



Planning & Zoning Commission

Minutes

Regular Meeting

July 20, 2021 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Vice Chair Bryan Rogers called the regular meeting to order at 6:01 PM and announced a quorum present. P&Z Commissioners in attendance: Vice Chair Bryan Rogers, Commissioner Joshua Butler, Commissioner Taylor Newsom, Commissioner Jacques Loraine, Commissioner Charla Riner and Commissioner Dan Norris. P&Z Commissioners absent: Chair Cory Plunk.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Newsom gave the invocation and Commissioner Loraine led the Pledge of Allegiance.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

There were no citizens present wishing to address the Commissioners on non-agenda items.

CONSENT AGENDA

A. Consider and act upon approval of the Minutes from the July 6, 2021 Regular Meeting.

Commission Action

A motion was made by Commissioner Newsom, seconded by Commissioner Loraine, to approve the Consent Agenda as presented. A vote was taken and the motion carried 6-0.

REGULAR AGENDA

- 1. Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Neighborhood Services (NS) to Planned Development (PD), amending PD 2015-17, to allow for commercial development on 2.00 acres, located east of and adjacent to 650 Country Club Road. (ZC 2021-17)**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is requesting to amend Planned Development 2015-17 by adding two acres of land for additional self storage and RV/Vehicle storage parking spaces.

The proposed addition provides three covered RV parking carports, two drive up self-storage buildings and 25 uncovered RV parking stalls. A masonry wall shall be required along the northern tract with a minimum height of eight feet.

Notifications were mailed to 12 property owners within 200 feet of the property and one response was received in favor and none received in opposition to the request.

Commissioners Discussion

Ms. Jenifer Horomoto, Baldwin Planning, representing the applicant, addressed the Commissioners stating that she was available to address any questions. Commissioner Newsom questioned the purpose for expansion. A representative from Hines Development, applicant, addressed the Commissioners stating that the existing storage facility is full to capacity for RV/Vehicle storage space, and there is a high demand for additional parking spaces for RV/Vehicle storage.

Public Comments

Vice Chair Rogers opened the Public Hearing on Item 1 at 6:09PM. With no citizens approaching the Commissioners, Vice Chair Rogers closed the Public Hearing.

Commission Action

A motion was made by Commissioner Newsom and seconded by Commissioner Butler, to recommend approval to the City Council regarding a request for a change of zoning from Neighborhood Services (NS) to Planned Development (PD), amending PD 2015-17, to allow for commercial development on 2.00 acres, located east of and adjacent to 650 Country Club Road. (ZC 2021-17) . A vote was taken and the motion carried 6-0.

- 2. Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Agricultural District (AG/30) to Planned Development - Single Family District (PD-SF), to allow for single family detached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and WA allen Boulevard. (ZC 2021-19)**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is requesting to rezone 1.83 acres located on the southwest corner of Brown Street and WA Allen Boulevard. The property is currently zoned Agricultural, and the applicant is requesting Planned Development - Single Family District (PD-SF) to allow for seven single-family lots along WA Allen.

The Planned Development keeps the 10,000 square feet minimum, but allows for a minimum lot width of 50 feet and increased rear setback of 50 feet, due to the depth of the property. Additionally, the applicant

is proposing to increase the dwelling unit minimum square footage to 2,800 square feet in lieu of the 2,400 square feet requirement in the zoning ordinance.

Twenty-three notifications were mailed to surrounding property owners as required by law, One was received in favor or one received in opposition of the request.

Commissioners Discussion

Mr. Mohammed Rahman, applicant addressed the Commissioners stating that the single family homes will be 2,800 square feet with access from a 15 foot rear alley. The alley will be a continuation from an existing development to the south.

Public Comments

Vice Chair Rogers opened the Public Hearing on Item 2 at 6:14PM.

Mr. Kyle Johnson, 102 Lyndhurst Drive, expressed concern of a fence between the alley and property adjacent and trees requirement. Staff responded that the ordinance requires two trees in the front yard. If a property owner desires a fence, it is allowed, but not required. The Commission can make a requirement within the planned development to require a six foot board on board fence.

Mr. Sam Mayfield, 113 N WA Allen Boulevard, stated that the proposed plan was the best one, expressed concern of the side setbacks, does the exterior material match the neighborhood and parking on the street. Staff responded that the side yard setbacks are at five feet due to narrow lots. A development agreement is in place requiring the development to follow current city guidelines, including exterior material to be brick and/or stone. The homes would look similar to the existing neighborhood.

Vice Chair Rogers closed the Public Hearing on Item 2 at 6:21PM.

Commission Discussion

Commissioner Newsom stated that the proposed development is most conducive to the ordinance and existing surrounding developments, and expressed opposition to requiring the development to build a fence in the backyard on each lot.

Commission Action

A motion was made by Commissioner Newsom, and seconded by Commissioner Riner to recommend approval to the City Council regarding a request for a change of zoning from Agricultural District (AG/30) to Planned Development - Single Family District (PD-SF), to allow for single family detached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and WA Allen Boulevard. (ZC 2021-19) A vote was taken and the motion carried 6-0.

Ms. Bradley mentioned that the next Planning and Zoning Meeting is scheduled for August 3, 2021 and Commissioner Loraine and Commissioner Norris will not be in attendance.

ADJOURNMENT

A motion was made by Commissioner Newsom, and seconded by, to adjourn the meeting at 6:31PM. A vote was taken and carried 6-0.

Bryan Rogers, Vice Chair

ATTEST:

Mary Bradley