

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.

Stephanie Storm, City Secretary

Date Notice Removed

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: Half Associates

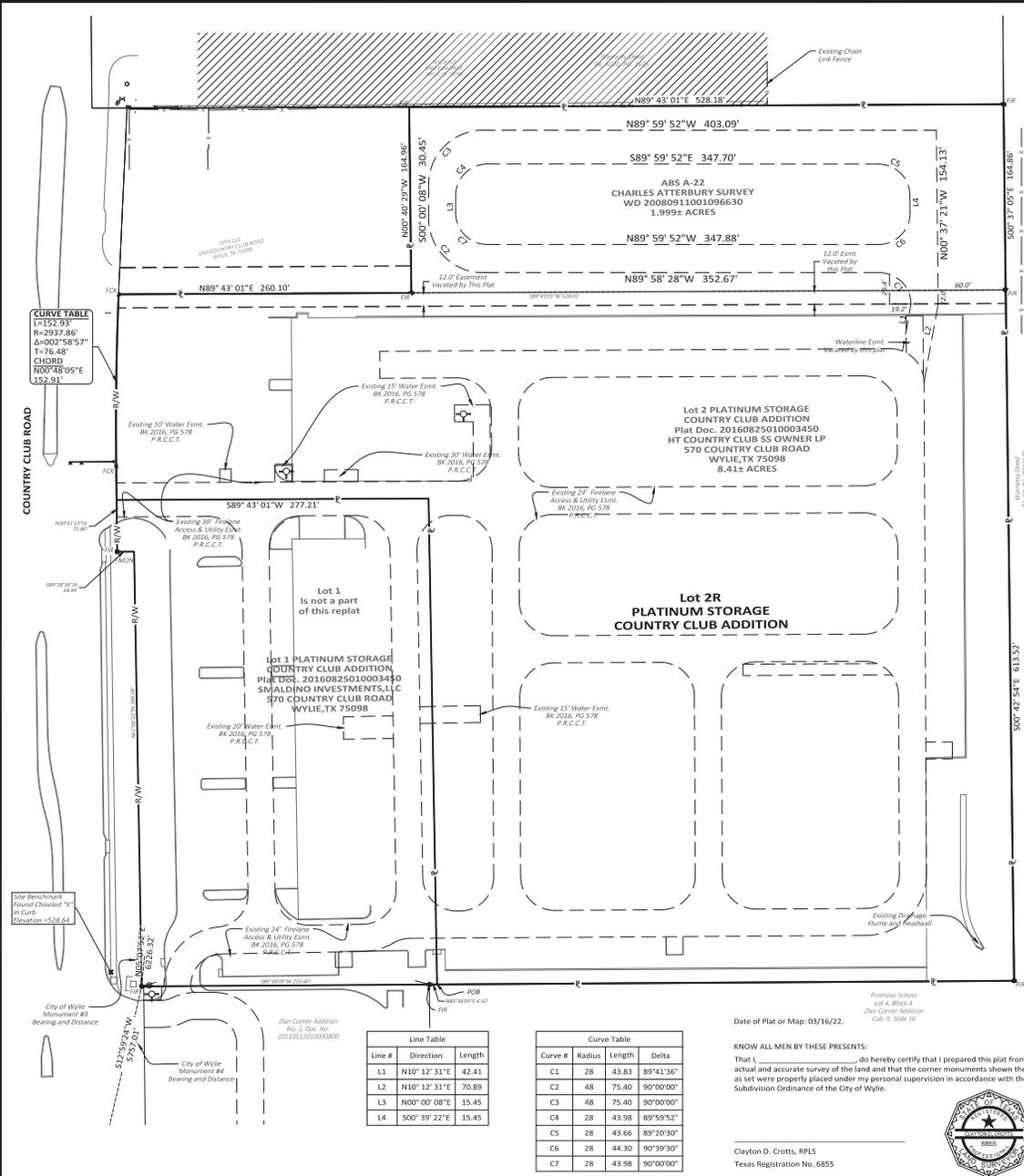
The applicant has submitted a Replat to combine Lot 2, Block 1 of Platinum Storage Country Club Addition and add two acres of tract 22 of the Charles Atterbury Survey into Lot 2R, Block 1 of Platinum Storage Country Club Addition. The property is located at 570 Country Club Rd and is zoned within Planned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

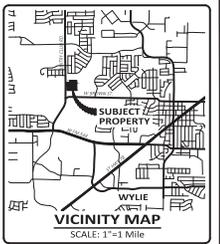


NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HT Country Club SS Owner, LP, acting herein by and through his (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as Lot 2R, Block 1, Platinum Storage 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 the easements as shown, except that landscape improvements may be placed in 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 use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use 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 anyone.

Approval Block:
 "RECOMMENDED FOR APPROVAL"
 Chairman, Planning & Zoning Commission _____ Date _____
 City of Wylie, Texas
 "APPROVED FOR CONSTRUCTION"
 Mayor, City of Wylie, Texas _____ Date _____
 "ACCEPTED"
 Mayor, City of Wylie, Texas _____ Date _____



LEGEND

- Found Rebar
- Found Rebar w/ Cap
- Found Chisel "X"
- Found PK Nail
- Property Boundary Line
- Easement
- Right-of-Way Line
- Fence
- Aerial Power Line
- Water Line
- San Sewer Line, Size & Type
- Storm Drain, Size & Type
- Water Meter
- Water Valve
- Fire Hydrant
- Electric Pedestal/Vault
- Electric Transformer
- Telephone Pedestal
- Storm Drain Structure
- Sanitary Sewer Manhole
- Sanitary Sewer Cleanout
- Tree
- Building
- Gravel
- Asphalt
- Landscaping
- Storm Sewer Manhole
- Easement
- Point of Beginning
- Point of Commencement
- Official Public Records, Collin Co., Tx.
- Map Records, Collin Co., Tx.
- Deed Records, Collin Co., Tx.

HT COUNTRY CLUB SS OWNER LP

By: HT Country Club SS LP, its general partner
 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 LP, 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 and for the State of Texas

My Commission Expires On: _____

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____.

City Secretary
 City of Wylie, Texas

- NOTES:**
- 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.
 - 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.
 - Based on graphical review only of FIRM Map Number 4805SC04151, Map Revised June 2, 2009, the Subject Property lies in Zone X - Areas Determined to be outside the 0.2% annual chance floodplain. An area east of the subject property known as Soil Conservation Service Site 5 Reservoir is a part of Zone AE.
 - The new legal description describes the same real estate as the record description shown herein.

OWNER'S CERTIFICATE AND DEDICATION:

STATE OF TEXAS
 COUNTY OF COLLIN

A Tract of land comprised of Lot 2, Final Plat of Platinum Storage Country Club Addition (Platinum Storage Addition), recorded as Plat Document No. 20140825010003450, and a tract of land described in Warranty Deed Document No. 20080911001096630, all being a part of the C. Atterbury Abstract No. 22, all in the deed records of Collin County, Texas and more particularly described as follows:

Beginning at the Southwest Corner of Lot 2, Platinum Storage Addition, Plat Document No. 20140825010003450.

Thence along the Common line of Lot 2 and 1, Country Club Addition North 01°00'21" West a distance of 431.59 feet.

Thence South 89°43'01" West a distance of 277.21 feet to the east right of way of North Country Club Road and being a point on a curve to the right having a radius of 2,937.86 feet, chord distance of 152.91 feet, and chord direction of North 00°48'05" East.

Thence along a right of way curve to the right for an arc length of 152.93 feet to a cut cross at the Northwest Corner of Lot 1, Platinum Storage Country Club Addition.

Thence departing said right of way, North 89°43'01" East a distance of 260.10 feet to a found one-half inch (1/2") rebar at the southwest corner of a tract described in Warranty Deed Document No. 20080911001096630 and being on the north line of Lot 2, Country 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°43'03" 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. 20080911001096630.

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. 20080911001096630 and the northeast Corner of Lot 2, Country Club Addition.

Thence South 00°42'54" East a distance of 613.52 feet to a one-half inch (1/2") rebar at the southeast corner of said Lot 2, Country Club Addition.

Thence along the south line of Lot 2, South 89°38'09" West a distance of 513.27 feet to the Point of Beginning, containing 10.406 acres or 453,277 square feet, more or less.

