



Wylie Planning and Zoning Commission

**Minutes
Wylie Planning & Zoning Commission
Tuesday March 15, 2016 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100**

CALL TO ORDER

The Planning and Zoning Commission met called to order at 6:00 p.m. A quorum was present. Commissioners present were: Vice Chair Dennis Larson, Commissioner Mike McCrossin, Commissioner David Williams Commissioner Jerry Stiller, and Commissioner Sonia Ahmed. Commissioner Ron Smith 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 Stiller led the Pledge of Allegiance.

CITIZENS COMMENTS

Chair Larson opened the Citizens Participation. With no one approaching the Commissioners, Chair Larson closed the Citizen Participation.

CONSENT ITEMS

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

Board Action

A motion was made by Commissioner Stiller and seconded by Commissioner McCrossin to approve the minutes for March 1, 2016, as submitted. Motion carried 6 – 0.

REGULAR AGENDA

Regular Agenda

Final Plat Creekwood Estates

Consider and act upon a recommendation to the City Council regarding a Final Plat for Creekwood Estates, creating twenty-one single-family residential lots, two open space lots and a public road on 20.613 acres, generally located in the City of Wylie ETJ southeast of the intersection of Whitley Road and Hunters Glen Drive.

Staff Presentation

Mr. Molina stated that the property is located within Wylie Extraterritorial Jurisdiction and Dallas County. The applicant plat will create 21 single-family residential lots, and two open space lots. The plat will dedicate 60 foot of Right-of-Way for Creekwood Place Road.

A 60 foot access easement will also be created which will dedicate legal access to the adjacent tract of land to the north.

Staff recommends approval subject to additions and alterations as required by the City Engineer.

Board Action

A motion was made by Commissioner Owens, and seconded by Commissioner Stiller, to recommend approval to the City Council for Final Plat Creekwood Estates. Motion carried 6 – 0.

Site Plan Discount Tire

Consider and act upon a Site Plan for Discount Tire, Lot 1, Block A of Williams Addition, located northeast from the intersection of FM 544 and McCreary Road.

Staff Presentation

Mr. Molina stated that the applicant is proposing to develop a one story tire and wheel retail service store for Discount Tire on 1.56 acres. The Final Plat was approved in October 2010 for Williams Addition and consisted of three commercial lots.

Staff recommends approval subject to additions and alterations as required by the City Engineering Department.

Board Action

A motion was made by Commissioner McCrossin, and seconded by Commissioner Ahmed, to approve the Site Plan for Discount Tires. Motion carried 6 – 0.

Final Plat Bozman Farm Estates Phase 5

Consider and act upon a recommendation to the City Council regarding a Final Plat for Bozman Farm Estates Phase 5, establishing 119 single family residential lots and six open space lots on 46.888 acres, generally located at Collins Boulevard and Troy Road.

Staff Presentation

Mr. Haskins stated that the subject plat will create 119 single-family residential lots and six open space lots on 46.888 acres. The property is part of an overall Planned Development Ordinance 2002-52. In July 2015, the Commissioners approved a Final Plat with 193 single-family residential lots. The developer never filed the plat and is reducing the number of lots from 193 to 119. The lots not being developed at this time are part of Tract 1 on the northwest corner of Troy Road and Collins Boulevard.

The open spaces will be owned and maintained by the Homeowner's Association.

Staff recommends approval subject to additions and alterations as required by the City Engineering Department.

Board Discussion

Mr. Tracy LaPiene, P.E., Ridinger Associates, 550 S Edmonds Lane, Suite 101, Lewisville, Texas, represented the applicant, stated that the funding is not available for the tract of land located northwest corner of Troy Road and Collins Boulevard.

Board Action

A motion was made by Commissioner Ahmed, and seconded by Commissioner McCrossin, to recommend approval for Final Plat Bozman Farms Phase 5 Addition. Motion carried 6 – 0.

Site Plan Cotton Patch

Consider and act upon a Site Plan for Cotton Patch Restaurant, Block A, Lot 10R-1, of Woodbridge Crossing for a 4,385 square foot restaurant on 1.4073 acres, located at 3300 FM 544.

Staff Presentation

Mr. Haskins stated that the applicant is proposing to develop a 4,385 square foot Cotton Patch Restaurant on approximately 1.4 acres.

The subject lot is part of the overall Planned Development District (PD 2008-43), for Woodbridge Crossing. The proposed site plan, landscape and building elevations are consistent with the approved PD 2008-43 Development Plan. Staff outlined the difference from the approved PD Conditions and the proposed plan.

Staff recommends approval subject to additions and alterations as required by the City Engineering Department.

Board Action

With no questions for the applicant, a motion was made by Commissioner Ahmed, and seconded by Commissioner Owens, to approve the Site Plan for Cotton Patch Restaurant. Motion carried 5-0-1, with Chair Larson, Commissioner Ahmed, Commissioner Owens, Commissioner Stiller, and Commissioner McCrossin all voting in favor and Commissioner Williams abstaining.

ADJOURNMENT

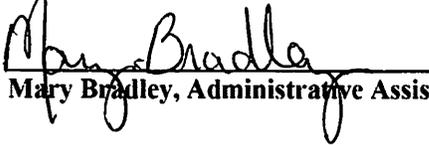
A motion was made by Commissioner Owens, and seconded by Commissioner McCrossin to adjourn the meeting at 6:21PM. All Commissioners were in consensus.



Dennis Larson, Chair

MICHAEL S. MCCROSSIN

ATTEST:



Mary Bradley, Administrative Assistant