

Wylie Planning and Zoning Commission Regular Meeting

November 16, 2021 – 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 Minutes from the October 5, 2021 Regular Planning & Zoning Meeting.
- B. Consider, and act upon, a recommendation to City Council regarding a Final Plat of Bariatric Care Center Addition, establishing one commercial lot on 20.01 acres, located at 801 South State Highway 78.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat, being a Replat of Lots 1 and 2 Block D of Regency Business Park Addition, Phase 2, establishing one lot on 2.946 acres, located at 200 Regency Drive.
- D. Consider, and act upon a recommendation to City Council regarding a Final Plat for Wylie Substation Addition, establishing one lot on 9.722 acres, located at 2655 Stone Road in the City of Wylie's Extraterritorial Jurisdiction.
- E. Consider, and act upon a recommendation to City Council regarding a Final Plat, being a Replat of Lots 1 & 2 Block 1 of Country Club Addition and 2 acres of tract 22 of the Charles Atterbury Survey, establishing one lot on 13.022 acres, located at 570 Country Club Rd.
- F. Consider, and act upon a recommendation to City Council regarding a Final Plat, being a Replat of Lots 1 & 2 Block 11 of Railroad Addition, establishing one lot on 0.2557 acres, located at 501C North Highway 78.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for a CubeSmart addition to an existing self-storage use. Property located east of and adjacent to 650 Country Club Road.
- 2. Consider, and act upon, a Site Plan for commercial uses on one lot. Property located at 501C N State Highway 78.

3. Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for a restaurant with drive-through service on 1.03 acres, property generally located at the northwest corner of State Highway 78 and Birmingham Street. (ZC 2021-23)

WORK SESSION

- WS1. Hold a work session to allow staff and Commissioner Lorraine to present an update on the progress of the Comprehensive Master Plan update.

RECONVENE INTO REGULAR SESSION

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on November 12, 2021 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

Meeting Date:	<u>November 16, 2021</u>	Item:	<u>A</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Mary Bradley</u>	Subdivision:	<u>N/A</u>
Date Prepared:	<u>November 10, 2021</u>	Zoning District:	<u>N/A</u>
		Exhibits:	<u>N/A</u>

Subject

Consider and act upon the Minutes from the October 5, 2021 Regular Planning & Zoning Meeting.

Recommendation

Motion to **approve** Item A as presented.

Discussion

The minutes from the October 5, 2021 regular meeting are attached for your consideration.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>November 10, 2021</u>



Planning & Zoning Commission

Minutes

Regular Meeting

October 5, 2021 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Chair Cory Plunk called the regular meeting to order at 6:03 PM and announced a quorum present. P&Z Commissioners in attendance: Chair Cory Plunk, Vice Chair Bryan Rogers, Commissioner Joshua Butler,, Commissioner Jacques Loraine, and Commissioner Dan Norris. Commissioners absent: Commissioner Taylor Newsom and Commissioner Charla Riner.

Staff present: Mr. Jasen Haskins, Planning Manager, Mr. Kevin Molina, Senior Planner, Ms. Jenneen Elkhaid, Project Engineer Manager, and Ms. Mary Bradley, Administrative Assistant II.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Butler gave the invocation and Commissioner Norris led the Pledge of Allegiance.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

There were no citizens present wishing to address the Commissioners on non-agenda items.

CONSENT AGENDA

- A. **Consider and act upon approval of the Minutes from the September 21, 2021 Regular Meeting.**
- B. **Consider, and act upon a recommendation to City Council regarding a Final Plat for Lot 1, Block 1 of Dutch Bros Coffee Addition to establish one commercial lot on 1.022 acres, property located at 2817 FM 544.**
- C. **Consider, and act upon a recommendation to City Council regarding a Final Plat for Westgate Development Subdivision, establishing two commercial lots on 6.024 acres, generally located at the northwest corner of FM 544 and Westgate Way.**
- D. **Consider, and act upon, a recommendation to City Council regarding a Final Plat, being a Replat for New Haven Wylie Addition, establishing two commercial lots on 3.03 acres, generally located at 800 Brown Street.**

Commission Action

A motion was made by Vice Chair Rogers, seconded by Commissioner Norris, to approve the Consent Agenda as presented. A vote was taken and the motion carried 5-0.

REGULAR AGENDA

1. **Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding a request for a change of zoning from Commercial Corridor (CC) to Planned Development - Commercial Corridor / Multifamily (PD-CC/MF) on property generally located on the southwest corner of State Highway 78 and Wylie East Drive. (ZC 2021-21).**

Staff Discussion

Mr. Haskins addressed the Commissioners, stating that the applicant is requesting to rezone approximately 22 acres located on the southwest corner of State Highway 78 and Wylie East Drive from Commercial Corridor to Planned Development with Commercial Corridor and Multifamily. The requested rezoning will allow for a mix of commercial and residential uses within a horizontal mixed-use community, and consists of two sub-districts. Mr. Haskins reviewed the residential sub-district and the commercial sub-district, and stated that the Planned Development Conditions require that a portion of the commercial tract be completed prior to 75 percent of the residential units being occupied. The residential sub-district consists of one lot on approximately 16 acres. The proposed commercial sub-district consists of four tracts totalling six acres along the frontage of State Highway 78.

The current Comprehensive Master Plan identifies this property as General Urban which can allow for multi-family within a mixed-use development. The property is adjacent to single-family homes to the south and east. Property to the west is undeveloped and zoned Commercial Corridor, while the property to the north, across State Highway 78, is zoned as a Planned Development for Light Industrial and Commercial development.

A Traffic Impact Analysis provided by the applicant found that the roadways and intersections in the study area do not suffer a lower Level of Service (LOS) out to 2025 while generating ~1,700 vehicle trips per day.

Notifications were mailed to 52 property owners within 200 feet of the subject property. Two responses were received in opposition and none received in favor of the request.

Board Discussion

Mr. Eric Overton, DR Horton/DHI addressed the Commissioners and gave a presentation stating that the homes and duplexes will have one and two bedrooms. The stand alone homes will be either two or three bedrooms. Currently, there are no completed similar communities, however there are four in the works but not within the Dallas/Fort Worth area. The intended market for the community is first time buyers and low maintenance lifestyles, but differ from apartments due to private yards. The parking requirement is 1.23 parking space per bedroom, and not two spaces per unit as required from the Zoning Ordinance. With the studies performed and the number of single bedroom units proposed, there is ample room for the 1.23 parking spaces.

Public Hearing

Chair Plunk opened the Public Hearing on Item 1 at 6:26 PM.

The following property owners spoke in opposition to the request, expressing concern of traffic impact, location of walking trail, noise, school impact and environmental issues: Ms. Carolina Teamann, Ms. Savannah Barber, and Ms. Debi Baker. With no one else approaching the Commissioners, Chair Plunk closed the Public Hearing for Item 1 at 6:35 PM.

Board Discussion

Mr. Overton addressed the Commissioners in response to public comments stating that property taxes are based on commercial value. In response to the location of the walking trail, the developer is willing to move from two feet to four feet away from the existing single family development to the south. Vice Chair Rogers questioned on street parking. Mr. Overton stated that no street parking was allowed. Commissioner Butler questioned security. Mr. Overton stated that a discount will be provided to the Police Department, to be the courtesy police for the development. The Commissioners questioned the findings from the traffic study. Mr. James Weir, Weir Engineering addressed the Commissioners stating that the traffic study was performed on Wylie East Drive and State Highway 78 and Anson Parkway and State Highway 78. The study looked at all signalized intersections centering between the proposed development, assumed growth to 2025 and not on projected commercial development.

Vice Chair Rogers expressed concern of the congestion for lack of enough parking spaces. Chair Plunk desired for more commercial tracts fronting State Highway 78. Commissioner Norris, and Commissioner Butler expressed concern for parking and congestion. Mr. Overton stated that parking requirements could be increased two per unit and develop a 2,000 square feet dog park.

Commission Action

A motion was made by Vice Chair Rogers to recommend approval with stipulations that parking rate above two and amenities of 2,000 square feet such as a dog park and 10,000 square feet playground. No second was given. Motion failed.

A motion was made by Chair Plunk and seconded by Commissioner Lorraine to recommend denial to the City Council for Item I. A vote was taken and the motion carried 4-1.

Ms. Bradley stated that there will not be a meeting for October 19, 2021. Mr. Haskins stated that on October 12, 2021 a joint work session for the Comprehensive Plan will be held with the City Council, Comprehensive Plan Advisory Committee and Planning and Zoning Commission.

ADJOURNMENT

A motion was made by Vice Chair Rogers, and seconded by Commissioner Butler, to adjourn the meeting at 7:09 PM. A vote was taken and carried 5-0.

Cory Plunk, Chair

ATTEST:

Mary Bradley, Administrative Assistant II



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>November 16, 2021</u>	Item:	<u>B</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Jasen Haskins</u>	Subdivision:	<u>Bariatric Care Center Addition</u>
Date Prepared:	<u>November 9, 2021</u>	Zoning District:	<u>Community Retail (CR)</u>
		Exhibits:	<u>Final Plat</u>

Subject

Consider, and act upon, a recommendation to City Council regarding a Final Plat of Bariatric Care Center Addition, establishing one commercial lot on 20.01 acres, located at 801 South State Highway 78.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Golden Ventures

APPLICANT: Plat Concepts

The applicant is proposing a final plat for one commercial lot on 20.01 acres. The property is located at 801 South State Highway 78. The property is zoned Community Retail.

The purpose of the plat is to establish one commercial lot and plat the access and fire lane easements. The property was originally developed in 1983 but not platted. In 2002 additional development was proposed for the property and a final plat was approved in June 2002 but was not filed with Collin County.

The current property owners, wishing to make improvements to and use the property, have submitted a final plat to bring the property into current legal standards. The plat generally conforms to the plat approved in 2002 with the addition of fire lanes and access easements.

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.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>November 9, 2021</u>



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>November 16, 2021</u>	Item:	<u>C</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Regency Business Park Addition, Phase 2</u>
Date Prepared:	<u>November 04, 2021</u>	Zoning District:	<u>Light Industrial (LI)</u>
		Exhibits:	<u>Final Plat</u>

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat, being a Replat of Lots 1 and 2, Block D of Regency Business Park Addition, Phase 2, establishing one lot on 2.946 acres, located at 200 Regency Drive.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Farmers Electric Cooperative

APPLICANT: R-Delta Engineers

The applicant has submitted a Replat to combine Lots 1 & 2, Block D into Lot1R, Block 1 of Regency Business Park Addition, Phase 2. The property is located at 200 Regency Drive and is zoned within the Light Industrial district.