CITY BENCHMARKS

Control Mon.	Northing	Easting	Elevation
Monument #3	7053976.538	2559122.001	520.307
Monument #4	7065787.591	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 10.406 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 CROTTIS, RPLS
 FRISCO, TX 75034
 PHONE 972-472-2009
 EMAIL: CCROTTIS@HALFF.COM

Scale In Feet



HALFF ASSOCIATES, INC.
 TUBELS FIRM #312 ENG. - FIRM #10208600 SUR.
 2101 N. BOWSER ROAD - RICHARDSON, TX 75081
 214.346.6200 - HALFF.COM

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. 8855

Drawing Name: WYLIE\PLAT\07\19\2022\05\Wylie Plat\071922\05\Wylie Plat.dwg; Date: 07/19/2022 - 4:20pm; Plotted On: Jul 19, 2022 - 4:20pm; Plotted By: JCS



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.

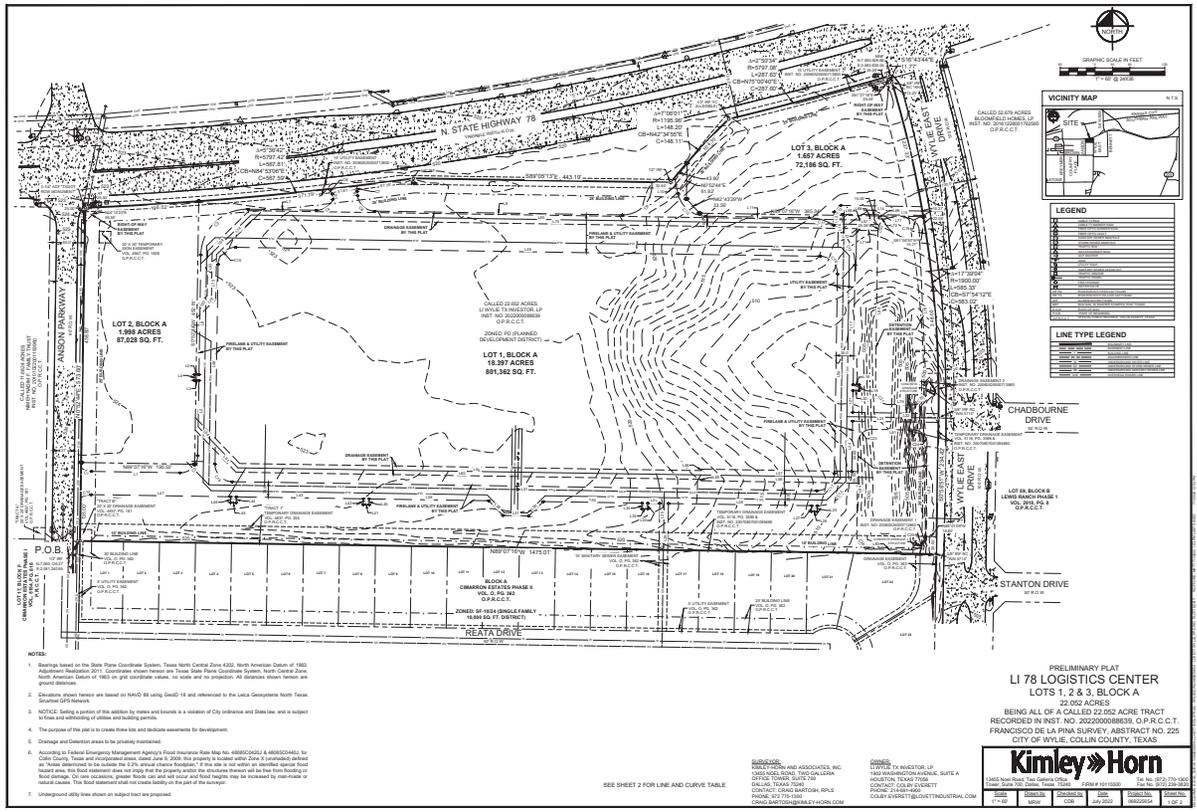
The site plan for the warehouse development is on the regular agenda.

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.



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STATE OF TEXAS
COUNTY OF COLLIN

WIDEWALE LI WELVE INVESTOR, LP, the Owner of a tract of land situated in the Francisco De La Pina Survey, Abstract No. 225, City of Wylie, Collin County, Texas, and being a portion of a certain 22.02 acre tract of land described in the Original Warranty Deed to Li Wylie Tx Investor, LP recorded in Instrument No. 2022000883, Collin Public Records, Collin County, Texas, and being more particularly described as follows:

TO BE OPENED AS A 127' x 100' lot not found in the east line of Ames Parkway (a called 60-foot right-of-way for the southeast corner of 100-22.02 acre tract and the west corner of Lot 1, Block A of Collins Gateway Phase II) as an addition to the City of Wylie, Texas, according to the plat thereof recorded in Volume O, Page 382, Collin Public Records, Collin County, Texas.

TO BE OPENED AS A 127' x 100' lot not found in the east line of Ames Parkway (a called 60-foot right-of-way for the southeast corner of 100-22.02 acre tract and the west corner of Lot 1, Block A of Collins Gateway Phase II) as an addition to the City of Wylie, Texas, according to the plat thereof recorded in Volume O, Page 382, Collin Public Records, Collin County, Texas.

TO BE OPENED AS A 127' x 100' lot not found in the east line of Ames Parkway (a called 60-foot right-of-way for the southeast corner of 100-22.02 acre tract and the west corner of Lot 1, Block A of Collins Gateway Phase II) as an addition to the City of Wylie, Texas, according to the plat thereof recorded in Volume O, Page 382, Collin Public Records, Collin County, Texas.

TO BE OPENED AS A 127' x 100' lot not found in the east line of Ames Parkway (a called 60-foot right-of-way for the southeast corner of 100-22.02 acre tract and the west corner of Lot 1, Block A of Collins Gateway Phase II) as an addition to the City of Wylie, Texas, according to the plat thereof recorded in Volume O, Page 382, Collin Public Records, Collin County, Texas.

TO BE OPENED AS A 127' x 100' lot not found in the east line of Ames Parkway (a called 60-foot right-of-way for the southeast corner of 100-22.02 acre tract and the west corner of Lot 1, Block A of Collins Gateway Phase II) as an addition to the City of Wylie, Texas, according to the plat thereof recorded in Volume O, Page 382, Collin Public Records, Collin County, Texas.

TO BE OPENED AS A 127' x 100' lot not found in the east line of Ames Parkway (a called 60-foot right-of-way for the southeast corner of 100-22.02 acre tract and the west corner of Lot 1, Block A of Collins Gateway Phase II) as an addition to the City of Wylie, Texas, according to the plat thereof recorded in Volume O, Page 382, Collin Public Records, Collin County, Texas.

TO BE OPENED AS A 127' x 100' lot not found in the east line of Ames Parkway (a called 60-foot right-of-way for the southeast corner of 100-22.02 acre tract and the west corner of Lot 1, Block A of Collins Gateway Phase II) as an addition to the City of Wylie, Texas, according to the plat thereof recorded in Volume O, Page 382, Collin Public Records, Collin County, Texas.

KNOW ALL MEN BY THESE PRESENTS

That I, **Colby D. Parrish**, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the same conforms to the above-mentioned instrument as set more fully herein under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

PRELIMINARY
 THIS DOCUMENT IS A PRELIMINARY PLAT AND SHALL NOT BE USED FOR RECORDING PURPOSES OR FOR ANY OTHER PURPOSE.

