



Wylie Planning and Zoning Commission

Minutes
Wylie Planning & Zoning Commission
Tuesday June 7, 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 6:24 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Vice Chair Dennis Larson, Commissioner Jerry Stiller and Commissioner Sonia Ahmed. Commissioner Randy Owens, Commissioner David Williams and Commissioner Mike McCrossin 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

Commissioner Ahmed gave the Invocation. Star Student Abigail Hernandez, First Grader from Dodd Elementary School 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 May 3, 2016, Regular Meeting.

Board Action

A motion was made by Commissioner Stiller and seconded by Commissioner Ahmed to approve the minutes for May 3, 2016, as submitted. Motion carried 4 – 0.

REGULAR AGENDA

Regular Agenda

Item 1 – Site Plan Elevation CVS Addition

Consider, and act upon an Elevation Plan for CVS Addition, Lot 1, Block A, on a single lot, for the development of a General Store Use, generally located on the southwest corner of Country Club Road and Parker Road.

Staff Presentation

Mr. Haskins stated that the property totals 1.895 acres and is part of Planned Development Ordinance 2006-02, which was approved in 2006.

In October 2015, the applicant submitted and the Commission approved a site plan, landscape plan and elevations. The applicant is proposing different materials and aesthetics as a new prototype for the CVS facility. Therefore revising the elevation plan.

The applicant is proposing the use of a masonry building material (cementitious fiberboard) throughout including the 20% of façade areas reserved for stone.

It is Staffs opinion that the elevations and the materials used are keeping with the intent of the ordinance if not the letter and is a case of technology outpacing the wording of the Zoning Ordinance.

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

Board Discussion

Mr. Brian Price, Genesis Design Group, 421 Harwood Road, Hurst, Texas, applicant for the subject property, stated that the material is mechanically attached and is one-hundred percent masonry.

Board Action

A motion was made by Commissioner Stiller, and seconded by Vice Chair Larson, to approve the Site Plan Elevation Plan for CVS Addition. Motion carried 4 – 0.

Item 2 – Revised Elevation for TexEQ

Consider and act upon a revised elevation for TexEQ, for an Office/Warehouse use, located at 210 Security Court, Block A Lot 11 of Hooper Business Park.

Staff Presentation

Mr. Haskins stated that the property is located at the southwest corner of a cul-de-sac at 210 Security Court.

The façade elevations are substantially different from the elevations that were approved by the Commission on June 2015, and construction plans approved by the Building Official. Staff was not aware of the change until the applicant requested a Certificate of Occupancy. At that time it was determined the applicant would need to seek approval for the redesigned façade from the Commission. A temporary

Certificate of Occupancy was issued to allow the applicant to open for business pending the decision of the Commission.

Board Discussion

Mr. Rich Parker, 210 Security Court, property owner/applicant for the subject property, was under the impression that a plan could change as long as it was not a functional plan. He had the building constructed to a similar existing building in close proximity of the subject property.

Board Action

A motion was made by Commissioner Stiller and Vice Chair Larson to approve the revised Elevation for property located 210 Security Court. Motion carried 4 – 0.

Item 3 – Preliminary Plat for Inspiration Phase 3 and 4

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for Inspiration, Phases 3 & 4 consisting of 107.629 acres to establish single family residential lots for a master planned development within Wylie’s ETJ, generally located north of Parker Road (F.M. 2414) on Inspiration Blvd.

Staff Presentation

Mr. Haskins stated that the subject property is within the unincorporated Collin County and the Extraterritorial Jurisdiction of Wylie. The subject plat consists of Phases 3 and 4 totals 170.996 acres and will consists of 512 residential lots.

Board Action

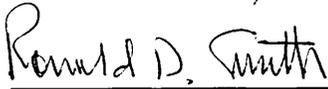
With no questions, a motion was made by Commissioner Ahmed, and seconded by Vice Chair Larson to recommend approval to the City Council for Preliminary Plat for Inspiration Phase 3 and 4. Motion carried 4 – 0.

MISCELLANEOUS

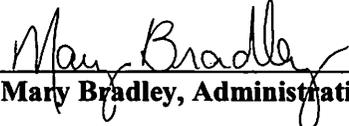
Mr. Haskins stated that there will be P&Z Meeting on June 21, 2016 and July 5, 2016.

ADJOURNMENT

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


Ron Smith, Chair

ATTEST:


Mary Bradley, Administrative Assistant