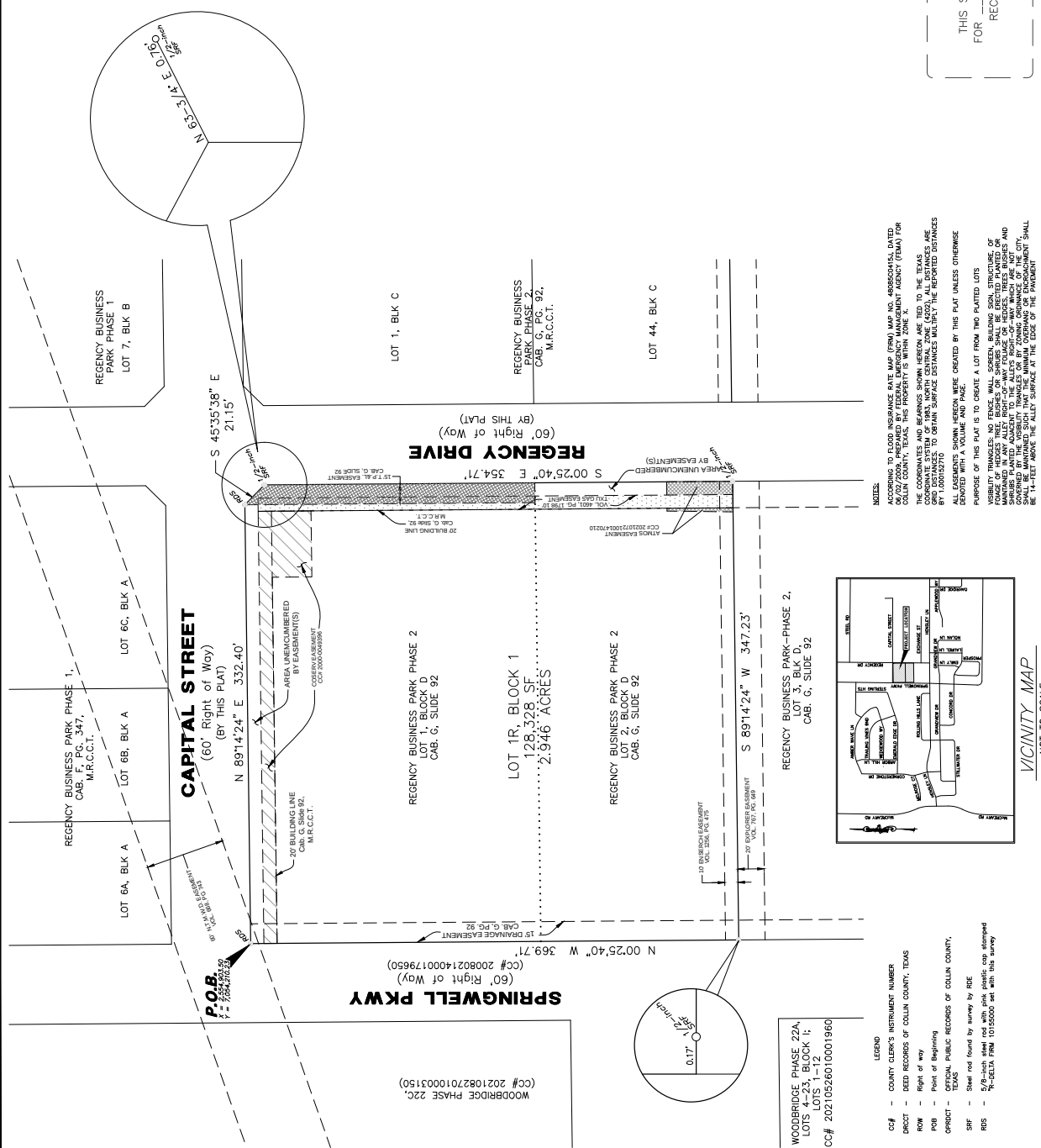
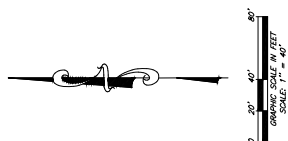
The purpose of the plat is to create one lot to allow for the permitting of Farmers Electric's infrastructure. The applicant has submitted an application for a Special Use Permit for a telecommunications tower which will be on a later agenda.

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.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>November 10, 2021</u>



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §
BEING A 2.946-acre tract of land situated in the City of Wylie, in the William Sachse Survey, Abstract No. 835, Collin County, Texas, and that certain tract of land described in the deed dated July 8, 1999, from John Pennington Farm Service Cooperative, Inc. to William Sachse Survey, Abstract No. 835, Collin County, Texas, and being all of Lots 1 and 2, Block D of Regency Business Park (also known as Regency Business Park) Addition-Phase Two, an addition to the City of Wylie, Collin County, Texas, according to the Plat "P" recorded in Cabinet G, at Slide 92 of the Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch steel rod set with a pink plastic cap stamped "K-DELTA | FRM 10155000 (hereafter noted as RDS) marking the intersection of the south right-of-way (ROW) line of Capital Street (a 60-foot ROW) as dedicated by the aforementioned plat, with the east ROW line of Springwell Parkway, (a sixty-foot ROW) as dedicated by the RIGHT-OF-WAY DEDICATION DEED dated February 14, 2008, from Woodbridge North Commercial, L.P. to the City of Wylie, Texas, and being a distance of 21.15 feet to the intersection of the ROW line of said Regency Drive, which a 1/2-inch steel rod found bears N 63°-3/4' E a distance of 0.76 feet;

THENCE N 89° 14' 24" E with the south ROW line of Capital Street for a distance of 332.40 feet to an RDS at the northwest chamfer corner at the intersection of said Capital Street with Regency Drive (a 60-foot ROW) dedicated by the aforementioned plat;

THENCE S 45° 35' 38" E with said chamfer for a distance of 21.15 feet to the intersection of the ROW line of said Regency Drive, which a 1/2-inch steel rod found bears N 63°-3/4' E a distance of 0.76 feet;

THENCE S 00° 25' 40" E with the west ROW line of said Regency Drive for a distance of 332.71 feet to a 7/16-inch steel rod found, for the southeast corner of Lot 2, Block D of the aforementioned plat;

THENCE S 89° 14' 24" W with the south line of said Lot 2, Block D, at a distance of 347.23 feet pass a 1/2-inch steel rod found, and continue an additional 0.17 feet for a total distance of 347.40 feet to the intersection of the ROW line of said Regency Drive, being in the east ROW line of the aforementioned Springwell Parkway;

THENCE N 00° 25' 40" W with the east ROW line of said Springwell Parkway, for a distance of 369.71 feet to the POINT OF BEGINNING and containing 120,323 square feet or 2.946 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §
That I, Wayne C. Terry, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby affirm that I have prepared this plat from an original survey conducted by me or under my direct supervision and in accordance with the plotting rules and regulations of the City of Wylie, Collin County, Texas.

WITNESS MY HAND AT COLLIN, TEXAS this the _____ day of _____, 2021.
FOR REVIEW
RPL# NAME, RPL# 418-2021.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. September 2021
Wayne C. Terry, a Registered Professional Land Surveyor
Registration No. 4184

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, We, Farmers Electric Cooperative, Inc., do hereby adopt this plat, designating the herein-described property as LOT 1R, BLOCK 1, REGENCY BUSINESS PARK ADDITION, PHASE 2, on addition to the City of Wylie, Texas, and do hereby dedicate to the public use forever the herein-described property. The easements shown herein are hereby reserved for the purposes as indicated and shall be open to fire, police and all public and private utilities for each particular use. The maintenance of paving on all easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or improvements shall be placed on or across the easements shown. Said easements being reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to install, maintain, repair, alter, relocate, and remove easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and addition to or removing all or parts of its respective system without the necessity of any time of procuring the easements shown. The easements shown are hereby dedicated to the public use and shall be open to fire, police and all public and private utilities for each particular use and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

All utility easements shall also include an additional area of working space for construction and maintenance of the public water and sanitary sewer systems. Additional easement area is also conveyed for installation and maintenance of manholes, clearouts, fire hydrants, and other utilities. The easements shown herein are hereby dedicated to the public use and shall be open to fire, police and all public and private utilities for each particular use and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

The undersigned does covenant and agree that the access easements dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easements.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for said County of Collin, Texas, on this day personally appeared Wayne C. Terry, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public for and in the State of Texas _____

My commission expires: _____



FOR REVIEW
RPL# NAME, RPL# XXXX

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. September 2021

APPROVAL BLOCK:	Signature, Planning & Zoning Commission	Date
City of Wylie, Texas		
Mayer, City of Wylie, Texas		
Mayer, City of Wylie, Texas		

The undersigned, the City Secretary of the City of Wylie, Texas hereby certifies that the foregoing final plat of the City of Wylie was submitted to the City Council, by formal action, then and there accepted the dedication of the City of Wylie, Texas, and that the City of Wylie, Texas, has 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 to the foregoing plat.

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

FINAL PLAT OF
LOT 1R, BLOCK 1
REGENCY BUSINESS
PARK ADDITION, PHASE 2

BEING A REPLAT
OF LOTS 1 AND 2, BLOCK D
REGENCY BUSINESS PARK ADDITION, PHASE 2

BEING A 2.946 ACRE TRACT OF LAND OUT OF
WILLIAM SACHSE SURVEY, ABSTRACT NO. 835,
COLLIN COUNTY, TEXAS

OWNER:
FARMERS ELECTRIC COOP., INC.
2005 E. 11TH STREET
GREENVILLE, TEXAS 75401
PHONE: 903-455-1715

SURVEYOR:
rdelata
E N G I N E E R S
10000 N. 10TH STREET
DALLAS, TX 75243
PHONE: 972-944-0311
www.rdelata.com
TYPAGE: RP-1025000

RDE Proj. No. 2997-21 November, 2021

SHEET 2



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>November 16, 2021</u>	Item:	<u>D</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Wylie Substation Addition</u>
			<u>Extraterritorial Jurisdiction</u>
Date Prepared:	<u>November 04, 2021</u>	Zoning District:	<u>(ETJ)</u>
		Exhibits:	<u>Final Plat</u>

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Wylie Substation Addition, establishing one lot on 9.722 acres, located at 2655 Stone Road in the City of Wylie's Extraterritorial Jurisdiction.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Farmers Electric Cooperative

APPLICANT: R-Delta Engineers

The applicant has submitted a Final Plat for Lot 1, Block 1 of Wylie Substation Addition. The property is located at 2655 Stone Road outside of the city limits within the extraterritorial jurisdiction of Wylie.

The purpose of the plat is to create one lot to allow for the Collin County permitting of the expansion of Farmers Electric's infrastructure. The plat shall also dedicate easements and right-of-way for the future expansion of East Stone Road.

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. Council consideration on December 14, 2021

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>November 11, 2021</u>



OWNER:
FARMERS ELECTRIC COOP. INC.
2000 E. I.H. 30
DALLAS, TEXAS 75401
PHONE: 955-435-1715

SURVEYOR:
618 Main Street
Caddo, TX 75600
PA. (972) 686-0001
Fax (972) 482-2200
E-mail: caddo@earthlink.net
TYPE No. F-400
TP&S No. F-400

11/

RD# Proj. No. 2996-21

FOR REVIEW
Wayne C. Terry, RPLS# 4184
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. October 18, 2021

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085034401, DATED 11/1/83, THE PROPERTY IS LOCATED WITHIN THE FLOOD INSURANCE RATE MANAGEMENT AREA (FIRMA) FOR COLLIN COUNTY, TEXAS. THIS PROPERTY IS WITHIN ZONE X.

THE COORDINATES AND BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 442021. ALL DISTANCES ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY THE REPORTED DISTANCES BY 1.000152710

THE COORDINATING SYSTEM OF OBTAINING SUCH

STATE OF TEXAS § § §
COUNTY OF COLLIN §

WHEREAS Farmers Electric Cooperative, Inc. is the owner of that certain 9,7258-acre tract of land situated in the Francisco de la Pena Survey, Abstract 15, T.15N. R.14E. Sec. 34, County of Collin, Texas, as evidenced by the deed from Robert Kreymer and wife, Phyllis Kreymer, to Farmers Electric Cooperative, Inc. dated the 10th day of February, 1997, and recorded in Instrument No. 97-0011472 of the Official Public Records of Collin County, Texas (OPRCCT), and being more particularly described as follows:

BEGINNING at a point in the approximate center of East Stone Road for the northeast corner of the above mentioned Farmers Electric Cooperative tract and being in the westerly line of a called 31.031-acre tract of land dated December 15, 2000 from R. L. Hancock, Jr. to Parkrosa, Ltd., as recorded in Instrument No. 20081217001420970, OPRCCT, and having coordinates of:

X = 2,582,662.33 feet;
Y = 7,057,123.61 feet;

THENCE S 00° 39' 49" W, along said East Stone Road and said west line, for a distance of 239.11 feet to the east easterly northeast corner of a tract of land described in the deed to Granite Industries as recorded in Instrument No. 20210203000234190, OPRCCT, some being on the west line of said tract of land described in the deed to Parkrosa, Ltd.,

THENCE with the common line of said Farmers Electric tract and said Granite Industries tract the following three (3) courses and distances:

1. N 75°07'50" W, passing at a distance of 30.75 feet a 1/2-inch steel rod with yellow cap stamped "TXHS" found, and continuing on the same course an additional distance of 870.01 feet for a total distance of 900.76 feet to a 1/2-inch steel rod;

2. S 15°00'18" W, for a distance of 235.08 feet to a 1/2-inch steel rod found;

3. N 75°03'40" W, for a distance of 419.10 feet to a 1/2-inch steel rod found on the east line of a tract of land described in the deed to Alvin Blitner as recorded in Instrument No. 20050131000725870, OPRCCT, from which a 1/2-inch steel rod found for reference at the southeast corner of said Blitner tract bears S 01°25'32" W, for a distance of 36.86 feet;

THENCE N 01° 25' 32" E, with the east line of said Blitner tract and the east line of a tract of land described in the deed to Roy Ramsey as recorded in Instrument No. 98-0034887, OPRCCT, for a distance of 479.37 feet to a steel post in concrete found at the northeast corner of said Roy Ramsey tract, same being the southeast corner of a tract of land described in the deed to Michael Perdue as recorded in Instrument No. 20080314000334850, OPRCCT, and the southwest corner of a tract of land described in deed to Nikhat Homed as recorded in Instrument No. 20191004001248280, OPRCCT;

THENCE S 75° 08' 11" E, with the south line of said Homed tract, the south line of V. V. Homed, as recorded in the deed to Roy Ramsey, as recorded in Instrument No. 3315, Page 678, OPRCCT, and the south line of Lot 1, Block 1, Stone Block Addition, as recorded in Instrument No. 11841, OPRCCT, passing at a distance of 664.18 feet a 1/2-inch steel rod found for the common southeast corner of said Bazoz tract and the southwest corner of said Lot 1, and continuing on the same course for an additional distance of 709.01 feet for a total distance of 1,373.19 feet to a POINT OF BEGINNING and containing 423,654 square feet or 9.7258 acres of land.

OWNER'S DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, We, Farmers Electric Cooperative, Inc., do hereby adopt this plat, designating the herein-described property as LOT 1, BLOCK 1, WYLIE SUBSTATION ADDITION, on the 10th day of February, 1997, and do hereby certify that the same is to be used for the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated and shall be open to fire, police and all public and private utilities for each particular use. The maintenance of paving on all easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or improvements shall be constructed, reconstructed or placed upon, and no easements shall be dedicated, reserved, or otherwise created or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. All and any public utility shall have the full right on ingress and egress to or from and upon said easements for the purpose of or in connection with the installation, maintenance, repair, replacement, or removing all or parts of its respective system without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

All utility easements shall also include an additional area of working space for construction and maintenance of the public water and sanitary sewer systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including meters and boxes sewer laterals from the main to the curb or pavement line, and easements for installation and maintenance of other utility facilities at their locations as installed.

The undersigned does covenant and agree that the access easements dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easements.

STATE OF TEXAS § § §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for said County of Collin, Texas, on this _____ day of _____, 2021, the undersigned, _____, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR'S CERTIFICATE
STATE OF TEXAS § § §
COUNTY OF COLLIN §

That I, Wayne C. Terry, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby affirm that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under supervision in accordance with the platting rules and regulations of the City of Wylie, Collin County, Texas.

WITNESS MY HAND AT COLLIN, TEXAS this the _____ day of _____, 2021.

FOR REVIEW
Wayne C. Terry, NPLS# 4184

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. October 16, 2021

Wayne C. Terry
Registered Professional Land Surveyor
Registration No. 4184

APPROVAL BLOCK:

Chairman, Planning & Zoning Commission _____ Date _____
City of Wylie, Texas

Mayor, City of Wylie, Texas _____ Date _____

Mayor, City of Wylie, Texas _____ Date _____

The undersigned, the City Secretary of the City of Wylie, Texas hereby certifies that the foregoing plat and map were submitted to the City Council on the _____ day of _____, 2021, and the Council, by its action on that day, has accepted the plat and map, and the City Council, by its action on that day, has authorized the undersigned to execute and deliver the same, and the undersigned, by signing the same, certifies that the plat and map are true and correct and that the undersigned is duly authorized to execute and deliver the same.

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

City of Wylie, Texas

THIS SPACE RESERVED
FOR COLLIN COUNTY
RECORDING LABEL

FINAL PLAT OF
LOT 1, BLOCK 1
WYLIE SUBSTATION ADDITION
BEING A 9.7258 ACRE TRACT OF LAND OUT OF
THE FRANCISCO DE LA PENA SURVEY, ABSTRACT NO. 688,
COLLIN COUNTY, TEXAS

OWNER:
FARMERS ELECTRIC COOP. INC.
2000 H. 30
GREENVILLE, TEXAS 75401
PHONE: 903-455-1715

RDE Proj. No. 2996-21

November, 2021

11/16/2021 Item D.



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>November 16, 2021</u>	Item:	<u>E</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Country Club Addition</u>
Date Prepared:	<u>November 04, 2021</u>	Zoning District:	<u>Planned Development 2021-41</u>
		Exhibits:	<u>Final Plat</u>

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat, being a Replat of Lots 1 & 2 Block 1 of Country Club Addition and 2 acres of tract 22 of the Charles Atterbury Survey, establishing one lot on 13.022 acres, located at 570 Country Club Rd.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: HT Country Club SS Owner LP

APPLICANT: Morrison Shipley

The applicant has submitted a Replat to combine Lots 1 & 2, Block 1 of Country Club Addition and add 2 acres of tract 22 of the Charles Atterbury Survey into Lot 3R, Block 1 of Country Club Addition. The property is located at 570 Country Club Rd and is zoned within Planned Development 2021-41.

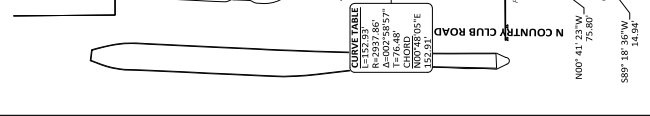
The purpose of the replat is to create one lot by adding the two acre adjacent lot to the north to the existing CubeSmart self storage use. The 2-acre tract was added onto the CubeSmart Self-Storage Planned Development in August of 2021 under the aforementioned PD. The replat complies with street frontage and fire lane access requirements. A site plan is also on the agenda for this expansion.

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.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>November 11, 2021</u>



City of Wylie
Monument #3
Bearing and Distance

10

16



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>November 16, 2021</u>	Item:	<u>F</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Railroad Addition Lot 2R, Block, 11</u>
Date Prepared:	<u>November 04, 2021</u>	Zoning District:	<u>Commercial Corridor (CC)</u>
		Exhibits:	<u>Final Plat</u>

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat, being a Replat of Lots 1 & 2 Block 11 of Railroad Addition, establishing one lot on 0.2557 acres, located at 501C North Highway 78.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Shelly Tsai

APPLICANT: Xavier Chapa Engineering

The applicant has submitted a Replat of a portion of Lots 1 & 2, Block 11 into Lot 2R, Block 11 of Railroad Addition. The property is located at 501C North Highway 78 and is zoned within the Commercial Corridor district.

The purpose of the plat is to create one lot to allow for the remodeling of an existing car wash into a two tenant commercial building. A site plan for that renovation is also on this agenda for review.

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. Council consideration on December 14, 2021

Approved By

Department Director

Initial
JH

Date
November 11, 2021



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>November 16, 2021</u>	Item:	<u>1</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Country Club Addition</u>
Date Prepared:	<u>November 04, 2021</u>	Zoning District:	<u>Planned Development 2021-41</u>
		Exhibits:	<u>Site Plan, Landscape Plan, Elevations</u>

Subject

Consider, and act upon, a Site Plan for a CubeSmart addition to an existing self-storage use. Property located east of and adjacent to 650 Country Club Road.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: HT Country Club SS Owner LP

APPLICANT: Morrison Shipley

The applicant is proposing to expand the existing CubeSmart self storage use located on 570 Country Club by adding two acres of undeveloped land. The two acres was recently rezoned to be part of the existing self-storage planned development, PD 2021-41.

The proposal adds an additional six carport structures for RV storage and two single story self-storage buildings. All new structures including carports are to be surrounded by a 24' firelane access drive.

Access to the site is provided from a drive that connects to the existing self-storage use on the southeast boundary of the site. The site provides a landscaped area of 12.9% and provides screening with an 8' masonry fence from the surrounding properties to the north and east.

The structure's exterior material matches the material of the existing self-storage development consisting of cut stone veneer and brick veneer.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and the Planned Development standards.

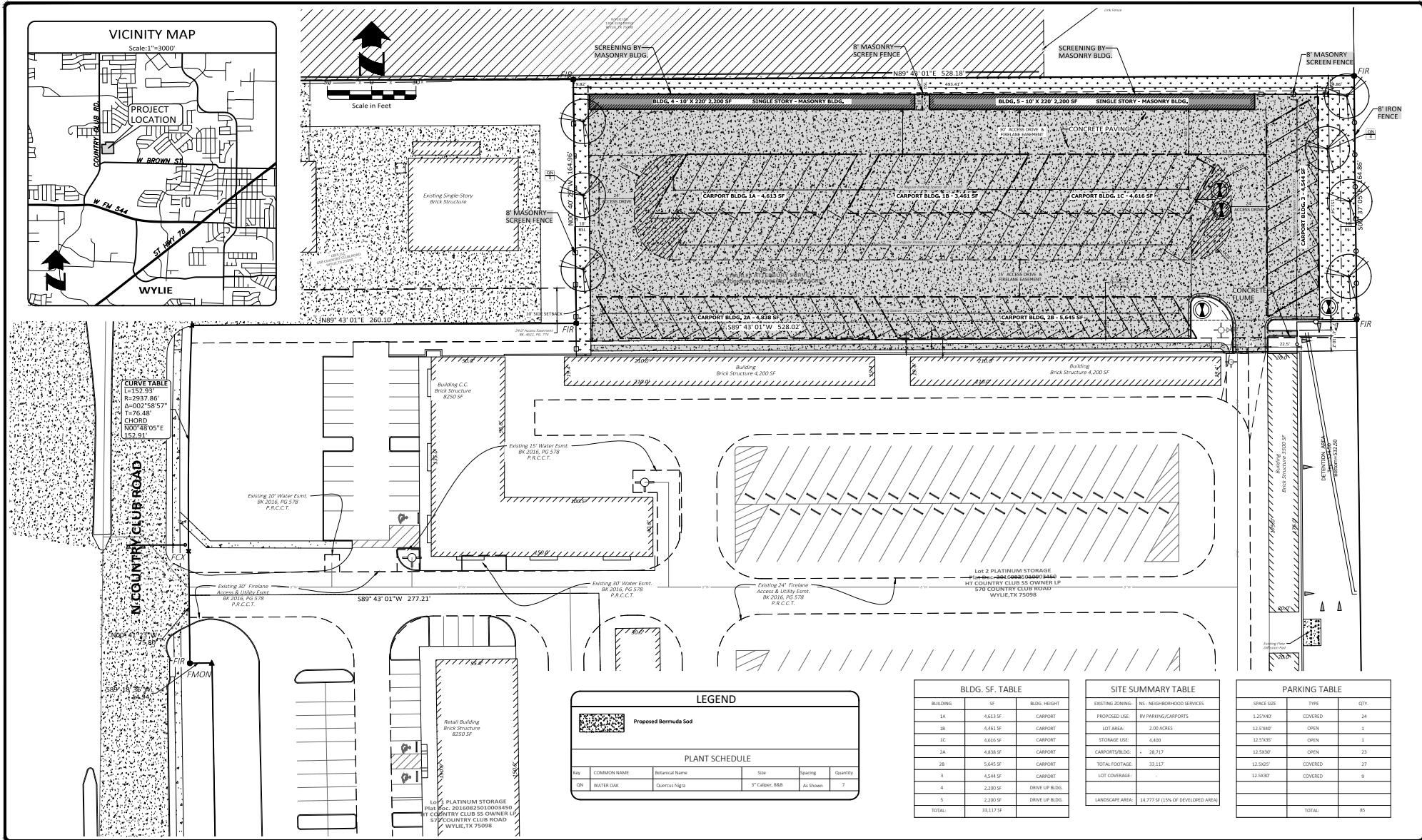
Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

The replat for this site plan is on the consent agenda.

