

Planning & Zoning Commission



February 16, 2021

Regular Business Meeting

Canceled - Inclement Weather

Wylie Planning and Zoning Commission

Regular Meeting

February 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 the 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. The Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, the 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 Planning and Zoning 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 approval of the Minutes from the February 2, 2021 Regular Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat for Dominion of Pleasant Valley, Phase 3, establishing 142 single family residential lots and 4 open space lots on 49.193 acres. Subject property is generally located at the northeast corner of Pleasant Valley Road and Dominion Drive.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat for Brookside Estates establishing 62 residential lots and six HOA lots on 14.599 acres, generally located on Stone Road approximately 1900' east of Kreymer Lane within the City of Wylie's Extra Territorial Jurisdiction.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for a light assembly and fabrication use, on 0.65 acres located at 25 Steel Road.
2. Hold a Public Hearing, 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 an Alternative Financial Institution on 1.5 acres, located at 620 N State Highway 78 (ZC 2021-02).
3. Hold a Public Hearing, 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 an Alternative Financial Institution on 1.5 acres, located at 2901 W FM 544 (ZC 2021-03).

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 February 12, 2021 at 3:00 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 Planning and Zoning 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 Planning and Zoning Commission at the date, hour and place given in this notice as the Planning and Zoning 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

Minutes

Regular Meeting

February 2, 2021 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Chair Cory Plunk called the regular meeting to order at 6:00PM. The following P&Z Commissioners were present: Vice Chair Bryan Rogers, Commissioner Taylor Newsom, Commissioner Brian Ortiz, Commissioner Charla Rader and Commissioner Mike McCrossin. Commissioner Dan Norris was absent.

Staff present: Mr. Jasen Haskins, Planning Manager, Kevin Molina, Senior Planner, and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Ortiz gave the invocation and Commissioner Taylor led the Pledge of Allegiance.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must fill out a non-agenda form prior to the meeting in order to speak. Commissioners requests that comments be limited to three (3) minutes. In addition, Commissioners not allowed to converse, deliberate or take action on any matter presented during citizen participation.

No one approached the Commissioners.

CONSENT AGENDA

A. Consider and act upon approval of the Minutes from the January 5, 2021 Regular Meeting.

B. Consider, and act upon, a recommendation to City Council regarding a Final Plat, being a Replat of Lot 2, Block A of the Holiday Inn Express Wylie Addition, establishing two commercial lots on 2.988 acres, generally located on the southwest corner of FM 544 and Sanden Boulevard.

Commission Action

A motion was made by Vice Chair Rogers, seconded by Commissioner McCrossin, to approve the Consent Agenda as presented. A vote was taken and the vote carried 6-0.

REGULAR AGENDA

1. **Consider, and act upon, a Site Plan for a Restaurant with Drive-In or Drive-through Service (Fuzzy's Taco Shop), on 0.6180 acres. Property located at 910 W FM 544.**

Staff Discussion

Mr. Molina stated that the applicant is proposing to redevelop an existing restaurant site located at 910 W FM 544. A site plan was approved for the site in 2008, but the building has been unoccupied since 2015.

The applicant is proposing to increase landscaping, provide outside seating, remove the drive-thru menu board and reduce the length of the drive thru aisle. Revisions to the elevations include modifying the exterior colors, adding roll-up doors for access to the patio, and installing a patio structure for outside eating.

Prior to the issuance of a Certificate of Occupancy a Final Plat will be required to be filed with the county and will create a joint access drive with adjacent property that is not developed.

Board Discussion

The Commissioners questioned the purpose of removing the order menu from the drive-thru. Staff responded that this will allow for pick-up delivery service by online ordering or using a mobile app.

Board Action

A motion was made by Vice Chair Rogers, seconded by Commissioner McCrossin to approve a Site Plan for a Restaurant with Drive-In or Drive-through Service (Fuzzy's Taco Shop), on 0.6180 acres. Property located at 910 W FM 544. A vote was taken and the vote carried 6-0.

2. **Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a change of zoning from Agricultural District (AG/30) to Townhouse District (TH), to allow for single family attached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and WA Allen Boulevard. (ZC 2021-01).**

Staff Presentation

Mr. Molina stated that the applicant is requesting to change the zoning from Agricultural to Townhouse on 1.83 acres, to allow townhouse units on individually platted lots. The proposed zoning and use is compatible with the Comprehensive Land Use Plan.

Although the request is straight zoning, the applicant has provided a concept zoning exhibit to demonstrate the feasibility of developing the property under the Townhouse District zoning category. The concept zoning exhibit may change in design and layout, but will meet the current or amended Zoning Ordinance, Building Code, Fire Code, and any other relevant codes or ordinances at time of preliminary plat. The conceptual zoning exhibit complies with parking requirements, setbacks and minimum lot design with the exception of engineering drawings.

Notifications were mailed to 23 surrounding property owners, with three responses in opposition and no responses in favor of the request.

Public Comments

Chair Plunk opened the public hearing on Item 2 at 6:13 p.m. asking anyone present wishing to address the Commissioners to come forward.

Sam Mayfield, Kyle Johnson, Brett Blair, and Kenneth Carr addressed the Commission with concerns which included the type of clientele that will be leasing the townhomes, possible increase of crime, drainage issues, screening from adjacent residential homes, landscaping on the property and lights shining into adjacent property yards and homes.

Chair Plunk closed the public hearing at 6:20 p.m.

