

Wylie Planning and Zoning Commission Regular Meeting

February 6, 2024 – 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 6:00pm. In attendance were Chair Joshua Butler, Vice-Chair James Byrne, Commissioner Jennifer Greiser, Commissioner Joe Chandler, Commissioner Harold Gouge, Commissioner Zeb Black and Commissioner Keith Scruggs. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, Development Engineering Manager Than Nguyen and Administrative Assistant Gabby Fernandez.

INVOCATION & PLEDGE OF ALLEGIANCE

Chair Butler gave the Invocation and Commissioner Gouge 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 February 6, 2024 Regular Meeting Minutes
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Upwind Capital Addition, being a replat of Lots 2R and 3, Block A of Upwind Capital Addition, establishing two commercial lots on 3.107 acres, located at 2009 North State Highway 78.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat of Dodd Elementary Addition, establishing one residential lot on 9.589 acres, located at 1500 Park Boulevard.

Board Action

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

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 1R-3R1, Block C of Woodlake Village for the development of a medical office use on 2.411 acres. Property located at 2016 N State Highway 78.

Commission Discussion on Regular Agenda Item 1

Senior Planner Molina approached the Commissioners, stating that the applicant has submitted a Site Plan for the development of two buildings, one measuring 13,950 sq. ft. and the second building measuring 10,540 sq. ft. The Site Plan is in compliance with parking requirements. There will be 105 spaces provided with 5 of the spaces being ADA spaces. Provided will also be 20% landscaping and the plan also includes a 10" landscape buffer along Centennial Dr. The structure's exterior material consists of stone, stucco and EIFS. Both buildings are going to be required to be sprinkled as they exceed the 6,000 sq. ft. requirement. Access to the site is through a 24 ft firelane easement which was also shown as an easement on the Plat.

Senior Planner Molina stated that the Plat was reviewed by the Commission at the last meeting and is expected to go to Council on February 13, 2024. The site is zoned Commercial Corridor and is part of the Woodlake Subdivision.

The Commission discussed that the current use will be shelf space, while the site plan states its use will be medical offices, the zoning allows for multiple uses.

David Bond with Spiars Engineering, approached the Commission on behalf of the developer, stating he wanted to be available for any questions the Commission may have. He stated that the developers own the building to the South of the property. No tenants are listed yet.

Commissioner Byrne asked Senior Planner Molina about the firelane backing up to Centennial Drive and if the fire department had reviewed the plans to which Senior Planner Molina confirmed the plans had been reviewed.

Board Action on Item 1

A motion was made by Commissioner Gouge, seconded by Chair Butler , to approve Item 1 as presented. A vote was taken and carried 7 – 0.

ADJOURNMENT

A motion was made by Chair Butler, and seconded by Commissioner Gouge to adjourn the meeting at 6:09PM. A vote was taken and carried 7 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary