



Planning & Zoning Commission

Minutes

Regular Meeting

August 3, 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, and Commissioner Charla Riner. P&Z Commissioners absent: Commissioner Jacques Loraine and Commissioner Dan Norris.

Staff present: Mr. Jasen Haskins, Planning Manager, Tim Porter, Public Works Director, Jenneen Elkhaliq, Engineering Project Manager, Jason Griener, Director Wylie Economic Development, Kevin Molina, Senior Planner and Janet Hawkes, Administrative Assistant II.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Rogers gave the invocation and Commissioner Butler 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 July 20, 2021 Regular Meeting.**
- B. Consider, and act upon a Preliminary Plat of Serene Villas creating 67 residential lots and five HOA lots on 21.910 acres, generally located on Kreymer Lane approximately 1400' north of E Stone Road.**
- C. Consider, and act upon, a recommendation to the City Council regarding a Final Plat, being a Replat of Creekwood Country Estates, establishing five lots on 21.337 acres, generally located southeast from the intersection of Hunters Glen Drive and Whitley Road.**

Commission Action

A motion was made by Commissioner Newsom, seconded by Commissioner Riner, to approve the Consent Agenda as presented. A vote was taken and the motion carried 5-0.

REGULAR AGENDA

- 1. Consider, and act upon, an amended Site Plan for a Restaurant with Drive-Through Use (Las Palapas) on 1.152 acres, Property located at 960 W. FM 544.**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is requesting to amend the site plan of a restaurant with drive-through service at 960 W. FM 544.

The purpose of the amendment is to add an additional 13 parking spaces, reestablish the drive-through alignment by removing a covered patio, and adding an 885 square foot patio with trellis. The trellis will emphasize the aesthetic to the front.

The site plan provides an additional 25 percent landscaping area and 36 parking spaces with two of them being ADA accessible.

Commission Action

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

- 2. Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Commercial Corridor (CC) to Planned Development (PD-CC), to allow for a convenience store with motor fueling, a restaurant with drive-through service, truck fueling and an automatic car wash. (ZC 2021-20).**

Staff Discussion

Mr. Haskins approached the Commissioners, stating that the applicant is requesting to rezone 7.79 acres located on the northeast corner of State Highway 78 and Eubanks Lane. The property is currently zoned Commercial Corridor, and the applicant is requesting Planned Development. The purpose of the Planned Development is to allow for the construction of a Fuel City Travel Center with: Car Wash, Convenience Store, Motor Vehicle Fueling Station, and a Restaurant with Drive-in or Drive-thru Service.

An Alternate parking surface, such as a grid system shall be allowed in the areas generally depicted on the zoning exhibit for commercial truck parking subject to City Engineering approval.

A landscape buffer shall be placed between the convenience store and the commercial vehicle area with a minimum of 10 feet height trees native to the Texas area and a minimum of 2 feet high bushes in between trees. The site shall also provide a 20 feet landscape buffer along the frontage of Eubanks Lane and a 24' landscape buffer along State Highway 78. The total proposed landscaping area for the site is 86,320 square feet, being 25.4 percent of the total site area.

The property adjacent to the subject property is zoned light industrial to the north and is land owned by the North Texas Municipal Water District. The property to the east is zoned Commercial Corridor with a

Special Use Permit and is the location of the City of Wylie Public Safety Building. The properties to the south and west are predominantly zoned commercial with two agricultural tracts of land.

A Traffic Impact Analysis has been completed. The study concludes that future growth to 2023 and the proposed development do not cause any project intersection to become inadequate. The TIA recommends, and the city will require a deceleration lane be added to the access point on SH78.

The applicant, if wishing to sell beer and wine, would be allowed as the development meets all distance requirements provided alcohol sales make up less than 75 percent of the total revenue.

Should the request be approved, the approval of a preliminary plat is required prior to development. The plat and site plan for the subject property shall be required to adhere to the development guidelines of the Planned Development and base zoning standards of the Commercial Corridor district where applicable.

Nine notifications were mailed to surrounding property owners as required by law; of those nine, no responses were received in opposition or in favor of the request.

Commissioners Discussion

Mr. Mark Dietz, The Dietz Group, addressed the Commissioners stating that his company designs and constructs the Fuel City Travel Centers all over the area. Mr. Joseph Bickham, Fuel City, addressed the Commissioners by giving a presentation, stating that the store is family owned and operated. The facility would employ 89 employees. The site is classified as a designation travel center, and not a truck stop.

The site will include 23 vacuum stations for car wash and the tunnel will be 160 feet long. The restaurant will have tacos that are made from scratch.

