

Wylie Planning & Zoning Regular Commission Meeting

May 02, 2023 – 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 6:01p.m. Commissioners present: Chair Bryan Rogers, Vice Chair Joshua Butler, Commissioner Jacques Loraine, Commissioner Jennifer Grieser, Commissioner Rod Gouge, Commissioner James Byrne, Commissioner Keith Scruggs, Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, Engineering Development Manager Than Nguyen, and Secretary Lillian Baker.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Gouge gave the invocation and Commissioner Byrne led the pledge of allegiance.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address the 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, the Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

None approached the Commissioners.

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 April 18, 2023 Regular Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1-2, Block A of Stealth BTS Addition, establishing two Light Industrial lots on 14.030 acres, generally located at 2200 W Alanis Drive.

BOARD ACTION ON CONSENT AGENDA

A motion was made by Commissioner Gouge and seconded by Commissioner Grieser to approve the Consent Agenda as presented. A vote was taken and carried 7-0.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Lot 1, Block A of Stealth BTS Addition, for a warehouse distribution use on 7.654 acres. Property generally located at 2200 W Alanis Dr.

STAFF COMMENTS ON REGULAR AGENDA ITEM 1

Senior Planner Molina presented brief overview and stated that the site plan matches with site design, elevations, and screenings. Sr Planner Molina noted that the Fire Department also gave their approval. Commissioner Lorraine expressed concern about the dumpster location. Staff responded that the city did not require dumpsters, but Code Enforcement will enforce city ordinances if the dumpsters that are provided are not adequate. Applicant Billingsworth stated that the warehouse use would generate minimal waste and dumpsters would not be an issue. The issue of drainage was mentioned by Commissioner Byrne and Chair Rogers, to which the applicant covered the drainage plan. Engineering Development Manager Nguyen said that Engineering reviewed adequate drainage. Commissioner Scruggs asked if trees would be sufficient screening, to which Applicant Billingsworth advised it would be sufficient, in addition to the board on board fence that will be installed as well as bushes that would be added for screening.

BOARD ACTION ON REGULAR AGENDA ITEM 1

A motion was made by Commissioner Grieser and seconded by Commissioner Gouge. A vote was taken and carried 7 – 0.

2. Hold a Public Hearing, consider and act upon a recommendation to City Council regarding the writing of an Ordinance to amend the City of Wylie Zoning Ordinance, Articles 5.1 Land Use Charts, 5.2 Listed Uses, 7.0 General Development Regulations, as they relate to Smoke Shops, Smoking Establishments and Alcohol uses.

STAFF COMMENTS ON REGULAR AGENDA ITEM 2

Director of Community Services Haskins presented. The Commission discussed the smoke shop use and locations and determined that it would be recommended that smoke shops require a Special Use Permit (SUP) and that they be in stand-alone buildings. Distillery and breweries were discussed in previous meetings, and it was agreed that they would be by right in light industrial. The concern over cost to be a small business owner in a stand-alone building, brought the Commission to agreement that a SUP be required for any location and that these establishments stay with existing conditions that they have to distance from each other and schools. Staff clarified that the current ordinance requires distances between establishments, with smoke shops requiring a 1500 ft distance from each other where smoking establishments is 500 ft. The Commission agreed that any smoke shops in a strip mall or adjacent to other buildings would require a filtration system to avoid contamination into other businesses, which is covered by building code.

BOARD ACTION ON REGULAR AGENDA ITEM 2

A motion was made by Commissioner Grieser and seconded by Vice Chair Butler to recommend the amendment to the ordinance. A vote was taken and carried 7 – 0.

The Public Hearing was not opened to the public, so a motion was made by Commissioner Grieser and seconded by Commissioner Gouge to amend the agenda to open the Public Hearing. A vote was taken and carried 7 – 0.

Chair Rogers opened the Public Hearing and none approached the Commissioners.

Chair Rogers closed the Public Hearing. A motion was made by Commissioner Grieser and seconded by Vice Chair Butler to recommend the amendment to the ordinance. A vote was taken and carried 7 – 0.

WORK SESSION

WS1. Hold a Work Session to discuss a potential change of zoning from Neighborhood Services to Planned Development (PD-Mixed Use) on approximately 14.24 acres, generally located on the southeast corner of Country Club Road and Park Boulevard.

STAFF COMMENTS ON WORK SESSION

Senior Planner Molina presented an overview of the plan. Real Estate representative Grunnah presented on behalf of owners. Mr. Grunnah stated that it would be a mix-use property that consisted of 77 townhomes, amphitheater, and retail space. He stated that the townhomes would be for purchase and not leased. Concern by the Commissioners was raised regarding the back of the buildings facing the street. Mr. Gibran stated that the retail space would have signage and windows on both sides. The Commissioners addressed the concern of the lot sizes and that the applicants should be aware of this being an issue when it is brought to City Council. In addition, the Commission noted that a drive-thru fast food is not favored by the Commission nor would it be favored by City Council. Chair Rogers closed the work session.

ADJOURNMENT

A motion was made by Commissioner Gouge and seconded by Commissioner Byrne to adjourn the meeting at 7:05 p.m. A vote was taken and carried 7 – 0.

Bryan Rogers, Chair

ATTEST

Lillian Baker, Secretary