

Wylie Planning and Zoning Commission Regular Meeting

July 19, 2022 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider, and act upon, the approval of the July 5, 2022 Minutes.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 2R, Block 1 of the Platinum Storage Country Club Addition, being a Replat of Lot 2 Block 1 of Platinum Storage Country Club Addition and two acres of tract 22 of the Charles Atterbury Survey, establishing one commercial lot on 10.40 acres, located at 570 Country Club Rd.
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1, 2 and 3, Block A of LI 78 Logistics Center, establishing three lots on 22.052 acres, generally located on the southwest corner of State Highway 78 and Wylie East Drive.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for an addition to Right Space Storage an existing self-storage use on 4.282 acres Property located at 3475 W FM 544.
- 2. Consider, and act upon, a Site Plan for Lovett 78 Logistics Center an Warehouse use on 18.38 acres. Property generally located on the southwest corner of State Highway 78 and Wylie East Drive.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on July 15, 2022 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

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.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.



Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Mary Bradley

Subject

Consider, and act upon, Minutes from the July 5, 2022 Regular Meeting.

Recommendation

Motion to approve item as presented.

Discussion

The minutes are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

July 05, 2022 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

Commissioner Bryan Rogers called the meeting to order at 6:00pm. Commissioners present: Commissioner Bryan Rogers, Commissioner James Byrne, Commissioner Joshua Butler, Commissioner Jennifer Grieser, Commissioner Keith Scruggs, and Commissioner Rod Gouge. Commissioners absent were Commissioner Jacques Loraine.

Staff present: Planning Manager, Jasen Haskins, Senior Planner, Kevin Molina, Engineering Development Manager Than Nguyen, Fire Marshall Steve Seddig and Administrative Assistant Mary Bradley.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Butler gave the invocation and Planning Manager Haskins led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

No one addressed the Commissioners for Non-Agenda Items.

ELECTION OF CHAIR AND VICE CHAIR

Nominate and motion for Chair

Board Action

A nomination was made for Commissioner Rogers to be Chair. A motion was made by Commissioner Butler, seconded by Commissioner Byrne. A vote was taken and carried 6 – 0.

Nominate and motion for Vice Chair

Board Action

A nomination was made for Commissioner Butler to be Vice Chair. A motion was made by Chair Rogers, and seconded by Commissioner Byrne. A vote was taken and carried 6 – 0.

WORK SESSION

WS1. Hold a work session to discuss the Planning and Zoning Commissions rules, procedures, and responsibilities.

Planning Manager Haskins gave the Presentation for rules, procedures and responsibilities. The Commissioners has no questions or comments.

RECONVENE INTO REGULAR SESSION

Chair Rogers called the meeting into Regular Session at 6:20 PM.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider, and act upon, minutes from the June 21, 2022 Regular Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1 and 2 Block A of Upwind Capital Addition, establishing two commercial lots on 4.1396 acres, located at 1948 and 2001 North State Highway 78.

Board Action

With no questions from the Commissioners, A motion was made by Vice Chair Butler, and seconded by Commissioner Byrne, to approve Consent Agenda A and B. A vote was taken and carried 6 – 0.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for PopShelf, a general merchandise use on 1.033 acres, located at 1948 N State Highway 78, being Lot 1 of Upwind Capital Addition.

Staff Comments

Senior Planner Molina addressed the Commissioners stating that the applicant is proposing to develop an 11,267 square feet PopShelf retail store on 1.033 acres located at 1948 N State Highway 78. Popshelf is a brand owned by Dollar General that focuses on seasonal home decor, health and beauty aids, cleaning supplies, and party and entertainment goods. The property is zoned Commercial Corridor and allows for the general merchandise store use.

The plan exceeds the required parking spaces and landscaping. Trees are proposed along the southern rear property line. Shrubs are shown along the east and west boundaries.

Access to the site is proposed from a 24' shared access driveway that connects to State Highway 78. This drive shall also serve as a fire lane. As the building is greater than 6,000 square feet, it shall be required to be sprinkled.

Board Action

A motion was made by Commissioner Gouge, and seconded by Commissioner Byrne to approve Agenda Item 1 as submitted. A vote was taken and carried 6 – 0.

- 2. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding a change in zoning from Commercial Corridor - Special Use Permit (CC-SUP) to Planned Development - Commercial Corridor (PD-CC) on 2.02 acres located at 702 North State Highway 78 (ZC 2022-11).

Staff Comments

Planning Manager Haskins addressed the Commissioners stating that the applicant is requesting to rezone 2.02 acres located at 702 North State Highway 78. The current zoning is Commercial Corridor - Special Use Permit (CC-SUP) and the requested rezoning is to Planned Development - Commercial Corridor (PD-CC) to allow for a distillery and event center use.

The distillery is allowed by-right in accordance with State Law (Alcohol Beverage Code Chapter 14), however the applicant has applied for Planned Development zoning in order to add an events center and food truck park to the site.

The PD conditions allow the Distillery, Events Center, and Food Truck Park as uses, while setting hours of operation, screening requirements, and noise standards. Uses that are not included in the Planned Development shall be prohibited.

If approved, the applicant has proposed additions as generally depicted on the zoning exhibit. A gate will be added to the southwest corner of the property that connects to Marble. This will close the access to public use, but maintain emergency access.

Notices were mailed to 23 property owners within 200 feet as required by State Law. One response was received in favor and none in opposition of the request.

Board Discussion

Commissioners questioned the hours of operation for the food trucks. Mr. Clint Ecord, President Herman Distillery, applicant, addressed the Commissioners stating that the Food Trucks will be available only during special events and no overnight parking. Mr. Ecord also stated that the screen wall will be a board on board ten foot wooden fence. Mr. Pippin, architecture for the subject property, stated that the zoning exhibit will be changed to a wooden fence from a masonry wall.

Public Comments

Chair Rogers opened the Public Hearing for Item 2. With no one approaching the Commissioners, Chair Rogers closed the Public Hearing for Item 2 at 6:40pm.

Board Action

A motion was made by Commissioner Byrne, and seconded by Commissioner Gouge, to recommend approval to the City Council for Item 2 with conditions that Food Trucks are allowed special events and open during hours of operation as stated in the Planned Development, and Zoning Exhibit be revised to show a wooden fence in lieu of a masonry wall. A vote was taken and carried 6 – 0.

3. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding adoption of the 2022 Envision Wylie Comprehensive Master Plan.

Staff Comments

Planning Manager Haskins addressed the Commissioners stating that staff is recommending the item to be tabled until August 2, 2022. At a work session held on June 14, 2022 several recommendations were made for changes to the draft. Council asked that the Comp Plan Advisory Committee (CPAC) review the plan once more regarding those recommendations. The Plan was therefore sent back to CPAC for amendments.

The CPAC will meet on July 7 to review the draft plan, make needed edits, and make a recommendation on adoption of the plan. As CPAC's recommendation is needed before P&Z can make its recommendation, staff is asking the Commission to table the item until the August 2, 2022 meeting to allow for CPAC to finalize the draft prior to P&Z's formal recommendation to City Council.

Public Comments

Chair Rogers opened the Public Hearing.

Board Action

A motion was made by Commissioner Byrne, and seconded by Commissioner Gouge, to table Item 3 until August 2, 2022. A vote was taken and carried 6 – 0.

Staff welcomed the new Commissioners, Commissioner Gouge, Commissioner Grieser and Commissioner Scruggs to the Board. Planning Manager Haskins introduced Fire Marshall Seddig and Engineering Development Manager Nguyen.

Staff stated that there will be a meeting on July 19, 2022.

ADJOURNMENT

A motion was made by Commissioner Gouge, and seconded by Vice Chair Butler, to adjourn the meeting. A vote was taken and carried 6 – 0.

Bryan Rogers, Chair

ATTEST

Mary Bradley, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: B

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 2R, Block 1 of the Platinum Storage Country Club Addition, being a Replat of Lot 2 Block 1 of Platinum Storage Country Club Addition and two acres of tract 22 of the Charles Atterbury Survey, establishing one commercial lot on 10.40 acres, located at 570 Country Club Rd.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: HT Country Club SS Owner LP

APPLICANT: Halff Associates

The applicant has submitted a Replat to combine Lot 2, Block 1 of Platinum Storage Country Club Addition and add two acres of tract 22 of the Charles Atterbury Survey into Lot 2R, Block 1 of Platinum Storage Country Club Addition. The property is located at 570 Country Club Rd and is zoned within Planned Development 2021-41.

The purpose of the replat is to create one lot out of the existing CubeSmart self storage use and the 2-acre tract added onto the CubeSmart Self-Storage Planned Development in August of 2021 under the aforementioned PD. The replat complies with street frontage and fire lane access requirements.

A similar request was considered by the City Council in December of 2021. A resubmittal was required due to the acreage and land that is being replatted being adjusted from 13.022 acres to 10.40 acres due to the sale and exclusion of Lot 1 from this revised plat.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

	Found Rebar		Property Boundary Line
	Found Rebar of Cap		Easement
	Found Chained Rebar		Right-of-Way Line
	Found FX Nail		Fence
	Water Line		Aerial Power Line
	San. Sewer Line, Size & Type		Water Meter
	Storm Drain		Water Valve
	Fire Hydrant		Electric Transformer
	Tree		
	Building		Gravel
	Concrete		Landscaping
	Asphalt		
	Storm Sewer Manhole		
	Easement		
	Point of Beginning		
	Point of Commencement		
	Official Public Right-of-Way		
	Map Records, Colln Co., Tx.		
	Deed Records, Colln Co., Tx.		

That **HT Country Club SS Owner, LP**, acting herein by and through its (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as **Tract 28, Block 1, Platinum Sound Country Club Addition**, an addition to the City of **Wylie, Texas**, and does hereby dedicate, in fee simple, to the public use forever, the streets, "rights-of-way" and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across any of the streets, easements or public use areas shown on this plat. In the landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the City to particular utilities and use by public utilities being subordinate to the public's and the City of Wylie's own thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from

WITNESS, my hand, this the ____ day of _____, 20____.

By: HT Country Club SS Owner LLC, its general partner
By: HT Country Club SS LP, its sole member
By: Hines Country Club SS Associates LP, its general partner
By: Hines Country Club SS GP LLC, its general partner
By: Hines Investment Management Holdings Limited Partnership,
its sole member
By: _____
Robert W. Witte
Senior Managing Director

STATE OF TEXAS &
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of June, 2022 by Robert W. Witte, the Senior Managing Director of Hines Investment Management Holdings Limited Partnership, a Texas limited partnership and the sole Member of Hines Country Club SS GP LLC, a Delaware limited liability company and general partner of Hines Country Club SS Associates LP, a Texas limited partnership and the general partner of HT Country Club SS LP, a Delaware limited partnership, the Sole Member of HT Country Club SS Owner LLC, a Delaware limited liability company and the General Partner of HT Country Club SS Owner LP, a Texas limited partnership, on its behalf.

