



Planning & Zoning Commission

Minutes

Regular Meeting

May 18, 2021 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

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

Staff present: Mr. Jasen Haskins, Planning Manager, Kevin Molina, Senior Planner, and Stephanie Storm, City Secretary.

INVOCATION & PLEDGE OF ALLEGIANCE

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

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must fill out a non-agenda form prior to the meeting in order to speak. Commissioners request that comments be limited to three (3) minutes. In addition, Commissioners not allowed to converse, deliberate or take action on any matter presented during citizen participation

No one approached the Commissioners.

CONSENT AGENDA

- A. Consider and act upon approval of the Minutes from the May 04, 2021 Regular Meeting.**
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 4, creating 95 single family residential lots and four open space lots on 23.436 acres, generally located at the northeast corner of Pleasant Valley Road and Dominion Drive.**

Commission Action

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

REGULAR AGENDA

1. **Consider, and act upon, a Site Plan for Albert Retail III a retail multi-tenant use on 1.046 acres. Property located at 2588 W FM 544, being Lot 8R, Block B of Woodbridge Centre, Phase I.**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is proposing to develop an 8,000 sq.ft multi-tenant retail building with restaurant and commercial uses at 2588 W FM 544. The property is zoned within Planned Development 2003-01 and the use is allowed by right.

The Zoning Board of Adjustments approved variances in March due to a hardship with TxDot acquiring R.O.W along the street frontage. The approved variances allowed for a reduction in parking and landscaping.

The proposed site plan provides 34 parking spaces with two of them being ADA accessible and 15% of landscaping. The exterior of the building consists of stone and stucco.

Board Discussion

The Commissioners questioned if there was enough parking for the site's proposed use. Mr. Molina explained that the Woodbridge Shopping Centre shares a parking agreement through the Covenants, Conditions & Restrictions that allows for shared parking.

Board Action

A motion was made by Commissioner Newsom, and seconded by Commissioner Norris to approve the Site Plan for Albert Retail III on 1.046 acres. Property located at 2588 W FM 544. A vote was taken and the vote carried 7- 0.

2. **Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Agricultural (AG/30) to Planned Development - Single Family (PD-SF), to allow for a single family development on 4.6 acres, generally located at 601 & 595 Parker Road. (ZC2021-14)**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is requesting to rezone 4.6 acres located at 601 & 595 Parker Road. The purpose of rezoning to Planned Development is to allow for the construction of 20 single family residential lots with minimum residential lot sizes of 7.200 sq.ft..

The requested development standards are similar to the existing Harvest Bend subdivision located east of the subject property.

Access to the 20 single family homes is provided by a public street built to city standards. The street is in compliance with fire code requirements and will contain a fire hydrant at the end of the cul-de-sac.

Public notification forms were mailed to 27 property owners, 14 comments received in opposition of the request.

Public Comments

Chair Plunk opened the Public Hearing for Item 2, asking anyone wishing to speak to the Commissioner to come forward.

Mr. Doug Hunt, a citizen, spoke in opposition of the request, stating traffic, noise, environmental and density concerns.

Ms. Mary Holder, a citizen, spoke in opposition of the request, restating Mr. Doug Hunt's similar concerns.

Mr. Tim Bennet, Applicant, spoke in favor of the request stating that the land use plan calls for commercial and potentially high density residential use for the subject property. He stated that his proposal is a lower density product that matches the surrounding neighborhood.

Chair Plunk closed the Public Hearing for Item 2.

Board Discussion

The Commissioners questioned the design's lack of park amenities for children to play in.

A suggestion was made by Planning Manager, Jasen Haskins to include a pedestrian trail easement that connects to the Oncor open space land south of the subject property. Mr. Bennet agreed to include the pedestrian easement.

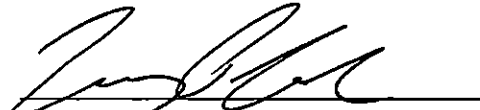
Board Action

A motion was made by Commissioner Newsom, and seconded by Vice Chair Rogers to recommend approval with conditions that a pedestrian trail easement be added in between lots 9 and 10, to the City Council regarding a change of zoning from Agricultural (AG/30) to Planned Development (PD-SF), to allow for a single family development on 4.6 acres, generally located at 601 & 595 Parker Road. (ZC 2021-14). A vote was taken and the vote carried 6 - 1, with Chair Cory Plunk voting in opposition.

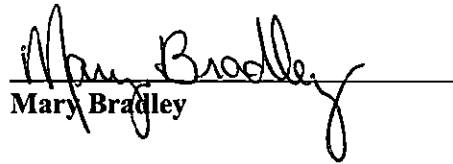
Mr. Haskins mentioned that the next Planning and Zoning Meeting is scheduled for June 01, 2021.

ADJOURNMENT

A motion was made by Commissioner Newsom, and seconded by Commissioner Loraine, to adjourn the meeting at 6:44 PM. A vote was taken and carried 7-0.


Cory Plunk, Chair

ATTEST:


Mary Bradley