

Wylie Planning and Zoning Commission Regular Meeting

January 16, 2024 – 6:00 PM

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



CALL TO ORDER

Vice-Chair James Byrne called the meeting to order at 6:02pm. In attendance were Vice-Chair James Byrne, Commissioner Jennifer Greiser, Commissioner Joe Chandler, Commissioner Harold Gouge 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. Commissioners Absent: Chair Joshua Butler and Commissioner Zeb Black.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Gouge gave the Invocation and Commissioner Greiser 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 December 19, 2023 Regular Meeting Minutes
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 1R-3R1, Block C of Woodlake Village, amending one commercial lot on 2.411 acres, located at 2016 North State Highway 78.
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1-8, Block A of Ladylike Addition, creating eight commercial lots on 19.726 acres, located north of 801 North State Highway 78.
- D. Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 11R, Block C of Regency Business Park Phase 3, amending one light industrial lot on 1.275 acres, located at 2772 Capital Street.

Board Action

A motion was made by Commissioner Gouge, seconded by Commissioner Chandler, to approve the Consent Agenda as presented. A vote was taken and the motion passed 5 – 0.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for a Truck Storage on 1.275 acres. Property located at 2772 Capital Street

Commission Discussion on Regular Agenda Item 1

Senior Planner Molina approached the Commissioners, stating that the applicant is proposing to develop 1.275 acres of land for a truck storage use. The development will contain ten parking stalls for semis. A 30' drive is provided with a hammerhead turn around for safety vehicles. The developers are providing the 10% landscaping with 5,526 sq.ft total. A 150' Power and Light easement remains along the rear of the property. He stated that the property is zoned within the Light Industrial zoning district and the use is allowed by-right.

Commissioner Gouge asked about the thickness of the concrete on the fire lane and driveway being eight inches and the thickness of the parking area being six inches of concrete. Senior Planner Molina stated that was correct. Staff member Than Nguyen explained that this was because the parking areas are to have at least five inches of concrete. The fire lanes did have revisions and are required to be six inches over seven inches of concrete which is the criteria for our fire lanes. He stated that eight inches exceeds our standards.

Vice-Chair Byrne confirmed with staff that the building and fire departments both agreed with these requirements.

Board Action on Item 1

A motion was made by Commissioner Gouge, seconded by Commissioner Greiser, to approve Item 1 as presented. A vote was taken and carried 5 – 0.

ADJOURNMENT

A motion was made by Commissioner Gouge, and seconded by Commissioner Scruggs to adjourn the meeting at 6:14PM. A vote was taken and carried 5 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary