



# Wylie Planning and Zoning Commission

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**Minutes**  
**Wylie Planning & Zoning Commission**  
**Tuesday April 19, 2016 – 6:00 pm**  
**Wylie Municipal Complex – Council Chambers**  
**300 Country Club Road, Building 100**

## **CALL TO ORDER**

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The Planning and Zoning Commission was called to order at 6:03 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Commissioner Mike McCrossin, Commissioner Randy Owens, Commissioner Jerry Stiller, and Commissioner Sonia Ahmed. Vice Chair Dennis Larson and Commissioner David Williams were absent.

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

## **INVOCATION & PLEDGE OF ALLEGIANCE**

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

## **CITIZENS COMMENTS**

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

## **CONSENT ITEMS**

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1. Consider and act upon approval of the Minutes from the March 15, 2016, Regular Meeting.

### **Board Action**

A motion was made by Commissioner Stiller and seconded by Commissioner McCrossin to approve the minutes for March 15, 2016, as submitted. Motion carried 5 – 0.

## **REGULAR AGENDA**

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### **Regular Agenda**

## **Final Plat Creekwood Estates**

Consider and act upon a recommendation to the City Council regarding a Final Plat for Reyes Estates, creating two single family residential lots, generally located in the City of Wylie ETJ north of the intersection of Beaver Creek Road and Willow Bend Street.

### **Staff Presentation**

Mr. Molina stated that the property is located within Wylie Extraterritorial Jurisdiction and Collin County. The subject plat will create 2 single-family residential lots out of 3.611 acres. The plat will dedicate five feet of Right-of-Way for Beaver Creek Road.

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

### **Board Action**

A motion was made by Commissioner Stiller, and seconded by Commissioner Ahmed, to recommend approval to the City Council for Final Plat Reyes Estates. Motion carried 5 – 0.

## **Public Hearing**

### **Zoning Case ZC 2016-05 – Specific Use Permit 510 Kamber Lane**

Hold a Public Hearing and consider a recommendation to the City Council regarding a request for a Specific Use Permit (SUP) for two Amateur Communication Towers on an existing residential lot on Lot 6, Block M of the Pointe North Phase 1 Addition. Property generally located north of Brown Street and west of Ballard Avenue, 510 Kamber Lane.  
**ZC 2016-05**

### **Staff Presentation**

Mr. Haskins stated that staff has worked with the applicant since last April on the submittal. Staff did some researching, and concluded that a request for a Specific Use Permit was the best approach. He thanked the applicant, Ms. Young for her patience and understanding. Mr. Haskins also thanked Mr. Molina for stepping up and completing the report, while he was out of the office.

Mr. Haskins stated that the property is zoned Single Family 10/24, and was platted in 1984. The applicant proposes to install amateur communication tower with two whipping antennas to be anchored by the rear wall of the property and the ground. The applicant has submitted a site plan that shows one antenna that measures 15 feet from the ground and the other that measure 38 feet from the ground.

An amateur communication tower reception and over-air transmission are governed by FCC regulations. However, federal rules allow local government to exercise acceptable health, safety and aesthetic considerations with local ordinances and regulations.

Twenty-seven notifications were mailed with five responses returned in favor and no responses were received in opposition of the request.

Commissioners questioned if the applicant is requesting one or two towers and the height of the towers. Mr. Haskins stated that the applicant proposes two antennae's and not a tower. Ms. Johnnie Young, 510 Kamber Lane, applicant, stated that a tower is three-sided. One antenna is five foot, placed on a ten foot pipe. Another antenna is twenty-eight foot, also on a ten foot pipe. The five foot antennae will be visible only to the neighbors behind the applicants' house. The twenty-eight foot antennae will protrude above the roof line.

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

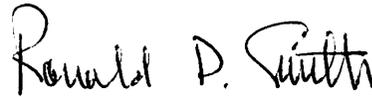
### **Board Action**

A motion was made by Commissioner McCrossin and Commissioner Stiller made a motion to recommend approval to the City Council for Specific Use Permit for 510 Kamber Lane, Zoning Case 2016-05. Motion carried 5 – 0.

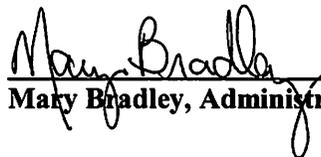
### **ADJOURNMENT**

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A motion was made by Commissioner Stiller, and seconded by Commissioner Owens to adjourn the meeting. All Commissioners were in consensus.

  
**Ron Smith, Chair**

ATTEST:

  
**Mary Bradley, Administrative Assistant**