



Wylie Planning and Zoning Commission

Minutes
Wylie Planning & Zoning Commission
Tuesday May 3, 2016 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

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 David Williams. Commissioner Sonia Ahmed arrived late. Vice Chair 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. With no one approaching the Commissioners, Chair Smith closed the Citizen Participation.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes from the April 19, 2016, Regular Meeting.

Board Action

A motion was made by Commissioner Stiller and seconded by Commissioner Owens to approve the minutes for April 19, 2016, as submitted. Motion carried 5 – 0.

REGULAR AGENDA

Public Hearing

Item 1 - Replat for Century Business Park

Hold a Public Hearing and consider and act upon a recommendation to the City Council regarding a Replat for Century Business Park Addition, creating two lots on 6.245 acres. Property generally located on Old Alanis Lane between State Highway 78 and Century Way.

Staff Presentation

Mr. Haskins stated that the plat will divide one lot into two. The property is currently split-zoned Commercial Corridor and Light Industrial. Lot 1B1, which is 2.460 acres fronts State Highway 78, and is zoned Commercial Corridor. Lot 1B2, which is 3.785 acres is located off Old Alanis Lane and Century Way, and is zoned Light Industrial.

A Zoning Case (SUP) for Lot 1B2 is also on current agenda for consideration.

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

Public Comments

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 Owens, and seconded by Commissioner McCrossin, to recommend approval to the City Council for Replat for Century Business Park Addition. Motion carried 5 – 0, with Commissioner Ahmed arriving after the vote.

Item 2 - Zoning Case ZC 2016-06 – Light Industrial/Specific Use Permit

Hold a Public Hearing and consider and act upon, a recommendation to the City Council regarding a change of zoning from Light Industrial (LI) to Light Industrial with a Specific Use Permit (LI-SUP) to allow Mini-Warehouse (self-storage) use on 3.78 acres, generally located southeast of SH 78 between Century Way and old Alanis Drive. **ZC 2016-06**

Staff Presentation

Ms. Ollie stated that the applicant is requesting a Specific Use Permit to allow for the construction of a mini-warehouse (self-storage) facility that will contain two buildings. Building A as labeled on the plans will be three stories and consists of 41,900 square feet per floor for a total 125,700 gross square feet. Building D is two stories and consists of 21,600 square feet per floor, for a total of 64,800 gross square feet. There are 1,441 total units.

In addition, the applicant is proposing a reduction in parking. Per the Zoning Ordinance the requirement is 1 parking space for every 20 units, which would be 72

spaces. The applicant is proposing per industry standards and the type of facility for 25 parking spaces, which is approximately 35% of the reduction from the required.

The architectural and landscape design of the facility meets and or exceeds the base requirements of the zoning ordinance.

Staff researched self-storage facilities within a two mile radius of the intersection of FM 544 and State Highway 78. There are twelve, with roughly 123,500 gross square feet existing.

A stand-alone Self-Storage facility does not meet the objectives outlined in the Comprehensive Land Use Plan, therefore Staff is recommending denial. In addition, the location is the primary entry into the city from the south.

Eleven notifications were mailed to surrounding property owners. Five responses were received in opposition, and no comment forms were received in favor of the request. Thirty comment forms were received all outside the 200 feet requirement in opposition of the request. The City Council has received over 300 emails all in opposition, from citizens outside the 200 feet requirement.

Public Comments

Mr. Bill Dahlstrom, 2323 Ross Avenue, Suite 600, Dallas, Texas, representative for the applicant gave a presentation to the Commissioners on the proposed development, stating that All Storage Facility proposes high quality masonry content, indoor access and some buildings offer drive through capabilities. The property has challenges; the property does not front Highway 78, and is an odd shape to develop with difficulties of access.

Ms. Nancy Price, 1109 Hall Drive, Wylie, spoke in opposition.

Mr. Maurice Sokulski, 220 Silvercreek Drive, Wylie, spoke in favor.

Mr. Don Tripplett, 7018 Cottonwood Circle, Sachse, spoke in opposition.

Mr. Shawn Valk, 500 Country Club, Wylie, spoke in opposition.

Ms. Angela Martin, 1308 Mobile Lane, spoke in opposition.

