

Wylie Planning and Zoning Commission Regular Meeting

April 19, 2022 – 6:00 PM

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



CALL TO ORDER

Planning Manager Jasen Haskins called the meeting to order at 6:00pm and announced a quorum.

A nomination was made by Commissioner Butler, seconded by Commissioner Jim Byrne to nominate Commissioner Taylor Newsom as Chair. A vote was taken and carried 4 – 0.

Those present: Chair Taylor Newsom, Commissioner Jim Byrne, Commissioner Joshua Butler, and Commissioner Jacques Lorraine. Those absent: Chair Cory Plunk, Vice Chair Bryan Rogers and Commissioner Dan Norris.

Staff present: Planning Manager Jasen Haskins, Project Engineering Manager Jenneen Elkhaliid, Senior Planner Kevin Molina, and Administrative Assistant Mary Bradley.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Lorraine 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 came forward to address 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. Consider, and act upon, the approval of the April 5, 2022 Regular Meeting Minutes
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat being a Replat for Sanden Addition, establishing three light industrial lots on 90.309 acres. Property located at 601 Sanden Boulevard.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat being an Amended Plat for Woodlake Village Addition, establishing one commercial lot on 17.691 generally located at 2050 N State Highway 78.
- D. Consider, and act upon a recommendation to City Council regarding a Final Plat for Wyndham Ridge, establishing 119 residential lots and three open space lots on 23.527 acres in the City of Wylie Extra Territorial Jurisdiction, generally located on Sachse Road approximately 900' southwest of Pleasant Valley Road.

Commissioners Action

Chair Newsom requested Consent Agenda Item B to be pulled. A motion was made by Commissioner Lorraine, and seconded by Commissioner Byrne to approve Consent Agenda Items A, C and D as presented. A vote was taken and carried 4 – 0.

REGULAR AGENDA

- B. Consider, and act upon a recommendation to City Council regarding a Final Plat being a Replat for Sanden Addition, establishing three light industrial lots on 90.309 acres. Property located at 601 Sanden Boulevard.

Staff Presentation

Senior Planner Molina addressed the Commissioners stating that the applicant is proposing to subdivide the property into three lots. The property totals 90.309 acres and is located at 601 Sanden Boulevard.

The purpose of the replat is to allow for the individual marketing of Lot 2. Lots 1R and Lot 3 currently developed for Sanden International Manufacturing Company. However, the replat identifies Flood Zone A on the southwest corner of Lot 3.

Commissioner Discussion

Chair Newsom questioned the traffic and if Sanden is planned to be widened at the intersection of State Highway 78 and Sanden Boulevard. Engineering Project Manager Elkhaid addressed the Commissioners stating that the Thoroughfare Plan proposes Old Alanis to intersect with Hensley at State Highway 78 creating a four-lane corridor with a 100-foot right-of-way.

Commissioners Action

A motion was made by Commissioner Lorraine, seconded by Commissioner Butler, to recommend approval for Item B as submitted. A vote was taken and carried 4 – 0.

1. Consider, and act upon, an amendment to Walmart Site Plan, a Grocery Store Use on 17.691 acres, property located at 2050 N State Highway 78, being Lot 1R-6R1, Block C of Woodlake Village Addition. Jim parking spaces enough. Yes. Taylor upgrades only for pick up. Applicant Carolyn Kimley-Horn, order online 30 spaces for online pick up, no canopy, pull up parking spaces. Signs. No access change, drive around building,

Staff Presentation

Senior Planner Molina addressed the Commissioners stating that the applicant is proposing to develop a 4,644 square feet addition to the existing Walmart grocery store located at 2050 N State Highway 78. The purpose of the addition is to facilitate the online ordering and pick-up of products.

The addition is located on the northeast corner of the existing structure. The amended site plan shows the new fire lane and access configuration. The proposed amendment requires the site to provide 688 parking spaces at a ratio of one space for every 300 square feet of building area. The proposed plan provides 734 parking spaces with 19 being ADA accessible.

Commissioners Discussion

The Commissioners questioned parking design. Applicant Carolyn Koch, Engineer with Kimley-Horn, representative for the applicant addressed the Commissioners, stating that the expansion will include 30 designated parking spaces for online pick-up, with no canopies. The access drives will not change, the expansion will be around the back of the building.

Commissioners Action

A motion was made by Commissioner Byrne, seconded by Commissioner Lorraine, to approve Item 1 as submitted. A vote was taken and carried 4 – 0.

2. Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from PD-SF-ED to PD-ED to allow for an Accessory Dwelling Unit, property located at 801 Lake Ranch Ln (ZC 2022-09).

Staff Presentation

Planning Manager Haskins addressed the Commissioners stating that the applicant is requesting an amendment to Planned Development Ordinance 2018-09, to allow the construction and occupation of a new 4,000 square foot single family home while maintaining the existing structure that currently serves as the home for the property.

In 2018 the applicant applied and was approved for Planned Development Ordinance 2018-09 to allow for the construction of a 4,000 square feet log cabin style home. At that time the ordinance allowed a log cabin style home. The applicant is now changing the design of the home, and desires to keep the existing 2,100 square foot home after completion of the new larger home. Having two habitable structures on the same lot requires a Planned Development.

Seven notifications were mailed to surrounding property owners. No Comment Forms were received in favor or in opposition of the request.

Commissioners Discussion

The applicant Ms. Kelli Hohenstein gave a short presentation, stating that the purpose of the additional structure is for a game room or pool house. The new home will be approximately seven to eight feet from the existing structure with an in-ground pool separating the two.

Public Comments

Chair Newsom opened the Public Hearing for Item 2 at 6:19pm. With no one approaching the Commissioners, Chair Newsom closed the Public Hearing for Item 2.

Commissioners Action

A motion was made by Commissioner Lorraine, seconded by Commissioner Byrne to recommend approval for Item 2 as submitted. A vote was taken and carried 4 – 0.

Staff stated that the next meeting will be May 3, 2022.

ADJOURNMENT

A motion was made by Commissioner Butler, seconded by Commissioner Lorraine to adjourn the meeting at 6:20pm. A vote was taken and carried 4 – 0.

Taylor Newsom, Chair

ATTEST:

Mary Bradley, Administrative Assistant II