

Wylie Planning and Zoning Commission Regular Meeting

January 16, 2024 – 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. December 19, 2023 Regular Meeting Minutes
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 1R-3R1, Block C of Woodlake Village, amending one commercial lot on 2.411 acres, located at 2016 North State Highway 78.
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1-8, Block A of Ladylike Addition, creating eight commercial lots on 19.726 acres, located north of 801 North State Highway 78.
- D. Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 11R, Block C of Regency Business Park Phase 3, amending one light industrial lot on 1.275 acres, located at 2772 Capital Street.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for a Truck Storage on 1.275 acres. Property located at 2772 Capital Street.

WORK SESSION

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on January 12, 2024 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: Gabby Fernandez

Subject

Consider, and act upon, minutes from the December 19, 2023 Regular Meeting.

Recommendation

Motion to approve Item A as presented.

Discussion

The minutes are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

December 19, 2023 – 6:00 PM

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



CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00 p.m. In attendance were Chair Joshua Butler, Vice-Chair Jim Byrne, Commissioner Keith Scruggs, Commissioner Rod Gouge, Commissioner Joe Chandler, Commissioner Jennifer Grieser, Commissioner Zeb Black, Director of Community Services, Senior Planner Molina, Administrative Assistant Lillian Baker.

INVOCATION & PLEDGE OF ALLEGIANCE

The invocation was given by Chair Butler and the Pledge of Allegiance was led by Commissioner Gouge.

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.

None approached the Commission.

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. Regular Meeting Minutes from December 5, 2023

Commission Action on Consent Agenda

A motion was made by Commissioner Chandler and seconded by Commissioner Gouge to approve the Consent Agenda as presented. A vote was taken and carried 7 - 0.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Muddy Creek WasteWater Treatment Plant for a Sewage Treatment Plant Use, on 50.38 acres of Lot 1, Block 1 of Muddy Creek WasteWater Treatment Plant Addition. Property located at 5401 Pleasant Valley Road.

Commission Discussion on Agenda Item 1

Senior Planner Molina presented an overview for the expansion of Muddy Creek. The plans included fire lane access easements and a new administrative building. Applicant was present during the meeting, but did not approach the Commission. Commissioners asked about the fire lanes, to which Senior Planner Molina confirmed that they

were in compliance with fire codes and all items submitted were within city compliance. Director Haskins stated that the SUP initially submitted allowed for this future expansion.

Commission Action on Agenda Item 1

A motion was made by Commissioner Gouge and seconded by Chair Butler to recommend approval to City Council as presented. A vote was taken and carried 7 - 0.

2. Consider, and act upon, a Site Plan for a convenience store with motor fueling sales on 1.739 acres. Property located at 508 N State Highway 78.

Commission Discussion on Agenda Item 2

Senior Planner Molina presented an overview for 7-11 on Cooper Plaza Planned Development (PD). Twenty-seven percent landscaping will be provided and screening for the dumpster located close to Brown Street. The PD matches the one submitted earlier this year. Vice-Chair Byrne asked if the fire department had reviewed and Senior Planner Molina confirmed that they had and approved.

Commission Action on Item 2

A motion was made by Commissioner Grieser and seconded by Vice-Chair Byrne to approve Item 2 as presented to City Council. A vote was taken and carried 7 - 0.

3. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Multi-Family (MF) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.198 acres to allow for an office use within a residential structure. Property located at 100 S 3rd Street (ZC 2023-14).

Commission Discussion on Agenda Item 3

Senior Planner Molina presented and stated that the current structure is to be used as office use and a residence. The applicant is requesting a 400 sq foot expansion to the existing structure. The home was built in 1904. The expansion exterior will match the existing and will have a one way drive and approach. Staff received one public comment form in opposition and four in favor. Applicant Robert Heath was present and approached the Commission. He stated that the structure would be used as office space initially and then upon residents retirement, it would be turned back into residential. The Commission inquired about the type of business that would be conducted. Applicant Heath stated it would be medical assistant coordination. No in and out traffic from patients, just office usage. Commissioner Grieser inquired about the return to residence and it was confirmed by staff that was a stipulation in the SUP item #5.

Chair Butler opened a Public Hearing at 6:17 p.m. No one approached the Commission. Chair Butler closed the Public Hearing at 6:17 p.m.

Chair Butler stated that the property was of historical value, but is not part of the Downtown Historic District and therefore did not require the approval of the Historic Review Commission. Applicant Heath made one final comment that he and his family have an appreciation and love for the historic factor of the home and will retain the historical aspects and reassured the Commission it would remain that way.

Commission Action on Item 3

A motion was made by Commissioner Gouge and seconded by Commissioner Grieser to approve to City Council as presented. A vote was taken and carried 7 - 0.

ADJOURNMENT

A motion was made by Commissioner Gouge and seconded by Commissioner Grieser to adjourn. A vote was taken and carried 7 - 0 to adjourn. Chair Butler adjourned the meeting at 6:23 p.m.

*Joshua Butler - Chair***ATTEST**

Gabby Fernandez - 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 1R-3R1, Block C of Woodlake Village, amending one commercial lot on 2.411 acres, located at 2016 North State Highway 78.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: KAAP Commercial

APPLICANT: Spiars Engineering

The applicant has submitted a Final Plat to amend Lot 1R-3R1, Block C of Woodlake Village. The Woodlake Village subdivision was originally platted in 1987.

