

Planning & Zoning Commission



November 3, 2015

Regular Business Meeting



Wylie Planning and Zoning Commission

NOTICE OF MEETING

Regular Meeting Agenda
Tuesday, November 3, 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 October 6, 2015, Regular Meeting.

REGULAR AGENDA

Regular Agenda

1. Consider, and act upon, a Site Plan for Gateway Community Church, Lot 1, Block A, phase two on a single lot, for the development of an addition to a Church, located at 2201 Country Club Road.

Public Hearing

1. Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding a Replat for Keller's First Addition, Lot 1R, Block 7; Being a Replat of Lot 1 and Lot 2, Block 7, establishing one single family residential lot on 0.376 acres, generally located on the southwest corner of College and Jackson Streets (203 College Street). **RP 2015-02.**

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on the 30th day of October, 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 October 6, 2015 – 6:00 pm
Wylie Municipal Complex – Room 230 Conference Room
300 Country Club Road, Building 100

CALL TO ORDER

Chair Ron Smith called the meeting to order at 6:00 PM. In attendance were: Vice-Chair Dennis Larson, Commissioner Mike McCrossin, Commissioner Randy Owens, and Commissioner Jerry Stiller. Commissioner Sonia Ahmed arrived late. Commissioner David Williams was absent.

Staff present was Jasen Haskins, Sr Planner, and Mary Bradley, Administrative Assistant

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner McCrossin gave the Invocation and Commissioner Owens 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 September 15, 2015, Regular Meeting.

Board Action

A motion was made by Commissioner Owens and seconded by Commissioner Stiller to approve the minutes for September 15, 2015, as submitted. Motion carried 5 – 0.

REGULAR AGENDA

Regular Agenda

Item 1 – Preliminary Plat CVS Country Club

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for CVS Country Club Addition creating three lots on 5.573 acres, generally located southwest corner of Parker Road and Country Club Road.

Staff Presentation

Mr. Haskins stated that the owner is CVS Pharmacy, LLC and the applicant is Winklemann and Associates. The property is zoned Planned Development 2006-02.

The property totals 5.573 acres and will create three lots. Lot 1 will create a General Merchandise Store on 1.89 acres. Lot 2 and 3 are the remaining acreage, which will be developed or subdivided in the future with uses permitted in the Planned Development.

A Site Plan for Lot 1 is on the current agenda.

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

Public Comments

Mr. John Monroe, 2301 Country Club Road, questioned location of sanitary sewer line and expressed concern if bisecting his property.

Mr. Michael Doggett, 6750 Hillcrest Plaza Drive, Suite 325, Dallas, applicant for subject property, stated that the sanitary sewer extension will start within the Riverchase Subdivision, and continues north within the right-of-way along Country Club Road. The Sanitary Sewer line does not bisect the property located at 2301 Country Club Road.

Board Action

A motion was made by Commissioner Owens, and seconded by Commissioner McCrossin, to recommend approval to the City Council for Preliminary Plat CVS Country Club Addition. Motion carried 5 – 0.

Item 2 – Site Plan La Quinta

Consider, and act upon, a Site Plan for CVS Addition, Lot 1, Block A, creating a single lot, for the development of a General Store use, generally located on the southwest corner of Parker Road and Country Club Road.

Staff Presentation

Mr. Haskins stated that the property total 1.895 acres and will create a single lot for General Store Use, CVS Pharmacy Store.

The property will have access off of Parker road and off of Country Club Road.

The Preliminary Plat is on the current agenda for consideration.

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

Board Action

A motion was made by Commissioner McCrossin, and seconded by Commissioner Stiller, to approve the Site Plan for CVS Addition, Lot 1, Block A. Motion carried 5 – 0.

Item 3 – Preliminary Plat Kreymer Park

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

Staff Presentation

Mr. Haskins stated that the subject property is part of a Planned Development Ordinance 2015-29, approved in September 2015. The property totals 45.57 acres and will create 151 single-family residential lots with three open space lots for park and recreational purposes.

The open spaces labeled 1X, 2X and 3X will be dedicated to the City of Wylie and maintained by the Kreymer Park Homeowners Association.

