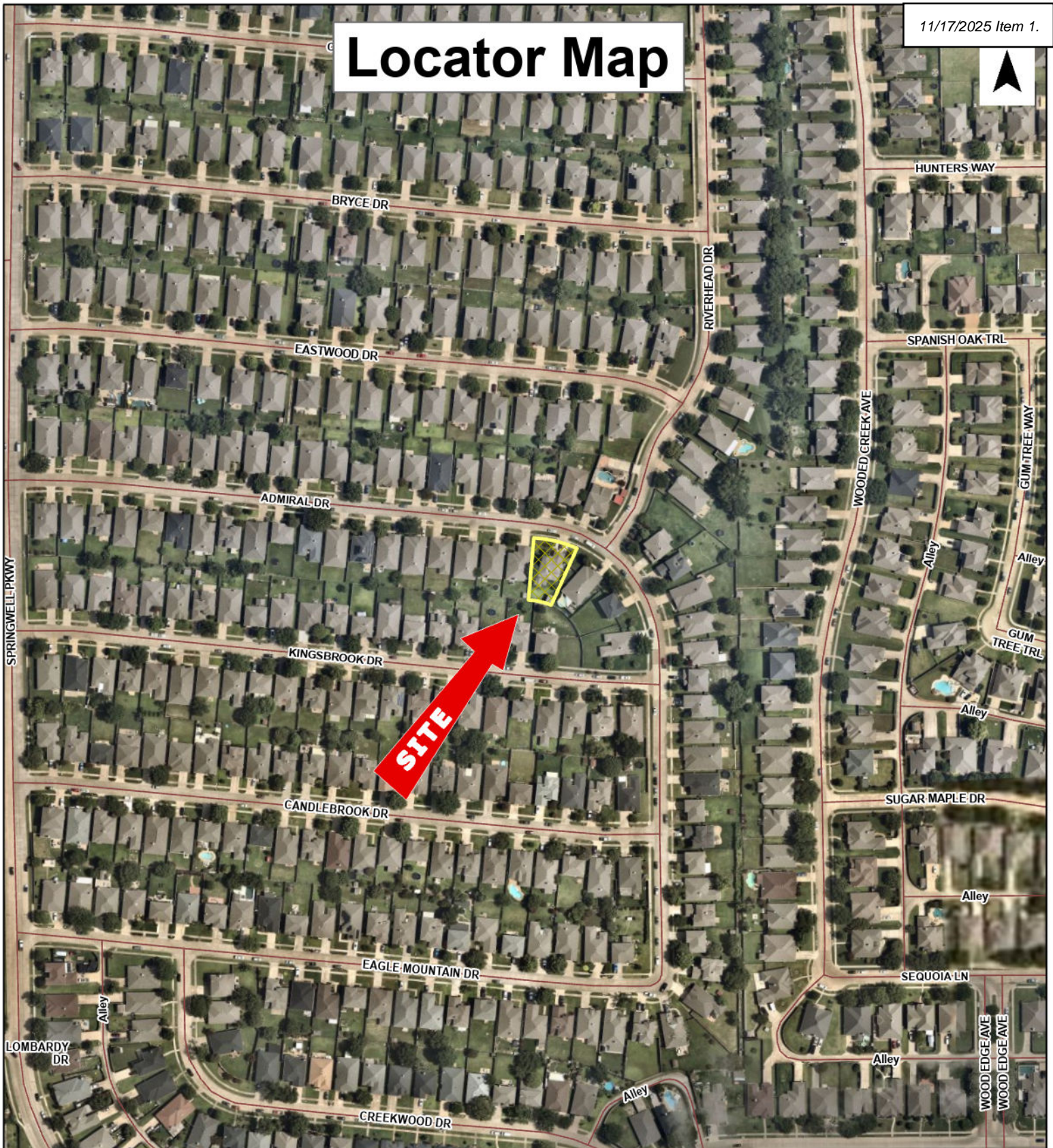
- (1) Permits a land use not allowed in the zoning district in which the property is located; or
- (2) Is in the public right-of-way or on public property; or
- (3) Alters any definition of the development code; or
- (4) Is other than the minimum variance that will afford relief with the least modification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



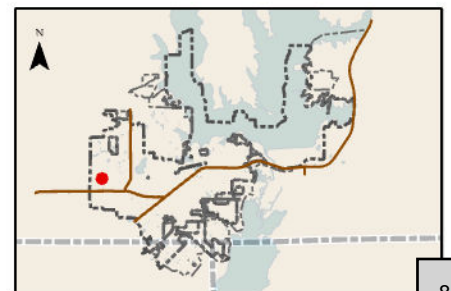
ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2025-15 3001 Admiral Drive