In 2003 Lot 1, Block C of Woodlake Village was replatted to create five lots and support the development of a Walmart Supercenter and additional retail in the area. In 2004 a replat was approved to create Lot 1R-3R1 & Lot 1R-3R2, Block C of Woodlake Village. A 20,000 sq.ft. multi-tenant retail structure is developed on Lot 1R-3R2, Block A of Woodlake Village and the 2.411 acre subject property on Lot 1R-3R1 is undeveloped. The subject property is located at 2016 North State Highway 78 and is zoned Commercial Corridor (CC).

The purpose of this Final Plat is to dedicate fire lane, access and utility easements for the development of two medical office buildings on the remaining open space. The proposed use is allowed by right with the current zoning.

The site plan for the development will be presented to the P&Z commission at a future meeting. Staff is continuing a review of the plans and is working with the applicant to complete the exterior elevations.

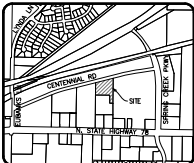
This plat is dedicating a 24' fire lane, access, and utility easement with access from Centennial Drive and to the adjacent lots to the south and east.

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.



Base of bearing: State Plane
Coordinate System, Texas North
Central Zone 4202, North American
Datum of 1983. Adjustment
Realization 2011.



LEGEND	
(Not all items may be applicable)	
o	1/4" IRON ROD WITH PLAIN CAP STAMPED
o	STAMPING SET, UNLESS OTHERWISE NOTED
RF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CM	CONCRETE MONUMENT
o	EXISTING
o	UTILITY
o	BY THIS PLAT
o	RIGHT-OF-WAY
o	ADJACENT
o	OLD RECORDS, COLLIN COUNTY, TEXAS
o	PLAT RECORDS, COLLIN COUNTY, TEXAS

NOTES:

- This plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, covenants, and other documents may exist that affect the subject property that are not shown on this record.
- Base of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
- 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 utilities and building permits.
- No aspartane between the height of 2' and 9' may be placed in the visibility easement.
- No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 49085004151, dated June 9, 2009 as noted in LHM Panel No. 11-04-0000P, effective date December 29, 2011. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission
City of Wylie, Texas

APPROVED FOR CONSTRUCTION

Mayor, City of Wylie, Texas

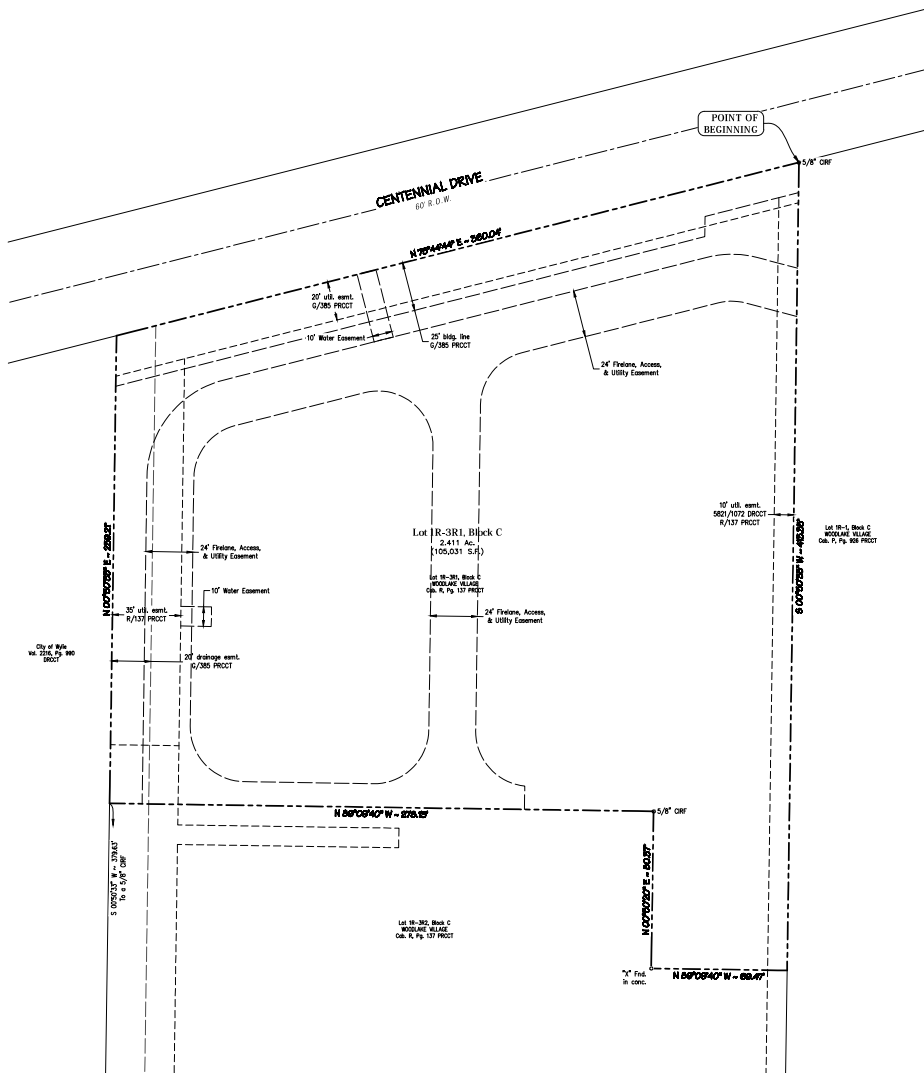
ACCEPTED

Mayor, City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the LOT 1R-3R1, BLOCK C WOODLAKE VILLAGE ADDITION to the City of Wylie, Tex., submitted to the City Council on the _____ day of _____, 2024, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, 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 described.

