

Wylie Planning and Zoning Commission Regular Meeting

August 16, 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 James Byrne, Commissioner Jennifer Grieser, Commissioner Jacques Loraine, and Commissioner Rod Gouge. Commissioners absent were Commissioner Keith Scruggs.

Staff present: Planning Manager, Jasen Haskins, Senior Planner, Kevin Molina, Engineering Development Manager Than Nguyen, City Engineer Tim Porter, Fire Marshall Steve Seddig and Administrative Assistant Mary Bradley.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Loraine gave the Invocation and Commissioner Butler 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 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 August 2, 2022 Regular Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat Butler Estates, being a replat for Lot 6 establishing two lots on 5.005 acres in the City of Wylie Extra Territorial Jurisdiction, located at 1856 Butler Drive.

Board Action

A motion was made by Commissioner Gouge, and seconded by Commissioner Byrne to approve Consent Agenda Items A and B as submitted. A vote was taken and carried 6 – 0.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan Lot 4 of Slate Commercial for a retail development on 1.173 acres. Property generally located on State Highway 78 being 1000' east of Eubanks Lane.

Staff Presentation

Senior Planner Molina addressed the Commissioners stating that the applicant is proposing to develop a 10,929 square foot multi-tenant retail building on 1.173 acres, located on Lot 4, Block A of Woodlake Village. The property is zoned within Planned Development 2022-38 and allows for retail development with shared parking throughout the entire 7.89 acre site.

The site provides 20% of landscaped area with trees and sidewalks along the street frontage of State Highway 78. A meandering sidewalk along State Highway 78 is also provided.

The site plan presented differs from the zoning exhibit, which is included in the packet for reference. The redesigned layout moves parking from the west side of the lot to the east side. The applicant has stated this was done to move more parking closer to the potential tenant on the east side. This caused the access to be from a two-way to a one-way access off State Highway 78.

City staff have commented on safety traffic concerns with the requested site plan due to the western entrance aligning with a one way drive. There are concerns that vehicles will not see the signage to make eastern or western turns when entering the site. The applicant has requested for the consideration of the presented site plan as the design allows for vehicles within the ordering lane to exit without needing to yield to oncoming traffic. The applicant proposes to add stop signs on the north, east, and west intersection to allow for cars entering from State Highway 78 to have the right of way. Additional do not enter signs should also be required at the one way exit. An exhibit of the proposed signage is included.

As presented, the site plan is in general compliance with the design requirements of the Zoning Ordinance and of Planned Development 2022-38. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department. Further discussion over the remaining safety traffic concern is recommended by staff.

Board Discussion

Applicant, Mr. Kris Ramji approached the Commissioners and gave a short presentation explaining the purpose of the revised plan in lieu of approved zoning exhibit was due to a possible tenant with a restaurant use and drive through. The purpose of revision was to make a one-way access from State Highway 78. The property proposes several egress/access through Lot 9, Lot 3 or Lot 4. Lot 4 is the only one with one-way egress/access.

Mr. Ramji presented several existing restaurants with questionable egress/access. City Engineer Porter addressed the Commissioners stating that showing existing restaurants shows mistakes and the site plan needs to move forward with the egress/access revised back to the original zoning exhibit.

Commissioner Action

A motion was made by Commissioner Gouge and seconded by Commissioner Grieser to approve Item 1 with the conditions noted by Staff. A vote was taken and failed 3 – 3, with Commissioner Loraine, Chair Rogers and Commissioner Byrne voting in opposition.

Staff stated that the next meeting is September 6, 2022.

ADJOURNMENT

A motion was made by Commissioner Gouge, and seconded by Commissioner Byrne to adjourn the meeting. A vote was taken and carried 6 – 0.

Bryan Rogers, Chair

ATTEST

Mary Bradley, Secretary