STATE OF TEXAS
COUNTY OF COLLIN

Below me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Colby D. Parrish**, said Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires On _____

"RECOMMENDED FOR APPROVAL"

City of Wylie, Texas

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas _____ Date _____

"ACCEPTED"

City Secretary, City of Wylie, Texas _____ Date _____

City Secretary, City of Wylie, Texas

BY: _____
 Authorized Signature of Owner

Printed Name and Title _____

STATE OF _____
COUNTY OF _____

Below me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Colby Parrish**, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires On _____

PRELIMINARY PLAT
LI 78 LOGISTICS CENTER
LOTS 1, 2 & 3, BLOCK A
22.02 ACRES
BEING ALL OF A CALLED 22.02 ACRE TRACT
RECORDED IN INSTR. NO. 2022000883, C.P.R.C.T.
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 225
CITY OF WYLIE, COLLIN COUNTY, TEXAS

WIDEWALE INVESTOR, LP
 1300 UNIVERSITY AVENUE, SUITE A
 ADDISON, TEXAS 75001
 COUNTY OF COLLIN PUBLIC RECORDS
 PHONE: 972-770-1300
 EMAIL: INFO@WIDEWALEINVESTOR.COM

Kimley Horn
 14600 Ross Road, Suite 200, Dallas, Texas 75244
 PHONE: 972-770-1300
 FAX: 972-770-1300
 WWW.KIMLEYHORN.COM



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning Item Number: 1
 Prepared By: Kevin Molina

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.

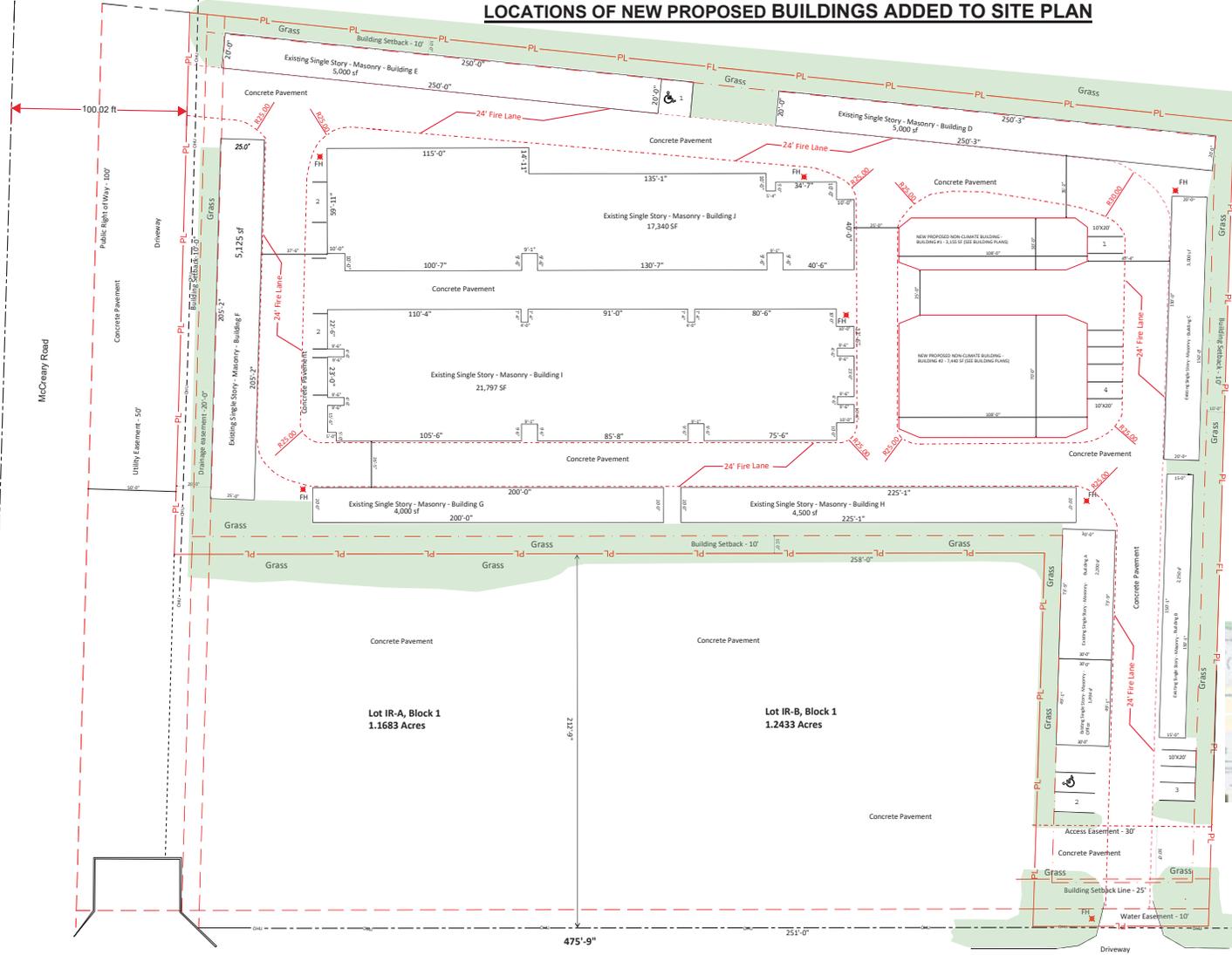
The site plan provides 15 parking spaces, two being handicapped spaces and is not affecting any of the existing landscaping on site. The new structures are proposed to match the existing self-storage buildings by providing a brick exterior.

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.

NSA OPTIVEST HOLDINGS - RIGHT SPACE STORAGE
 3475 W. FM 544, Wylie, Texas 75098
 BLK 1, LOT 2R; ID: R-8451-001-002R-1

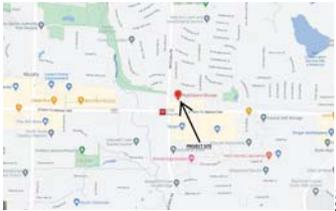
LOCATIONS OF NEW PROPOSED BUILDINGS ADDED TO SITE PLAN



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)

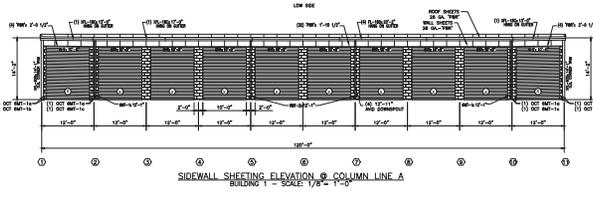
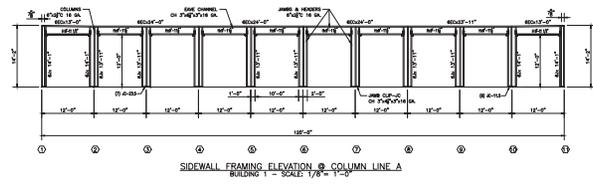
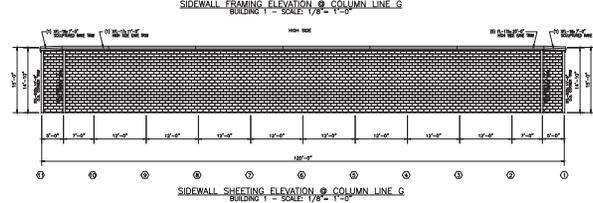
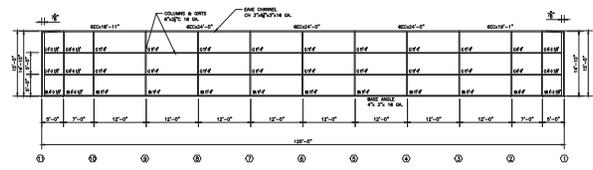


No.	Revision/Issue	Date
1	Revised/Permit	08/30/21
2		
3		
4		
5		

RIGHT SPACE
WYLIE, TX

AVIAD BUILDING SYSTEMS
 P.O. BOX 3879 ROUND ROCK, TEXAS 76683-3879
 1-877-856-2843 1-512-491-9255 1-512-491-9293 FAX

REVISED



BUILDING 1

CARTER-RIGHT SPACE STORAGE WYLE, TX



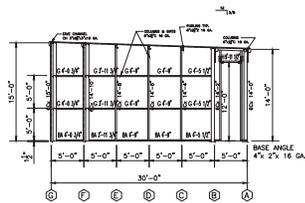
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NO.	DESCRIPTION	DATE
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2	REVISED	07/19/2022