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

Board Action

A motion was made by Commissioner Stiller, and seconded by Commissioner McCrossin, to recommend approval to the City Council Preliminary Plat for Kreymer Park. Motion carried 5 – 0.

Item 4 – Site Plan Amenity Center Bozeman Farms Phase 5

Consider and act upon a Site Plan for an Amenity Center located within the Bozeman Farms Phase 5 Addition, Lot 6, Block J, located at 1700 Collins Blvd.

Staff Presentation

Commissioner Ahmed arrived to the meeting.

Mr. Haskins stated that the applicant is proposing an Amenity Center on a single lot of 1.125 acres.

The proposal includes a swimming pool, restrooms, picnic facilities, and a playground area along with a trail connection.

The site plan proposes twenty-one parking spaces, although they are not required.

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

Board Discussion

Commissioners questioned if lots adjacent to the proposed Amenity Center. Mr. Tracey La Piene, Ridinger Associates, 550 S. Edmonds Lane, Suite 101, Lewisville, stated that there is one adjacent lot to the east of the property and five lots to the south. On the east side and portion of the south a retaining wall with wood fences on the top. A wrought iron fence will be constructed around the swimming pool.

Board Action

A motion was made by Commissioner Stiller, and seconded by Commissioner Owens to approve the Amenity Center Site Plan within Bozeman Farms Phase 5, Lot 6, Block J. Motion carried 6 – 0.

Miscellaneous

Ms. Bradley stated that the next meeting is November 3, 2015, as there will be no meeting on October 20, 2015.

ADJOURNMENT

A motion was made by Commissioner McCrossin, and seconded by Commissioner Stiller to adjourn the meeting at 6:25PM. All Commissioners were in consensus.

Ron Smith, Chair

ATTEST:

Mary Bradley, Administrative Assistant



Wylie Planning & Zoning

AGENDA REPORT

Meeting Date:	<u>November 3, 2015</u>	Item Number:	<u>1</u> <i>(City Secretary's Use Only)</i>
Department:	<u>Planning</u>	Subdivision:	<u>Gateway Community Church Addition</u>
Prepared By:	<u>Jasen Haskins</u>	Zoning District:	<u>PD 2008-22</u>
Date Prepared:	<u>October 27, 2015</u>	Exhibits:	<u>Site Plan, Landscape Plan, Elevations</u>

Subject

Consider, and act upon a Site Plan for Gateway Community Church, Lot 1, Block A, phase two on a single lot, for the development of an addition to a Church, located at 2201 Country Club Road,

Recommendation

Motion to approve a Site Plan for Gateway Community Church, Lot 1, Block A, phase two on a single lot, for the development of an addition to a Church, located at 2201 Country Club Road.

Discussion

APPLICANT: John Collinsworth for Gateway Community Church DEVELOPER: BW2 Engineers, Inc.

The proposed development is phase two of a development approved by PD 2008-22. This PD allowed for a Church / House of Worship and auxiliary uses on a single lot of 29.07 acres.

While the PD allows for those uses and provided a concept plan, the PD requires that each new phase of development be approved by the Planning and Zoning Commission.

The applicant is proposing a two-story 28,300 square foot addition to the main sanctuary to act as classrooms and offices along with a 2,800 square foot connection/foyer between the existing and proposed structures.

This Site Plan meets the required site, landscaping and architectural design standards 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>10-30-15</u>

1. LANDSCAPING DESIGN REQUIREMENTS ARE ACHIEVED BY PROJECTS IN ACCORDANCE WITH THE FOLLOWING CRITERIA

A. BASE STANDARD

(1) AT LEAST 40 PERCENT OF THE SITE SHALL BE LANDSCAPED IN THE CR, CC, AND BO DISTRICTS, AND AT LEAST 10 PERCENT OF THE SITE IN A AND H DISTRICTS SHALL BE LANDSCAPED. IF A CONSTRUCTED ON A SINGLE LOT IN CR OR CC DISTRICTS, THEN ONLY 10% OF THE SITE WILL BE REQUIRED TO BE LANDSCAPED DEVELOPED SITE - 100% IS.

