

Wylie Planning and Zoning Commission Regular Meeting

March 01, 2022 – 6:00 PM

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



CALL TO ORDER

Chair Cory Plunk called the meeting to order at 6:01 p.m. The following Commissioners were present: Commissioner Jacques Loraine, Commissioner Taylor Newsom, Commissioner James Byrne, Commissioner Dan Norris. Vice Chair Rogers arrived before the Consent Agenda. Commissioner Joshua Butler arrived after Agenda Item C.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Newsom gave the Invocation and Commissioner Loraine led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address the 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, the Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

No citizen approached the Commissioners.

CONSENT AGENDA

- A. Consider, and act upon, the approval of the Minutes from the February 15, 2022 Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat, being a Replat of Lot 1R-6, Block C of Woodlake Village Addition, establishing two lots on 18.574 acres, located on the northwest corner of State Highway 78 and Spring Creek Parkway
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Hensley Park Addition, establishing one lot on two acres, located on the northwest corner of Hensley Road and Hooper Road.

Chair Plunk requested Item C be pulled from the Consent Agenda and considered individually.

Board Action

A motion was made by Commissioner Newsom, seconded by Commissioner Loraine to approve Items A and B of the Consent Agenda as presented. A vote was taken and motion carried 6 – 0, with Commissioner Butler being absent.

REGULAR AGENDA

- C. Consider, and act upon, a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Hensley Park Addition, establishing one lot on two acres, located on the northwest corner of Hensley Road and Hooper Road.

Staff Comments

Senior Planner Molina addressed the Commissioners stating that the Applicant is requesting to withdraw Item C.

Board Action

A motion was made by Commissioner Newsom, seconded by Commissioner Norris to accept the withdrawal of Item C. A vote was taken and carried 6 – 0, with Commissioner Butler arriving after the vote.

1. Consider, and act upon, a Site Plan for a general office use on 0.725 acres, being Lot 1R, Block 6 of Keller's 1st Addition, located on the northwest corner of College Street and S Jackson Avenue.

Staff Comments

Senior Planner Molina addressed the Commissioners stating that the applicant is proposing to develop a 5,361 square feet general office building on 0.725 acres located on Lot 1R, Block 6 of Keller's 1st Addition. The building generally matches the appearance of an existing structure built by the same developer directly across the street at 403 S. Jackson Avenue.

The development is planned to contain four tenants and provides 25 parking spaces with one of them being ADA accessible. The site is providing 34 percent of landscaping meeting the 20 percent minimum requirement.

Board Action

A motion was made by Commissioner Newsom, seconded by Vice Chair Rogers to approve Item 1 as presented. A vote was taken and carried 7 – 0.

2. Consider, and act upon, a Site Plan for an industrial use on 2 acres, being Lot 1, Block A of Hensley Park, located on the northwest corner of Hensley Road and Hooper Road.

Staff Comments

Senior Planner Molina addressed the Commissioners stating that the applicant is requesting to withdraw Item 2,

Board Action

A motion was made by Commissioner Newsom, seconded by Commissioner Loraine, to withdraw Item 2, as requested. A vote was taken and carried 7 – 0.

3. Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) to allow for a self-storage use on 4.282 acres, property located at 3475 W FM 544 (ZC 2021-27).

Staff Comments

Senior Planner Molina addressed the Commissioners stating that the property is located at 3475 W FM 544 and the applicant is desiring to expand the self-storage use.

The current use of Self Storage was originally developed in October 2003. The applicant is requesting a Special Use Permit as the use is currently legally non-conforming due to the use no longer being allowed by right in the Commercial Corridor (CC) zoning district. A site plan review and approval shall be required prior to any building permits issued.

The Special Use Permit request proposes to add one building that measures 3,155 square feet and a second building which measures 7,440 square feet. The conditions allow for the site to have a minimum of 15 percent of landscaping. The site currently has approximately 16 percent of landscaping. The site provides 5 parking spaces with one being an ADA space.

Board Discussion

The Commissioners discussed limiting the height of the structure to one story and limiting capacity.

Public Comments

Chair Plunk opened the Public Hearing on Item 3. With no one approaching the Commissioners, Chair Plunk closed the Public Hearing at 6:16 p.m.

Board Action

A motion was made by Commissioner Newsom, seconded by Commissioner Butler, to recommend approval with stipulations that the expansion is limited to one-story for the lifetime of the SUP. A vote was taken and carried 7 -0.

Administrative Assistant Bradley advised the Commissioners of a meeting on March 15, 2022.

ADJOURNMENT

A motion was made by Commissioner Norris, seconded by Commissioner Loraine to adjourn the meeting at 6:19 p.m. A vote was taken and carried 7 – 0.

Cory Plunk, Chair

ATTEST:

Mary Bradley, Administrative Assistant II