

Wylie Planning and Zoning Commission Regular Meeting

November 15, 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 Keith Scruggs, Commissioner Jennifer Grieser, Commissioner James Byrne, Commissioner Rod Gouge, and Commissioner Jacques Loraine. Staff present were: Community Services Director Jasen Haskins, Senior Planner, Kevin Molina, Development Engineering Manager, Than Nguyen, Wylie Economic Development Director, Jason Greiner and Administrative Assistant Mary Bradley.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Butler gave the Invocation and Commissioner Gouge 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 October 18, 2022 Meeting Minutes.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Senior Medical Addition, establishing two lots on 21.3224 acres, generally located at 100 Medical Plaza.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat for Manors at Woodbridge, to establish 90 residential and six open space lots on 12.418 acres, property generally located on Woodbridge Parkway approximately 900' south of Hensley Lane.

Board Action

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. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (PD-SUP) on 1.27 acres located at 2021 N State Highway 78 (ZC 2022-15).

Staff Presentation

Senior Planner Molina addressed the Commissioners and stated that the applicant is requesting to rezone 1.27 acres located at 2021 North State Highway 78 and the requested rezoning is Commercial Corridor - Special Use Permit (CC-SUP) to allow for vehicle sales and display.

The current development on the subject property contains a minor automobile repair use. The property owner is requesting for the allowance of office space within the existing building and 10 existing parking spaces to be used for vehicle sales as shown in the zoning exhibit.

The development exceeds this parking requirement by providing 24 spaces, 2 being handicapped. The proposal is not affecting any existing landscaping or fire lane access easements.

Notices were sent to 11 property owners within 200 feet as required by state law. No comments were received in favor or in opposition of the request.

Public Comments

Chair Rogers opened the Public Hearing. With no one approaching the Commissioners, Chair Rogers closed the Public Hearing for Item 1. The applicant was not present to address the Commissioners.

Board Action

A motion was made by Commissioner Byrne, and seconded by Commissioner Grieser to recommend approval for Item 1 to City Council. A vote was taken and carried 6 – 1, with Commissioner Loraine voting in opposition.

Vice Chair Butler stated that he had a Conflict of Interest for Item 2 and was recused from the meeting.

2. Consider, and act upon, a recommendation to City Council regarding a change in zoning from Commercial Corridor (CC) to Planned Development - Commercial Corridor (PD-CC) on 11.622 acres generally located on the southwest corner of State Highway 78 and Brown Street.

Staff Presentation

Senior Planner Molina addressed the Commissioners and stated that the applicant is requesting to rezone 11.622 acres located east of the Downtown Historic District on the southwest corner of State Highway 78 and Brown Street. The property is currently zoned Commercial Corridor. The applicant is requesting a Planned Development to allow for a multi-modal commercial environment that integrates with Wylie's historic downtown.

The proposal includes a master plan of six commercial lots which include an interconnect of both vehicular and pedestrian pathways. A retention pond shall also be provided to serve as a gathering space.

The Planned Development establishes uses that are allowed by-right within the subject property:

- All by-right Commercial Corridor District uses except industrial uses (Sections 5.2H and 5.2I)
- Convenience Store
- Motor Vehicle Fueling Station
- Restaurant with Drive-In or Drive-Thru Services
- Food Truck Park
- Alcohol/Liquor Uses, which shall be exempt from distance requirements from church, public hospitals, public schools and private schools

The following uses are expressly prohibited on the subject property:

- Sexually Oriented Business
- Equipment Rental

- Automobile Rental
- Automotive Repair Minor
- Car Wash
- Vehicle Display, Sales or Service
- And as mentioned above, any uses listed under sections 5.2H and 5.2I of the Zoning Ordinance.

Board Discussion

Commissioner Byrne questioned the plans for Brown Street. Staff responded that there are no plans to widen Brown Street at this time.

Commissioner Gouge expressed concern of allowing alcohol/liquor uses. Wylie Economic Development Director, Jason Greiner addressed the Commissioners and stated that there are no plans to allow package stores within the development, the Planned Development is allowing alcohol/liquor uses for full service restaurants. All the lots will be commercial, no residential uses are planned. Staff stated that a site plan for each lot will be submitted once the zoning is approved.

Public Comments

Chair Rogers opened the Public Hearing for Item 2. With no one approaching the Commissioners, Chair Rogers closed the Public Hearing.

Board Action

A motion was made by Commissioner Loraine, and seconded by Commissioner Byrne, to recommend approval to the City Council for Item 2. A vote was taken and carried 6 – 0.

Vice Chair Butler rejoined the meeting.

Staff reminded the Commissioners that the next meeting is December 6, 2022.

ADJOURNMENT

A motion was made by Commissioner Gouge, and seconded by Vice Chair Butler to adjourn the meeting at 6:30PM. A vote was taken and carried 7 – 0.

Bryan Rogers, Chair

ATTEST

Mary Bradley, Secretary