(2) LANDSCAPING IS REQUIRED IN THE FRONT YARD.

(3) LANDSCAPING IS REQUIRED IN THE SIDE AND REAR YARDS WHEN ADJACENT TO OR ACROSS THE STREET FROM A RESIDENTIAL USE.

2. LANDSCAPING OF PARKING LOTS

A. BASE STANDARD

(1) ALL SITE PLANS WITH REQUIRED PARKING MORE THAN 12 SPACES ARE REQUIRED TO HAVE 60 SQ. FT. OF LANDSCAPED AREA PER 100 SPACES. CALCULATING PARKING LOT LANDSCAPED AREA ALL PLANTS PROPOSED BY THE ARCHITECT SHALL BE CONSIDERED. PLANTS WITH A SPACING OF 10 FEET OR GREATER SHALL BE CONSIDERED AS 100% OF THE REQUIRED LANDSCAPED AREA. IF ANY:

(2) NO PARKING SPACES SHALL BE FEWER THAN 60 FEET FROM A LANDSCAPED AREA ON THE SITE.

(3) PARKING ROWS 15 FEET OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT THE ENDS.

(4) ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 15 SPACES.

3. VISUAL SCREENING

A. BASE STANDARD

SERVICE AND LOADING AREAS ARE REQUIRED TO BE SCREENED FROM ADJACENT AREAS BY MEANS OF VISUAL SCREENING MATERIALS WHICH MEET THE FOLLOWING CONDITIONS:

(1) VISUAL SCREENING SHALL BE PROVIDED BY A LANDSCAPED STRIP AT LEAST 5 FEET IN WIDTH.

(2) THE SCREENING SHALL BE AT LEAST 3 FEET IN HEIGHT WHEN PLANTED AND WITHIN THE LANDSCAPE STRIP AND FOR EVERY 10 FEET OF LANDSCAPE AREA.

4. LANDSCAPING OF STREET FRONTAGES

A. BASE STANDARD

(1) AT LEAST 50 PERCENT OF THE REQUIRED FRONT YARD, SIDE YARD OR REAR YARD SCREENING SHALL BE PROVIDED AS A LANDSCAPED BUFFER. THE LANDSCAPED BUFFER MUST BE AT LEAST 10 FEET IN WIDTH.

(2) TREES SHALL BE PLANTED WITHIN THE LANDSCAPED BUFFER ALONG ALL PUBLIC STREETS TO THE EXTENT POSSIBLE. TREES SHALL BE PLANTED AT LEAST 10 FEET FROM THE CURB AND 10 FEET SPACING DEPENDING ON THE SPECIES.

(3) REQUIRED TREES MUST BE AT LEAST 2 INCHES IN CALIPER, MEASURED AT 4 FEET TO THE NEAREST 1/8 INCH.

(4) ALL NONRESIDENTIAL DEVELOPMENT SHALL PROVIDE A 4 FOOT BUFFER FROM THE DEVELOPMENT PERIMETER WHEN ADJACENT TO A PUBLIC STREET. VISUAL SCREENING MATERIALS SHALL BE LOCATED PARTIALLY IN THE LANDSCAPED BUFFER AND PARTIALLY WITHIN THE STREET RIGHT OF WAY PARKWAY AND MUST BE PLACED AT LEAST ONE FOOT FROM THE CURB.

