

Wylie Planning and Zoning Commission Regular Meeting

February 01, 2022 – 6:00 PM

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



CALL TO ORDER

Chair Plunk called the meeting in order at 6:00PM. Commissioners present: Chair Cory Plunk, Vice Chair Rogers, Commissioner Norris, Commissioner Byrne, and Commissioner Butler. Commissioners Absent: Commissioner Taylor Newsom and Commissioner Jacques Lorraine.

Staff present: Mr. Jasen Haskins, Planning Manager, Mr. Kevin Molina, Senior Planner, Ms. Renae Ollie, Assistant City Manager, and Ms. Mary Bradley, Administrative Assistant II.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Rogers gave the Invocation and Commissioner Norris 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.

No citizens 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 approval of the Minutes from January 18, 2022 Regular Meeting
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat, being a Replat of Lots 26R-1 & 26R-2, Block 2 of Brown and Burns Addition, establishing two lots on 0.603 acres, located on the northeast corner of N. Jackson Avenue and Jefferson Street.

A motion was made by Vice Chair Rogers and seconded by Commissioner Butler to approve the Consent Agenda as submitted. A vote was taken and carried 5 – 0.

REGULAR AGENDA

1. Hold a Public hearing to consider, and act upon a recommendation to the City Council to allow a change in zoning from Downtown Historic District – Residential only to allow commercial and/or residential uses, located at 401 N. Keefer within the Downtown Historic District. ZC 2022-04

Staff Comments

Mr. Haskins approached the Commissioners, stated that at the October 28, 2021 meeting, staff received direction from the Historic Review Commission to move forward with presenting a rezoning case for the property located at 401 N Keefer to allow both commercial and residential uses. The current base zoning is Downtown Historic District and will not change.

In accordance with Section 6.3 of the Zoning Ordinance, the DTH district allows for both commercial and/or residential uses in the same structure. However, some properties are restricted to residential uses only as adopted by Ordinance 2015-08. Residential only properties were those lots west of Keefer to Cotton Belt and those properties located north of Brown, west of the railroad tracks.

The subject property consists of two lots and is bordered on the east by St Louis Southwestern Railroad. The property has been the subject of several requests for modifications and renovations over the years. The Wylie Economic Development Corporation purchased the property in 2021 and is working with the railroad for expanded ingress and egress access on property directly to the east.

Notifications were mailed to 23 surrounding property owners. One response was received in opposition and two were received in favor of the request.

The Historic Review Commission considered the zoning request on January 27, 2022 and voted 6 -0 in favor of allowing commercial and/or residential uses on the property.

Commissioners Discussion

Chair Plunk questioned the intent of the property. Ms. Ollie approached the Commissioners stating that Wylie Economic Development Corporation purchased the property for a current owner within the Downtown Historic District, who wants to relocate their business. The access to the property is shown as Keefer, but never used as a thoroughfare street. If the request is recommended for approval by the P&Z Commission and ultimately approved by City Council, the next step is platting. The design is not complete on whether there will be two lots or if all three will be combined into one lot.

Commissioner Byrne questioned where the parking would be located. Ms. Ollie stated that the parking would be on-site. Wylie Economic Development is working with the railroad to allow parking on their lot. The property would not have direct backing access onto Brown, possible circular drive to access Brown.

Public Comments

Chair Plunk opened the Public Hearing on Item 1 at 6:17PM.

Ms. Mandy Wilson, Ms. Sandra Stone and Mr. Bob Heath all spoke in favor of the request and expressed concern for visibility. Mr. Haskins responded that when the property is platted, the visibility standards would be required.

Mr. Jason Griener approached the Commissioners stating that a business owner approached the Wylie Economic Development Corporation for assistance with the purchasing property from the railroad. The type of business is a hair salon.

Chair Plunk closed the Public Hearing for Item 1 at 6:22.

Commissioners Action

A motion was made by Vice Chair Rogers and seconded by Commissioner Norris, to recommend approval to the City Council for Item 1 as presented. A vote was taken and carried 5 – 0.

Chair Plunk asked if there was any other business. Mr. Haskins stated that the next meeting will be held on February 15, 2022.

ADJOURNMENT

A motion was made by Commissioner Butler and seconded by Commissioner Norris to adjourn the meeting at 6:27PM. A vote was taken and carried 5 – 0.

Cory Plunk, Chair

ATTEST:

Mary Bradley, Administrative Assistant II