Witness my hand this _____ day of _____, 2024.

City Secretary
City of Wylie, Texas



STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

WHEREAS KAAP COMMERCIAL, LLC is the owner of a tract of land situated in the F. de la Pina Survey, Abstract No. 668, City of Wylie, Collin County, Texas, being all of Lot 1R-3R1, Block C, Woodlake Village Addition, according to the plat recorded in Cabinet R, Page 137, Plat Records, Collin County, Texas (PRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" capped iron rod found for the northeast corner of the subject tract, and also being in the south line of Centennial Drive, a 60' public right of way, and also being the northeast corner of Lot 1R-1, Block C, Woodlake Village Addition, according to the plat recorded in Cabinet P, Page 926, PRCCT;

THENCE S 0°07'03"33" W, 413.33 feet to a point in the west line of said lot 1R-1, and also being the northeast corner of Lot 1R-3R2, Block C, Woodlake Village Addition, according to the plat recorded in Cabinet R, Page 137, PRCCT;

THENCE along the common line of said Lot 1R-3R2 the following:

N 8°09'40" W, 69.47 feet to an x found in concrete;

N 0°50'20" E, 80.37 feet of a 5/8" capped iron rod found;

N 8°09'40" W, 278.13 feet to the northwest corner of said Lot 1R-3R2, and also being in the east line of a tract conveyed to the City of Wylie, according to the deed recorded in Volume 2216, Page 890, Deed Records, Collin County, Texas (DRCCT), from which a 5/8" capped iron rod found for the southwest corner of said Lot 1R-3R2 bears S 0°50'33" W, 379.63 feet;

THENCE N 0°50'33" E, 239.21 feet to the south line of Centennial Drive;

THENCE N 7°54'44" E, 360.04 feet to the POINT OF BEGINNING with the subject tract containing 105,030.64 square feet or 2.411 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, KAAP COMMERCIAL, LLC, do hereby adopt this plat designating the hereinabove described property as LOT 1R-3R1, BLOCK C, WOODLAKE VILLAGE ADDITION, an addition to the City of Wylie, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths upon in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and repairing, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all plating ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

Witness our hands at Collin County, Texas, this _____ day of _____, 2024.

KAAP COMMERCIAL, LLC

By: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person and officer 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 the _____ day of _____, 2024.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Splars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Wylie, Texas.

Dated this the _____ day of _____, 2024.

DARREN K. BROWN, R.P.L.S. No. 5252



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer 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 the _____ day of _____, 2024.

Notary Public, State of Texas

AMENDED FINAL PLAT

WOODLAKE VILLAGE

LOT 1R-3R1, BLOCK C
BEING 2.411 ACRES / 105,031 SF IN THE
F. DE LA PINA SURVEY, ABSTRACT NO. 668
CITY OF WYLIE, COLLIN COUNTY, TEXAS

OWNER / APPLICANT
Kaap Commercial LLC
1804 Farrington Drive
Plano, Texas 75075
Telephone: (972) 425-5325
Contact: Amit Sachdev

ENGINEER / SURVEYOR
Splars Engineering, Inc.
501 W. President George Bush Hwy., Suite 200
Richardson, TX 75080
Telephone: (972) 422-5077
TBPE No. F-2121 / TBPLS No. F-10043100
Contract: David Bond

Scale: 1" = 30' December, 2023 BRI Job No. 23-065



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 Lot 1-8, Block A of Ladylike Addition, creating eight commercial lots on 19.726 acres, located north of 801 North State Highway 78.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: JDI Investors

APPLICANT: Spiars Engineering

The applicant has submitted a Preliminary Plat to create Lots 1-8, Block A of Ladylike Addition. The property is located north of 801 North State Highway 78 and is zoned Commercial Corridor (CC). The purpose of the Preliminary Plat is to create eight commercial lots on 19.726 acres and dedicate fire lane, access and utility easements for the development.

Site plans for each lot shall be required for review and consideration prior to any future development. The applicant has provided preliminary engineering sewer, water and drainage plans for this preliminary plat review. The City Engineering department has reviewed these initial preliminary plans as support documents for the creation of the eight lots. Full civil plans shall be reviewed after the site plan approval.

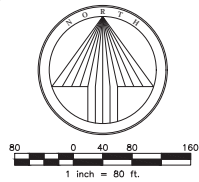
The subject property was rezoned Commercial Corridor from Agricultural in May of 2018 and has a development plan of 10 lots. This preliminary plat replaces the previous development plan. There is an existing building on Lot 4, Block A of Ladylike Addition that is to be demolished with this development due to the existing structure being non conforming (setbacks, building materials, fire safety, etc.) and unusable for the future development of the site.

