

Planning & Zoning Commission



August 18, 2015

Regular Business Meeting



Wylie Planning and Zoning Commission

NOTICE OF MEETING

**Regular Meeting Agenda
Tuesday, August 18, 2015 – 6:00 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building #100**

Ron Smith..... Chair
Dennis Larson..... Vice Chair
David Williams Commissioner
Mike McCrossin Commissioner
Randy Owens..... Commissioner
Jerry Stiller Commissioner
Sonia Ahmed..... Commissioner

Renaè Ollie Planning Director
Jasen Haskins..... Sr. Planner
Mary BradleyAdministrative Assistant

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: www.wylietexas.gov within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: www.wylietexas.gov.

The Chair and Commissioners request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020.

Hearing impaired devices are available from the City Secretary prior to each meeting.

CALL TO ORDER

Announce the presence of a Quorum.

INVOCATION & PLEDGE OF ALLEGIANCE

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must provide their name and address. The Commission requests that comments be limited to three (3) minutes. In addition, the Commissioners are not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

1. Consider and act upon approval of the Minutes from August 4, 2015, Regular Meeting.

REGULAR AGENDA

Public Hearing

1. Hold a Public Hearing and consider and act upon a recommendation to the City Council regarding a Replat for Trailsplace Addition Lot 6-B & 6-C, Block A; Being a Replat of Lot 6, Block A of Trailsplace Addition, generally located north of Stone Road and east of Second Street. **RP-2015-01**

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on the 14th day of August, 2015 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: www.wylietexas.gov.

Carole Ehrlich, City Secretary

Date Notice Removed

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Wylie Planning and Zoning Commission

Minutes

Wylie Planning & Zoning Commission
Tuesday August 4, 2015 – 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 6:08 PM. In attendance were: Vice-Chair Dennis Larson, Commissioner Sonia Ahmed, Commissioner Randy Owens, Commissioner Jerry Stiller and Commissioner David Williams. Commissioner Mike McCrossin was absent.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Larson gave the invocation and Commissioner Stiller led the Pledge of Allegiance.

CITIZENS COMMENTS

Chair Smith opened the Citizens Participation. Boy Scout Jon approached the Commissioners, stating that he is obtaining a merit badge by attending the meeting.

Chair Smith and the Commissioners congratulated him on his endeavor.

Chair Smith closed the Citizens Participation.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes from the July 21, 2015, Regular Meeting.

Board Action

A motion was made by Commissioner Williams and seconded by Commissioner Owens to approve the minutes for July 21, 2015, as submitted. Motion carried 6 – 0.

REGULAR AGENDA

Regular Agenda

Item 1

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for Platinum Storage Country Club Subdivision (PD 2015-07), creating two commercial lots on 11.0216 acres, generally located on the east side of Country Club and approximately 600' north of Brown Street.

Staff Presentation

Mr. Haskins stated that the property is approximately 11 acres. The purpose of the plat is to divide the tract into two lots, to create the boundaries, as well as fire lane access.

The plat is consistent with the Planned Development Conditions (PD 2015-07). Lot 1, which is located adjacent to Country Club Road, will develop as retail. Lot 2, which is a majority of the property, will contain self-storage, and RV/Boat storage. The self-storage will be architecturally compatible with the retail.

Staff recommends approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Board Action

A motion was made by Commissioner Stiller, and seconded by Vice Chair Larson to recommend approval to the City Council for Preliminary Plat Platinum Storage Country Club. Motion carried 6 – 0.

Item 2

Consider and act upon approval of a Site Plan for Martinez Addition Phase III, Block A, Lot 6, developing a Medical Office on .4229 acres. Generally located south of Kirby Street and west of Highway 78.

Staff Presentation

Ms. Ollie stated that the purpose of the site plan is to create and develop a 2,000 square foot medical office on .4229 acres. The lot was platted in 2000 as Lot 6 of the Martinez Addition Phase III, Block A.

The site plan, elevations and landscaping plans do meet or exceed the design standards from the Zoning Ordinance. The exterior materials will be brick and stone with a standing seam metal roof.

Staff recommends approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Board Action

A motion was made by Commissioner Ahmed, and seconded by Commissioner Owens, to approve the Site Plan for Medical Office generally located Lot 6, Block A, Martinez Addition Phase III. Motion carried 6 – 0.

Public Hearing

Item 1 – ZC 2015-09

Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change of zoning from Commercial Corridor (CC) to Planned Development Light Industrial (PD-LI), to allow Light Industrial uses; on approximately 2 acres, generally located west of Commerce Street and south of Business Way (710 Business Way). **ZC 2015-09**

Staff Presentation

Ms. Ollie stated that the applicant is requesting to withdraw the request.

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 Williams, to recommend approval to accept the letter of withdrawal for ZC 2015-09. Motion carried 6 – 0.

Item 2 – ZC 2015-08

Continue a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change of zoning from Agricultural-30 (AG/30) to Planned Development-Single-Family (PD-SF), to allow for residential uses of varied densities on approximately 45 acres, generally located west of E. Stone Road and approximately 2,100 feet south of Brown Street. **ZC 2015-08**

Board Action

A motion was made to remove the Public Hearing ZC 2015-08 from the table.

Motion made by Vice Chair Larson, and Seconded by Commissioner Owens, to remove ZC 2015-08 from the table. Motion carried 6 – 0.

Staff Presentation

Ms. Ollie stated that the applicant has revised the Planned Development to enlarge the minimum lot size to 7,200 square feet. Lots to the east of the open space area will be

developed with an average lot size of 8,090 square feet. The lots to the west of the open space area are an average of 10,105 square feet. Minimum lot width is 60 feet.

Board Discussion

Commissioner Owens stated that at the last meeting, an agreement was made with property owner to the northwest corner of the subject property to have single-story residences. Ms. Ollie stated that within the Planned Development Conditions Section II, number 8, the lots shall be restricted to one-story dwellings.

Public Comments

Chair Smith continued the Public Hearing.

With no questions for the applicant and no one approached the Commissioners, Chair Smith closed the Public Hearing.

Board Action

A motion was made by Vice Chair Larson, and seconded by Commissioner Stiller, to recommend approval to the City Council regarding ZC 2015-08. Motion carried 6 – 0.

ADJOURNMENT

A motion was made by Vice Chair Larson, and seconded by Commissioner Williams to adjourn the meeting at 6:30PM. All Commissioners were in consensus.

Ron Smith, Chair

ATTEST:

Mary Bradley, Administrative Assistant



Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date:	<u>August 18, 2015</u>	Public Hearing Item Number:	<u>1</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Jasen Haskins</u>		
Date Prepared:	<u>August 11, 2015</u>	Zoning Case Number	<u>RP 2015-01</u>
		Exhibits:	<u>Location Map, Exhibits, Notification List/Map and Responses</u>

Subject

Hold a Public Hearing and consider and act upon a recommendation to the City Council regarding a Replat for Trailsplace Addition Lot 6-B & 6-C, Block A; Being a Replat of Lot 6, Block A of Trailsplace Addition, generally located north of Stone Road and east of Second Street. **RP-2015-01**

Recommendation

Motion to recommend approval to the City Council regarding a Replat for Trailsplace Addition Lot 6-B & 6-C, Block A; Being a Replat of Lot 6, Block A of Trailsplace Addition, generally located north of Stone Road and east of Second Street. **RP 2015-01**

Discussion

Owner: Ken Pilkenton

Applicant: Ken Pilkenton

The applicant is requesting a residential Replat to establish two residential lots of 0.046 and 0.210 acres. The lots are zoned Multi-Family (MF). Currently Lot 6B is two units of a triplex housing unit with Lot 6 being the third unit (not a part of this replat).

The properties in the Trailsplace subdivision were platted in 1984 and developed in 1985 and 1986.

The reason for the Replat is to divide the two properties allowing for the sale of each individually.

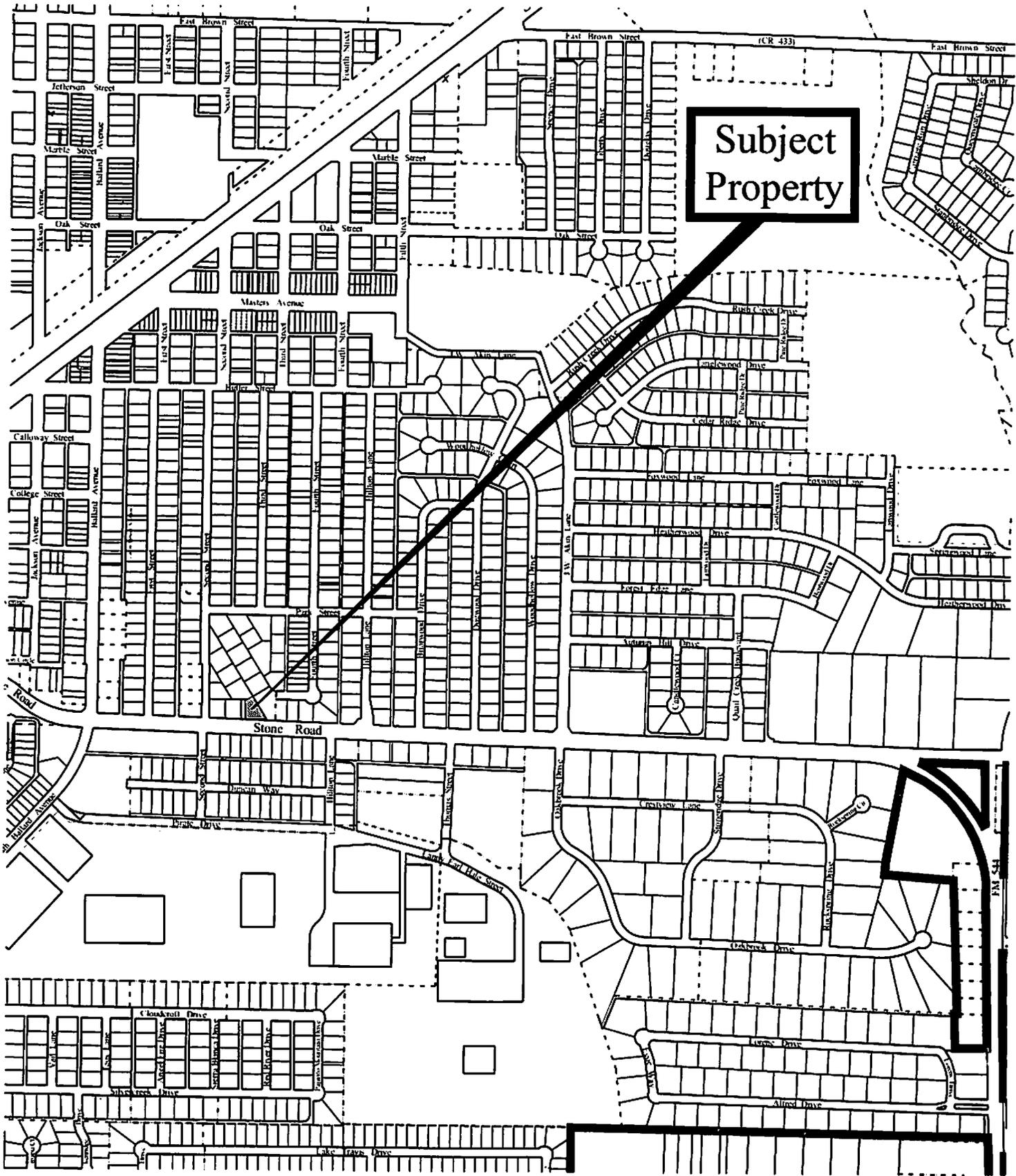
Notification/Responses: Twenty (20) notifications were mailed; with no responses for or against received at the time of this posting.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	RO	08/12/15