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.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>November 11, 2021</u>



Revision	By	Date

HALFF

HALFF ASSOCIATES, INC. • TPELS FIRM #312 ENG. • FIRM #10029600 SUR,
1201 N. BOWSER ROAD • RICHARDSON, TX 75081 • 214-346-8200 • HALFF.COM

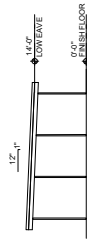
PRELIMINARY

Drawn By PWH	Vertical Scale -
Approved By AD	Horizontal Scale 1"=20'
Date 10.22.21	Plotting Scale 1-1
Project No. RLB-01	Drawing Name BASE

CUBESMART SELF STORAGE EXPANSION
570 Country Club Road
Wylie, Collin County, Texas

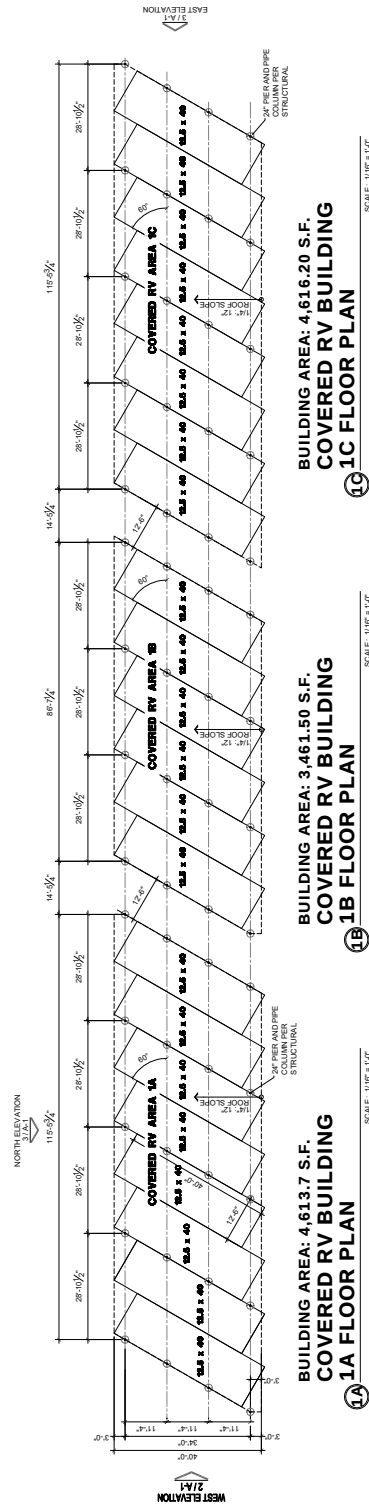
SITE DIMENSION PLAN
Issued for Review - 11.05.2021

Sheet No. 1
1



COVERED RV BUILDINGS 1A,1B & 1C
TYPICAL NORTH ELEVATION

COVERED RV BUILDINGS 1A, 1B & 1C
EAST AND WEST ELEVATION

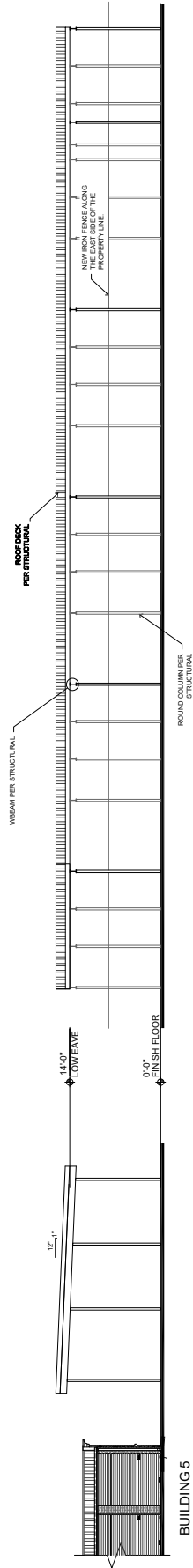


PRELIMINARY 11-01-2021

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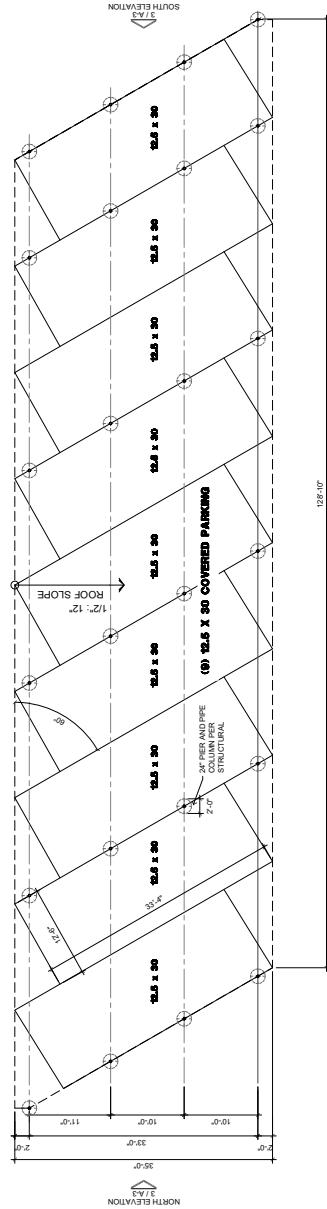


JOB NO.		SHEET	A
INITIAL CITY STATE		DRAWN BY L.S.	
REVISIONS:		PRELIMINARY D.D.	09/20/21
-	-	PRELIMINARY D.D.	11/01/21
-	-		
-	-		
-	-		
-	-		
-	-		



**COVERED PARKING
BUILDING 3 NORTH ELEVATION**
SCALE: 1/8"=1'-0"

**COVERED PARKING
BUILDING 3 WEST ELEVATION**
SCALE: 1/8"=1'-0"



WEST ELEVATION



BUILDING AREA: 4,544.35 S.F.

COVERED PARKING BUILDING 3 FLOOR PLAN
SCALE: 1/8"=1'-0"

PRELIMINARY 11-01-2021

ATRICON
P.O. BOX 70986
SAN ANTONIO, TX 78270
PH: 210-697-9817
CONTACT@ATRICON.COM

**CubeSmart
Self-Storage of Wylie**
BUILDINGS ADDITION
570 COUNTRY CLUB RD., WYLIE, TEXAS 75098

SHEET TITLE

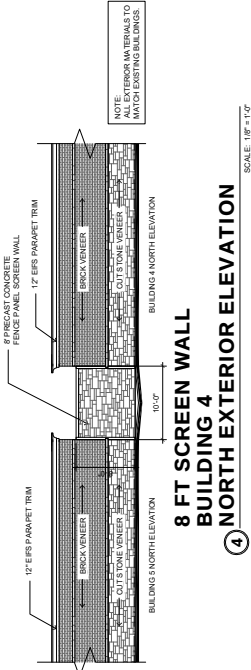
CARPORT, FLOOR PLAN AND EXTERIOR ELEVATIONS

REVISIONS:

NO.	DATE	DESCRIPTION
1	09/20/21	PRELIMINARY D.D.
2	11/01/21	PRELIMINARY D.D.
3		
4		
5		

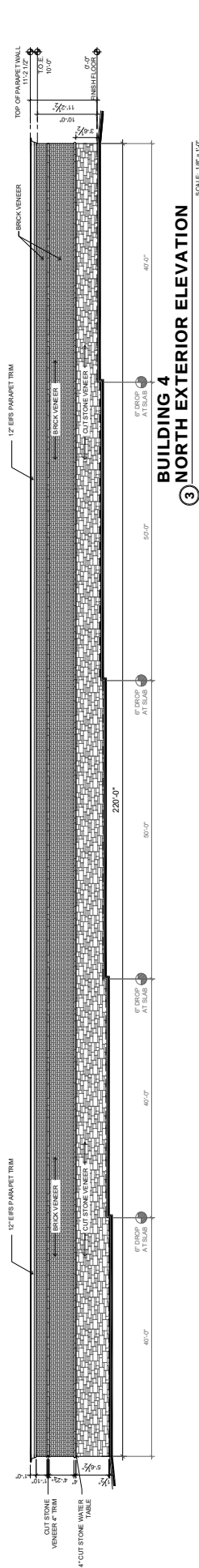
Figure 4-9
MINI-STORAGE BUILDING "X"

ELEMENT	DESIRABLE (4 ELEMENTS)	COMPLIANCE
Building Materials	1. Use of two complementary primary colors for exterior finish and/or architectural detailing. 2. Copy same style entire block.	☐
Building Articulation	1. Application of base standards to lines form and detailing. 2. Use of Architectural detailing and/or materials to provide variety in visual appearance.	☐
Architectural Compatibility	1. Building with other code meeting minimum requirement of residential development. 2. Building with no code sections, materials at right angles to each other.	☐

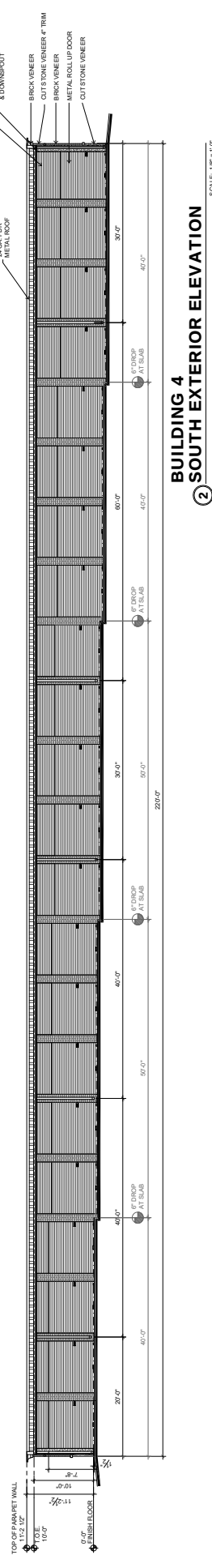


**BUILDING 4
NORTH EXTERIOR ELEVATION**
④

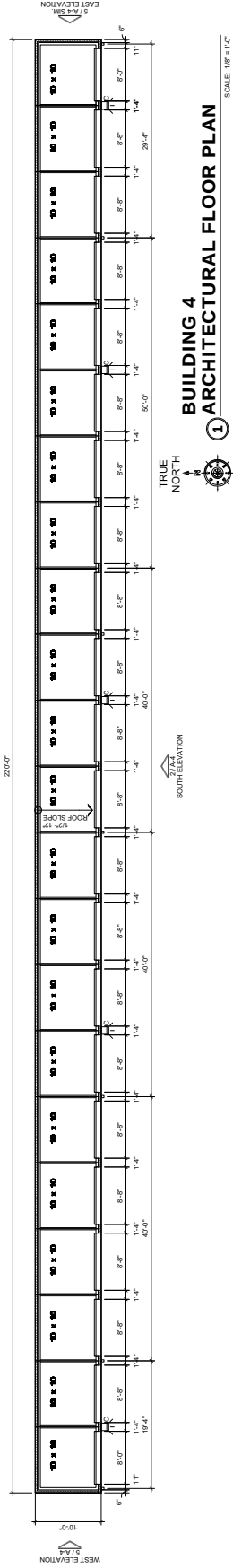
**BUILDING 4
WEST & EAST EXTERIOR ELEVATION**
⑤



**BUILDING 4
NORTH EXTERIOR ELEVATION**
③



**BUILDING 4
SOUTH EXTERIOR ELEVATION**
②



**BUILDING 4
ARCHITECTURAL FLOOR PLAN**
①

PRELIMINARY 11-01-2021

CONTACT: atricon.com
P.O. BOX 709866
SALESMAN: 01-71270
PL 210-607-9917

CubeSmart
Self-Storage of Wylie
BUILDINGS ADDITION
570 COUNTRY CLUB RD., WYLIE, TEXAS 75098

MINI-STORAGE
ARCHITECTURAL
FLOOR PLAN AND
EXTERIOR
ELEVATIONS

REVISIONS:

REVISIONS	DATE	BY	DESCRIPTION
1	09/20/21	PRELIMINARY D.D.	PRELIMINARY D.D.
2	11/01/21	PRELIMINARY D.D.	PRELIMINARY D.D.
3			
4			
5			

JOB NO.
09/20/21

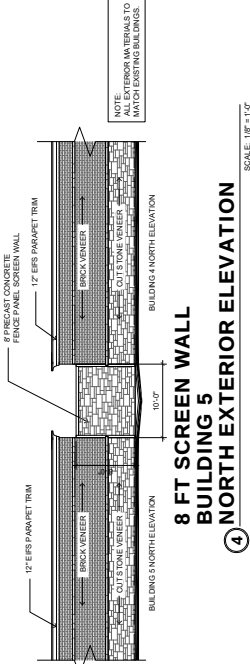
INITIAL CITY
11/01/21

SHEET
A

11/16/2021 Item 1.

