

Wylie Planning and Zoning Commission Regular Meeting

December 06, 2022 – 6:00 PM

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



CALL TO ORDER

Chair Bryan Rogers called the meeting to order at 6:00pm. Commissioners present: Chair Rogers, Vice Chair Joshua Butler, Commissioner Keith Scruggs, Commissioner Jennifer Grieser, Commissioner James Byrne, and Commissioner Rod Gouge. Commissioners absent: Commissioner James Byrne and Commissioner Jacques Loraine. Staff present were: Community Services Director Jasen Haskins, Senior Planner, Kevin Molina, Development Engineering Manager, Than Nguyen, Wylie Economic Development Director, Jason Greiner and Administrative Assistant Mary Bradley.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Gouge gave the Invocation and Commissioner Grieser 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 November 15, 2022 Minutes.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Woodbridge Crossing Addition, Lot 17R-3, Block A, Woodbridge Crossing PD 2019-15, being an amended plat of Lot 17R, Woodlake Crossing Addition, establishing one commercial lot on 7.2915 acres, generally located at 3026 W FM 544.
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for City Center, Lot 1, Block A, establishing one commercial lot on 1.169 acres, located at 791 S State Highway 78.

Chair Rogers requested that Item B and C be pulled from the Consent Agenda and considered individually.

Board Action

A motion was made by Vice Chair Butler, seconded by Commissioner Gouge, to approve the Consent Agenda as presented with the exception of Item B and C. A vote was taken and the motion passed 5 – 0.

REGULAR AGENDA

- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Woodbridge Crossing Addition, Lot 17R-3, Block A, Woodbridge Crossing PD 2019-15, being an amended plat of Lot 17R, Woodlake Crossing Addition, establishing one commercial lot on 7.2915 acres, generally located at 3026 W FM 544.

Board Comments

Community Services Director Haskins stated that for clarification purposes, the property is located within Woodbridge Crossing, Lot 17R-3, Block A and not within Woodlake Crossing Addition.

Board Action

A motion was made by Vice Chair Butler, seconded by Commissioner Gouge to recommend approval to City Council for Item B. A vote was taken and carried 5 – 0.

Chair Rogers recused himself due to Conflict of Interest for Item C.

- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for City Center, Lot 1, Block A, establishing one commercial lot on 1.169 acres, located at 791 S State Highway 78.

Board Comments

Staff confirmed that the property has an existing building and the plat improves fire lanes and utility easements.

Board Action

A motion was made Commissioner Gouge, seconded by Commissioner Grieser, to recommend approval for Item C as presented. A motion was taken and carried 4 – 0.

Chair Rogers returned to the meeting.

1. Consider, and act upon, an amended Site Plan for the expansion of East Fork Special Utility District office building on 1.76 acres, located at 1355 Troy Road.

Staff Comments

Senior Planner Molina approached the Commissioners, stating that the applicant is proposing to develop a 1,296 square feet addition to an existing building that measures 1,728 square feet located on 1355 Troy Road. The purpose for this addition is to allow for additional offices to serve the East Fork Special Utility District. The site plan is also proposing to add 1,296 square feet of covered parking.

The current structure is of a metal exterior and was developed prior to the current zoning ordinance. Expansion of the structure requires for the entire exterior facade to be of a masonry material. The applicant is in compliance with this requirement by providing brick veneer.

Access to the site is proposed from an existing concrete parking lot with street frontage from Troy Road.

Board Action

A motion was made by Commissioner Grieser, seconded by Commissioner Gouge, to approve Item 1 as presented. A vote was taken and carried 5 – 0.

2. Consider, and act upon, a Site Plan for Lot 17R-3, Block A of Woodbridge Crossing Addition, for a home improvement center development on 7.2915 acres. Property generally located at 3026 W FM 544.

Staff Comments

Senior Planner Molina approached the Commissioners, stating that the applicant is proposing to develop a 79,540 square foot Floor & Decor home improvement center on 7.2915 acres, located on Lot 17R-3, Block A of Woodlake Crossing Addition.

The development is required to provide one parking space for every 400 square feet of building area, a total of 199 parking spaces are required. The site plan provides 351 parking spaces, eight being handicapped spaces. Planned Development 2019-15 allows for the parking spaces to be sized at 9' X 18'.

The Planned Development requires for the site to provide 10% of landscaped area with trees and sidewalks along the street frontage of Springwell Parkway. The development is providing 13% of landscaped area and includes an 8' wide meandering sidewalk along Springwell Parkway.

Board Action

A motion was made by Commissioner Grieser, seconded by Commissioner Gouge, to approve Item 2 as presented. A vote was taken and carried 5 – 0.