Mr. Dahlstrom responded to the comments. Chair Smith questioned if a needs analysis was performed. Mr. Dahlstrom stated that an internal analysis was performed to determine the needs for the area. Competition is good and should be put aside in determination for decision of the request.

Mr. Coy Quine, 301 S. Sherman, Suite 100, Richardson, Texas, applicant, stated that All Storage is a family owned business and offices out of Mustang, Oklahoma. All Storage has 23 facilities located in; Dallas/Fort Worth; Mustang, Oklahoma, Amarillo, Texas and Copperas Cove, Texas. In order to get the product mix that we want, our facilities are 150,000 to 250,000 square feet.

Chair Smith closed the Public Hearing.

Board Discussion

Commissioner Stiller had concerns as to what happens to the facility if the community does not support it, and how many of the existing storage facility will close due to development of the proposed.

Board Action

A motion was made by Commissioner McCrossin and Commissioner Stiller made a motion to recommend denial to the City Council for change of zoning from Light Industrial (LI) to Light Industrial with a Specific Use Permit (LI-SUP), Zoning Case 2016-06. Motion carried 6 - 0.

Chair Smith called for ten minute recess at 7:05 PM. Chair Smith reconvened the meeting at 7:15PM.

Item 3 - Zoning Case 2016-07 – Text Amendment to Article 6, Section 6.3 Downtown Historic District (DTH)

Hold a Public Hearing and consider a recommendation to the City Council, amending regulations to Zoning Ordinance 2008-47, Article 6, Section 6.3 Downtown Historic District (DTH) as it relates to design guidelines and standards within the Downtown Historic District. **ZC 2016-07**

Staff Presentation

Ms. Ollie stated that the Historic Review Commission was created, and adopted by the City Council by Ordinance 2013-17. The Council recognized that the Downtown Historic District as an area to preserve, and protect due to special character or historic, architectural, aesthetic, or cultural interest.

Staff was guided by the Historic Review Commission to amend Article 6, Section 6.3 of the Zoning Ordinance by outlining design guidelines and criteria for the district. A section was added to define contributing and non-contributing structures and to provide guidelines for not only new development, but major renovations as well. The bulk of the amendment was to focus on a period and or style.

A primary function of the ordinance is to distinguish between standards and guidelines. *Standards* are more objective, measurable regulations, while *Guidelines* are more subjective statements through which the City proposes additional design strategies.

Notices were mailed out to 179 property owners within the DTH to notify of the proposed amendments and no comment forms were returned. However, there are citizens that reside within the Downtown Historic District to speak.

Board Discussion

Commissioners discussed new construction within the Downtown Historic District. Staff receives several calls asking for clarification on the design standards for new homes. One new residential structure for residential/commercial use was constructed last year, 100 E Brown. Most of the development is renovations on existing residential or commercial structures.

Commissioners asked for clarification on the purpose of the amendment. Ms. Ollie stated that the purpose is to make the standards and guidelines more concise and clear. New Residential Construction shall be a historic style and exterior material a wood pattern.

Public Comments

Mr. Curtis Gahagan, 304 N Cottonbelt Avenue, spoke in favor of the amendments.

Ms. Angela Martin, 1308 Mobile Lane, spoke in favor and interested in purchasing land to construct a historical style residential home.

Mr. and Mrs. Hank Morrow, 309 N. Cottonbelt Avenue, spoke in favor of the amendments.

Mr. James Park, Historic Review Commission, spoke in favor of preserving and protecting.

Mr. John Pugh, Historic Review Commission, spoke in favor of preserving and protecting.

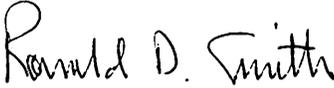
Ms. Sandra Stone, 211 N Keefer Street, spoke in favor of preserving and protecting.

Board Action

A motion was made by Commissioner McCrossin, and seconded by Commissioner Ahmed to recommend approval to the City Council amending regulations to Zoning Ordinance 2008-47, Article 6, Section 6.3 Downtown Historic District (DTH) Zoning Case 2016-07. Motion carried 6 – 0.

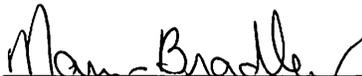
ADJOURNMENT

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



Ron Smith, Chair

ATTEST:



Mary Bradley, Administrative Assistant