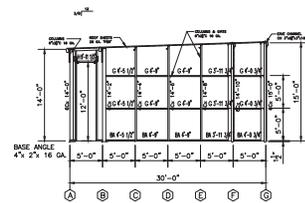
DESCRIPTION AND WALL ELEVATIONS
DESIGNED BY
CHECKED BY
DATE
SCALE
PROJECT
A-3

05/19/2022

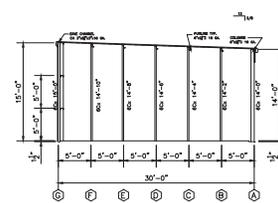
REVISED



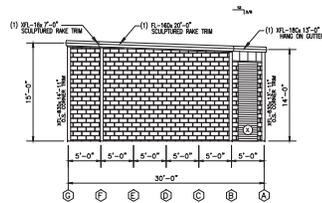
ENDWALL FRAMING ELEVATION @ COLUMN LINE 1
BUILDING 1 - SCALE: 3/16" = 1'-0"



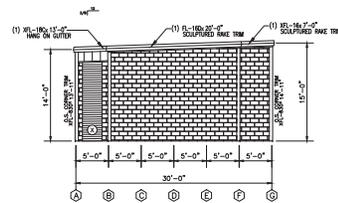
ENDWALL FRAMING ELEVATION @ COLUMN LINE 11
BUILDING 1 - SCALE: 3/16" = 1'-0"



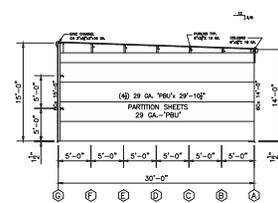
CROSS SECTION @ COLUMN LINES 2-9
BUILDING 1 - SCALE: 3/16" = 1'-0"



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"

BUILDING 1

CARTER-RIGHT SPACE STORAGE
WYLE, TX

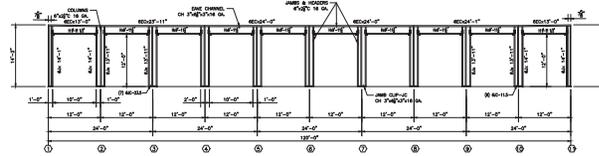
A-4

05/19/2022

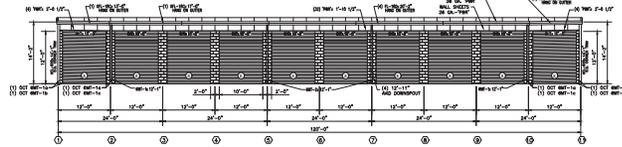
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05/19/2022
2	ISSUED FOR CONSTRUCTION	05/19/2022
3	ISSUED FOR AS-BUILT	05/19/2022
4	ISSUED FOR ARCHIVE	05/19/2022



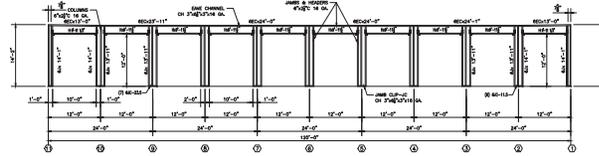
REVISED



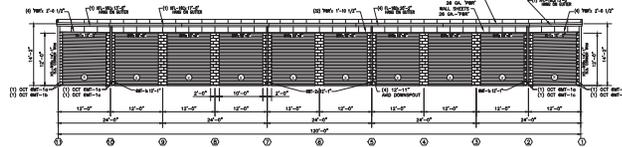
SIDEWALL FRAMING ELEVATION @ COLUMN LINE A
BUILDING 2 - SCALE 1/8" = 1'-0"



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



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



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

BUILDING 2

CARTER-RIGHT SPACE STORAGE
WYLE, TX

AVID
ARCHITECTURE

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	07/19/2022
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	

REVISIONS FOR WALL SEPARATIONS

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 07/19/2022

SCALE: AS SHOWN

A-3

05/19/2022



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning Item Number: 2
 Prepared By: Kevin Molina

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.

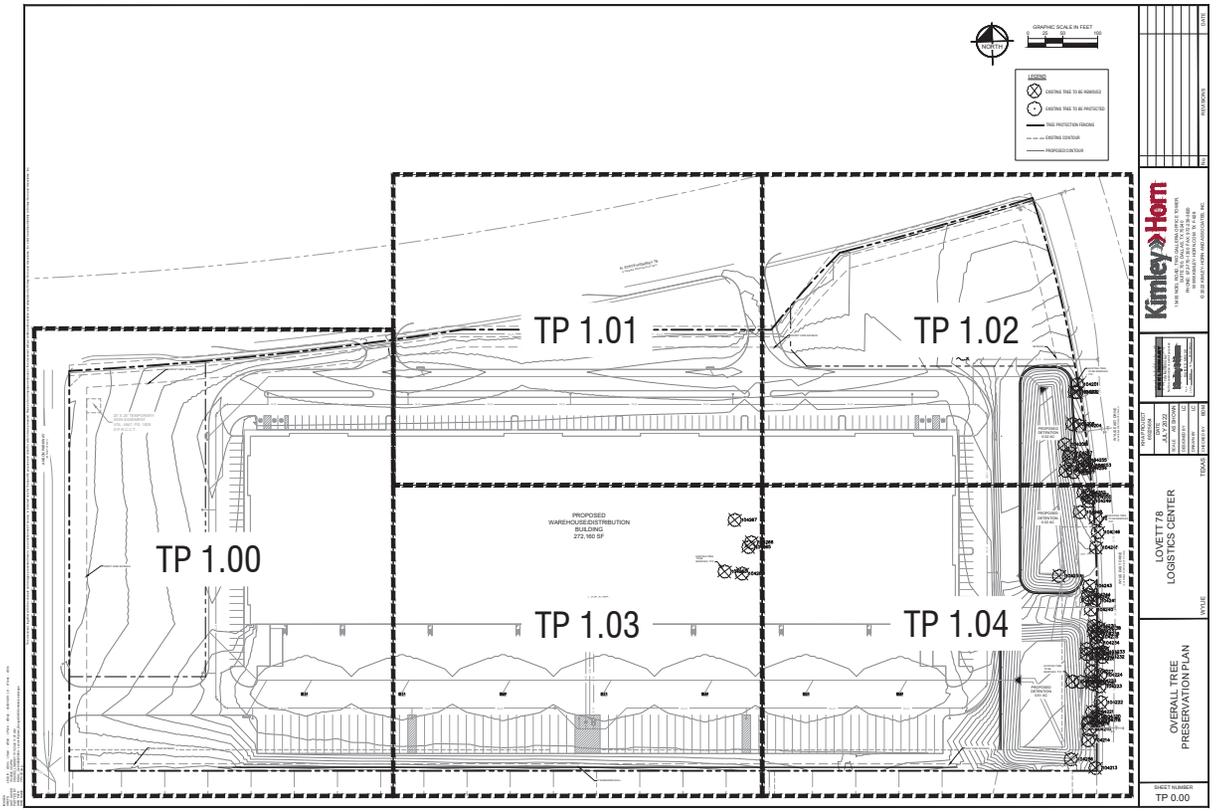
The site provides 24.2% of landscaped area with trees and sidewalks along the street frontage of State Highway 78, Anson Parkway and Wylie East Drive. Per the Planned Development Ordinance, visual screening is provided on the southside of the development with trees planted at a minimum height of 10 feet.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

