Notice of Regular Meeting
Board of Adjustments

Community Center
101 Davidson Plaza
Wilmer, Texas 75172

City of Wilmer
Serving Our Community

Thursday, August 6, 2026 at 6:30 pm

Pursuant to Texas Government Code §551.127, notice is given that it is the intent of the City Council that a quorum of the Council will be physically present for the above-referenced meeting at the Wilmer Community Center, 101 Davidson Plaza, Wilmer, Texas 75172. Some council members or City employees may participate in this meeting remotely by means of video conference call in compliance with state law and by means of a video conference call with video and audio feed of the member's participation, as applicable, to be broadcast live at the meeting. Gov't Code 551.127(a-1).

CALL TO ORDER

PLEDGE OF ALLEGIANCE:

PUBLIC HEARING/ACTION:

1. Conduct a public hearing and consider a request for a variance to Section 21 (A) (4.1) (a) and (c) of the Supplementary District Regulations of the City of Wilmer Zoning Ordinance, to allow the construction of an 8-foot-tall, chain link fence located in the required yard setback, located at 2500 S. Millers Ferry Rd, Wilmer, Texas 75172 and being further described as DFW Inland Port, BLK A, LT 2, ACS 23.5235, Parcel ID No. 540042500A0020000, Dallas County, Texas. (Case No. V-26-001).

2. Conduct a public hearing and consider a request for a variance to Section 21 (A) (4.1) (a) and (c) of the Supplementary District Regulations of the City of Wilmer Zoning Ordinance, to allow the construction of an 8-foot-tall, chain link fence located in the required yard setback, located at 1200 Pinto Rd, Wilmer, Texas 75172 and being further described as SITE N, BLK A, LT 1, ACS 37.7967, Parcel ID No. 547049700A0010000, Dallas County, Texas. (Case No. V-26-004).

EXECUTIVE SESSION:

ADJOURNMENT

CERTIFICATE

This is to certify that I, Angie Martinez, posted this agenda notice by 5:00 p.m. on Friday, July 31, 2026, on the bulletin board of the City of Wilmer located at 128 N. Dallas Avenue, Wilmer, Texas 75172.

EXECUTIVE SESSION: The Boards and Commissions reserve the right to convene into executive session on any posted agenda item pursuant to Section 551.071(2) of the Texas Government Code to seek legal advice concerning such subject.

Los Consejos y Comisiones se reservan el derecho de reunirse en sesión ejecutiva sobre cualquier tema en la agenda publicada de acuerdo con la Sección 551.071(2) del Código de Gobierno de Texas para recibir asesoramiento legal sobre dicho tema.

ACCESSIBILITY STATEMENT: Meetings of the Boards and Commissions are held in municipal facilities are wheelchair accessible. For sign interpretive services, call the City Secretary's Office, 972-441-6373, or TDD 1-800-735-2989, at least 72 hours prior to the meeting. Reasonable accommodation will be made to assist your needs.

Las reuniones de los Consejos y Comisiones se celebran en instalaciones municipales accesibles para sillas de ruedas. Para servicios de interpretación por señas, llame a la oficina de la secretaria de la Ciudad, al 972-441-6373, o al TDD 1-800-735-2989, al menos 72 horas antes de la reunión. Se harán ajustes razonables para asistir a sus necesidades.

NOTICE OF POSSIBLE QUORUM: There may be a quorum of the Board of Adjustment, the City Council, the Community Development Corporation, the Economic Development Corporation, the Library Advisory Board, and/or the Parks Advisory Board members who may be present at the meeting, but they will not deliberate on any city or board business.

Puede haber un quórum de los miembros de la Junta de Ajustes, el Concejo Municipal, la Corporación de Desarrollo Comunitario, la Corporación de Desarrollo Económico, la Junta Asesora de la Biblioteca, y/o la Junta Asesora de Parques que puedan estar presentes en la reunión, pero no deliberarán sobre ningún asunto de la ciudad o de la junta.

HANDGUN PROHIBITION: Pursuant to Section 46.03, Penal Code (Places Weapons Prohibited), a person may not carry a firearm or other weapon on this property.

For the purpose of this notice "property" shall mean the Community Center or any other room where a meeting subject to an open meeting under Government Code Chapter 551 is held (City Council and all Boards and Commissions).

**This does not apply to licensed carriers.*

De acuerdo con la Sección 46.03, Código Penal (Lugares Prohibidos para Armas), una persona no puede portar un arma de fuego u otra arma en esta propiedad.

Para los fines de este aviso, "propiedad" se entenderá como el Centro Comunitario o cualquier otra sala donde se celebre una reunión sujeta a una reunión abierta bajo el Capítulo 551 del Código de Gobierno (Concejo Municipal y todas las Juntas y Comisiones).

