CITY OF WYLIE

Planning & Zoning Commission

Minutes

Regular Meeting

April 20, 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 6:02PM and announced a quorum present. P&Z Commissioners in attendance: Chair Plunk, Vice Chair Bryan Rogers, Commissioner Charla Riner, Commissioner Taylor Newsom, Commissioner Jacques Loraine, Commissioner Brian Ortiz and Commissioner Dan Norris.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Rogers gave the invocation and Commissioner Ortiz 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 6, 2021 Regular Meeting.

B. Consider, and act upon a recommendation to City Council regarding a Final Plat for Railroad Addition Lots 3A and 3B, being a replat of Railroad Addition Lot 3 Block 22, to establish two residential lots on .20 acres, property located at 108 South Fourth Street.

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 7-0.

REGULAR AGENDA

1. **Consider, and act upon, an amended Site Plan for Chips & Salsa Restaurant with outside seating. Property located on 2.9 acres at 2014 N Hwy 78.**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is proposing to add a minimum 600 square feet of outside seating with a patio cover. The addition will be placed over three existing parking spaces. The property has sufficient parking spaces for the retail center.

The patio cover is proposed to be fenced in and placed outside of the existing fire lane. The patio will be required to be paved with sidewalk and curbs that match the existing sidewalk.

Board Discussion

The Commissioners had no questions for the applicant.

Board Action

A motion was made by Commissioner Newsom, and seconded by Commissioner Loraine to approve the Site Plan for Chips and Salsa Restaurant with outside seating. Property located on 2.9 acres at 2014 North State Highway 78. A vote was taken and the vote carried 7 - 0.

2. **Consider, and act upon, a Site Plan for Slydes Car Wash, on 1.178 acres. Property being Lot 4, Block A of Greenway - 78 Addition, located approximately 950' west from the intersection of FM 544 and State Highway 78.**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is proposing to develop a three lane automatic car wash that measures 4,785 square feet. A car wash is allowed use by right within zoning Planned Development Ordinance 2004-43.

The site provides 24 percent of landscaped area and the structure will be 100 percent masonry. The proposed site plan provides 22 parking vacuum bays, eight detail parking bays, and one ADA parking space.

Board Discussion

The Commissioners expressed concerns regarding the public safety of the project, in terms of vehicular and pedestrian traffic from existing tenants, and turn lanes for stacking within the fire lane.

Mr. Brian Boro, Bowman Consulting, Civil Engineer for the project, approached the Commissioners stating that directional signs will be posted for general flow access of the property.

Board Action

A motion was made by Vice Chair Rogers, and seconded by Commissioner Riner to approve the Site Plan for Slydes Car Wash on 1.178 acres. Property being Lot 4, Block A of Greenway - 78 Addition, located approximately 950' west from the intersection of FM 544 and State Highway 78. A vote was taken and the vote carried 4 - 3, with Commissioner Ortiz, Commissioner Newsom and Commissioner Loraine voting in opposition of the request.

3. **Hold a Public Hearing, consider, and act upon a recommendation to the City Council regarding a request for a change of zoning from Neighborhood Services (NS) to Planned Development - Townhome (PD-TH), to allow for a townhome development on 10.911 acres, generally located at the southeast corner of Country Club Road and Park Boulevard. (ZC2021-04).**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is requesting to rezone 10.911 acres generally located on the southeast corner of Country Club Road and Park Boulevard. The purpose of the requested zoning is to allow for the construction of 95 townhome units representing a density of 8.7 units per acre.

The Planned Development conditions propose the construction of 34 front entry townhome units with a minimum lot size of 25 feet by 95 feet and 61 rear entry townhome units with a minimum lot size of 22 feet by 75 feet. For comparison, the typical standard minimum lot size of properties located within the base Townhome Zoning District are 3,000 square feet for interior lots and 3,500 square feet for exterior lots, representing a 21 to 53 percent reduction in lot size.

All townhome units are proposed to be constructed with at least 400 square feet of garage space, being a variation from the standard 500 square feet requirement of the zoning ordinance. The applicant has provided an on-street parking exhibit that shows an estimated availability of 57 guest parking spaces.

