

Wylie Zoning Board of Adjustments Regular Meeting

May 19, 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 I-isha Hudson, Board Member Hamza Fraz 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 Aaron Lovelace.

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 April 21, 2025 Zoning Board of Adjustments Meeting.**

BOARD ACTION

A motion was made by Board Member Hikel and seconded by Vice-Chair Hudson 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 Tina Brown for a variance to Section 5.C of Planned Development 2000-20 to allow for a fence eight feet in height. Property located at 1909 Fountain Spray Drive. (ZBA 2025-08).**

Chair Covington opened the public hearing at 6:04 PM. None approached the Board. Chair Covington closed the public hearing at 6:04 PM.

BOARD ACTION

A motion was made by Board Member Hikel and seconded by Board Member Fraz 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 Eric Harger for a variance to Section 4.2.A.3 of the Zoning Ordinance to allow for 10' front setbacks in lieu of the required 25'. Property located at 1603 Martinez Lane. (ZBA 2025-09).**

Chair Covington opened the public hearing at 6:11 PM. 1 speaker approached the Board. Chair Covington closed the public hearing at 6:13 PM.

BOARD ACTION

A motion was made by Board Member Hikel and seconded by Vice-Chair Hudson 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 Meezan Investments LLC for a variance to Section 3.4.D.1(a), 3.4.D.1(c) & Figure 3-4 of the Zoning Ordinance to allow for Single Family 10/24 development with a variance to the required 30' buffer from a flood plain, variance to the required 40' buffer from a thoroughfare and variance to the double frontage lot depth and rear setback requirements. Property located at 1501 W Brown St. (ZBA 2025-10).**

Chair Covington opened the public hearing at 6:24 PM. 1 speaker approached the Board. Chair Covington closed the public hearing at 6:27 PM.

BOARD ACTION

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

ADJOURNMENT

A motion was made by Board Member Hikel, and seconded by Vice-Chair Hudson, to adjourn the meeting. A vote was taken and carried 4 – 0. Chair Covington adjourned the meeting at 6:29 PM.

Richard Covington, Chair

ATTEST

Gabby Fernandez, Secretary