

Planning & Zoning Commission



July 19, 2016

Regular Business Meeting



Wylie Planning and Zoning Commission

NOTICE OF MEETING

**Regular Meeting Agenda
Tuesday, July 19, 2016 – 6:00 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building #100**

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

Renaè Ollie..... Planning Director
Jasen Haskins..... Sr. Planner
Kevin Molina..... Planner
Mary Bradley..... Administrative 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 July 5, 2016, Regular Meeting.

REGULAR AGENDA

Regular Agenda

1. Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for New Haven at Wylie Addition, creating one lot on 3.126 acres, generally located on the northeast corner of Brown Street and Westgate Way.
2. Consider, and act upon approval of a Site Plan for New Haven at Wylie for an Assisted Living Facility on 3.126 acres, generally located on northeast corner of Brown Street and Westgate Way.
3. Consider, and act upon approval of a Site Plan for Office/Warehouse Use, generally located at Lot 6, Block E of Regency Business Park Phase 2, located east of the intersection of Regency Drive and Exchange Street on 2804 Exchange Street.
4. Consider, and act upon a Site Plan of a Site Plan for Office/Warehouse Use, generally located at Lot 7, Block E of Regency Business Park Phase 2, located east of the intersection of Regency Drive and Exchange Street on 2802 Exchange Street.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on the 15th day of July, 2016 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 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



Wylie Planning & Zoning AGENDA REPORT

Meeting Date: July 19, 2016
Department: Planning
Prepared By: Jasen Haskins
Date Prepared: July 7, 2016

Item Number: 1
(City Secretary's Use Only)
Subdivision: New Haven at Wylie Addition
Zoning District: NS-SUP
Exhibits: Preliminary Plat

Subject

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for New Haven at Wylie Addition, creating one lot on 3.126 acres, generally located on the northeast corner of Brown Street and Westgate Way.

Recommendation

Motion to recommend approval to the City Council regarding a Preliminary Plat for New Haven at Wylie Addition, creating one lot on 3.126 acres, generally located on the northeast corner of Brown Street and Westgate Way.

Discussion

Owner: Birmingham Land Ltd

Applicant: Engineering Concepts Design, LP

The property totals 3.126 acres and will create one lot currently zoned as Neighborhood Services with and Special Use Permit for Assisted Living.

The plat, and later separate instruments, shall also dedicate the necessary rights-of-way, fire lanes, utility, construction, and drainage easements.

A Site Plan is also on this agenda for consideration.

This Preliminary Plat complies with the applicable technical requirements of the City of Wylie and is recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>RO</u>	<u>07-14-16</u>

OWNER
BIRMINGHAM LAND, LTD
613 NW LOOP 410, STE 510
SAN ANTONIO, TX 78216

DEVELOPER
GLOBAL SEVYOR HOUSING
PO BOX 1937
EAGLE, CO 83616

R.C. MYERS SURVEYING, LLC
OXFORD, TEXAS
PHONE: 75086
FAX: 412-4875
EMAIL: rcmyersurveying@gmail.com
Job. No. 229

OWNER
BIRMINGHAM LAND, LTD
613 NW LOOP 410, STE 510
SAN ANTONIO, TX 78216

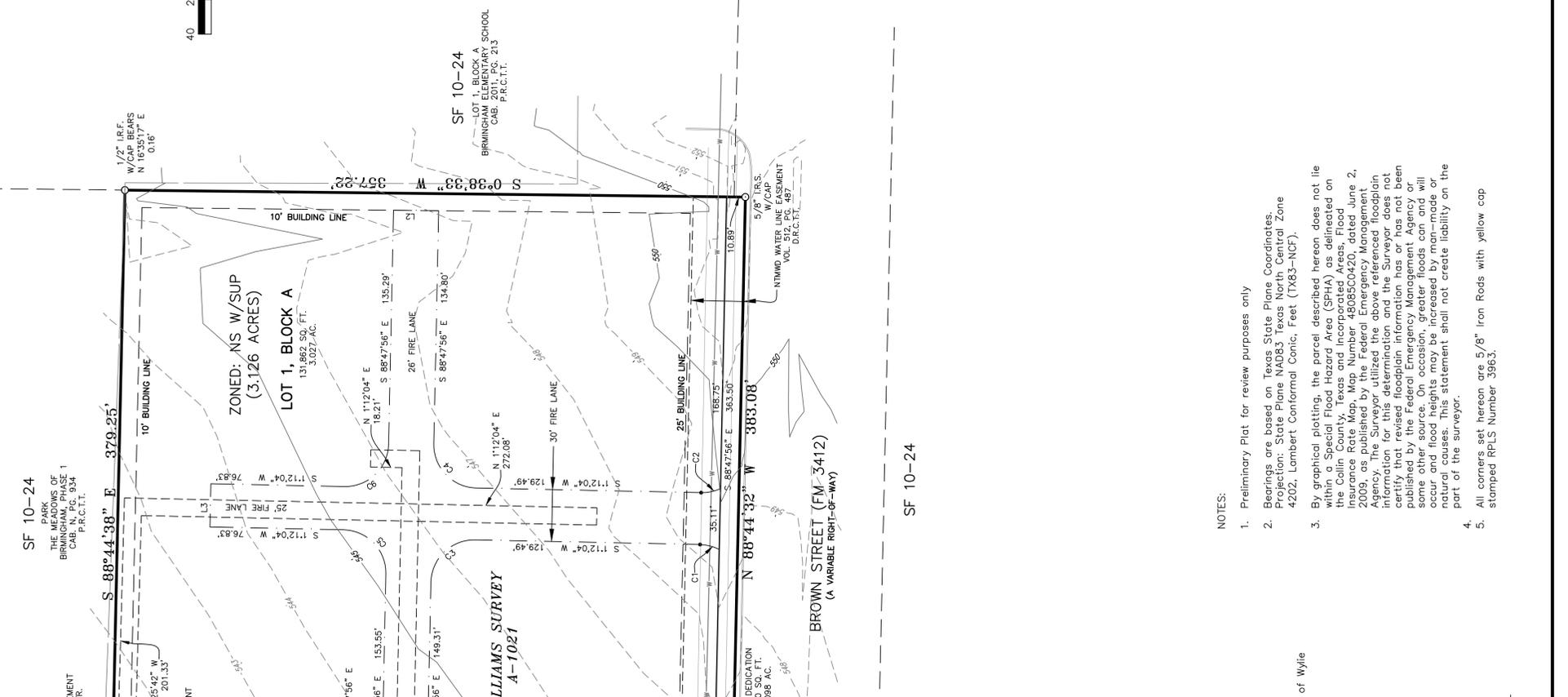
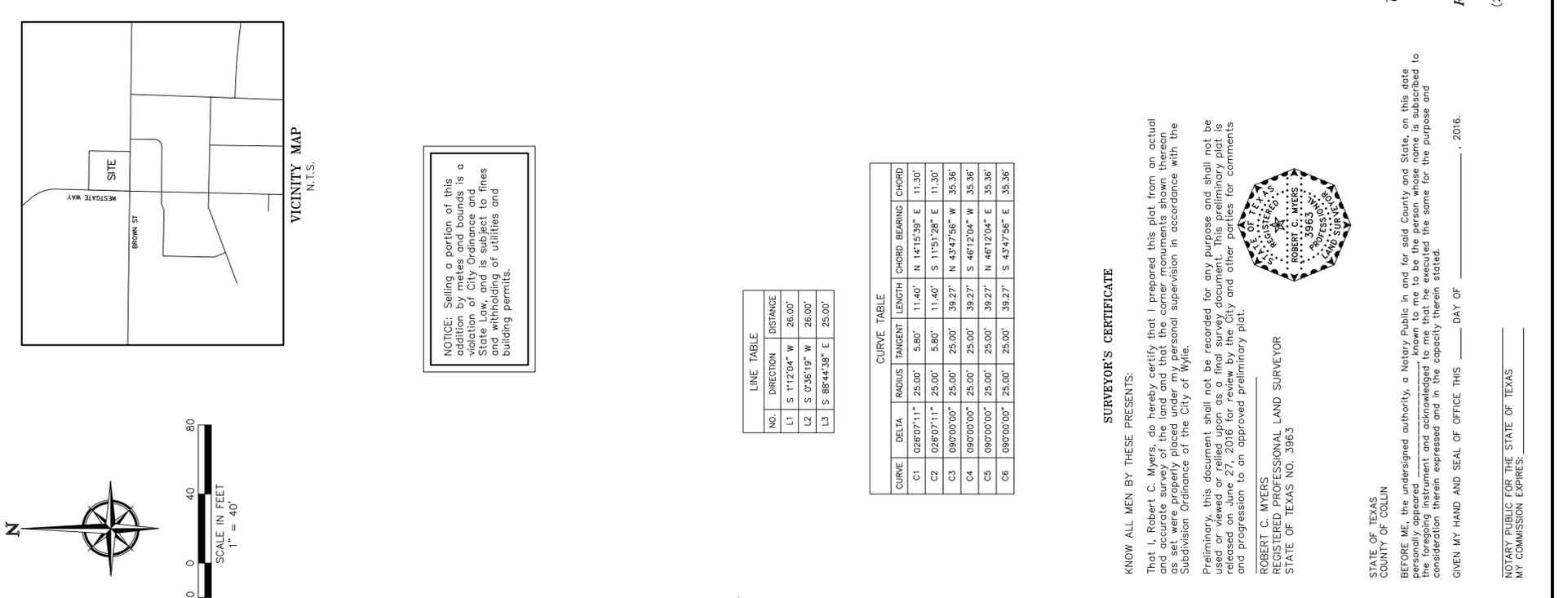
DEVELOPER
GLOBAL SEVYOR HOUSING
PO BOX 1937
EAGLE, CO 83616

