



Planning & Zoning Commission

Minutes

Regular Meeting

November 16, 2021 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

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

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

INVOCATION & PLEDGE OF ALLEGIANCE

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

CITIZENS COMMENTS ON NON-AGENDA ITEMS

There were no citizens present wishing to address the Commissioners on non-agenda items.

CONSENT AGENDA

- A. Consider and act upon approval of the Minutes from the October 5, 2021 Regular Meeting.**
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Bariatric Care Center Addition, establishing one commercial lot on 20.01 acres, located at 801 South State Highway 78.**
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat, being a Replat of Lots 1 and 2 Block D of Regency Business Park Addition, Phase 2, establishing one lot on 2.946 acres, located at 200 Regency Drive.**
- D. Consider, and act upon a recommendation to City Council regarding a Final Plat for Wylie Substation Addition, establishing one lot on 9.722 acres, located at 2655 Stone Road in the City of Wylie's Extraterritorial Jurisdiction.**

- E. **Consider, and act upon a recommendation to City Council regarding a Final Plat, being a Replat of Lots 1 & 2 Block 1 of Country Club Addition and 2 acres of tract 22 of the Charles Atterbury Survey, establishing one lot on 13.022 acres, located at 570 Country Club Rd.**
- F. **Consider, and act upon a recommendation to City Council regarding a Final Plat, being a Replat of Lots 1 & 2 Block 11 of Railroad Addition, establishing one lot on 0.2557 acres, located at 501C North Highway 78.**

Commission Action

A motion was made by Vice Chair Rogers, seconded by Commissioner Newsom, to approve the Consent Agenda as presented. A vote was taken and the motion carried 7-0.

REGULAR AGENDA

1. **Consider, and act upon, a Site Plan for a CubeSmart addition to an existing self-storage use. Property located east of and adjacent to 650 Country Club Road.**

Staff Discussion

Mr. Molina addressed the Commissioners stating that the property is located east of the existing CubeSmart Self Storage on two acres. The two acres was recently rezoned to part of the CubeSmart Self-Storage Planned Development by Ordinance 2021-41.

The proposal adds an additional six carport structures for RV storage and two single story self-storage buildings. All new structures including carports are to be surrounded by a 24 feet firelane access drive.

Commission Action

With no questions for the applicant, a motion was made by Commissioner Newsom and seconded by Vice Chair Rogers to approve Item 1 as submitted. A vote was taken and carried 7 - 0.

2. **Consider, and act upon, a Site Plan for commercial uses on one lot. Property located at 501C N State Highway 78.**

Staff Discussion

Mr. Molina addressed the Commissioners stating that the applicant is proposing to redevelop an existing car wash by enclosing and creating two commercial office suites. The property is located at 501C North State Highway 78.

The applicant received three variances in July 2021 that allow for a reduction in the required setbacks, landscaping and parking in order to accommodate the remodel of the structure and redevelopment of the site.

The site provides 11 parking spaces and eight percent of the landscaped area on the frontage of State Highway 78.

Commission Discussion

The Commissioners expressed concern of accessibility and safety for the parking spaces adjacent to the public walkway close to State Highway 78.

Commission Action

A motion was made by Commissioner Butler and seconded by Commissioner Riner to conditionally approval the site plan with the provision of the removal of proposed parking space labeled 9 from the Site Plan. A vote was taken and carried 5 -2.

3. **Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for a restaurant with drive-through service on 1.03 acres, property generally located at the northwest corner of State Highway 78 and Birmingham Street. (ZC 2021-23)**

Staff Discussion

Mr. Haskins addressed the Commissioners stating that the applicant is requesting a Special Use Permit (SUP) for a drive-thru restaurant on 1.03 acres generally located at the northwest corner of State Highway 78 and Birmingham Street.

The proposal includes a new 11,100 square foot structure to include a maximum 1,800 square feet dedicated to the drive-thru restaurant on the southwest end of the structure. The remaining square footage is proposed to include unspecified uses that would be allowed by right. The SUP allows for up to 6,000 of the remaining square feet to be a restaurant use (without drive thru).

The proposed SUP conditions and the zoning exhibit include several exceptions to typical Zoning Ordinance and Design Manual standards:

- Required parking is a minimum of 80 spaces; the zoning exhibit provides 38 on-site parking spaces.
- Proposed off-site, on-street parking provides 19 spaces for a possible total of 57 parking spaces.
- Off-site parking includes utilizing public Right-Of-Way.
- Off-site parking requires backing into the public Right-Of-Way.
- On-site parking spaces are 9 feet by 18 feet; off-site 10 feet by 20 feet.
- One-way drive aisles are 14 feet instead of 20 feet.

Comment forms were mailed to 12 property owners surrounding the property and no comment forms were returned in favor or in opposition to the request.

Commission Discussion

The applicant, Mr. Bobby Mills, representative for the applicant gave a presentation, stating that the intent is to construct a restaurant with a drive-thru service and four to five personal use services. The drive-thru will allow a stack of eight vehicles. A traffic impact study has not been conducted at this time.

Vice Chair Rogers expressed concern of the off-site parking onto Industrial Court and off-site parking backing into the public Right-Of-Way.

Public Comments

Chairman Plunk opened the public hearing on Item 3, and with no one coming forward to speak on the item, closed the public hearing at 7:11pm.

Commission Action

A motion was made by Commissioner Newsom and seconded by Commissioner Butler to recommend approval to the City Council as submitted. A vote was taken and carried 5 - 2 with Vice Chair Rogers and Commissioner Riner voting in opposition.

WORK SESSION

WS1. Hold a work session to allow staff and Commissioner Lorraine to present an update on the progress of the Comprehensive Master Plan update.

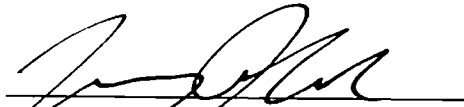
Mr. Haskins stated that the Comprehensive Plan Advisory Committee met on November 18, 2021 and reviewed the Land Use and Housing Categories and Goals. A joint work session with City Council and the Planning and Zoning Commission will be held after the first of the year, prior to a public hearing for consideration. An on-line survey is available for all Commissioners to review and respond regarding the Comprehensive Plan. Staff encouraged the Commissioners to share the link with fellow Wylie residents.

RECONVENE REGULAR AGENDA

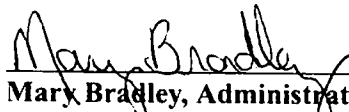
Mr. Haskins stated that there will be meetings in December and polled the Commissioners to confirm a quorum. Commissioner Loraine stated that he will not be able to attend the December 7, 2021 meeting.

ADJOURNMENT

A motion was made by Commissioner Newsom, and seconded by Vice Chair Rogers, to adjourn the meeting at 7:20 PM. A vote was taken and carried 7-0.


Cory Plunk, Chair

ATTEST:


Mary Bradley, Administrative Assistant II