

Wylie Planning and Zoning Commission Regular Meeting

February 20, 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 Vice-Chair James Byrne, 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. Absent was Commissioner Jennifer Grieser.

INVOCATION & PLEDGE OF ALLEGIANCE

Chair Butler gave the Invocation and Commissioner Gouge 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 6, 2024 Regular Meeting Minutes.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 2B1, Block A of Aldi Wylie Addition, amending one commercial lot on 1.162 acres, located at 3457 W FM 544.

Board Action

A motion was made by Commissioner Gouge, seconded by Commissioner Skruggs, to approve the Consent Agenda as presented. A vote was taken and the motion passed 6 – 0.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan amendment for Lot 1R-4RR, Block C of Woodlake Village for the expansion of a car wash on 1.03 acres. Property located at 2010 N State Highway 78.
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 Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.074 acres to allow for a drive-through restaurant use. Property located at 2806 W FM 544. (ZC 2023-19).
3. 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 Planned Development 2020-27 (PD 2020-27) to Planned Development (PD) on 20.433 acres. Property located from 2535-2701 S State Highway 78 (ZC 2023-20).

Commission Discussion on Regular Agenda Item 1

Senior Planner Molina approached the Commissioners, stating that the applicant is proposing a Site Plan amendment for an addition to a car wash by adding 271 sq. ft and reconfiguring the vacuum service stalls. Planner Molina stated that with this change, they would not be affecting any of the existing fire lanes and are still in compliance with landscaping requirements. The use did not require a special use permit because it was already an existing car wash.

Chair Butler questioned if it was just the office space that was being added to which Planner Molina stated that was correct, it would be a waiting area for vehicles that are being serviced.

Chair Butler asked if the site plan was being changed beyond what had previously been approved other than what had been discussed. Planner Molina stated that the access to the vacuum base is being moved to the West of the existing building.

Commissioner Byrne questioned if the move affected the fire lanes to which Planner Molina stated that the fire lanes are not next to the building, they are to the North.

Board Action on Item 1

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

Commission Discussion on Regular Agenda Item 2

Senior Planner Molina stated that the applicant is requesting a Special Use Permit (SUP). The site was previously Bush's Chicken and has since become a medical clinic and the property owner wants to lease space for a restaurant. Planner Molina explained that this is why they are requesting an SUP, as they would be changing uses. The applicant is asking for the SUP to function as a site plan. Planner Molina stated that staff has reviewed it as if it were a site plan and is in compliance with site plan requirements. Additional parking spaces will be added on the East side of the lot.

Senior Planner Molina stated that 15 notices had been sent out and 1 was in opposition. There are currently no tenants.

Chair Butler opened a public hearing at 6:10 pm. The architect of the project approached the Commission to answer any questions. No questions were asked. No one else approached the Commission. Chair Butler closed the public hearing at 6:11 pm.

Board Action on Item 2

A motion was made by Commissioner Gouge, seconded by Commissioner Chandler, to approve Item 2 as presented. A vote was taken and carried 6 - 0.

Commission Discussion on Regular Agenda Item 3

Senior Planner Molina presented a request from an applicant for a Planned Development amendment. Planner Molina explained that the purpose of the amendment is because the property does not maintain the same ownership. It was previously zoned as Multi-family with Commercial and was sold to the new applicants. The Town Home portion remains the same as the Serene Development.

Levi Wild with Wild Land Development Consulting presented to the Commission on behalf of the new property owner. He stated that something the developers liked about the property was the frontage on Highway 78 has a lot of traffic, which is a great opportunity for Commercial Development. They will be preserving the corridor along Highway 78 and on the back side, having a multi-family community there. Wild explained that they will be marketing toward young professionals with their amenities on the property. He said they would be maintaining the access points from the previous plan and changing everything internal to the property. With the Commercial Development along Highway 78, they're looking at having restaurants and more neighborhood services to recruit tenants. He stated that he has been working with the Wylie EDC to get connected with people who are active in the Marketplace.

Commissioner Byrne asked about what was being done with the body of water that transverses the two properties running through Sachse and Wylie. Director Jasen Haskins explained that the area was annexed into Wylie and belonged to the City of Wylie. The body of water is a floodway and has to stay where it is. Commissioner Byrne asked if there was a plan for a sidewalk crossing the body of water to which Director Haskins answered that they plan to connect it with a pedestrian bridge as mentioned in the development agreement.

Commissioner Byrne asked about the number of apartment units. Director Haskins explained that being limited to one and two bedrooms, there will be minimal impact on the school district. The Commission discussed the property's layout and Director Haskins stated that the density is not much more than what is normally required and while asking for 250 units, they are spreading them out well.

When asked about the commercial property, Levi Wild stated that they do not have any tenants, but are working with the EDC to secure interest.

Commissioner Byrne asked about turning lanes to which Presenter Levi Wild confirmed that there would be lanes added.

Chair Butler questioned the difference between the staggering of the development and the site plan changes. Director Haskins explained that the two main differences are this development splits the concurrency requirements that were in the previous project development for building all at the same time as well as asking for more apartment units. The previous development proposed more commercial properties to be involved.

Chair Butler asked if the City Council has seen the development from a work session perspective to which Director Haskins answered that they have not yet seen it. He explained that because it was so similar to the other development that was already approved, it was decided to move forward without a work session.

Chair Butler opened the public hearing at 6:22 PM. None approached the Commission. Chair Butler closed the public hearing at 6:22 PM.

Board Action on Item 3

A motion was made by Commissioner Gouge, seconded by Commissioner Black, to approve Item 3 as presented. A vote was taken and carried 6-0.

ADJOURNMENT

A motion was made by Commissioner Gouge, and seconded by Commissioner Chandler, to adjourn the meeting at 6:25 PM. A vote was taken and carried 6 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary