



Planning & Zoning Commission

Minutes

Regular Meeting

May 4, 2021 – 6:00 p.m.

(or immediately following the Parks Board Meeting)

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 6:16PM and announced a quorum present. P&Z Commissioners in attendance: Chair Plunk, Vice Chair Bryan Rogers, Commissioner Taylor Newsom, Commissioner Jacques Loraine, Commissioner Brian Ortiz and Commissioner Dan Norris. Commissioner Charla Riner was absent.

Staff present: Mr. Jasen Haskins, Planning Manager, Kevin Molina, Senior Planner, Tim Porter, Public Works Director, Jenneen Elkhaid, Project Engineer Manager, Jason Griener, Director WEDC and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Rogers gave the invocation and Commissioner Loraine 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 April 20, 2021 Regular Meeting.

Commission Action

A motion was made by Commissioner Newsom, seconded by Commissioner Norris, to approve the Consent Agenda as presented. A vote was taken and the vote carried 6-0.

REGULAR AGENDA

- 1. Consider, and act upon, an amended Site Plan for Panda Express Restaurant with Drive Through Use on 0.883 acres. Property located at 2050 N Highway 78.**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is proposing to develop a Panda Express restaurant with drive-through at 2050 N State Highway 78. The property is zoned Commercial Corridor and the use is allowed by right. The exterior facade consists of stone, stucco, and composite decking.

The proposed site plan provides 28 parking spaces with two of them being ADA accessible. Eleven of the parking spaces will be on permeable surfaces. The permeable surface parking stalls are required as the development is exceeding the allowed 25 percent maximum required number of spaces.

Board Discussion

The Commissioners questioned the access to the property. Staff responded that the site plan is located within the parking lot of an existing development that provides access to State Highway 78 to the south and to Springcreek Parkway to the east. A separation is required and the distance is too close to have another access either from State Highway 78 or Springcreek Parkway.

Board Action

A motion was made by Vice Chair Rogers, and seconded by Commissioner Loraine to approve the Site Plan for Panda Express Restaurant with Drive Through Use on 0.883 acres. Property located at 2050 N Highway 78. A vote was taken and the vote carried 6 - 0.

- 2. Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a change of zoning from Commercial Corridor (CC) and Heavy Industrial (HI) to Planned Development (PD-CC-HI), to allow for a warehousing, light industrial and manufacturing use on 225.1 acres, generally located at the northeast corner of State Highway 78 and Springcreek Parkway. (ZC2021-11).**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is requesting to rezone 225.1 acres located on the northeast corner of State Highway 78 and Springcreek Parkway. The purpose of rezoning to Planned Development is to allow for the construction of warehousing, light industrial, manufacturing, and some commercial uses to support Kansas City Southern Intermodal facility. The development proposes a total of 2,455,100 square feet of building area and provides 1,760 parking spaces.

The Planned Development establishes uses allowed by right and uses allowed with a Special Use Permit. Uses that are not included within the Planned Development shall be prohibited.

The design standards of the Commercial Corridor zoning district are modified to allow for a mix of industrial and commercial uses, allow for 10 percent landscaping throughout the site, and extend the parking rows before a required landscaped island from 12 to 20 due to the nature of the use.

Public notification forms were mailed to 20 property owners, one comment received in favor and one comment received via email in opposition of the request.

The applicants, Mr. R.J. Agee, Northpoint Development, and Mr. Chris Carucci, Kansas City Southern, both gave a presentation to the Commissioners, stating that the intermodal facility is the fastest direct connection to ports either on the eastern coast, southern coast or western coast. The intermodal opened in 2015 and has doubled the capacity. The vision for the proposed development is to leverage traffic from the railroad and the proposed development. The proposed buildings will warehouse the items that are located within the rail cars. In lieu of truckers driving from the intermodal facility to warehouse facilities located elsewhere, the items will be moved from the train to a dock within a warehouse located within the proposed development. An initial traffic study has been conducted. The zoning exhibit proposes six large warehouse buildings. An eastern entrance is proposed at a later time. Road improvements may be required at a later time.

Public Comments

Chair Plunk opened the Public Hearing for Item 2, asking anyone wishing to speak to the Commissioner to come forward.

Mr. Jason Greiner, Wylie Economic Development, spoke in favor of the request, stating the driving economic value, taxing multiplier, and the generating of jobs.

Ms. Veronica Neudahl, a citizen, approached the Commissioners and questioned if the truck traffic will increase due to proposed development.

Chair Plunk closed the Public Hearing for Item 2.

Board Discussion

The Commissioners questioned the truck volume traveling through the city. The traffic engineer, Mr. Olson stated that in phase 1 of the development, the truck traffic volume will be approximately at 1,660 and at complete build-out the truck traffic volume will approximately be 1,810. Compared to the current truck traffic volume the increase will be 25 percent during morning peak hours and 10 percent in the evening peak hours.

The Commissioners expressed their desire for additional environmentally friendly elements to the buildings and additional landscaping along State Highway 78. Mr. Agee responded that he was open to include such elements. Staff stated that the landscaping will be 30 to 40 feet along the frontage of State Highway 78.

Board Action

A motion was made by Vice Chair Rogers, and seconded by Commissioner Norris to recommend approval with conditions that additional green elements to the building will be added, to the City Council regarding a change of zoning from Commercial Corridor (CC) and Heavy Industrial (HI) to Planned Development (PD-CC-HI), to allow for a warehousing, light industrial and manufacturing use on 225.1 acres, generally located at the northeast corner of State Highway 78 and Springcreek Parkway. (ZC 2021-11). A vote was taken and the vote carried 6 - 0.