R.C. MYERS SURVEYING, LLC
OXFORD, TEXAS
PHONE: 75086
FAX: 412-4875
EMAIL: rcmyersurveying@gmail.com
Job. No. 229

"PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY"

PRELIMINARY PLAT
NEW HAVEN AT WYLIE
ADDITION
BEING
3.126 ACRES
SITUATED IN THE
D. WILLIAMS SURVEY, ABST. NO. 1021
CITY OF WYLIE, COLLIN COUNTY, TEXAS

SHEET 1 OF 1 SCALE: 1"=40' DATE: JULY, 7 2016 02030\DWG\2030 Preliminary Plat.dwg



"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission
City of Wylie, Texas

Date _____

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas

Date _____

"ACCEPTED"

Mayor, City of Wylie, Texas

Date _____

"APPROVED AND ACCEPTED"

This plat is hereby approved in accordance with Section 2.11.B of the City of Wylie Subdivision Regulations (Ordinance No. 2003-03).

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing plat of NEW HAVEN AT WYLIE, on addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 2016 and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ____ day of _____, A.D. 2016.

City Secretary
City of Wylie, Texas



Wylie Planning & Zoning AGENDA REPORT

Meeting Date: July 19, 2016
Department: Planning
Prepared By: Kevin Molina
Date Prepared: July 11, 2016

Item Number: 3
Subdivision: Regency Business Park 2
Zoning District: Light Industrial
Exhibits: Site Plan, Elevations

Subject

Consider, and act upon approval of a Site Plan for Office/Warehouse Use, generally located at Lot 6, Block E of Regency Business Park Phase 2, located east of the intersection of Regency Drive and Exchange Street on 2804 Exchange Street.

Recommendation

Motion to approve a Site Plan for Office/Warehouse Use, generally located at Lot 6, Block E of Regency Business Park Phase 2, located east of the intersection of Regency Drive and Exchange Street on 2804 Exchange Street.

Discussion

OWNER: Ray Moghimi

APPLICANT: Jahvani Consulting Engineers, INC.

The applicant desires to develop a single story office/warehouse building on a single lot consisting of 0.259 acres. The subject property is part of the Regency Business Park Phase 2 and is zoned Light Industrial. The office/warehouse use is allowed by right within the Light Industrial zoning district.

The Regency Business Park Phase 2 subdivision was platted when the 1985 Zoning Ordinance was adopted. The lot is vested and complies with the 1985 zoning ordinance setback requirements.

Exterior material is comprised of Brick and stone. As presented this item complies with the minimum site, landscaping and exterior materials requirements of the Zoning Ordinance.