The lot located northeast is a drainage detention area with the lot located southeast being an unbuildable open space lot of approximately 8,500 square feet. No other open space is proposed to offset the increased density.

Applicant Comments

Mr. Jerry Sylo, JBI Partners, 2121 Midway Rd #300, Carrollton, Texas addressed the Commissioners for item number 3 on the agenda. Mr. Sylo stated that the development is a 95 townhome development with mews open space lots that is meant to be marketed for single adults and starting couples.

Board Discussion

The Commissioners discussed changing the detention pond to a retention pond for it to function as an amenity feature, and for the development to provide additional landscaping screening adjacent to the southern and western residential homes along the alley.

Public Comments

Chair Plunk opened the public hearing for Item 3 asking anyone present wishing to address the Commissioners to come forward. With no one coming forward, Chair Plunk closed the public hearing.

Board Action

A motion was made by Vice Chair Rogers, and seconded by Commissioner Norris, to recommend approval to City Council with conditions regarding a request for a change of zoning from Neighborhood Services (NS) to Planned Development 0 Townhome (PD-TH), to allow for a townhome development on 10.911 acres, generally located at the southeast corner of Country club Road and Park Boulevard, with conditions that Detention be Retention and have living screening on the southern portion and western portion of the property (2021-04). A vote was taken and the vote carried 5 -2, with Commissioners Newsom and Chair Plunk voting in opposition.

4. **Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Single Family 10/24 (SF 10/24) to Commercial Corridor (CC), to allow for commercial development on 0.433 acres located at 605 Parker Road (ZC2021-08).**

Staff Presentation

Mr. Molina approached the Commissioners, stating that the applicant is requesting to rezone 0.433 acres being the front portion of Lot 1, Block A of Gregorian Homes located at 605 Parker Road. The property is currently zoned Single Family 10/24. The reason for the requested rezoning is to allow for an office development.

Board Discussion

The Commissioners recalled how in 2019 the applicant requested for the rezoning of the entire property at 605 Parker froad from Agricultural to SF 10/24 with the intention of rezoning the front portion of the property to commercial for the office use.

Public Comments

Chair Plunk opened the public hearing for Item 4 asking anyone present wishing to address the Commissioners to come forward. With no one coming forward, Chair Plunk closed the public hearing.

Board Action

A motion was made by Commissioner Newsom, and seconded by Commissioner Loraine to recommend approval to City Council regarding a request for a change of zoning from Single Family 10/24 (SF 10/24) to Commercial Corridor (CC), to allow for commercial development on 0.433 acres located at 605 Parker Road (ZC 2021-08). A vote was taken and the vote carried 7-0.

5. Hold a Public Hearing, consider, and act upon a recommendation to the City Council regarding a request for a change of zoning from Planned Development 2017-03 (PD-2017-03) to Commercial Corridor (CC), to allow for commercial development on 4.728 acres located at 3010 W. FM544. (ZC2021-12)

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is requesting to rezone 4.728 acres located on the southeast corner of FM 544 and Springwell Parkway. The property is currently zoned Planned Development 2017-03. The reason for the requested rezoning is to revert the land back to its previous zoning designation of Commercial Corridor. This is required as the previous Planned Development Conditions limited the site to the design of the previously approved Zoning Exhibit

Board Discussion

The Commissioners had no questions for the applicant.

Public Comments

Chair Plunk opened the public hearing on Item 5 asking anyone present wishing to address the Commissioners to come forward. With no one coming forward, Chair Plunk closed the public hearing.

Board Action

A motion was made by Commissioner Newsom, seconded by Commissioner Ortiz to recommend approval to the City Council regarding a request for a change of zoning from Planned Development 2017-03 (PD-2017-03) to Commercial Corridor (CC), to allow for commercial development on 4.728 acres located at 3010 W FM 544 (ZC 2021-12). A vote was taken and motion carried 7 - 0.

Ms. Bradley mentioned that the next Planning and Zoning Meeting is scheduled for May 4, 2021, which will be a joint session with the Parks and Recreation Board.

ADJOURNMENT

A motion was made by Commissioner Newsom, and seconded by Commissioner Norris, to adjourn the meeting at 7:28 PM. A vote was taken and carried 7-0.

Cory Plunk, Chair

ATTEST:

Mary Bradley