The final plat for this development will be a replat and change Lot 4, Block A to Lot 7, Block A of Ladylike Addition to match the new proposed development plan.

This plat is dedicating a 30' fire lane, access, and utility easement with access from State Highway 78 and East Brown Street.

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.

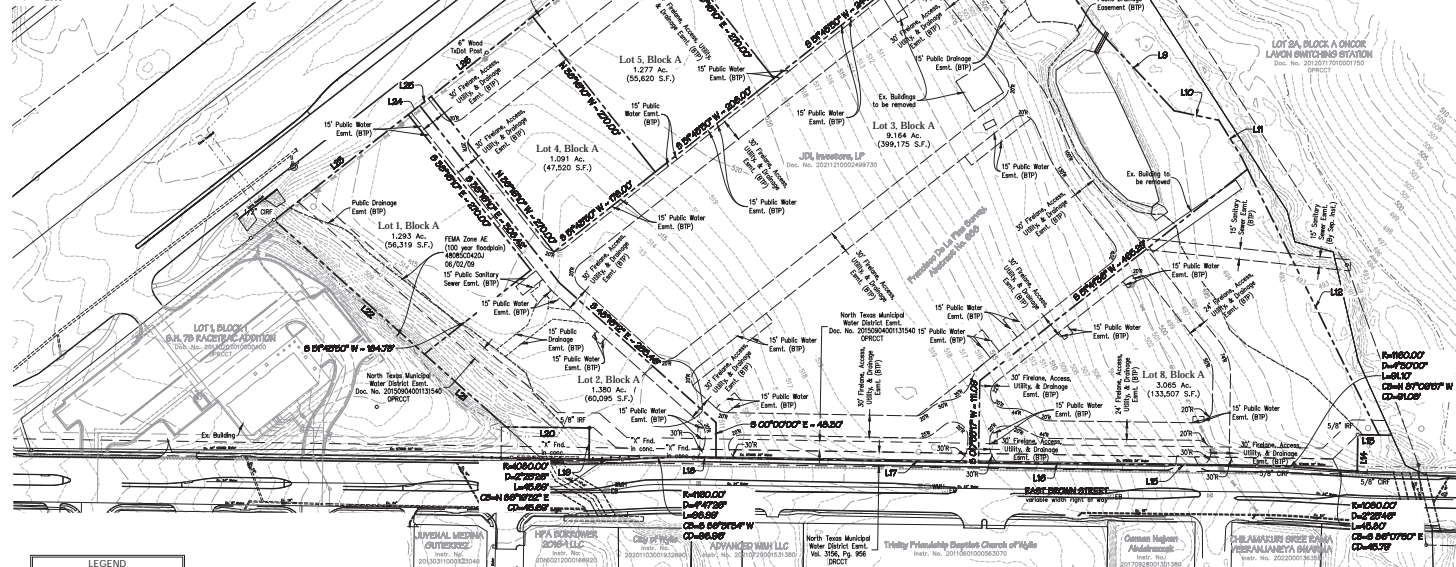
The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.



Basis of bearing: State Plane
Coordinate System, Texas North
Central Zone 4202, North American
Datum of 1983. Adjustment
Realization 2011.



LOCATION MAP
1" = 2000'



Line Table		
Line #	Bearing	Distance
L1	S 02°37'38" W	105.60'
L2	S 19°42'31" E	64.63'
L3	S 09°58'31" E	56.80'
L4	S 09°52'31" E	36.09'
L5	S 38°58'31" E	6.00'
L6	S 73°58'31" E	38.18'
L7	S 03°32'31" E	47.46'
L8	S 34°58'31" E	107.72'
L9	S 43°58'31" E	161.28'
L10	S 77°58'31" E	62.00'
L11	S 31°42'31" E	58.67'
L12	S 26°12'31" E	404.41'
L13	N 89°43'31" W	28.89'
L14	S 03°58'31" W	50.00'
L15	N 89°43'31" W	200.80'
L16	N 89°43'31" W	178.94'
L17	N 89°43'31" W	357.82'
L18	N 89°43'31" W	30.49'
L19	N 00°38'46" E	44.29'
L20	N 89°21'31" W	115.88'
L21	N 48°58'31" E	149.54'
L22	N 48°58'31" E	274.71'
L23	N 51°43'31" E	232.40'
L24	N 51°43'31" E	20.00'
L25	N 51°43'31" E	20.00'
L26	N 51°43'31" E	178.00'
L27	N 51°43'31" E	206.00'
L28	N 51°43'31" E	231.34'
L29	N 51°43'31" E	231.34'
L30	N 51°43'31" E	12.66'
L31	N 51°43'31" E	40.00'
L32	N 51°43'31" E	244.04'