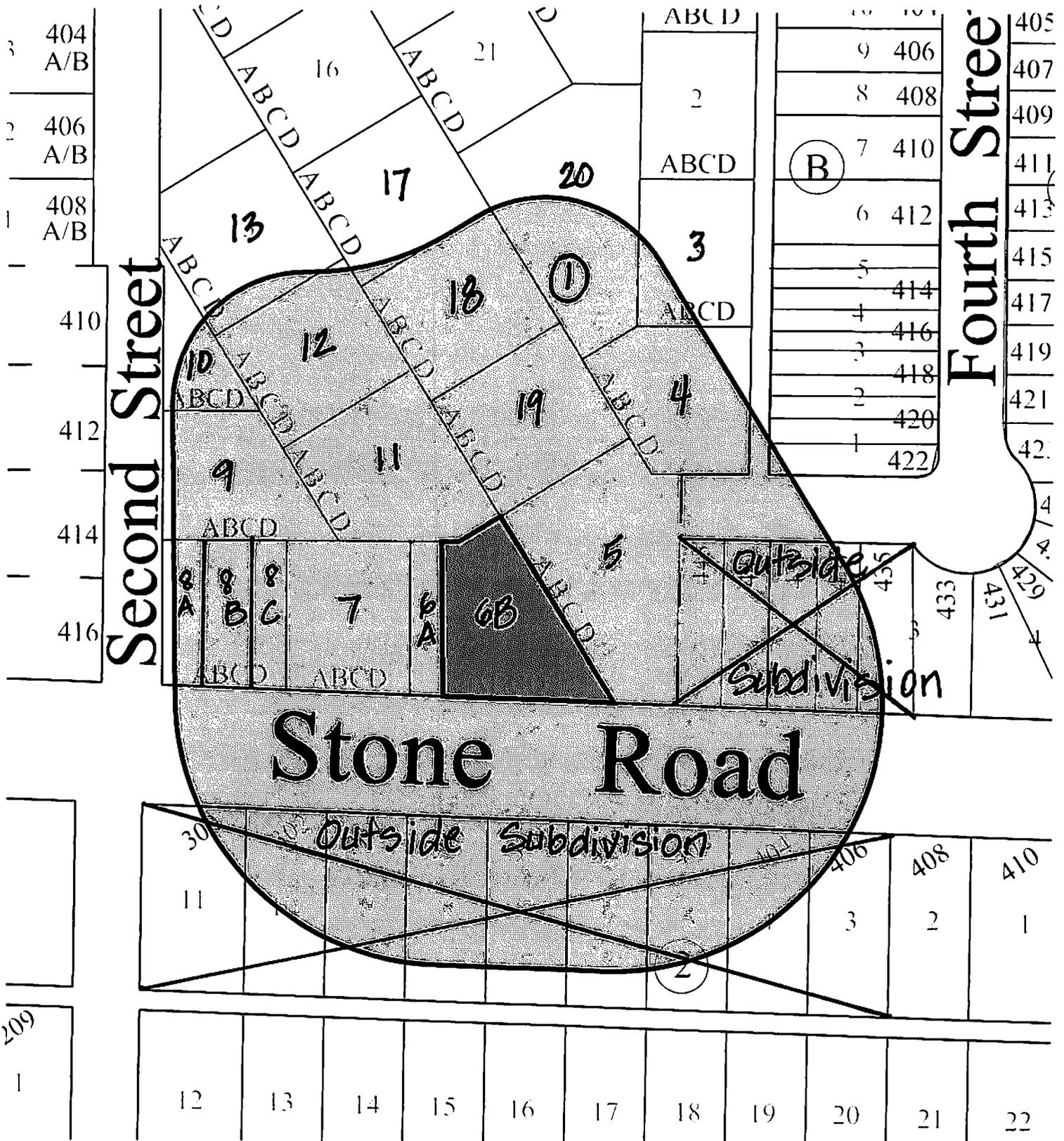
Exhibit "A"
Legal Description
Case #RP2011-01

Being a Replat for Trailsplace Addition of part of Lot 6, Block A in the Trailsplace Addition, being 0.256 acres, situated in the J. Truett Survey, Abstract No. 920, City of Wylie, Collin County, Texas.



