



Wylie Planning and Zoning Commission

Minutes
Wylie Planning & Zoning Commission
Tuesday August 16, 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: Chair Ron Smith, Commissioner Sonia Ahmed, Commissioner Jerry Stiller, and Commissioner Roger Myers. Vice Chair Dennis Larson, Commissioner Randy Owens and Commissioner Mike McCrossin were all absent.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Meyers gave the Invocation. Commissioner Stiller 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 2, 2016, Regular Meeting.

Board Action

A motion was made by Commissioner Stiller and seconded by Commissioner Meyers to approve the minutes for August 2, 2016, as submitted. Motion carried 4 – 0.

REGULAR AGENDA

Regular Agenda

Item 1 – Site Plan Service Contractor

Consider, and act upon a Site Plan for Trout Addition to create a Service Contractor facility on 0.344 acres on one lot. Property located 1775 SH 78 N, being Lot 3, Block 1 of Trout Addition.

Staff Presentation

Ms. Ollie stated correction on the number of acres should be 0.844 and not 0.344 acres. The applicant proposes to construct two commercial buildings. The property is zoned Commercial Corridor. The allowed use is office use, warehouse or contractor yard.

The proposed Site Plan meets the required site, and landscaping design standards.

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

Board Discussion

With the applicant not in attendance, the Commissioners questioned the parking. Ms. Ollie stated that the Plat of Trout Addition, dedicates a common access with existing retail and car wash facilities located in the front of the property. Ms. Ollie briefly went over the uses allowed based on the ratio for parking. The owner is limited to the type of tenant allowed based on size of the building and number of parking spaces.

Board Action

A motion was made by Commissioner Meyers, and seconded by Commissioner Ahmed, to approve the Site Plan for Service Contractor facility, generally located Lot 3, Block 1 of the Trout Addition, with correction 0.844 acres. Motion carried 4 – 0.

Item 2 – Final Plat CVS Country Club Addition

Consider, and act upon, a recommendation to the City Council regarding a Final Plat for CVS Country Club Addition, creating one lot on 1.896 acres, generally located on the southwest corner of Country Club Road and Parker Road.

Staff Presentation

Mr. Molina stated that the property totals 1.896 acres and will create one lot. The property is located on the southwest corner of Country Club Road and Parker Road.

A Preliminary Plat and Site Plan were approved in October of 2015.

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 Meyers, to approve the Final Plat CVS Country Club Addition. Motion carried 4 – 0.

Item 3 – Final Plat Community Boat and RV Storage Addition, ETJ

Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Community Boat and RV Storage Addition (ETJ), creating one lot on 2.874 acres, generally located in the County of Dallas southeast of the intersection of Twin Creek Drive and Vinson Road.

Staff Presentation

Mr. Molina stated that the plat is for one lot and is 2.874 acres. The lot is located on Vinson Road outside of the city limits in the county of Dallas.

The plat dedicates the necessary easements and complies with the subdivision regulations.

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

Board Discussion

Commissioners questioned the purpose of the plat. Mr. Molina stated that when a property is located within the extraterritorial jurisdiction, and the property owner desires to subdivide the land, then making a legal record of land is required. The municipality does not have jurisdiction on design standards of the building or zoning.

Board Action

A motion was made by Commissioner Ahmed, and seconded by Commissioner Stiller, to recommend approval to City Council for Final Plat Community Boat and RV Storage Addition (ETJ). Motion carried 4 – 0.

Item 4 – Preliminary Plat Serene Villas

Consider and act upon a recommendation to the City Council regarding a Preliminary Plat for Serene Villas, developing approximately 70 lots, generally located on Kreymer Lane approximately 2,000 feet south of east Brown Street.

Staff Presentation

Mr. Haskins stated that the intent is to combine three properties totaling 21.925 acres to create 70 lots (67 single family residential lots and three open space lots). The five acres to southeast portion of the property is not within City limits, however, it is within the extraterritorial jurisdiction. The City Council will consider the second Public Hearing for annexation on August 23, 2016.

The remaining sixteen acres was recommended approval by the Commission on August 2, 2016 meeting for a zoning change from Agricultural (AG/30) to Single Family Residential (SF10/24).

The Preliminary Plat complies with the approved Development Plan and Concept Plan.

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

Board Discussion

The Commissioners questioned the tree survey completion date. Mr. Haskins stated that the tree survey is not complete and should be done in two to three weeks. Commissioner Meyers questioned if City Engineer reviewed for water and sewer drainage. Ms. Ollie stated that the City Engineer did review the plans and the plat meets the capacity requirements.

Board Action

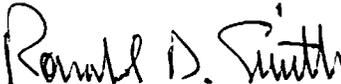
A motion was made by Commissioner Stiller, and seconded by Commissioner Ahmed, to recommend approval to City Council for Preliminary Plat Serene Villas. Motion carried 4 – 0.

Miscellaneous

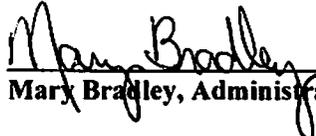
Ms. Bradley reminded the Commissioners of the next meeting for September 6, 2016.

ADJOURNMENT

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


Ron Smith, Chair

ATTEST:


Mary Bradley, Administrative Assistant