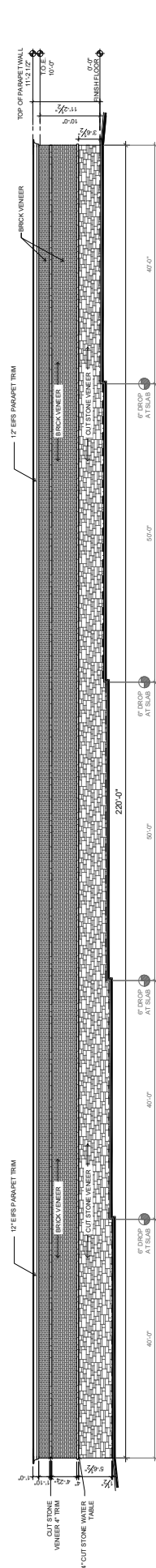
Figure 4-9
MINI-STORAGE BUILDING 5"

ELEMENT	DESIRABLE (4 ELEMENTS)
Building Materials	1. Use of two complementary primary colors and/or textures for exterior finish and/or architectural detailing.
Building Materials	2. Copy same style entire block.
Building Articulation	1. Application of base materials to faces of building.
Building Articulation	2. Use of Architectural detailing and / or materials to provide variety in visual appearance.
Architectural Compatibility	1. Building with other code meeting minimum requirement of residential development.
Architectural Compatibility	2. Building with no code sections, sections at right angles to each other.

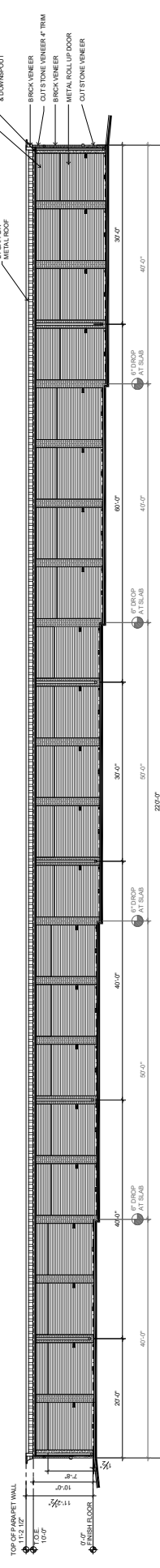


**BUILDING 5
WEST & EAST EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"

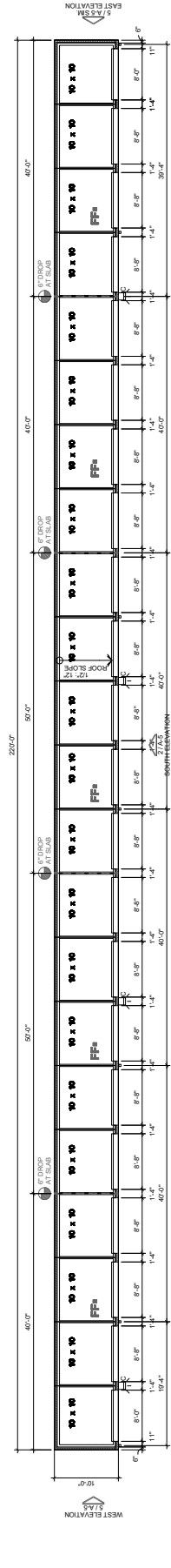
**BUILDING 5
NORTH EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"



**BUILDING 5
NORTH EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"



**BUILDING 5
SOUTH EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"



**BUILDING 5
WEST EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"



**BUILDING 5
EAST EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"

PRELIMINARY 11-01-2021

contact@atrimon.com
P.O. BOX 70986
SALESMAN, TX 75270
PL 210-607-9917

CubeSmart
Self-Storage of Wylie
BUILDINGS ADDITION
570 COUNTRY CLUB RD., WYLIE, TEXAS 75098

MINI-STORAGE
ARCHITECTURAL
FLOOR PLAN AND
EXTERIOR
ELEVATIONS

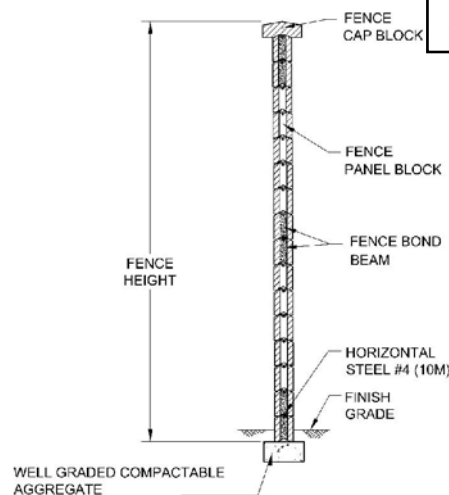
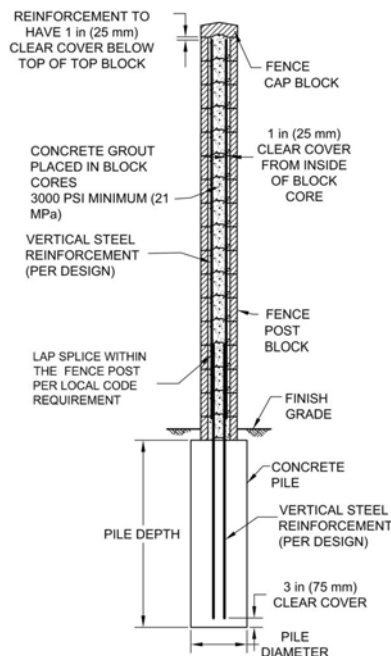
REVISIONS:

NO.	DATE	DESCRIPTION
1	09/20/21	PRELIMINARY D.D.
2	11/01/21	PRELIMINARY D.D.

JOB NO.
MINI-STORAGE
ARCHITECTURAL
FLOOR PLAN AND
EXTERIOR
ELEVATIONS

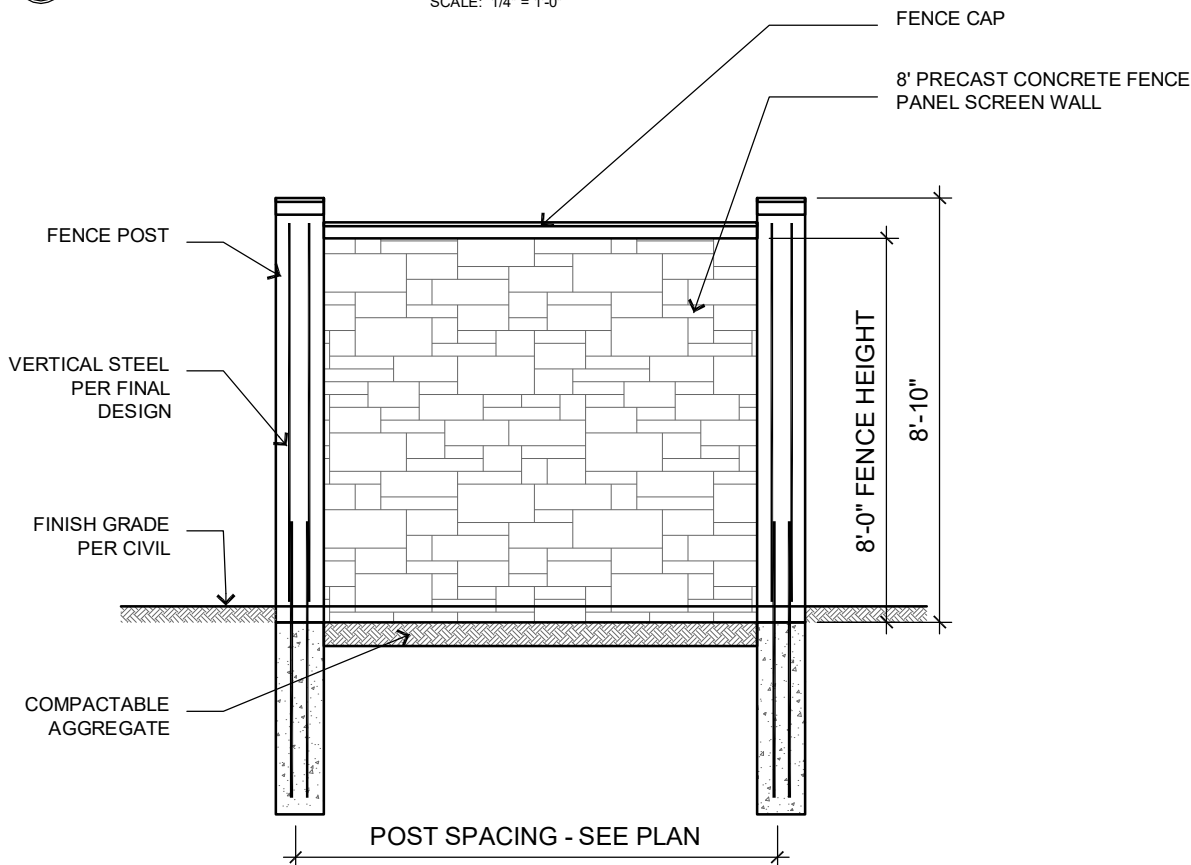
SHEET NO.
A

11/16/2021 Item 1.



2 FENCE PANEL SECTION
SCALE: 1/4" = 1'-0"

3 FENCE POST SECTION
SCALE: 1/4" = 1'-0"



1 FENCE PANEL ELEVATION
SCALE: 1/4" = 1'-0"



ATRIECON
contact@atriecon.com
P.O. BOX 700856
SAN ANTONIO, TX 78270
PH. 210-607-8817

**CubeSmart
Self-Storage of Wylie**

BUILDINGS ADDITION

570 COUNTRY CLUB RD., WYLIE, TEXAS 75098

SHEET TITLE

CONCRETE
PANEL FENCE

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REVISIONS:

PRELIMINARY D.D.	09/20/21
PRELIMINARY D.D.	11/01/21
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—	—
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—	—
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JOB NO: 2021-127

INITIAL CITY SUBMITTAL DATE:

—

DRAWN BY: L.D. **CHECKED BY:** K.S.

SHEET NUMBER



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	November 16, 2021	Item:	2
Department:	Planning		
Prepared By:	Kevin Molina	Subdivision:	Railroad Addition
Date Prepared:	November 04, 2021	Zoning District:	Commercial Corridor
		Exhibits:	Site Plan, Elevations

Subject

Consider, and act upon, a Site Plan for commercial uses on one lot. Property located at 501C N State Highway 78.

Recommendation

Motion to approve as presented.

Discussion

OWNER: Shelly Tsai

APPLICANT: Creativo Designs USA

The applicant is proposing to redevelop an existing car wash by enclosing it and creating two commercial suites. The property is zoned within the Commercial Corridor district and allows for commercial uses.

The applicant received approval of three variances in July of 2021 that allow for a reduction in the required setbacks, landscaping and parking (ZBA 2021-05) in order to accommodate the remodel of the structure and redevelopment of the site.