LEGEND	
1/2" IRON ROD W/ PLASTIC CAP	STANDARD "HANDICAP" SET, UNLESS OTHERWISE NOTED.
BF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
BRP	BY THIS PLAT
W	POWER POLE
SW	SAN SEWER MANHOLE
SW	STORM SEWER MANHOLE
W	GUY WIRE ANCHOR
1	SPOTPOST
▲	HANDICAP PARKING
○	FIRE HYDRANT
■	GAS MANHOLE
Y	GROUND LIGHT
U	UNDERGROUND ELECTRIC LINE MARKER
GM	GAS METER
EB	ELECTRIC BOX
EM	ELECTRIC METER
IV	IRRIGATION CONTROL VALVE
W	WATER VALVE
W	WATER METER
SSCO	SANITARY SEWER CLEANOUT
—	CHAIN LINK FENCE
—	GUARD RAIL FENCE
—	BARBED WIRE FENCE
—	WOOD FENCE
—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT

- NOTES:
- All proposed lots situated in whole or in part within the city's corporate limits shall comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
 - Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
 - The subject property is not located within the 1% annual chance (100-year floodplain) per FEMA FIRM Map #48085C0420J in Collin County, dated June 2, 2009.
 - 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 licenses and building permits.

PRELIMINARY PLAT
LADYLIKE ADDITION
IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS
FRANCISCO DE LA PINA SURVEY; ABSTRACT NO. 688
Lots 1-8, Block A
859,281 Sq. Ft./19,726 Acres

ENGINEER/SURVEYOR/APPLICANT
Spilars Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TAFE No. F-2121
Contact: David Bond

OWNER/DEVELOPER
JLI Investors, LP
8668 John Hickman Parkway
Frisco, TX 75034
Telephone: (972) 679-1918
Contact: Shive Kondu

OWNER'S CERTIFICATE
STATE OF TEXAS **
COUNTY OF COLLIN **

BEING a tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, City of Wylie, Collin County, Texas, being all of Lot 4, Block A of the Ladylike Addition, an addition to the City of Wylie, according to the plat thereof recorded in Document No. 20160927010004540 of the Plat Records of Collin County, Texas and by deed conveyed to JDI Investors, LP, recorded in Document No. 20211210002499730 of the Official Public Records of Collin County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found lying in the southeast right-of-way line of State Highway 78 (variable width right-of-way) at the north corner of said Lot 4, Block A;

THENCE along the easterly lines of said Lot 4, Block A and JDI Investors tract, the following courses and distances:

- S 02°31'39" W, 105.60 feet;
- S 19°42'21" E, 64.63 feet;
- S 00°58'21" E, 56.80 feet;
- S 09°33'21" E, 89.09 feet;
- S 38°58'21" E, 33.13 feet to a 5/8-inch iron rod found;
- S 73°09'21" E, 38.18 feet;
- S 51°33'21" E, 47.46 feet;
- S 34°28'21" E, 107.72 feet;
- S 43°19'21" E, 161.28 feet;
- S 77°58'21" E, 62.00 feet;
- S 31°47'21" E, 58.67 feet;
- S 26°19'21" E, 423.29 feet;

N 89°04'51" W, 28.89 feet to a 5/8-inch iron rod found;

N 00°55'09" W, 50.00 feet to a 5/8-inch capped iron rod found lying in the north right-of-way line of East Brown Street (variable width right-of-way);

THENCE along said north line of East Brown Street, the following courses and distances:

Along a non-tangent curve to the right having a central angle of 02°25'46", a radius of 1080.00 feet, a chord of N 86°07'50" W - 45.79 feet, an arc length of 45.80 feet;

Along a reverse curve to the left having a central angle of 04°30'00", a radius of 1160.00 feet, a chord of N 87°09'57" W - 91.08 feet, an arc length of 91.10 feet to a 5/8-inch capped iron rod found;

N 89°24'57" W, 200.98 feet;

N 89°04'43" W, 567.34 feet to an X-found in concrete for corner;

Along a tangent curve to the left having a central angle of 04°47'26", a radius of 1160.00 feet, a chord of S 88°31'34" W - 96.96 feet, an arc length of 96.99 feet to an X-found in concrete for corner;

Along a non-tangent curve to the right having a central angle of 02°25'26", a radius of 1080.00 feet, a chord of S 88°19'32" W - 45.69 feet, an arc length of 45.69 feet;

N 00°38'49" E, 44.29 feet to a 5/8 inch iron rod found;

N 89°21'11" W, 113.59 feet to the eastern line of Lot 1, Block 1 of S.H. 78 Racetrack Addition, an addition to the City of Wylie, according to the plat thereof recorded in Document No. 20130207010000400 of the Plat Records of Collin County, Texas;

THENCE, N 48°16'12" W, 423.50 feet to a 1/2-inch capped iron rod found at the north corner of said Lot 1, Block 1 and lying in said southeast line of State Highway 78;

THENCE, N 51°45'50" E, 885.74 feet to a 5/8-inch capped iron rod found at the northeast corner of said Lot 4, Block A;

THENCE, N 51°37'39" E, 296.69 feet along said southeast line of State Highway 78, to the POINT OF BEGINNING with the subject tract containing 859,281 square feet or 19.726 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, JDI Investors, LP, do hereby adopt this plat designating the hereinabove described property as LADYLIKE ADDITION, an Addition to the City of Wylie, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and repairing, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

Witness our hands at Collin County, Texas, this _____ day of _____, 2024.

JDI Investors, LP
By: _____

STATE OF TEXAS **
COUNTY OF COLLIN **

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____ known to me to be the person and officer 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 the _____ day of _____, 2024.

