

# Wylie Planning & Zoning Regular Commission Meeting

April 18, 2023 – 6:00 PM

2nd Floor Conference Room #230 - 300 Country Club Road, Building #100, Wylie, Texas  
75098



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## CALL TO ORDER

Chair Bryan Rogers called the meeting to order at 6:00PM. Commissioners present: Chair Bryan Rogers, Vice Chair Joshua Butler, Commissioner Jacques Loraine, Commissioner Jennifer Grieser, Commissioner Rod Gouge, Commissioner James Byrne, Commissioner Keith Scruggs, Staff Present: Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, City Engineer Tim Porter, and Secretary Lillian Baker.

## INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Gouge gave the invocation and Commissioner Lorraine led the 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.*

None approached the Commissioners.

## 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 March 21, 2023 Regular Meeting.

## BOARD ACTION ON CONSENT AGENDA

A motion was made by Commissioner Gouge and seconded by Commissioner Grieser to approve the Consent Agenda as presented. A vote was taken and the motion passed 7-0.

## REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 3R, Block A of Woodlake Village, for a drive-thru restaurant on 1.034 acres. Property generally located at 1804 N State Highway 78.

## STAFF COMMENTS

Staff presented that a Starbucks would be opening next to the existing Fuel City. Staff provided an overview of the development plans as submitted. Staff stated that the plan met all design requirements by the city and that the location would be a predominantly drive-thru service.

#### **BOARD ACTION ON REGULAR AGENDA**

A motion was made to make a recommendation to approve as submitted by Commissioner Grieser and seconded by Vice Chair Butler. A vote was taken and the motion was passed 7-0.

#### **WORK SESSION**

WS1. Hold a Work Session to discuss a potential change of zoning from Agricultural to Planned Development (PD-Mixed Use) on approximately 24 acres, generally located on the west side of Country Club Road approximately 1200' north of Brown Street.

#### **STAFF COMMENTS**

Staff presented the College Park development and provided an overview. Applicants Ahmet and Smith answered questions from the Commission. Applicants stated that the development would include high end townhomes, single family homes, and commercial buildings. Applicants noted that residential properties would be for purchase, not rental and include an HOA. In addition, Applicants stated that the development would include a playground and soccer field. It was noted by staff that townhomes do create less traffic. Commissioner Byrne inquired on location of a/c units and the Applicant verified they would be located on the roof tops with roofing over cover. Question was raised by Commission Byrne as to why no residential homes were shown on exhibit, to which Applicant stated that was still in developmental stages. Staff reiterated that the main focus of the Commission was on the uses. Clarification was made by staff on the detention pond and agreement with the Fire Department on sufficient access, as well as the option for the developer to consider a connection with the existing walking trails. Staff discussed the potential concern of it being a high-density property. City Engineer Porter stated that the Applicants have done all requested by City Engineering. Chair Rogers closed the work session.

#### **ADJOURNMENT**

A motion to adjourn was made by Vice Chair Butler and seconded by Commissioner Grieser. A vote was taken and passed 7-0. The meeting was adjourned at 6:51PM.

  
Bryan Rogers, Chair

#### **ATTEST**

  
Lillian Baker, Secretary