**Esto no se aplica a los transportistas autorizados.*

CITY OF WILMER

Board of Adjustment **1.**

Meeting Date: 08/06/2026

Submitted by: Laura Voltmann, Planner Consultant

Agenda Caption:

Conduct a public hearing and consider a request for a variance to Section 21 (A) (4.1) (a) and (c) of the Supplementary District Regulations of the City of Wilmer Zoning Ordinance, to allow the construction of an 8-foot-tall, chain link fence located in the required yard setback, located at 2500 S. Millers Ferry Rd, Wilmer, Texas 75172 and being further described as DFW Inland Port, BLK A, LT 2, ACS 23.5235, Parcel ID No. 540042500A0020000, Dallas County, Texas. (Case No. V-26-001).

Background:

The subject property is zoned as Light Industrial (I1). The proposed building is industrial in nature. The surrounding zoning designations are as follows:

- North: NZ - Not Zoned
    - Land Use: Vacant
- East: I 45 ROW/Out of City Limits
    - Land Use: Industrial
- South: I1 – Light Industrial
    - Land Use: Industrial Warehouse
- West: I1 – Light Industrial
    - Land Use: Vacant

The property owner is requesting approval to install an 7-foot chain-link fence with 3 strands of barbed wire atop within the front yard. According to the application, the fence is intended to improve security for the building and the employee parking area. There is evidence of racing within the parking lot area.

Operational Considerations:

The subject property includes a use that is allowed within the I1 zoning district. However, this use is not listed among those in Section 21 that are permitted to have a front yard fence. Section 21 further states that even for uses that are allowed a front yard fence, chain-link fencing is not permitted within the front yard.

Because of these provisions, the applicant is requesting a variance to allow an 8-foot chain-link fence (7 feet in chain link, 1 foot with three strands of barbed wire) in the front yard.

Legal:

In accordance with the Texas Open Meetings Act, the City Council serves as the Board of Adjustment.

Public Information Considerations:

This item is being considered at a meeting of the Board of Adjustment, noticed in accordance with the Texas Open Meetings Act.

Staff notified property owners within 200 feet and mailed out these notifications on July 27, 2026. While five (5) parcels are located within the notification area, only four (4) are separate property owners. As of this writing, zero (0) replies were received in opposition and zero (0) replies were received in favor.

Staff also published a “Notice of Hearing” as required by law on July , in the Ellis County Press newspaper.

Evidence of the certified notices and newspaper notice are attached along with a property owner listing.

Options/Alternatives:

1. City Council may approve the variance request.
2. City Council may deny the variance request.

Recommendation:

Staff will present facts of the case, but no specific recommendation is made in quasi-judicial deliberations.

CITY OF WILMER

Board of Adjustment **2.**

Meeting Date: 08/06/2026

Submitted by: Laura Voltmann, Planner Consultant

Agenda Caption:

Conduct a public hearing and consider a request for a variance to Section 21 (A) (4.1) (a) and (c) of the Supplementary District Regulations of the City of Wilmer Zoning Ordinance, to allow the construction of an 8-foot-tall, chain link fence located in the required yard setback, located at 1200 Pinto Rd, Wilmer, Texas 75172 and being further described as SITE N, BLK A, LT 1, ACS 37.7967, Parcel ID No. 547049700A0010000, Dallas County, Texas. (Case No. V-26-004).

Background:

The subject property is zoned as Light Industrial (I1).
The surrounding zoning designations are as follows:

- North: I1 – Light Industrial
  - Land Use: Vacant
- East: I1 – Light Industrial
  - Land Use: Vacant, Single Family Residential (one home)
- South: SF 1 - Single Family
  - Land Use: Residential
- West: Not in the City of Wilmer

The property owner is requesting approval to install an 8-foot chain-link fence within the front yard. According to the application, the fence is intended to improve security for the building and the employee parking area.

Operational Considerations:

The subject property includes a use that is allowed within the I1 zoning district. However, this use is not listed among those in Section 21 that are permitted to have a front yard fence. Section 21 further states that even for uses that are allowed a front yard fence, chain-link fencing is not permitted within the front yard. Because of these provisions, the applicant is requesting a variance to allow an 8-foot chain-link fence in the front yard.

Legal:

In accordance with the Texas Open Meetings Act, the City Council serves as the Board of Adjustment.

Public Information Considerations:

This item is being considered at a meeting of the Board of Adjustment, noticed in accordance with the Texas Open Meetings Act. Staff notified property owners within 200 feet and mailed out these notifications on July 27, 2026. While nine (9) parcels are located within the notification area, only five (5) are separate property owners. As of this writing, zero (0) replies were received in opposition and zero (0) replies were received in favor. Staff also published a "Notice of Hearing" as required by law on July 27, in the Ellis County Press newspaper. Evidence of the certified notices and newspaper notice are attached along with a property owner listing.

Options/Alternatives:

1. City Council may approve.
2. City Council may deny.

Recommendation:

Staff will present facts of the case, but no specific recommendation is made in quasi-judicial deliberations.