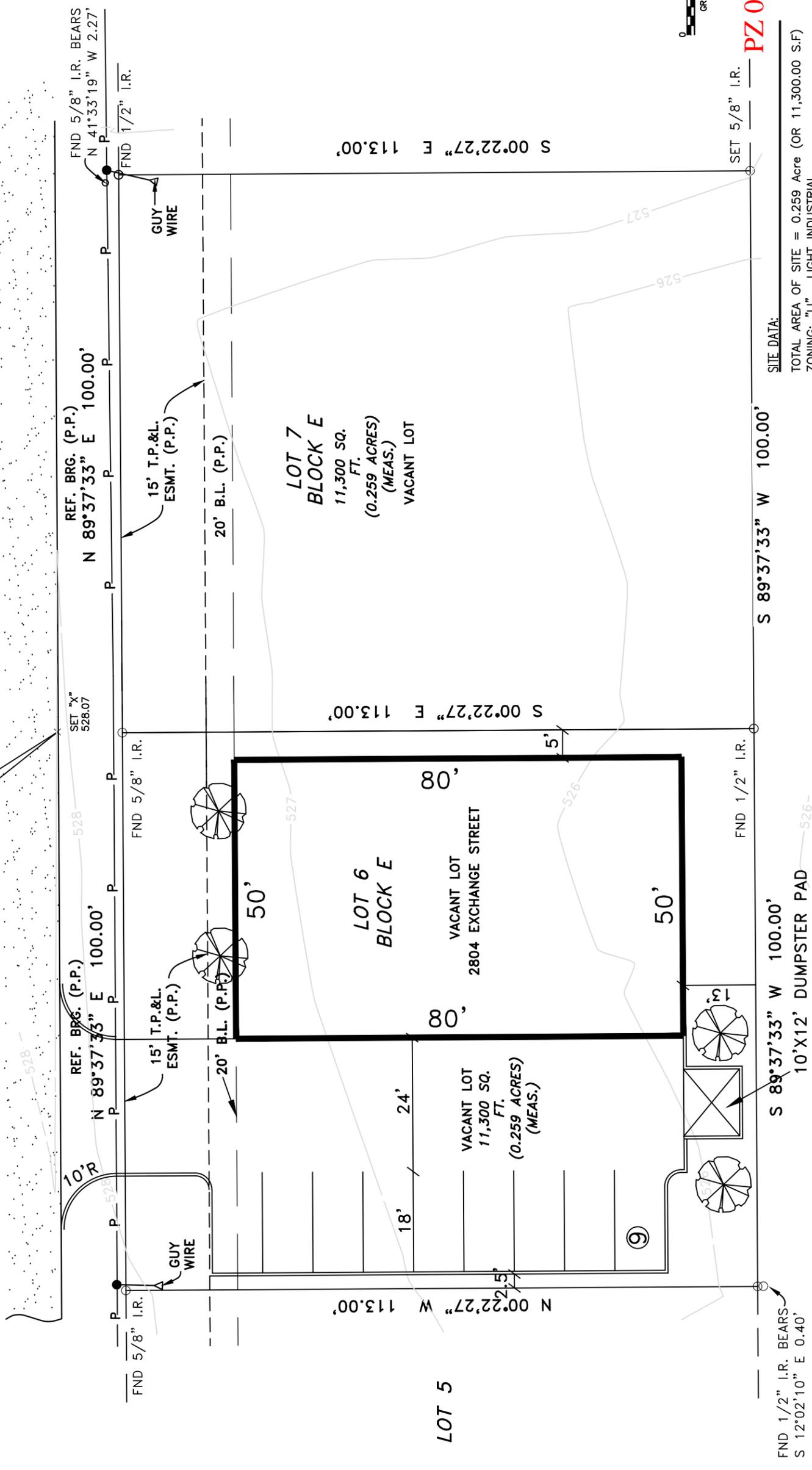
Staff recommends approval subject to additions and alterations as required by the City Engineering Department.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>RO</u>	<u>07-11-16</u>

EXCHANGE STREET
(60' R.O.W.)

SITE BENCHMARK:
SET "X" = 528.07'



PZ 07-19-16

SITE DATA:
 TOTAL AREA OF SITE = 0.259 Acre (OR 11,300.00 S.F)
 ZONING: "LI", LIGHT INDUSTRIAL
 USE: OFFICE WAREHOUSE
 BUILDING AREA: 4000.00 S.F
 PARKING SPACES REQUIRED: 1 PER 1500 S.F = 3
 PARKING SPACES PROVIDED: 9
 REQ. MIN. FRONT SETBACK (FEET): 20'
 REQ. MIN. SIDE SETBACK (FEET): 0'
 REQ. MIN. REAR YARD SETBACK (FEET): 0'
 LANDSCAPE AREA REQUIRED = 1,130.00 S.F (10% OF SITE GROSS AREA)
 LANDSCAPE AREA PROVIDED = 3214.00 S.F (28.44 % OF SITE GROSS AREA)

WOODBRIDGE NORTH I LTD.
 VOLUME 5579, PAGE 1102
 D.R.C.C.T.

WOODBRIDGE NORTH I LTD.
 VOLUME 5579, PAGE 1102
 D.R.C.C.T.

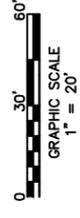
EXCHANGE STREET OFFICE/WAREHOUSE #1
 Lot 6, Block E, Regency Business Park - Phase 2
 2804 Exchange Street,
 Wylie, Texas 75098

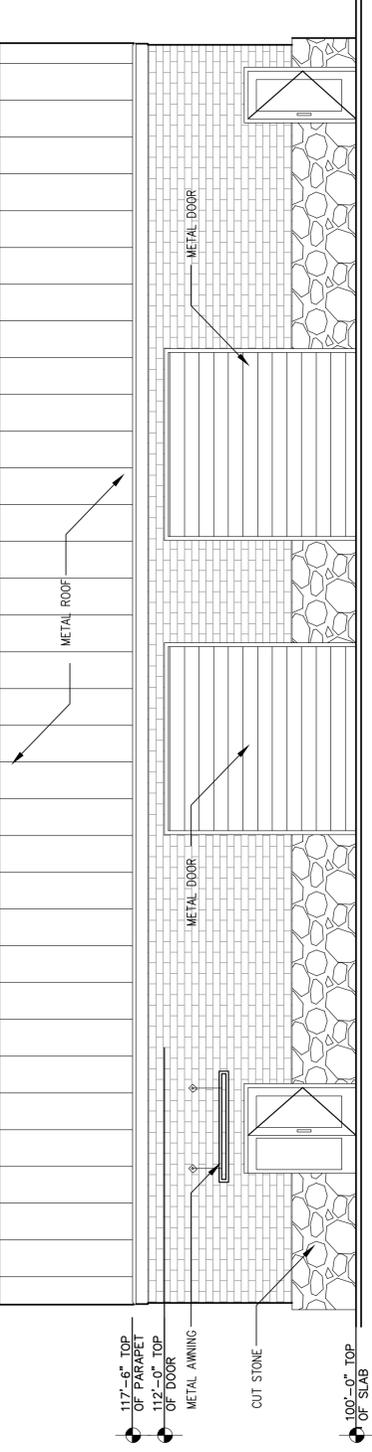
JAHVANI CONSULTING ENGINEERS, INC.
 ENGINEERS
 TBPB REGISTRATION NO. F-10198
 2121 N. JOSEY LANE, #100
 CARROLLTON, TEXAS 75006
 TEL. (214) 718-9469
 jahvani@hotmail.com

