



## Wylie Planning and Zoning Commission

---

**Minutes**  
**Wylie Planning & Zoning Commission**  
**Tuesday February 16, 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 6:03PM. In attendance were: Chair Smith, Commissioner Mike McCrossin, Commissioner Sonia Ahmed, and Commissioner Jerry Stiller. Those absent were Commissioner David Williams and Commissioner Dennis Larson.

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

### **INVOCATION & PLEDGE OF ALLEGIANCE**

---

Commissioner McCrossin gave the Invocation and 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 Citizens Participation.

### **CONSENT ITEMS**

---

1. Consider and act upon approval of the Minutes from the February 2, 2016, Regular Meeting.

#### **Board Action**

A motion was made by Commissioner Stiller and seconded by Commissioner Ahmed to approve the minutes for February 2, 2016, as submitted. Motion carried 5 – 0.

### **REGULAR AGENDA**

---

#### **Regular Agenda**

#### **Item 1 – Site Plan Freddy's Frozen Custard**

Consider, and act upon a Site Plan for Freddy's Addition, Lot 1, Block B of Freddy's Addition, located on the southeast corner of FM 544 and Regency Drive.

### **Staff Presentation**

Mr. Molina stated that the applicant proposes to construct a one-story 3,500 square foot building with a drive-through on 1.22 acres.

The exterior material is comprised of brick and split face stone. As presented this complies with the minimum site, landscaping and exterior materials requirements of the Zoning Ordinance.

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 McCrossin, to approve the Site Plan Freddy's Frozen Custard Restaurant. Motion carried 5 – 0.

## **Item 2 – Final Plat for Kreymer Park**

Consider and act upon recommendation to City Council for Final Plat for Kreymer Park, developing 151 residential lots, generally located on East Stone Road approximately 2000' south of East Brown Street.

### **Staff Presentation**

The property totals 45.57 acres and will create 151 single-family residential lots and three open space lots for park and recreational purposes. The subject property is part of Planned Development District (PD 2015-29), approved in September 2015.

The difference from the Preliminary Plat and the proposed Final Plat is Lot 3X will be owned and maintained by the Homeowners Association. The other two open space lots will be owned by the City of Wylie, and maintained by the Homeowners Association.

The plat dedicates necessary rights-of-way, and utility easements. This dedication includes a ten foot utility easement along each front yard for franchise utilities.

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

### **Board Action**

A motion was made by Commissioner Ahmed, and seconded by Commissioner Owens, to recommend approval to the City Council Final Plat Kreymer Park. Motion carried 5 – 0.

## **Public Hearing**

### **Public Hearing 1 – Zoning Case 2016-03 – All-Storage Facility**

A motion was made by Commissioner Stiller, and seconded by Commissioner Owens, to remove ZC 2016-03 from the table. Motion carried 5 – 0.

Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change of zoning from Commercial Corridor (CC) and Light Industrial (LI) to Planned Development-Light Industrial (PD-LI) to allow for proposed Mixed Use Development for retail and self-storage use on 6.25 acres, generally located southeast of SH 78 between Century Way and old Alanis Drive. **ZC 2016-03.**

### **Staff Presentation**

Ms. Ollie stated that the applicant is requesting a change of zoning to establish Planned Development zoning to allow a Mixed Use Development on 6.25 acres southeast of SH 78 between Century Way and old Alanis Drive. The proposal includes development of 9,300 square feet of commercial retail space and 106,800 gross square feet of self-storage along the frontage of Highway 78 on approximately 2-1/2 acres, currently zoned Commercial Corridor. The balance of the property will consist of two three-story self-storage buildings and one single-story self-storage building and is currently zoned Light Industrial.

The Commercial Corridor proportion is approximately 280 feet in depth and is situated approximately 2,500 feet or ½ mile northeast from the southern city limit line along SH 78. The 9,300 square foot retail space covers about eight percent of the frontage lot, while the footprint of the storage facility comprises about thirty-five percent of the frontage lot.

In 2007 City Council adopted Ordinance 2007-04 specifying the location of mini-warehouse uses throughout the City. In 2011, Council again directed staff to revisit land use categories and specifically address mini-storage uses. With the adoption of Ordinance 2012-01, mini-warehouse uses were allowed with a Special Use Permit only within Light Industrial and Heavy Industrial Districts.

The proposed location is a major gateway into the city. However, staff feels that there are some unique characteristics in the shape of the lot that may warrant such uses. Due to the narrowness of the Light Industrial portion, mini-warehouse uses may be conducive to the site. This portion is approximately 167 feet in width.

Staff's recommendation does differ from the proposal as submitted. Staff's recommendation is that the front portion remains Commercial Corridor zoning and allow only those uses designated by the current zoning ordinance. The remaining portion would allow mini-storage uses and prohibit those uses as listed in the Planned Development Conditions.