Notary Public in and for the State of Texas

My Commission Expires On _____

STATE OF TEXAS
COUNTY OF COLLIN

A Tract of land comprised of Lot 2, final Plat of Platinum Surface Community Club Addition (Platinum Surface Addition), recorded as Plat Document No. 20160880100000450, and a portion of the Platinum Surface Community Club Addition (Platinum Surface Addition), recorded as Plat Document No. 200809110009630, all being a part of the E. Atterbury Abstract No. 22, all in the dead ends of Collin County, Texas and more particularly described as follows:

Beginning at the Northwest Corner of Lot 2, Platinum Surface Addition, Plat Document No. 20160880100000450;

Thence along the Common line of Lot 2 and 1, County Club Addition North 01°02'11" West a distance of 431.59 Feet;

Thence along the common line of Lot 2 and 1, County Club Addition North 27°21.1' East a distance of 277.21 feet to the east right of way to the north line of the Platinum Surface Community Club Road and being a point on a curve to the right having a radius of 2,937.86 feet, chord distance of 152.92 feet, and chord direction of North 00°59'45" East;

Thence along a right of way curve to the right for an arc length of 102.93 feet to a cross at the intersection of the right of way with the north line of the Platinum Surface Community Club Road;

Thence departing said right of way curve, North 89°43'01" East a distance of 260.10 feet to a found one-half inch (1/2") rebar at the southeast corner of a tract described at Warranty Deed Document No. 200809110009630 and being on the north line of Lot 2, Platinum Surface Community Club Addition;

Thence departing the north line of said Lot 2, North 00°40'29" West a distance of 164.96 feet to a one-half inch (1/2") rebar in the north line of said Warranty Deed;

Thence North 89°43'01" East a distance of 528.18 feet to a one-half inch (1/2") rebar at the northeast corner of said tract described in Warranty Deed Document No. 200809110009630;

Thence South 00°37'05" East a distance of 164.86 feet to a one-half inch (1/2") rebar at the common corner of said tract described in Warranty Deed Document No. 200809110009630;

Thence South 00°37'05" East a distance of 164.86 feet to a one-half inch (1/2") rebar at the southeast corner of said Lot 2, County Club Addition;

Thence along the south line of Lot 2, South 89°38'09" West a distance of 512.77 feet to the south line of the Platinum Surface Community Club Addition;

Approval Block:
"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission
City of Mobile, Texas

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas

"ACCEPTED"

Mayor, City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the _____ subdivision or addition to the City of Wylie was submitted to the City Council on the _____ day of _____, 20____, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in _____ and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 20____.

Witness my hand this _____ day of _____, A.D., 20 _____

City Secretary
City of Wylie, Texas

1. Bearings are based on the Texas Coordinate System, North Central Zone (4202). NAD 83 [2011 adjusted] all elevations are based on NAVD83 Geoid 128. Horizontal and Vertical measurements calculated by utilizing the Leica SmartNet RTK Network.
2. **NOTICE:** Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utility and building permits.
3. Based on graphical review only of **FIRM** Map Number 48085C0415, M. Revised June 2, 2009, the Subject Property lies in Zone X - Areas Determined to be outside the 0.2% annual chance floodplain. An area of the subject property is known as Soil Conservation Service Site 5A Reservoir is a part of Zone AE.
4. The new legal description describes the same real estate as the record description shown hereon.

CITY BENCHMARKS			
Control Mon.	Northing	Easting	Elevation
Monument #3	7053976.538	2559122.001	520.307
Monument #4	7065787.597	2560972.926	562.912

**Lot 2R, Block 1
Platinum Storage Country Club Addition
A Replat of Lot 2, Block 1 Platinum Storage
Country Club Addition
Combining
Tract 22 Abstract A0022 A Tract Described in
Warranty Deed
Document No. 20080911001096630**

570 Country Club Rd.
WYLIE, TX 75098

BEING 10.40± ACRES SITUATED IN THE
A Part of CHARLES ATTERBURY SURVEY, Abstract No. 22
CITY OF WYLIE, COLLIN COUNTY, TEXAS

OWNER

HT Country Club SS Owner, LP
Luis Castellanos
2700 Commerce St. | Suite 1600
Dallas, TX 75226
PHONE: 214-751-7550
email: Luis.Castellanos@hines.com

SURVEYOR

HALFF ASSOCIATES, INC.
CLAYTON CROTTS, RPLS
FRISCO, TX 75034
PHONE: 972-472-2009
EMAIL: CCROTTS@HALFF.COM

Date of Plat or Map: 03/16/22

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

Clayton D. Crotts, RPLS
Texas Registration No. 6855

Line Table		
Line #	Direction	Length
L1	N10° 12' 31"E	42.41
L2	N10° 12' 31"E	70.89
L3	N00° 00' 08"E	15.45
L4	S00° 39' 22"E	15.45

Curve Table			
Curve #	Radius	Length	Delta
C1	28	43.83	89°41'36"
C2	48	75.40	90°00'00"
C3	48	75.40	90°00'00"
C4	28	43.98	89°59'52"
C5	28	43.66	89°20'30"
C6	28	44.30	90°39'30"
C7	28	43.98	90°00'00"



HALFF ASSOCIATES, INC.
TBPELS FIRM #312 ENG. - FIRM #10029600 SUR
1201 N. BOWSER ROAD - RICHARDSON, TX 75081
214.346.6200 - HALFF.COM



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: C

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1, 2 and 3, Block A of LI 78 Logistics Center, establishing three lots on 22.052 acres, generally located on the southwest corner of State Highway 78 and Wylie East Drive.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: 78 Hooper LTD

APPLICANT: Kimley-Horn

The applicant has submitted a Preliminary Plat to create Lot 1,2 and 3, Block A of LI 78 Logistics Center. The property is located on the southwest corner of State Highway 78 and Wylie East Drive. The 22.052 acre tract was approved by City Council as Planned Development (PD 2022-33) in April of 2022. The purpose of the Preliminary Plat is to create two commercial lots, one industrial lot and the access drives for the development of a warehouse development.

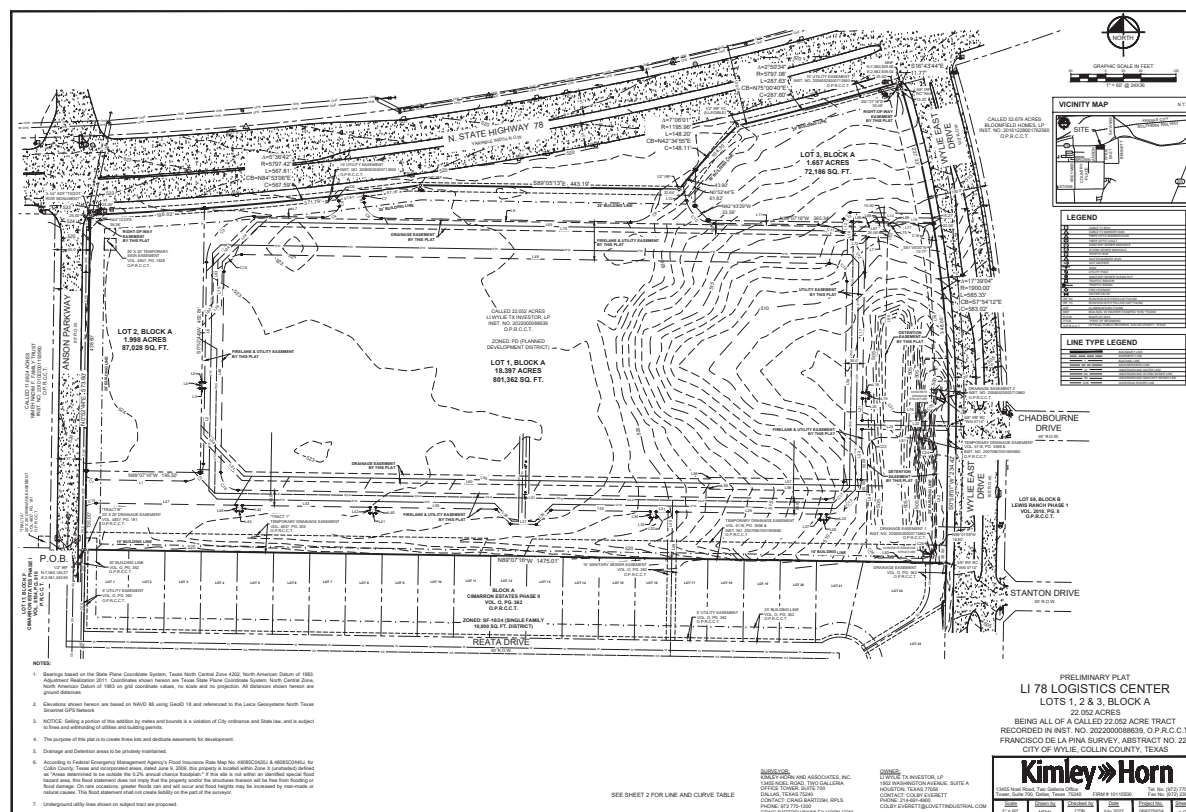
The site plan for the warehouse development is on the regular agenda.

This plat is dedicating access, fire and utility easements for the Warehouse development located on Lot 1, Block A of LI 78 Logistics Center. One Access point is provided from Anson Parkway, one from Wylie East Drive, and two from State Highway 78. The two remaining commercial lots will require amended plats for access and utility easements at the time of their individual developments.

Two detention easements are provided on the east side of Lot 1 for the construction of detention ponds that shall serve the entire 22.052 tract.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for an addition to an existing self-storage use on 4.282 acres, property located at 3475 W FM 544.

Recommendation

Motion to **approve** as presented

Discussion

OWNER: Great American Storage Partners LLC

APPLICANT: Avid-Buildings

The applicant is proposing to add two self storage buildings to an existing Right Space Storage located at 3475 W FM 544. A special use permit allowing the continued use and expansion of the self storage business was approved by City Council in April of 2022.

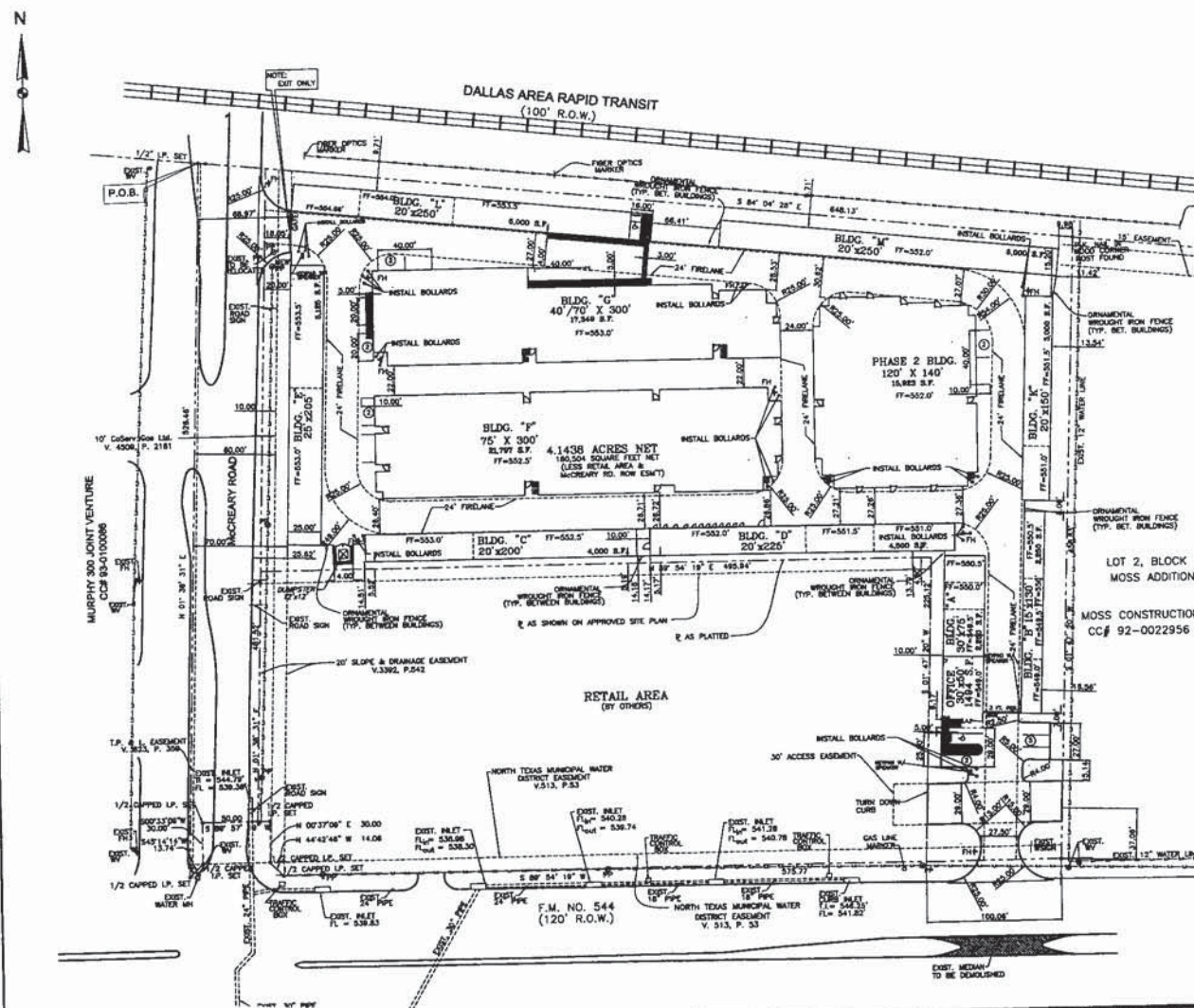
The original site plan for the project, completed in 2004, showed a 16,925 sq.ft. single structure being proposed at the location where the two buildings are now being planned. The building was never constructed. A site plan amendment is now required due to the new design being significantly different from the previous plan. The two proposed buildings measure a total square footage of 10,595 sf being 6,330 sf less than the single building that was previously planned and are in line with the SUP zoning exhibit. The updated site plan also provides improved vehicular access by providing a 25' access drive in between the two buildings.

