

Wylie Planning and Zoning Commission Regular Meeting

June 7, 2022 – 6:00 PM

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



CALL TO ORDER

Chair Cory Plunk called the meeting to order at 6:00PM and announced a quorum was present.

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

Staff present: Planning Manager Jasen Haskins, Senior Planner Kevin Molina, City Engineer, Tim Porter, and Administrative Assistant Mary Bradley.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Butler gave the Invocation and Commissioner Loraine 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 for Non-Agenda Item.

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 May 3, 2022 Minutes.
- B. 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 1.0280 acres located at 2020 N State Highway 78.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat, being a replat for Scenic Point Subdivision establishing one lot on 16.502 acres in the City of Wylie Extra Territorial Jurisdiction, located at 111 Scenic Point Court.

Commissioners Action

A motion was made by Commissioner Butler, and seconded by Vice Chair Rogers to approve Consent Agenda Items as presented. A vote was taken and carried 6 – 0.

REGULAR AGENDA

1. Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from Agricultural (AG/30) to Planned Development - Townhome District (PD-TH) to allow for a Townhome development. The property is generally located east of the intersection of N Ballard Avenue and Harvest Bend Drive (ZC 2022-12).

Staff Presentation

Senior Planner, Molina addressed the Commissioners stating that the applicant is requesting to change the zoning from Agricultural/30 to Planned Development – Townhome District to allow for a development of 43 townhome units and two open space lots on 5.560 acres.

The applicant is proposing a mews area being a shared common area front yard for each row of townhomes. The Zoning Ordinance normally requires for each home, attached or detached, to have its own front yard.

The Planned Development Conditions propose the construction of 43 townhome units with a minimum lot size of 1,848 square feet or 22 feet by 84 feet. The minimum allowed unit size is 1,500 square feet with a maximum height of 35 feet which is larger than the 1,200 square foot minimum requirement in the Zoning Ordinance.

The garage space is proposed to be 400 square feet being a variation from the standard 500 square feet requirement of the Zoning Ordinance.

Public Notifications were mailed to 39 property owners within 200 feet of the subject property. Two were received in favor and six were received in opposition, there were an additional five comments received in opposition from outside the 200 feet notification area.

Commissioners Discussion

Mr. Jerry Sylo, JBI Partners, representative for the applicant, addressed the Commissioners with a presentation, stating that the closest townhome within the development will be approximately 133 feet from the adjacent existing single-family residential homes. The proposed development will have access to Ballard and align with Harvest Bend Drive, therefore closing off the first 15 feet of the alley to the existing development. The developer will build a new access point to the alley from the proposed public street. The development will have a 50 feet right-of-way main access with a 24 feet fire lane circling around the development.

Although the garages will allow two vehicles, additional parking will be permitted on the street. The entries are all rear-entry with a mixture of two- and three-bedroom units.

Planning Manager Haskins clarified that the applicant will submit an Alley Abandonment Form with the developer agreeing to purchase the property should the owner of 100 Windsor Drive not be interesting in purchasing it.

Public Comments

Chair Plunk opened the Public Hearing at 6:25PM.

Citizens addressed the Commissioners with concerns of traffic prior to expansion of Ballard/Parker, enclosing existing alley and access to Ballard across from Harvest Bend with no traffic signal or stop sign: Mr. Derek Harkrider, Ms. Marinell Dowden, Ms. Diney Zane, Mr. Daryl Morgeson and Mr. Jeff Mingis.

Chair Plunk closed the Public Hearing at 6:31PM.

Commissioners Discussion

Planning Manager Haskins addressed the concerns voiced by Citizens, stated that the street into the proposed development will be owned and maintained by the city, the access will be required to meet all radius and standards from Engineering and Fire.

City Engineer Porter addressed the Commissioners stating that at this time there is no plan to install a stop sign or traffic signal at the proposed intersection of Harvest Bend and proposed development. Texas Department of Transportation and Collin County have plans to expand Park Boulevard to Spring Creek, which should alleviate traffic coming south on Parker/Ballard. He encouraged all the Commissioners and Citizens to go to website called KeepItMovingDallas.com, and shows Parker/Ballard widening and the expansion of Park Boulevard. The proposed development does not require a Traffic Impact Study. Engineering Department will request the proposed Drive to allow trailers, large vehicles, which means that the access may be wider area, some of the trees will not block the visibility of access, but that will be addressed at the Engineering Review Plans.

Commissioner Byrne questioned if Single Family Homes were considered. Mr. Sylo responded that due the unique layout of the proposed property, and the cost for a home would be approximately \$500,000.

Commissioners Action

A motion was made by Commissioner Butler, and seconded by Commissioner Loraine to recommend approval for Item 1 as submitted. A vote was taken and carried 5 – 1, with Commissioner Byrne voting in opposition.

Staff stated that there will be a meeting on June 21, 2022 and a Joint Work Session on June 14, 2022 with Planning and Zoning Commission, City Council and Comprehensive Plan Advisory Committee for the proposed Comprehensive Use Plan.

ADJOURNMENT

A motion was made by Commissioner Loraine, seconded by Vice Chair Rogers to adjourn the meeting at 6:55pm. A vote was taken and carried 6 – 0.

Cory Plunk, Chair

ATTEST:

Mary Bradley, Administrative Assistant II