

Wylie Planning and Zoning Commission Regular Meeting

July 05, 2022 – 6:00 PM

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



CALL TO ORDER

Commissioner Bryan Rogers called the meeting to order at 6:00pm. Commissioners present: Commissioner Bryan Rogers, Commissioner James Byrne, Commissioner Joshua Butler, Commissioner Jennifer Grieser, Commissioner Keith Scruggs, and Commissioner Rod Gouge. Commissioners absent were Commissioner Jacques Loraine.

Staff present: Planning Manager, Jasen Haskins, Senior Planner, Kevin Molina, Engineering Development Manager Than Nguyen, Fire Marshall Steve Seddig and Administrative Assistant Mary Bradley.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Butler gave the invocation and Planning Manager Haskins led the Pledge of Allegiance.

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.

No one addressed the Commissioners for Non-Agenda Items.

ELECTION OF CHAIR AND VICE CHAIR

Nominate and motion for Chair

Board Action

A nomination was made for Commissioner Rogers to be Chair. A motion was made by Commissioner Butler, seconded by Commissioner Byrne. A vote was taken and carried 6 – 0.

Nominate and motion for Vice Chair

Board Action

A nomination was made for Commissioner Butler to be Vice Chair. A motion was made by Chair Rogers, and seconded by Commissioner Byrne. A vote was taken and carried 6 – 0.

WORK SESSION

WS1. Hold a work session to discuss the Planning and Zoning Commissions rules, procedures, and responsibilities.

Planning Manager Haskins gave the Presentation for rules, procedures and responsibilities. The Commissioners has no questions or comments.

RECONVENE INTO REGULAR SESSION

Chair Rogers called the meeting into Regular Session at 6:20 PM.

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. Consider, and act upon, minutes from the June 21, 2022 Regular Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1 and 2 Block A of Upwind Capital Addition, establishing two commercial lots on 4.1396 acres, located at 1948 and 2001 North State Highway 78.

Board Action

With no questions from the Commissioners, A motion was made by Vice Chair Butler, and seconded by Commissioner Byrne, to approve Consent Agenda A and B. A vote was taken and carried 6 – 0.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for PopShelf, a general merchandise use on 1.033 acres, located at 1948 N State Highway 78, being Lot 1 of Upwind Capital Addition.

Staff Comments

Senior Planner Molina addressed the Commissioners stating that the applicant is proposing to develop an 11,267 square feet PopShelf retail store on 1.033 acres located at 1948 N State Highway 78. Popshelf is a brand owned by Dollar General that focuses on seasonal home decor, health and beauty aids, cleaning supplies, and party and entertainment goods. The property is zoned Commercial Corridor and allows for the general merchandise store use.

The plan exceeds the required parking spaces and landscaping. Trees are proposed along the southern rear property line. Shrubs are shown along the east and west boundaries.

Access to the site is proposed from a 24' shared access driveway that connects to State Highway 78. This drive shall also serve as a fire lane. As the building is greater than 6,000 square feet, it shall be required to be sprinkled.

Board Action

A motion was made by Commissioner Gouge, and seconded by Commissioner Byrne to approve Agenda Item 1 as submitted. A vote was taken and carried 6 – 0.

- 2. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding a change in zoning from Commercial Corridor - Special Use Permit (CC-SUP) to Planned Development - Commercial Corridor (PD-CC) on 2.02 acres located at 702 North State Highway 78 (ZC 2022-11).

Staff Comments

Planning Manager Haskins addressed the Commissioners stating that the applicant is requesting to rezone 2.02 acres located at 702 North State Highway 78. The current zoning is Commercial Corridor - Special Use Permit (CC-SUP) and the requested rezoning is to Planned Development - Commercial Corridor (PD-CC) to allow for a distillery and event center use.

The distillery is allowed by-right in accordance with State Law (Alcohol Beverage Code Chapter 14), however the applicant has applied for Planned Development zoning in order to add an events center and food truck park to the site.

The PD conditions allow the Distillery, Events Center, and Food Truck Park as uses, while setting hours of operation, screening requirements, and noise standards. Uses that are not included in the Planned Development shall be prohibited.

If approved, the applicant has proposed additions as generally depicted on the zoning exhibit. A gate will be added to the southwest corner of the property that connects to Marble. This will close the access to public use, but maintain emergency access.

Notices were mailed to 23 property owners within 200 feet as required by State Law. One response was received in favor and none in opposition of the request.

Board Discussion

Commissioners questioned the hours of operation for the food trucks. Mr. Clint Ecord, President Herman Distillery, applicant, addressed the Commissioners stating that the Food Trucks will be available only during special events and no overnight parking. Mr. Ecord also stated that the screen wall will be a board on board ten foot wooden fence. Mr. Pippin, architecture for the subject property, stated that the zoning exhibit will be changed to a wooden fence from a masonry wall.

Public Comments

Chair Rogers opened the Public Hearing for Item 2. With no one approaching the Commissioners, Chair Rogers closed the Public Hearing for Item 2 at 6:40pm.

Board Action

A motion was made by Commissioner Byrne, and seconded by Commissioner Gouge, to recommend approval to the City Council for Item 2 with conditions that Food Trucks are allowed special events and open during hours of operation as stated in the Planned Development, and Zoning Exhibit be revised to show a wooden fence in lieu of a masonry wall. A vote was taken and carried 6 – 0.

3. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding adoption of the 2022 Envision Wylie Comprehensive Master Plan.

Staff Comments

Planning Manager Haskins addressed the Commissioners stating that staff is recommending the item to be tabled until August 2, 2022. At a work session held on June 14, 2022 several recommendations were made for changes to the draft. Council asked that the Comp Plan Advisory Committee (CPAC) review the plan once more regarding those recommendations. The Plan was therefore sent back to CPAC for amendments.

The CPAC will meet on July 7 to review the draft plan, make needed edits, and make a recommendation on adoption of the plan. As CPAC's recommendation is needed before P&Z can make its recommendation, staff is asking the Commission to table the item until the August 2, 2022 meeting to allow for CPAC to finalize the draft prior to P&Z's formal recommendation to City Council.

Public Comments

Chair Rogers opened the Public Hearing.

Board Action

A motion was made by Commissioner Byrne, and seconded by Commissioner Gouge, to table Item 3 until August 2, 2022. A vote was taken and carried 6 – 0.

Staff welcomed the new Commissioners, Commissioner Gouge, Commissioner Grieser and Commissioner Scruggs to the Board. Planning Manager Haskins introduced Fire Marshall Seddig and Engineering Development Manager Nguyen.

Staff stated that there will be a meeting on July 19, 2022.

ADJOURNMENT

A motion was made by Commissioner Gouge, and seconded by Vice Chair Butler, to adjourn the meeting. A vote was taken and carried 6 – 0.

Bryan Rogers, Chair

ATTEST

Mary Bradley, Secretary