



Wylie Planning and Zoning Commission

Minutes
Wylie Planning & Zoning Commission
Tuesday January 5, 2016 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

Chair Ron Smith called the meeting to order at 6:02 PM. In attendance were: Vice-Chair Dennis Larson, Commissioner Mike McCrossin, Commissioner Randy Owens, Commissioner Jerry Stiller, Commissioner Sonia Ahmed and Commissioner David Williams.

Staff present was Renae' Ollie, Planning Director, Jasen Haskins, Sr Planner, and Mary Bradley, Administrative Assistant. Ms. Ollie introduced new Staff member, Kevin Molina, as a new Planner for the City of Wylie.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner McCrossin gave the Invocation and Commissioner Owens led the Pledge of Allegiance.

CITIZENS COMMENTS

Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizens Participation.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes from the December 1, 2015, Regular Meeting.

Board Action

A motion was made by Commissioner Stiller and seconded by Commissioner McCrossin to approve the minutes for December 1, 2015, as submitted. Motion carried 7 – 0.

REGULAR AGENDA

Regular Agenda

Chair Smith stated that Staff desired to move Item 2, Final Plat Braddock Place Phase 5.

A motion was made by Commissioner McCrossin, and seconded by Commissioner Owens to move Item 1, Site Plan for Arbor Acres after Item 2, Final Plat Braddock Place Phase 5. Motion carried 7 – 0.

Item 1 – Final Plat Braddock Place Phase 5

Consider, and act upon, a recommendation to City Council regarding a Final Plat for Braddock Place Phase 5, creating 57 single family residential lots and 3 open space lots on 28.019 acres, generally located west of FM 544 at the Vinson/County Line Road split.

Staff Presentation

Mr. Haskins stated that the property totals 28.019 acres and will create 57 single-family residential lots, three open space lots, a detention area and landscape buffer. The property is part of the overall Planned Development Ordinance 2005-24, Braddock Place Addition approved in July 2005.

The open space lots, detention and landscape buffer will all be owned and maintained by the Homeowners Association.

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

Board Discussion

Commissioners questioned the boundaries crossing over FM 544 at the Vinson/County Line Road split. Mr. John Arnold, Skorburg Company, 8214 Westchester, Suite 710, Dallas, Texas, representative of developer, stated that the boundaries include right-of-way dedication to FM 544. No plans to construct a home on Lot 1 of Block O.

Commissioners questioned the widening of FM 544. Mr. Haskins stated that he would contact City Engineer and get back with the Commissioners.

Board Action

A motion was made by Commissioner Owens, and seconded by Commissioner Stiller, to approve the Final Plat Braddock Place Phase 5. Motion carried 7 – 0.

Item 2 – Site Plan Arbor Acres

Consider, and act upon a Site Plan for Arbor Acres, Lot 1, Block A of Arbor Acres subdivision, located at 16 Steel Road.

Staff Presentation

Mr. Molina stated that the applicant desires to develop a two story office building to be used for Arborilogical Services on a single lot consisting of 2.077 acres. In 2011 a Final Plat for Arbor Acres was approved for commercial use. Although a portion of the property was platted in 2011, the applicant is combining Lot 1, Block A of Steel Industrial Park Addition with the Arbor Acres Final Plat. A Replat to combine into one lot is on the current agenda for consideration.

The zoning is split between a Planned Development 2011-01 and Light Industrial District. The tract of land within Lot 1R, Block A of Arbor Acres is zoned PD 2011-01, and the remaining portion is zoned Light Industrial District. Office use is allowed in both zoning districts.

Exterior material is comprised of Hardi-Plank Cementitious Siding and stone.

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

Board Action

A motion was made by Commissioner Williams, and seconded by Commissioner Stiller, to recommend approve the Site Plan for Arbor Acres. Motion carried 7 – 0.

Item 3 – Site Plan for Cottonbelt Duplex

Consider, and act upon an approval of a Site Plan for Cottonbelt Duplex located within the Keller's Second Addition, Block 12, Lot 7; generally located at the northwest corner of Cotton Belt Avenue and Fleming Street.

Staff Presentation

Mr. Haskins stated that the applicant desires to construct a two unit duplex on 0.31 acres. The duplex will be similar to the existing duplex located on the southwest corner of Cotton Belt Avenue and Fleming Street.

Exterior materials of the duplexes shall be masonry and decorative brick-accent in accordance with design standards of the zoning ordinance.

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

Board Action

A motion was made by Commissioner McCrossin to approve the Site Plan. Commissioner Williams desired additional explanation of purpose of Habitat for Humanity, the owner/developer of the property.

Board Discussion

Mr. Richard Taylor, Habitat for Humanity, 1400 Summit Drive, Plano, Texas, stated that Habitat for Humanity is the developer/owner of the property. It is not a rental property. The construction of project is performed by volunteers, whether they are students from the High Schools or Adults. The owners go through a series of qualifications before the home is actually sold to them. Commissioner Williams stated that the program sounds great. Ms. Ollie explained that Habitat for Humanity is a great benefit to the city, and she then volunteered all Commissioners to a work day on constructing the duplexes.

Board Action

A motion was made by Commissioner McCrossin, and seconded by Commissioner Williams, to approve the Site Plan for Cottonbelt Duplex. Motion carried 7 – 0.

Public Hearing

Public Hearing 1 – Replat for Arbor Acres

Staff Presentation

Mr. Molina stated that the purpose of the Replat was to create one lot for office space and light industrial use. The property totals 2.077 acres and is multi-zoned. A portion of the subject property is zoned PD 2011-01 while the remaining portion is zoned Light Industrial.

The Site Plan was on the current agenda.

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

Public Comments

With no questions for Staff, Chair Smith opened the Public Hearing. With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

Board Action

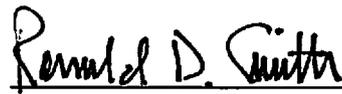
A motion was made by Commissioner Stiller, and seconded by Commissioners McCrossin, to recommend approval Replat for Arbor Acres. Motion carried 7 – 0.

Miscellaneous

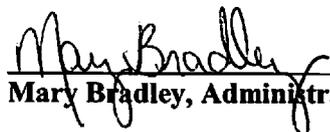
Ms. Bradley stated that there will be a meeting on January 19, 2016.

ADJOURNMENT

A motion was made by Commissioner Ahmed, and seconded by Commissioner Williams to adjourn the meeting at 6:43PM. All Commissioners were in consensus.


Ron Smith, Chair

ATTEST:


Mary Bradley, Administrative Assistant