

# Wylie Planning and Zoning Commission Regular Meeting

March 15, 2022 – 6:00 PM

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



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## CALL TO ORDER

Chair Cory Plunk called the meeting to order at 6 :01pm and announced a quorum was present. The following Commissioners were present: Chair Cory Plunk, Vice Chair Bryan Rogers, Commissioner James Byrne, Commissioner Dan Norris, Commissioner Taylor Newsom, Commissioner Joshua Butler, and Commissioner Jacques Loraine.

Staff present included: Planning Manager, Jasen Haskins, Senior Planner, Kevin Molina, Administrative Assistant II, Mary Bradley and Project Engineering Manager, Jenneen Elkhaid.

## INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Newsom gave the Invocation and Commissioner Loraine 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.

## 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 March 1, 2022 Minutes.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat for Lake Park Villas Phase 2, establishing 93 residential lots and four open space lots on 14.302 acres, generally located at the northwest corner of County Line Road and Troy Road.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat for Kreymer East Phase 2, establishing 144 residential lots and one open space lot on 43.089 acres, generally located on WA Allen Blvd and Glen Eagle Drive.
- D. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Hensley Park Addition, establishing one lot on two acres, located on the northwest corner of Hensley Road and Hooper Road.
- E. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Senior Medical Addition, establishing two lots on 21.3224 acres, generally located adjacent and southwest of 2300 FM 544.

Chair Plunk pulled Agenda Item C due to public comments submitted.

### Board Action

A motion was made by Commissioner Newson, and seconded by Commissioner Norris to approve Consent Agenda Item A, B, D, and E as submitted. A vote was taken and carried 7 – 0.

### **REGULAR AGENDA**

- C. Consider, and act upon a recommendation to City Council regarding a Final Plat for Kreymer East Phase 2, establishing 144 residential lots and one open space lot on 43.089 acres, generally located on WA Allen Blvd and Glen Eagle Drive.

### Staff Presentation

Planning Manager Haskins addressed the Commissioners stating that the applicant is proposing to create 144 residential lots and one open space lot on 43.089 acres. The property is located on WA Allen Boulevard and Glen Eagle Drive.

The property is part of the overall 70 acres of the Kreymer East development (PD 2015-23), with minimum lot size of 8,500 square feet for the entire 70 acre development.

The final plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. The item was pulled from the Consent Agenda due to concerns from adjacent property owners.

### Public Comments

Chair Plunk opened the Public Hearing.

Mr. Paul Curtis, adjacent property owner to the development, expressed concerns of trees removed along the Rush Creek, screening between his property and the open space, dead animals along Rush Creek, and Rush Creek flow. Requesting assistance on Rush Creek being filled with not only trash but dead animals.

Ms. Lesley Cobb, adjacent property owner to the development, expressed concerns of sanitation, dead animals and stagnant standing water along Rush Creek.

Mr. Jim Douglas, Douglas Properties, developer for the property, addressed the Commissioners stating that the trees were removed from Rush Creek to allow the flow. No trees were removed from property owners adjacent to the development. The creek bottom has not changed, what was removed was the silt due to no maintenance over the years.

Commissioners questioned the responsibility of Rush Creek. Staff responded that according to the Planned Development Conditions, the Homeowners Association is responsible for maintaining the open space. Mr. Douglas stated that the development is not complete, but the trash will be cleaned up from the subject property.

### Board Action

A motion was made by Commissioner Newsom, seconded by Commissioner Butler to recommend approval for Item C as submitted. A vote was taken and carried 6 – 1, with Commissioner Byrne voting in opposition.

1. Hold a Public Hearing to act upon and consider a recommendation to City Council for amendments to Zoning Ordinance 2015-09, Article 6, Section 6.3 Downtown Historic District. ZC 2022-06.

### Staff Presentation

Planning Manager, Haskins addressed the Commissioners stating that the item was scheduled for consideration on February 24, 2022 by the Historic Review Commission. However, due to inclement weather the item is rescheduled for March 24, 2022. Staff is requesting the item to be tabled until April 5, 2022.

### Public Comments

Chair Plunk opened the Public Hearing on Item 1 at 6:30pm.

