



Wylie Planning and Zoning Commission

**Minutes
Wylie Planning & Zoning Commission
Tuesday March 1, 2016 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100**

CALL TO ORDER

Chair Ron Smith called the meeting to order at 6:03PM. In attendance were: Chair Smith, Commissioner Mike McCrossin, Commissioner David Williams and Commissioner Jerry Stiller. Commissioner Sonia Ahmed arrived late. Commissioner Dennis Larson was absent.

Staff present was Renae' Ollie, Planning Director, Jasen Haskins, Sr Planner, Kevin Molina, Planner and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Williams gave the Invocation and Commissioner McCrossin led the Pledge of Allegiance.

CITIZENS COMMENTS

Chair Smith opened the Citizens Participation. Commissioner Williams introduced his daughter that was in attendance. All welcomed and thanked her for attending. Chair Smith closed the Citizens Participation.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes from the February 16, 2016, Regular Meeting.

Board Action

A motion was made by Commissioner Stiller and seconded by Commissioner McCrossin to approve the minutes for February 16, 2016, as submitted. Motion carried 5 – 0.

REGULAR AGENDA

Public Hearing

Public Hearing 1 – Zoning Case 2016-02 – Woodbridge North

A motion was made by Commissioner Owens, and seconded by Commissioner Williams, to remove ZC 2016-02 from the table. Motion carried 5 – 0.

Hold a Public Hearing and consider a recommendation to the City Council regarding an amendment to PD 2006-01 to allow R6.9 and R8.4 zoning categories for single-family residential development on approximately 104.82 acres, generally located between McCreary Road and Springwell Parkway approximately 1200 feet south of FM 544. **ZC 2016-02.**

Staff Presentation

Mr. Haskins stated that the applicant requested the item to be tabled from the February 2, 2016 meeting in order to present the development plan to the Parks board. The Parks Board approved park and trail improvements at their February 22, 2016. The proposed improvements are presented in Exhibits C and D, includes a hike and bike trail within the Oncor property that runs east-west through the proposed subdivision.

The applicant is requesting to amend Planned Development 2006-01 to allow R6.9 and R8.4 zoning categories on approximately 105 acres of land.

The Planned Development specifies no more than 225 lots being (R6.9) 6,900 square feet minimum with single family houses ranging from 2,000 square feet to 2,800 square feet and no more than 160 lots being (R8.5) 8,500 square feet minimums with houses ranging from 2,200 square feet to 2,800 square feet.

In addition to differing lots sizes, the Planned Development differs from the Zoning Ordinance by; allowing 75% masonry exterior materials (normally 100%), side yard setbacks of five feet (normally 10 feet), rear yard setback of 10 feet (normally 25 feet), lowering the maximum building height to 35 feet (normally 40 feet) and increasing the sidewalk width on collector streets from five feet to eight feet.

Properties to the north are developed as retail and to the west as age restricted multi-family. The property to the south is a landfill owned by the North Texas Municipal Water District. The property to the east is Light Industrial.

Twenty-three notifications were mailed, with no responses returned at the time of posting.

Applicant and Board Discussion

Don Herzog, Herzog Development, 800 E Campbell Road, Suite 130, Richardson, Texas, developer for the subject property, stated that there is a market for single family homes on lots less than the required 10,000 square foot.

The property is 104 acres, and the proposal is for single family only. Forty-five acres will be R8.4 zoning with 160 lots, creating a density of three and half units per acre. Fifty-four acres will be R6.9 zoning will be 225 lots, creating a density of four point one units per acre. The entire development will not exceed 385 lots, giving a density of three point seven units per acre.

Within the first phase of the development, an amenity center will be constructed with a swimming pool, which will be owned and maintained by the Homeowners Association. The swimming pool will be similar to the swimming pools that are currently in Woodbridge Development. The builder for the R8.4 lots will be Gallery Homes are offering 2,600 square feet homes at 325,950 dollars up to a 4,300 square feet home for 384,950 dollars. Highland

Homes will be the builder in the R6.9 zoning, and they are offering 2,100 square feet home at 352,950 dollars up to 4,291 square feet house for 446,550 dollars. Mr. Herzog stated that unfortunately zoning would not be granted that will allow the home to be within the 200,000 price range.

Commissioner Williams left the meeting at 6:30pm.

The depth between one lot to another is challenged due to Oncor easement running through the development. The back yard setback is ten feet, and may be up to fifteen feet.

A six foot masonry screen wall will be provided off McCreary Road and Springwell Parkway. The proposed development does not provide alleys, all homes will be front entry.

Public Comments

Chair Smith continued the Public Hearing. With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

Board Discussion

Commissioner Owens stated that he would recommend denying, because most Planned Developments give something to the city. The proposed Planned Development is asking for variances to the setbacks, to architectural requirements, and lowering the building height. The only benefit is an eight foot trail over an easement that is not buildable.

Commissioners discussed in length tax benefit from single family homes versus commercial. Ms. Ollie stated that the property would not viable for retail commercial simply due to the location. Mr. Herzog stated that since they have owned the property in 2005, not one person has approached them for commercial development.

Board Action

A motion was made by Commissioner Owens, and seconded by Commissioner Stiller, to recommend approval of the Zoning Case 2016-02 to the City Council. Motion failed 1-4, Commissioner Williams had left before the vote. Ms. Ollie stated that when the item goes to City Council, the vote shall take simple majority for approval.

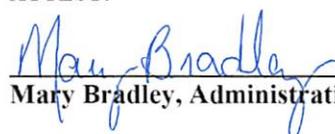
Chair Smith stated that there will be a meeting on March 15, 2016.

ADJOURNMENT

A motion was made by Commissioner McCrossin, and seconded by Commissioner Stiller to adjourn the meeting at 7:33PM. All Commissioners were in consensus.


Ron Smith, Chair

ATTEST:


Mary Bradley, Administrative Assistant