The proposed development will not be affecting any of the existing fire lanes or access drives. The developer is aware that an amended plat will be required to show fire lane and access as platted easements prior to a certificate of occupancy being issued.

The site plan provides 15 parking spaces, two being handicapped spaces and is not affecting any of the existing landscaping on site. The new structures are proposed to match the existing self-storage buildings by providing a brick exterior.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.



POINT SYSTEM TABULATION	
SITE DESIGN POINTS	
ELEMENT	POINT
BUILDING PLACEMENT	20
PAVING PLACEMENT	25
ACCESS DRIVES	10
LOCATION OF SERVICE AND LOADING AREAS	40
TOTAL NUMBER OF SITE DESIGN POINTS	80
TOTAL NUMBER OF SITE DESIGN POINTS REQUIRED	60
LANDSCAPING POINTS	
ELEMENT	POINT
LANDSCAPING IN REQUIRED YARDS	10
LANDSCAPING OF PAVING LOTS	30
VISUAL SCREENING	10
LANDSCAPING OF STREET FRONTAGES	15
TOTAL NUMBER OF LANDSCAPING POINTS	55
TOTAL NUMBER OF LANDSCAPING POINTS REQUIRED	35
ARCHITECTURAL POINTS	
ELEMENT	POINT
BUILDING MATERIALS	10
BUILDING ARTICULATION, FORM AND MASSING	30
ARCHITECTURAL COMPATIBILITY	10
TOTAL NUMBER OF ARCHITECTURAL POINTS	40
TOTAL NUMBER OF ARCHITECTURAL POINTS REQUIRED	40

SITE SUMMARY	
TOTAL NET AREA	180,505 S.F.
CLIMATE CONTROL	36,225 S.F.
NON-CLIMATE CONTROL	47,275 S.F.
TOTAL STORAGE AREA	83,500 S.F.
PARKING SPACE REQUIRED	15
PARKING SPACE PROVIDED	14
ACCESSIBLE PARKING SPACE	2
LANDSCAPE (EXISTING)	24,687 S.F. (13.6% OF TOTAL NET AREA)
LANDSCAPE (APPROVED SITE PLAN)	36,112 S.F. (20% OF TOTAL NET AREA)

CONTRACTOR TO CONTACT
ALL UNDERGROUND UTILITY
COMPANIES PRIOR TO BEGINNING
OF ANY EXCAVATION WORK.

[illegible]

VICINITY MAP SCALE : NONE

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE CITY OF WYILE, TEXAS
 2. CONTRACTOR SHALL PROVIDE AS BUILT PLANS TO THE ENGINEER THAT THE REPAIRS AND CONSTRUCTION PLANS MAY BE CORRECTED TO REFLECT AS BUILT CONDITIONS.
 3. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY SAFETY DEVICES SUCH AS FLASHING LIGHTS, BARRICADES, SIGNS, ETC. TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED.
 4. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY THE EXISTING UTILITIES AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION TO AVOID DAMAGE TO EXISTING UTILITIES. NOTIFY THE FOLLOWING AFFILIATES:
- | | |
|----------------------|---|
| CITY OF WYILE | - |
| THE STAR GAS COMPANY | - |
| CITY | - |

STRIPING SPECIFICATIONS

PARKING LOT STRIPING
 PROVIDE 4" YELLOW PARKING LOT STRIPING, 15 LB. MINIMUM THICKNESS.
 CONCRETE TO BE CURED A MINIMUM OF 28 DAYS PRIOR TO PAINT STRIPING.

HANDICAP
ALL HANDICAP STRIPING AND SIGNAGE SHALL COMPLY WITH A.D.A.
SIGNAGE REQUIREMENTS.

FIRE LANE STRIPING
FIRE LANES SHALL BE INDICATED ON BOTH SIDES BY A SIX INCH RED STRIPE, WITH FOUR (4) INCH LETTERS STATING "NO PARKING - FIRE LANE" AT TWENTY FIVE (25) FOOT INTERVALS.

NOTES: ①

1. UNLESS OTHERWISE NOTED, ALL RICH OR PAVED
ISLANDS AND STRIPED AREAS SHALL BE 3".
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS
FOR PRECISE BUILDING DIMENSIONS, MECH./ UTILITY
DIMENSIONS AND ELEVATIONS, REFERENCE N.E.P. FOR
EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. SEE SHEET C4 FOR CONCRETE PAVING PLAN.


01ENGINEERING SITE PLAN AND DIMENSION CONTROL

GRAPHIC SCALE

EXCAVATION NOTES:

* THE GENERAL CONTRACTOR SHALL ACCEPT THE RESPONSIBILITY TO NOTIFY ALL UTILITY, CITY AND COMMUNICATION COMPANIES TO PROVIDE LOCATIONS (INCLUDING DEPTH) OF ALL UNDERGROUND PIPE, INCLUDING GAS, COMMUNICATION CABLE AND ANY OTHER FIBER OPTIC CABLES PRIOR TO PERFORMING ANY CONSTRUCTION EXCAVATION, FILLING OR HOLE DRILLING RELATED TO ONSITE OR OFFSITE WORK FOR THE THE EXECUTION OF THE CONSTRUCTION DESIGN DRAWINGS PERTAINING TO THIS PROJECT. *

OWNER/DEVELOPER:
ROEMER/HASKINS, L.C.
3631 CORAL GABLES DRIVE
DALLAS, TEXAS 75229
PHONE: 214-353-0681
FAX: 214-722-0888

PROJECT STATUS: PRELIMINARY		EX-101
PROJECT MANAGER: BRAD HUDSON		EX-102
DESIGN COORDINATOR: REY MANTE		EX-103
DATE: 08/30/04		EX-104
DRAWING DONE BY: DANTE ARATON		EX-105

ENGINEER'S SEAL

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LT W. HEDSON, P.E. 39471

ATTENTION OF A SEALER SHOULD
BE GIVEN PROPER NOTIFICATION TO
RESPONSIBLE CHIEF OF AN OFF
UNDER THE KING CHAIRMAN



THE HUDSON GROUP
ARCHITECTS AND ENGINEERS

217 WEST MAIN, SUITE 112
GRAND PRAIRIE, TEXAS 75050
TELEPHONE NUMBER: (972) 264-2780
FAX NUMBER: (972) 264-1728
E-MAIL: info@hudsongroup.com
AUGUST 30, 2004

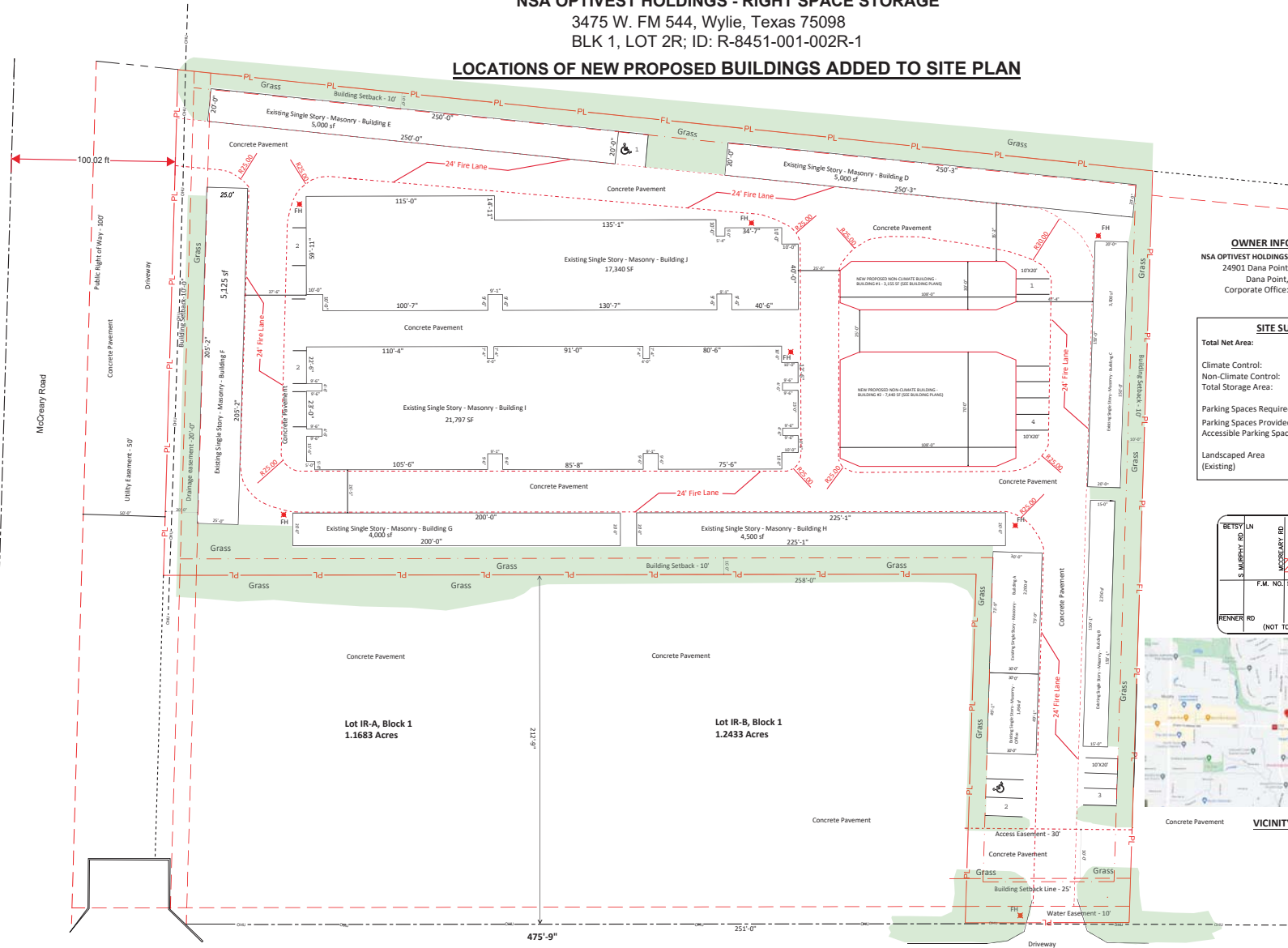
CONCEPTUAL SITE PLAN
MINI STORAGE CENTER
CITY OF WYLIE, COLLIN COUNTY, TEXAS
4.1438 ACRES