REVISIONS	DATE



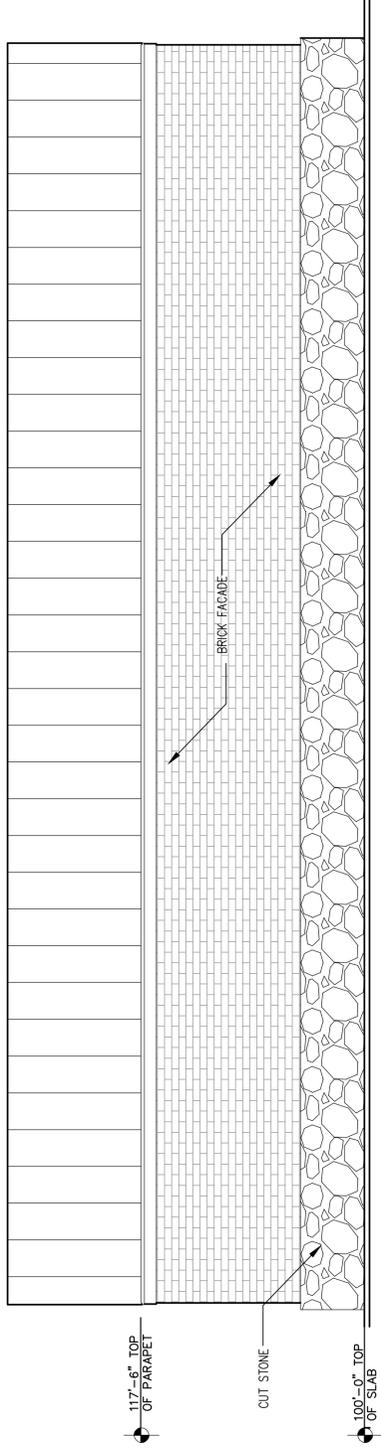
DWG. TITLE: **SITE PLAN**
 7-6-2016
 PROJECT #:
 DRAWN BY: HJ
 SCALE: 1" = 20'
 FILE NO.:
 DATE: 7-6-2016
 1 OF 1
 SHEET NUMBER





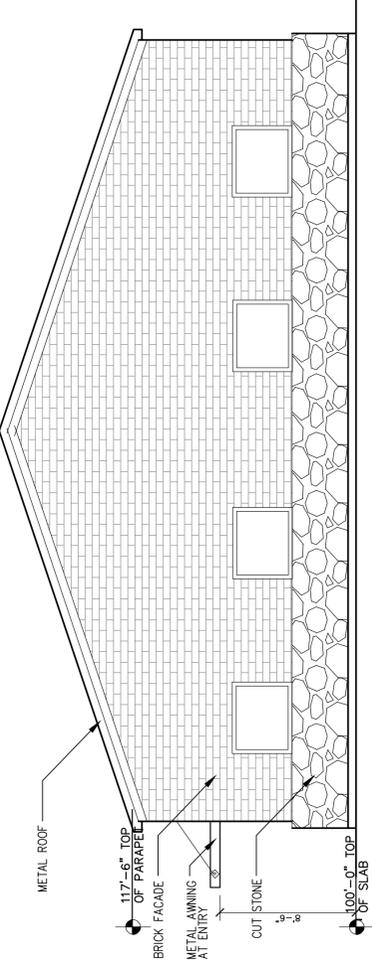
01 EAST - SIDE ELEVATION

SCALE: 1/4" = 1'-0"



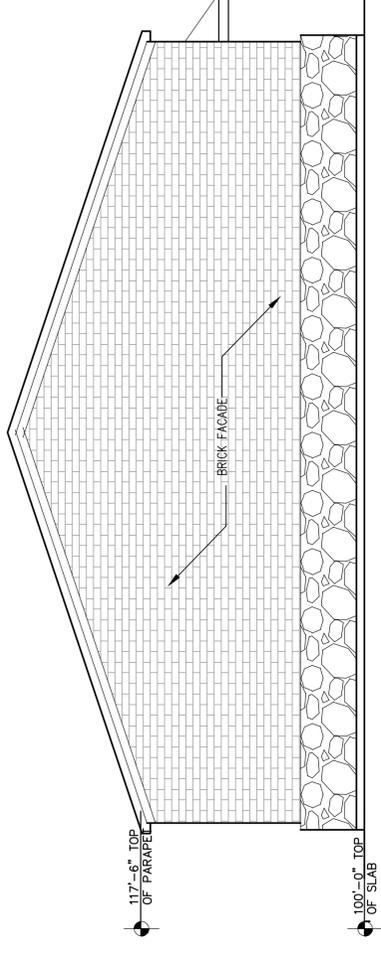
02 NORTH - SIDE ELEVATION

SCALE: 1/4" = 1'-0"



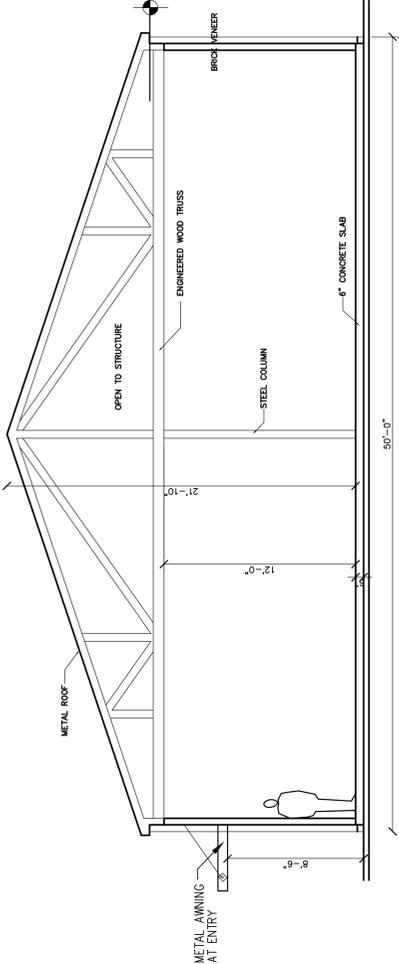
02 EAST - FRONT ELEVATION

SCALE: 1/4" = 1'-0"



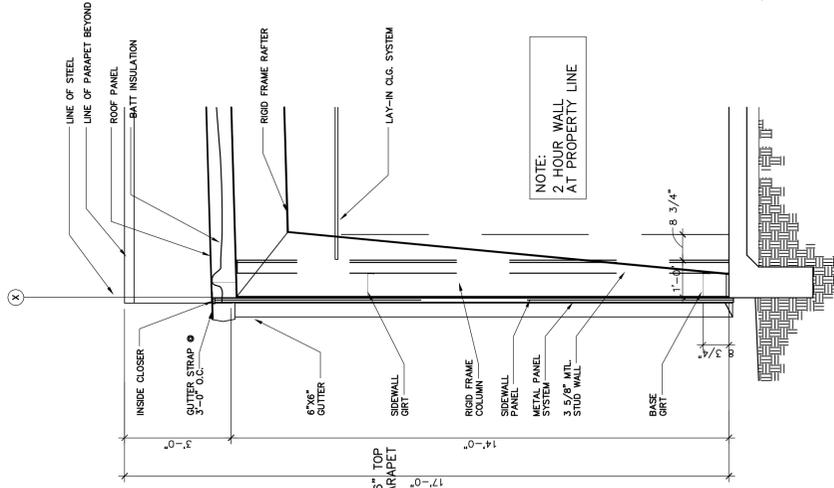
03 WEST - BACK ELEVATION

SCALE: 1/4" = 1'-0"



