

Wylie Planning and Zoning Commission Regular Meeting

December 21, 2021 – 6:00 PM

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



CALL TO ORDER

Chair Cory Plunk called the regular meeting to order at 6:00 PM and announced a quorum present. P&Z Commissioners in attendance: Chair Cory Plunk, Vice Chair Bryan Rogers, Commissioner Joshua Butler, Commissioner Jacques Loraine, Commissioner Dan Norris, and Commissioner Taylor Newsom.

Staff present: Mr. Jasen Haskins, Planning Manager, Mr. Kevin Molina, Senior Planner, Ms. Jenneen Elkhaid, Project Engineer Manager, and Ms. Mary Bradley, Administrative Assistant II.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Rogers gave the invocation and Commissioner Loraine led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address the Commissioners 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. Commissioners request that comments be limited to three (3) minutes. In addition, Commissioners are not allowed to converse, deliberate or take action on any matter presented during citizen participation.

No Citizens approached the Commissioners to speak on a Non-Agenda Item.

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 Minutes from the December 7, 2021 Regular Meeting.
- B. Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Ballers Elite Addition, establishing one commercial lot on 0.620 acres, located at 1400 Martinez Lane.
- C. Consider, and act upon, a recommendation to City Council regarding a Preliminary Plat for Fathulla Addition, establishing one industrial lot on 2 acres, located 280' west of the intersection of Hooper Road and Hensley Lane.
- D. Consider, and act upon, a recommendation to City Council regarding a Preliminary Plat for Wellstar Addition, establishing one industrial lot on 2.31 acres and replating lots 12R, Block C and 15R, Block B, generally located east of the cul-de-sac of Capital street.

Commissioner Rogers requested Item C and D be pulled from Consent Agenda due to Conflict of Interest.

Commissioners Action

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

REGULAR AGENDA

Vice Chair Rogers was recused from the meeting for Item C and D and Agenda Item 1 and 2.

- C. Consider, and act upon, a recommendation to City Council regarding a Preliminary Plat for Fathulla Addition, establishing one industrial lot on 2 acres, located 280' west of the intersection of Hooper Road and Hensley Lane.

Commissioners Action

A motion was made by Commissioner Newsom, seconded by Commissioner Norris to approve Item C as submitted. A vote was taken and carried 5 – 0.

- D. Consider, and act upon, a recommendation to City Council regarding a Preliminary Plat for Wellstar Addition, establishing one industrial lot on 2.31 acres and replating lots 12R, Block C and 15R, Block B, generally located east of the cul-de-sac of Capital street.

Commissioners Action

A motion was made by Commissioner Newsom, seconded by Commissioner Norris to approve Item D as submitted. A vote was taken and carried 5 – 0.

1. Consider, and act upon, a Site Plan for an office showroom/warehouse use. Property located 280' west of the intersection of Hooper Road and Hensley Lane.

Staff Comments

Senior Planner, Mr. Molina addressed the Commissioners stating that the applicant is proposing to develop a 5,000 square feet office building on two acres located 280 feet west of the intersection of Hooper Road and Hensley Lane. The site plan represents phase one out of four possible phases for the two acre site. The development requires a minimum of seven parking spaces for the office showroom/warehouse use and provides 17 parking spaces with one of them meeting the ADA Handicap requirement.

Access to the site is proposed from a drive that connects to Hensley Lane. The access lanes on the site plan are shown as being 24 feet wide.

Commissioners Action

A motion was made by Commissioner Newsom, seconded by Commissioner Norris to approve Item 1 as submitted. A vote was taken and carried 5 – 0.

2. Consider, and act upon, a Site Plan for an office showroom/warehouse use on 2.31 acres, generally located east of the cul-de-sac of Capital street.

Staff Comments

Senior Planner, Mr. Molina addressed the Commissioners stating that the applicant is proposing to develop two office/warehouse buildings measuring 15,590 square feet and 12,100 square feet on 2.31 acres located east of the cul-de-sac of Capital Street. The development requires a minimum of 38 parking spaces for the office showroom/warehouse use and is providing 38 parking spaces with two of them meeting ADA Handicap requirements.

Access to the site is proposed from a drive that connects to Capital Street. The access lanes on the site plan are shown as having an opening of 30 feet wide and a width of 30 feet when adjacent to overhead doors.

The entire site provides 10 percent of landscaped area which includes a 10 foot landscape buffer along the frontage of Capital Street.

Commissioners Action

A motion was made by Commissioner Newsom, seconded by Commissioner Butler to approve Item 2 as submitted. A vote was taken and carried 5 – 0.

