



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

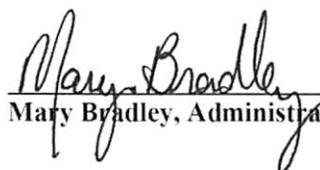
A motion was made by Vice Chair Larson, and seconded by Commissioner Stiller, to recommend approval to the City Council regarding ZC 2015-08. Motion carried 6 – 0.

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