### Board Action

A motion was made by Vice Chair Rogers and seconded by Commissioner Norris to table Item 1 until April 5, 2022 Regular Meeting. A vote was taken and carried 7 – 0.

2. Hold a Public Hearing to act upon, and consider recommendation to City Council regarding a request to change the zoning from Commercial Corridor (CC) to Planned Development-Commercial Industrial (PD-CI) on 21.85 acres. Property located southwest corner of State Highway 78 and Wylie East Drive. ZC 2022-05.

### Staff Presentation

Planning Manager, Haskins addressed the Commissioners stating that the applicant is requesting to rezone 21.85 acres located on the south side of State Highway 78 between Wylie East Drive and Anson Parkway. The property is zoned Commercial Corridor. The applicant is requesting a Planned Development to allow for a combination of Light Industrial and Commercial uses.

The Zoning Exhibit proposes a 318,000 square foot Light Industrial building on 18.6 acres, including 1.46 acres of water detention, and approximately 31,000 square feet of commercial pads on 3.18 acres.

The Planned Development establishes uses that are allowed by-right on the Industrial and Commercial lots separately. By right uses on the Industrial lot are:

- Industrial (Inside)
- Office Showroom/Warehouse
- Light Assembly & Fabrication
- Warehouse/Distribution Center
- Food Processing

By-right uses on the Commercial lots are:

- All by-right CC district uses
- Restaurant with or without drive thru
- Motor Vehicle Fueling Station
- Automotive Repair Minor

The industrial property is to be developed with modified design standards of the Commercial Corridor zoning district. The modified design standards include allowing extended parking rows before a required landscaped island to 20, 10 percent landscaping throughout the site as normally allowed in Light Industrial districts and a parking ratio of 1:2000 square feet of floor area.

The Traffic Impact Analysis (TIA) was completed by the developer's consultant for the entire site, and staff has completed a preliminary review. However, the initial review of the Analysis indicated that the site will generate approximately 450 daily peak hour trips. Additionally, Engineering has requested an analysis from the applicant of the Anson Parkway concrete paving to determine the viability of withstanding repeated heavy commercial traffic.

The subject property lies within the General Urban Sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Public comment forms were mailed to 52 property owners within 200 feet as required by state law. Five comment forms were received in opposition and one comment form was received in favor of the request.

#### Commissioners Discussion

Applicants, Mr. Bill Dahlstrom and Mr. Colby Everett addressed the Commissioners and gave a presentation to the Commissioners, stating that the development will be retail mixed uses on each side of the warehouse/distribution building. The users for the development are speculative at this time, no contracts have been signed. Mr. Everett stated that the property is prime location for industrial uses. The commercial uses would be drive-thru restaurants and small retail uses and gas stations.

Commissioners questioned the traffic, especially the access for the large truck traffic to the warehouse/distribution building. Mr. Jay Coulter, engineer for the request, addressed the Commissioners stating that the access for the large trucks would be the two southern drives off Wylie East Drive for direct access to the docks. Project Engineering Manager Elkhaid addressed the Commissioners stating that although a preliminary review was done on the Traffic Analysis, the main point of concern is Wylie East Drive and Anson Parkway is designed for standard residential traffic only. The anticipation is to have the completed in depth review should be completed by next week.

Commissioners discussed the height of the warehouse/distribution building. Mr. Dahlstrom stated that the proposal is minimum 42 feet in height.

#### Public Comments

Chair Plunk opened the Public Hearing for Item 2 at 6:40 p.m

The following citizens came forward and addressed the Commissioners expressing opposition of the request, due to the height of the warehouse/distribution building, the increase of traffic with trucks loading and unloading from the site, and access to the development: Ms. Mandy Mitchell, Ms. Sondra Ferrigno, and Mr. Braden Barber.

Mr. Jason Griener, Wylie Economic Development Corporation, addressed the Commissioners stating that the property is challenging and there is demand for industrial uses.

Mr. Tom Grunnah, Realtor addressed the Commissioners stating that he was in favor of the request and the property will not support 20 acres of retail. The proposed development to the north from KCS will compliment the development.

Chair Plunk closed the Public Hearing for Item 2 at 7:15 p.m.