CSP

NSA OPTIVEST HOLDINGS - RIGHT SPACE STORAGE

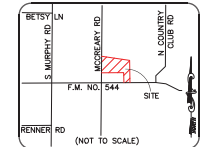
3475 W. FM 544, Wylie, Texas 75098
BLK 1, LOT 2R; ID: R-8451-001-002R-1

LOCATIONS OF NEW PROPOSED BUILDINGS ADDED TO SITE PLAN



OWNER INFORMATION:
NSA OPTIVEST HOLDINGS; RIGHT SPACE STORAGE
24901 Dana Point Harbor Dr. #200
Dana Point, CA 92629
Corporate Office: (949) 661-8686

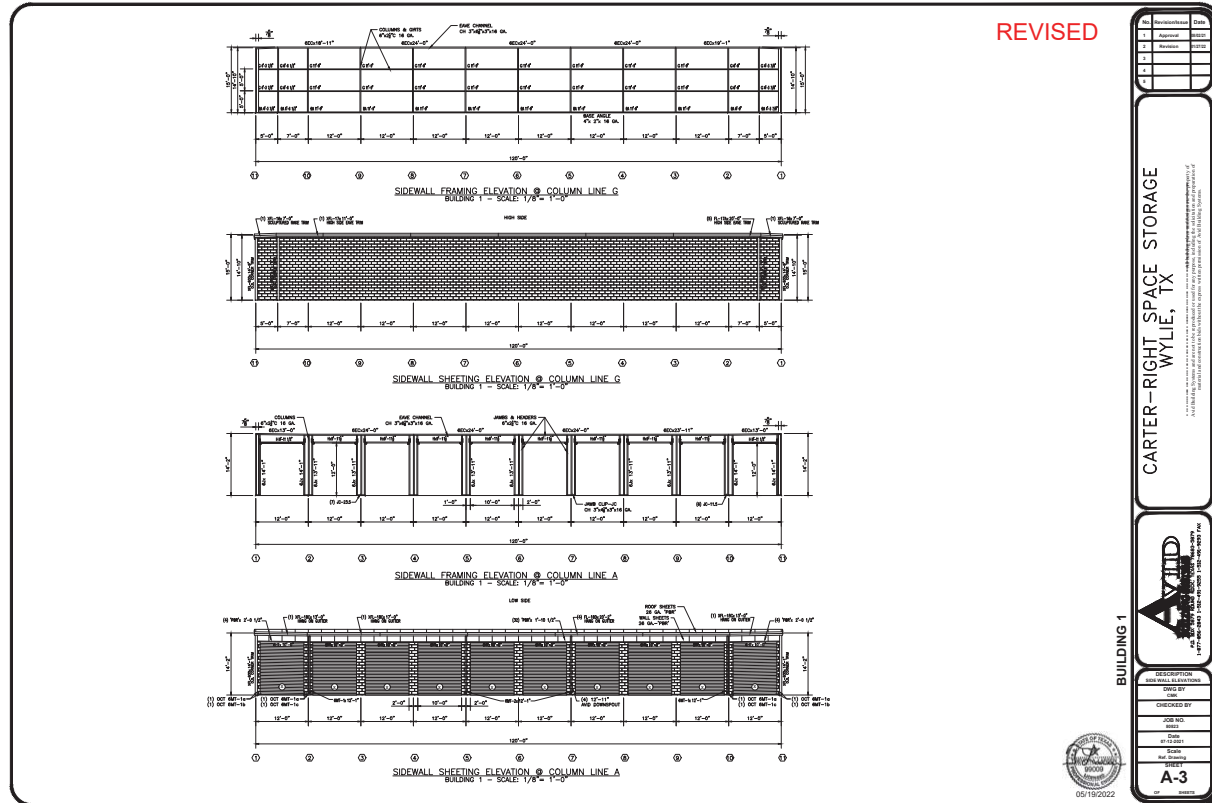
SITE SUMMARY	
Total Net Area:	180,505 sf
Climate Control:	36,225 sf
Non-Climate Control:	57,870 sf
Total Storage Area:	94,095 sf
Parking Spaces Required:	15
Parking Spaces Provided:	15
Accessible Parking Spaces:	2
Landscaped Area (Existing)	36,112 sf (20% of total net area)



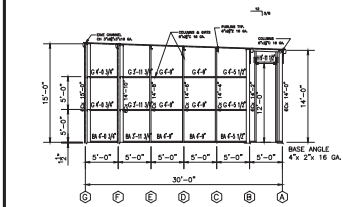
RIGHT SPACE
WYLIE, TX

AVOID
BUILDING SYSTEMS

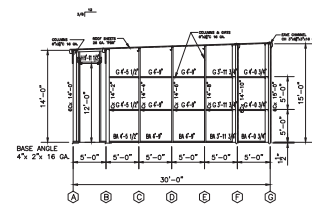
P.O. BOX 5879 ROUND ROCK, TEXAS 76683-5879
1-877-856-2843 1-512-491-9255 1-512-491-9253 FAX



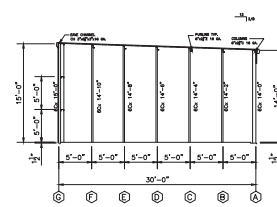
REVISED



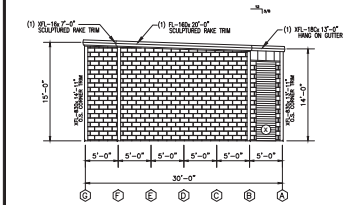
ENDWALL FRAMING ELEVATION @ COLUMN LINE 1
BUILDING 1 - SCALE: 3/16" = 1'-0"



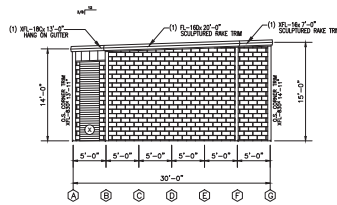
ENDWALL FRAMING ELEVATION @ COLUMN LINE 11
BUILDING 1 - SCALE: 3/16" = 1'-0"



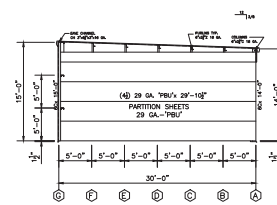
CROSS SECTION @ COLUMN LINES 2-9
BUILDING 1 - SCALE: 3/16" = 1'-0"



ENDWALL SHEETING ELEVATION @ COLUMN LINE 1
BUILDING 1 - SCALE: 3/16" = 1'-0"



ENDWALL SHEETING ELEVATION @ COLUMN LINE 11
BUILDING 1 - SCALE: 3/16" = 1'-0"



PARTITION ELEVATION @ COLUMN LINE 2-9
BUILDING 1 - SCALE: 3/16" = 1'-0"

CARTER-RIGHT SPACE STORAGE
WYLE, TX



BUILDING 1



REVISION	DATE	BY	CHKD
1	05/19/2022	AVILD	AVILD
2	05/19/2022	AVILD	AVILD
3	05/19/2022	AVILD	AVILD
4	05/19/2022	AVILD	AVILD
5	05/19/2022	AVILD	AVILD
6	05/19/2022	AVILD	AVILD
7	05/19/2022	AVILD	AVILD
8	05/19/2022	AVILD	AVILD
9	05/19/2022	AVILD	AVILD
10	05/19/2022	AVILD	AVILD

A-4



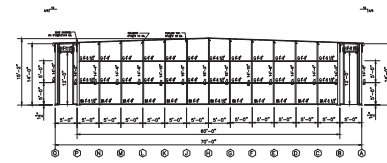
AVOID
 1-800-762-4663 1-800-446-9000 1-800-451-0000 FAX
 1-800-762-4663 1-800-446-9000 1-800-451-0000 FAX

CARTER-RIGHT SPACE STORAGE
WYLLIE, TX[illegible]

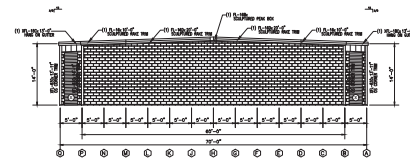
No.	Revision/Issue	Date
1	Approval	20/02/2021
2	Revision	20/02/2021
3		
4		
5		



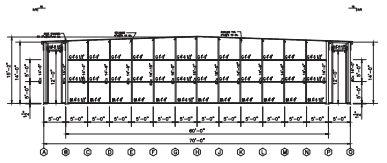
REVISÉD



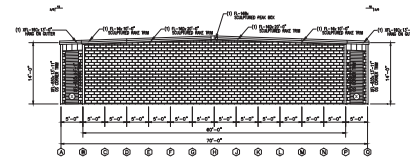
ENDWALL FRAMING ELEVATION @ COLUMN LINE 1
BUILDING 2 - SCALE: 1/8" = 1'-0"



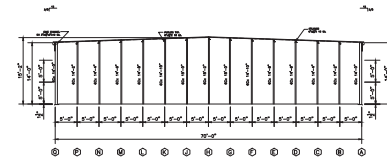
ENDWALL SHEETING ELEVATION @ COLUMN LINE 1
BUILDING 2 - SCALE: 1/8" = 1'-0"



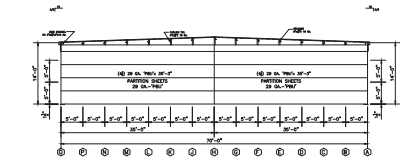
ENDWALL FRAMING ELEVATION @ COLUMN LINE 11
BUILDING 2 - SCALE: 1/8" = 1'-0"



ENDWALL SHEETING ELEVATION @ COLUMN LINE 1
BUILDING 2 - SCALE: 1/8" = 1'-0"



CROSS SECTION @ COLUMN LINES 2-10
BUILDING 2 - SCALE: 1/8" = 1'-0"



PARTITION ELEVATION @ COLUMN LINE 2-10
BUILDING 2 - SCALE: 1/8" = 1'-0"

BUILDING 2

CARTER-RIGHT SPACE STORAGE
WYLLIE, TX

DESCRIPTION END WALL SLAB/TIE ROD CH233 08G-10000
DWG BY CMM
CHECKED BY
JOB NO. 80533
Date 07/12/2021
Scale Ref. Drawing
SHEET A-4



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Consider, and act upon, a Site Plan for a Warehouse use on 18.38 acres. Property generally located on the southwest corner of State Highway 78 and Wylie East Drive.

Recommendation

Motion to **approve** as presented

Discussion

OWNER: 78 Hooper LTD

APPLICANT: Lovett Industrial

The applicant is proposing to develop a 272,160 sq.ft warehouse/distribution facility on 18.40 acres, located on Lot 1, Block A of LI 78 Logistics Center. The property is zoned within Planned Development 2022-33 and allows for warehouse development.