 SUBJECT property

0 100 200 300 400 500 Feet



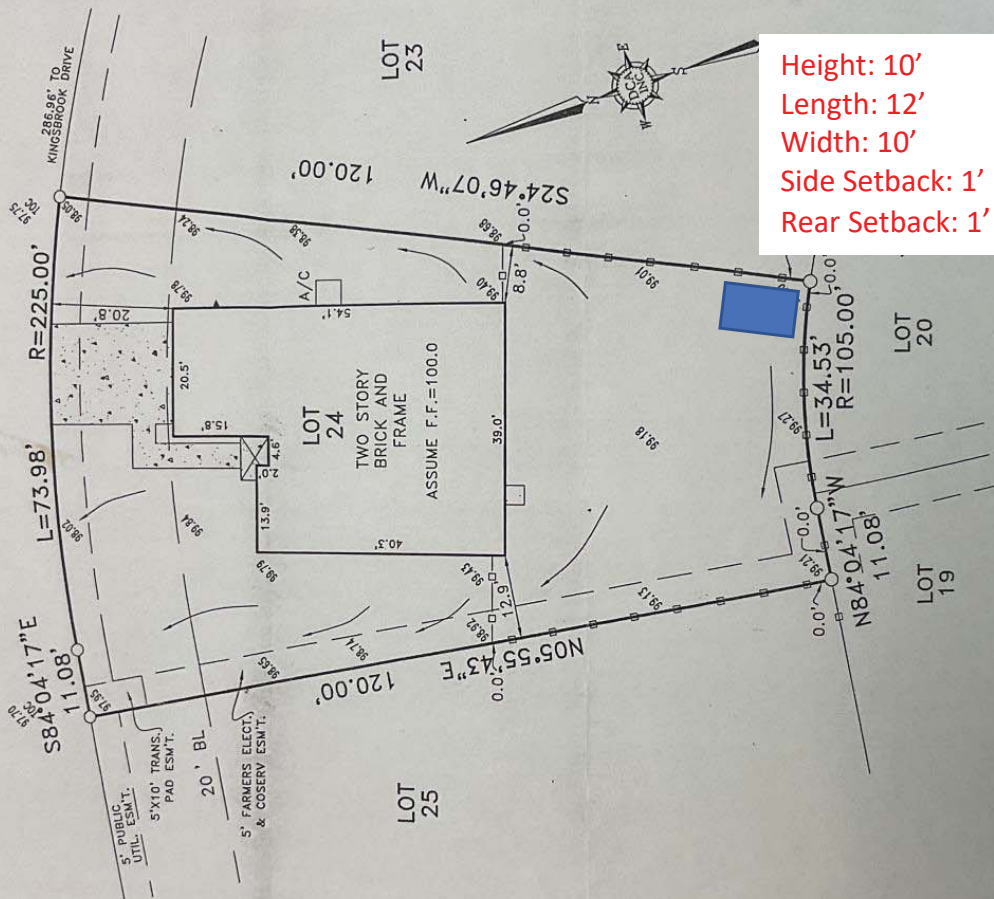
Date: 10/23/2025



SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 3001 ADMIRAL DRIVE, in the city of WYLIE, Texas, Block No. D 24, an addition of SAGE CREEK PHASE VI to the City of WYLIE, COLLIN COUNTY, Texas, according to the MAP OR PLAT THEREOF recorded in VOLUME N of PAGE 455 of the PLAT Records of COLLIN County, Texas.

ADMIRAL DRIVE
50' R.O.W.



NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

and DOES NOT lie within the 100 year flood zone.

This survey is made relying upon the information provided by the connection with the transaction described in C.F. 02502057.

The plat hereon is a correct and accurate representation of the property and buildings as shown and EXCEPT AS SHOWN, all improvements are located within the boundaries and the distances indicated, and there are no visible and apparent encroachments or protrusions on the ground.

ACCEPTED BY: _____

DATE: _____

Drawn By: MATT
Scale: 1"=20'
Date: 02-07-03
Surveyor: STEWART
Job No: 020968B-2

LEGEND

- BRICK COLUMN
- POWER POLE
- 5/8" IRON ROD FOUND
- 1" IRON PIPE FOUND
- UNDERGROUND ELEC.
- OVERHEAD ELEC.
- UNDERGROUND FOR CUMMER
- CONCRETE
- EDGE OF GRAVEL
- EDGE OF ASPHALT
- CHAIN LINK
- 5/8" IRON ROD SET
- 1" IRON PIPE SET
- UNDERGROUND ELEC.
- OVERHEAD ELEC.
- UNDERGROUND FOR CUMMER
- CONCRETE

DONIG CONNALLY & ASSOCIATES, INC.
7554 SKILLMAN AVE. SUITE 100
DALLAS, TEXAS 75231
PHONE: (214) 340-0248
FAX: (214) 340-2216
WWW.DONIGCONNALLY.COM





11/17/2025 Item 1.

Notification Map

The map displays a residential neighborhood with property boundaries and street names. A dashed blue line outlines a specific area, and a hatched rectangle highlights a particular property. The streets shown are Eastwood Dr, Riverhead Dr, Admiral Dr, and Kingsbrook Dr. The highlighted property is located on Admiral Dr, between Eastwood Dr and Kingsbrook Dr, and is bounded by a dashed blue line. The map also includes a north arrow and a date stamp in the top right corner.

Streets shown: EASTWOOD DR, RIVERHEAD DR, ADMIRAL DR, KINGSBROOK DR.

Property numbers visible: 3100, 3018, 3016, 3014, 3019, 3017, 3015, 3013, 3011, 3009, 3007, 3005, 3003, 3001, 3110, 3108, 3106, 3104, 3102, 3100, 3008, 3006, 3004, 3002, 3000, 3111, 3109, 3107, 3105, 3103, 3101, 3005, 3003, 3001, 3110, 3108, 3106, 3104, 3102, 3100, 3010, 3008, 3006, 301, 305, 309, 310, 708, 706, 704, 702, 700, 303, 301, 217, 215, 213, 211, 209, 207, 205, 203, 206, 204, 300, 302, 304, 306, 308.