

Wylie Zoning Board of Adjustments Regular Meeting

February 19, 2024 – 6:00 PM

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



CALL TO ORDER

Chair Grieser called the meeting to order at 6:00 p.m. In attendance were Vice-Chair Harold Smith, Board Member Michael Innella, Board Member Byron Betler, Board Member Aaron Lovelace, Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent was Board Member Richard Covington.

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. Meeting Minutes from December 18, 2023 Regular Meeting

A motion was made by Board Member Lovelace and seconded by Vice-Chair Smith 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 George Butler for a variance to Section 5.5.D of Subdivision Regulations Ordinance 2003-03 to allow for a retaining wall within a utility easement. Property located at 1332 Lake Trail Court. (ZBA 2024-01).

Board Discussion on Regular Agenda Item 1

Sr. Planner Molina presented an overview and stated that the applicant is requesting a variance for a retaining wall within a utility easement and would be a variance to the Subdivision Regulations. The purpose of the retaining wall is primarily for erosion control. Sr. Planner Molina stated that the retaining wall will be around 2ft in height and will have a 6ft fence matching the height of the adjacent fence.

Sr. Planner Molina stated that 25 property owners within the notification area received notice and 7 property owners favored the request.

Property owner George Butler approached the Commission and explained that he desires to keep both Wylie and the neighborhood, Bozman beautiful and protect their investment that is their home. He stated that they have invested significantly over the last 3.5 years trying to deal with water issues and why the retaining wall will primarily be for erosion control and increasing play space for his daughters.

Chair Grieser stated that if something was to come up or the easement was needed, the retaining wall could be in jeopardy at that time.

Director of Community Services Jasen Haskins confirmed that if something ever was to come up, the wall could be damaged or removed but most of the time the work being done tries to be as respectful as possible of the private property to minimize and help repair damages but the City or the Utilities are under no obligation to have to do that.

Chair Grieser confirmed with the applicant that he understood what had been discussed and property owner George Butler agreed with the terms.

Property owner George Butler stated that there are retaining walls on other houses on the street and it seems their property was the only house that did not get one. He stated the goal for the retaining wall was to match and make the walls look the same as the others.

Commissioner Innella asked if the Home Owners Association was on board with the retaining wall being built to which the property owner confirmed it had been approved by the Home Owners Association.

Chair Grieser opened a public hearing at 6:07 p.m. None approached the Board. Chair Grieser closed the public hearing at 6:07 p.m.

Board Action on Regular Agenda Item 1

A motion was made by Board Member Innella and seconded by Vice-Chair Smith to approve as presented. A vote was taken and carried 5 – 0.

ADJOURNMENT

A motion was made by Board Member Innella and seconded by Vice-Chair Smith to adjourn the meeting. A vote was taken and carried 5 – 0. Chair Grieser adjourned the meeting at 6:12 pm.

Jennifer Grieser, Chair

ATTEST

Gabby Fernandez, Secretary