

Wylie Planning and Zoning Commission Regular Meeting

March 5, 2024 – 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 6:00pm. In attendance were Chair Joshua Butler, Vice-Chair James Byrne, Commissioner Jennifer Greiser, Commissioner Joe Chandler, Commissioner Harold Gouge, Commissioner Zeb Black and Commissioner Keith Scruggs. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, Development Engineering Manager Than Nguyen and Administrative Assistant Gabby Fernandez.

INVOCATION & PLEDGE OF ALLEGIANCE

Chair Butler gave the Invocation and Commissioner Black 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 approached 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 February 20, 2024 Regular Meeting Minutes

Board Action

A motion was made by Commissioner Gouge, seconded by Commissioner Chandler, to approve the Consent Agenda as presented. A vote was taken and the motion passed 7 – 0.

REGULAR AGENDA

1. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural (AG/30) to Agricultural - Special Use Permit (AG/30- SUP) on 0.055 acres to allow for Telecommunications Tower. Property located at 5085 Bennett Road (ZC 2024-01).
2. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural (AG/30) to a Planned Development with single family attached, single family detached, commercial development and open space on 25.037 acres. Property located near 605 Country Club Road (ZC 2023-18).

Commission Discussion on Regular Agenda Item 1

Sr. Planner Molina presented and stated that the applicant is requesting a special use permit. The location is where Wylie East High school is located. The development consists of a 60'x40' lease area with a 100' monopole tower screened by an 8' tall CMU wall on top of a retaining wall. There is also landscaping that's provided adjacent to the tower that will all be accessed through a 30' access easement. The property located to the south of the property is outside of the city limits.

Planner Molina stated that we did not receive any public comment forms regarding this request.

The Commission discussed the new access being created for the area and Commissioner Byrne commented that the area was the back of the softball area to which Planner Molina confirmed. Commissioner Byrne questioned if the money generated was going to be going to the school district to which Planner Molina stated we were unsure of.

Chair Butler confirmed that it was the ISD that is leasing the area with Planner Molina.

Chair Butler opened the public hearing at 6:04pm to which none approached the Commission. Chair Butler closed the public hearing at 6:04pm.

Commissioner Byrne confirmed that the Fire Department had approved the plans and Planner Molina confirmed they had.

Board Action on Item 1

A motion was made by Commissioner Byrne, seconded by Commissioner Grieser, to approve Item 1 as presented. A vote was taken and carried 7 – 0.

Commission Discussion on Regular Agenda Item 2

Director Haskins addressed the Commission and stated that the applicant had requested for Item 2 to be tabled as they were in a car accident and were unable to be present for the hearing. He stated that there would still need to be a public hearing for this Item. If the Commission did vote to table the item, the item would be tabled to the next meeting which will be on the 19th of March and would still be able to go to Council on the 26th of March.

Chair Butler opened the public hearing at 6:07pm. Citizen Eric Goliath approached the Commission confirming that the tabled discussion and public hearing would be moved to March 19, 2024 to which Director Haskins confirmed. Chair Butler closed the public hearing at 6:08pm.

Board Action on Item 2

A motion was made by Chair Butler and seconded by Commissioner Gouge, to table Agenda Item 2. A vote was taken and carried 7-0.

ADJOURNMENT

A motion was made by Commissioner Gouge, and seconded by Chair Butler to adjourn the meeting at 6:09PM. A vote was taken and carried 7 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary