

# Wylie Planning and Zoning Commission Regular Meeting

September 20, 2022 – 6:00 PM

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



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## CALL TO ORDER

## INVOCATION & PLEDGE OF ALLEGIANCE

## COMMENTS ON NON-AGENDA ITEMS

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

## CONSENT AGENDA

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

- A. Consider, and act upon, the approval of the September 6, 2022 Minutes.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of LI 78 Logistics Center being Lots 1, 2 and 3, Block A, establishing three lots on 22.052 acres, generally located on the southwest corner of State Highway 78 and Wylie East Drive.

## ADJOURNMENT

## CERTIFICATION

I certify that this Notice of Meeting was posted on September 16, 2022 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

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*Stephanie Storm, City Secretary*

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*Date Notice Removed*

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date,

hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

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



## Planning & Zoning Commission

# AGENDA REPORT

Department: Planning

Item: A

Prepared By: Mary Bradley

### Subject

Consider, and act upon, Minutes from the September 6, 2022 Regular Meeting.

### Recommendation

Motion to approve item as presented.

### Discussion

The minutes are attached for your consideration.

## Wylie Planning and Zoning Commission Regular Meeting

September 06, 2022 – 6:00 PM

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



### CALL TO ORDER

Chair Bryan Rogers called the meeting to order at 6:02pm. Commissioners present: Chair Rogers, Vice Chair Joshua Butler, Commissioner Keith Scruggs, Commissioner Jennifer Grieser, Commissioner Jacques Loraine, and Commissioner Rod Gouge. Commissioners absent were Commissioner James Byrne.

Staff present: Interim Community Services Director, Jasen Haskins, Senior Planner, Kevin Molina, Engineering Development Manager Than Nguyen, Fire Marshall Steve Seddig and Administrative Assistant Janet Pieper.

### INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Gouge gave the Invocation and Commissioner Loraine led the Pledge of Allegiance.

### COMMENTS ON NON-AGENDA ITEMS

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

No one addressed the Commissioners on Non-Agenda Items.

### CONSENT AGENDA

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

- A. Consider, and act upon, Minutes from the August 16, 2022 Regular Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat Price Addition, being Lot 1, Block A, establishing one lot on 5.856 acres in the City of Wylie Extra Territorial Jurisdiction, located south of 2065 E FM 544.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat Brown and Burns Addition, being a replat of Lot 1 and 2, Block 1, establishing two lots on 0.169 acres, located at 129 and 131 N Ballard Avenue
- D. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat Jericho Village Addition of Lot 1, Block A, establishing on lot on 2.472 acres, located at 511 West Brown Street.

### Board Action

A motion was made by Commissioner Gouge, and seconded by Commissioner Grieser to approve Consent Agenda Items A – D as submitted. A vote was taken and carried 6 – 0.

## REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Vista Woodbridge, being Lot 15R of Woodbridge Crossing, a multi-tenant commercial use on 1.62 acres, located at 3040 W FM 544.

### Staff Presentation

Senior Planner Molina stated that the applicant is proposing to develop a 9,499 square foot multi-tenant commercial structure on 1.62 acres located at 3040 W FM 544. The property is zoned within the Woodbridge Crossing Planned Development (PD 2020-15) and allows for commercial development, including a drive-thru being allowed by right as the Zoning Ordinance change was made after the PD was approved.

The restaurant with a drive-thru is planned as Black Rock Coffee. The property shall require one parking space for every 100 square feet for a total of 94 parking spaces. The site plan provides 94 parking spaces, four being handicapped spaces, meeting the requirement.

Access to the site is proposed from an existing 30' shared access driveway that connects to FM 544 located west of the subject property. Two additional 24' access drives are also provided that connect to the property to the east.

### Board Action

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

2. Consider, and act upon, a Site Plan for Jericho Village, a multi-family use and community center on 2.472 acres, located at 511 W Brown Street.

### Staff Presentation

Senior Planner Molina stated that applicant is proposing to develop 32,880 square feet. of multi-family housing over 10 structures with a 2,541 square feet community center on 2.472 acres located at 511 W Brown. The property is zoned within the Jericho Village Planned Development (PD 2020-15) is an income-adjusted multi-family development with on-site social services and allows for the multi-family use.

The property shall require 1.5 parking spaces per residential unit and 1 space for every 500 square feet of community center area. The site provides 63 parking spaces and three handicapped spaces, meeting the requirement.

### Board Discussion

The Commissioners discussed the distribution of the handicapped parking spaces. Ms. Janet Collinsworth, applicant, stated that the handicapped parking spaces will be located in front of the ADA approved units. The sidewalks around all the units will be ADA accessible. Staff indicated they would work with the developer to address the Commissioner's concerns.

### Board Action

A motion was made by Commissioner Loraine, and seconded by Commissioner Gouge, to approve Agenda Item 2 as submitted. A vote was taken and carried 6 – 0.

Staff reminded the Commissioners of the next meeting on September 20, 2022.

## ADJOURNMENT

A motion was made by Vice Chair Butler, and seconded by Commissioner Gouge to adjourn the meeting at 6:23PM.  
A vote was taken and carried 6 – 0.

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*Bryan Rogers, Chair*

## ATTEST

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*Mary Bradley, Secretary*



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
 Prepared By: Kevin Molina

Item Number: B

### Subject

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

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

#### OWNER: 78 Hooper LTD

#### APPLICANT: Kimley-Horn

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

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

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

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

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



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°07'16"E	120.66'	L23	N00°52'44"E	9.90'	L45	S89°07'16"E	1007.00'	L67	S00°52'44"W	5.00'
L2	N00°52'44"E	129.40'	L24	N89°07'16"W	246.36'	L46	S00°52'44"W	109.60'	L68	S89°07'16"E	7.63'
L3	N89°07'16"W	8.00'	L25	S00°52'44"W	80.00'	L47	S89°07'16"E	8.00'	L69	N89°07'16"W	29.76'
L4	N00°52'44"E	10.00'	L26	N00°52'44"E	80.00'	L48	N00°52'44"E	10.00'	L70	N00°52'44"E	2.60'
L5	S89°07'16"E	8.00'	L27	N89°07'16"W	20.00'	L49	N89°07'16"W	8.00'	L71	N89°07'16"W	1045.14'
L6	N00°52'44"E	206.10'	L28	S00°52'44"W	10.00'	L50	S00°52'44"W	174.00'	L72	S45°52'44"W	87.12'
L7	S89°07'16"E	117.86'	L29	N89°07'16"W	10.00'	L51	N89°07'16"W	1007.00'	L73	S00°52'44"W	77.00'
L8	S89°09'16"E	7.34'	L30	N00°52'44"E	10.00'	L52	S44°07'16"E	100.10'	L74	S00°52'44"W	65.20'
L9	S89°07'16"E	426.87'	L31	N89°07'16"W	130.12'	L53	S89°07'16"E	204.70'	L75	S89°07'16"E	35.26'
L10	S12°03'50"E	37.47'	L32	S45°52'44"W	35.36'	L54	N00°52'44"E	2.50'	L76	S02°29'40"E	276.40'
L11	S89°07'16"E	176.30'	L33	N89°07'16"W	44.14'	L55	S89°07'16"E	267.70'	L77	N89°07'16"W	41.60'
L12	N00°52'44"E	22.87'	L34	N44°07'16"W	35.36'	L56	N89°07'16"W	267.70'	L78	N00°52'44"E	275.92'
L13	N44°07'16"E	16.21'	L35	N89°07'16"W	245.73'	L57	N00°52'44"E	2.50'	L79	S89°07'16"E	99.31'
L14	S89°07'16"E	130.21'	L36	S00°52'44"W	10.00'	L58	N89°07'16"W	800.94'	L80	S00°52'44"W	160.00'
L15	N89°07'16"W	138.52'	L37	N89°07'16"W	10.00'	L59	N44°07'16"W	100.97'	L81	N89°07'16"W	5.00'
L16	S00°52'44"W	31.49'	L38	N00°52'44"E	10.00'	L60	N40°52'44"E	24.64'	L82	N89°07'16"W	72.68'
L17	S00°52'44"W	203.81'	L39	N89°07'16"W	218.76'	L61	N00°52'44"E	77.00'	L83	N89°07'16"W	5.00'
L18	S89°07'16"E	147.80'	L40	S00°52'44"W	10.10'	L62	N40°52'44"E	59.60'	L84	N00°52'44"E	159.90'
L19	N89°07'16"W	147.81'	L41	N89°07'16"W	10.00'	L63	N89°07'16"E	1051.38'	L85	S00°52'44"E	25.12'
L20	S00°52'44"W	86.68'	L42	N00°52'44"E	10.10'	L64	N00°52'44"E	2.50'			
L21	S00°52'44"W	9.97'	L43	N89°07'16"W	240.44'	L65	S89°07'16"E	17.77'			
L22	N89°07'16"W	10.00'	L44	N00°52'44"E	943.60'	L66	N00°52'44"E	5.00'			

CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH
C1	30°24'00"	30.00'	19.07'	S79°54'32"E	18.70'	C14	30°19'24"	30.00'	19.02'
C2	90°00'00"	30.00'	47.12'	N45°52'44"E	42.43'	C15	90°00'00"	30.00'	47.12'
C3	90°00'00"	80.00'	125.66'	N45°52'44"E	113.14'	C16	90°00'00"	30.00'	47.12'
C4	68°39'40"	30.00'	35.90'	N69°32'52"E	33.84'	C17	90°00'00"	30.00'	47.12'
C5	54°47'42"	10.00'	9.50'	N65°10'52"W	9.20'	C18	90°00'00"	30.00'	47.12'
C6	22°10'19"	30.00'	11.09'	N42°44'22"W	11.61'	C19	80°13'30"	25.00'	37.76'
C7	18°57'19"	30.00'	9.02'	S03°00'01"W	9.68'	C20	80°22'27"	25.00'	40.24'
C8	82°36'00"	30.00'	43.26'	S47°47'42"E	39.62'	C21	90°00'00"	25.00'	39.27'
C9	88°11'44"	50.00'	85.69'	N41°46'52"E	75.58'	C22	90°00'00"	25.00'	39.27'
C10	77°03'44"	50.00'	67.20'	S50°30'24"E	62.29'	C24	90°00'00"	25.00'	39.27'
C11	32°05'24"	80.00'	44.81'	S73°04'34"E	44.22'	C25	90°00'00"	25.00'	31.42'
C12	44°02'55"	80.00'	61.50'	S21°08'43"E	60.00'	C26	90°00'00"	25.00'	31.42'
C13	68°42'30"	60.00'	92.90'	S40°12'41"W	83.89'				

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, LI WYLIE INVESTOR, LP, is the Owner of a tract of land situated in the Francisco De La Pina Survey, Abstract No. 686, City of Wylie, Collin County, Texas, and being a portion of a called 22.052 acre tract of land described in the Special Warranty Deed to LI WYLIE TX Investor, LP recorded in Instrument No. 202200088639, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the east line of Anson Parkway (a called 60-foot right-of-way) for the southwest corner of said 22.052 acre tract and the northwest corner of Lot 1, Block A of Cimaron Estates Phase II, an addition to the City of Wylie, Texas, according to the plat thereof recorded in Volume O, Page 362, Official Public Records, Collin County, Texas;

THENCE with said east right-of-way line, North 00°52'44" East, a distance of 573.60 feet to a 3-1/4" aluminum disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" found at the intersection of said east right-of-way line of Anson Parkway and the south right-of-way line of State Highway No. 78 (a variable width right-of-way), at the beginning of a non-tangent curve to the left with a radius of 5,797.42 feet, a central angle of 05°36'42", and a chord bearing and distance of North 84°53'08" East, 567.59 feet.

THENCE with said south right-of-way line of State Highway No. 78, the following courses and distances:

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 567.81 feet to a 5/8" iron rod found for corner.

South 89°05'13" East, a distance of 443.19 feet to a 1/2" iron rod found for corner at the beginning of a non-tangent curve to the right with a radius of 1,195.96 feet, a central angle of 07°06'01", and a chord bearing and distance of North 42°34'55" East, 148.11 feet;

In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 148.20 feet to a 1/2" iron rod found for corner at the beginning of a tangent curve to the right with a radius of 5,797.08 feet, a central angle of 02°50'34", and a chord bearing and distance of North 70°00'40" East, 287.60 feet.

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 287.63 feet to a Mag nail with washer stamped "KHA" found at the intersection of said south right-of-way line of State Highway No. 78 and the west right-of-way line of Wylie East Drive (a 100-foot wide right-of-way).

THENCE with said west right-of-way line of Wylie East Drive, the following courses and distances:

South 16°43'44" East, a distance of 11.77 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner at the beginning of a tangent curve to the right with a radius of 1,900.00 feet, a central angle of 17°39'04", and a chord bearing and distance of South 07°54'12" East, 583.02 feet.

In a southeasterly direction, with said tangent curve to the right, an arc distance of 585.33 feet to a 5/8" iron rod with red plastic cap stamped "WAI 5714" found for corner;

South 00°58'51" West, a distance of 234.42 feet to a 5/8" iron rod with red cap stamped "WAI 5714" found for the southeast corner of said 22.052 acre tract and the northeast corner of Lot 22, Block A of said Cimaron Estates Phase II;

THENCE with the common line of said 22.052 acre tract and said Cimaron Estates Phase II, North 89°07'16" West, a distance of 1,475.01 feet to the POINT OF BEGINNING and containing a computed area of 960.576 square feet or 22.052 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, LI WYLIE TX INVESTOR, LP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as LI 78 LOGISTICS CENTER, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof. The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

BY: \_\_\_\_\_  
Authorized Signature of Owner

Printed Name and Title

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

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

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

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS:

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

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  
9/2/2022  
Signature of Registered Public Land Surveyor Registration No. 6459 Date

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Craig D. Bartosh, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission Date \_\_\_\_\_

City of Wylie, Texas

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas Date \_\_\_\_\_

"ACCEPTED"

Mayor, City of Wylie, Texas Date \_\_\_\_\_

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the subdivision or addition to the City of Wylie was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2022.

City Secretary City of Wylie, Texas

FINAL PLAT  
LI 78 LOGISTICS CENTER  
LOTS 1, 2 & 3, BLOCK A  
22.052 ACRES  
BEING ALL OF A CALLED 22.052 ACRE TRACT  
RECORDED IN INST. NO. 202200088639, O.P.R.C.T.  
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 225  
CITY OF WYLIE, COLLIN COUNTY, TEXAS

Kimley»Horn

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD, TWO GALLERIA OFFICE  
TOWER, SUITE 700, DALLAS, TEXAS 75240  
DALLAS, TEXAS 75240  
CONTACT: CRAIG BARTOSH, RPLS  
PHONE: 972.770.1300  
CRAIG.BARTOSH@KIMLEY-HORN.COM

OWNER:  
LI WYLIE TX INVESTOR, LP  
19025 WASHINGTON AVENUE, SUITE A  
HOUSTON, TEXAS 77056  
CONTACT: COLBY EVERETT  
COLBY.EVERETT@LOVETTINDUSTRIAL.COM

13455 Noel Road, Two Galleria Office  
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300  
Fax No. (972) 258-3820  
Scale Drawn by Checked by Date Project No. Sheet No.  
N/A MRW CDB Sep. 2022 069225654 2 OF 2