



Planning & Zoning Commission

Minutes

Regular Meeting

April 6, 2021 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Chair Cory Plunk called the regular meeting to order at 6:00PM. P&Z Commissioners in attendance: Chair Plunk, Vice Chair Bryan Rogers, Commissioner Charla Riner, Commissioner Taylor Newsom, Commissioner Jacques Loraine and Commissioner Dan Norris. Commissioner Brian Ortiz was absent.

Staff present: Mr. Jasen Haskins, Planning Manager, Kevin Molina, Senior Planner, and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Newsom gave the invocation and Commissioner Norris led the Pledge of Allegiance.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must fill out a non-agenda form prior to the meeting in order to speak. Commissioners requests that comments be limited to three (3) minutes. In addition, Commissioners not allowed to converse, deliberate or take action on any matter presented during citizen participation

No one approached the Commissioners.

CONSENT AGENDA

- A. Consider and act upon approval of the Minutes from the March 16, 2021 Regular Meeting.**
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Manors at Woodbridge, to establish 90 residential and six open space lots on 12.818 acres, property generally located on Woodbridge Parkway approximately 900' south of Hensley Lane.**
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat for Woodbridge Phase 22A, to establish 86 residential and two open space lots on 23.993 acres, property generally located on Hensley Lane and Springwell Parkway.**

- D. Consider, and act upon a recommendation to City Council regarding a Final Plat for Woodbridge Phase 22B, to establish 62 residential and one open space lots on 14.149 acres, property generally located north of Hensley Lane approximately 1200' west of Springwell Parkway.**
- E. Consider, and act upon a recommendation to City Council regarding a Final Plat for Woodbridge Phase 22C, to establish 67 residential and two open space lots on 18.056 acres, property generally located on Springwell Parkway approximately 800' north of Hensley Lane.**
- F. Consider, and act upon, a recommendation to City Council regarding a Final Plat for Inspiration Phase 2B, being a replat of Lots 12R2, 13XR2, and 20XR, to establish one residential and two open space lots on 1.226 acres, property generally located on Tenacity Drive at Legendary Reef Way in the City of Wylie's Extraterritorial Jurisdiction.**
- G. Consider, and act upon, a recommendation to City Council regarding a Final Plat for Inspiration Phase 6, being a replat of Lots 2XR, to establish one open space lot on 2.021 acres, property generally located on Huffines Boulevard at Miracle Mile in the City of Wylie's Extraterritorial Jurisdiction.**

Commission Action

A motion was made by Commissioner Newsom, seconded by Commissioner Norris, to approve the Consent Agenda, noting the change of minutes to March 16, 2021 from March 2, 2021. A vote was taken and the vote carried 6-0.

REGULAR AGENDA

- 1. Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a change of zoning from Agricultural District (AG/30) to Planned Development - Townhouse District (PD-TH), to allow for single family attached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and WA Allen Boulevard (ZC2021-10).**

Staff Discussion

Mr. Molina stated that the property is located on the southwest corner of Brown Street and WA Allen Boulevard. The applicant is requesting a Planned Development-Townhouse District to allow for a single family attached residential development on 1.83 acres.

The applicant withdrew a similar zoning request for Townhome District due to public hearing comments requesting landscape screening from neighboring properties.

The Planned Development proposes a landscaping screen to be tied to the requirements of the development and consists of evergreen trees to be planted on a 30 feet to 40 feet spacing in groves or belts.

The proposed development consists of 16 townhome units to be platted on individual lots.

Twenty-three notifications were mailed as required by law, no comments were received in favor and five comments were received in opposition to the request.

Board Discussion

Commissioner Rogers questioned the design of the development compared to the Zoning Ordinance. Mr. Molina stated that the design of the development matches the Zoning Ordinance requirements for Townhome District.

Public Comments

Chair Plunk opened the public hearing on Item 1 asking anyone present wishing to address the Commissioners to come forward.

The following citizens addressed the Commissioners in opposition of Item 1; Mr. Sam Mayfield, Mr. Kyle Johnson, Ms. Denise O'Kane and Mr. Brett Blair, expressing concern for the number of townhome units, inadequate parking spaces, the large gap between the trees, depreciating property value, traffic, security and the number of trees will not create enough privacy between the existing subdivisions.

Chair Plunk closed the public hearing.

Board Discussion

Commissioners questioned whose responsibility it was for the trees, if damaged. Staff responded that the HOA would be responsible for any damaged trees on their property. Staff stated that on the west side of the property there is a ten foot landscape easement that will be maintained by the Homeowners Association.

Commissioner Newsom questioned the trash and recycling bins in lieu of trash dumpsters. Staff responded that the applicant can respond. Commissioner Loraine expressed concern about the sound issues. Staff responded that the developer shall meet the requirements within the Zoning Ordinance for noise.