A preliminary plat for the site is also included on the consent agenda.

The PD requirements call for one parking space for every 2,000 square feet, a total of 136 parking spaces. The site plan provides 156 parking spaces, five being handicapped spaces. The development also provides 77 trailer storage parking spaces on the south side of the property as was presented in the approved zoning exhibit.

One Access point is provided from Anson Parkway, one from Wylie East Drive, and two from State Highway 78. Large truck traffic shall be prohibited from the drive leading to Wylie East Drive.

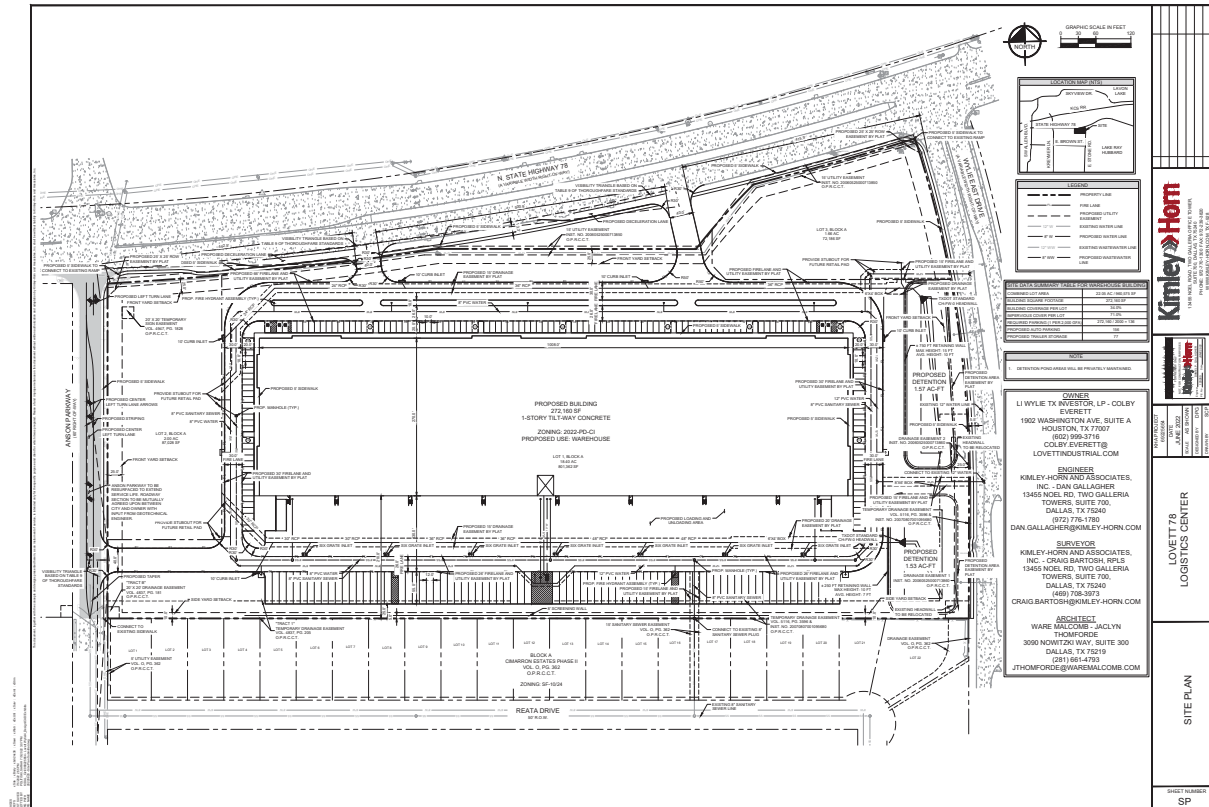
The site provides 24.2% of landscaped area with trees and sidewalks along the street frontage of State Highway 78, Anson Parkway and Wylie East Drive. Per the Planned Development Ordinance, visual screening is provided on the southside of the development with trees planted at a minimum height of 10 feet. An 8 foot solid masonry screening wall is also provided.

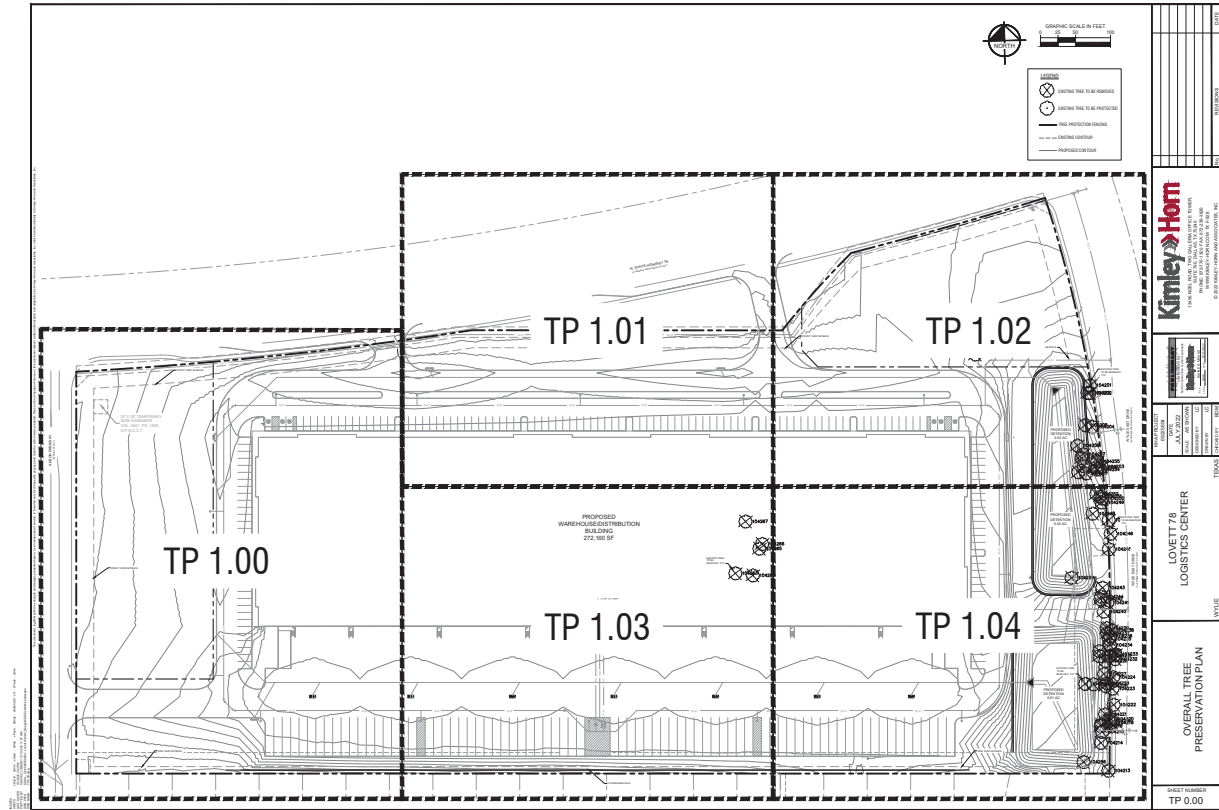
Two detention ponds are provided on the east side of Lot 1 with a storage area large enough to serve the warehouse lot and the two remaining commercial lots of Planned Development 2002-23.

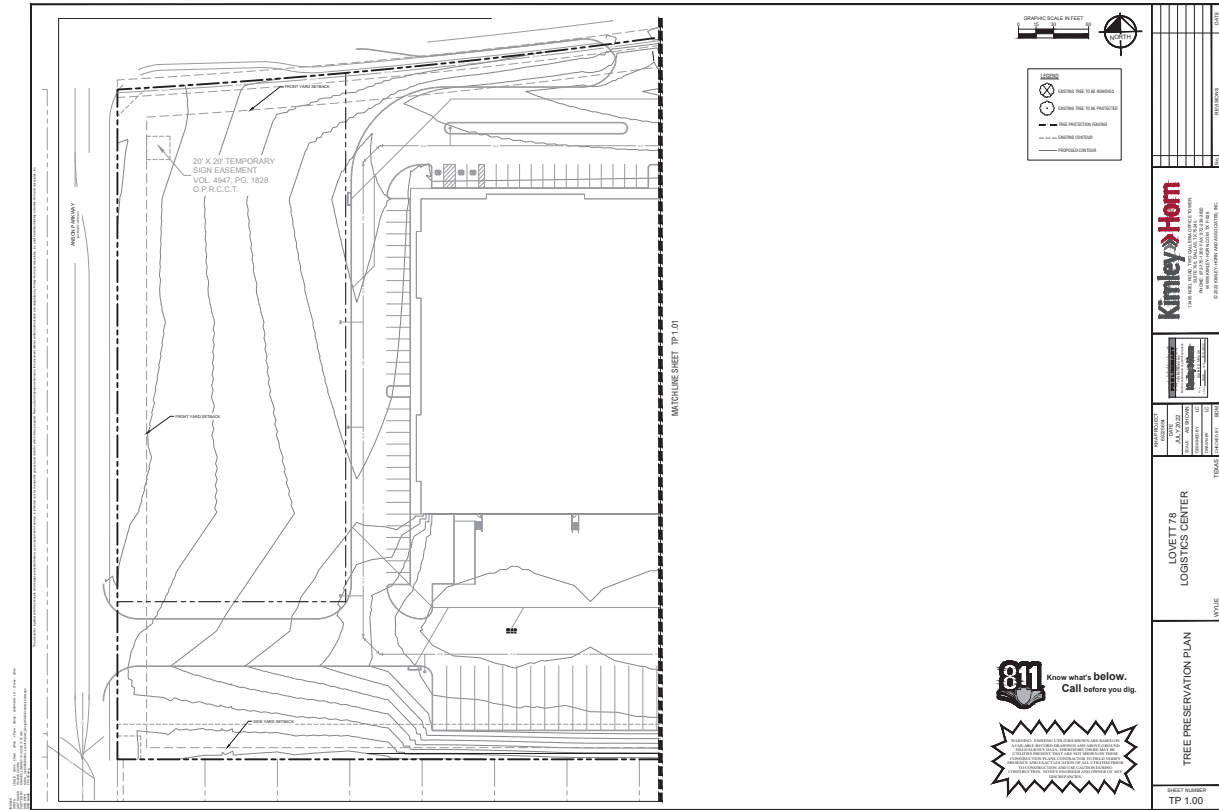
The exterior material of the primary structure consists of concrete tilt-wall construction with three different paint colors. The entrances are architecturally enhanced with metal awnings and exterior wall offsets to meet the City's architectural requirements.