3. Hold a Public Hearing to consider, and act upon, a recommendation to City Council regarding a change in zoning from Downtown Historic District (DTH) to Downtown Historic District - Special Use Permit (DTH-SUP) to allow for a brewery, food truck park, and events center within the Downtown Historic District, property located at 106 N. Birmingham Street (ZC 2022-16).

Staff Comments

Senior Planner Molina approached the Commissioners, stating that the applicant is requesting a Special Use Permit to allow for a brewery, food truck park, and events center use at 106 N. Birmingham Street.

The SUP conditions allow the Brewery, Food Truck Park, and Events Center as uses, while setting hours of operation, parking requirements, and design standards. The applicant is proposing alterations to the facade of the structure, the addition of a shade cover over the current parking area, and other minor improvements.

The SUP standards eliminate the distance requirement from any existing or future schools, churches, residences, or alcohol establishments. Normally, those distance requirements can be anywhere from 300 to 1500 feet.

The applicant is requesting that no parking be required on site. There are 22 off-street parking spaces within 150', 75+ additional within 300', and Oak Street is wide enough to allow for some on-street parking.

The property is located within the Downtown Historic District. The Historic Review Commission considered the item at their November 17, 2022 meeting, ultimately voting 5 – 0 to recommend approval with conditions on the hours of operation being restricted to closing at 9pm Monday through Thursday and closing at 12pm on Friday through Sunday. The commission also had recommendations on the height of the sign not being taller than the adjacent properties rooflines.

Notices were sent to 13 property owners within 200 feet as required by state law. One response was received in favor and one in opposition of the request.

Public Comments

Chair Rogers opened the Public Hearing on Item 3.

Mr. Steve Schoenekase, the applicant approached the Commissioners stating that the structure will hold 100 people and sit about 60 people outside. There will be signs up designating where to park and where no parking is allowed.

Wylie Economic Development Manager Greiner, approached the Commissioners stating that the WEDC is working with the KCS Railroad to obtain property across the street from the property on Birmingham, for a parking lot that will be ADA parking sidewalks.

Chair Rogers closed the Public Hearing on Item 3.

Board Action

A motion was made by Commissioner Grieser, seconded by Commissioner Gouge, to recommend approval Item 3 to City Council. A vote was taken and carried 5 – 0.

4. 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 280 W Brown within the Downtown Historic District. ZC 2022-18.

Staff Comments

Senior Planner Molina approached the Commissioners stating that the applicant is requesting to change the zoning from Downtown Historic District – Residential only to Downtown Historic District – Commercial and/or Residential uses.

The subject property consists of one lot and is bordered on the east by St Louis Southwestern Railroad. The Wylie Economic Development Corporation purchased the property and owns 401 W. Keefer. That property was rezoned in the same manner in March of 2022.

Any new development or renovations would continue to adhere to current design standards and allowed uses of the DTH regulations.

Public Comments

Chair Rogers opened the Public Hearing, with no questions, Chair Rogers closed the Public Hearing.

Board Action

A motion was made by Commissioner Grieser, seconded by Commissioner Gouge, to recommend approval Item 4 as presented. A vote was taken and carried 5 – 0.

5. Hold a Public Hearing to consider, and act upon, a recommendation to City Council regarding an Amendment to the City of Wylie Zoning Ordinance, Article 5.1 Land Use Charts and Article 5.2 Listed Uses as they relate to Accessory and Temporary Uses of Donation Boxes (ZC 2022-19).

Staff Comments

Community Services Director Haskins approached the Commissioners stating that at a work session with the City Council in November, 2022 staff presented proposed amendments to the Zoning Ordinance regarding donation boxes.

Donation boxes are usually large metal containers and sometimes trailers that are usually placed in existing places of business for the collection of unwanted clothes and other small household items. The sites can be both attended or, more likely, unattended. It is generally the unattended locations that are of concern. An unattended donation box can become a public nuisance when donations overflow into the area around the box or include items that are appropriate for donation, such as used mattresses.

Currently, donation box placement is regulated under the temporary use category and the Health and Sanitation Chapter of the City Ordinance. The proposed amendment would require all donation box placements whether they are existing or new, to obtain a permit and would be allowed as permanent accessory or temporary uses, and provide for city enforcement and penalties.

Public Comments

Chair Rogers opened the Public Hearing, with no questions, Chair Rogers closed the Public Hearing.

Board Action

A motion was made by Commissioner Gouge, seconded by Commissioner Scruggs, to recommend approval Item 5 as presented. A vote was taken and carried 5 – 0.

Staff stated that the next Planning and Zoning meeting will be January 17, 2023. Staff thanked all the Commissioners and stated that it has been a great year!

ADJOURNMENT

A motion was made by Commissioner Gouge, and seconded by Vice Chair Butler to adjourn the meeting at 6:45PM. A vote was taken and carried 5 – 0.

Bryan Rogers, Chair

ATTEST

Mary Bradley, Secretary