

Wylie Planning and Zoning Commission Regular Meeting

July 19, 2022 – 6:00 PM

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



CALL TO ORDER

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

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

Chair Rogers gave the Invocation and Commissioner Grieser 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 on Non-Agenda Items.

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, the approval of the July 5, 2022 Minutes.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 2R, Block 1 of the Platinum Storage Country Club Addition, being a Replat of Lot 2 Block 1 of Platinum Storage Country Club Addition and two acres of tract 22 of the Charles Atterbury Survey, establishing one commercial lot on 10.40 acres, located at 570 Country Club Rd.
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1, 2 and 3, Block A of LI 78 Logistics Center, establishing three lots on 22.052 acres, generally located on the southwest corner of State Highway 78 and Wylie East Drive.

Board Action

A motion was made by Commissioner Grieser and seconded by Commissioner Loraine, to approve Consent Agenda Items A, B and C as presented. A vote was taken and carried 6 – 0.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for an addition to Right Space Storage an existing self-storage use on 4.282 acres Property located at 3475 W FM 544.

Staff Comments

Senior Planner Molina addressed the Commissioners stating that the applicant is proposing to add two self-storage buildings to an existing Right Space Storage located at 3475 W FM 544. A special use permit allowing the continued use and expansion of the self-storage business was approved by City Council in April of 2022.

The original site plan approved in 2004 proposed a 16,925 square foot single structure, the building was never constructed. The current site plan is proposing two buildings and measure a total square footage of 10,595 square feet being 6,330 square feet less than the single structure. The plan also provides improved vehicular access by providing a 25 feet access drive in between the two buildings.

The developer is aware that an amended plat will be required to show fire lane and access as platted easements prior to a certificate of occupancy being issued.

The site plan provides 15 parking spaces, two being handicapped spaces and is not affecting any of the existing landscaping on site. The new structures are proposed to match the existing self-storage buildings by providing a brick exterior.

Board Action

A motion was made by Commissioner Loraine and seconded by Vice Chair Butler to approve Item 1 as presented. A vote was taken and carried 6 – 0.

2. Consider, and act upon, a Site Plan for Lovett 78 Logistics Center an Warehouse use on 18.38 acres. Property generally located on the southwest corner of State Highway 78 and Wylie East Drive.

Staff Comments

Senior Planner Molina addressed the Commissioners stating that the applicant is proposing to develop a 272,160 square foot warehouse/distribution facility on 18.40 acres, located on Lot 1, Block A of LI 78 Logistics Center. The property is zoned within Planned Development 2022-33 and allows for warehouse development. The property is generally located on the southwest corner of State Highway 78 and Wylie East Drive.

The site plan provides 156 parking spaces, five being handicapped spaces. The development also provides 77 trailer storage parking spaces on the south side of the property as was presented in the approved zoning exhibit.

Per the Planned Development Ordinance, visual screening is provided on the southside of the development with trees planted at a minimum height of 10 feet. An 8 foot solid masonry screening wall is also provided.

Board Discussion

Commissioners expressed concern of the masonry screen wall, being that there may be a gap in between the wall and existing residential fence and screen wall stopping at Lot 4 and Lot 21 to the south. Mr. Dan Gallagher, Kimley-Horn, Engineer for the subject property, stated that he would pass the concerns to the Developer. Staff responded that the exact location of the masonry wall is not noted, when the civil engineering drawings are submitted, the measurement of the wall between the fence will be determined. Continuing the masonry wall to screen all the residential lots to the south, Lots 1 through Lots 22 may be beneficial to the developer to avoid noise ordinance violations.

Board Action

A motion was made by Vice Chair Butler, and seconded by Commissioner Grieser to approve the Agenda Item 2 as presented. A vote was taken and carried 6 – 0.

Staff reminded the Commissioners of the next meeting on August 2, 2022.

ADJOURNMENT

A motion was made by Commissioner Grieser, and seconded by Commissioner Loraine, to adjourn the meeting. A vote was taken and carried 6 – 0.

Bryan Rogers, Chair

ATTEST

Mary Bradley, Secretary