



Wylie Planning and Zoning Commission

**Minutes
Wylie Planning & Zoning Commission
Tuesday August 2, 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, Vice Chair Dennis Larson, Commissioner Jerry Stiller, Commissioner Randy Owens, Commissioner Roger Myers, and Commissioner Mike McCrossin. Commissioner Sonia Ahmed was 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 McCrossin 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 July 19, 2016, Regular Meeting.

Board Action

A motion was made by Commissioner Meyers and seconded by Commissioner McCrossin to approve the minutes for July 19, 2016, with correction to Citizens Comments section. 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 Final Plat for Cox Fine Floors Addition, creating one lot on 0.967 acres, generally located north of the intersection of Country club Road and Brown Street.

Staff Presentation

Mr. Molina stated that the property totals 0.967 acres. The plat will create one commercial lot. The applicant desires to expand existing structure, and a plat is required. A site plan with the new structure will be submitted as a separate submittal at a later date.

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

Board Action

A motion was made by Commissioner McCrossin, and seconded by Commissioner Stiller, to recommend approval to the City Council for the Final Plat for Cox Fine Floors Addition. Motion carried 6 – 0.

Item 2 – Final Plat Inspiration, Phase 5A

Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Inspiration, Phase 5A consisting of 6.707 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 gave the background development agreement to the Commissioners. Inspiration is an approximate 700 acre master planned community; special municipal utility district (MUD) located in unincorporated Collin County and the Extraterritorial Jurisdiction of Wylie, St Paul, and Lucas. The development agreement adopted in October, 2011 requires the average lot size 8,500 square feet and the unit density no more than 2.65 lots per acre.

The subject plat will construct thirty lots, twenty-nine single family residential lots and one open space lot on 6.707 acres within the extraterritorial jurisdiction of City of Wylie. Lot 2X Block N is dedicated as open space.

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

Board Discussion

Commissioners questioned the number of phases left to development. The applicant, Ms. Kimberly Cornett, Jacobs Engineering, 1999 Bryan Street, Suite 1200, Dallas,

stated that there are six phases and three phases to submit, which will develop approximately 1400 residential lots.

Board Action

A motion was made by Commissioner Stiller, and seconded by Commissioner Owens, to approve the Final Plat Inspiration Phase 5A. Motion carried 6 – 0.

Item 3 – Final Plat Inspiration, Phase 3A

Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Inspiration, Phase 3A consisting of 50.075 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 plat will construct 137 single family residential lots and seven open space lots, for a total of 144 lots on 50.075 acres within the extraterritorial jurisdiction of City of Wylie. Lot 6x Block M is open space and a utility easement. Lot 2 Block PP is dedicated for a pump station, and Lot 3 Block PP will develop the amenity center.

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

Board Action

A motion was made by Commissioner Owens, and seconded by Commissioner McCrossin, to recommend approval to City Council for Final Plat Inspiration, Phase 3A. Motion carried 6 – 0.

Item 4 – Final Plat Inspiration, Phase 3C

Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Inspiration, Phase 3C consisting of 16.431 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 plat will construct 54 residential and three open space lots on 16.431 acres within the extraterritorial jurisdiction of City of Wylie.

Lot 5x, Block M is open space and an utility easement; Lot 2x, Block Z is dedicated open space to preserve a tree line in the area.

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

Board Action

A motion was made by Commissioner Stiller, and seconded by Commissioner Meyers, to recommend approval to City Council for Final Plat for Inspiration, Phase 3C. Motion carried 6 – 0.

Public Hearing

Public Hearing 1 – Replat for Oaks Addition, Lots 6R and 6R1 (RP 2016-04)

Staff Presentation

The applicant is requesting a residential Replat to establish two residential lots of 0.152 and 0.153 acres. The lot is zoned Townhouse (TH) District.

The property has an existing duplex, and the owner is dividing the lot into two separate lots.

Ten notifications were mailed; with one comment returned in favor of the request and no comments returned in opposition.

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

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 Vice Chair Larson, and seconded by Commissioner McCrossin, to recommend approval to the City Council for Replat to Oaks Addition, Lots 6R and 6R1. (RP 2016-04) Motion carried 6 – 0.

Public Hearing 2 – Replat Russell Addition, Lots 2B-RA & 2B-RB (RP2016-03)

Staff Presentation

Mr. Haskins stated that the applicant is requesting a residential Replat to establish two residential lots of 0.081 and 0.075 acres. The lots are zoned Townhouse (TH) District.