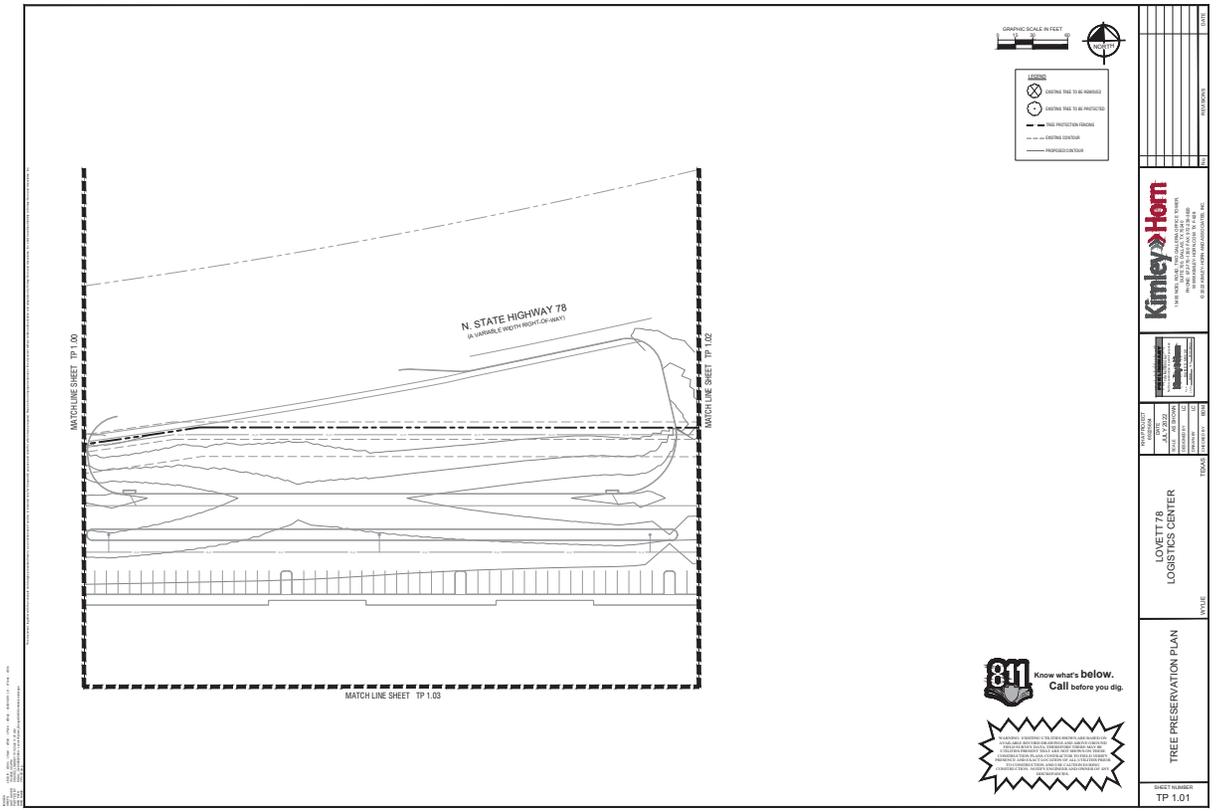
Two detention ponds are provided on the east side of Lot 1 with a storage area large enough to serve the warehouse lot and the two remaining commercial lots of Planned Development 2002-23.

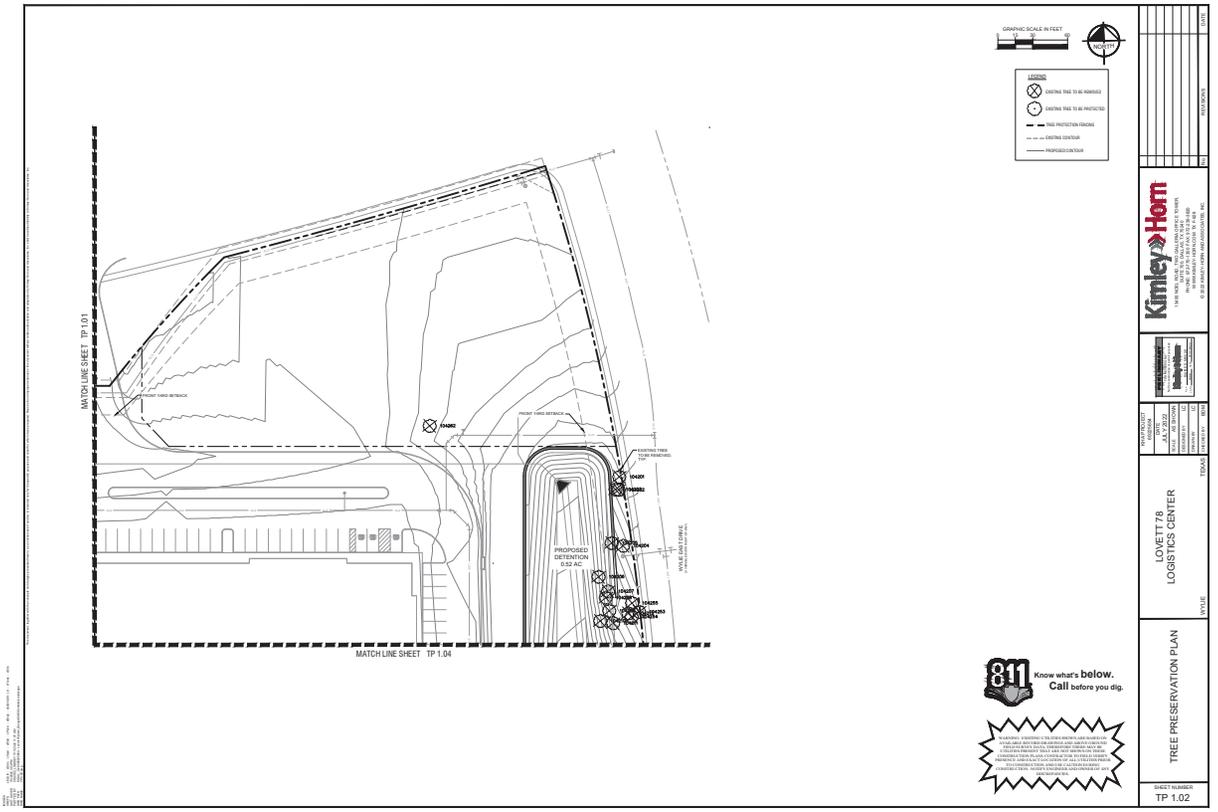
The exterior material of the primary structure consists of concrete tilt-wall construction with three different paint colors. The entrances are architecturally enhanced with metal awnings and exterior wall offsets to meet the City's architectural requirements.

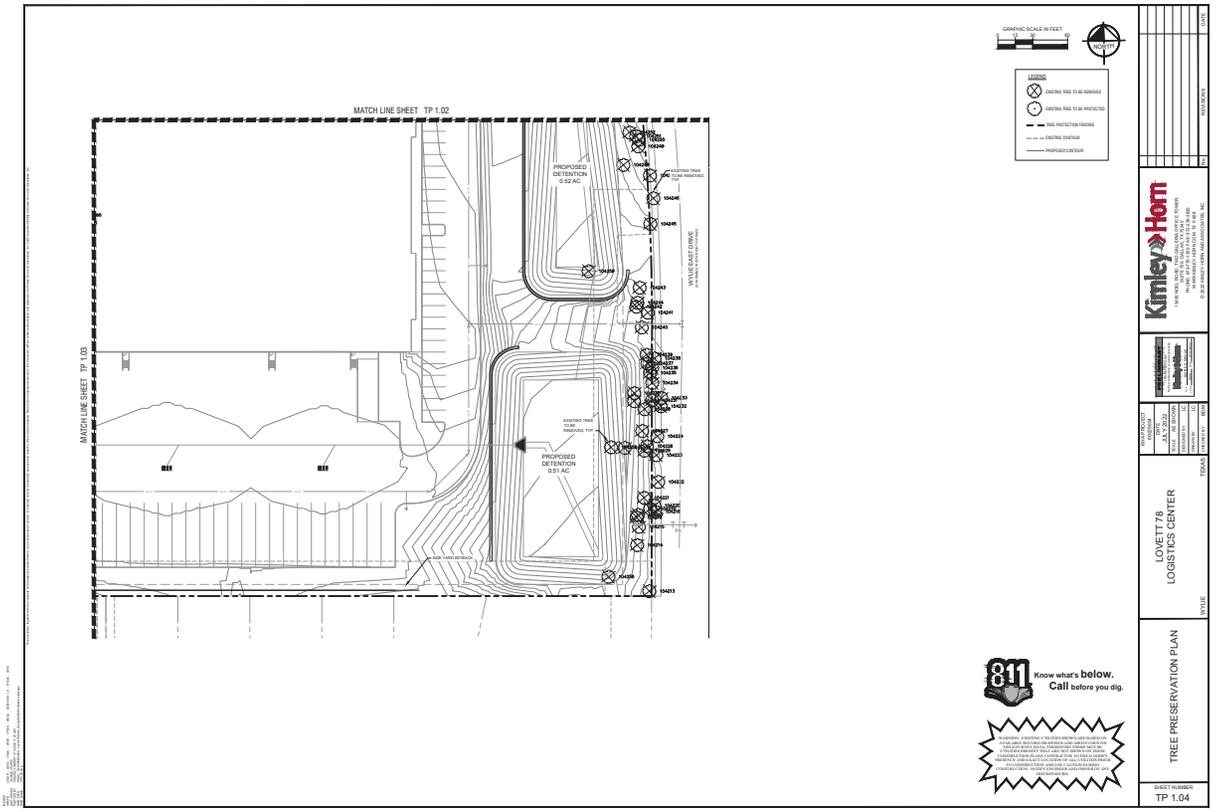
As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of Planned Development 2022-33. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