The two suites shall be limited to uses that have a greater parking ratio than 1 space for every 200 sq. ft. of building area. A minimum of 5% landscaping is allowed per the approved variance. The site provides 11 parking spaces and 8% of landscaped area on the frontage of State Highway 78.

The structure's exterior material consists of brick, stucco and concrete board. A covered sidewalk shall be provided on the frontage of the redeveloped structure.

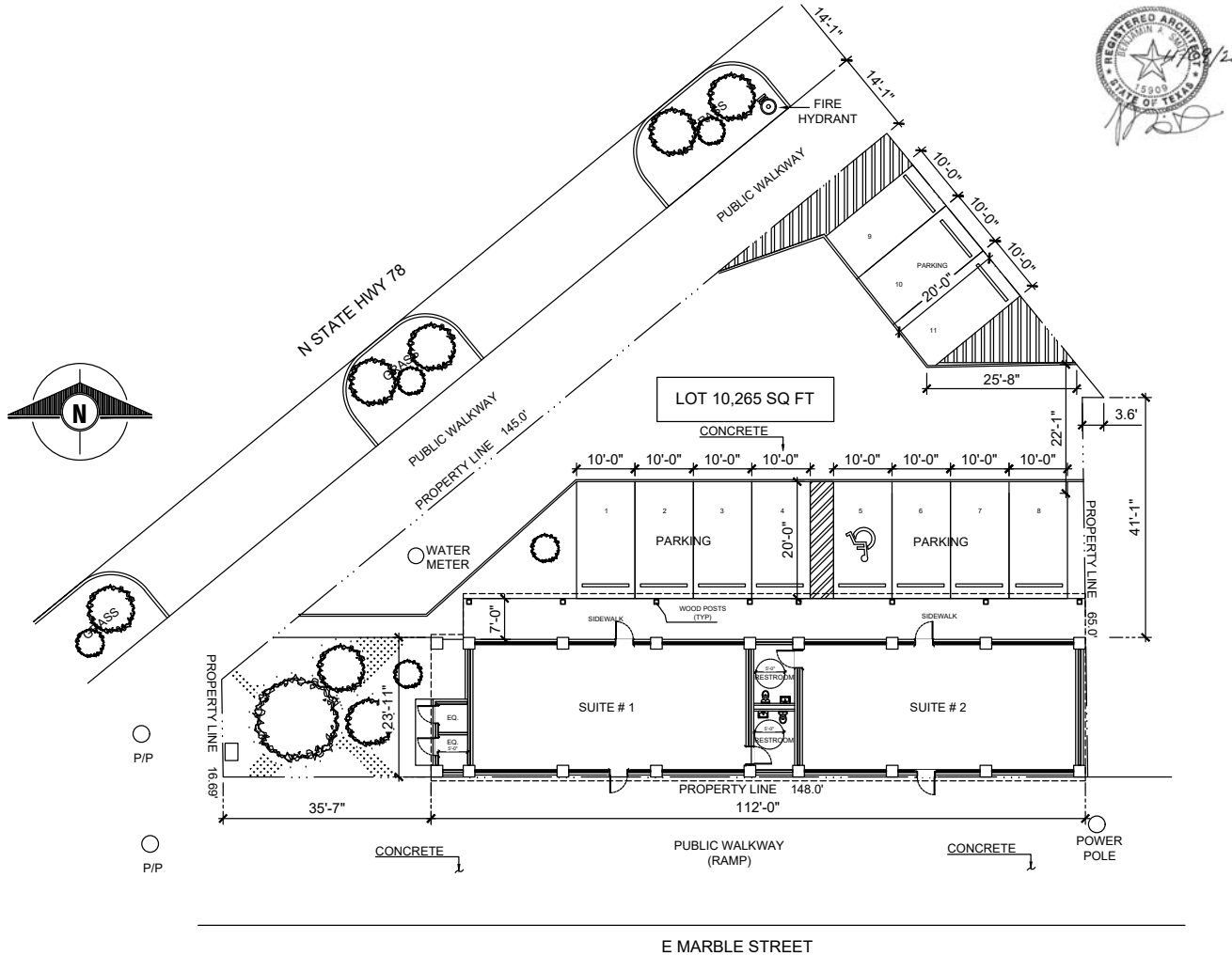
As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of the variances granted by ZBA case 2021-05.

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.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	JH	November 11, 2021



SITE PLAN

SCALE: 1 TO 20

REFERENCE MAP



SITE SUMMARY TABLE

GENERAL SITE DATA

ZONING	CC
LAND USE	COMMERCIAL CORRIDOR
LOT AREA	10,265 SQ FT
BUILDING AREA (SQ FT)	2,677 SQ FT
BUILDING HEIGHT (STORIES)	18'-8" - 1 STORY
LOT COVERAGE	26 %
LANDSCAPE COVERAGE	8%

PARKING

PARKING RATIO REQUIRED	(6000 SQ FT) 1 PER 500 SQ FT
REQUIRED PARKING	2677/500= 6
PROVIDED PARKING	11
ACCESIBLE PARKING REQUIRED	1
ACCESIBLE PARKING PROVIDED	1
OFFICE AREA TO BE REMOD.	2,535 SQ FT

NOTE: REFERENCE APPROVED VARIANCE CASE ZBA 2021-05 WHICH ALLOWS FOR REDUCED SETBACKS, LANDSCAPING AND PARKING.

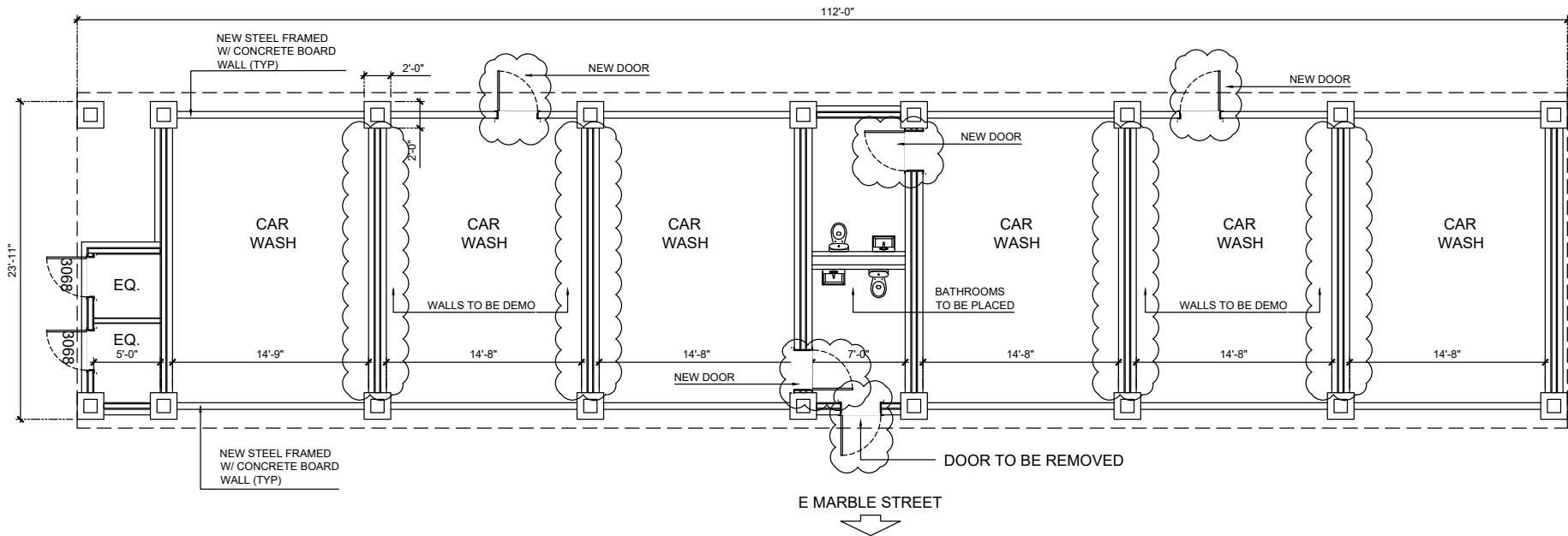


PUNTO CREATIVO

SCALE: 1 TO 20
DATE: 11/05/2021
PAGE: 1

ADDRESS: 501 N TX-78 HWY
Wylie, TX 75098
SCOPE OF WORK: C.O.

BEFORE THE VARIANCE IN GEOGRAPHIC LOCATIONS, DESIGNER WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. BUYERS ENTITLED TO RENOVATE/REPLACE THE MAP DESIGN IF DESIRED. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS PROHIBITED. THESE PLANS WILL BE USED FOR PROJECTS ONLY. UNLESS OTHERWISE NOTED, ALL RIGHTS ARE RESERVED. COPYRIGHT 2020, PUNTO CREATIVO, SAN ANTONIO, TEXAS. ALL RIGHTS RESERVED.



PROPOSED DEMO PLAN

SCALE: 1/8" = 1'-0"

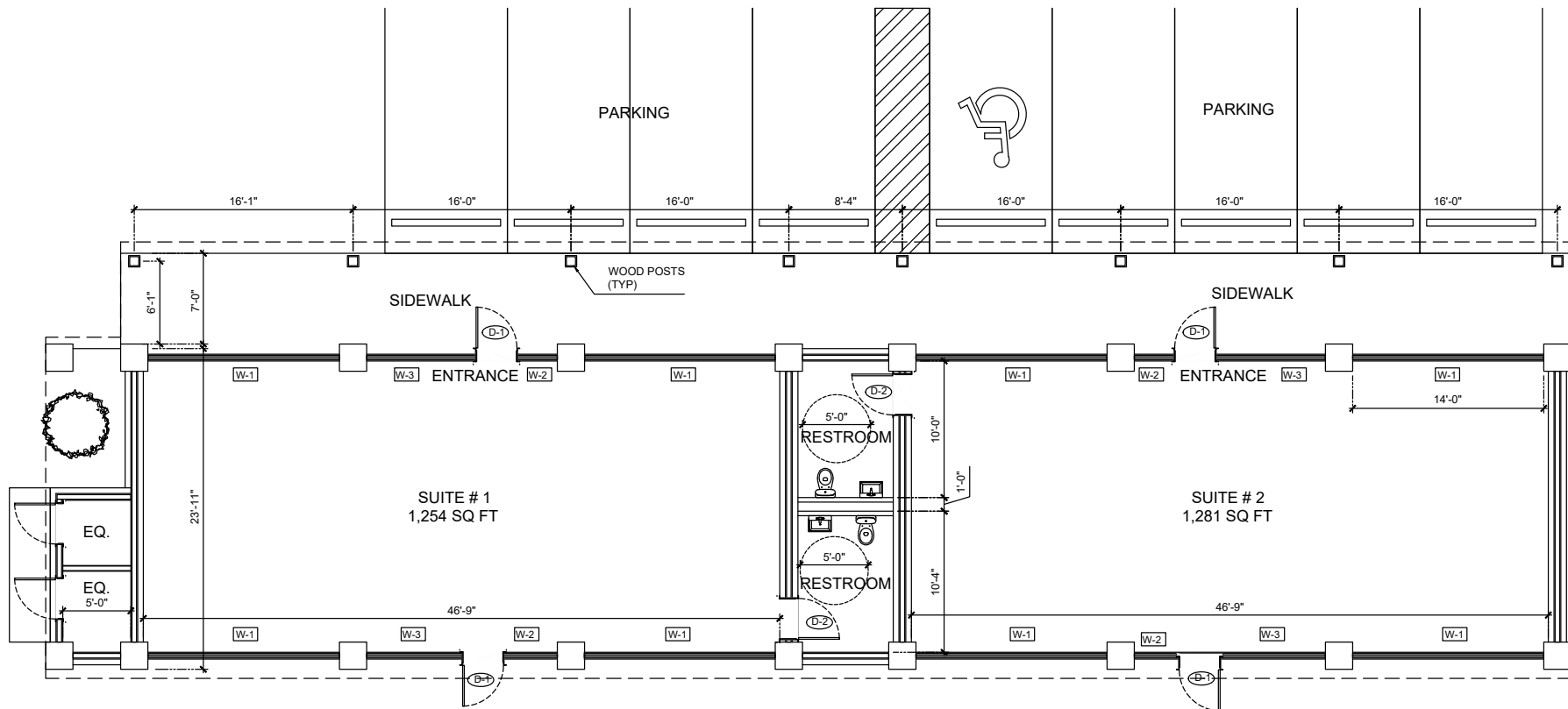


SCALE: 1/8" = 1'-0"
DATE: 11/05/2021
PAGE: 2

ADDRESS: 501 N TX-78 HWY
Wylie, TX 75098
SCOPE OF WORK: C.O.



