

# Wylie Planning and Zoning Commission Regular Meeting

April 16, 2024 – 6:00 PM

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



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## CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00pm. In attendance were Vice-Chair James Byrne, Commissioner Joe Chandler, Commissioner Harold Gouge, Commissioner Jennifer Greiser, Commissioner Zeb Black and Commissioner Keith Scruggs. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, Development Engineering Manager Than Nguyen and Administrative Assistant Gabby Fernandez.

## INVOCATION & PLEDGE OF ALLEGIANCE

Chair Butler gave the Invocation and Commissioner Black 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 approached 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 meeting minutes from the March 19, 2024 Planning and Zoning Commission meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 6, creating 168 single family residential lots and three open space lots on 40.430 acres, generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 7, creating 11 single family residential lots and two open space lots on 6.475 acres, generally located at the northeast corner of Dominion Drive and Pleasant Valley Road.
- D. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of North Wylie Plaza, establishing one commercial lot on 0.912 acres. Property generally located at 2455 FM 1378.

## **Board Action**

A motion was made by Commissioner Gouge, seconded by Commissioner Greiser, to approve the Consent Agenda as presented. A vote was taken and the motion passed 7 – 0.

## **REGULAR AGENDA**

1. Consider, and act upon, a Site Plan for Lot 1, Block A of North Wylie Plaza for the development of a multi-tenant commercial office use on 0.912 acres. Property located at 2455 FM 1378.
2. Consider, and act upon, a Site Plan amendment for Lot 3R, Block B of Freddy's Addition for the expansion of an existing structure for a drive-through restaurant use on 1.074 acres. Property located at 2806 W FM 544
3. Consider, and act upon, a Site Plan to function as a development plan for Lots 1-8, Block A of Ladylike Addition on 19.726 acres generally located north of 801 North State Highway 78.
4. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural District (AG/30) to Planned Development (PD-MF) for an age restricted condominium residential community on 47.374 acres. Property located on the west side of Country Club Road approximately 2000' south of Parker Road (ZC 2024-02).

## **Commission Discussion on Regular Agenda Item 1**

Senior Planner Molina approached the Commissioners, stating that the first item on the agenda is for a request to develop a building. The building will be used for office medical use. The applicants will provide 25 spaces with two being ADA accessible. The site does currently contain a lift station. Planner Molina explained that the new development is getting rid of the existing driveway and replacing it with a 24 ft. fire lane. The building is in compliance with both architectural and landscaping standards. At this time it is unclear who the tenants are.

Chair Butler questioned if this followed the comprehensive plan to which Planner Molina stated that it did.

## **Board Action on Item 1**

A motion was made by Commissioner Greiser , seconded by Commissioner Gouge, to approve Item 1 as presented. A vote was taken and carried 7– 0.

## **Commission Discussion on Regular Agenda Item 2**

Senior Planner Molina presented the site plan for an addition to the Heal 360 building, previously Bush's Chicken. He explained that the plans may look similar to plans reviewed earlier this year because it is the same project and the Commission reviewed the special use permit. Modifications have been made to the driveway and added signage saying do not enter and planting landscaping. Planner Molina stated that this was being done due to safety concerns. The applicants have shrunk the building to allow for the sidewalk to go around the entire property for pedestrian access. They are in compliance with parking and landscaping requirements.

Chair Butler stated that this had gone to Council and they had some safety concerns and these modifications address those concerns. The Commission discussed the modifications that had been made by the applicant.

Vice-Chair Byrne questioned if any spots had been removed from the last plans reviewed to which Planner Molina answered they have not removed any spaces. Vice-Chair Byrne confirmed that these new plans would alleviate Council's concerns.

### **Board Action on Item 2**

A motion was made by Commissioner Greiser, seconded by Chair Butler, to approve Item 2 as presented. A vote was taken and carried 7 - 0.

### **Commission Discussion on Regular Agenda Item 3**

Senior Planner Molina presented a development plan for the development of eight commercial lots. He explained that the developers are just proposing to construct the fire lane as the only way they would be allowed to have the plans reviewed as civil plans would be having the site plan approved by the Planning and Zoning Commission.

Community Development Director Jasen Haskins explained the developers are ready to start working on utilities and fire lanes and each of the pad sites will come back on their own for consideration by the Commission.