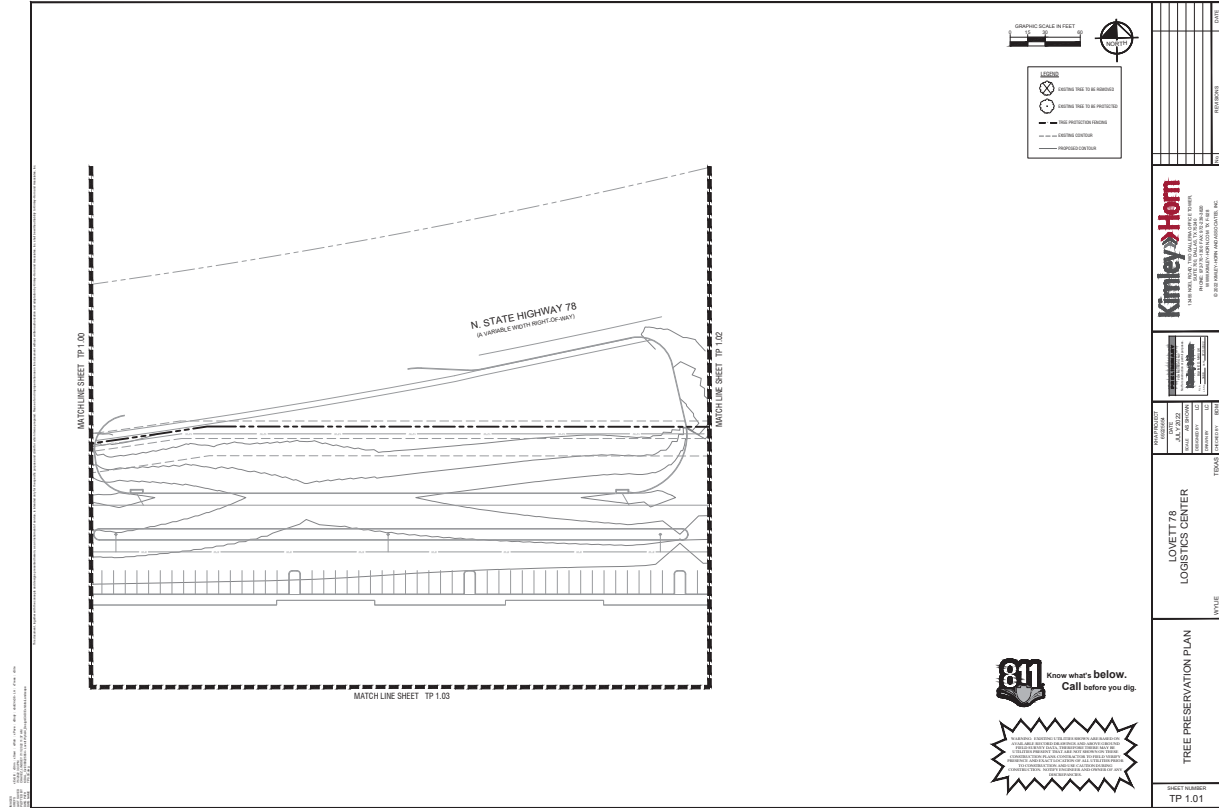
As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of Planned Development 2022-33. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

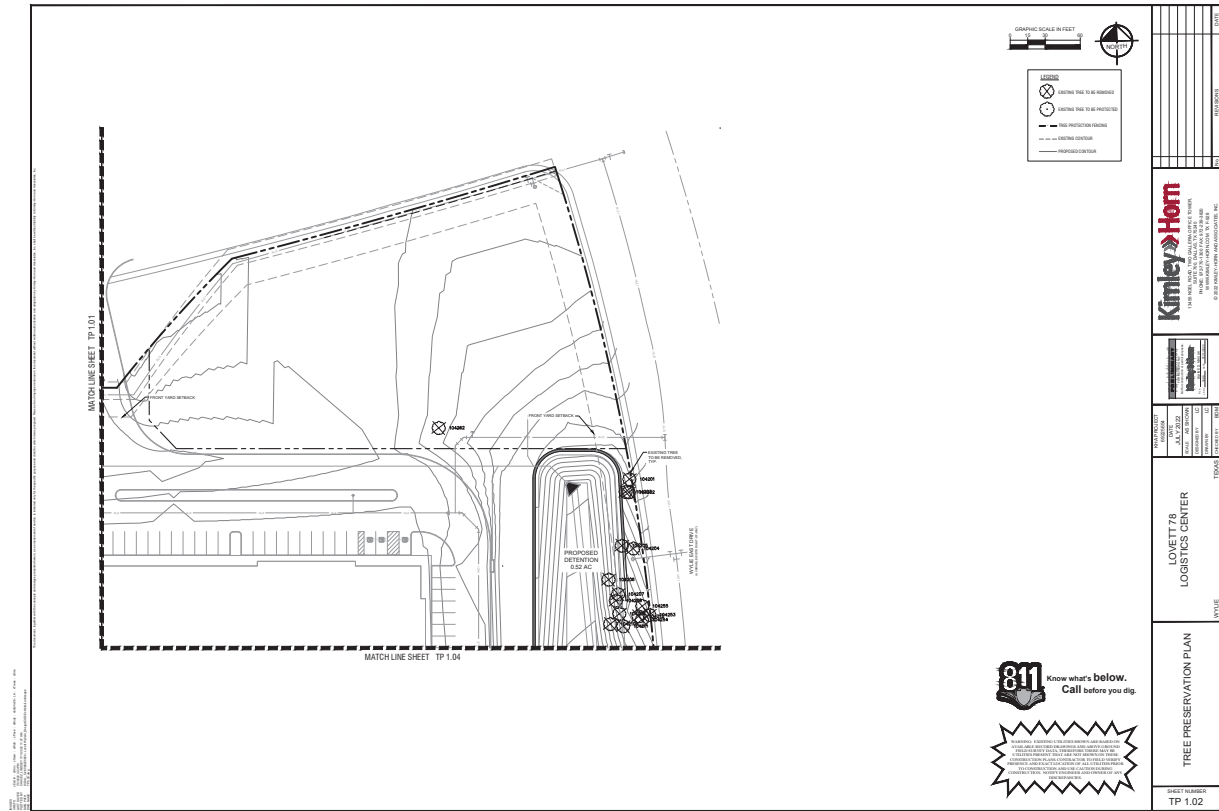
The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