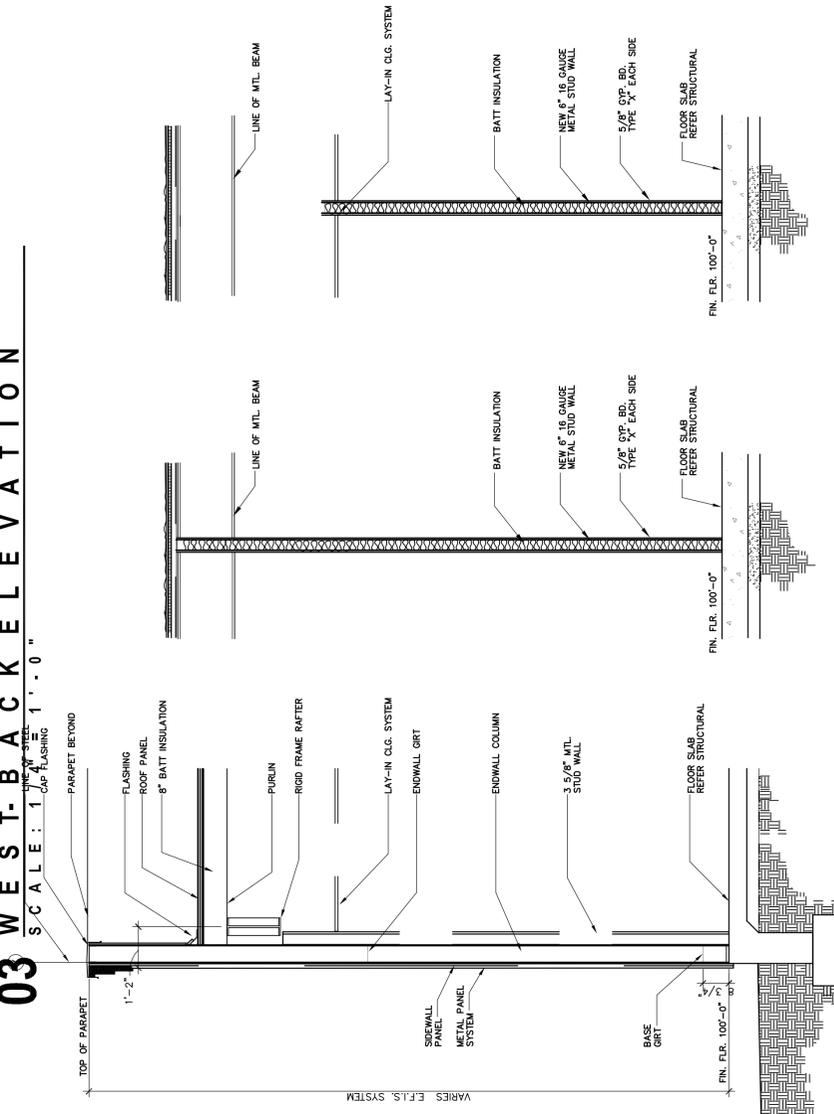
04 SECTION - ELEVATION

SCALE: 1/4" = 1'-0"



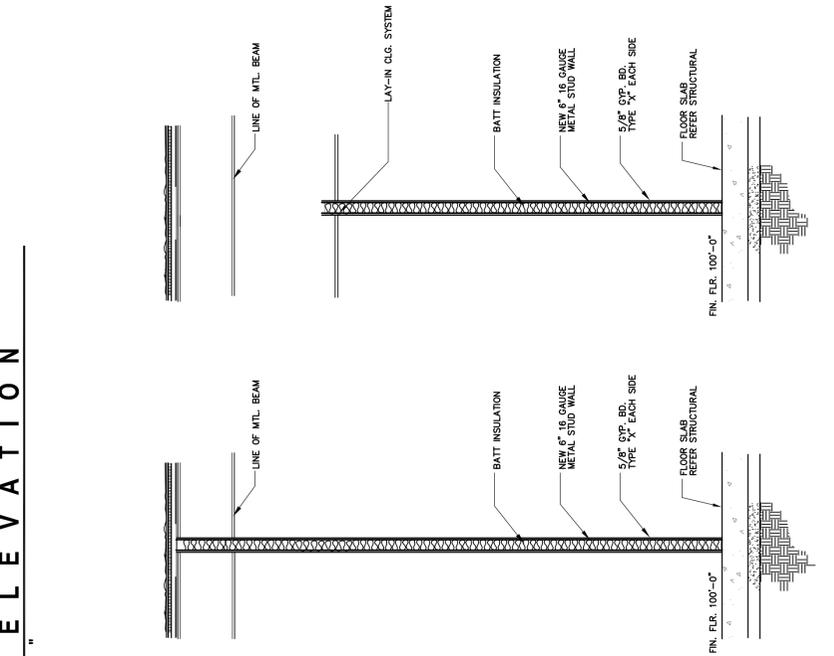
05 WALL SECTION

SCALE: 1/2" = 1'-0"



06 WALL SECTION

SCALE: 1/2" = 1'-0"



07 WALL SECTION

SCALE: 1/2" = 1'-0"



08 WALL SECTION

SCALE: 1/2" = 1'-0"



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Wylie Planning & Zoning AGENDA REPORT

Meeting Date:	<u>July 19, 2016</u>	Item Number:	<u>4</u>
Department:	<u>Planning</u>	Subdivision:	<u>Regency Business Park 2</u>
Prepared By:	<u>Kevin Molina</u>	Zoning District:	<u>Light Industrial</u>
Date Prepared:	<u>July 11, 2016</u>	Exhibits:	<u>Site Plan, Elevations</u>

Subject

Consider, and act upon a Site Plan of a Site Plan for Office/Warehouse Use, generally located at Lot 7, Block E of Regency Business Park Phase 2, located east of the intersection of Regency Drive and Exchange Street on 2802 Exchange Street.

Recommendation

Motion to approve a Site Plan of a Site Plan for Office/Warehouse Use, generally located at Lot 7, Block E of Regency Business Park Phase 2, located east of the intersection of Regency Drive and Exchange Street on 2802 Exchange Street.

