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 Bozman 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.

Ronald D. Smith

Ron Smith, Chair

ATTEST:

Mary Bradley

Mary Bradley, Administrative Assistant