

Wylie Planning and Zoning Commission Regular Meeting

September 05, 2023 – 6:00 PM

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



CALL TO ORDER

The meeting was called to order by Chair Joshua Butler at 6:00 p.m. In attendance were Chair Joshua Butler, Vice Chair Jacques Loraine, Commissioner Jennifer Grieser, Commissioner Rod Gouge, Commissioner Jim Byrne, Commissioner Keith Scruggs, Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, City Engineer Tim Porter, City Engineer Tim Porter, and Administrative Assistant Lillian Baker. Absent was Commissioner Joe Chandler.

INVOCATION & PLEDGE OF ALLEGIANCE

The invocation was led by Commissioner Gouge and the pledge of allegiance was led by Chair Butler.

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.

None approached the Commission.

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. Minutes from August 15, 2023 Regular Meeting
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Moncada Addition, Lot 1, Block A establishing one lot on 0.59 acres in the City of Wylie Extra Territorial Jurisdiction, property located at 1202 Troy Road.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat of Wylie Retail Office Park, Lot 2R, Block A, being a Replat of Lot 2 & 3, Block A of Wylie Retail Office Park, establishing one commercial lot on 2.595 acres, generally located at 2045 N State Highway 78.

Board Action on Consent Agenda

A motion was made by Vice Chair Loraine and seconded by Commissioner Grieser to approve the Consent Agenda as presented. A vote was taken and carried 6 – 0.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 2R Block A of Wylie Retail Office Park for the development of a retail use on 2.595 acres. Property generally located at 2045 N State Highway 78.

Staff Comments on Regular Agenda Item 1

Senior Planner Molina presented and provided an overview of the site plan, the property being built next to Marco's Pizza. The replat was to combine two plats in to one. The proposed use is for restaurant and retail space. The applicant is being required to build a masonry wall that is to match with the one on the adjacent lot. The applicant was requesting a waiver for the setback requirement, due to the sidewalk connection to the neighboring property. The setback request is an exception that is allowed. The building would be a brick and stucco material. The Commission asked for clarification on an area that was a storm inlet, that was thought to be a gate. Senior Planner Molina clarified that it was a storm inlet. The Commission also asked for clarification on the exemption/waiver. Senior Planner Molina informed the Commission that the Planning and Zoning Commission could allow for this exemption if there is an adjoining walkway to the neighborhood. The Commission also asked for further explanation of 3:1 setback that Senior Planner Molina clarified with an example. He stated that if a building height was 20' then that would be multiplied by 3. The amount would be a 60' setback. This calculation is made for privacy and to prevent visual clutter. The elevation was originally set at 30', but will be reduced to 28' or the developer would have to widen the fire lanes. The Commission also asked about the visibility triangle.

Engineer of project Georgia was present and addressed the visibility triangle and noted that it was taken into consideration and noted on plans. The Commission asked what the setback would be, to which Engineer Georgia stated it would be 59'. The Commission also asked about the placement of the building in relation to the adjacent business, Marco's Pizza. Engineer Georgia stated the build would be in alignment with the adjacent building and not obstruct its view or visibility.

Board Action on Regular Agenda Item 1

A motion was made by Vice Chair Loraine and seconded by Commissioner Gouge to approve the Regular Agenda with the 3:1 waiver and to the elevation height not to exceed 28'. A vote was taken and carried 6 – 0.

ADJOURNMENT

A motion was made by Commissioner Byrne and seconded by Vice-Chair Loraine to adjourn. A vote was taken and carried 6 – 0. Chair Butler adjourned the meeting at 6:14 p.m.

Joshua Butler, Chair

ATTEST

Lillian Baker, Secretary