

# Wylie Planning and Zoning Commission Regular Meeting

December 06, 2022 – 6:00 PM

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



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## CALL TO ORDER

## INVOCATION & PLEDGE OF ALLEGIANCE

## COMMENTS ON NON-AGENDA ITEMS

*Any member of the public may address Commission 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. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.*

## CONSENT AGENDA

*All matters listed under the Consent Agenda are considered to be routine by the Commission 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 November 15, 2022 Minutes.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Woodbridge Crossing Addition, Lot 17R-3, Block A, Woodbridge Crossing PD 2019-15, being an amended plat of Lot 17R, Woodlake Crossing Addition, establishing one commercial lot on 7.2915 acres, generally located at 3026 W FM 544.
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for City Center, Lot 1, Block A, establishing one commercial lot on 1.169 acres, located at 791 S State Highway 78.

## REGULAR AGENDA

- 1. Consider, and act upon, an amended Site Plan for the expansion of East Fork Special Utility District office building on 1.76 acres, located at 1355 Troy Road.
- 2. Consider, and act upon, a Site Plan for Lot 17R-3, Block A of Woodbridge Crossing Addition, for a home improvement center development on 7.2915 acres. Property generally located at 3026 W FM 544.
- 3. Hold a Public Hearing to consider, and act upon, a recommendation to City Council regarding a change in zoning from Downtown Historic District (DTH) to Downtown Historic District - Special Use Permit (DTH-SUP) to allow for a brewery, food truck park, and events center within the Downtown Historic District, property located at 106 N. Birmingham Street (ZC 2022-16).
- 4. Hold a Public hearing to consider, and act upon a recommendation to the City Council to allow a change in zoning from Downtown Historic District – Residential only to allow Commercial and/or Residential uses, located at 280 W Brown within the Downtown Historic District. ZC 2022-18.

5. Hold a Public Hearing to consider, and act upon, a recommendation to City Council regarding an Amendment to the City of Wylie Zoning Ordinance, Article 5.1 Land Use Charts and Article 5.2 Listed Uses as they relate to Accessory and Temporary Uses of Donation Boxes (ZC 2022-19).

## **ADJOURNMENT**

## **CERTIFICATION**

I certify that this Notice of Meeting was posted on December 2, 2022 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

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*Stephanie Storm, City Secretary*

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*Date Notice Removed*

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.