Notary Public, State of Texas _____

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spilars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Wylie, Texas.

Dated this the _____ day of _____, 2024.

DARREN K. BROWN, R.L.S., No. 5252



STATE OF TEXAS **
COUNTY OF COLLIN **

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer 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 the _____ day of _____, 2024.

Notary Public, State of Texas _____

RECOMMENDED FOR APPROVAL

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

APPROVED FOR CONSTRUCTION

Mayor, City of Wylie, Texas _____ Date _____

ACCEPTED

Mayor, City of Wylie, Texas _____ Date _____

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing first plat of the LADYLIKE ADDITION to the City of Wylie was submitted to the City Council on the _____ day of _____, 2008, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, 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 described.

Witness my hand this _____ day of _____, 2024.

City Secretary
City of Wylie, Texas _____

PRELIMINARY PLAT
LADYLIKE ADDITION
IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS
FRANCISCO DE LA PINA SURVEY; ABSTRACT NO. 688
Lots 1-8, Block A
859,281 Sq. Ft./19.726 Acres

ENGINEER/SURVEYOR/APPLICANT	OWNER/DEVELOPER
Spilars Engineering, Inc.	JDI Investors, LP
501 W President George Bush Hwy, Suite 200	8668 John Hickman Parkway
Richardson, TX 75080	Frisco, TX 75034
Telephone: (972) 422-0077	Telephone: (972) 679-1918
TIRE No. T-2121	Contact: Shiva Konda
Contact: David Bond	

Sheet 2 of 2 Scale: 1"=80' Dec-23 SEI Job No. 23-070



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: D

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 11R, Block C of Regency Business Park Phase 3, amending one light industrial lot on 1.275 acres, located at 2772 Capital Street.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Shaminder Sekhon

APPLICANT: Roome Land Surveying

The applicant has submitted a Final Plat to amend Lot 11R, Block C of Regency Business Park. The property is located at 2016 North State Highway 78 and is zoned Light Industrial (LI). The purpose of the Final Plat is to dedicate fire lane, access and utility easements for the development of a truck parking business. The site plan for the development is also on the P&Z agenda.

This plat is dedicating a 30' fire lane easement with access from Capital Street and maneuverability for vehicles to exit the property.

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

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



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for a Truck Storage on 1.275 acres. Property located at 2772 Capital Street.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Shaminder Sekhon

APPLICANT: Helmberger Associates

The applicant is proposing to develop 1.275 acres of land for a truck storage use. The property is zoned within the Light Industrial zoning district and allows for the outside storage use by-right.

The Final Plat for the development is on the consent agenda and dedicates fire lane access easements.

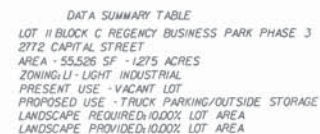
The development is creating ten parking stalls that measure 12' X 75'. A 30' drive is provided with a hammerhead turn around for safety vehicles.

The development is required to provide 10% landscaping being 5,526 sq.ft. and is in compliance by providing 7,500 sq.ft. Bald Cypress trees are proposed along the frontage adjacent to Capital Street.

A 150' Texas Power and Light easement remains along the rear of the property.

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.



FIRELANE PVM AND DRIVE APPROACH 8" THICK 4500 PSI
7" SACK CONC WITH *3 BARS ON 18" CENTERS BOTH WAYS
100% TIED TO ALL CHAIRS AND SMOOTH DOWELS ON 12" CENTERS
WHEN CONNECTIONS TO EXIST PVMT
OVER 7" THICK 7% LIME STABILIZED SUBGRADE

PRE-POUR INSPECTION REQUIRED AND MIX DESIGN APPROVED
PRIOR TO WORK BEING PERFORMED

PARKING AREAS TO BE 6" THICK 4500 PSI CONCRETE
WITH *3 BARS ON 18" CENTERS BOTH WAYS
OVER 7" THICK 7% LIME STABILIZED SUBGRADE

- LINE LEGEND:
- PROPERTY LINE
 - DRAINAGE FLOW
 - PROPOSED WATER LINE
 - ROAD CENTER LINE
 - PROPOSED STORM SEWER
 - PROPOSED STREET
 - EXISTING CONTOUR LINE
 - PROPOSED CONTOUR LINE
 - BUILDING SETBACK LINE
 - DRAINAGE EASEMENT
 - DRAINAGE DIVIDE LINE
 - ROW / LOT LINE
 - PROPOSED FENCE
 - PROPOSED SANITARY SEWER

11 Bearings Based on Regency Business Park, Phase Three as recorded in Volume 2005, Page 3 of the Collin County Map Records. 2) No part of the subject property lies within a Special Flood Hazard Area Insulated by 100-year flood per Map No. HMO05CD415 J of the F.I.A.A. Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas dated June 2, 2005 (Zone X)

Elevation based on NAVD83 Datum.

XCEED Properties, LLC
located 5.28 acres, Tract II
CC# 20180515000589300,
D.R.C.C.T.

