

Wylie Planning and Zoning Commission Regular Meeting

June 21, 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 6:00 PM and announced a quorum was present. Commissioners present: Chair Cory Plunk, Vice Chair Bryan Rogers, Commissioner Jim Byrne, Commissioner Joshua Butler, and Commissioner Jacques Loraine. Commissioners absent: Commissioner Taylor Newsom and Commissioner Dan Norris.

Staff present: Planning Manager Jasen Haskins, Senior Planner Kevin Molina, Engineering Project Manager Than Nguyen, and Administrative Assistant II Mary Bradley.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Rogers gave the Invocation and Commissioner Byrne 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.

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 June 7, 2022 Meeting Minutes
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Validus Addition, establishing one industrial lot on 0.620 acres, located west of the intersection of Martinez Lane and Kristen Lane.

Board Action

A motion was made by Vice Chair Rogers, and seconded by Commissioner Butler to approve the Consent Agenda Items as presented. A vote was taken and carried 5 – 0.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Validus Addition, a light industrial use on .620 acres, located west of the intersection of Martinez Lane and Kristen Lane.

Staff Comments

Senior Planner Molina addressed the Commissioners stating that the applicant is proposing to develop two 5,590 square feet buildings being a combined total of 11,180 square feet, located west of the intersection of Martinez Lane and Kristen Lane. The purpose for this site plan is to use one of the structures for the applicant's repackaging business and the other structure as a leased space.

The site plan provides 14 parking spaces, two being handicapped spaces.

The applicant is requesting a conditional approval to allow for reduced setbacks of 10 feet in lieu of the typical 25 feet setback as required by Section 4.2.A.3 of the Zoning Ordinance. This request is being made as the existing gas line makes it difficult for the developer to provide parking on the front of the property as the required parking cannot be located within a utility easement.

The site provides approximately 11 percent landscaping which includes the planting of dwarf shrubs along the street frontage in lieu of tree plantings due to an existing gas line that runs along the street frontage.

Board Discussion

Mr. Rick Parker, applicant addressed the Commissioners stating that his civil engineer has not completed the civil engineering plans, the plans show a detention pond in the front, but once the plans are complete by civil engineer swales may be used.

Board Action

A motion was made by Commissioner Loraine, and seconded by Commissioner Butler, to conditionally approve Item 1, based on the approval from the Zoning Board of Adjustment the variance in July. A vote was taken and carried 5 – 0.

2. Consider, and act upon, a Site Plan amendment for KOW Enterprises, an office/warehouse use on 1 acre, located at 124 Hooper Road.

Staff Comments

Senior Planner Molina addressed the Commissioners stating that the applicant is proposing a 1,230 square feet addition to an existing building that measures 2,613 square feet located at 124 Hooper Road. The purpose for this addition is to allow for a cleaning services provider to expand its business.

The building will measure 3,843 square feet and shall be required to provide 10 parking spaces. The site plan provides 14 parking spaces, with one handicapped space.

The site provides 15 percent landscaping which includes a tree line of mature trees along the northern property line. The required landscaping within the Light Industrial District is 10 percent.

Access to the site is proposed from an existing 24 feet driveway that connects to Hooper Road. A portion of this drive contains a fire lane access & utility easement. A Knox box for fire and safety vehicle access shall be required to be installed at the front entrance gate.

Board Action

A motion was made by Vice Chair Rogers, and seconded by Commissioner Loraine, to approve Agenda Item 2 as presented. A vote was taken and carried 5 – 0.

Staff introduced Engineering Development Manager, Nguyen stating that he is over the development side of Engineering.

Staff expressed gratitude to Chair Plunk for his tenure and time to the Planning and Zoning Commission. All were in consensus of wishing him well.

Staff reminded the Commissioners of the next Planning and Zoning Meeting on July 5, 2022. Staff updated the Commissioners of the joint work session with the Commissioners, the Comprehensive Plan Advisory Committee and City Council held on June 14, 2022, stating that the Comprehensive Plan Advisory Committee will meet one more time.

ADJOURNMENT

A motion was made by Commissioner Byrne, seconded by Vice Chair Rogers to adjourn the meeting at 6:25pm. A vote was taken and carried 5 – 0.

Cory Plunk, Chair

ATTEST:

Mary Bradley, Administrative Assistant II