

Wylie Planning and Zoning Commission Regular Meeting

December 05, 2023 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

ELECTION OF VICE-CHAIR

Nominate and motion for Vice-Chair

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.

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 for November 7, 2023

B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 1, Block A of Validus Addition, creating one industrial lot on 0.620 acres, located at 1602 Martinez Lane

REGULAR AGENDA

WORK SESSION

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on December 1, 2023 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.



Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Lillian Baker

Subject

Consider, and act upon, minutes from the November 7, 2023 Regular Meeting.

Recommendation

Motion to approve Item A as presented.

Discussion

The minutes are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

November 07, 2023 – 6:00 PM

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



CALL TO ORDER

The meeting was called to order by Chair Butler at 6:00 p.m. In attendance were Chair Joshua Butler, Vice Chair Jacques Loraine, Commissioner Jennifer Grieser, Commissioner Joe Chandler, Commissioner Rod Gouge, Commissioner Jim Byrne, Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, Engineering Development Manager Than Nguyen, and Administrative Assistant Lillian Baker. Absent was Commissioner Keith Scruggs.

INVOCATION & PLEDGE OF ALLEGIANCE

The Invocation was given by Commissioner Gouge and the Pledge of Allegiance was led by Commissioner Loraine.

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. Meeting minutes from October 17, 2023 Regular Meeting
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of 544 Gateway Addition, Lot 6R, Block A, being an Amended Plat of Lot 6, Block A of 544 Gateway Addition, establishing one commercial lot on 3.00 acres, located at 607 Commerce Drive.
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Hwy 78 & Brown Addition, Lots 1-7, Block A, establishing six commercial lots and one open space lot on 11.622 acres, generally located on the southwest corner of State Highway 78 and Brown Street.
- D. Consider, and act upon a recommendation to City Council regarding a Final Plat of Hwy 78 & Brown Addition, Lots 1-7, Block A, creating six commercial lots and one open space lot on 11.622 acres, generally located on the southwest corner of State Highway 78 and Brown Street.
- E. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Texas Collision Addition Lot 1, Block A, establishing one commercial lot on 1.985 acres, located at 401 S Westgate Way.

Board Action on Consent Agenda

A motion was made by Commissioner Gouge and seconded by Commissioner Loraine to approve the consent agenda as presented. A vote was taken and carried 6 – 0.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 1, Block A of Texas Collision Addition for the development of an automobile repair major use on 1.985 acres, located at 401 S Westgate Way.

Board Discussion on Regular Agenda

Sr Planner Molina presented an overview of the Texas Collision Center site plan and stated it was consistent with requirements for the Special Use Permit (SUP). The only significant change was made by the applicant to widen the fire lane to adjust for the height of the building. In addition the business will be providing landscaping and screening as required by the SUP. The Commission questioned if there would be screening on the sliding gate. Applicant Scott Zinc approached the board and stated that there would be screening on the gate. Director Haskins referred the Commission to the site plan where it showed a board on board was being added for the sliding gate.

Board Action on Regular Agenda

A motion was made by Commissioner Gouge and Seconded by Commissioner Loraine to approve recommendation as presented. A vote was taken and carried 6 – 0.

ADJOURNMENT

A motion was made by Commissioner Loraine and seconded by Commissioner Grieser. A vote was taken and carried 6 – 0. Chair Butler adjourned the meeting at 6:07 p.m.

Joshua Butler – Chair

ATTEST

Lillian Baker - Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: B

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 1, Block A of Validus Addition, creating one industrial lot on 0.620 acres, located at 1602 Martinez Lane

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Validus LLC

APPLICANT: Barton Chapa Surveying

The applicant has submitted a Final Plat to create Lot 1, Block A of Validus Addition. The property is located at 1602 Martinez Land and is zoned Light Industrial (LI). The purpose of the Final Plat is to create the lot and access easements for a two building office/warehouse development that was approved in July of 2022.

This plat is dedicating a 24' access easement with access from Martinez Lane. A 10' utility easement is also shown along the street frontage of the subject property.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

