

Wylie Planning and Zoning Commission Regular Meeting

December 19, 2023 – 6:00 PM

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



CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00 p.m. In attendance were Chair Joshua Butler, Vice-Chair Jim Byrne, Commissioner Keith Scruggs, Commissioner Rod Gouge, Commissioner Joe Chandler, Commissioner Jennifer Grieser, Commissioner Zeb Black, Director of Community Services, Senior Planner Molina, Administrative Assistant Lillian Baker.

INVOCATION & PLEDGE OF ALLEGIANCE

The invocation was given by Chair Butler and the Pledge of Allegiance was led by Commissioner Gouge.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address 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, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

None approached the Commission.

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. Regular Meeting Minutes from December 5, 2023

Commission Action on Consent Agenda

A motion was made by Commissioner Chandler and seconded by Commissioner Gouge to approve the Consent Agenda as presented. A vote was taken and carried 7 - 0.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Muddy Creek WasteWater Treatment Plant for a Sewage Treatment Plant Use, on 50.38 acres of Lot 1, Block 1 of Muddy Creek WasteWater Treatment Plant Addition. Property located at 5401 Pleasant Valley Road.

Commission Discussion on Agenda Item 1

Senior Planner Molina presented an overview for the expansion of Muddy Creek. The plans included fire lane access easements and a new administrative building. Applicant was present during the meeting, but did not approach the Commission. Commissioners asked about the fire lanes, to which Senior Planner Molina confirmed

that they were in compliance with fire codes and all items submitted were within city compliance. Director Haskins stated that the SUP initially submitted allowed for this future expansion.

Commission Action on Agenda Item 1

A motion was made by Commissioner Gouge and seconded by Chair Butler to recommend approval to City Council as presented. A vote was taken and carried 7 - 0.

2. Consider, and act upon, a Site Plan for a convenience store with motor fueling sales on 1.739 acres. Property located at 508 N State Highway 78.

Commission Discussion on Agenda Item 2

Senior Planner Molina presented an overview for 7-11 on Cooper Plaza Planned Development (PD). Twenty-seven percent landscaping will be provided and screening for the dumpster located close to Brown Street. The PD matches the one submitted earlier this year. Vice-Chair Byrne asked if the fire department had reviewed and Senior Planner Molina confirmed that they had and approved.

Commission Action on Item 2

A motion was made by Commissioner Grieser and seconded by Vice-Chair Byrne to approve Item 2 as presented to City Council. A vote was taken and carried 7 - 0.

3. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Multi-Family (MF) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.198 acres to allow for an office use within a residential structure. Property located at 100 S 3rd Street (ZC 2023-14).

Commission Discussion on Agenda Item 3

Senior Planner Molina presented and stated that the current structure is to be used as office use and a residence. The applicant is requesting a 400 sq foot expansion to the existing structure. The home was built in 1904. The expansion exterior will match the existing and will have a one way drive and approach. Staff received one public comment form in opposition and four in favor. Applicant Robert Heath was present and approached the Commission. He stated that the structure would be used as office space initially and then upon residents retirement, it would be turned back into residential. The Commission inquired about the type of business that would be conducted. Applicant Heath stated it would be medical assistant coordination. No in and out traffic from patients, just office usage. Commissioner Grieser inquired about the return to residence and it was confirmed by staff that was a stipulation in the SUP item #5.

Chair Butler opened a Public Hearing at 6:17 p.m. No one approached the Commission. Chair Butler closed the Public Hearing at 6:17 p.m.

Chair Butler stated that the property was of historical value, but is not part of the Downtown Historic District and therefore did not require the approval of the Historic Review Commission. Applicant Heath made one final comment that he and his family have an appreciation and love for the historic factor of the home and will retain the historical aspects and reassured the Commission it would remain that way.

Commission Action on Item 3

A motion was made by Commissioner Gouge and seconded by Commissioner Grieser to approve to City Council as presented. A vote was taken and carried 7 - 0.

ADJOURNMENT

A motion was made by Commissioner Gouge and seconded by Commissioner Grieser to adjourn. A vote was taken and carried 7 - 0 to adjourn. Chair Butler adjourned the meeting at 6:23 p.m.



Joshua Butler - Chair
on Behalf of

~~JAMES N. BYRNE~~
Joshua Butler

ATTEST



Gabby Fernandez - Secretary