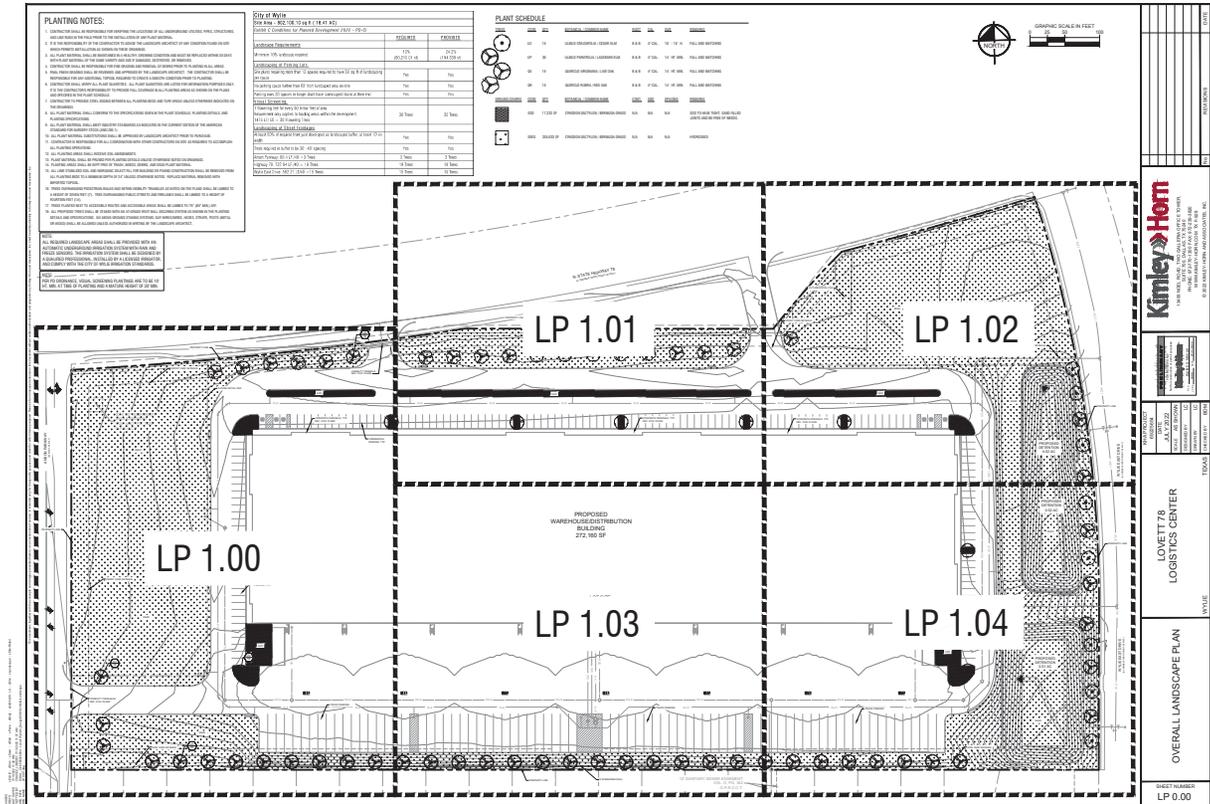
The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.











PLANTING NOTES

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES OF THE APPLICABLE PLANTING SCHEDULES, UNLESS OTHERWISE NOTED.

2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES OF THE APPLICABLE PLANTING SCHEDULES, UNLESS OTHERWISE NOTED.

3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES OF THE APPLICABLE PLANTING SCHEDULES, UNLESS OTHERWISE NOTED.

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5. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES OF THE APPLICABLE PLANTING SCHEDULES, UNLESS OTHERWISE NOTED.

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10. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES OF THE APPLICABLE PLANTING SCHEDULES, UNLESS OTHERWISE NOTED.

City of Wixom
 2000 W. Wixom Rd., Wixom, MI 48394
 DATE: 07/19/2022
 PROJECT: Lovett 78 Logistics Center

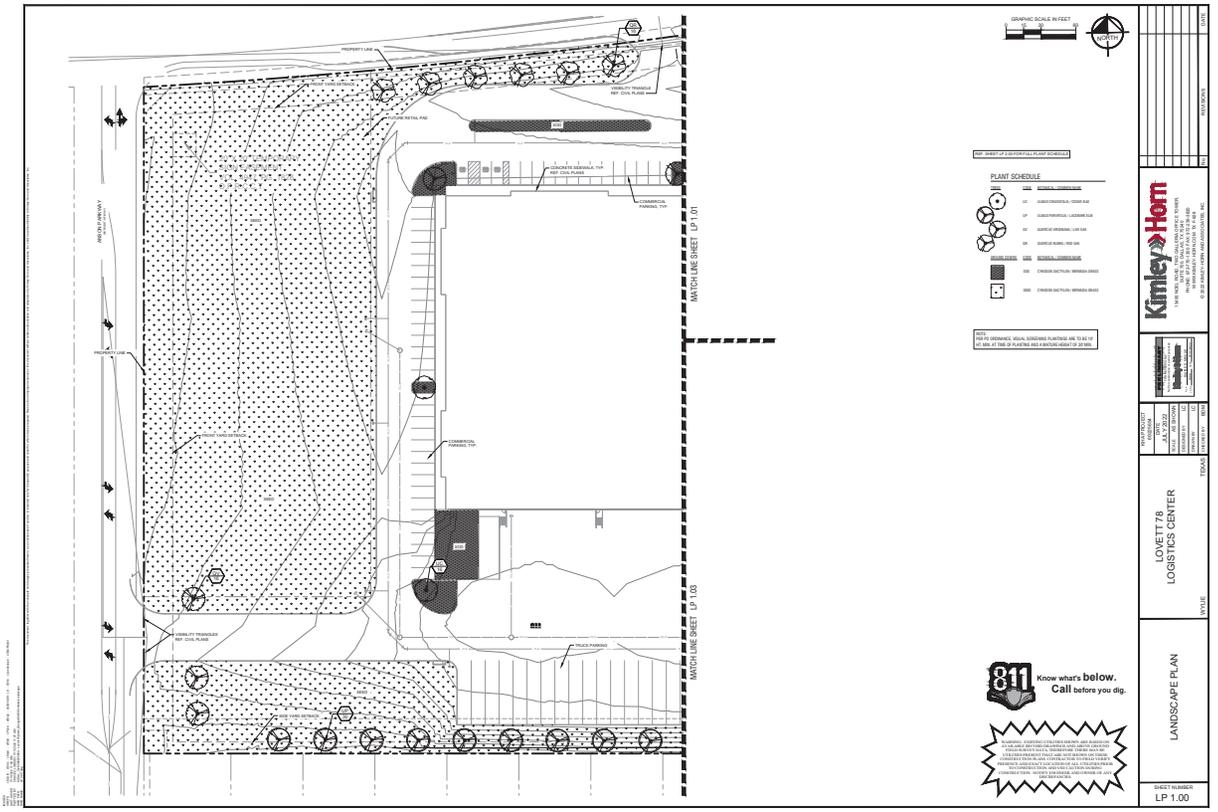
PLANTING SCHEDULE	QUANTITY	PRICE	TOTAL
1.00	175	1275	2250
1.01	175	1275	2250
1.02	175	1275	2250
1.03	175	1275	2250
1.04	175	1275	2250
TOTAL	875	6750	13500

PLANT SCHEDULE

NO.	PLANT	SIZE	QUANTITY	PRICE	TOTAL
1.00	1.00	1.00	175	1275	2250
1.01	1.01	1.01	175	1275	2250
1.02	1.02	1.02	175	1275	2250
1.03	1.03	1.03	175	1275	2250
1.04	1.04	1.04	175	1275	2250