The Commission discussed the development plan and how it could change in the future and no type of use was being approved during the meeting.

Vice-Chair Byrne questioned the turning lanes and brake lanes on 78, and if they would need approval from TxDOT to which Director Haskins stated that because they are doing civil plans, that was correct.

Commissioner Gouge questioned if any conditions may need to be made regarding the development plan to which Director Haskins stated he did not think that was needed.

Resident Sandra Braswell approached the Commission explaining her history in Wylie and her concerns with the development plan such as traffic and entrances and exits.

Chair Butler explained that the only thing being voted on tonight was the fire lane.

### **Board Action on Item 3**

A motion was made by Commissioner Gouge, seconded by Commissioner Scruggs, to approve Item 3 as presented. A vote was taken and carried 7-0.

### **Commission Discussion on Regular Agenda Item 4**

Director Haskins explained that the applicant was going to present to the Commission. John Delane approached the Commission presenting the Ladera project which is an age restricted community. He explained how they uphold their age restriction when residents are coming in or reselling. The type of homes are condominium style. A goal of the developers is to create a lifestyle for residents. It is a gated community. He explained it would enter in off of Country Club and explained that the property does take Monre Lake, however they will not be utilizing any of it as it is a floodplain area. The community will only be utilizing the private trail system for the homeowners. He explained the amenities for residents. There are 16 different floor plans for the homes. Delane explained that condominium communities are more heavily regulated and that residents will be paying about \$300

a month which will cover all lawn maintenance. He stated that the development will have no impact to the school district.

Chair Butler asked about the park to which Director Haskins stated that the parks plan has not been accepted as of yet. He explained the access to the park. There is no public access to the park. The Commission discussed the different floor plans of the homes in the development. Chair Butler questioned if there was anything to compare the build of these homes to to which the Commission discussed that because they were condominium style homes, there would be nothing to compare them to. Commissioner Byrne explained his concern with the density on the property and regulations for the homes being built. John Delane explained that there will be a PD that is to be followed for the building plans. The Commission and presenter discussed the home pad sizes for the homes and Zoning Ordinances. Commissioner Greiser stated that remembrance of the target audience needed to be addressed and that she wished she had something like this for her family. The Commission discussed the community age restriction and the process of an age restriction form that is to be filled out and renewed every year for the residents. Commissioner Byrne questioned the consequences for not following the age requirements to which Delane explained, the Condominium Association would get involved. Commissioner Scruggs questioned the comprehensive plan as the front was to be Commercial.

Chair Butler opened the public hearing at 7:03 pm. Jason Griener with the Wylie EDC approached the Commission to explain some of the concerns the Commission had previously had such as the density and redistricting from the school district. No one else approached the Commission. Chair Butler closed the public hearing at 7:05 pm.

Director Haskins explained some of the concerns from the City Council were traffic and schools. He stated that he believed the age restriction on the homes will alleviate those concerns. Commissioner Scruggs questioned if a special use permit would need to be issued for the development as there would be no commercial development to which Director Haskins answered there would not be a need for one as it would be in the PD. The Commission and Delane discussed adding commercial developments. Delane stated that it had been considered, but was ultimately decided to be all residential. Chair Butler discussed the comprehensive plan and the designated zoning for the property location. Vice-Chair Byrne questioned the emergency road. Director Haskins explained that it was an emergency access only road.

#### **Board Action on Item 4**

A motion was made by Commissioner Greiser, seconded by Commissioner Black, to approve Item 4 as presented. A vote was taken and failed 3-4. In opposition were Commissioner Scruggs, Commissioner Gouge, Chair Butler and Vice-Chair Byrne.

A motion was made by Commissioner Gouge, seconded by Vice-Chair Byrne, to deny Item 4 as presented. A vote was taken and carried 4-3. In opposition were Commissioner Greiser, Commissioner Chandler and Commissioner Black.

## **ADJOURNMENT**

A motion was made by Chair Butler, and seconded by Commissioner Scruggs, to adjourn the meeting at 7:15 PM. A vote was taken and carried 7 – 0.

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*Joshua Butler, Chair*

## **ATTEST**

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*Gabby Fernandez, Secretary*