Subject
Property

LOCATION MAP
REPLAT CASE #2015-09



**OWNER NOTIFICATION MAP
REPLAT CASE #2015-09**

NOTIFICATION REPORT

APPLICANT: Ken Pilkenton
6951 Virginia Parkway #100 McKinney, Texas 75071

APPLICATION FILE RP2015-01

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant Ken Pilkenton	6951 Virginia Parkway #100 McKinney, Texas 75071
2	Blk 1	Trailsplace Addition Lot 3	R-1840-001-0030-1	3515 North Story Iban, LLC	1346 The Alameda #7301 San Jose, CA 95126
3	Blk 1	Trailsplace Addition Lot 4	R-1840-001-0040-1	3515 North Story Iban, LLC	1346 The Alameda #7301 San Jose, CA 95126
4	Blk 1	Trailsplace Addition Lot 5	R-1840-001-0050-1	John Willingham	2201 Oakwood Court Richardson, Texas 75082
5	Blk 1	Trailsplace Addition Lot 6A	R-1840-001-006A-1	Kenan Rozier	908 Memorial Drive Wylie, Texas 75098
6	Blk 1	Trailsplace Addition Lot 6B	R-1840-001-006B30-1	Timothy Kautiainen	29052 Cedar Glen Court Santa Clarita, CA 91390
7	Blk 1	Trailsplace Addition Lot 7	R-1840-001-0070-1	3515 North Story Iban, LLC	1346 The Alameda #7301 San Jose, CA 95126
8	Blk 1	Trailsplace Addition Lot 8A	R-1840-001-008A-1	Heather Peterson	8 Trails Place #A Wylie, Texas 75098
9	Blk 1	Trailsplace Addition Lot 8B	R-1840-001-008B-1	JoAnn Hamil	1104 Robin Lane West Tawakoni, Texas 75474
10	Blk 1	Trailsplace Addition Lot 8C	R-1840-001-008C-1	Connie Dukes	8 Trails Place #C Wylie, Texas 75098
11	Blk 1	Trailsplace Addition Lot 9	R-1840-001-0090-1	3515 North Story Iban, LLC	1346 The Alameda #7301 San Jose, CA 95126
12	Blk 1	Trailsplace Addition Lot 10	R-1840-001-0100-1	John Willingham	2201 Oakwood Court Richardson, Texas 75082
13	Blk 1	Trailsplace Addition Lot 11	R-1840-001-0110-1	Dillon Thomas	555 Pierce Street #822 Albany, CA 94706
14	Blk 1	Trailsplace Addition Lot 12	R-1840-001-0120-1	Christopher Tehlirian	5701 Eaglebend Drive Richardson, Texas 75082
15	Blk 1	Trailsplace Addition Lot 13	R-1840-001-0130-1	3515 North Story Iban, LLC	1346 The Alameda #7301 San Jose, CA 95126
17	Blk 1	Trailsplace Addition Lot 17	R-1840-001-0170-1	3515 North Story Iban, LLC	1346 The Alameda #7301 San Jose, CA 95126
18	Blk 1	Trailsplace Addition Lot 18	R-1840-001-0180-1	3515 North Story Iban, LLC	1346 The Alameda #7301 San Jose, CA 95126
19	Blk 1	Trailsplace Addition Lot 19	R-1840-001-0190-1	3515 North Story Iban, LLC	1346 The Alameda #7301 San Jose, CA 95126
20	Blk 1	Trailsplace Addition Lot 20	R-1840-001-0200-1	3515 North Story Iban, LLC	1346 The Alameda #7301 San Jose, CA 95126