PLANT SCHEDULE

TREES	CODE	QTY.	BOTANICAL NAME / COMMON NAME	CONT.	GAL.	SIZE
	OLE ME	9	QUERCUS MUEhlenBERGERI / CHINKAPIN OAK	65 GAL	3' GAL	8" H X 5" W
	ULY CRA	4	ULMUS CRASSIFOLIA / CEDAR ELM	65 GAL	3' GAL	8" H X 5" W
SHRUBS	LE BUR	100	BOTANICAL NAME / COMMON NAME ILEX CORNUTA 'BURFORDI NANA' / DWARF BURFORD HOLLY	SIZE	FIELD	FIELD
	LE NEL	12	ILEX X NELLE R STEVENS / NELLE STEVENS HOLLY	1 GAL	36" HT / 4" OC	
	RHA BAL	55	RHAMNOLIPS INDOGA 'BALLERNA PINK DANCER' / INDIAN HAUTHOORNE	19 GAL	36" MN HT.	
GROUND COVERS	BER C11	10,228 SF	BOTANICAL NAME / COMMON NAME CORTON BERMUDA GRASS / HYDRO-MULCH	CONT.	FIELD	FIELD
	DEC AGG	631 SF	DECOMPOSED GRANITE AGGREGATE / DECOMPOSED GRANITE	SEED	FIELD	FIELD
	SHR H43	1,491 SF	SHREDDED MULCH HARDWOOD / SHREDDED HARDWOOD MULCH	AGGREGATE	4" COMPACTED DEPTH	
	TF SOL	15,000 SF	TRIFOLIUM 415 BERMUDA GRASS / SOLID SOG	MULCH		

LANDSCAPE NOTES

A PLANTING BEDS PREPARATION - EXISTING SOIL MUST BE FREE OF ROCKS AND OTHER DEBRIS INCLUDING WEEDS AND ROOTS. NATIVE BLACK CLAY SOILS MUST REMAIN IN BED AREA COMBINED WITH 4" OF SOIL BUILDING SYSTEMS BLENDED COMPOST OR APPROVED COMPOST. THE COMPOST SHALL BE APPLIED TO THE BEDS TO A DEPTH OF 2 INCHES. SOIL AND THE ADDED COMPOST ATTACHMENT. PLANTING BED MUST HAVE A SLIGHT CROWN AND WHERE THE BED MEETS A TRAIL, ROW STRIP OR WALKWAY, THE MULCH MUST BE 1" THICKER ABOVE THE CONCRETE EDGES.

B LANDSCAPE BED AREAS ARE TO BE SEPARATED FROM THE TURF AREAS WITH 6" TALL METAL EDGING.

C THE ONLY TREES ALLOWED UNDER OVERHEAD WIRES ARE SMALL ORNAMENTAL TREES.

D ALL PLANT MATERIALS ARE TO MEET TEXAS ASSOCIATION OF NURSERYMAN GRADES AND STANDARDS AS TO PLANT SIZE, CONTAINER AND ROOT BALL.

