

Planning & Zoning Commission



May 1, 2018

Regular Business Meeting



Wylie Planning and Zoning Commission

NOTICE OF MEETING

Regular Meeting Agenda Tuesday, May 1, 2018 – 6:00 p.m. Wylie Municipal Complex – Council Chambers 300 Country Club Road, Building #100

Ron Smith..... Chair
Randy Owens..... Vice Chair
Brad Emerson..... Commissioner
Roger Myers..... Commissioner
Mike McCrossin..... Commissioner
Bryan Rogers..... Commissioner
Jade Duan..... Commissioner

Renaë 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 April 17, 2018, Regular Meeting.

REGULAR AGENDA

Regular Agenda**Item 1 – Final Plat Bozman Farm Estates Phase 7**

1. Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Bozman Farm Estates Phase 7, establishing 195 single family residential lots and three open space lots on 77.37 acres, generally located south of Stone Road and east of Wildflower Lane.

Item 2 – Final Plat Woodbridge Centre Phase II

2. Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Woodbridge Centre Phase II, Lots 3, 4A and 4B, Block A; Being a Replat of Lots 3 and 4 Block A, establishing three lots on 3.576 acres. Generally located south of the intersection of FM 544 and Woodbridge Parkway (721 and 731 Woodbridge Parkway).

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on this 27 Day of April 2018 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.

Stephanie Storm, City Secretary

Date Notice Removed

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Wylie Planning and Zoning Commission

Minutes

Wylie Planning & Zoning Commission
Tuesday April 17, 2018 – 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 6:06 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Vice Chair Randy Owens, Commissioner Roger Myers, Commissioner Brad Emerson, and Commissioner Bryan Rogers. Commissioner Mike McCrossin and Commissioner Jade Duan were both absent.

Staff present was Renae' Ollie, Development Services Director, Kevin Molina, Planner, and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Rogers gave the Invocation. Commissioner Emerson led the Pledge of Allegiance.

CITIZENS COMMENTS

Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizen Participation.

CONSENT ITEMS

Consider and act upon approval of the Minutes from the April 3, 2018, Regular Meeting.

Board Action

A motion was made by Vice Chair Owens and seconded by Commissioner Myers to approve the minutes for April 3, 2018, as submitted. Motion carried 5 – 0.

REGULAR AGENDA

Regular Hearing

Preliminary Plat Inspiration Phase 6

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for Inspiration, Phase 6 consisting of 21.53 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2514) on Inspiration Blvd.

Staff Presentation

Ms. Ollie stated that Inspiration Phase 6 plat will create 29 residential lots and eight open space lots on 21.53 acres. This is part of overall 700 acre master planned community within the Extraterritorial Jurisdiction of Wylie.

The City Engineer has commented that there are outstanding additions and alterations. The outstanding issues will not hinder the approval of the plat, due to plat being approved subject to additions and alterations as required by the City Engineer. Staff recommends approval.

Board Discussion

Commissioner Myers questioned the floodplain within the development. Mr. Kirby Haywood, Jacobs Engineering, 1999 Bryan Street, Dallas, representative from the engineering firm, stated that there is natural drainage and no detention ponds. The property is downstream from the flow of the lake.

Board Action

A motion was made by Commissioner Myers and seconded by Commissioner Rogers, to recommend approval to the City Council regarding a Preliminary Plat for Inspiration, Phase 6 consisting of 21.53 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2514) on Inspiration Blvd. Motion carried 5 – 0.

Public Hearing

Zoning Case 2018-06

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council to amend Planned Development 2018-06, Section II.11 to set forth conditions for parking and street design on Street D, generally located northeast of the intersection of South Ballard and Pleasant Valley Road. **ZC2018-06**

Staff Presentation

Mr. Molina stated that the applicant is requesting to amend Planned Development Ordinance 2018-06, Section II.11 to allow for street parking on the one-way Street D. The parking areas will be stripped and parallel parking access. Street D will allow parking on the area closest to the residential homes.

The purpose of the amendment is due to 75 foot Atmos easement that is adjacent to Street D. The street design has been reviewed and approved by the fire department, engineering department and planning department.

The plan does provide a mounted curb, which allows a vehicle to drive up on it.

Thirty-five notifications were mailed and no responses were received in favor or in opposition of the request.

Board Discussion

Mr. Todd Wintters, Engineering Concepts, 201 Windco Circle, representative for the applicant, stated that Atmos Energy has a 75 foot wide easement that will not allow irrigation or concrete. The pavement will be a single slope, allowing people to pull up and park on the curb. This will alleviate curb cuts for each driveway, and also allow a six foot parkway for the utilities underground.

Vice Chair Owens expressed concern for the parking and recommended reducing the rear setback to allow wider street. The street is 21 feet wide, with six feet of parkway.

Commissioner Myers questioned who was responsible for maintaining the floodplain areas. Mr. JR Douglas, Douglas Properties, 2309 Avenue K, Plano, Texas stated that the open spaces will be dedicated to the City of Wylie and maintained by the Homeowner's Association. All lots will be out of the floodplain.