HELMBERGER ASSOCIATES, INC.
CIVIL / ENVIRONMENTAL ENGINEERS
PRELIMINARY - FOR INTERIM REVIEW ONLY

These documents are for Interim Review and not
intended for Construction, Bidding, or Permit
Purposes. They were prepared by, or under the
supervision of:

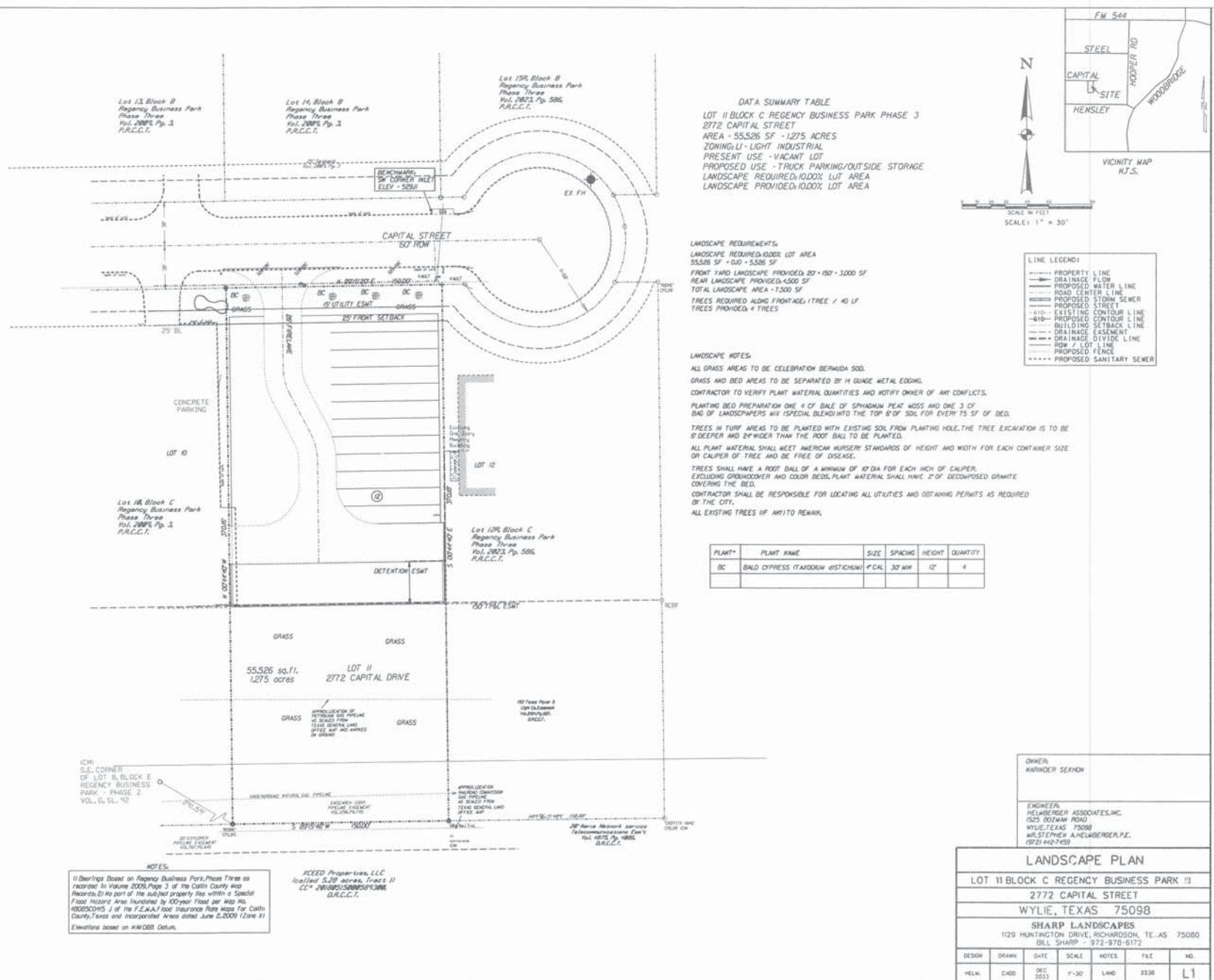
Stephen A. Helmbarger 802644 114/24

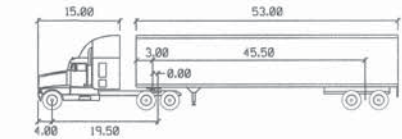
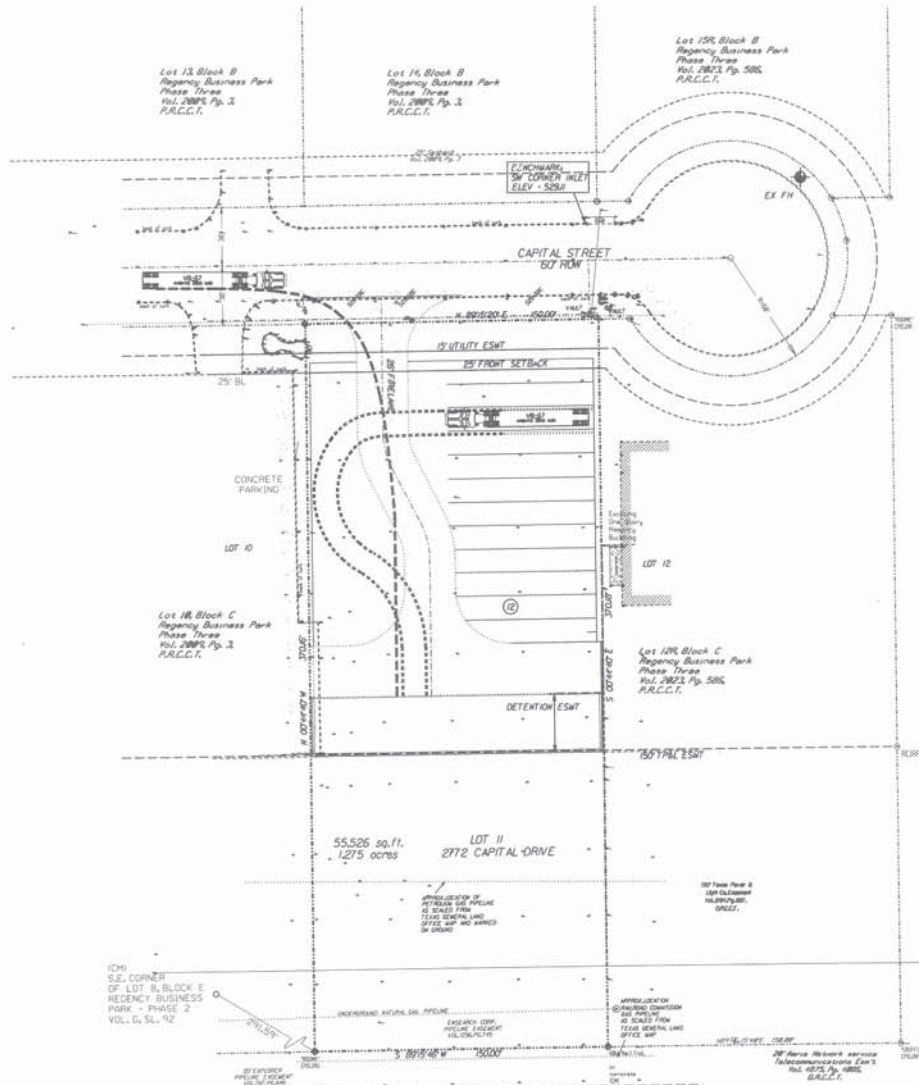
LOT 11 BLOCK C REGENCY BUSINESS PARK III
2772 CAPITAL STREET
WYLLIE, TEXAS 75098

TIME
REGISTRATION
NO. 000758

H **HELMBERGER ASSOCIATES, INC.**
CIVIL AND ENVIRONMENTAL ENGINEERS
6323 SOUTHWEST ROAD WYLLIE, TEXAS 75098 (972) 442-7438

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADO	DEC 2003	1"=30'	PSBOR	2238	C1





WB-67

	feet	
Traactor Width	: 8.00	Lock to Lock Time : 6.0
Trailer Width	: 8.50	Steering Angle : 28.4
Traactor Track	: 8.00	Articulating Angle : 75.0
Trailer Track	: 6.50	

- LINE LEGEND:
- PROPERTY LINE
 - DRAINAGE FLOW
 - PROPOSED WATER LINE
 - ROAD CENTER LINE
 - PROPOSED STORM SEWER
 - PROPOSED STREET
 - EXISTING CONTOUR LINE
 - PROPOSED CONTOUR LINE
 - BUILDING SETBACK LINE
 - DRAINAGE EASEMENT
 - ROW / LOT LINE
 - PROPOSED FENCE
 - PROPOSED SANITARY SEWER

NOTES:
