

Wylie Planning and Zoning Commission Regular Meeting

February 15, 2022 – 6:00 PM

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



CALL TO ORDER

Chair Cory Plunk called the meeting to order at 6:00pm and announced a quorum was present. Commissioners in attendance were: Chair Cory Plunk, Commissioner Jacques Loraine, Commissioner Joshua Butler, Commissioner Taylor Newsom, Commissioner Dan Norris and Commissioner James Byrne. Vice Chair Rogers arrived after the Consent Agenda.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Newsom gave the Invocation and Commissioner Byrne 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.

No one addressed the Commissioners for Non-Agenda Items.

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 February 1, 2022 Regular Meeting.

A motion was made by Commissioner Newsom, seconded by Commissioner Loraine to approve the Consent Agenda as submitted. A vote was taken and carried 6 – 0, with the Vice Chair Rogers arriving after the vote.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for an office/warehouse use on 0.718 acres, being Lot 1, Block A of the Creek Bend Industrial Addition, located at 100 Kristen Lane.

Staff comments

Senior Planner Molina addressed the Commissioners and stated that the applicant is proposing to develop a 11,138 square foot office/warehouse building on 0.718 acres. The property is located on Lot 1, Block A of Creek Bend Industrial Addition and is zoned Light Industrial.

The development is planned to contain five tenants and provides 15 parking spaces with two of them being ADA accessible. Access to the site is proposed from a 30 foot driveway from Martinez lane and from the existing private Road Kristen Lane.

Board Action

A motion was made by Commissioner Newsom, seconded by Commissioner Butler to approve Item 1 as presented. A vote was taken and carried 7 – 0.

2. Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from Neighborhood Services (NS) to Planned Development - Multi-Family (PD-MF) to allow for an income adjusted multi-family social services development on 2.472 acres located at 511 West Brown Street (ZC 2022-01).

Staff Comments

Planning Manager Haskins addressed the Commissioners and stated that the proposed zoning request is currently zoned Neighborhood Services. The requested Planned Development would allow for a maximum of 40 courtyard style buildings of approximately four dwelling units each. The units include studio, one, two, and three bedroom apartments at 450, 650, 800, and 1,100 square feet respectively. The development would allow for income adjusted multi-family with social services.

The proposal includes amenities such as a staffed community center, Xeriscape landscaping, and an urban garden. The Planned Development Conditions include a provision for reduced parking on one space per unit, plus additional spaces for the community center parked at general standards.

Public Comment Forms were mailed to 31 surrounding property owners. One response was received in favor and nine responses were received in opposition to the request.

Board Discussion

Mr. Janet Collinsworth, Founder and Executive Director of Agape Resource Center, addressed the Commissioners and gave a presentation on the mission and guidelines for Agape. The proposal is not government funded and not Section 8 housing. It is economically attainable rent from subsidized units to market rates surrounded by on-site property management and on-site Empowerment Support Services.

The development will have ten buildings that will resemble single family homes, but will have three or four apartment units with a total of 40 units maximum. The exhibit proposes 38 units.

The Commissioners discussed in length the number of parking spaces, Ms. Collinsworth responded that the proposal is for each unit, but open to revision. Ms. Penelope Diaz, Architecture for the request, addressed the Commissioners stating that parking spaces for community centers are separate for the individual units. The bedroom mix proposed is five studio, twelve one-bedroom, sixteen two-bedroom and five three-bedroom units with 38 parking spaces.

In working with the Catholic Charities Dallas, screening for all incoming residents will be done including drug screening, proof of income, with no outstanding felonies.

Public Comments

Chair Plunk opened the Public Hearing for Item 2 at 6:56pm

Citizens that spoke in favor of the request: Penelope Diaz, Fran Fisher, Cullen King, Sara Burkhart, Ronni Fetzer, and Carter Wooldridge.

Citizens that spoke in opposition of the request: Laray Doyle, and DJ Eads.

Chair Plunk closed the Public Hearing for Item 2 at 7:15pm.

Board Discussion

Commissioners discussed the number of parking spaces per unit. Ms. Collinsworth agreed to increase the parking spaces from one per unit to 1.5 per unit.

Board Action

A motion was made by Commission Newsom, seconded by Commissioner Loraine to recommend approval for Item 2, with stipulations that the parking be increased to 1.5 parking spaces per unit. A vote was taken and carried 5 – 2, with Commissioner Byrne and Vice Chair Rogers voting in opposition.

3. Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from Agricultural District (AG/30) to Planned Development - Single Family (PD-SF) to allow for single family residential development on 47.2995 acres generally located on Country Club Road approximately 2000' south of Parker Road (ZC 2022-02).

Staff Comments

Planning Manager Haskins addressed the Commissioners stating that the applicant is requesting to table the item for a change of zoning from Agricultural/30 to Planned Development Single Family Residential use. The item went to the City Council as a work session after the item was posted for a public hearing. The consensus from Council was the following concerns included: the size of the lots, access to the park and more commercial space along Country Club Road.

The current proposal is for approximately 150 single family homes on minimum 5000 square feet lots with a minimum house size of 1800 square feet. The proposal includes a dedication of approximately 17 acres of parkland and \$400,000 worth of park improvements recommended for approval by the Parks Board.

Five public comment forms were mailed to surrounding property owners. No comments were received in favor or in opposition of the request.

Board Discussion

Mr. John Arnold, Skorburg, applicant for the development, addressed the Commissioners and wanted to give three unique situations to the property. The items included: lake on property, access to the property, and water to the property.

Public Comments

Chair Plunk opened the Public Hearing for Item 3 at 8:01pm.

Mr. Tom Clark, Minister Gateway Community Church, adjacent property owner, expressed concern of access.

Chair Plunk closed the Public Hearing for Item 3 at 8:07pm.

Board Discussion

Commissioners recommended moving the commercial from the north of the property to the south of the property, access to the school be for emergency access only and property lot widths of 60 feet.

Board Action

A motion was made by Commissioner Newsom, seconded by Vice Chair Rogers to table Item 3 until the Applicant works out issues recommended by City Council at a recent Work Session. A vote was taken and the motion carried 7 – 0.

WORK SESSION

WS1. Hold a work session to discuss the status of the Comprehensive Master Plan and specifically Future Land Use.


Mr. Haskins addressed the Commissioners and gave an update on the Future Land Use Map. The Comprehensive Plan Advisory Committee recommended changing from four land use categories to nine land use categories. The vision of purpose of the categories is divided into two purposes; The main purpose is the uses or types of development and the secondary purpose defines special use case scenarios. The Commissioners agreed with the proposal for the Future Land Use Plan. Staff encouraged the Commissioners to attend the next Comprehensive Advisory Committee on March 3, 2022. However, if they have any questions or comments feel free to reach out to staff.

RECONVENE INTO REGULAR SESSION


Chair Plunk reconvened the Meeting into Regular Session. Mr. Haskins stated that there will be a Planning and Zoning Meeting on March 1, 2022.

ADJOURNMENT

A motion was made by Commissioner Newsom, seconded by Commissioner Loraine to adjourn the meeting at 8:38pm. A vote was taken and the motion carried 7 – 0.


Cory Plunk, Chair

ATTEST:


Mary Bradley, Administrative Assistant II