

Wylie Planning and Zoning Commission Regular Meeting

September 06, 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 6:02pm. Commissioners present: Chair Rogers, Vice Chair Joshua Butler, Commissioner Keith Scruggs, Commissioner Jennifer Grieser, Commissioner Jacques Loraine, and Commissioner Rod Gouge. Commissioners absent were Commissioner James Byrne.

Staff present: Interim Community Services Director, Jasen Haskins, Senior Planner, Kevin Molina, Engineering Development Manager Than Nguyen, Fire Marshall Steve Seddig and Administrative Assistant Janet Pieper.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Gouge gave the Invocation and Commissioner Loraine 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, Minutes from the August 16, 2022 Regular Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat Price Addition, being Lot 1, Block A, establishing one lot on 5.856 acres in the City of Wylie Extra Territorial Jurisdiction, located south of 2065 E FM 544.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat Brown and Burns Addition, being a replat of Lot 1 and 2, Block 1, establishing two lots on 0.169 acres, located at 129 and 131 N Ballard Avenue
- D. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat Jericho Village Addition of Lot 1, Block A, establishing on lot on 2.472 acres, located at 511 West Brown Street.

Board Action

A motion was made by Commissioner Gouge, and seconded by Commissioner Grieser to approve Consent Agenda Items A – D as submitted. A vote was taken and carried 6 – 0.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Vista Woodbridge, being Lot 15R of Woodbridge Crossing, a multi-tenant commercial use on 1.62 acres, located at 3040 W FM 544.

Staff Presentation

Senior Planner Molina stated that the applicant is proposing to develop a 9,499 square foot multi-tenant commercial structure on 1.62 acres located at 3040 W FM 544. The property is zoned within the Woodbridge Crossing Planned Development (PD 2020-15) and allows for commercial development, including a drive-thru being allowed by right as the Zoning Ordinance change was made after the PD was approved.

The restaurant with a drive-thru is planned as Black Rock Coffee. The property shall require one parking space for every 100 square feet for a total of 94 parking spaces. The site plan provides 94 parking spaces, four being handicapped spaces, meeting the requirement.

Access to the site is proposed from an existing 30' shared access driveway that connects to FM 544 located west of the subject property. Two additional 24' access drives are also provided that connect to the property to the east.

Board Action

A motion was made by Commissioner Gouge, and seconded by Commissioner Grieser to approve Agenda Item 1 as submitted. A vote was taken and carried 6 – 0.

2. Consider, and act upon, a Site Plan for Jericho Village, a multi-family use and community center on 2.472 acres, located at 511 W Brown Street.

Staff Presentation

Senior Planner Molina stated that applicant is proposing to develop 32,880 square feet. of multi-family housing over 10 structures with a 2,541 square feet community center on 2.472 acres located at 511 W Brown. The property is zoned within the Jericho Village Planned Development (PD 2020-15) is an income-adjusted multi-family development with on-site social services and allows for the multi-family use.

The property shall require 1.5 parking spaces per residential unit and 1 space for every 500 square feet of community center area. The site provides 63 parking spaces and three handicapped spaces, meeting the requirement.

Board Discussion

The Commissioners discussed the distribution of the handicapped parking spaces. Ms. Janet Collinsworth, applicant, stated that the handicapped parking spaces will be located in front of the ADA approved units. The sidewalks around all the units will be ADA accessible. Staff indicated they would work with the developer to address the Commissioner's concerns.

Board Action

A motion was made by Commissioner Loraine, and seconded by Commissioner Gouge, to approve Agenda Item 2 as submitted. A vote was taken and carried 6 – 0.

Staff reminded the Commissioners of the next meeting on September 20, 2022.

ADJOURNMENT

A motion was made by Vice Chair Butler, and seconded by Commissioner Gouge to adjourn the meeting at 6:23PM.
A vote was taken and carried 6 – 0.

Bryan Rogers, Chair

ATTEST

Mary Bradley, Secretary