 1) Bearings Based on Regency Business Park Phase Three as recorded in Volume 2008, Page 3 of the Collin County Map Records. 2) No part of the subject property lies within a Special Flood Hazard Area identified by 100-year Flood, per Map No. 400050045 J of the F.E.A.Flood Insurance Rate Map for Collin County, Texas and incorporated Areas dated June 2, 2009 (Zone X1). Elevation based on NAVD83 Datum.

EXCEED Properties, LLC
 (called 5.70 acres, Tract 1)
 CC# 20100000000000000000
 D.U.C.C.T.

HELMBERGER ASSOCIATES, INC.
 CIVIL, ENVIRONMENTAL ENGINEERS
 PRELIMINARY - FOR INTERIM REVIEW ONLY
 These documents are for review purposes and not intended for Construction, Bidding, or Permit purposes. They were prepared by, or under the supervision of,
 Stephen A. Helmberger, P.E.
 #0264

OWNER:
 HARMON SEKHON

 ENGINEER:
 HELMBERGER ASSOCIATES, INC.
 525 BOCHAM ROAD
 WYLIE, TEXAS 75098
 MR. STEPHEN A. HELMBERGER, P.E.
 (972) 442-1455

TRUCK TURNING EXHIBIT						
LOT 11 BLOCK C REGENCY BUSINESS PARK III						
2772 CAPITAL STREET						
WYLIE, TEXAS 75098						
FIRM REGISTRATION NO. 000754		HELMBERGER ASSOCIATES, INC. CIVIL AND ENVIRONMENTAL ENGINEERS 525 BOCHAM ROAD, WYLIE, TEXAS 75098 (972) 442-1455				
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM	CAD	DEC 2023	1"=30'	PROVIDER	2230	C4