



Wylie Planning and Zoning Commission

Minutes
Wylie Planning & Zoning Commission
Tuesday September 15, 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 6:03 PM. In attendance were: Vice-Chair Dennis Larson, Commissioner David Williams, Commissioner Randy Owens, and Commissioner Jerry Stiller. Commissioner Mike McCrossin and Commissioner Sonia Ahmed were absent.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Larson 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 1, 2015, Regular Meeting.

Board Action

A motion was made by Vice Chair Larson and seconded by Commissioner Stiller to approve the minutes for September 1, 2015, as submitted. Motion carried 5 – 0.

REGULAR AGENDA

Regular Agenda

Item 1 – Preliminary Plat La Quinta

Consider, and act upon, a recommendation to the City Council regarding Preliminary Plat La Quinta Addition, creating three lots on 10.31 acres, generally located on the southwest corner of FM 544 and Sanden Road.

Staff Presentation

Mr. Haskins stated that the applicant is Kevin Patel for Triangle Engineering. The property totals 10.31 acres and will create three commercial lots. On Lot 1, a 77 room La Quinta Inn Hotel will be constructed, and the lot is 2.452 acres. Lot 3 will be open space and is 1.957 acres, and maintained by the property owner. The remaining 5.901 acres on Lot 2 may be developed at a later time.

The property is zoned as Planned Development 2012-03.

A Site Plan for Lot 1 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 Stiller, and seconded by Commissioner Williams, to recommend approval to the City Council for Preliminary Plat La Quinta Addition. Motion carried 5 – 0.

Item 2 – Site Plan La Quinta

Consider, and act upon, a Site Plan for La Quinta Hotels, Lot 1, Block A, creating a single lot, for the development of a 77 room hotel, generally located on the southwest corner of FM544 and Sanden Blvd.

Staff Presentation

Mr. Haskins stated that the property totals 2.449 acres and will create a single lot for a hotel use.

The Preliminary Plat is on the current Agenda for consideration.

The property is part of an overall Planned Development Ordinance 2012-03, which totals approximately 34 acres.

The applicant is proposing a 77 room hotel in a four story building. The Elevations for the structure call for a tower of approximately 71 feet. The allowed height within the Zoning Ordinance is 50 feet. The tower shown on the plans exceed the 50 foot requirement. However, staff is recommending approval due to the maximum height requirement being a part of the required architectural variations in the façade.

The primary access will be FM 544, with other access available as the Lot 2 is developed.

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

Board Action

A motion was made by Vice Chair Larson, and seconded by Commissioner Stiller, to approve the Site Plan for La Quinta Hotel. Motion carried 5 – 0.

Public Hearing

ZC 2015-10 – 710 Business Way

Hold a public hearing to consider, and act upon, a recommendation to the City Council regarding a change of zoning from Commercial Corridor (CC) District 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 2015-10

Staff Presentation

Ms. Ollie stated that the applicant is requesting to amend the zoning on approximately two acres of commercially zoned land to allow limited light industrial uses and to establish guidelines for such development.

The Planned Development Conditions allow a rear yard setback of 20 feet as opposed to the current zoning requirement of 25 feet. Accessory outside storage will be allowed in designated places. In addition, the PD requests that no irrigation be required and the existing landscaped/grassy area to remain as is.

Eleven notifications were mailed to surrounding properties. No comment was received in favor, and one response opposing the request.

Board Discussion

Mr. Sam Satterwhite, Director, Wylie Economic Development Corporation, represented applicant, stated that the use is Light Assembly (Miniature Extrusion). The outside storage will be on concrete. The access for 18-wheeler trucks will be on the east side and west side of the building. Both sides of the building include roll up doors of the building. The properties to the northeast of the subject property are Light Industrial Uses, and the properties located on the eastside of Commerce are all Light Industrial uses.

Public Comments

Chair Smith opened the Public Hearing. With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

Board Action

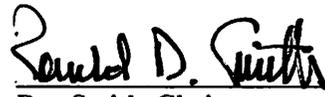
A motion was made by Commissioner Stiller, and seconded by Commissioner Owens, to recommend approval to the City Council ZC 2015-10, to change zoning from (CC) District to PD-LI. Motion carried 5 – 0.

Miscellaneous

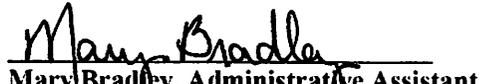
Chair Smith reminded the Commissioners of the next meeting, October 6, 2015.

ADJOURNMENT

A motion was made by Commissioner Owens, and seconded by Vice Chair Larson to adjourn the meeting at 6:39PM. All Commissioners were in consensus.


Ron Smith, Chair

ATTEST:


Mary Bradley, Administrative Assistant