DUE TO THE VARIANCE IN GEOGRAPHIC LOCATIONS, DESIGNER WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. BUYERS ENTITLED TO RENOVATE/REPLACE THE MEP DESIGN IF DESIRED. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS PROHIBITED. THESE PLANS ARE THE PROPERTY OF PUNTO CREATIVO, LLC. COPYRIGHT 2020. PUNTO CREATIVO, LLC. PUNTO CREATIVO, SAN ANTONIO, TEXAS.



PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

DOOR SCHEDULE					
TAG	DIMENSIONS	CORE	FUNC.	DESC.	QTY.
D-1	3'-0" x 7'-0"	SOLID WOOD	SWING	SINGLE SWING	2
D-2	3'-0" x 7'-0"	HOLLOW	SWING	SINGLE SWING	2

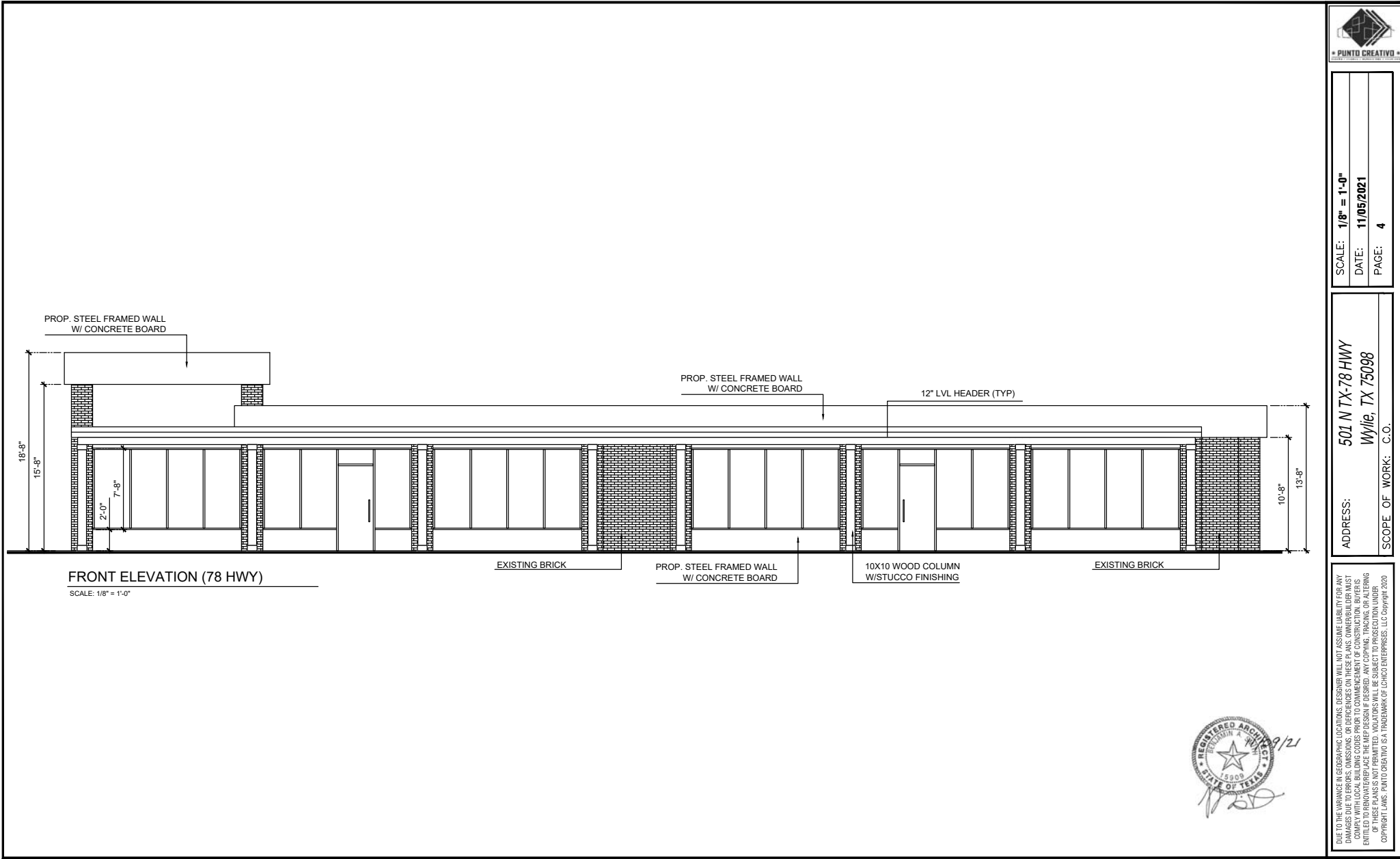
WINDOW SCHEDULE					
TAG	DIMENSIONS	U FACTOR	SHGC	FUNC.	QTY.
W-1	14'-0" x 7'-8"	0.35	0.25	FIXED	10
W-2	3'-4" x 7'-8"	0.35	0.25	FIXED	2
W-3	7'-8" x 7'-8"	0.35	0.25	FIXED	2



SCALE: 1/8" = 1'-0"
DATE: 11/05/2021
PAGE: 3

ADDRESS: 501 N TX-78 HWY
Wylie, TX 75098
SCOPE OF WORK: C.O.

BEFORE THE ARCHITECT IN CHARGE OF THE PROJECT, THE ARCHITECT SHALL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. BUYERS ENTITLED TO REVIEW/REPLACE THE MEP DESIGN IF DESIRED. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT SHALL BE PROSECUTED UNDER TEXAS LAW. COPYRIGHT LING, DAVIS DESIGN, SAN ANTONIO, TEXAS. ALL RIGHTS RESERVED. LING, DAVIS DESIGN, SAN ANTONIO, TEXAS. ALL RIGHTS RESERVED. LING, DAVIS DESIGN, SAN ANTONIO, TEXAS. ALL RIGHTS RESERVED.

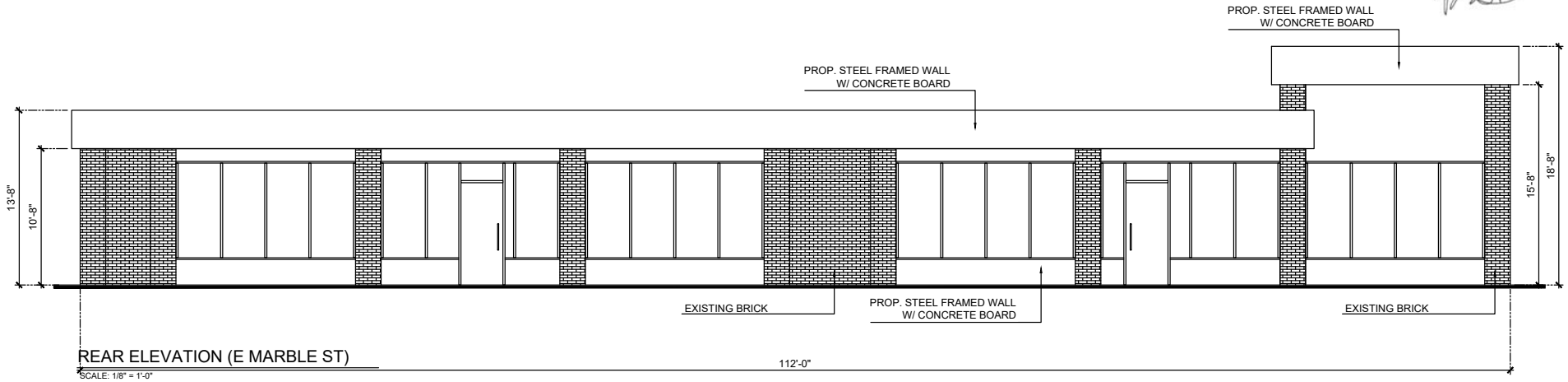
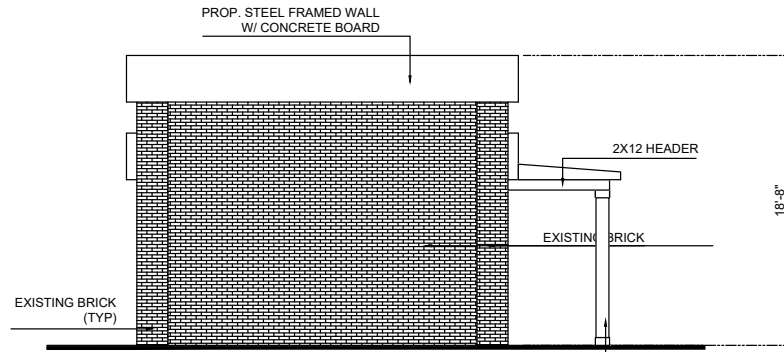
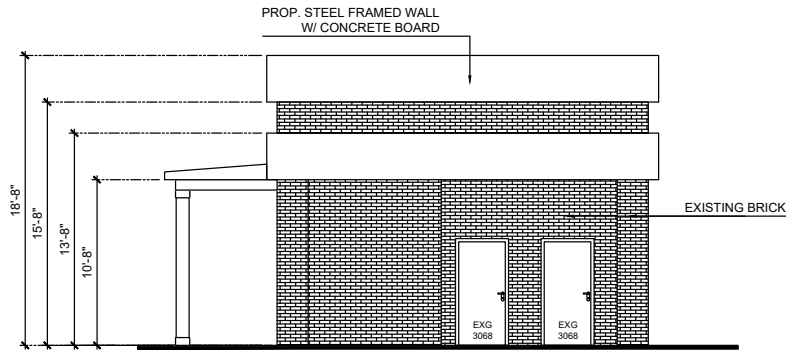


SCALE: 1/8" = 1'-0"
DATE: 11/05/2021
PAGE: 4

ADDRESS:	501 N TX-78 HWY
	Wylie, TX 75098
SCOPE OF WORK:	C.O.

DUE TO THE VARIANCE IN GEOGRAPHIC LOCATIONS, DESIGNER WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. BUYERS ENTITLED TO RENOVATE/REPLACE THE MEP DESIGN IF DESIRED. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS PROHIBITED. THESE PLANS ARE THE PROPERTY OF PUNTO CREATIVO ARCHITECTS, LLC. COPYRIGHT 2020. PUNTO CREATIVO ARCHITECTS, LLC. ALL RIGHTS RESERVED.





SCALE: 1/8" = 1'-0"
DATE: 11/05/2021
PAGE: 5

ADDRESS: 501 N TX-78 HWY
Wylie, TX 75098
SCOPE OF WORK: C.O.

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Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>November 16, 2021</u>	Item:	<u>3</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Jasen Haskins, AICP</u>	Subdivision:	<u>Railroad Addition and Shelby Survey</u>
Date Prepared:	<u>November 9, 2021</u>	Zoning District:	<u>Commercial Corridor (CC)</u>
		Exhibits:	<u>Zoning Exhibits</u>

Subject

Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for a restaurant with drive-through service on 1.03 acres, property generally located at the northwest corner of State Highway 78 and Birmingham Street. (ZC 2021-23)

Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) as presented.

Discussion

OWNER: Wylie EDC and Wylie Industrial Court LTD

APPLICANT: Patrick Filson

The applicant is requesting a Special Use Permit (SUP) for a drive-thru restaurant on 1.03 acres generally located at the northwest corner of State Highway 78 and Birmingham Street. The Zoning Ordinance requires all restaurants with drive-throughs to obtain a Special Use Permit.