Vice Chair Rogers joined back into the meeting at 6:20 PM.

3. Consider, and act upon, a Site Plan for a CareNow medical clinic. Property located at 3080 W FM 544.

Staff Comments

Senior Planner, Mr. Molina addressed the Commissioners stating that the applicant is proposing to develop a 4,600 square feet medical clinic on 1.04 acres located on Lot 13R-1 Block A of Woodbridge Crossing Addition. The development requires a minimum of 16 parking spaces and is providing 39 parking spaces with two meeting ADA requirements.

The landscaping requirements are being met by providing 25 percent landscaped area and a 10 foot landscape buffer along the frontage of FM 544.

Board Discussion

Mr. Clay Cristy with Claymore Engineering, representative for the applicant, addressed the Commissioners stating that the facility is a physician's office and not an emergency room facility.

Commissioners questioned if the proposed access into the facility will obtain a new curb-cut off FM 544. Engineering Project Manager, Ms. Elkhaid stated that the curb-cut would not meet the 100 feet separation requirement from the Texas Department of Transportation.

Board Action

A motion was made by Vice Chair Rogers, seconded by Commissioner Lorraine to approve Item 3 as submitted. A vote was taken and carried 6 – 0.

4. Consider, and act upon, a Site Plan amendment for an addition to a Tractor Supply general merchandise use. Property located at 900 S. Westgate Way.

Staff Comments

Senior Planner, Mr. Molina addressed the Commissioners stating that the applicant is proposing to develop a 5,296 square feet greenhouse to the back of existing Tractor Supply located at 900 S Westgate Way.

The development requires a total of 60 parking spaces and is providing 62 parking spaces with four meeting the ADA Handicap requirement.

The greenhouse and storage area exterior material consists of polycarbonate panels, metal siding and roll up curtains.

Commissioners Action

A motion was made by Commissioner Newsom, seconded by Vice Chair Rogers, to approve Item 4 as submitted. A vote was taken and carried 6 – 0.

5. Hold a Public Hearing to consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for a restaurant with drive-through on 0.832 acres, property located at 2812 W FM 544. (ZC 2021-24).

Staff Comments

Senior Planner, Mr. Molina addressed the Commissioners, stating that the applicant is requesting a Special Use Permit for a drive through to a restaurant located at 2812 W FM 544 on 0.832 acres. The property was developed as a restaurant without a drive through. The applicant desires to add a drive through for marketing purposes.

Changes made from the existing site layout include removing 13 existing parking spaces for the addition of a drive through lane. The site will use the existing access that connects to FM 544. The landscaped area exceeds 20 percent and contains an existing landscape buffer with sidewalks along the street frontage.

Notifications were mailed to 12 surrounding property owners. One response was received in opposition and none received in favor of the request.

Board Discussion

Commissioners expressed concern of the visibility layout concern and stacking in the drive through. The applicant, Ms. Tania Inigo, Franz Architects, Fort Worth, Texas, stated that the owner has several restaurants that are interested; burgers, breakfast, coffee or a sandwich deli. The intent is to receive approval for the Special Use Permit and then move forward with a definite restaurant.

Public Comments

Chair Plunk opened the public hearing for Item 5 at 6:41 PM

Ms. Susan McClure, Barbee Development Company, owner of adjacent property, spoke in opposition of the request, stating that when the subject property was developed a restriction was made not to allow a hamburger restaurant. Ms. McClure expressed concern about stacking.

Chair Plunk closed the public hearing for Item 5 at 6:45 PM

Board Discussion

Commissioners Newsom, Loraine and Chair Plunk expressed concern for traffic, safety and marketing concerns. Engineering Project Manager, Ms. Elkhaid stated that the minimum Engineering standards are met, but not an ideal layout, because of the stacking.

Board Action

A motion was made by Commissioner Newsom, seconded by Commissioner Loraine to recommend denial to City Council for Item 5. A vote was taken and failed 3 – 3.

After some discussion with Staff for direction, a motion was made by Commissioner Butler, seconded by Commissioner Newsom to table Item 5 to the January 18, 2022 Meeting. A vote was taken and carried 6 – 0.

Administrative Assistant, Ms. Bradley stated that the next meeting will be January 18, 2022 and wished everyone a very Merry Christmas and Happy New Year.

ADJOURNMENT

A motion was made by Commissioner Newsom, seconded by Vice Chair Rogers to adjourn the meeting at 6:55 PM. A vote was taken and carried 6 – 0.

Cory Plunk, Chair

ATTEST:

Mary Bradley, Administrative Assistant II