

# Wylie Planning and Zoning Regular Commission Meeting

May 16, 2023 – 6:00 PM

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



## CALL TO ORDER

Chair Bryan Rogers called the meeting to order at 6:00 p.m. Commissioners present: Chair Bryan Rogers, Vice Chair Joshua Butler, Commissioner Jennifer Grieser, Commissioner Rod Gouge, Commissioner James Byrne, Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, Engineering Development Manager Than Nguyen, and Secretary Lillian Baker. Absent were Commission Keith Scruggs and Commissioner Jacques Loraine

## INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Butler gave the invocation and Commissioner Grieser led the pledge of allegiance.

## COMMENTS ON NON-AGENDA ITEMS

*Any member of the public may address the 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, the 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. Consideration of May 2, 2023 Meeting Minutes

## BOARD ACTION ON CONSENT AGENDA

A motion was made by Commissioner Grieser and Seconded by Commissioner Gouge to approve the Consent Agenda as presented. A vote was taken and carried 5 – 0.

## REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 6, Block A of 544 Gateway Addition, for a contractor's maintenance yard and general office use on 1.19 acres. Property generally located to the east of the intersection of Business Way and Commerce Drive.

## STAFF COMMENTS ON REGULAR AGENDA

Sr Planner Molina presented an overview and stated that the applicant is requesting a site plan for the relocation of the Day Lumber Yard. The property was previously a zoning case to allow for the light industrial use for the

construction maintenance yard. The property will also contain two general office buildings, which will be leased in the future. The design complies with the Plan Development and Zoning Ordinance. The Commission questioned the use of gravel as opposed to concrete for wheeled traffic. Applicant Juan Vasquez presented and noted requirements by Fire Marshall. The Commission questioned the gravel areas and noted that by City Ordinance wheeled vehicles require concrete whether retail or not. The Commission stated that everything from the overhead door through the fire lane and semi-truck loading area needs to be concrete. In addition, the Commission discussed fire lane allowance of 24 feet being based on the property use in addition to the zoning.

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

A motion was made by Commissioner Gouge and Seconded by Vice Chair Butler to approve as amended with the loading area being concrete. A vote was taken and carried 5 – 0.

#### **ADJOURNMENT**

#### **BOARD ACTION ADJOURNMENT**

A motion was made by Commissioner Gouge and Seconded by Vice Chair Butler to adjourn. A vote was taken and carried 5 – 0. The meeting was adjourned at 6:21 p.m.



Bryan Rogers, Chair

ATTEST



Lillian Baker, Secretary