



Wylie Planning and Zoning Commission

Minutes
Wylie Planning & Zoning Commission
Tuesday July 5, 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 6:02 p.m. A quorum was present. Commissioners present were: Commissioner Ron Smith, Commissioner Dennis Larson, Commissioner Jerry Stiller, Commissioner Randy Owens, Commissioner Sonia Ahmed, and Commissioner Mike McCrossin.

The Commissioners welcomed new Commissioner Roger Myers.

Staff present was Renaè 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 Stiller led the Pledge of Allegiance.

ELECTION OF CHAIR AND VICE CHAIR

1. A motion to nominate Vice Chair

A motion was made by Commissioner Ahmed, and seconded by Commissioner McCrossin, to nominate Commissioner Larson as the Vice Chair. Motion passed 7 – 0.

2. A motion to nominate Chair

A motion was made by Commissioner McCrossin, and seconded by Commissioner Ahmed to nominate Commissioner Smith. Motion passed 7 – 0.

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 June 21, 2016, Regular Meeting.

Board Action

A motion was made by Commissioner Owens and seconded by Commissioner Stiller to approve the minutes for June 21, 2016, as submitted. Motion carried 7 – 0.

REGULAR AGENDA

Regular Agenda

Item 1 – Preliminary Plat Inspiration Phase 5 Addition

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for Inspiration, Phases 5 consisting of 10.320 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. Molina stated the subject property is located north of Parker Road on Inspiration Boulevard within Wylie's Extraterritorial Jurisdiction on 10.320 acres. The average lot is 8,500 square feet and is part of a 700 acre master planned community. The plat will create 58 residential lots and three non-residential open space lots.

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

Board Discussion

Mr. Jim Wiegert, Jacobs Engineering, 1999 Bryan Street, Dallas, TX, stated that the subject property is Phase 5 of the master planned community and totals 17.186 acres. The property has 10.32 acres within City of Wylie Extraterritorial Jurisdiction and 6.866 acres is within the Town of St. Paul jurisdiction. Mr. Wiegert stated that the jurisdiction that has the most acres is the final decision on approving the plat.

The Commissioners discussed in length the setbacks, the size of the lots, and side yards. Ms. Ollie stated that the property is within the extraterritorial jurisdiction and is not regulated by the Zoning Ordinance.

Board Action

A motion was made by Commissioner Stiller, and seconded by Commissioner Owens, to recommend approval to the City Council for Preliminary Plat for Inspiration, Phase 5, with correction of 17.186 acres. Motion carried 7 – 0.

Public Hearing

Public Hearing Item 1 – Zoning Case 2016-08

Hold a Public Hearing and consider a recommendation to the City Council regarding a change in zoning from Agricultural District (AG/30) to Townhouse District (TH) to allow for a Town house development of 90 units on a 9.69 acre tract of land located northwest of the intersection of Country Club Road and Brown Street. (ZC 2016-08)

Staff Presentation

Mr. Molina stated that the property totals 9.69 acres and will create ninety (90) townhome residential lots and one open space lot. The developer has indicated that all units will be sprinkled as the proposed subdivision does not have two points of vehicular access as required in the zoning ordinance. The fire marshal has approved the alternative plan.

Staff believes that the proposed development is suitable for the area with the long shape and location of the tract of land. Access is limited to vehicles coming inbound from the north due to a median that prevents access from the south. The proposed residential use is ideal as it leads to less congestion as opposed to a higher commercial use that attracts a larger traffic volume.

The concept plan is in compliance with the minimum standards within the Zoning Ordinance, with minimum lot size of 3,000 square feet.

Seven notifications were mailed with no responses returned in favor or in opposition to the request.

Staff recommends approval subject to additions and alterations as required by the City Engineering Department. The developer will be required to pay fees in lieu of for Parkland Dedication at a rate of \$800 per dwelling unit.

Board Discussion

Commissioners expressed concern on the size of the street right-of-way with one access. The right-of-way showed on the concept plan was 50 feet, with 10 feet on both sides for parking, leaving the street 30 feet. Mr. Alan Lauhoff, Atlas Associates, Inc, 200 N Main, Suite 185, Milford Texas, stated that the tract of land is full of challenges, and he proposed 25 feet front setback and decrease the backyard. The typical measurement for parallel parking on the street is eight to ten foot. The community will have Homeowner's Association.

Public Hearing

Chair Smith opened the Public Hearing.

Mr. Duane Fisher, Realtor, 264 C.R. 490, Princeton, Realtor for the property, stated that the adjacent property owner is not ready to sell at this time, and the property is not easy to develop.

Chair Smith closed the Public Hearing.

Board Discussion

The Commissioners further discussed the number of lots and the accessibility. Ms. Ollie stated that the item was a zoning request with a concept plan, the applicant will later have to plat, which will show all easements and lot layouts. Mr. Lauhoff agreed to enlarge the front setback to 25 feet, and street size to 37 feet curb to curb to alleviate parking and access concerns.

Board Action

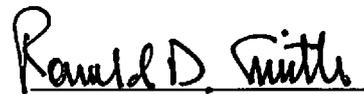
A motion was made by Commissioner Owens, and seconded by Vice Chair Larson, to recommend approval of Zoning Case 2016-08, with amendment to size of street to 37 feet curb to curb with front yard setback of 25 feet. Motion carried 4 – 3, with Commissioner Stiller, Commissioner McCrossin, and Commissioner Myers voting in opposition.

Miscellaneous

Ms. Ollie reminded the Commissioners of the next meeting for July 19, 2016.

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