

Wylie Planning and Zoning Commission Regular Meeting

June 20, 2023 – 6:00 PM

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



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, minutes from the June 6, 2023 Regular Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1-3, Block A of Estacado Wylie Addition, establishing two commercial lots on 1.726 acres and one manufactured home park lot on 8.066 acres. Property generally located at 1001 S State Highway 78.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat Wylie Ranch East Commercial Park, Lots 1-10, Block A, Kreymer Retail PD 2023-18, being a Replat of Lot 1-5, of Wylie Ranch East Commercial Park, establishing ten commercial lots on 10.31 acres, generally located on the southeast corner of Kreymer Lane and State Highway 78.
- D. Consider, and act upon a recommendation to City Council regarding a Final 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, a Site Plan for Victory at Wylie, a multi-tenant retail use on 1.03 acres, being Lot 1, Block 1 of Birmingham and 78 Addition, located on the northwest corner of State Highway 78 and Birmingham Street.
- 2. Consider, and act upon, a Site Plan for Lot 2 Block A of Wylie Ranch East Commercial Park for the development of a retail use on 1.54 acres and Lot 10, Block A of Wylie Ranch East Commercial Park for the development of a detention pond on 1.12 acres. Property generally located on the southeast corner of Kreymer Lane and State Highway 78.
- 3. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural (AG/30) & Planned Development 2019-01 to Commercial Corridor (CC) on 3.444 acres to allow for commercial uses. Property located west of the intersection of Old Alanis Dr and Alanis Drive (ZC 2023-11).

4. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.162 acres to allow for indoor athletic facility use. Property located north of 3463 W FM 544 (ZC 2023-09).

WORK SESSION

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on June 16, 2023 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.

Stephanie Storm, City Secretary

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.