

Wylie Planning and Zoning Commission Regular Meeting

January 18, 2022 – 6:00 PM

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



CALL TO ORDER

Chair Cory Plunk called the meeting to order at 6:00 PM and announced a quorum present. Planning and Zoning Commissioners in attendance were: Chair Cory Plunk, Vice Chair Bryan Rogers, Commissioner Taylor Newsom, Commissioner Joshua Butler, Commissioner Jacques Loraine and Commissioner Jim Byrne. Commissioner Dan Norris was absent.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Newsom gave the invocation and Commissioner Butler let 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.

Chair Plunk welcomed the new appointed Commissioner Jim Byrne.
No Citizen approached the Commissioners to speak on a Non-Agenda Item.

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 December 21, 2021 Regular Meeting
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Allen Addition, establishing seven lots on 1.8298 acres, located on the southwest corner of E. Brown Street and W.A. Allen Boulevard.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat, being an Amended Plat of Lot 1, Block A of Stone 2514 Addition on 1.276 acres, located at 7940 E Parker Road.

Commissioners Action

A motion was made by Commissioner Newsom, seconded by Vice Chair Rogers to approve Consent Agenda as presented. A vote was taken and motion passed 6 – 0.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Little's Academy, a daycare center use on 1.28 acres, property located at 7940 E Parker Road.

Staff Comments

Senior Planner, Mr. Molina approached the Commissioners stating that the applicant is proposing to develop a 9,922 square foot Little's Academy, day care center on 1.276 acres located on Lot 1, Block A of Stone 2514 Addition.

The development is currently planned for eight classrooms and provides 33 parking spaces with two of them being ADA accessible. In September of 2021 the applicant was granted a variance allowing for up to 10 classrooms with the 33 parking space count. The purpose of the variance was to allow for growth.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

Commissioners Action

With no questions for the applicant or Staff, a motion was made by Commissioner Newsom, seconded by Commissioner Butler to approve as presented. A vote was taken and carried 6 – 0.

2. Remove from table and continue Public Hearing

A motion was made by Commissioner Butler, seconded by Commissioner Newsom to remove Item 2 from the Table.

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 on 0.832 acres, property located at 2812 W FM 544. (ZC 2021-24)

Staff Comments

Senior Planner, Mr. Molina approached the Commissioners stating that the Item was tabled at the December 21, 2021 Regular Meeting so the applicant could revise the proposal to address the Commission's concerns.

The original site was developed for a restaurant without a drive through service. The property owner is requesting a Special Use Permit to allow a drive through service for marketing purposes as the previous restaurant closed. The applicant has not provided, nor do the SUP conditions stipulate an ultimate end user.

The applicant has amended the zoning exhibit to include a stop sign at the exit of the drive- through lane and a yield sign for the eastern drive that intersects with the exit drive-through lane.

Continue Public Hearing

Chair Plunk continued the Public Hearing, asking anyone that wished to address the Commissioners to come forward. With no one approaching the Commissioners, Chair Plunk closed the Public Hearing.

Commissioners Discussion

The Commissioners discussed the option of having a window for the drive-through service in the rear of the property. The Commissioners expressed concern for the pedestrians and possible blocking of the fire lane to the adjacent existing commercial uses. Chair Plunk stated the structure was not developed to have a drive-through, the space between the buildings was too tight.

Commissioners Action

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

Chair Plunk stated that there were no other items on the Agenda, and asked for any announcements. Ms. Bradley stated that there will be a meeting on February 1, 2022.

ADJOURNMENT

A motion was by Commissioner Butler, seconded by Vice Chair Rogers to adjourn the meeting at 6:31PM. A vote was taken and carried 6 – 0.

Cory Plunk, Chair

ATTEST:

Mary Bradley, Administrative Assistant II