



Planning & Zoning Commission

Minutes

Regular Meeting

August 17, 2021 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Vice Chair Bryan Rogers called the regular meeting to order at 6:01 PM and announced a quorum present. P&Z Commissioners in attendance: k, Vice Chair Bryan Rogers, Commissioner Joshua Butler, Commissioner Taylor Newsom, Commissioner Jacques Loraine, Commissioner Dan Norris and Commissioner Charla Riner. P&Z Commissioners absent: Chair Cory Plunk.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Norris gave the invocation and Commissioner Riner led the Pledge of Allegiance.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

There were no citizens present wishing to address the Commissioners on non-agenda items.

CONSENT AGENDA

- A. Consider and act upon approval of the Minutes from the August 3, 2021 Regular Meeting.**
- B. Consider, and act upon a recommendation to the City Council regarding a Preliminary Plat for Wylie Logistics Park, to establish nine industrial lots and two open space lots on 225.081 acres, property generally located at the northeast corner of State Highway 78 and Springcreek Parkway.**

Commission Action

A motion was made by Commissioner Newsom, seconded by Commissioner Riner, to approve the Consent Agenda as presented. A vote was taken and the motion carried 6-0.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Wylie Logistics Park Building 2, an office, warehouse and distribution use on 24.74 acres. Property generally located on the northeast corner of State Highway 78 and Springcreek Parkway.**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is proposing to develop a 490,289 square foot office, warehouse and distribution structure. The property is part of the Wylie Logistic Park Planned Development Ordinance 2021-33. The site plan represents the first development of the planned development and is one out of the six proposed buildings for the entire site.

The proposed site plan provides 416 parking spaces with twelve of them being ADA accessible.

The landscaped area totals 31 percent and contains a 40 feet landscape buffer with a four feet wide meandering sidewalk along State Highway 78. A four feet in height landscape Berm with a 4:1 slope and Eastern Red Cedar plantings is also provided along the eastern side of building 2.

Board Discussion

Commissioner Newsom questioned if the environmental elements were included. Mr. Nick Crawford, Northpoint Development, stated that LED lights will be provided for the interior and exterior and white roofing and concrete paving. Drought resistant plants will be installed for landscaping.

Commissioner Lorraine questioned if the water from the detention pond will be used for irrigation. Mr. Crawford stated that unless a tenant desires large landscaping then it can be used for irrigation, but overall no.

Commission Action

A motion was made by Commissioner Newsom and seconded by Commissioner Lorraine, to approve the Site Plan as presented. A vote was taken and the motion carried 6-0.

Ms. Bradley stated that there will be a meeting on September 7, 2021.

ADJOURNMENT

A motion was made by Commissioner Newsom, and seconded by Commissioner Butler, to adjourn the meeting at 6:09PM. A vote was taken and carried 6-0.

Bryan Rogers, Vice Chair

ATTEST:

Mary Bradley