



Wylie Planning and Zoning Commission

**Minutes
Wylie Planning & Zoning Commission
Tuesday July 19, 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 6:00 p.m. A quorum was present. Commissioners present were: Vice Chair Dennis Larson, Commissioner Jerry Stiller, Commissioner Randy Owens, Commissioner Sonia Ahmed, Commissioner Roger Myers, and Commissioner Mike McCrossin. Commissioner Ron Smith was absent.

Staff present was Jasen Haskins, Sr Planner, Kevin Molina, Planner and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner McCrossin gave the Invocation. 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 July 5, 2016, Regular Meeting.

Board Action

A motion was made by Commissioner Stiller and seconded by Commissioner McCrossin to approve the minutes for July 5, 2016, as submitted. Motion carried 6 – 0.

REGULAR AGENDA

Regular Agenda

Item 1 – Preliminary Plat New Haven at Wylie

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for New Haven at Wylie Addition, creating one lot on 3.126 acres, generally located on the northeast corner of Brown Street and Westgate Way.

Staff Presentation

Mr. Haskins stated that the property totals 3.126 acres and will create one lot. The property is zoned Neighborhood Services with a Special Use Permit to allow for Assisted Living.

A Site Plan is also on this agenda for consideration.

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

Board Action

With no questions for the Applicant, A motion was made by Commissioner Owens, and seconded by Commissioner Ahmed, to recommend approval to the City Council for the Preliminary Plat for New Haven at Wylie. Motion carried 6 – 0.

Item 2 – Site Plan New Haven at Wylie

Consider, and act upon approval of a Site Plan for New Haven at Wylie for an Assisted Living Facility on 3.126 acres, generally located on the northeast corner of Brown Street and Westgate Way.

Mr. Haskins stated that the applicant is proposing to develop an Assisted Living facility with four structures totaling 47,200 square feet on approximately 3.1 acres.

In March 2016, the City Council approved a request to change the zoning to Neighborhood Services with a Special Use Permit. The Special Use Permit allows an Assisted Living facility and sixty parking spaces that are nine feet by eighteen feet.

The Preliminary Plat is on the current agenda.

Board Discussion

The Commissioners expressed concern for the number of parking spaces. Mr. Haskins stated that the Fire Marshall reviewed and approved the plans with a hammerhead to the north. Additional parking for visitors is allowed on the school parking lot.

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 New Haven at Wylie. Motion carried 6 – 0.

Item 3 – Site Plan Office/Warehouse, Regency Business Park Ph 2, Lot 6, Block E

Consider, and act upon approval of a Site Plan for Office/Warehouse Use, generally located at Lot 6, Block E of Regency Business Park Phase 2, located east of the intersection of Regency Drive and Exchange Street on 2804 Exchange Street.

Staff Presentation

Mr. Molina stated that the applicant desires to develop a single story office/warehouse building on a single lot consisting of 0.259 acres. The subject property is part of the Regency Business Park Phase 2 and is zoned Light Industrial.

The Regency Business Park Phase 2 Addition was developed under the 1985 Zoning Ordinance setback requirements. The property is vested and complies with the setback requirements.

The applicant has submitted the same Site Plan for Lot 7, the adjacent property, and it is on the Agenda for consideration. No user is determined at this time.

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 McCrossin, and seconded by Commissioner Stiller, to approve the Site Plan for Office/Warehouse use, Lot 6, Block E of Regency Business Park Phase 2 Addition. Motion carried 6 – 0.

Item 4 – Site Plan Office/Warehouse, Regency Business Park Ph 2, Lot 7, Block E

Consider, and act upon approval of a Site Plan for Office/Warehouse Use, generally located at Lot 7, Block E of Regency Business Park Phase 2, located east of the intersection of Regency Drive and Exchange Street on 2804 Exchange Street.

Staff Presentation

Mr. Molina stated that the applicant desires to develop a single story office/warehouse building on a single lot consisting of 0.259 acres. The subject property is part of the Regency Business Park Phase 2 and is zoned Light Industrial.

The applicant has submitted the same Site Plan for Lot 6, the adjacent property, and it is on the Agenda for consideration. No user is determined at this time.

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 Stiller, and seconded by Commissioner Owens, to approve the Site Plan for Office/Warehouse use, Lot 7, Block E of Regency Business Park Phase 2 Addition. Motion carried 6 – 0.

Miscellaneous

Ms. Bradley reminded the Commissioners of the next meeting for August 2, 2016.

ADJOURNMENT

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



Dennis Larson, Vice-Chair

ATTEST:



Mary Bradley, Administrative Assistant