

Wylie Planning and Zoning Commission Regular Meeting

August 01, 2023 – 6:00 PM

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



CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00 p.m. Commissioners present: Chair Joshua Butler, Commissioner James Byrne, Commissioner Rod Gouge, Commissioner Jennifer Grieser, Commissioner Joe Chandler, Commissioner Keith Scruggs, Director of Community Services Jasen Haskins, Engineering Development Manager Than Nguyen, Senior Planner Kevin Molina, and Secretary Lillian Baker. Absent was Commissioner Jacques Loraine.

INVOCATION & PLEDGE OF ALLEGIANCE

The Invocation was led by Chair Butler and the Pledge of Allegiance was led by Commissioner Gouge.

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 Commissioners

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. Minutes from July 18, 2023 Regular Meeting
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat for Lots 1-7, Block A of Allen Addition establishing seven residential lots on 1.8298 acres, located at 1012 E Brown.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat for Lot 12R1, Block C of Regency Business Park Phase Three being a Replat of Lot 12, Block C of Regency Business Park Phase Three and 1.548 acres of unplatted land for the creation of one lot that measures 2.789 acres. The property is generally located at 2770 Capital Street.

Board Action on Consent Agenda

A motion was made by Commissioner Gouge and seconded by Commissioner Grieser 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 12R1, Block C of Regency Business Park Phase Three for the expansion of an office/warehouse use with outside storage on a total of 2.789 acres. Property generally located at 2770 Capital Street.

Staff Comments on Regular Agenda

Sr. Planner Molina presented an overview and stated that the property has an accessible fire lane and is providing screening between the business and the church, as a courtesy. Since this is a light industrial area, it is not required but applicant has agreed to provide. Applicant was present.

Applicant Michael Anderson addressed the Commission. Commission asked about the combustible materials on the property and what they entailed. Applicant Anderson stated that materials consisted of mulch and similar items for commercial landscaping. Applicant Anderson also stated that more staging areas were needed for growth of the business.

Commission asked if the business complied with standards of Fire Department. Sr. Planner Molina stated that the Fire Department had reviewed and approved that the business meets fire code.

Board Action on Regular Agenda

A motion was made by Commissioner Grieser and seconded by Commissioner Gouge to approve Regular Agenda item as presented. A vote was taken and carried 6 – 0.

ADJOURNMENT

A motion was made by Commissioner Gouge and seconded by Commissioner Chandler to adjourn. A vote was taken and carried 6 – 0. The meeting was adjourned at 6:09 p.m.

Joshua Butler – Chair

ATTEST

Lillian Baker - Secretary