

Wylie Planning and Zoning Commission Regular Meeting

December 07, 2021 – 6:00 PM

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



CALL TO ORDER

Chair Cory Plunk called the meeting to order at 6:00PM and announced a quorum was present. Planning and Zoning Commissioners in attendance: Chair Cory Plunk, Vice Chair Bryan Rogers, Commissioner Taylor Newsom, Commissioner Dan Norris and Commissioner Joshua Butler. Commissioners absent: Commissioner Jacques Loraine and Commissioner Charla Riner.

Staff present: Mr. Jasen Haskins, Planning Manager, Mr. Kevin Molina, Senior Planner and Ms. Mary Bradley, Administrative Assistant II.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Rogers gave the invocation and Commissioner Taylor led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

No citizens approached the Commissioners to speak on Non-Agenda Items.

CONSENT AGENDA

- A. Consider and act upon the Minutes from the November 16, 2021 Regular Planning & Zoning Meeting.

Commission Action

A motion was made by Commissioner Taylor, and seconded by Commissioner Norris, to approve the Consent Agenda as presented. A vote was taken and the motion carried 5 – 0.

REGULAR AGENDA

1. Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a change of zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP), to allow for the installation of an updated communications tower, property located at 200 Regency Drive. (ZC 2021-25)

Staff Comments

Mr. Haskins approached the Commissioners stating that the applicant is requesting a Special Use Permit (SUP) for an existing Electric Substation Use on 2.946 acres located at 200 Regency Drive. The purpose of the request is to install a 120 feet tall communication tower to replace the existing concrete pole located next to the substation control house. The proposed upgraded tower will allow for enhanced power grid control and site security.

Staff discussed with the applicant concreting the drive near Springwell and Regency and the installation of screening along Springwell adjacent to the ongoing residential development. Concreting the access drive was declined due to the applicant's concern for the gravel used on site spreading to the public right-of-way via the drive. Screening from the residential development to the west across Springwell was declined due to the costs involved and the 20-year old substation being in place before the residential development, which is still ongoing.

The property sits on two lots and was combined into one lot in November 2021.

Comment forms were mailed to 17 property owners as required by law and no responses were received in favor or in opposition of the request.

Discussion

Commissioner Newsom expressed concern for the access to the Farmers Electric site which is dirt and rock. Ms. Katherine Garcia, Rayburn Electric Cooperative, representative for the applicant, stated that the request for concrete drive is complicated with a utility easement on the northeast corner of the property. Two of the three access drives are individually fenced and not occupied or operated by Farmers Electric. The substation drive has been in existence for 20 years and is functional for Farmers Electric.

Chair Plunk stated that installing a 120 feet tower is not appealing, and asked for a trade off to improve the site by upgrading the northwest access drive to the substation. Ms. Garcia stated that Rayburn Electric is willing to improve that access drive to the substation.

Public Comment

Chair Plunk opened the Public Hearing on Item 1 at 6:13PM. With no one approaching the Commissioners, Chair Plunk closed the Public Hearing.

Board Action

A motion was made by Commissioner Newsom, and seconded by Commissioner Norris, to recommend approval for Item 1 with stipulations that the access drive used by Farmers Electric and Rayburn Electric be refurbished prior to installation of the communication tower. A vote was taken and carried 5 – 0.

2. Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a change of zoning from Planned Development (PD) to Planned Development - Multi-Family (PD-MF), to allow for an affordable age-restricted multi-family development, property generally located adjacent and southwest of 2300 FM 544. (ZC 2021-26)

Staff Comments

Mr. Haskins approached the Commissioners stating that the applicant is requesting a Planned Development to allow for a Age-Restricted Multi-Family Development. In September a Resolution was passed by the City Council recognizing the applicant's, Roers Development, intent to apply for affordable housing tax credits. The property is 15.88 acres and located adjacent to 2300 FM 544.

The property is currently zoned Planned Development Ordinance 2012-13, which allows for a variety of uses but does not allow multi-family apartments. The proposed zoning change would remove the subject property from

existing Planned Development and create a new Planned Development that would limit allowed uses to Age-Restricted Multi-Family and related accessory uses.

The proposal includes a maximum of 200 units at a density of no more than 13 units per acre. The units include studio, one bedroom, and two bedroom apartments at 530, 710, and 1000 square feet, respectively. The proposal includes amenities such as a walking trail, outdoor pool area, and a dog park.

Nine notifications were mailed to the surrounding property owners as required by law. No comment forms were received in favor or in opposition of the request.

Discussion

Staff stated that the applicant had a presentation. Mr. Logan Schmidt approached the Commissioners, stating that he represented Roers Companies, and that the request would allow Section 42 affordable tax credit. Section 42 is income based housing that is subsidized through a Federal tax credit administered by the State. Residential restrictions are based on 60 percent of the area median income.

Commissioner Butler questioned the age restriction. Mr. Schmidt responded that all residents are named on the lease as the intent is for residents 55 or older. However, the law allows an under 55 person to also live in the apartment as long as the income restriction requirements are met. The income is total accumulative for all named on the lease, with the maximum amount for a two bedroom currently about \$48,000 per year.

Public Comments

Chair Plunk opened the Public Hearing for Item 2, with no one approaching the Commissioners, Chair Plunk closed the Public Hearing.

Commission Action

A motion was made by Commissioner Newsom, and seconded by Vice Chair Rogers, to recommend approval to the City Council for Item 2. A vote was taken and carried 5 – 0.

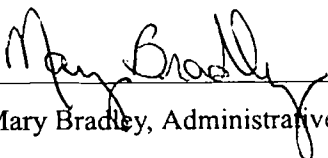
Mr. Haskins stated that there is a meeting on December 21, 2021 and encouraged all Commissioners to attend.

ADJOURNMENT

A motion was made by Commissioner Newsom, and seconded by Vice Chair Rogers to adjourn the meeting at 6:31PM. A vote was taken and carried 5 – 0.


Cory Plunk, Chair

ATTEST:


Mary Bradley, Administrative Assistant II