Kimley-Horn
 CONSULTING ENGINEERS, ARCHITECTS, PLANNERS, LANDSCAPE ARCHITECTS, AND ENVIRONMENTAL SCIENTISTS
 1000 W. Wixom Rd., Wixom, MI 48394
 PHONE: 517.863.1100
 FAX: 517.863.1101
 WWW.KIMLEY-HORN.COM

LOVETT 78 LOGISTICS CENTER
 OVERALL LANDSCAPE PLAN
 SHEET NUMBER: LP 0.00



REF: SHEET OF LANDSCAPE PLAN SCHEDULE

PLANT SCHEDULE

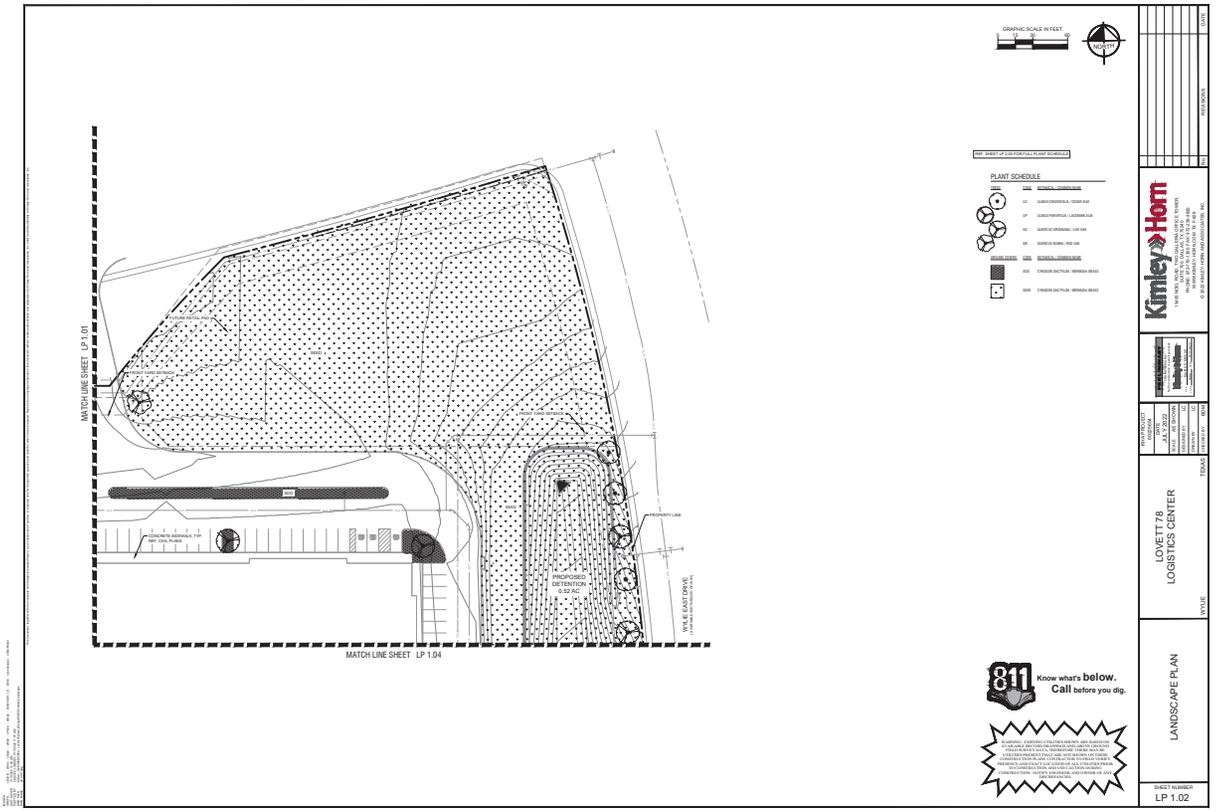
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(Symbol)	15' SPREADING PINE
(Symbol)	20' SPREADING PINE
(Symbol)	25' SPREADING PINE
(Symbol)	30' SPREADING PINE
(Symbol)	35' SPREADING PINE
(Symbol)	40' SPREADING PINE
(Symbol)	45' SPREADING PINE
(Symbol)	50' SPREADING PINE
(Symbol)	55' SPREADING PINE
(Symbol)	60' SPREADING PINE
(Symbol)	65' SPREADING PINE
(Symbol)	70' SPREADING PINE
(Symbol)	75' SPREADING PINE
(Symbol)	80' SPREADING PINE
(Symbol)	85' SPREADING PINE
(Symbol)	90' SPREADING PINE
(Symbol)	95' SPREADING PINE
(Symbol)	100' SPREADING PINE

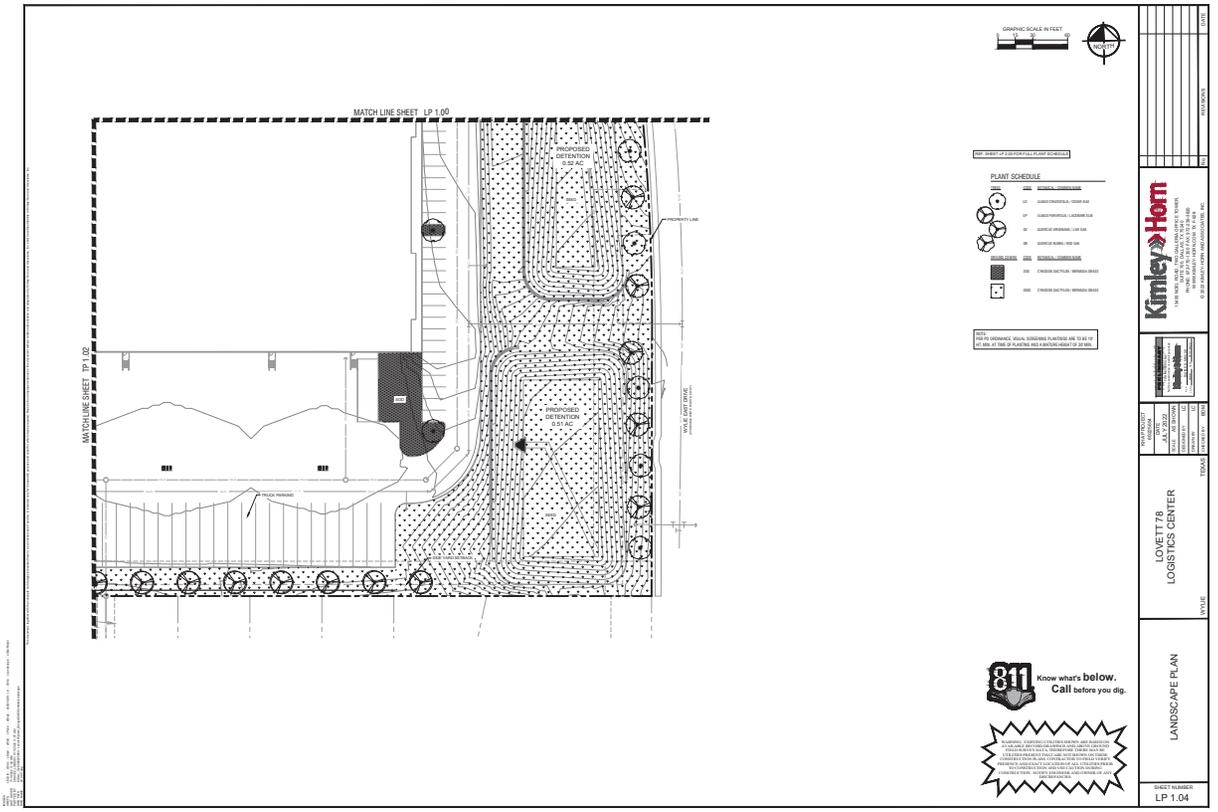
NOT TO SCALE, DIMENSIONS SHOWN ARE TO BE USED AS A GUIDE ONLY. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

811 Know what's below. Call before you dig.

Call 811 to locate underground utilities before you dig. It's free and it's the law. Call 811 at least 48 hours before you dig. For more information, visit www.811.com.

