

# Wylie Zoning Board of Adjustments Regular Meeting

January 12, 2023 – 6:30 PM

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



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## CALL TO ORDER

Chair Byron Betler called the meeting to order at 6:33PM and announced a quorum was present. Board Members present: Chair Byron Betler, Vice Chair Member Richard Miller, Board Member John Perdomo, Board Member Harold Smith, Board Member Aaron Lovelace. Board Members absent: Board Member Richard Convington, and Board Member Sharon Osisyana. Board Member alternate present: Jennifer Grieser.

Staff members present: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Mary Bradley.

## 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.*

No one approached the Board Members with any Non-Agenda Items.

## 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 July 18, 2022 Minutes

### Board Action

A motion was made by Board Member Smith, seconded by Board Member Lovelace to approve the Consent Agenda Item A 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 Mark Sprick for a variance to Section V.II.15 of Planned Development 2002-52 to allow for 5' rear setbacks in lieu of the required rear setback of 10% of the lot depth. Property located at 1315 Hickory Woods Way. ZBA 2022-06.

### Staff Comments

Senior Planner Molina addressed the Board Members stating that the applicant is requesting a variance to Section V.II.15 of Planned Development 2002-52 to allow for 5' rear setbacks in lieu of the required rear setback of 10% of the lot depth to allow for the construction of a detached pergola that measures 12' X 14' (168sf). Mr. Molina stated that while the Zoning Ordinance allows for 3' rear setbacks the planned development requires a setback of

approximately 13'. In staff's review they noted how there is an existing tree line that screens the property to the east and how the closest single-family structure to the subject property is at a distance of 250'.

Public Comment forms were mailed to twenty property owners, none were received in opposition or favor of the request.

#### Public Comments

Chair Betler opened the Public Hearing for Item 1 asking anyone present wishing to address Board Members to come forward. With no one coming forward, Chair Betler closed the public hearing.

#### Board Action

A motion was made by Board Member Lovelace, seconded by Vice Chair Miller to Grant Item 1 as submitted. A vote was taken and carried 5 – 0.

#### **ADJOURNMENT**

A motion was made by Chair Betler, and seconded by Board Member Smith, to adjourn the meeting at 6:40pm. A vote was taken and carried 5 – 0.

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*Byron Betler, Chair*

#### **ATTEST**

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*Lillian Baker, Secretary*