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 Rogers, and seconded by Commissioner Emerson, to recommend approval to the City Council to amend Planned Development 2018-06, Section II.11 to set forth conditions for parking and street design on Street D, generally located northeast of the intersection of South Ballard and Pleasant Valley Road. **ZC2018-06**. Motion carried 3-2, with Chair Smith and Vice Chair Owens in opposition.

Regular Agenda

Preliminary Plat Emerald Vista

Consider, and act upon a recommendation to the City Council regarding a Preliminary Plat for Emerald Vista. The Plat will create 169 single family residential lots, 8 common area lots, and a Fire Station lot on 51.669 acres. The subject property is generally located at the northeast corner of S. Ballard Avenue and Pleasant Valley Road.

Staff Presentation

Mr. Molina stated that the plat totals 51.669 acres and is part of the Emerald Vista Planned Development. The property will create 169 residential lots, 8 common area lots, and one lot that will maintained by the City of Wylie. The other common area lots will be maintained by the Homeowners Association.

Board Action

With no questions for staff or the applicant, a motion was made by Commissioner Myers, and seconded by Commissioner Rogers, to recommend approval to the City Council regarding a Preliminary Plat for Emerald Vista. The Plat will create 169 single family residential lots, 8 common area lots, and a Fire Station lot on 51.669 acres. The subject property is generally located at the northeast corner of S. Ballard Avenue and Pleasant Valley Road. Motion carried 4 – 1, with Vice Chair Owens in opposition.

Chair Smith reminded the Commissioners of the next meeting on May 1, 2018.

ADJOURNMENT

A motion was made by Commissioner Rogers, and seconded by Vice Chair Owens to adjourn the meeting at 7:03PM. All Commissioners were in consensus.

Ron Smith, Chair

ATTEST:

Mary Bradley, Administrative Assistant



Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date: May 1, 2018
Department: Planning
Prepared By: Jasen Haskins
Date Prepared: April 25, 2018

Item Number: 1
Subdivision: Bozman Farm Estates Phase 7
Zoning District: PD 2002-52
Exhibits: Final Plat

Subject

Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Bozman Farm Estates Phase 7, establishing 195 single family residential lots and three open space lots on 77.37 acres, generally located south of Stone Road and east of Wildflower Lane.

Recommendation

Motion to recommend approval to the City Council regarding a Final Plat for Bozman Farm Estates Phase 7, establishing 195 single family residential lots and three open space lots on 77.37 acres, generally located south of Stone Road and east of Wildflower Lane.

Discussion

OWNER: DEVELOPMENT SOLUTIONS BZ, INC.

ENGINEER: RIDINGER ASSOC., INC.

The plat creates Phase 7 of the Bozman Farm Estates. The purpose of the plat is to create 195 single-family residential lots and three open space lots on 77.37 acres. The property is part of an overall Planned Development Ordinance 2002-52 and is consistent with the PD conditions set forth.

The three open space lots are labeled as 1X, 2X, and 3X, will be owned and maintained by the HOA.

The Final Plat is essentially the same as the approved preliminary plat from April, 2017. Changes are limited to a few utility easements being enlarged from 7.5' to 10'.

This Final Plat complies with all applicable technical requirements of the City of Wylie and substantially conforms to the adopted PD provisions. The plat is recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Council consideration: May 15, 2018

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	RO	04-27-18

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Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date:	May 1, 2018	Item Number:	2
Department:	Planning		
Prepared By:	Kevin Molina	Subdivision:	Woodbridge Centre Phase II
Date Prepared:	April 20, 2018	Zoning District:	PD-2018-12-CC
		Exhibits:	Final Plat

Subject

Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Woodbridge Centre Phase II, Lots 3, 4A and 4B, Block A; Being a Replat of Lots 3 and 4 Block A, establishing three lots on 3.576 acres. Generally located south of the intersection of FM 544 and Woodbridge Parkway (721 and 731 Woodbridge Parkway).

Recommendation

Motion to recommend approval to the City Council regarding a Final Plat for Woodbridge Centre Phase II, Lots 3, 4A and 4B, Block A; Being a Replat of Lots 3 and 4 Block A, establishing three lots on 3.576 acres. Generally located south of the intersection of FM 544 and Woodbridge Parkway (721 and 731 Woodbridge Parkway).

Discussion

Applicant: Kimley-Horn and Associates, Inc.

Owner: Wylie Cinema Company, LLC

The property totals 3.576 acres and will create 3 lots by replatting lots 3 and 4, Block A of Woodbridge Centre Phase II into 3 lots being Lots 3, 4A and 4B, Block A of Woodbridge Centre Phase II.

The purpose of the Replat is to reconfigure two lots into 3 lots for a planned development of self-storage on lot 3, retail on lot 4A, and for the existing parking to remain on lot 4B. The property is zoned Planned Development 2018-12 Commercial Corridor with self-storage being an allowed use.

Lot 3 will have street access through a 24' wide fire lane, access & utility easement. This final plat dedicates all necessary rights-of-way, fire lanes, utility, construction, and drainage easements.

This Final plat complies with the applicable technical requirements of the City of Wylie and is recommended for approval subject to additions and/or alterations as required by the engineering department.

City Council Consideration on May 22, 2018

Approved By

	Initial	Date
Department Director	RO	04-27-18