The Replat will divide the lot into two separate lots to accommodate the existing duplex.

Nine notifications were mailed, with one comment in favor and one in opposition of the request.

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

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 Stiller, to recommend approval to the City Council for Replat to Russell Addition, Lots 2B-RA & 2B-RB. (RP 2016-03) Motion carried 6 – 0.

Public Hearing 3 – Replat Kellers 2nd Addition, Lots 12R, Block 6 (RP 2016-02)

Staff Presentation

Mr. Haskins stated that the applicant is requesting a residential Replat to establish one residential lot of 0.289 acres. The lot is zoned Downtown Historic (DTH) District.

The purpose of the Replat is to combine the lots into one buildable lot.

Eighteen notifications were mailed; with one response in favor of the request, and none received in opposition of the request.

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

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 McCrossin, and seconded by Commissioner Meyers, to recommend approval to the City Council for Replat to Keller's 2nd Addition, Lot 12R, Block 6. (RP 2016-02) Motion carried 6 – 0.

Public Hearing 4 – Serene Villas Subdivision

Staff Presentation

Mr. Haskins stated that the applicant is requesting rezoning for two properties of 11.006 acres and 5.733 acres (lots A and B) from the current Agricultural (AG/30) to

Single-Family Residential (SF10/24). This request is part of an overall larger request that, if approved, will include an additional 5.25 acres to the south which is currently outside city limits (lot C). Annexation for the property will go to the City Council on August 23, 2016.

The applicant is requesting straight zoning with lots to be a minimum of 10,000 square foot with a minimum of 2,400 square foot single family homes. Kreymer Lane is on the Capital Improvement Plan for expansion. Developer will pay impact fees for expansion.

The Comprehensive Land Use Plan categorizes the subject parcels as Sub-Urban Sector, providing primarily residential development of lot to medium densities. The proposed plan conforms to the Comprehensive Plan.

Forty-Three (43) notifications were mailed; with seven (7) comment forms returned in opposition of the request and no comment forms returned in favor of the request.

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

Public Comments

Chair Smith opened the Public Hearing.

Mr. Jim Koch, Serene Global Builder, 1719 Analog Drive, Richardson, Texas, stated that all lots with minimum of 10,000 square feet with one dedicated as open space. Serene Builder is a custom home builder with developing 2,500 to 3,500 square feet homes.

Mr. Bob Parker, 1212 Arthurs Court, spoke in opposition and completed a comment form against.

Mr. Mark Fesmire, 1124 Arthurs Court, expressed concern of development of road coming into the existing subdivision, and expressed concern of the tree line on the proposed development, and screening between the one-story houses and two-story houses.. Mr. Haskins stated that the Concept Plan does not propose a road coming into Avalon. Mr. Haskins stated that the Landscaping Ordinance will dictate a tree survey in the proposed development.,

Chair Smith closed the Public Hearing.

Board Discussion

Commissioner Meyers expressed concern of number of homes being constructed, and moving too quickly and fast in overbuilding. The Commissioners discussed the northern tree line in an effort to provide a buffer between the proposed subdivision and the existing Avalon Subdivision. There was some discussion as to the authority of the board to impose restrictions on zoning cases that are requesting straight zoning. Ms. Ollie stated that the Commission does have authority to place stipulations and

can be discretionary to some degree. However, when it meets the Comprehensive Plan that authority does become somewhat limited.

Board Action

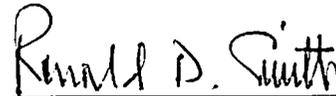
A motion was made by Commissioner McCrossin, and seconded by Commissioner Stiller, to recommend approval to the City Council for change of zoning for Serene Villas Subdivision. (ZC 2016-09) Motion carried 5 – 1, with Commissioner Meyers voting in opposition.

Miscellaneous

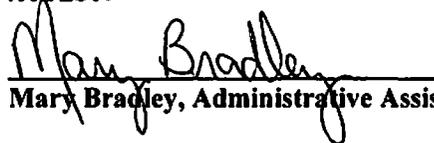
Ms. Bradley reminded the Commissioners of the next meeting for August 16, 2016. Commissioner Owens stated that he would not be in attendance.

ADJOURNMENT

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


Ron Smith, Chair

ATTEST:


Mary Bradley, Administrative Assistant