#### Board Discussion

Commissioners expressed concern of the height for the distribution/warehouse, access to the development, proximity of the distribution/warehouse to the adjacent property owners. After discussion, the applicant and the Commissioners agreed to table the item in order for a different footprint to be submitted.

#### Board Action

A motion was made by Commissioner Newsom and seconded by Vice Chair Rogers to table Item 2. A vote was taken and carried 7 – 0.

3. Consider, and act upon, a Site Plan for an industrial use on 2 acres, being Lot 1, Block A of Hensley Park, located on the northwest corner of Hensley Road and Hooper Road.

#### Staff Presentation

Senior Planner Molina addressed the Commissioners stating that the applicant is proposing to develop four shell buildings totaling 32,875 square feet on two acres located on Lot 1, Block A of Hensley Park. The site is providing 27 percent landscaping which exceeds the 10 percent normally required in Light Industrial District. The property is located on the northwest corner of Hensley Road and Hooper Road.

Access to the site is proposed from a 30' driveway with access from Hooper Road and Hensley Road. This drive shall also function as a fire lane. A city water line that currently runs east-west across the property is being relocated and placed along the proposed access drive.

#### Board Action

A motion was made by Vice Chair Rogers, and seconded by Commissioner Butler to approve Item 3 as submitted. A vote was taken and carried 7 – 0.

4. Consider, and act upon, a Site Plan for Wylie Senior Apartments, an affordable age-restricted multi-family development on 16.88 acres, generally located adjacent and southwest of 2300 FM 544.

#### Staff Presentation

Senior Planner Molina addressed the Commissioners stating that the applicant is proposing to develop an affordable age-restricted multi-family development totaling 58,907 square feet on 15.88 acres located on Lot 1, Block A of Senior Medical Addition. The property is zoned Planned Development-Multifamily (PD 2022-06) and allows for the age restricted multi-family use approved in January of 2022.

The development requires 1.25 parking spaces for every unit and is providing 250 spaces for 200 units. Ten of those spaces are ADA accessible. Fire, safety and vehicle access to the site is proposed from two driveway entrances from Medical Plaza.

#### Board Action

A motion was made by Commissioner Newsom and seconded by Commissioner Loraine to approve Item 4 as submitted. A vote was taken and carried 7 – 0.

5. Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for a restaurant with drive-through service on 1.315 acres, property located at 3201 W FM 544. (ZC 2022-03).

#### Staff Presentation

Senior Planner Molina addressed the Commissioners stating that the applicant is requesting a Special Use Permit on 1.315 acres located at 3201 W FM 544 to allow for a restaurant with drive through service on the subject property. The site plan for the property was originally approved in August of 2017.

The property currently contains one restaurant with drive-through service (Building A) as the site plan was approved prior to the Special Use Permit requirement being in place. The new proposed restaurant with drive-through service is located on the northwest side of the rear building (Building B). Access to this restaurant is provided with plans to use the rear access drive as a drive-through lane.

Sit down restaurants shall also be prohibited due to a concern for parking availability for high traffic uses. As presented this item complies with the minimum site, landscaping and architectural requirements of the zoning ordinance.

Public Notifications were mailed to 8 property owners. No comment forms were received in favor or in opposition of the request.

The applicant addressed the Commissioners stating that there is no user at this time.

#### Public Comments

Chair Plunk opened the Public Hearing for Item 5. With no one approaching the Commissioners, Chair Plunk closed the Public Hearing.

#### Board Action

A motion was made by Commissioner Newsom and seconded by Vice Chair Rogers, to recommend approval for Item 5 as submitted. A vote was taken and carried 7 – 0.

Administrative Assistant Bradley reminded the Commissioners of meeting for April 5, 2022. Planning Manager Haskins stated that an Open House event for the Comprehensive Plan will be held on March 31, 2022 in the Library. All Commissioners were invited to attend.

#### **ADJOURNMENT**

A motion was made by Commissioner Newsom and seconded by Vice Chair Rogers to adjourn the meeting at 7:50pm. A vote was taken and carried 7 – 0.

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**Cory Plunk, Chair**

**ATTEST:**

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**Mary Bradley, Administrative Assistant II**