Notice of Regular Meeting
Board of Adjustments

Community Center
101 Davidson Plaza
Wilmer, Texas 75172

City of Wilmer
Serving Our Community

Thursday, October 1, 2026 at 6:30 pm

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, wood-style concrete fence located in the required front yard setback, located at 355 W. Pleasant Run Rd, Wilmer, Texas 75172 and being further described as Site K, BLK A, LT 1, Parcel ID No. 547049400A0010000, Dallas County, Texas. (Case No. V-26-05).

ADJOURNMENT

CERTIFICATE

This is to certify that I, Katisha Bruner-Myles, posted this agenda notice by 5:00 p.m. on Friday, September 25, 2026, on the bulletin board of the City of Wilmer located at 128 N. Dallas Avenue, Wilmer, Texas 75172.

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Katisha Bruner-Myles, City Secretary

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: 10/01/2026

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, wood-style concrete fence located in the required front yard setback, located at 355 W. Pleasant Run Rd, Wilmer, Texas 75172 and being further described as Site K, BLK A, LT 1, Parcel ID No. 547049400A0010000, Dallas County, Texas. (Case No. V-26-05).

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: I1 -Light Industrial
  - Land Use: Vacant
- East: Planned Development
  - Land Use: Residential
- South: I1 – Light Industrial
  - Land Use: Industrial Warehouse
- West: I1 – Light Industrial
  - Land Use: Vacant, Residential

The property owner is requesting approval to install an 8-foot wood-style concrete panel fence (see attachment for material specs). This fence would be located along the side yards of the property.

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 building materials and colors required. The proposed 8-foot tall, brown wood-style concrete panel fence conforms with requirements.

Core 5, the property developer, specializes in Class A Industrial Properties. This location on Pleasant Run Road is bracketed by residential development. The Crossing neighborhood abuts the full length of the east side. On the west side, a long-established residential homestead sits. The applicant proposes construction of a fence along the borders with residential property.
However, the zoning ordinance does not allow this fence to be placed in front of the building.
The property frontage along Pleasant Run is narrower, and expands to the west about 550 feet into the property. The applicant requests a variance to allow the fence in front of the building (see attached site plan). A landscape plan depicting the required street trees is provided. No additional landscaping details are provided (not required).

Public Information Considerations:
Staff notified property owners within 200 feet and mailed out these notifications on August 24, 2026. While six (6) parcels are located within the notification area, only five (5) are separate property

owners. As of this writing, one (1) reply was received in favor and zero (0) replies were received in opposition.

While many individual homes are located along the eastern border of the site, the residents are not property owners. The people who share a property line with the parking lot did not receive any notice.

Staff also published a “Notice of Hearing” as required by law on August 27, in the Ellis County Press newspaper. This case was continued from the September 3, 2026 public hearing.

Options/Alternatives:

1. Board of Adjustment may grant the variance.
2. Board of Adjustment may deny the variance.

Recommendation:

Staff does not make a recommendation on Board of Adjustment cases.