

Wylie Planning and Zoning Commission Regular Meeting

August 15, 2023 – 6:00 PM

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



CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00 p.m. Commissioners present: Chair Joshua Butler, Vice-Chair Jacques Loraine, Commissioner Keith Scruggs, Commissioner James Byrne, Commissioner Rod Gouge, Commissioner Joe Chandler, Commissioner Jennifer Grieser, Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, Engineering Development Manager Than Nguyen, Secretary Lillian Baker.

INVOCATION & PLEDGE OF ALLEGIANCE

The invocation was led by Commissioner Gouge and the pledge of allegiance was led by Commissioner Loraine.

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.

None approached the Commissioners.

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. Minutes from August 1, 2023 Regular Meeting
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat for Railroad Addition, Lots 1R, 2R, 3R1, and 3R2, Block 14, being a Replat of Lot 1-3A, Block 14 of Railroad Addition, establishing four residential lots on 0.446 acres, property located at 510 E Marble.
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Bufflehead Addition, establishing one light industrial lot on 8.96 acres. Property generally located at 1011 E Brown Street.
- D. Consider, and act upon a recommendation to City Council regarding a Final Plat for Lots 1-2, Block A of Upwind Capital Addition establishing two lots on 4.1396 acres, generally located at 1971 N State Highway 78.

Board Action on Consent Agenda

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

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 1, Block A of Bufflehead Addition for the development of a battery backup storage use on a total of 8.96 acres. Property generally located at 1011 E Brown Street.

Staff Comments on Regular Agenda Item 1

Senior Planner Molina presented an overview. This was previously reviewed as a Special Use Permit (SUP). The site is providing landscaping and fire lanes. The business will preserve as many trees as possible. The Commission inquired about runoff and detention. Senior Planner Molina responded that it was going to be done offsite on Oncore property, still being worked through, and that the EDC is also involved. Director Haskins stated that Civil Plans would not be approved until that item is resolved. Engineering Development Manager Nguyen stated that they are looking at the detention for both the Oncore facility and the Bufflehead facility; to be three tracks total.

Board Action on Regular Agenda Item 1

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

2. 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 Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.985 acres to allow for Automobile Repair Major use. Property located north of 451 Westgate Way (ZC 2023-12).

Staff Comments on Regular Agenda Item 2

Senior Planning Molina presented that the plan was in compliance with standards. What is being presented is for the zoning and not the site plan, which will come back at a later date. Thirty-one notices were mailed and there were no responses. There will be an 8' board on board screen and landscaping. The business is planning for a gate to be installed to limit access to vehicles parked in back. Applicant Scott Zinc was present and addressed question, by Commission, if he was aware of multiple body shops in the area. He stated that they were aware and that their predictions indicated that the supply was in need.

Chair Butler opened a Public Hearing. None approached the Commission and the Public Hearing was closed.

Board Action on Regular Agenda Item 2

A motion was made by Commissioner Byrne and seconded by Commissioner Chandler to approve Regular Agenda Item 2 as presented. A vote was taken and carried 7 – 0.

3. 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 (AG/30) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.821 acres to allow for Drive-Through Restaurant. Property located at 2001 N State Highway 78 (ZC 2023-13).

Staff Comments on Regular Agenda Item 3

Senior Planner Molina presented the Special Use Permit (SUP) for a drive-thru for Dutch Brothers. Staff is recommending approval as the site plan is in compliance. Property is currently zoned Agriculture and the request includes a change in zoning to Commercial Corridor with SUP (CC-SUP) as well as the site plan. They are providing

twelve parking spaces and 20% landscaping. Ten notices were mailed and none were returned. They will have to submit a re-plat for fire lanes at a future date. Commission inquired about drive-thru. Engineering Development Manger Nguyen said that Engineering has reviewed and feel it will be in compliance. Director Haskins stated with some modifications it is still within compliance. Commissioner Gouge requested clarification on number of parking spaces before it goes to City Council. Commission asked what is the parking requirement. Senior Planner Molina stated that 25% can not exceed the minimum parking, if over, it has to be grass or a different surface.

Chair Butler opened a Public Hearing. None approached the Commission and the Public Hearing was closed.

Board Action on Regular Agenda Item 3

A motion was made by Commissioner Grieser and seconded by Commissioner Gouge to approve Regular Agenda Item 3 as presented. A vote was taken and carried 7 – 0.

ADJOURNMENT

A motion was made by Commissioner Grieser and seconded by Commissioner Loraine to adjourn. A vote was taken and carried 7 – 0. The meeting was adjourned at 6:19 p.m.

Joshua Butler, Chair

ATTEST

Lillian Baker, Secretary