Eleven notifications were mailed to property owners within 200 feet of the proposal. One response was received in favor of the request, and one response in opposition of the request. Thirty-seven responses were received outside the notification area, with seven responses outside city limits. Three responses were received from the same address within the 200 foot buffer. The comments made from those opposing, stated why allow self-storage adjacent to an existing self-storage facility; the subject property is a gateway into the city, and asked for development for restaurants.

The architectural and landscape design of the facility meets and or exceeds the base requirements of the zoning ordinance.

### **Applicant and Board Discussion**

Mr. Bill Dahlstrom, 2323 Ross Avenue, Suite 600, Dallas, Texas and Mr. Coy Quine, 301 S Sherman Street, Dallas, Texas both represented as the applicant for the proposed property. Mr. Dahlstrom stated that the proposed mini warehouse facility will be high quality, with architectural enhancements and landscaping that exceeds the requirements within the zoning ordinance. The loading and unloading for the self-storage units are covered and out of the elements, and are climate controlled. An eight foot tubular fence is proposed to be installed surrounding the property.

The buildings facing Highway 78 will be approximately 3-1/2 stories tall, the first floor will allow retail/restaurant. The top floor will allow self-storage, with an elevator and covered parking in the back. The covered parking will allow clients to load and unload out of the elements. The types of clientele are homeowners desiring to store items due to enlarging house size, and not small contracting companies. No caretakers will be living on the property. The access will be through a code-accessed gate, and the office will be open seven days a week from 9:00 am to 6:00 pm.

Commissioner Ahmed questioned the applicant why Wylie. Mr. Dahlstrom and Mr. Quine responded that there is a demand for it in Wylie. Mr. Quine stated that the proposal offers a drive-through facility, where the other facilities do not.

Mr. Dahlstrom stated that there is no anchor tenant at this time, but desiring to occupy forty percent by a restaurant, and a portion leased out to typical tenants such as a nail salon and spa.

Chair Smith adjourned the meeting for a short break at 7:03 and the meeting re-convened at 7:10PM.

### **Public Comments**

Chair Smith continued the Public Hearing.

Mr. Bill Swisher, 4422 Scenic Circle, Garland, Texas spoke in opposition of the request. He stated that he represented some citizens of Wylie and adjacent business owners of the property.

Mr. Shawn Valk, 1834 S FM 551, Fate, Texas, spoke in opposition of the request, stating that the market does not call for additional self-storage units, as he owns property that is approved to construct a self-storage unit with commercial on the front.

Mr. Don Triplet, 7018 Cottonwood, Sachse, spoke in opposition of the request, stating that proposed facility is very large. Even though Wylie and Sachse are both growing, we don't want to look back see a lot of storage facilities.

Mr. Sam Satterwhite, WEDC, stated that he was neither in favor nor in opposition of the request. The proposal offers enhancement landscaping to the two and half acres, which is over and above the requirements within the zoning ordinance. The back portion of the property is very narrow and would be difficult to develop.

Chair Smith closed the Public Hearing.

### **Board Discussion**

Mr. Dahlstrom stated that the economy demands the proposed type of mini-warehouse units. The entire facility will be fire sprinkled. In response to public comments made, competition makes the economy strong. The value of the property to develop is approximately 12 to 13 million dollars.

Commissioners discussed zoning and uses allowed by right. Ms. Ollie stated that the applicant could withdraw, and another developer could come in and meet the base requirements from the Zoning Ordinance and be allowed to build under basic guidelines and design standards. The applicant proposes enhancements for landscaping and architectural elements with the proposed Planning Development.

### **Board Action**

A motion was made by Commissioner Owens to recommend approval of the Zoning Case 2016-03, with commercial use only in the front two and a half acres (2 ½ acres) and allow the self-storage in the back on three point seven (3.7) acres. Motion failed due to second.

The Commissioners desired additional clarification on the zoning. Ms. Ollie stated that the proposal is still a Planned Development zoning, and restricting the uses on the front is a stipulation only. The Commissioners could make a stipulation for Commercial Corridor in the front, but it would take applicant to re-design the Concept Plan before going to City Council.

A motion was made by Commissioner Owens, and seconded by Commissioner Ahmed, to recommend approval for Zoning Case 2016-03 to the City Council, with stipulation of allowing Commercial uses only in the front on 2 ½ acres, and mini-warehouse use in the back on 3.7 acres. Motion carried 5 – 0.

Chair Smith stated that there will be a meeting on March 1, 2016.

### **ADJOURNMENT**

---

A motion was made by Commissioner Stiller, and seconded by Commissioner McCrossin to adjourn the meeting at 8:15PM. All Commissioners were in consensus.

  
**Ron Smith, Chair**

ATTEST:

  
**Mary Bradley, Administrative Assistant**