



Planning & Zoning Commission

Minutes

Regular Meeting

June 15, 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 6:02PM and announced a quorum present. P&Z Commissioners in attendance: Chair Cory Plunk, Vice Chair Bryan Rogers, Commissioner Brian Ortiz, and Commissioner Charla Riner. Commissioners absent: Commissioner Taylor Newsom, Commissioner Jacques Loraine, and Commissioner Dan Norris.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Rogers gave the invocation and Commissioner Ortiz the Pledge of Allegiance.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

There were no citizens present wishing to address the Commissioners.

CONSENT AGENDA

- A. Consider and act upon approval of the Minutes from the June 1, 2021 Regular Meeting.**
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Lot 1, Block 1 of Dutch Bros Coffee Addition to establish one commercial lot on 1.022 acres, property located at 2817 FM 544.**
- C. Consider, and act upon, a recommendation to City Council regarding a Final Plat for Jacobs Addition Lots 1R-3-1, 1R-3-2, 1R-3-3 Block B, being a Replat of Lot 1R-3 Block B, to establish three commercial lots on 4.728 acres, property located at 3010 FM 544.**

Commission Action

A motion was made by Vice Chair Rogers, seconded by Commissioner Riner, to approve the Consent Agenda as presented. A vote was taken and the motion carried 4-0.

REGULAR AGENDA

1. **Consider, and act upon, a Site Plan for Wild Fork Foods, a grocery store on 0.9453 acres. Property located at 3010 FM 544, being Lot 1R-3-2, Block B of Jacobs Addition.**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is proposing two commercial lots at 3010 FM 544. The Site Plan for Lot 1 is for consideration and proposes to develop a 4,500 square foot Wild Fork Foods Grocery Store on 0.94 acres. Lot 2 measures 0.78 acres, with no development plans at this time.

The site plan provides 25 parking spaces with two ADA accessible and six of them being on a grasscrete surface due to the Zoning Ordinance limit on maximum allowed parking.

The site provides two points of access from mutually shared access drives that connect to Springwell Parkway and Regency Drive. A fire lane is also included that loops around the main structure. The exterior of the building will be made of stone and stucco.

Commissioners Discussion

Commissioners questioned the location of the fire lane. Mr. Michael Doggett, Kimley-Horn, McKinney, Texas stated that the fire lane is a buffer between the two buildings.

The Commissioners questioned if the detention pond will be screened. Mr. Doggett stated that a four foot retaining wall will be around the pond. The dumpster will be enclosed and will match the exterior of the main building.

Commission Action

A motion was made by Vice Chair Rogers, and seconded by Commissioner Riner to approve the Site Plan for Wild Fork Foods, a grocery store on 0.9453 acres. Property located at 3010 FM 544, being Lot 1R-3-2, Block B of Jacobs Addition. A vote was taken and the motion carried 4-0.

Ms. Bradley mentioned that the next Planning and Zoning Meeting is scheduled for July 6, 2021. Mr. Haskins stated that at that meeting the Commissioners will nominate and vote for a Commissioner to sit on the Comprehensive Plan Advisory Committee.

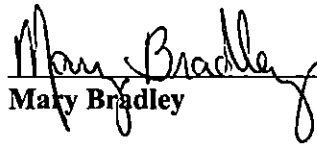
Mr. Haskins mentioned that Commissioner Ortiz is being moved from Planning and Zoning to the Construction Code Board, both Staff and Commissioners thanked Commissioner Ortiz for his valuable input and time served.

ADJOURNMENT

A motion was made by Commissioner Ortiz, and seconded by Commissioner Riner, to adjourn the meeting at 6:15 PM. A vote was taken and carried 4-0.


Cory Plunk, Chair

ATTEST:


Mary Bradley