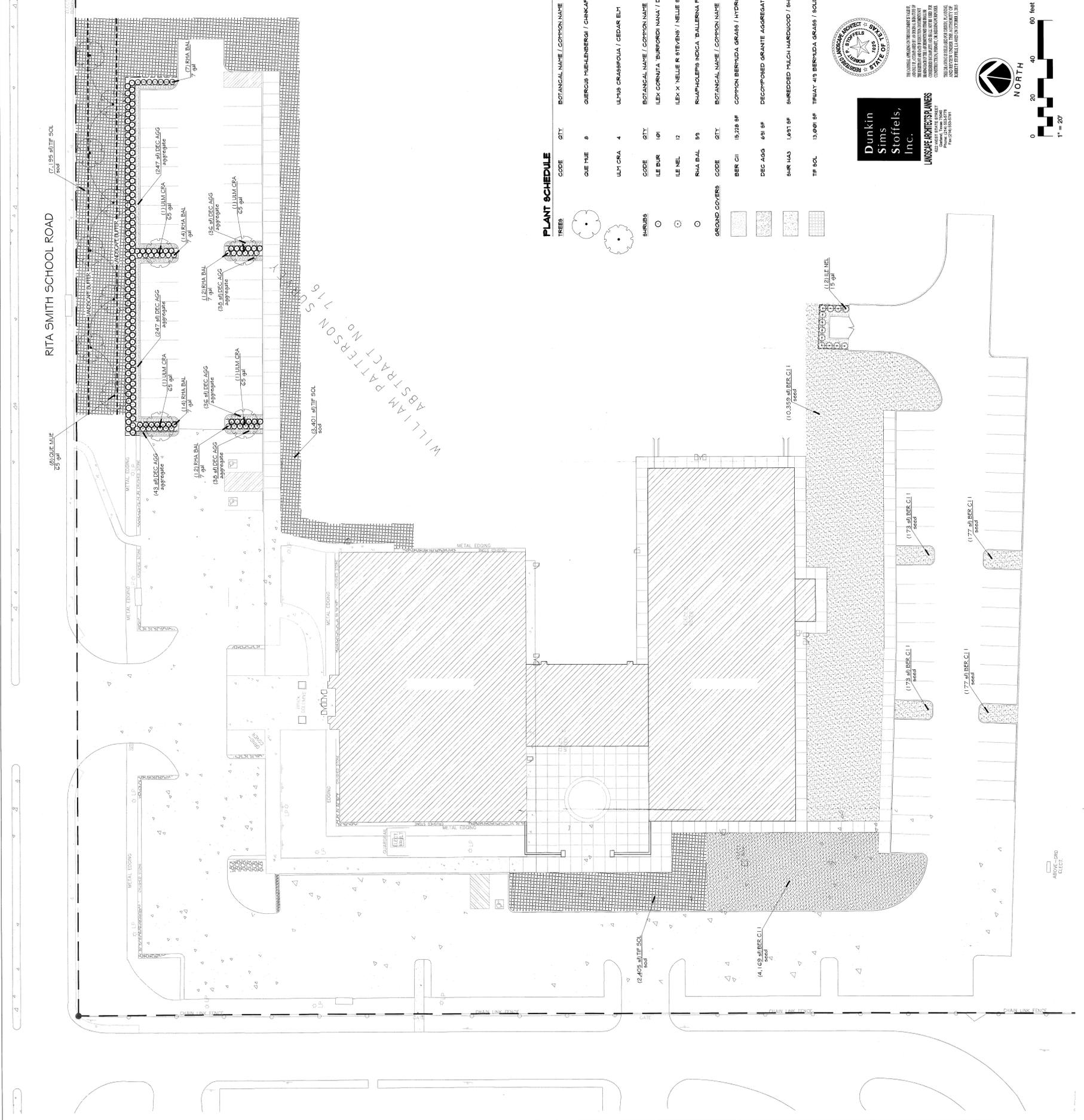
E TREES SHALL BE PLANTED AS TO NOT INTERFERE WITH POWER LINES WHEN MATURE.

F ALL SHRUBS BEDS (NOT INCLUDING GROUND COVER BEDS OR PLANTS SENSITIVE TO MULCHING) AND TREES ARE TO HAVE 3 INCHES OF SHREDDED HARDWOOD MULCH ADDED AFTER PLANTING. A 1 INCH DEPTH OF SHREDDED MULCH IS ACCEPTABLE FOR BEDS OF SPREADING GROUND COVER.

G FULLY AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL BEDS AND TURF AREAS SCHEDULED TO PROVIDE NECESSARY MOISTURE FOR PROPER PLANT DEVELOPMENT AND OR ESTABLISHMENT.

H REMOVE BINDING MATERIAL FROM ROOT BALLS AND FROM AROUND THE TREE TRUNKS AND PLANT TAGS FROM PLANT MATERIAL.

I CONTRACTOR TO REMOVE TREE STAKING AND GUIDING MATERIAL FROM TREES WITHIN 1 YEAR AFTER INSTALLATION.



Dunkin Sims Stoffels, Inc.
LANDSCAPE ARCHITECTS
11111 W. HIGHTWAY 175, SUITE 100
DALLAS, TEXAS 75244
PHONE: 972-416-5275
FAX: 972-416-5281