Discussion

OWNER: Ray Moghimi **APPLICANT: Jahvani Consulting Engineers, INC.**

The applicant desires to develop a single story office/warehouse building on a single lot consisting of 0.259 acres. The subject property is part of the Regency Business Park Phase 2 and is zoned Light Industrial. The office/warehouse use is allowed by right within the Light Industrial zoning district.

The Regency Business Park Phase 2 subdivision was platted when the 1985 Zoning Ordinance was adopted. The lot is vested and complies with the 1985 zoning ordinance setback requirements.

Exterior material is comprised of Brick and stone. As presented this item complies with the minimum site, landscaping and exterior materials requirements of the Zoning Ordinance.

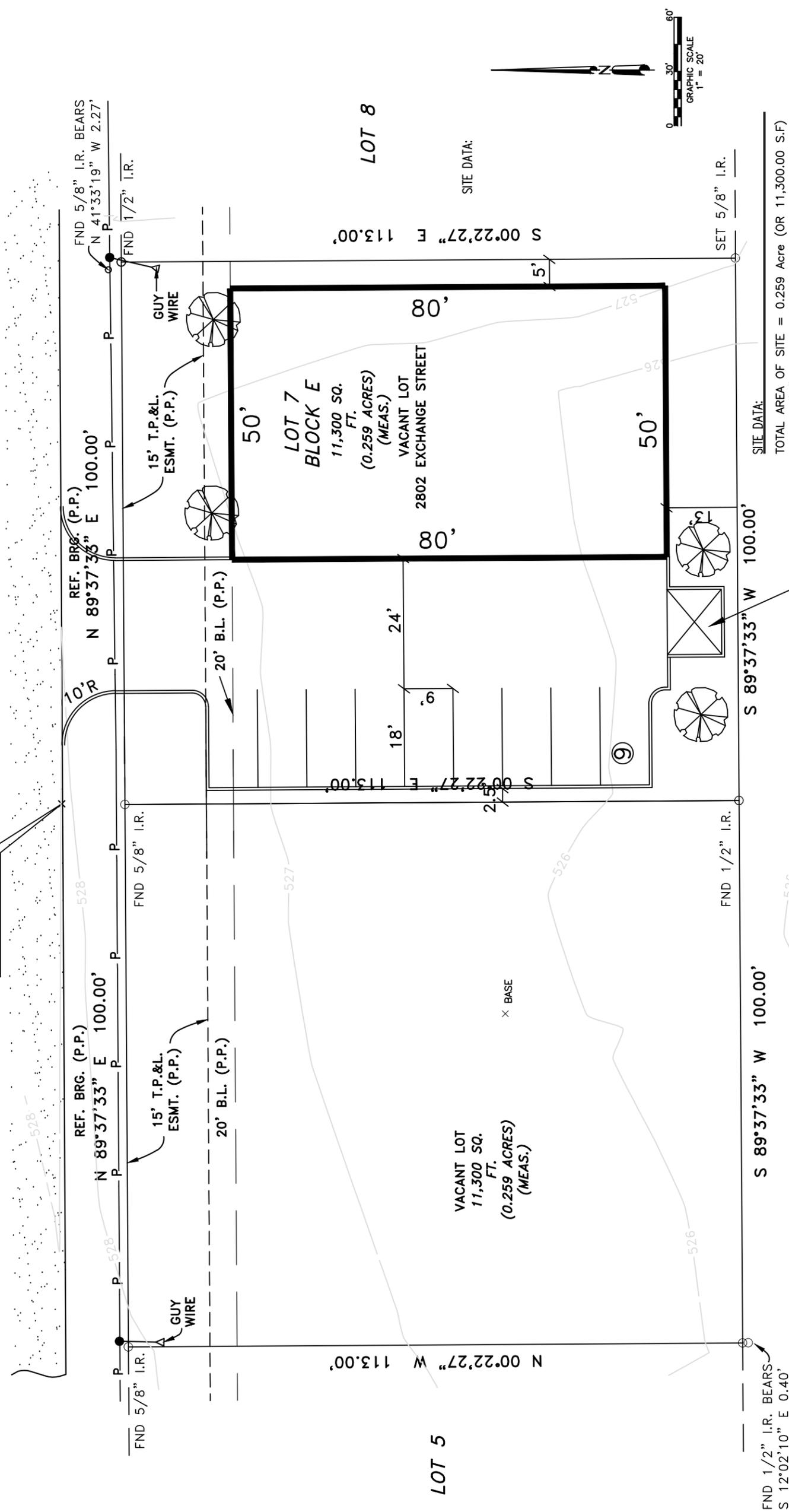
Staff recommends approval subject to additions and alterations as required by the City Engineering Department.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	RO	07-11-16

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(60' R.O.W.)

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 PARKING SPACES PROVIDED: 9
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 REQ. MIN. SIDE SETBACK (FEET): 0'
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 LANDSCAPE AREA PROVIDED = 3214.00 S.F. (28.44 % OF SITE GROSS AREA)

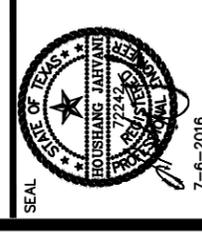
10'X12' DUMPSTER PAD

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VOLUME 5579, PAGE 1102
D.R.C.C.T.

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JAHVANI CONSULTING
 ENGINEERS
 2121 N. JOSEY LANE, #100
 CARROLLTON, TEXAS 75006
 TEL. (214) 718-9469
 jahvani@hotmail.com

REVISIONS	DATE

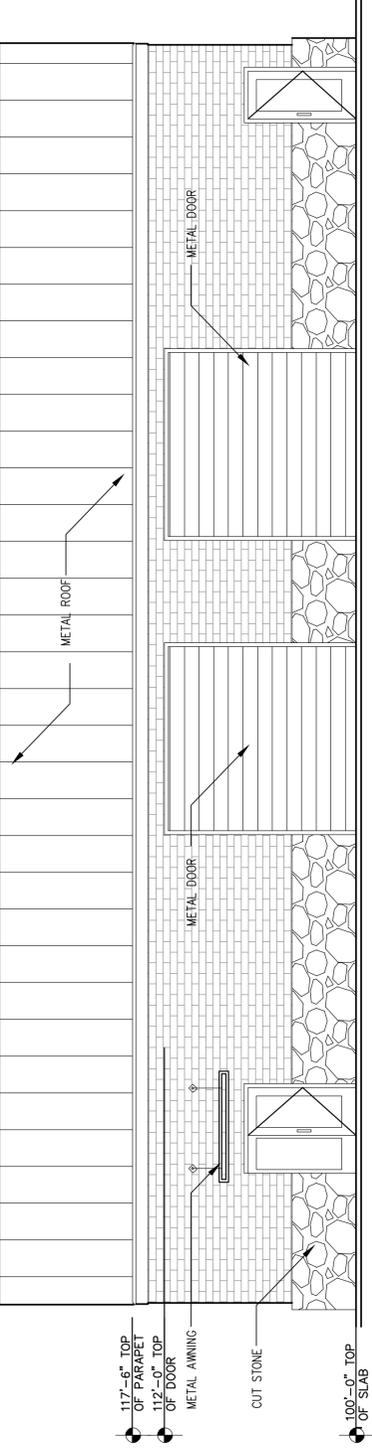


DWG. TITLE:
SITE PLAN
7-6-2016

PROJECT #:
DRAWN BY: HJ
SCALE: 1" = 20'
FILE NO.:

