

Wylie Planning and Zoning Commission Regular Meeting

June 20, 2023 – 6:00 PM

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



CALL TO ORDER

Vice Chair Joshua Butler called the meeting to order at 6:01 p.m. Commissioners present: Vice Chair Joshua Butler, Commissioner Jacques Loraine, Commissioner James Byrne, Commissioner Rod Gouge, Commissioner Jennifer Grieser, Director of Community Services Jasen Haskins, Engineering Development Manager Than Nguyen, and Secretary Lillian Baker. Absent were Chair Bryan Rogers, Commissioner Scruggs, and Sr Planner Kevin Molina.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Butler gave the invocation and Jennifer Grieser 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.

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. Consider, and act upon, minutes from the June 6, 2023 Regular Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1-3, Block A of Estacado Wylie Addition, establishing two commercial lots on 1.726 acres and one manufactured home park lot on 8.066 acres. Property generally located at 1001 S State Highway 78.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat Wylie Ranch East Commercial Park, Lots 1-10, Block A, Kreymer Retail PD 2023-18, being a Replat of Lot 1-5, of Wylie Ranch East Commercial Park, establishing ten commercial lots on 10.31 acres, generally located on the southeast corner of Kreymer Lane and State Highway 78.
- D. Consider, and act upon a recommendation to City Council regarding a Final Plat for City Center, Lot 1, Block A, establishing one commercial lot on 1.169 acres, located at 791 S State Highway 78.

Board Action on Consent Agenda

A motion was made by Commissioner Loraine and seconded by Commissioner Grieser to approve the Consent Agenda as presented. A vote was taken and carried 5 – 0.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Victory at Wylie, a multi-tenant retail use on 1.03 acres, being Lot 1, Block 1 of Birmingham and 78 Addition, located on the northwest corner of State Highway 78 and Birmingham Street.

Staff Comments on Regular Agenda Item #1

Director Haskins presented an overview of the project and stated that this was essentially a request to expand the square footage that meets ordinance requirements of the Special Use Permit (SUP). The Commission asked if traffic flow changed and if there was a change in parking spaces. Director Haskins stated that there was no impact on traffic flow and parking requirements did not change. The Commission asked for the need for the increase. The Applicant John Gardner was present and stated that he does not know the future tenants, but that it was the change in the market that the additional square footage is being added. Director Haskins noted that the new proposal still matched what was previously approved.

Commissions Action on Regular Agenda Item #1

A motion was made by Commissioner Grieser and seconded by Commissioner Gouge to approve as presented. A vote was taken and carried 5 – 0.

2. Consider, and act upon, a Site Plan for Lot 2 Block A of Wylie Ranch East Commercial Park for the development of a retail use on 1.54 acres and Lot 10, Block A of Wylie Ranch East Commercial Park for the development of a detention pond on 1.12 acres. Property generally located on the southeast corner of Kreymer Lane and State Highway 78.

Staff Comments on Regular Agenda Item #2

Director Haskins presented and stated that the site plan followed the guidelines of the zoning exhibit and part of a 10 lot site. The Commission asked if the pond being presented was larger than what was previously presented. Director Haskins referred to Engineering Development Manager Nguyen that stated that the size was adequate for the need. The Commission asked about safety concerns which staff stated that is not a requirement for retention ponds for this purpose. Commission also questioned visibility to Kreymer Lane. Per Staff that was viewed and approved through Engineering to ensure that maximum visibility was included on the plan.

Commissions Action on Regular Agenda Item #2

A motion was made by Commissioner Loraine and seconded by Commissioner Gouge to approve as presented. A vote was taken and carried 5 – 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) & Planned Development 2019-01 to Commercial Corridor (CC) on 3.444 acres to allow for commercial uses. Property located west of the intersection of Old Alanis Dr and Alanis Drive (ZC 2023-11).

Staff Comments on Regular Agenda Item #3

Director Haskins presented that the property owner was requesting to change the zoning. The property was initially a planned development to be a swimming pool sales and showroom that did not come to fruition. Director Haskins further stated that in order for the owner to sell the two properties and maximize the value for the applicant and the city, it is being requested to be rezoned to Commercial Corridor which is existing in the surrounding area. Nine Public Hearing notices were mailed and Staff received one in favor. The Commission asked if the property was in the Future Land Use Map and Staff confirmed it does comply.

Vice Chair Butler opened a Public Hearing and no one approached the Commission. Vice Chair Butler closed the hearing.

Commissions Action on Regular Agenda Item #3

A motion was made by Commissioner Grieser and seconded by Commissioner Gouge to approve as presented. A vote was taken and carried 5 – 0.

4. 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 1.162 acres to allow for indoor athletic facility use. Property located north of 3463 W FM 544 (ZC 2023-09).

Staff Comments on Regular Agenda Item #4

Director Haskins presented that the building use would be for badminton indoor courts. The city classifies it as a commercial indoor athletic facility, which requires a Special Use Permit (SUP). SUPs does allow for the use that the applicant is requesting. In addition, the applicant is making a recess with the façade that is agreeable to Staff. The Commission inquired on the parking and the attendance capacity. Developer Pavan Vedere addressed the Commission and stated that these were individual courts, similar to pickleball. The reservation system is through specified time slots that are staggered, which would reduce the number of parking spaces needed. The facility will hold nine courts and will not host tournaments or draw large indoor crowds. Staff reviewed parking for similar facilities in the city of Frisco and McKinney which average three parking spaces per court. Elliott Bogart spoke on behalf of the applicants and stated that the use and parking requirements are not aligned with the use and therefore parking overflow would not cause issue.

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

Commissions Action on Regular Agenda Item #4

A motion was made by Commissioner Gouge and seconded by Commissioner Loraine to approve as presented. A vote was taken and carried 5 – 0.

ADJOURNMENT

A motion was made by Commissioner Gouge and seconded by Commissioner Loraine to adjourn at 6:35 p.m.. A vote was taken and carried 5 – 0.

Chair

ATTEST

Lillian Baker - Secretary