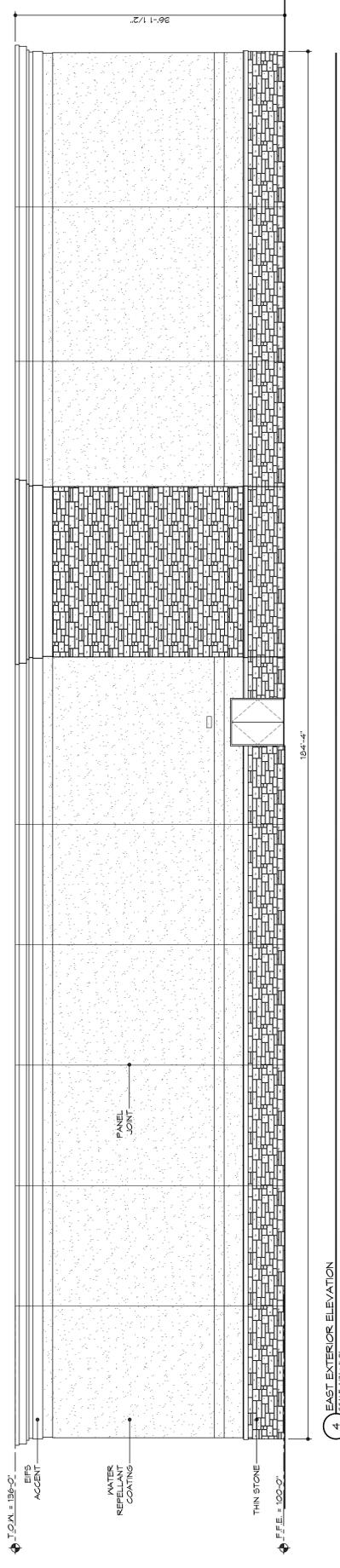
THE TEXAS LANDSCAPE ARCHITECTS BOARD
11111 W. HIGHTWAY 175, SUITE 100
DALLAS, TEXAS 75244
PHONE: 972-416-5275
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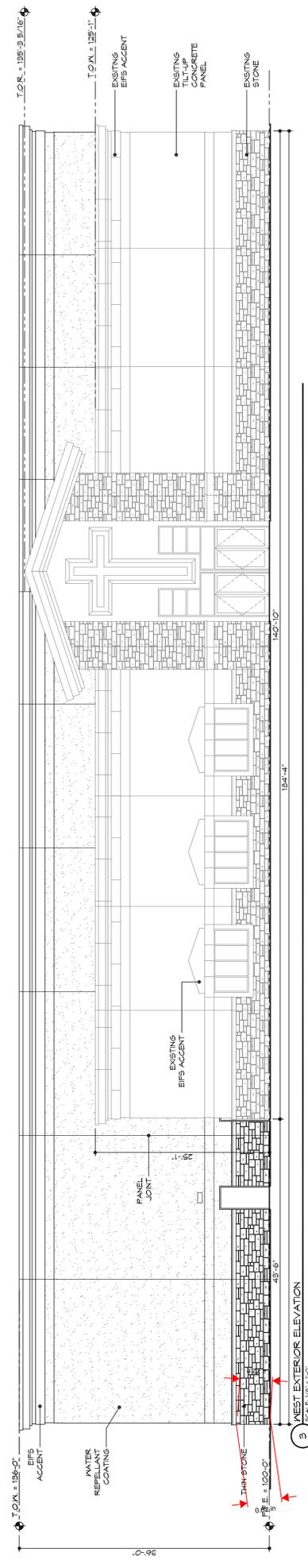


MATERIAL CALCULATIONS
(DOOR AND WINDOW VALUES EXCLUDED FROM CALCULATIONS)