Chair Plunk questioned if Fuel City will allow overnight parking. Mr. Bickham stated that it varies from location to location, and would agree to parking for twelve hours at a time. Chair Plunk asked if the facility will draw more truckers to the area. Mr. Bickham stated that the facility will service the truckers from the intermodal facility, and allow them to park for a minimum of ten hours as required by law. Commissioner Riner questioned how the time frame for the parking would be controlled. Mr. Bickham responded that there is a log for the parking spaces, and an employee would periodically walk the parking lot to monitor how long a truck was parked. Mr. Bickham stated that most of the truckers that deliver to the intermodal are not overnight drivers.

Public Comments

Chair Plunk opened the Public Hearing on Item 2 at 6:40PM.

The following residents addressed the Commissioners with concerns of traffic, access into the facility from Eubanks, noise, possible prostitution, increase of crime, decrease of property value, and lighting shining into neighborhood, voiced opposition of the Fuel City facility: Mr. Al Schoelen, Mr. Jerry Wilkes, Mr. David Unger, Mr. Larry Neighbors, Ms. Cheryl Andrews, Mr. David Andrews, Ms. Penny Smith, Ms. Dominica Irula, Ms. Laura Agers, Mr. Michael Innella, Ms. Melissa Young, Ms. Shannon Ainsworth, Mr. Don Richardson, Ms. Cindy Roeschen, Ms. Samantha Morris, Mr. Dennis Huff, Ms. Yolandra Huff

The following residents addressed the Commissioners in favor of the request, encouraged truckers to take a break, economic development beneficial to the city, and a better situation of how truckers come in and out of the city: Mr. William Thomas, Mr. Michael McDermott and Mr. Marvin Fuller.

Mr. Bickham responded to the concerns raised by the citizens, stating that lights will surround the parking area and does not shine outside into the neighborhood, there will be five access drives to the facility, a deceleration lane off State Highway 78, and will not hinder property values.

Chair Plunk closed the Public Hearing on Item 2 at 7:30PM.

Commission Discussion

Commissioner Newsom asked about overnight parking. Mr. Bickham responded that they were open to stipulate no parking between the hours of 8:00pm to 6:00am for the truckers. Vice Chair Rogers questioned the idling from the large trucks. Mr. Bickham stated that the location is not in heavy demand for long-stay parking. Commissioner Riner questioned if the trucks will have a separate access to the property. Mr. Bickham stated that yes there is a separate access for the trucks and another for the vehicles.

Chair Plunk asked Staff about input from the Police. Staff responded that all Police Officers are familiar with signs of human trafficking and prostitution.

Chair Plunk asked Mr. Tim Porter, Public Works Director, for plans for Eubanks expansion.. Mr. Porter stated that the design is about over 90 percent complete on the design of expanding Eubanks into a four-lane divided concrete road, and the intent is to go forward by the end of the next year.

Mr. Jason Griener, Wylie Economic Development Director, addressed the Commissioners in favor of the request and said it would be beneficial to economic development.

Commission Action

A motion was made by Vice Chair Rogers, and seconded by Commissioner Riner to recommend approval to the City Council with stipulation of no truck parking from 8:00pm to 6:00am. A vote was taken and the motion carried 4 - 1, with Commissioner Newsom in opposition.

Chair Plunk convened the Commission into a Work Session.

WORK SESSION

WS1. Hold a work session to discuss zoning cases as they relate to the Commissioner's recommendations and City Council decisions.

Staff Discussion

Chair Plunk asked how to address the difference for when Council denies a project and the Commissioners recommend approval of the same item. Staff responded that the Consultant working on the Comprehensive Use Plan could possibly bring the Council and Commissioners together.

Staff offered options to the Commissioners, and the Commissioners directed staff that when an applicant/developer requests a work session with City Council, staff can recommend having the applicant/developer come before the Commissioners prior to having a work session with the City Council.

RECONVENE INTO REGULAR SESSION

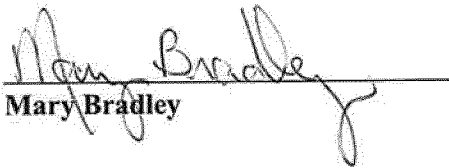
Chair Plunk reconvened the Commission into a Regular Session.

ADJOURNMENT

A motion was made by Vice Chair Rogers, and seconded by Commissioner Riner, to adjourn the meeting at 9:15PM. A vote was taken and carried 5-0.


Cory Plunk, Chair

ATTEST:


Mary Bradley