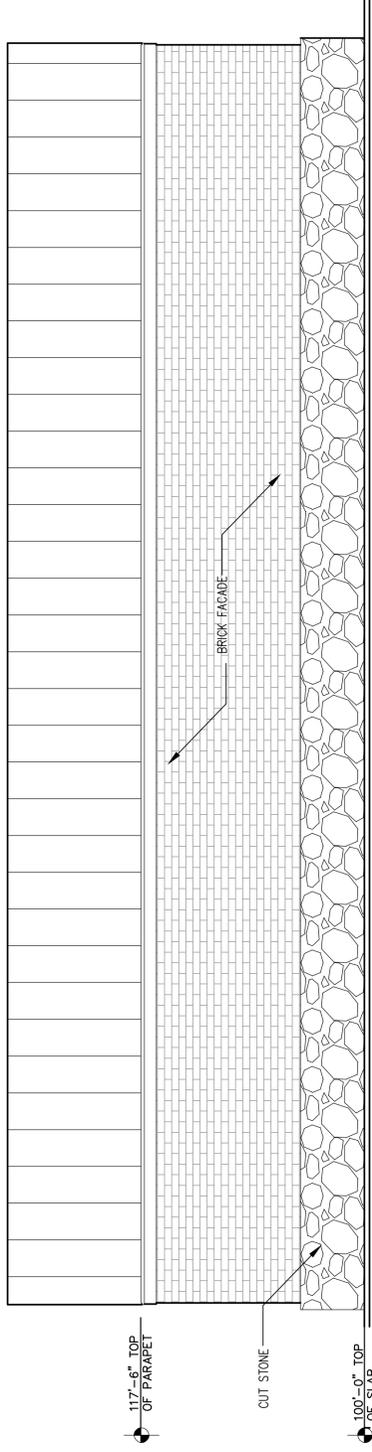
DATE: 7-6-2016
1 OF 1
SHEET NUMBER

EXCHANGE STREET OFFICE/WAREHOUSE #2
 Lot 7, Block E, Regency Business Park - Phase 2
 2802 Exchange Street,
 Wylie, Texas 75098



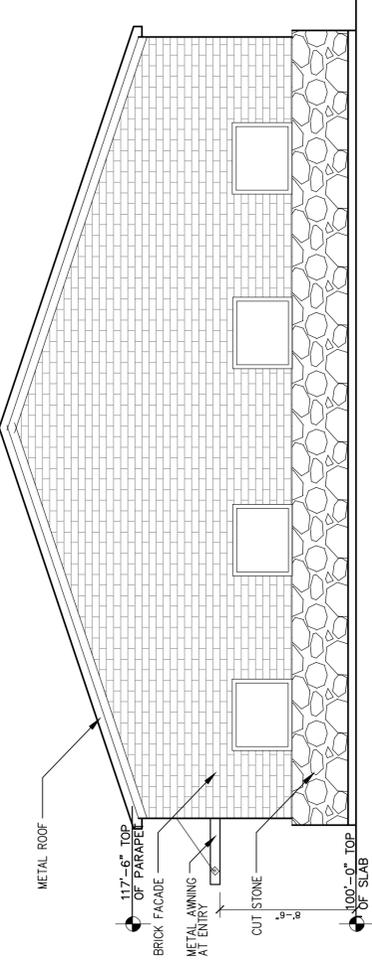
01 EAST SIDE ELEVATION

SCALE: 1/4" = 1'-0"



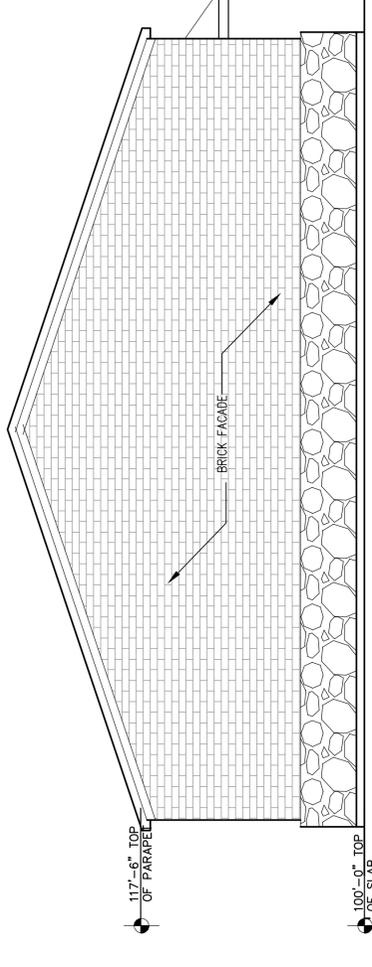
02 NORTH SIDE ELEVATION

SCALE: 1/4" = 1'-0"



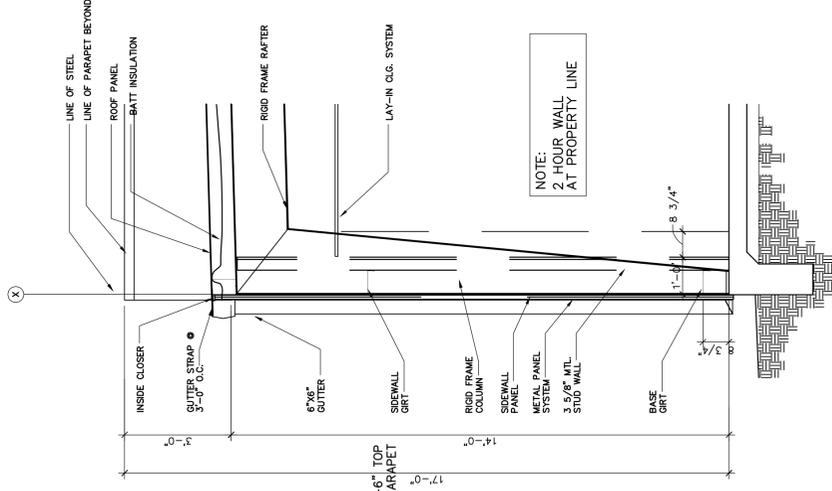
03 WEST BACK ELEVATION

SCALE: 1/4" = 1'-0"