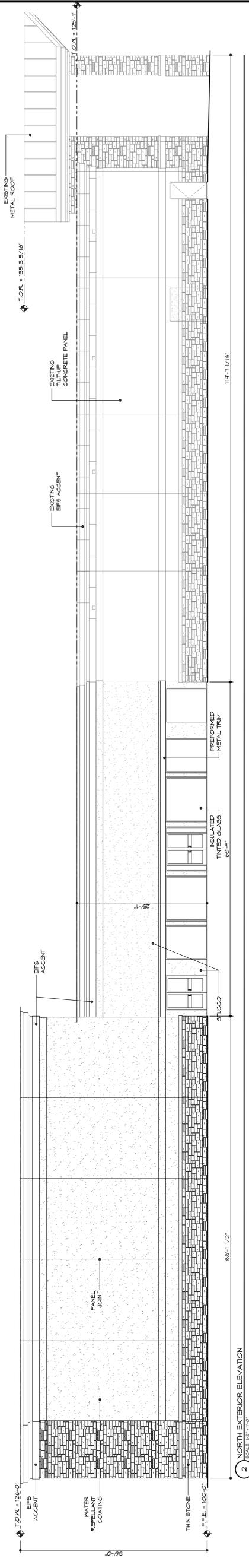
1. SOUTH - 7,195 SF		2. NORTH - 7,396 SF	
A. STUCCO (6,116 SF)	- 50%	A. STUCCO (6,116 SF)	- 50%
B. EIFS ON CONC. (1,079 SF)	- 15%	B. EIFS ON CONC. (1,079 SF)	- 15%
C. MFC ON CONC. (3,407 SF)	- 46%	C. MFC ON CONC. (3,624 SF)	- 49%
D. STUCCO (616 SF)	- 11%	D. STUCCO (678 SF)	- 13%
3. WEST - 6,319 SF		4. EAST - 6,606 SF	
A. STUCCO (1,150 SF)	- 18%	A. STUCCO (1,178 SF)	- 24%
B. EIFS ON CONC. (3,259 SF)	- 52%	B. EIFS ON CONC. (3,259 SF)	- 50%
C. MFC ON CONC. (144 SF)	- 2%	C. MFC ON CONC. (144 SF)	- 2%



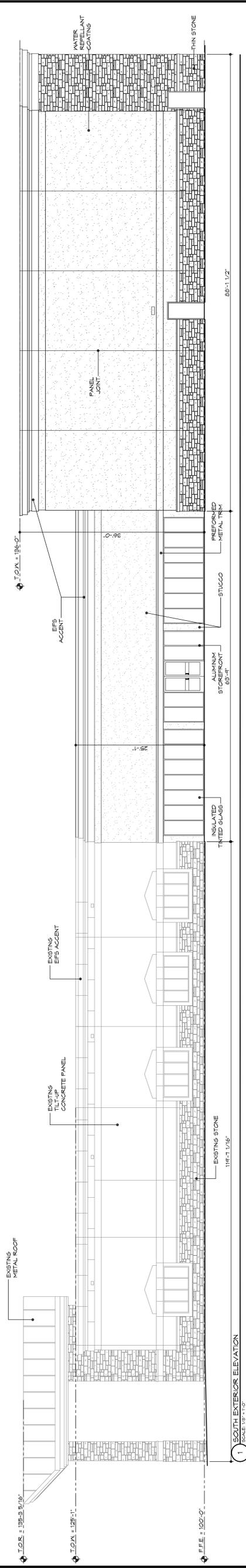
4 EAST EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



3 WEST EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



2 NORTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



1 SOUTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date: November 3, 2015
 Department: Planning
 Prepared By: Jasen Haskins
 Date Prepared: October 27, 2015

Public Hearing Item: 1
 Subdivision: Kellers First Addition
 Zoning District: SF – 10/24
 Exhibits: Replat

Subject

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding a Replat for Keller’s First Addition, Lot 1R, Block 7; Being a Replat of Lot 1 and Lot 2, Block 7, establishing one single family residential lot on 0.376 acres, generally located on the southwest corner of College and Jackson Streets (203 College Street). **RP 2015-02.**

Recommendation

Motion to recommend approval to the City Council regarding a Replat for Keller’s First Addition, Lot 1R, Block 7; Being a Replat of Lot 1 and Lot 2, Block 7, establishing one single family residential lot on 0.376 acres, generally located on the southwest corner of College and Jackson Streets (203 College Street). **RP 2015-02.**

Discussion

The purpose of the Replat is to reconfigure two lots to establish one single-family residential lot on 0.376 acres. The property is zoned SF – 10/24.

The applicant has proposed building a single family home on the current Lot 1. However, the proposed structure is too large to fit on the current Lot 1 and conform to the required setbacks. As the applicant is the owner of lots 1-4 of Block 7, they are replatting Lots 1 and 2 into a single lot that will allow for the structure to be built as proposed.

This Replat complies with all 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	RO	10-30-15