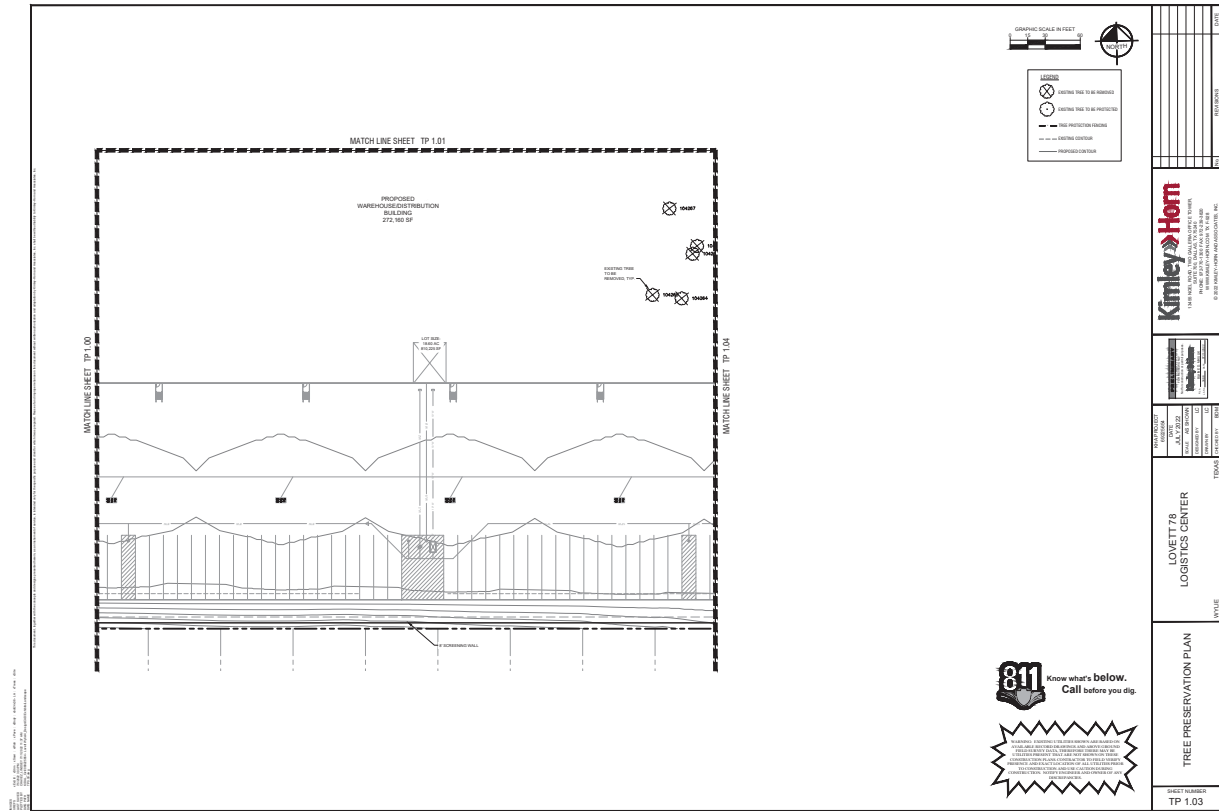


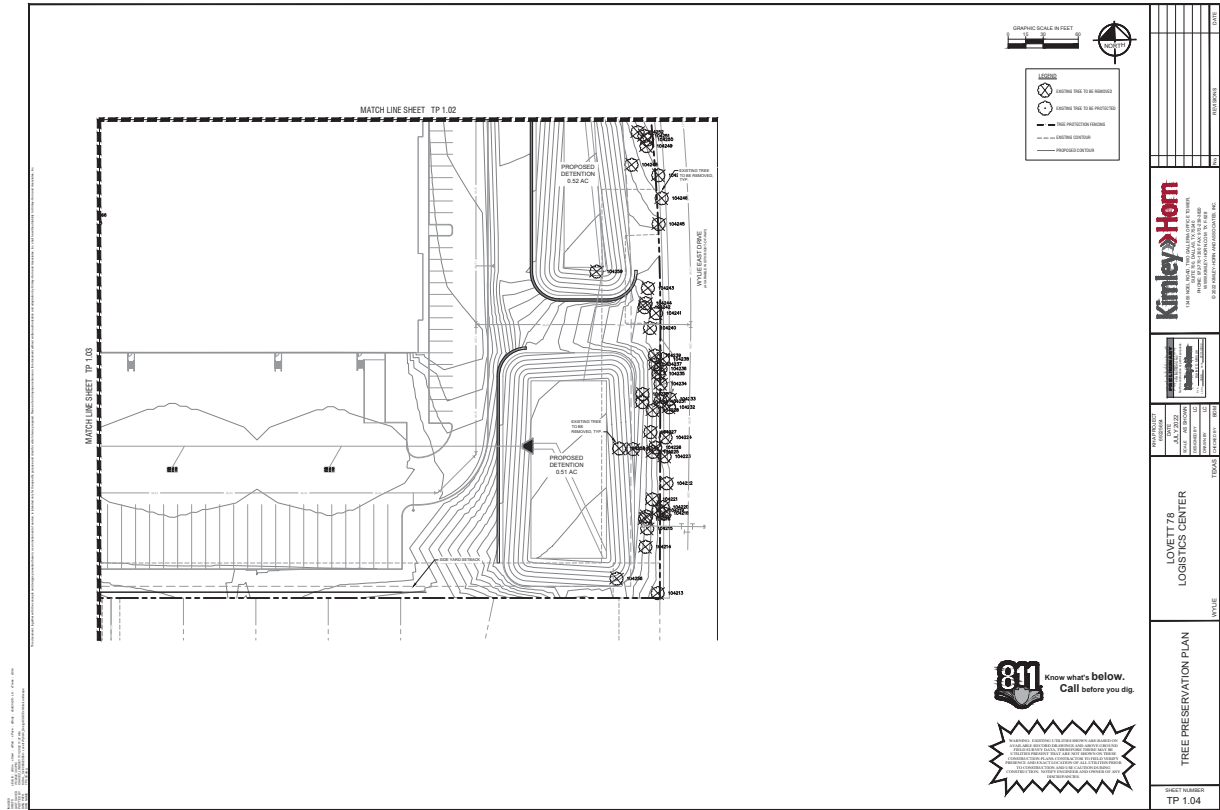








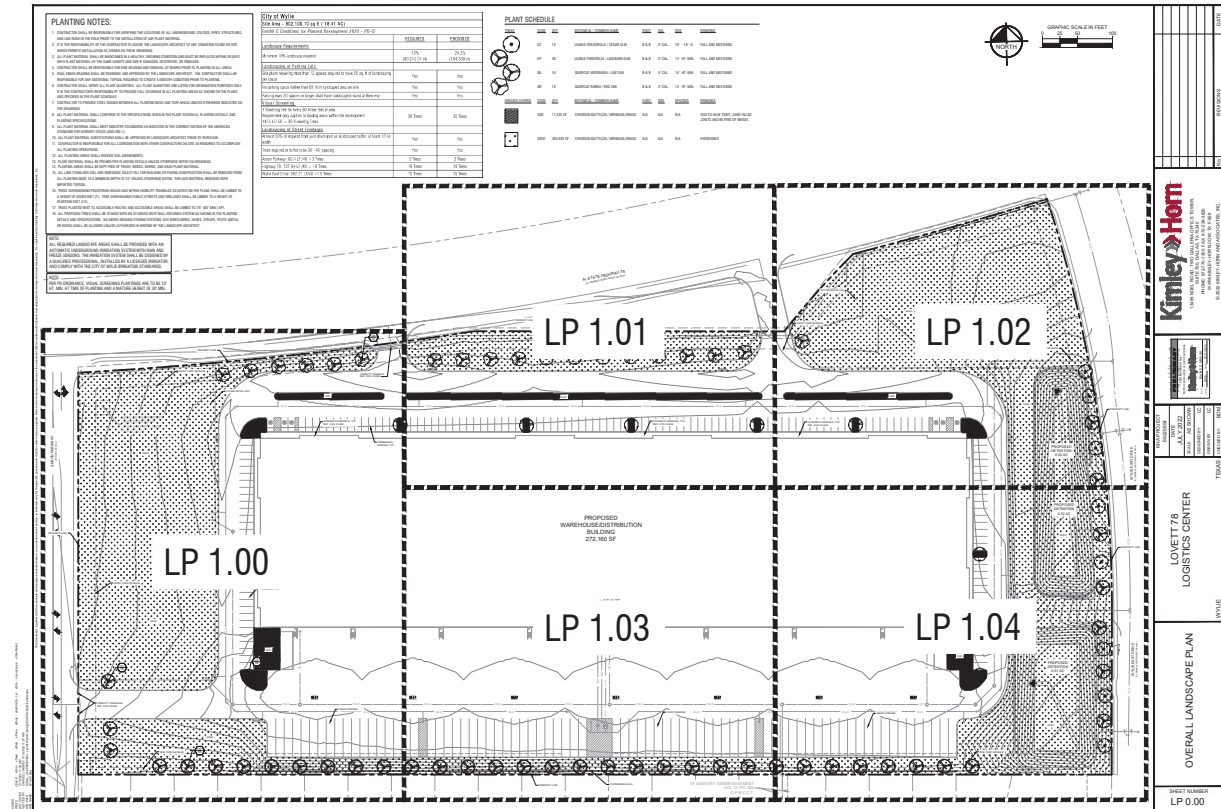


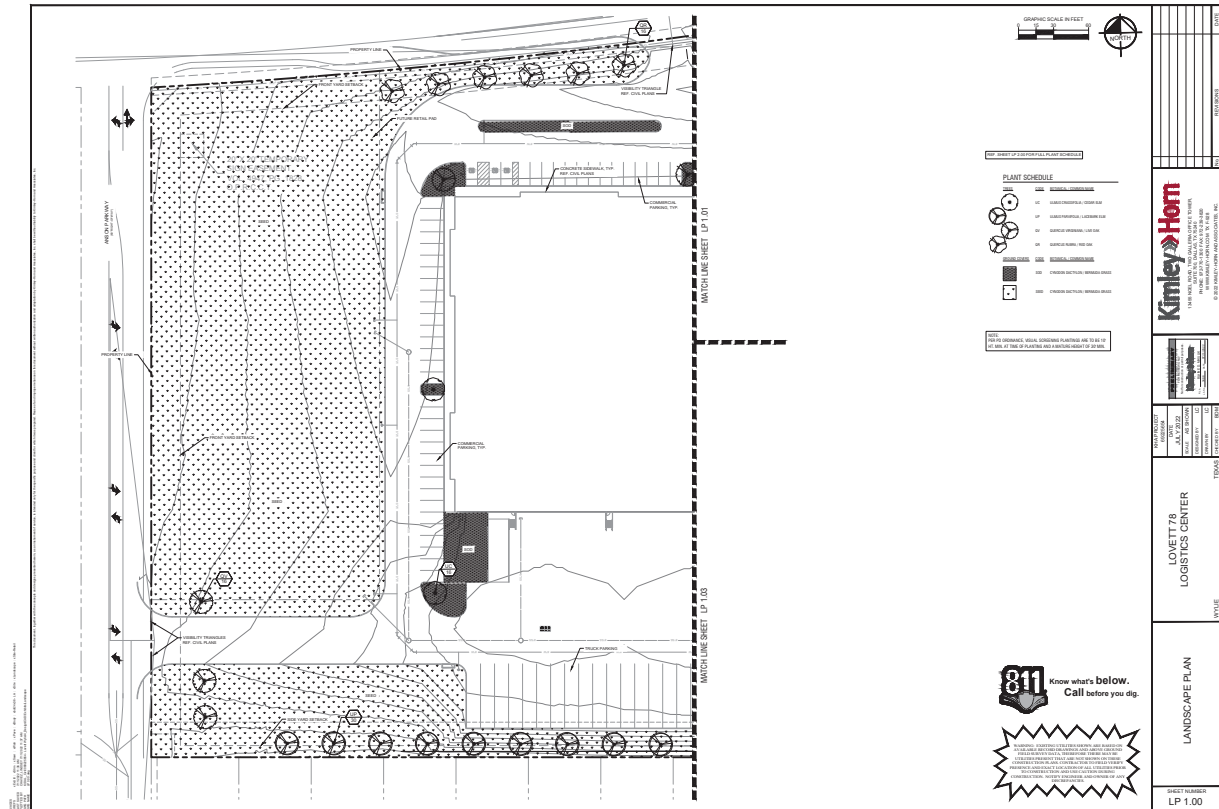


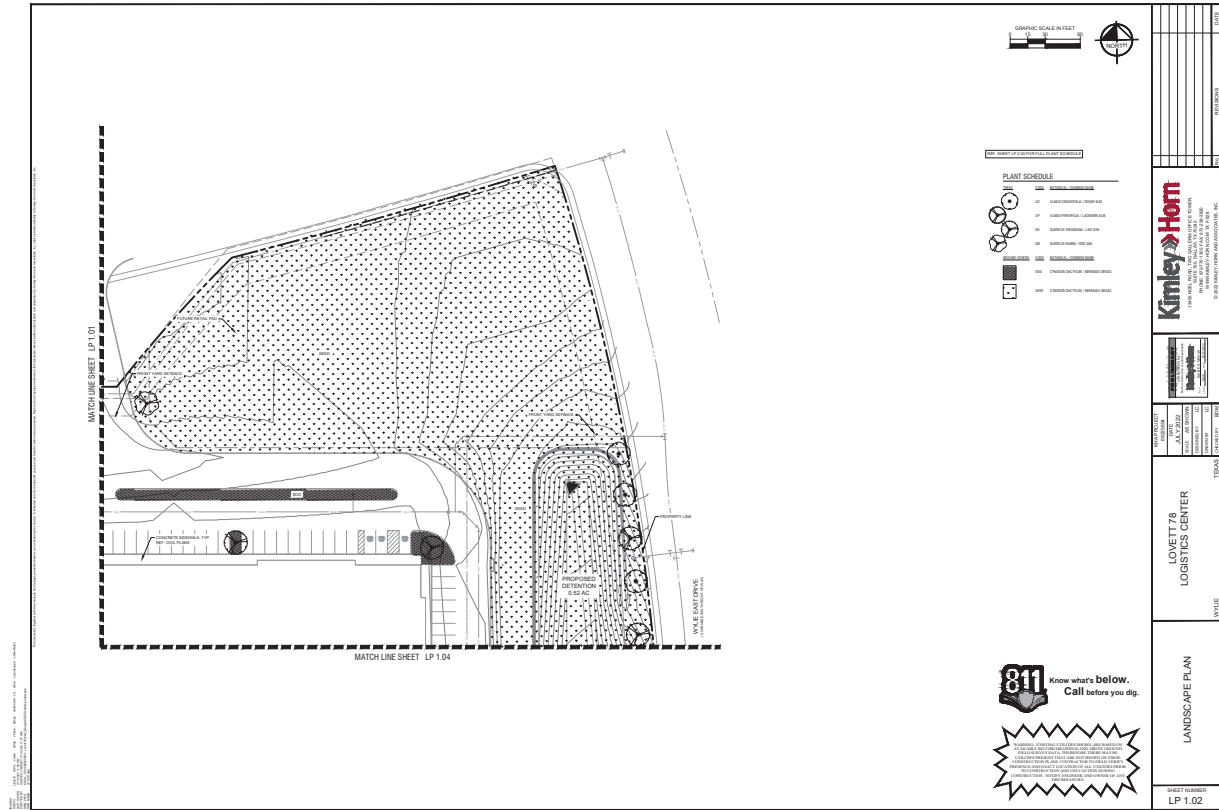
City of Wylie Tree Preservation Table					
Tag Number	DBH	Common	Scientific	Action	Class
12000	"F"	144210000	CLEVE OCEANFRONTAL	REMOVED	PRESERVED
12001	"F"	144210001	CLEVE OCEANFRONTAL	REMOVED	PRESERVED
12002	"F"	144210002	CLEVE OCEANFRONTAL	REMOVED	PRESERVED
12003	"F"	004	OCEA L	REMOVED	PRESERVED
12004	"F"	004	OCEA L	REMOVED	PRESERVED
12005	"F"	004	OCEA L	REMOVED	PRESERVED
12006	"F"	004	OCEA L	REMOVED	PRESERVED
12007	"F"	004	OCEA L	REMOVED	PRESERVED
12008	"F"	004	OCEA L	REMOVED	PRESERVED
12009	"F"	004	OCEA L	REMOVED	PRESERVED
12010	"F"	004	OCEA L	REMOVED	PRESERVED
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12012	"F"	004	OCEA L	REMOVED	PRESERVED
12013	"F"	004	OCEA L	REMOVED	PRESERVED
12014	"F"	004	OCEA L	REMOVED	PRESERVED
12015	"F"	004	OCEA L	REMOVED	PRESERVED
12016	"F"	004	OCEA L	REMOVED	PRESERVED
12017	"F"	004	OCEA L	REMOVED	PRESERVED
12018	"F"	004	OCEA L	REMOVED	PRESERVED
12019	"F"	004	OCEA L	REMOVED	PRESERVED
12020	"F"	004	OCEA L	REMOVED	PRESERVED
12021	"F"	004	OCEA L	REMOVED	PRESERVED
12022	"F"	004	OCEA L	REMOVED	PRESERVED
12023	"F"	004	OCEA L	REMOVED	PRESERVED
12024	"F"	004	OCEA L	REMOVED	PRESERVED
12025	"F"	004	OCEA L	REMOVED	PRESERVED
12026	"F"	004	OCEA L	REMOVED	PRESERVED
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12029	"F"	004	OCEA L	REMOVED	PRESERVED
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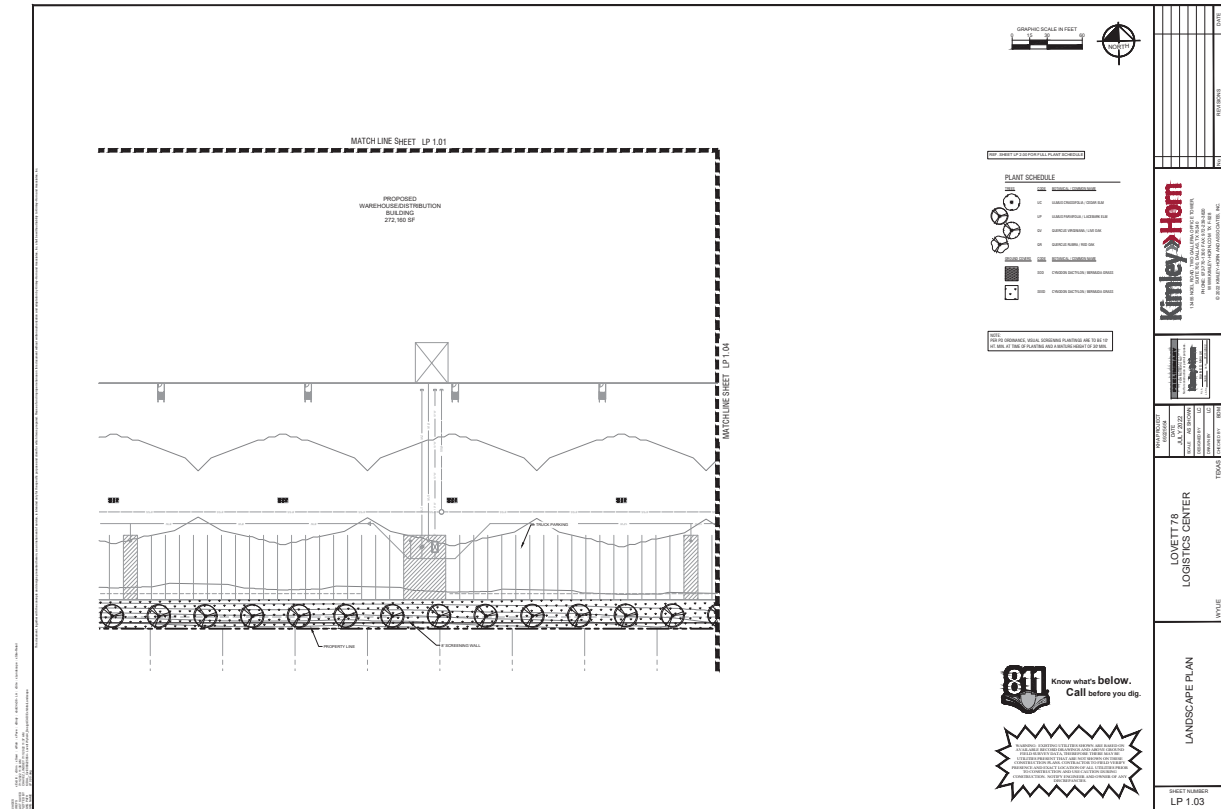
City of Wylie - Tree Mitigation Calculations		
Field Inspection by:	TP	12/1/21
Field Inspection by:	TP	12/1/21
Field Inspection by:	TP	12/1/21
Field Inspection by:	TP	12/1/21

