

Wylie Zoning Board of Adjustments Regular Meeting

February 16, 2026 – 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, and Board Member Gordon Hikel. Staff present were Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent was Board Member Freddy A Nana Yodou.

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

BOARD ACTION

A motion was made by Board Member Hikel and seconded by Vice-Chair Cole to approve the Consent Agenda as presented. A vote was taken and carried 4 – 0.

REGULAR AGENDA

- 1. Hold a Public Hearing to consider and act upon a request by Daniel Kleiss for a variance to Section 5.1H of the Zoning Ordinance to allow for a reduction in the required minimum parking for Sanden International. Property located at 601 Sanden Blvd. (ZBA 2025-17).**

Chair Covington opened the public hearing at 6:11 PM. None approached the Board. Chair Covington closed the public hearing at 6:11 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 4 – 0.

- 2. Hold a Public Hearing to consider and act upon a request by Sean Wroble for a variance to Section 3-4 of the Zoning Ordinance to allow for a front setback of 17'8" in lieu of 25' for an attached carport. Property located at 1103 Cedar Lake Ct. (ZBA 2025-18).**

Chair Covington opened the public hearing at 6:20 PM. None approached the Board. Chair Covington closed the public hearing at 6:20 PM.

BOARD ACTION

A motion was made by Board Member Hikel and seconded by Chair Covington to approve Regular Agenda Item 2 as presented. A vote was taken and carried 4 – 0.

- 3. Hold a Public Hearing to consider and act upon a request by Kirbi Stellano for a variance to Section A.3 of Planned Development 1999-39 (PD 99-39) to allow for a fence eight feet in height. Property located at 3600 Barberry Drive. (ZBA 2025-19).**

Chair Covington opened the public hearing at 6:23 PM. None approached the Board. Chair Covington closed the public hearing at 6:23 PM.

BOARD ACTION

A motion was made by Vice-Chair Cole and seconded by Board Member Hikel to approve Regular Agenda Item 3 as presented. A vote was taken and carried 4 – 0.

- 4. Hold a Public Hearing to consider and act upon a request by Chris Dague for a variance to Section 22-447 (9) and Section 22-450 (f) of the Sign Ordinance to allow for three painted wall signs over the maximum allowed wall signage square footage. Property located at 2201 Country Club Road. (ZBA 2025-20).**

Chair Covington opened the public hearing at 6:37 PM. One member of the public approached the Board for public comment. Chair Covington closed the public hearing at 6:39 PM.

BOARD ACTION

A motion was made by Board Member Hikel and seconded by Vice-Chair Cole to approve Regular Agenda Item 4 as presented. A vote was taken and carried 4 – 0.

ADJOURNMENT

A motion was made by Chair Covington, and seconded by Board Member Hikel, to adjourn the meeting. A vote was taken and carried 4 – 0. Chair Covington adjourned the meeting at 6:43 PM.

Richard Covington, Chair

ATTEST

Gabby Fernandez, Secretary