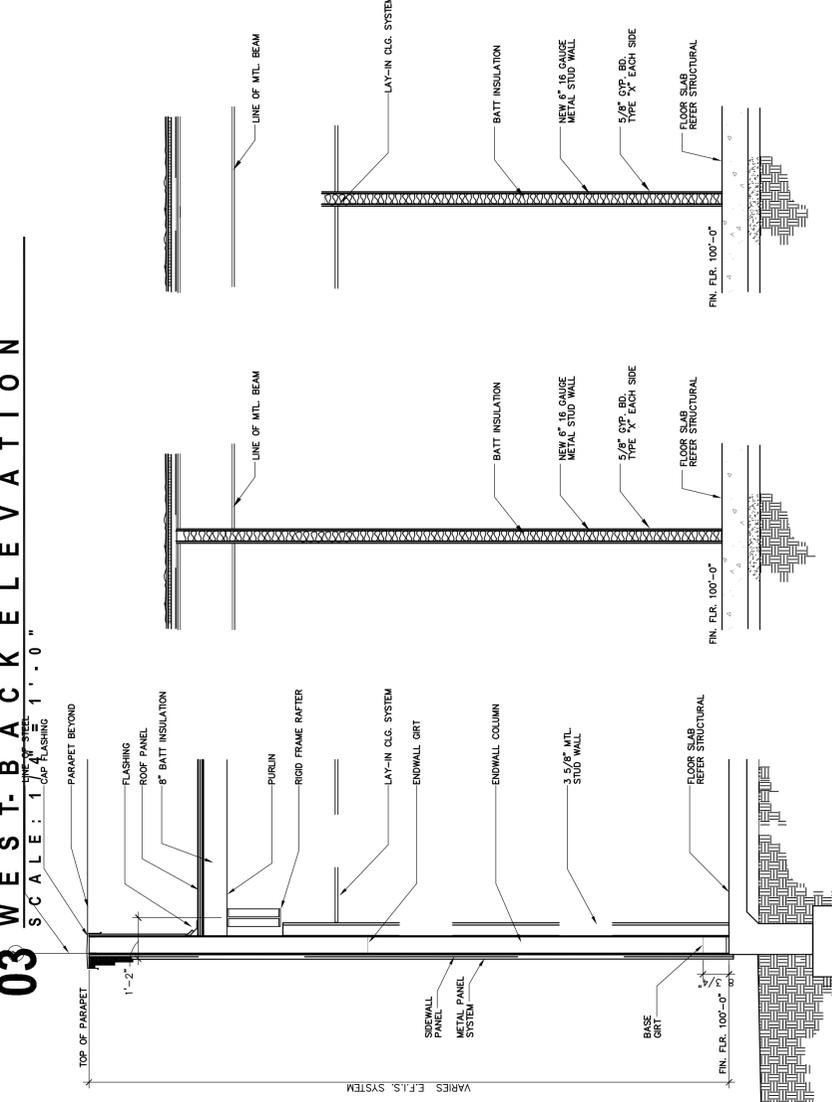
04 EAST FRONT ELEVATION

SCALE: 1/4" = 1'-0"



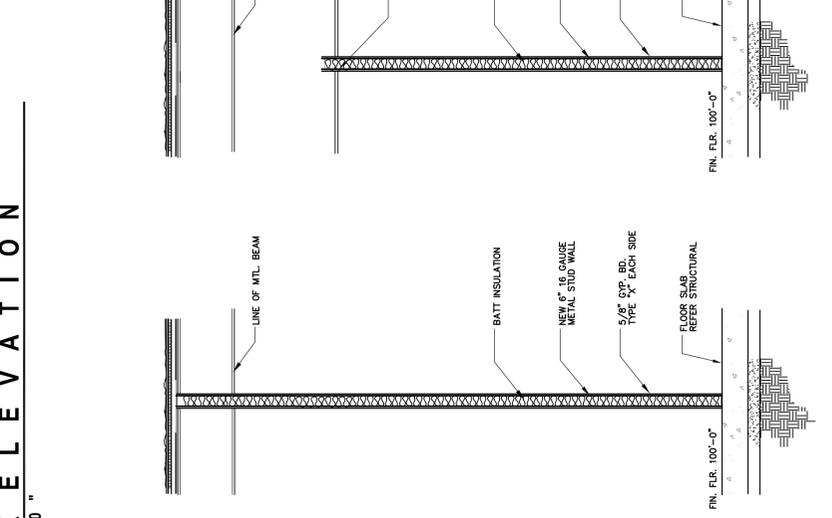
05 WALL SECTION

SCALE: 1/2" = 1'-0"



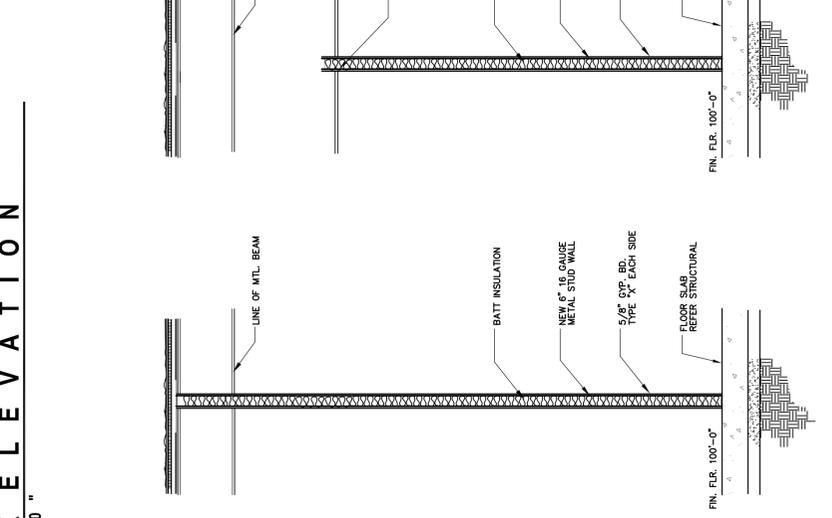
06 WALL SECTION

SCALE: 1/2" = 1'-0"



07 WALL SECTION

SCALE: 1/2" = 1'-0"



08 WALL SECTION

SCALE: 1/2" = 1'-0"



2802 EXCHANGE DR.
CITY OF WYLIE, TX.
DALLAS COUNTY

TRACK # 162-159
BLK. # 8821

PZ 07-19-16

**ELEVATIONS
WALL SECTIONS
& DETAILS**

REVIEW DATE: 02/23/2016
RENEW DATE: 07/07/2016
PERMIT DATE:

SHEET NO:
A201