

Wylie Planning and Zoning Commission Regular Meeting

August 02, 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 6:00pm. Commissioners present: Chair Rogers, Vice Chair Joshua Butler, Commissioner James Byrne, Commissioner Jennifer Grieser, Commissioner Keith Scruggs, and Commissioner Rod Gouge. Commissioners absent were Commissioner Jacques Loraine.

Staff present: Planning Manager, Jasen Haskins, Senior Planner, Kevin Molina, Fire Marshall Steve Seddig and Administrative Assistant Mary Bradley.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Gouge gave the Invocation and Fire Marshall Seddig 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, the approval of the July 19, 2022 Minutes

Board Action

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

REGULAR AGENDA

1. Remove from Table

Board Action

A motion was made by Commission Grieser, and seconded by Commissioner Gouge to remove Item 1 from the table. A vote was taken and carried 6 – 0.

Hold a public hearing, consider, and act upon, a recommendation to City Council regarding adoption of the 2022 Envision Wylie Comprehensive Master Plan.

Staff Presentation

Planning Manager Haskins addressed the Commissioners stating that at a Joint Work Session held June 28, 2022 with City Council, Planning and Zoning and Comprehensive Advisory Committee, the City Council directed Comprehensive Advisory Committee to reconvene and review potential amendments addressed during the work session.

The highlights of those amendments included:

- Removing two Housing Goals related to attainable housing and various housing options
- Redefining low, medium, and high density residential and eliminating references to lot sizes
- Amending the Future Land Use map to address the residential changes and work session comments
- Amending the Special Planning Areas, removing mixed-use from the title for clarification
- Various minor amendments to align other sections of the plan with the above changes or clean up certain language

On July 7, 2022 the Comprehensive Advisory Committee reconvened and revised the Comp Plan with minor edits that included:

- Eliminating Special Planning Area #2 (South SH 78 south of Alanis) and changing the FLU map to represent the properties as Regional Commercial.
- Eliminating references to the Downtown Strategic Plan in parking goal LU3b due to changes in parking plans.
- Moving wording with references for the lakefront parks from LU5b to LU5a to better align with the lakefront goals.
- Making other minor edits to wording or items to align with the above changes.

Board Discussion

Chair Rogers polled the Commissioners and consensus was to approve the Comp Plan. Planning Manager Haskins read comments received by Commissioner Loraine, who was unable to attend the meeting.

Public Comments

Chair Rogers continued the Public Hearing.

Ms. Jennifer Rangel, Inclusive Communities Project, addressed the Commissioners stating that the Comp Plan should address Fair Housing Act recommendations.

Ms. Barbara King, 2725 Stone Road, addressed the Commissioners asked if the comments made by Ms. Rangel included the senior citizens.

Ms. Ann Lott, Executive Director Inclusive Communities Project, addressed the Commissioners stated that age is included in Fair Housing Act. Commissioners addressed some of the comments for Fair Housing Act.

Board Action

A motion was made by Commissioner Gouge, and seconded by Vice Chair Butler to recommend approval to City Council for Item 1. A vote was taken and carried 6 – 0.

Staff stated that the Commissioners were invited to attend a luncheon given by Jericho Village development which is an innovative solution to economically attainable housing.

Staff stated that there will be a regular meeting on August 16, 2022.

ADJOURNMENT

A motion was made by Commissioner Gouge, and seconded by Commissioner Byrne to adjourn the meeting. A vote was taken and carried 6 – 0.

Bryan Rogers, Chair

ATTEST

Mary Bradley, Secretary