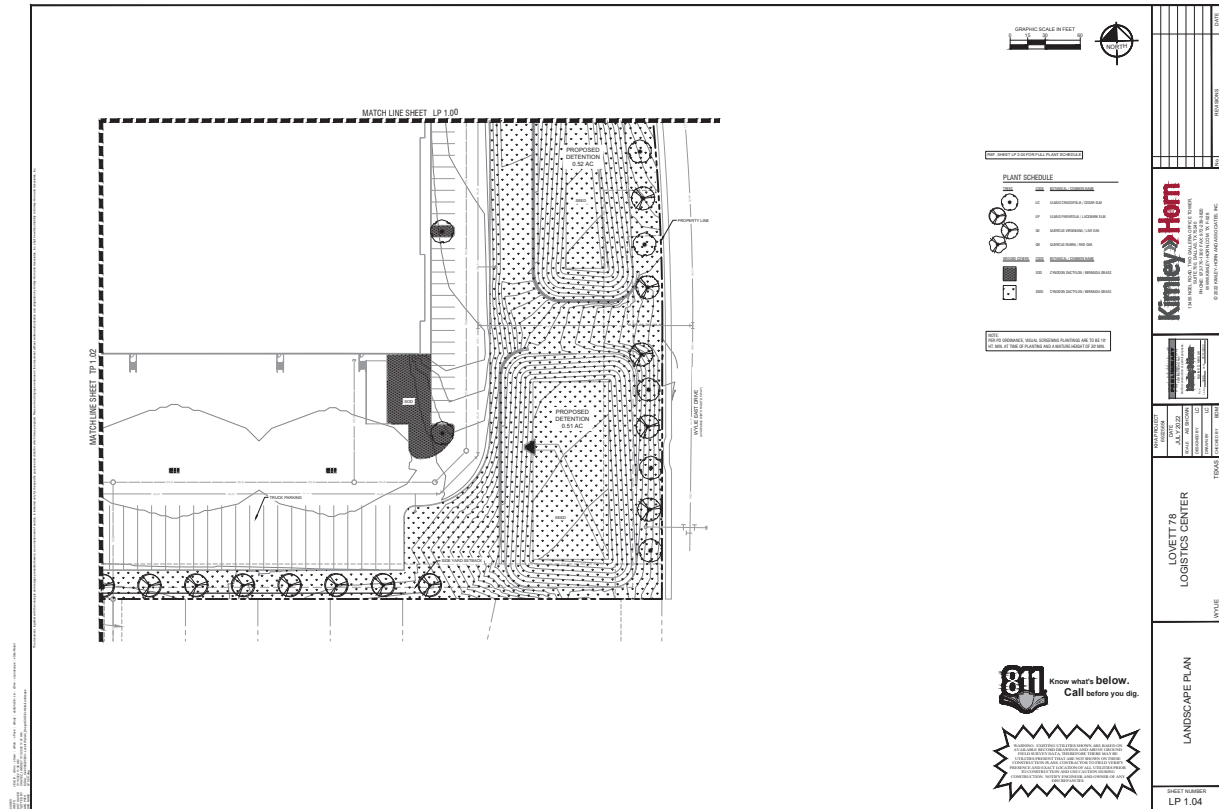
Know what's below.
Call before you dig.





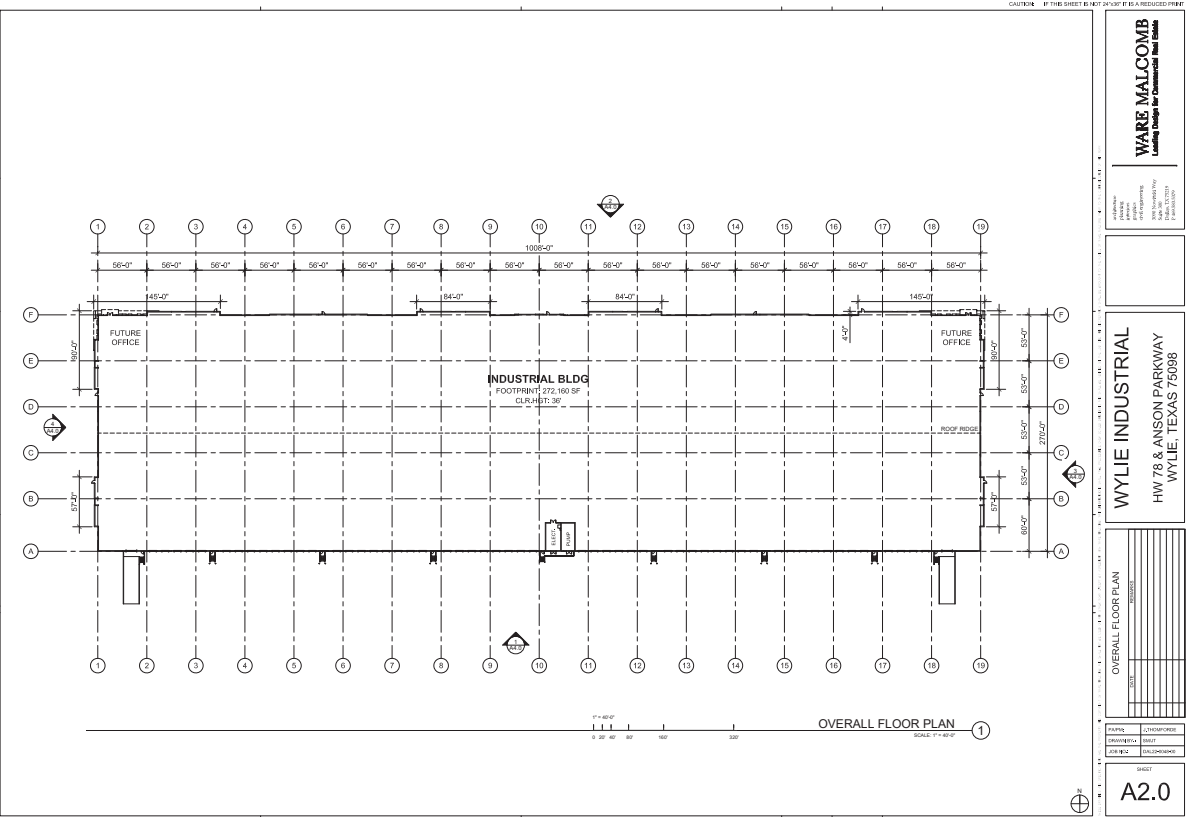








LANDSCAPE DETAILS	LOVETT 78 LOGISTICS CENTER	 <p>KIMLEY-HORN, INC. 10000 N. 19TH AVENUE, SUITE 100 DENVER, COLORADO 80208 PHONE: 303.751.7700 FAX: 303.751.7701 WWW.KIMLEY-HORN.COM</p>	SHEET NO. DATE		DRAWN BY CHECKED BY DATE		PROJECT NO. PROJECT NAME PROJECT LOCATION PROJECT DESCRIPTION PROJECT OWNER		SCALE DATE DRAWN BY CHECKED BY DATE		SHEET NO. DATE	
			VALUE	TEAM	VALUE	VALUE	VALUE	VALUE	VALUE	VALUE		
LP 2.00												





CORNER OFFICE PERSPECTIVE

NOT TO SCALE



OFFICE ENTRANCE

NOT TO SCALE

KEY PLAN



€

WARE MALCOMB
Leading Design for Commercial Real Estate

architectural
planning
inquiries
graphics
draft engineering

2000 Norwood Way
Suite 300
Dallas, TX 75219
Phone 972.839.8399

WYLIE INDUSTRIAL
HW 78 & ANSON PARKWAY
WYLIE, TEXAS 75098

PERSPECTIVE RENDERINGS

FAFSA	J. THOMPSON
DEWANN (FFA)	EMMET
JOB #104	DALE22-204520

SHGCT
A3.0