The proposal includes a new 11,100 square foot structure to include a maximum 1,800 square feet dedicated to the drive-thru restaurant on the southwest end of the structure. The remaining square footage is proposed to include unspecified uses that would be allowed by right. The SUP allows for up to 6,000 of the remaining square feet to be a restaurant use (without drive thru).

The surrounding properties are zoned Commercial Corridor and have existing commercial uses such as general office, daycare, bank, general retail, and restaurants. There are currently 10 other drive-thru restaurants within ¼ mile, all occupied. The site is located in the General Urban Sector of the land use map and the proposed use is consistent with the existing surrounding development and land use classification of the comprehensive plan.

The proposed SUP conditions and the zoning exhibit include several exceptions to typical Zoning Ordinance and Design Manual standards:

- Required parking is a minimum of 80 spaces; the zoning exhibit provides 38 on-site parking spaces.
- Proposed off-site, on-street parking provides 19 spaces for a possible total of 57 parking spaces.
- Off-site parking includes utilizing public ROW.
- Off-site parking requires backing into the public ROW.
- On-site parking spaces are 9'x18'; off-site 9'x20'.
- One-way drive aisles are 14' instead of 20'.

Elevations were not provided and are not included in the SUP conditions or Zoning Exhibit. The property consists of multiple lots. Review and approval of a separate site plan, landscape plan, elevations, and plat shall be required should this Special Use Permit be approved.

Notifications/Responses: 12 notifications were mailed; with no responses returned in favor or in opposition to the request.

Approved By**Department Director***Initial*

JH

Date

November 9, 2021

Victory at Wylie**EXHIBIT "B"****Conditions For Special Use Permit****I. PURPOSE:**

The purpose of this Special Use Permit (SUP) is to allow for the development of a commercial site to include one structure with a restaurant with drive-in or drive-through service use and provide for certain variances to regular zoning ordinance requirements.

II. GENERAL CONDITIONS:

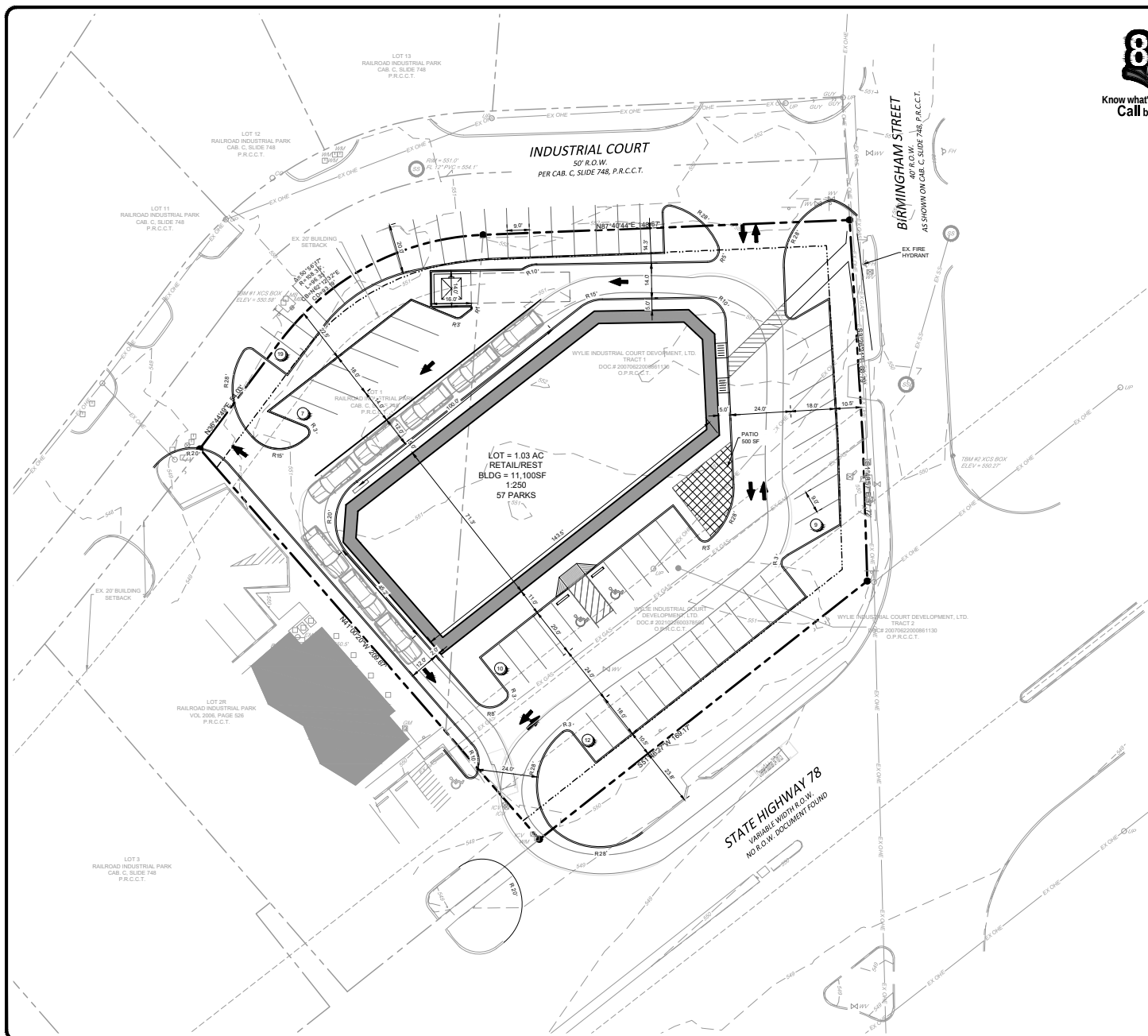
1. The site shall be developed and uses allowed shall be in accordance with Commercial Corridor (CC) design standards, as provided in Article 4, and 5 of the City of Wylie Zoning Ordinance as adopted April 2021, except as specifically provided herein.
2. This Special Use Permit shall not affect any other regulations within the City of Wylie Zoning Ordinance as adopted April 2021, except as specifically provided herein.
3. The design of the Victory Wylie development shall take place in general accordance with the Zoning Exhibit (Exhibit C).

III. SPECIAL CONDITIONS:

1. A restaurant with drive-thru shall be allowed as a condition of the SUP and as generally depicted on the zoning exhibit.
2. The maximum size of the structure shall be 11,100 square feet. The restaurant with drive thru shall be a maximum of 1,800 square feet. All restaurant uses shall be a maximum of 7,800 square feet in total.
3. Parking shall be at a ratio of one space per 250 square feet of structure (1:250), including any restaurant exterior patio seating area. Parking shall be allowed along and into the Industrial Court right-of-way as depicted on the zoning

exhibit. Parking spaces shall be a minimum of 9'x18' onsite and 9'x20' along Industrial Court. Angled parking shall be allowed in two-way drive aisles.

4. The landscape buffer along State Highway 78 and Birmingham street frontages shall be a minimum of 10'. Neither a tree preservation survey nor tree mitigation shall be required for development of the site.



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

	<u>SITE BENCHMARKS</u>
BM NO. 1	THE SITE BENCHMARK IS AN "X" CUT WITH BOX SET ON TOP OF CONCRETE PAVEMENT IN THE SOUTH RIGHT-OF-WAY OF INDUSTRIAL COURT, BEING APPROXIMATELY 4 FEET SOUTHEAST OF A MAILBOX OFFSITE NORTHWEST OF LOT 1, IN RAILROAD INDUSTRIAL PARK, AND BEING APPROXIMATELY 250' SOUTHWEST OF THE INTERSECTION OF INDUSTRIAL COURT AND BIRMINGHAM STREET. ELEVATION = 550.58' (NAVD '88)
BM NO. 2	THE SITE BENCHMARK IS AN "X" CUT SET ON TOP OF CONCRETE PAVEMENT IN THE EAST RIGHT-OF-WAY OF BIRMINGHAM STREET, BEING APPROXIMATELY 15' SOUTHWEST 35 FEET NORTH OF A SEWER MANHOLE FOUND EAST OF THE SITE, AND BEING APPROXIMATELY 80 FEET NORTH OF THE INTERSECTION OF STATE HIGHWAY 78 AND BIRMINGHAM STREET. ELEVATION = 550.27' (NAVD '88)

P R E L I M I N A R Y
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND
NOT INTENDED FOR THE PURPOSES
OF CONSTRUCTION, BIDDING
OR PERMIT. THEY WERE PREPARED
BY, OR UNDER THE SUPERVISION OF:

JOHN D. GARDNER
P.E.# 138295
DATE: 8/18/21

VICTORY GROUP
Victory Real Estate Group

8201 PRESTON ROAD SUITE 700
DALLAS, TX 75225
(972) 707-9555

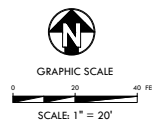
VICTORY WYLIE
CITY OF WYLIE
COLLIN COUNTY, TEXAS

LEGEND

PROPOSED SIGN	
FIRE LANE STRIPING	
PROPOSED FIRE HYDRANT	
PROPOSED SANITARY MANHOLE	
PROPOSED CURB INLET	
PROPOSED GRATE INLET	
ACCESSIBLE ROUTE	
PARKING COUNT	
PROPOSED RETAINING WALL	
PROPOSED FDC	
PROPERTY BOUNDARY	

EXISTING ZONING	CC
PROPOSED ZONING	CC
LOT AREA (SF) / (ACRES)	44,866 / 1.03
TOTAL BUILDING AREA (SF)	11,750
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	26.2% / 0.262-1

RETAIL PARKING REQUIREMENT	1 SPACE PER 250 SF
RESTAURANT PARKING REQUIREMENT	1 SPACE PER 150 SF
PORTION OF BUILDING RETAIL	100% / 11750 SF
RETAIL PARKING SPACES REQUIRED	47 SPACES
RESTAURANT PARKING SPACES REQUIRED	79 SPACES
TOTAL PARKING SPACES REQUIRED	XX SPACES
TOTAL PARKING SPACES PROVIDED	57 SPACES
REQUIRED ADA PARKING	3 SPACES (1 VAN)
PROVIDED ADA PARKING	3 SPACES (1 VAN)



SITE PLAN CITY PROJECT NO. SPXX-XXXX KE PROJECT NAME 1.00 AREA LOT X, BLOCK Y SURVEY ADJUSTED (REF. NO. 2010021501000070) CITY OF WYLLIE, COLLIN COUNTY, TEXAS PREPARATION DATE: 08/18/2021	
OWNER/APPLICANT VICTORY GROUP 8201 PINEWOOD ROAD SUITE 700 DALLAS, TX 75225 PH: 972-707-9555 CONTACT: KE CLIENT CONTACT	LANDSCAPE ARCHITECT LANDSCAPE ARCHITECT COMPANY 10000 KENNEDY BOULEVARD DALLAS, TEXAS 75224 PH: LANDSCAPE PHONE NUMBER CONTACT: LANDSCAPE ARCHITECT, LAND
ENGINEER KIRKMAN ENGINEERING, LLC 5300 STATE HIGHWAY 121 COLLEYSVILLE, TX 76034 PH: 817-686-1957 CONTACT: KE ENGINEER, KE	SURVEYOR BARTON CHAPLA SURVEYING 5300 STATE HIGHWAY 121 COLLEYSVILLE, TX 76034 PH: 817-686-1957 CONTACT: KE SURVEYOR, KE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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kirkman
ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEEVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: VIC20023_WYUE

SITE PLAN

SHEET:
C3.0



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>November 16, 2021</u>	Item:	<u>1</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Jasen Haskins, AICP</u>	Subdivision:	<u>NA</u>
Date Prepared:	<u>November 12, 2021</u>	Zoning District:	<u>NA</u>
		Exhibits:	<u>NA</u>

Subject

Hold a work session to allow staff and Commissioner Lorraine to present an update on the progress of the Comprehensive Master Plan update.

Recommendation

NA

Discussion

Discussion

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>November 12, 2021</u>