



Planning & Zoning Commission

Minutes

Regular Meeting

September 7, 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, Kevin Molina, Senior Planner and Janet Hawkes, Administrative Assistant II.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Newsom gave the invocation and Commissioner Riner 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 August 17, 2021 Regular Meeting.**
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat for Wylie Lake Townhomes Addition, establishing 21 residential lots and three HOA lots on 4.839 acres, generally located northwest of the intersection of Spencer Lane and Colby Lane.**
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Kreymer at the Park, being 48 residential lots and two open space lots on 16.48 acres. Property located at 2605 E Stone Road.**
- D. Consider, and act upon a recommendation to City Council regarding a Final Plat, being a Replat for Seventy8 and Westgate Addition, establishing 3 commercial lots on 12.127 acres, generally located at 960 South Westgate Way.**

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 the North Texas Municipal Water District Regional Maintenance Facility Phase II, a maintenance/office use, on 8.2 acres. Property located at 201 East Brown Street.**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is proposing to develop a maintenance facility for the North Texas Municipal Water District with 26,760 square feet on the first floor and 17,044 square feet on the second floor. The site plan also proposes for the construction of two sheds and a guard house.

The landscaped area totals 31 percent and preserves the existing tree line bordering the St Louis and Southwestern Railroad Right of Way.

Board Discussion

Chair Plunk questioned the exterior material. Staff responded that it is tilt wall concrete.

Commissioner Loraine questioned the access. Staff responded that the site provides one point of access from Brown Street. All fire lanes surrounding the property are required to be 26 feet in width due to the 44 feet height of the main structure. Commissioner Loraine questioned the security gate.

Mr. Paul Haynes, Stantec Consulting Services, representing the applicant, stated that during the day, the security gate will be manned and after hours a security gate with the knock box provided for the Fire Department.

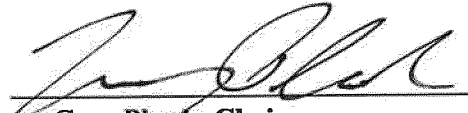
Commission Action

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

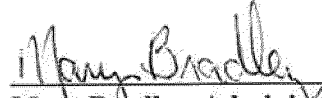
Staff stated that the next meeting will be on September 21, 2021.

ADJOURNMENT

A motion was made by Commissioner Newsom, and seconded by Vice Chair Rogers, to adjourn the meeting at 6:16PM. A vote was taken and carried 7-0.


Cory Plunk, Chair

ATTEST:


Mary Bradley, Administrative Assistant II

