



Wylie Planning and Zoning Commission

Minutes
Wylie Planning & Zoning Commission
Tuesday September 6, 2016 – 6:00 pm
Wylie Municipal Complex – Room 230 Conference Room
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: Chair Ron Smith, Commissioner Sonia Ahmed, Commissioner Jerry Stiller, Vice Chair Dennis Larson, Commissioner Randy Owens and Commissioner Roger Myers. Commissioner Mike McCrossin was absent.

Staff present was Renae' Ollie, Development Services Director, Jasen Haskins, Sr Planner, Kevin Molina, Planner and Janet Hawkes, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Larson gave the Invocation. Commissioner Meyers 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 August 16, 2016, Regular Meeting.

Board Action

A motion was made by Commissioner Stiller and seconded by Commissioner Owens to approve the minutes for August 16, 2016, as submitted. Motion carried 6 – 0.

REGULAR AGENDA

Regular Agenda

Item 1 – Site Plan Cox Fine Floors

Consider, and act upon approval of a Site Plan for Cox Fine Floors, allowing for one building that measures 4,500 square feet to be placed behind an existing building on Lot 1, Block 1 of the Cox Fine Floors Addition on 0.967 acres located north of the intersection of Country Club Road and Brown Street.

Staff Presentation

Mr. Molina stated that the property totals 0.967 acres and is currently zoned Neighborhood Service with a Special Use Permit (SUP 2003-12). The proposed building is 4,500 square feet. The new building will function as an accessory structure for the primary structure on the site.

The proposed Site Plan meets the required site, and landscaping design standards. The applicant has agreed to include five striped parking spaces with the approval of this site plan bringing the total to ten parking spaces.

Staff recommends approval on the condition that the proposed building functions as an accessory structure for the primary operating business; and is subject to additions and alterations as required by the City Engineer.

Board Discussion

Commissioner Owens inquired on the use of the building. Mr. Molina stated that the use for the front existing building is retail and the proposed site plan is accessory for storage. If the use of the primary structure changes from retail/warehouse use, a new process will be required.

Board Action

A motion was made by Commissioner Meyers, and seconded by Commissioner Ahmed, to approve the Site Plan for Cox Fine Floors, located north of the intersection of Country Club Road and Brown Street. Motion carried 6 – 0.

Item 2 – Site Plan NTB (National Tire & Battery)

Consider, and act upon approval of a Site Plan for NTB (National Tire & Battery), Lot 4B, Block A of Wylie Retail Office Park Addition, located on the southwest corner of State Highway 78 and Kreymer Lane.

Staff Presentation

Mr. Molina stated that the property totals 1.399 acres and develop a single story NTB Service Store. The property is zoned Commercial Corridor and the Final Plat was approved on November of 2014.

The use classifies as minor automobile repair and is allowed in the Commercial Corridor District. The proposed building measures 7,080 square feet and requires for the site to provide a minimum of 24 parking spaces. The applicant is providing 40

parking spaces and the site complies with the site design and landscaping requirements.

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

Board Discussion

The Commissioners expressed concern of disposition of the used oil. Mr. Molina stated that Building Inspections would review the plan prior to construction to confirm standards are met. Ms. Ollie added that the standard procedure coincides with TCEQ guidelines.

Chair Smith inquired storage of used tires. Mr. Brent Massey, NTB Representative, 3030 LBJ Freeway, Dallas, stated that the tires will be stored in an enclosed secure area similar to a trash enclosure. The tires will be picked up two to three times a month and recycled.

Board Action

A motion was made by Commissioner Owens, and seconded by Commissioner Stiller, to approve the Site Plan NTB Sales and Service Center, located Lot 4B, Block B of Wylie Retail Office Park Addition. Motion carried 6 – 0.

Item 3 – Final Plat Bozman Farms Phase 5B, Addition

Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Bozman Farms Phase 5B, establishing 74 single family residential lots and four open space lots on 21.874 acres, generally located South of Bozman Farm Estates Phase 3, and north of Beaver Creek Road.

Staff Presentation

Mr. Haskins stated that the plat will create 74 single-family residential lots and four open space lots on 21.874 acres. The property is part of an overall Planned Development Ordinance 2002-52.

The four open space lots are labeled with “X” and 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

Commissioner Ahmed questioned the use of the open space lots. Mr. Tracy LaPiene, Vice President of Ridinger Association, Inc., 550 S Edmonds Land, Lewisville, stated that the open lots are for drainage and utility easements. Mr. LaPiene added that the homes are single family residential homes, similar to phases 3 and 4.

Board Action

A motion was made by Commissioner Stiller, and seconded by Vice Chair Larson, to recommend approval to City Council for Final Plat Bozman Farm Estates Phase 5B. Motion carried 6 – 0.

Item 4 – Preliminary Plat Kreymer East, Phase 1

Consider and act upon a recommendation to the City Council regarding a Preliminary Plat for Kreymer East, Phase 1, creating 86 residential lots and 2 open space lots on 26.782 acres, generally located on W.A. Allen Blvd and north of Foxwood Lane.

Staff Presentation

Mr. Haskins stated that the property totals 26.782 acres and will create 86 single family residential lots and two open space lots for park and recreational purposes. The subject property is part of the overall 70 acres of the Kreymer East development approved in June 2016 as a Planned Development District (PD 2015-23).

The PD 2015-23 allows for a maximum of 245 lots with a minimum lot size of 8,500 square foot the entire development. The subject plat will create 86 lots on 26.7 acres for a density of about 3.2 lots per acre, and the overall density development is roughly 3.5 lots per acre.

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 recommend approval to City Council for Preliminary Plat Kreymer East, Phase 1. Motion carried 6 – 0.

Miscellaneous

Mr. Haskins reminded the Commissioners of the next meeting for September 20, 2016.

ADJOURNMENT

A motion was made by Vice Chair Larson, and seconded by Commissioner Owens to adjourn the meeting at 6:24 PM. All Commissioners were in consensus.


Ron Smith, Chair

ATTEST:


Janet Hawkes, Administrative Assistant