<p>Kimley-Horn CONSULTING ENGINEERS AND ARCHITECTS 1000 WEST 10TH AVENUE, SUITE 100 DENVER, COLORADO 80202 TEL: 303.733.8800 WWW.KIMLEY-HORN.COM</p>	
<p>PROJECT: LOVETT 78 LOGISTICS CENTER</p>	<p>DATE: 07/19/2022</p>
<p>DESIGNER: [Name]</p>	<p>CHECKED: [Name]</p>
<p>SCALE: 1/8"=1'-0"</p>	<p>DATE: 07/19/2022</p>
<p>SHEET NUMBER: LP 1.00</p>	<p>LANDSCAPE PLAN</p>





PLANT SCHEDULE

SYMBOL	PLANT NAME
(Tree symbol)	10' SPREADING CANOPY TREE
(Tree symbol)	12' SPREADING CANOPY TREE
(Tree symbol)	14' SPREADING CANOPY TREE
(Tree symbol)	16' SPREADING CANOPY TREE
(Tree symbol)	18' SPREADING CANOPY TREE
(Tree symbol)	20' SPREADING CANOPY TREE
(Tree symbol)	22' SPREADING CANOPY TREE
(Tree symbol)	24' SPREADING CANOPY TREE
(Tree symbol)	26' SPREADING CANOPY TREE
(Tree symbol)	28' SPREADING CANOPY TREE
(Tree symbol)	30' SPREADING CANOPY TREE
(Tree symbol)	32' SPREADING CANOPY TREE
(Tree symbol)	34' SPREADING CANOPY TREE
(Tree symbol)	36' SPREADING CANOPY TREE
(Tree symbol)	38' SPREADING CANOPY TREE
(Tree symbol)	40' SPREADING CANOPY TREE
(Tree symbol)	42' SPREADING CANOPY TREE
(Tree symbol)	44' SPREADING CANOPY TREE
(Tree symbol)	46' SPREADING CANOPY TREE
(Tree symbol)	48' SPREADING CANOPY TREE
(Tree symbol)	50' SPREADING CANOPY TREE
(Tree symbol)	52' SPREADING CANOPY TREE
(Tree symbol)	54' SPREADING CANOPY TREE
(Tree symbol)	56' SPREADING CANOPY TREE
(Tree symbol)	58' SPREADING CANOPY TREE
(Tree symbol)	60' SPREADING CANOPY TREE
(Tree symbol)	62' SPREADING CANOPY TREE
(Tree symbol)	64' SPREADING CANOPY TREE
(Tree symbol)	66' SPREADING CANOPY TREE
(Tree symbol)	68' SPREADING CANOPY TREE
(Tree symbol)	70' SPREADING CANOPY TREE
(Tree symbol)	72' SPREADING CANOPY TREE
(Tree symbol)	74' SPREADING CANOPY TREE
(Tree symbol)	76' SPREADING CANOPY TREE
(Tree symbol)	78' SPREADING CANOPY TREE
(Tree symbol)	80' SPREADING CANOPY TREE
(Tree symbol)	82' SPREADING CANOPY TREE
(Tree symbol)	84' SPREADING CANOPY TREE
(Tree symbol)	86' SPREADING CANOPY TREE
(Tree symbol)	88' SPREADING CANOPY TREE
(Tree symbol)	90' SPREADING CANOPY TREE
(Tree symbol)	92' SPREADING CANOPY TREE
(Tree symbol)	94' SPREADING CANOPY TREE
(Tree symbol)	96' SPREADING CANOPY TREE
(Tree symbol)	98' SPREADING CANOPY TREE
(Tree symbol)	100' SPREADING CANOPY TREE

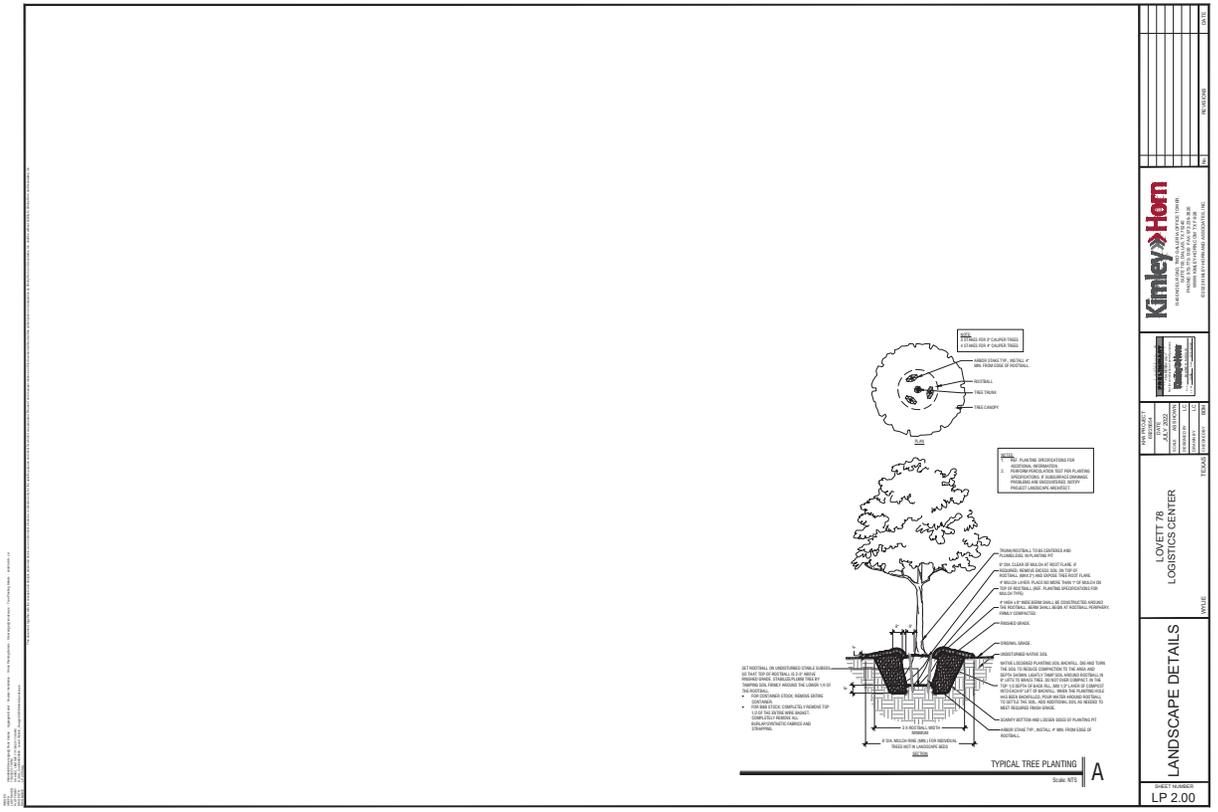
NOT TO SCALE, DIMENSIONS SHOWN ARE TO BE AS SHOWN ON THE PLAN AND NOT TO SCALE.

811 Know what's below. Call before you dig.

811 is a national emergency number for utility services. It is a free service that allows you to report a potential underground utility problem. The 811 system is a critical part of the nation's infrastructure and is essential for the safety of the public. It is important to call 811 before you dig to avoid damage to underground utilities and to ensure the safety of the workers and the public.

PROJECT NUMBER	LOVETT 78 LOGISTICS CENTER
DATE	07/19/2022
DESIGNER	KIMLEY-HORN
CHECKED BY	
DATE	
SCALE	AS SHOWN
SHEET NUMBER	LP 1.04
TITLE	LANDSCAPE PLAN
PROJECT LOCATION	
PROJECT NUMBER	
DATE	
DESIGNER	
CHECKED BY	
DATE	
SCALE	
SHEET NUMBER	
TITLE	

Kimley-Horn
 10000 W. CENTRAL EXPRESSWAY, SUITE 100
 DENVER, COLORADO 80231
 TEL: 303.733.8800
 WWW.KIMLEY-HORN.COM



	PROJECT: LOVETT 78 LOGISTICS CENTER SHEET: LANDSCAPE DETAILS DATE: JULY 2022
PREPARED BY: [Name] CHECKED BY: [Name] DATE: [Date]	SCALE: AS SHOWN TITLE: LANDSCAPE DETAILS PROJECT: LOVETT 78 LOGISTICS CENTER SHEET: LP 2.00

