



Planning & Zoning Commission

Minutes

Regular Meeting

September 21, 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 Taylor Newsom, Commissioner Jacques Loraine, Commissioner Dan Norris 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

Commissioner Norris 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 September 7, 2021 Regular Meeting.**
- B. **Consider, and act upon a recommendation to City Council regarding a Final Plat being a Replat for Woodlake Village, establishing five commercial lots on 15.58 acres, generally located on the northeast corner of State Highway 78 and Eubanks Lane.**
- C. **Consider, and act upon a recommendation to City Council regarding a Final Plat, being a Replat for Oaks Retail, establishing one commercial lot on 0.631 acres, located 705 N State Highway 78.**

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 motion carried 7-0.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for a Fuel City Travel Center that includes a convenience store with motor fueling, a restaurant with drive-through service, truck fueling, and an automatic car wash. Property located on the northeast corner of State Highway 78 and Eubanks Lane.**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is proposing to develop a Fuel City Travel Center which contains a 9,235 square foot convenience store with an attached restaurant with drive-through service, a covered patio for outside seating and a 6,190 square foot automatic car wash on 7.79 acres. The site plan also provides motor and truck fueling stations. The site is zoned Planned Development Ordinance 2021-45.

The site proposes 82 parking spaces with four of them being ADA accessible. The car wash contains 15 visitor parking spaces and 21 vacuum service stalls.

The site provides two access points from Centennial Drive, one access point from Eubanks Lane, one access point from State Highway 78.

The landscaped area totals 22.8 percent and contains a 24 foot wide landscape buffer on the frontage of State Highway 78 and a 10 foot wide landscape buffer along Eubanks Lane and Centennial Drive.

Board Discussion

Commissioner Newsom questioned the deceleration lane on Eubanks Lane and State Highway 78. Ms. Elkhaid addressed the Commissioners, stating that the draft plans for Eubanks widening includes a deceleration lane off State Highway 78.

Chair Plunk questioned the main access point. Staff responded that vehicles would use either Eubanks Lane or State Highway 78.

Commissioner Newsom asked if the trucks will be using Eubanks and State Highway 78 as a point of access. Ms. Elkhaid stated that the engineering plans for the Fuel City Travel Center are still being reviewed, but show the trucks accessing the facility from Centennial or State Highway 78. Mr. Mark Dietz, The Dietz Group, addressed the Commissioners stating that the truck access and vehicle access are separate. The trucks will be encouraged to use either Centennial or State Highway 78. The intention is to obtain a curb cut from the Texas Department of Transportation to allow the trucks traveling north on State Highway 78 to access the facility.

Commission Action

A motion was made by Commissioner Butler and seconded by Commissioner Norris, to approve the Site Plan as presented. A vote was taken and the motion carried 7-0.

- 2. Consider, and act upon, a Site Plan for Cynear Plaza retail/office building on 0.631 acres. Property located 705 N State Highway 78, being Lot 3C-R of Block 2 of Oak Retail Addition.**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is proposing to develop a 9,133 square foot office/retail building on 0.631 acres. The site is located on a vacant lot which is part of an existing retail center that contains a 25 foot mutual access easement with main access from State Highway 78.

The proposed site plan provides 26 parking spaces with two of them being ADA accessible. The landscaped area totals 21.6 percent and provides most of the landscaping to the rear of the building. The applicant is requesting for the allowance of 14 parking spaces on the west side of the lot in lieu of the normally allowed 12 spaces per row without a landscape island.

Board Discussion

Chair Plunk asked for clarification of the type of use. Staff responded that the use would be multiple tenants for office/retail. Due to the parking ratio more intense uses such as a restaurant or commercial amusement would be a challenge.

Commissioner Newsom questioned the trash storage and the Commissioners discussed in length the health, safety and sanitation of a trash dumpster versus rollout bins. Staff responded that trash storage is not required and the site plan meets technical requirements.. After additional discussion, staff reminded the Commissioners of approving a Site Plan with conditions and the Commissioners agreed to conditionally approve the site plan, with the intention of removing the trash dumpster, based upon the citation from the Zoning Ordinance of Article 8.1.C.5.c(3) and 8.1.C.5.c(13), which states:

1. Section 8.1.C.5.c.(3) of the Zoning Ordinance states that safety of the motoring and pedestrian public using the facility and area surrounding the site; and
2. Section 8.1.C.5.c.(13) of the Zoning Ordinance states that such other measures as might secure and protect the public health, safety, morals and general welfare.

Commission Action

A motion was made by Vice Chair Rogers and seconded by Commissioner Newsom, to Conditional approve the Site Plan to remove the trash storage, citing Article 8.1.C.5.c(3) and (13) from the Zoning Ordinance. A vote was taken and the motion carried 7-0.

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 0.975 acres, property located at 2027 N State Highway 78. (ZC 2021-22)**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is requesting a Special Use Permit (SUP) on 0.975 acres located at 2027 N State Highway 78 to allow for a restaurant with drive-through service. The property is located on Lot 5, Block A of Wylie Retail Office Park Addition.

The concept zoning exhibit proposes a new 2,867 square foot structure for a Taco Casa restaurant with a drive-through. Once the zoning is approved, a site plan will come back for approval by the Commission.

Nine notifications were mailed; with no responses returned in favor or in opposition to the request.

Board Discussion

The applicant, Mr. Wes Hoblit, Masterplan, gave a short presentation to the Commissioners stating that the restaurant will provide two drive-through lanes that merge into one. The parking spaces will be addressed at the time of site plan submission.

Public Hearing

Chair Plunk opened the public hearing on Item 3 at 6:50 p.m. asking anyone present wishing to address the Commissioners to come forward.

With no one coming forward, Chair Plunk closed the public hearing on Item 3 at 6:50 p.m.

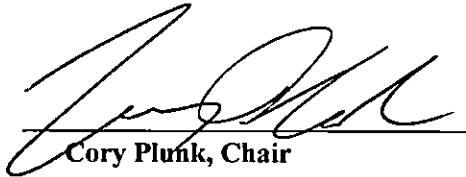
Commission Action

A motion was made by Commissioner Newsom and seconded by Commissioner Riner to recommend approval for Item 3 as presented. A vote was taken and the motion carried 7-0.

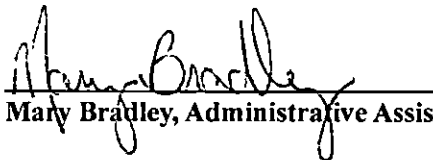
Ms. Bradley stated that there is a meeting scheduled for October 5, 2021.

ADJOURNMENT

A motion was made by Commissioner Newsom, and seconded by Vice Chair Rogers, to adjourn the meeting at 6:52PM. A vote was taken and carried 7-0.


Cory Plunk, Chair

ATTEST:


Mary Bradley, Administrative Assistant II