CITY OF WYLIE

Planning & Zoning Commission

Minutes

Regular Meeting

October 5, 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 6:03 PM and announced a quorum present. P&Z Commissioners in attendance: Chair Cory Plunk, Vice Chair Bryan Rogers, Commissioner Joshua Butler,, Commissioner Jacques Loraine, and Commissioner Dan Norris. Commissioners absent: Commissioner Taylor Newsom and Commissioner Charla Riner.

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

INVOCATION & PLEDGE OF ALLEGIANCE
Commissioner Butler gave the invocation and Commissioner Norris 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 21, 2021 Regular Meeting.

B. Consider, and act upon a recommendation to City Council regarding a Final 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 Westgate Development Subdivision, establishing two commercial lots on 6.024 acres, generally located at the northwest corner of FM 544 and Westgate Way.

D. Consider, and act upon, a recommendation to City Council regarding a Final Plat, being a Replat for New Haven Wylie Addition, establishing two commercial lots on 3.03 acres, generally located at 800 Brown Street.

<u>Commission Action</u>

A motion was made by Vice Chair Rogers, seconded by Commissioner Norris, to approve the Consent Agenda as presented. A vote was taken and the motion carried 5-0.

REGULAR AGENDA

1. **Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding a request for a change of zoning from Commercial Corridor (CC) to Planned Development - Commercial Corridor / Multifamily (PD-CC/MF) on property generally located on the southwest corner of State Highway 78 and Wylie East Drive. (ZC 2021-21).**

Staff Discussion

Mr. Haskins addressed the Commissioners, stating that the applicant is requesting to rezone approximately 22 acres located on the southwest corner of State Highway 78 and Wylie East Drive from Commercial Corridor to Planned Development with Commercial Corridor and Multifamily. The requested rezoning will allow for a mix of commercial and residential uses within a horizontal mixed-use community, and consists of two sub-districts. Mr. Haskins reviewed the residential sub-district and the commercial sub-district, and stated that the Planned Development Conditions require that a portion of the commercial tract be completed prior to 75 percent of the residential units being occupied. The residential sub-district consists of one lot on approximately 16 acres. The proposed commercial sub-district consists of four tracts totalling six acres along the frontage of State Highway 78.

The current Comprehensive Master Plan identifies this property as General Urban which can allow for multi-family within a mixed-use development. The property is adjacent to single-family homes to the south and east. Property to the west is undeveloped and zoned Commercial Corridor, while the property to the north, across State Highway 78, is zoned as a Planned Development for Light Industrial and Commercial development.

A Traffic Impact Analysis provided by the applicant found that the roadways and intersections in the study area do not suffer a lower Level of Service (LOS) out to 2025 while generating ~1,700 vehicle trips per day.

Notifications were mailed to 52 property owners within 200 feet of the subject property. Two responses were received in opposition and none received in favor of the request.

Board Discussion

Mr. Eric Overton, DR Horton/DHI addressed the Commissioners and gave a presentation stating that the homes and duplexes will have one and two bedrooms. The stand alone homes will be either two or three bedrooms. Currently, there are no completed similar communities, however there are four in the works but not within the Dallas/Fort Worth area. The intended market for the community is first time buyers and low maintenance lifestyles, but differ from apartments due to private yards. The parking requirement is 1.23 parking space per bedroom, and not two spaces per unit as required from the Zoning Ordinance. With the studies performed and the number of single bedroom units proposed, there is ample room for the 1.23 parking spaces.

Public Hearing

Chair Plunk opened the Public Hearing on Item 1 at 6:26 PM.

The following property owners spoke in opposition to the request, expressing concern of traffic impact, location of walking trail, noise, school impact and environmental issues: Ms. Carolina Teamann, Ms. Savannah Barber, and Ms. Debi Baker. With no one else approaching the Commissioners, Chair Plunk closed the Public Hearing for Item 1 at 6:35 PM.

Board Discussion

Mr. Overton addressed the Commissioners in response to public comments stating that property taxes are based on commercial value. In response to the location of the walking trail, the developer is willing to move from two feet to four feet away from the existing single family development to the south. Vice Chair Rogers questioned on street parking. Mr. Overton stated that no street parking was allowed. Commissioner Butler questioned security. Mr. Overton stated that a discount will be provided to the Police Department, to be the courtesy police for the development. The Commissioners questioned the findings from the traffic study. Mr. James Weir, Weir Engineering addressed the Commissioners stating that the traffic study was performed on Wylie East Drive and State Highway 78 and Anson Parkway and State Highway 78. The study looked at all signalized intersections centering between the proposed development, assumed growth to 2025 and not on projected commercial development.

Vice Chair Rogers expressed concern of the congestion for lack of enough parking spaces. Chair Plunk desired for more commercial tracts fronting State Highway 78. Commissioner Norris, and Commissioner Butler expressed concern for parking and congestion. Mr. Overton stated that parking requirements could be increased two per unit and develop a 2,000 square feet dog park.

Commission Action

A motion was made by Vice Chair Rogers to recommend approval with stipulations that parking rate above two and amenities of 2,000 square feet such as a dog park and 10,000 square feet playground. No second was given. Motion failed.

A motion was made by Chair Plunk and seconded by Commissioner Lorraine to recommend denial to the City Council for Item I. A vote was taken and the motion carried 4-1.

Ms. Bradley stated that there will not be a meeting for October 19, 2021. Mr. Haskins stated that on October 12, 2021 a joint work session for the Comprehensive Plan will be held with the City Council, Comprehensive Plan Advisory Committee and Planning and Zoning Commission.

ADJOURNMENT

A motion was made by Vice Chair Rogers, and seconded by Commissioner Butler, to adjourn the meeting at 7:09 PM. A vote was taken and carried 5-0.

Cory Plunk, Chair

ATTEST:

Mary Bradley

Mary Bradley, Administrative Assistant II