3. **Hold a Public Hearing, consider, and act upon a recommendation to the City Council regarding a change of zoning from Commercial Corridor (CC) to Planned Development (PD-MF), to allow for a rental townhome development on 21.059 acres, generally located 500' northeast from the intersection of State Highway 78 and Brown Street. (ZC2021-13).**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is requesting to rezone 21.059 acres generally located 500 feet northeast from the intersection of State Highway 78 and Brown Street. The purpose is to allow for the construction of a 194 townhome development. The proposed density is 9.21 units per acre and is lower than the typical Multifamily zoning allowance of 15 units per acre.

A total of 416 parking spaces are provided on-site with a parking ratio of 2.14 spaces per unit.

The residential units are to be accessed by platted firelane access drives with one entrance from State Highway 78 and one entrance from East Brown Street.

Public comment forms were mailed to 16 property owners within 200 feet. Two comment forms were returned in favor and one in opposition of the request. A property owner distributed a petition to property owners within Kreymer Estates, 34 property owners signed the petition in opposition of the request, and all were outside the 200 feet.

Applicant Comments

Mr. Glen Lanier, Provident Realty, applicant, gave a presentation to the Commissioners, stating that each unit will have a maximum height of 25 feet. The average size of the bedrooms will be one-bedroom with 727 square feet, two-bedroom with 1,087 square feet and the three-bedroom with 1,300 square feet.

Mr. Sandy Stevens, Cole & Associates, Frisco, civil engineer, stated that the existing pond on-site will be used as a retention pond and the second pond on the east side of property will be potentially stormwater detention.

Mr. Josh Smith, Lee Engineering, performed a traffic impact analysis, and reported the proposed development is anticipated to generate significantly fewer trips than a comparable commercial development.

Public Comments

Chair Plunk opened the public hearing for Item 3 asking anyone present wishing to address the Commissioners to come forward.

Mr. Justin Dumloo, approached the Commissioners and spoke in favor of the request.

The following citizens approached the Commissioners and spoke in opposition to the request, citing drainage, flood, traffic and safety concerns: Ms. Sandra Braswell, Ms. Mary Price, Ms. Rebecca Roberson, Mr. Jeff Bitner, Ms. Veronica Neudahl, Mr. Bruce Moilan, Mr. Ted Kimbrough, and Ms. Michelle Costello.

Board Discussion

Chair Plunk questioned if Wylie Economic Development was present or left comments. Staff responded that in a conversation with Wylie Economic Development, the recommendation was that the frontage of property off State Highway 78 could be commercial or a mixed-use development.

Mr. Tim Porter, Public Works Director, approached the Commissioners, stating that when civil engineering plans are reviewed by the city, the developer/engineer must prove that there will be no negative impacts adjacent to the surrounding properties. The City of Wylie looks at anything within the Floodplain, not just the Floodway. The city will review three different views for a proposed development within 100-year floodplain: 1) water elevation does not increase; 2) the velocity of the water does not increase; and 3) the volume storage capacity does not increase. The long term design for the intersection of Brown and State Highway 78 is that the Texas Department of Transportation will construct the improvements by adding turn lanes off East Brown Street onto State Highway 78. Collin County is working on a plan to create a roadway from Parker to Springcreek Parkway, in order to relieve traffic congestion along State Highway 78.

Vice Chair Rogers questioned if the access to East Brown is across Douglas, Spence or Liberty. Mr. Lanier stated no, it will be located where an existing median cut is on East Brown Street. Vice Chair Rogers questioned the percentage increase to traffic. Mr. Smith stated that the estimated delay will be 20 seconds in traffic off East Brown Street, with 100 trips in peak hour and less than 120 trips in the evening peak hour.

Chair Plunk asked the Commissioners for their input, stating his desire is to oppose the request and see mixed use with commercial fronting State Highway 78. Commissioner Newsom, Commissioner Loraine, and Commissioner Norris were all in agreement with Chair Plunk desiring for mixed use with commercial use fronting State Highway 78. Commissioner Ortiz and Vice Chair Rogers were both in support of the request, and expressed concern regarding mixed use or commercial property sitting empty. Mr. Lanier stated that along State Highway 78 with the floodplain and meeting the required 300 feet setbacks for commercial development is not a good solution. Mr. Lanier further requested the item to be tabled to work out the issues. Staff stated that the item is a public hearing already advertised and will go to City Council on May 25, 2021. Commissioners desired to make a recommendation to City Council.

Board Action

A motion was made by Commissioner Newsom, and seconded by Commissioner Loraine, to recommend disapproval to City Council regarding a change of zoning from Commercial Corridor (CC) to Planned Development (PD-MF), to allow for a rental townhome development on 21.059 acres, generally located 500' northeast from the intersection of State Highway 78 and Brown Street. (ZC 2021-13). A vote was taken and the vote carried 4 -2, with Vice Chair Rogers and Commissioner Ortiz voting in opposition.

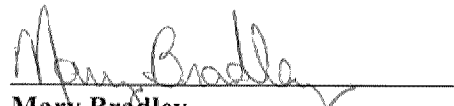
Ms. Bradley mentioned that the next Planning and Zoning Meeting is scheduled for May 18, 2021. Mr. Haskins polled the Commissioners to have a virtual meeting for June 1, 2021. All Commissioners were in agreement.

ADJOURNMENT

A motion was made by Commissioner Newsom, and seconded by Vice Chair Rogers, to adjourn the meeting at 8:30 PM. A vote was taken and carried 6-0.


Cory Plank, Chair

ATTEST:


Mary Bradley