Ms. Elsie Thurman, Land Use Planning & Zoning Services, 9406 Biscayne Blvd, Dallas, Texas, addressed the Commissioners stating that she was the Consultant and that in response to the concerns from the citizens, 20 foot evergreen trees will be planted at time of construction around the property. Concerning drainage, an inlet is located at the corner of Brown and WA Allen, which has a capacity for the water flow from the proposed development. The number of townhouse units meets the requirements within the Zoning Ordinance and the tract of land has enough depth and width for the number of units.

Mr. Ahmed Helauzzaman, Amazing Concept, LLC, 545 Coventry Drive, Grapevine, Texas, addressed the Commissioners stating that he is the architect for the subject property, and that trash and recycling bins will be provided for each unit. There will not be a dumpster.

Board Action

A motion was made by Vice Chair Rogers and seconded by Commissioner Norris to recommend approval to the City Council regarding a change of zoning from Agricultural District (Ag/30) to Planned Development-Townhouse District (PD-TH). A vote was taken and failed 3-3, with Commissioners Newsom, Commissioner Riner and Commissioner Loraine all voting in opposition.

Board Discussion

Chair Plunk polled the Commissioners for their concerns. Commissioner Newsom and Commissioner Loraine expressed concern for the number of single family attached residential lots. Mr. Helauzzaman proposed reducing the number of units from 16 to 14 single family attached residential units with the square footage not changing for any of the units.

Board Action

A motion was made by Commissioner Newsom, seconded by Vice Chair Rogers to recommend approval to the City Council regarding a change of zoning from Agricultural District (AG/30) to Planned Development - Townhouse District (PD-TH), to allow for single family attached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and WA Allen Boulevard, with conditions to remove two buildings, making the total number of units 14 in lieu of 16 (ZC2021-10). A vote was taken and motion carried 5 - 1, with Commissioner Riner voting in opposition.

2. **Hold a Public Hearing to consider, and act upon, a recommendation to City Council, regarding a change of zoning to amend PD 2018-05, to allow for additional multi-family residential development in lieu of commercial development on 15.72 acres, generally located on the Northwest Corner of Westgate Way and State Highway 78. (ZC2021-09).**

Staff Presentation

Mr. Molina stated that the property is located on the northwest corner of Westgate Way and State Highway 78. The applicant is requesting to amend the Seventy8 and Westgate Planned Development Ordinance 2018-05 to allow for an additional 41 dwelling units in lieu of the commercial development outlined in the Planned Development.

The proposed amendments include five townhome units in lieu of an existing restaurant pad site and developing the 3.59 acres previously reserved for commercial development with 30 multi-family units with six townhomes. The proposed townhomes run along Westgate and the thirty multi-family units are adjacent to the railroad tracks and State Highway 78.

Eleven comment forms were mailed to surrounding property owners, as required by law. No comment forms were received in favor or in opposition of the request.

Applicant Comments

Mr. Spencer Morrison and Mr. Adam Everett, Cross Development, 879 Junction Drive, Allen, Texas addressed the Commissioners for item 2 on the agenda. Mr. Morrison stated that the existing multifamily development is 98 percent to full capacity. The development only has a minimum of five children that live in the community, all other residents are adults. Due to Covid, there was no interest in commercial development, therefore, the request is to develop additional townhomes in lieu of commercial.

Public Comments

Chair Plunk opened the public hearing on Item 2 asking anyone present wishing to address the Commissioners to come forward. With no one coming forward, Chair Plunk closed the public hearing.

Board Discussion

The Commissioners discussed reducing the commercial uses. After the discussion, the Commission recommended keeping the commercial lots and not develop the townhome lots along Westgate Way. The Commissioners expressed concern for the size of the parking spaces and recommended requiring 1.8 parking spaces per unit in lieu of 1.6 parking spaces per unit.

Board Action

A motion was made by Commissioner Newsom, and seconded by Vice Chair Rogers to recommend approval to the City Council regarding a change of zoning to amend PD 2018-05, to allow for additional multi-family residential development in lieu of commercial development on 15.72 acres, generally located on the Northwest Corner of Westgate Way and State Highway 78. **(ZC2021-09)**, with conditions to keep the commercial lots along Westgate Way, and the new multi-family lots require a parking ratio of 1.8 parking spaces per unit. A vote was taken and the motion carried 6-0.

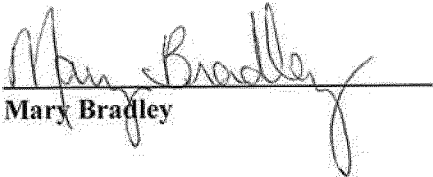
Ms. Bradley mentioned that the next Planning and Zoning Meeting is scheduled for April 20, 2021.

ADJOURNMENT

A motion was made by Vice Chair Rogers, and seconded by Commissioner Riner, to adjourn the meeting at 7:35 PM. A vote was taken and carried 6-0.


Cory Plunk, Chair

ATTEST:


Mary Bradley