Applicant Comments

Ahmed Helaluzzaman, 545 Coventry Drive, Grapevine, applicant for the subject property addressed the Commission stating that they desire to be good neighbors and develop a nice and quiet neighborhood. The townhomes will be two-story with garages and propose to plant trees as living screens adjacent to existing residential development. Naim Khan, 2105 Canyon Creek, Garland, stated that a civil engineering firm will design the drainage by putting an inlet in the back of the property.

Board Discussion

The Commissioners discussed the concerns of landscaping and that townhomes do not make sense at the proposed location. Staff responded that the Zoning Ordinance requires each residential unit provide landscaping and one tree in the front for each lot, and a 10 foot landscaping buffer along street frontage and a six foot masonry wall in the front, no requirement for screening in the back. The Commissioners desired a Planned Development, to allow control measures for screening, lighting, trees and parking. Commissioner Taylor stated the development did not make sense for the location.

Board Action

A motion was made by Commissioner Newsom, seconded by Commissioner McCrossin to recommend disapproval to the City Council, regarding a request for a change of zoning change of from Agricultural District (AG/30) to Townhouse District (TH), to allow for single family attached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and WA Allen Boulevard (ZC2021-01). A vote was taken and motion carried 6-0.

WORK SESSION

- a. **Hold a work session to discuss potential amendments to the Zoning Ordinance regarding the requirement for Special Use Permits on various uses, the distance requirements for alcohol sales from daycares, and aligning local and state law as they relate to massage establishments.**

Mr. Haskins stated that the purpose of the work session is to receive direction from the Commission on text amendments to Article 5 in the Zoning Ordinance.

The law defines daycares as having the same rules as public schools. Therefore no changes will need to be made as far as the distance requirements for alcohol sales from daycares. A facility that wanted to sell alcohol sales can not be located 300 feet from a daycare. Chair Plunk stated the rule should go both directions, a daycare can not develop close to an existing facility that sells alcohol.

At the conclusion of a recent joint work session with the Commission and City Council, staff was directed to make recommendations for requiring Special Use Permits on some uses that are currently allowed by right. These uses are: Commercial Greenhouse/Nursery; Theater; Dry Cleaning (on-site); Motor Vehicle Fueling Station in CR zoning; Restaurant with Drive Thru; Vehicle Sales; and Contractor's Maintenance Yard. These uses may disrupt adjacent properties, have unique development characteristics, or be difficult to redevelop due to the nature of the site or structure. Commissioners desired the definition of Restaurant with Drive Thru be modernized.

The City of Wylie ordinances classify all Massage Establishments as sexual oriented businesses (SOB). Staff is asking for direction on defining massage establishments and the provisions required for operation. State Law allows Massage Establishments that are licensed.

Board Discussion

Commissioners directed staff to move forward with modernizing the definition of the uses listed above. As well as aligning the definition for Massage Establishments with State Law requiring licensed.

- b. **Hold a work session to discuss options for joint work sessions with other boards, commissions, and councils.**

Mr. Haskins stated that staff does realize the importance of having joint work sessions, and the importance of the Commission's time to attend the joint sessions. However the joint work sessions are public meetings, and subject to quorum requirements and fall under the Open

Meetings Act. Staff also encouraged the Commissioner's to contact Council Members through email (obeying quorum rules) to address any concerns on how joint work sessions are conducted.

Ms. Bradley the next Planning and Zoning Meeting is scheduled for February 16, 2021.

ADJOURNMENT

A motion was made by Vice Chair Rogers, and seconded by Commissioner McCrossin, to adjourn the meeting at 7:30 PM. A vote was taken and carried 6-0.

Cory Plunk, Chair

ATTEST:

Mary Bradley

Canceled - Inclement Weather



Planning & Zoning Commission

AGENDA REPORT

Meeting Date: February 16, 2021
Department: Planning
Prepared By: Kevin Molina
Date Prepared: February 08, 2021

Item: B
Subdivision: Dominion of Pleasant Valley
Planned Development (PD
2020-54)
Zoning District:
Exhibits: Final Plat

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Dominion of Pleasant Valley, Phase 3, establishing 142 single family residential lots and 4 open space lots on 49.193 acres. Subject property is generally located at the northeast corner of Pleasant Valley Road and Dominion Drive.

Recommendation

Motion to recommend **approval** to the City Council regarding a Final Plat for Dominion of Pleasant Valley, Phase 3, establishing 142 single family residential lots and 4 open space lots on 49.193 acres. Subject property is generally located at the northeast corner of Pleasant Valley Road and Dominion Drive.

Discussion

OWNER: Wylie DPV, LP

APPLICANT: J. Volk Consulting

The applicant has submitted a Final Plat for Phase 3 of the Dominion of Pleasant Valley Planned Development Ordinance 2020-54. This final plat is a portion of the Dominion of Pleasant Valley preliminary plat approved in November 2018.

The plat consists of 142 residential lots and four open space lots and conforms to the preliminary plat.

The Planned Development allows for a maximum of 1,104 single family residential lots. Within Phase 1-3 of the Dominion of Pleasant Valley Development there are 557 residential lots leaving 547 residential lots that can be developed in future phases.

The plat dedicates the necessary rights-of-way and utility easements. 28' of R.O.W is dedicated for the future widening of Pleasant Valley Road. All open space lots are dedicated to the City of Wylie and maintained by the H.O.A.

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.

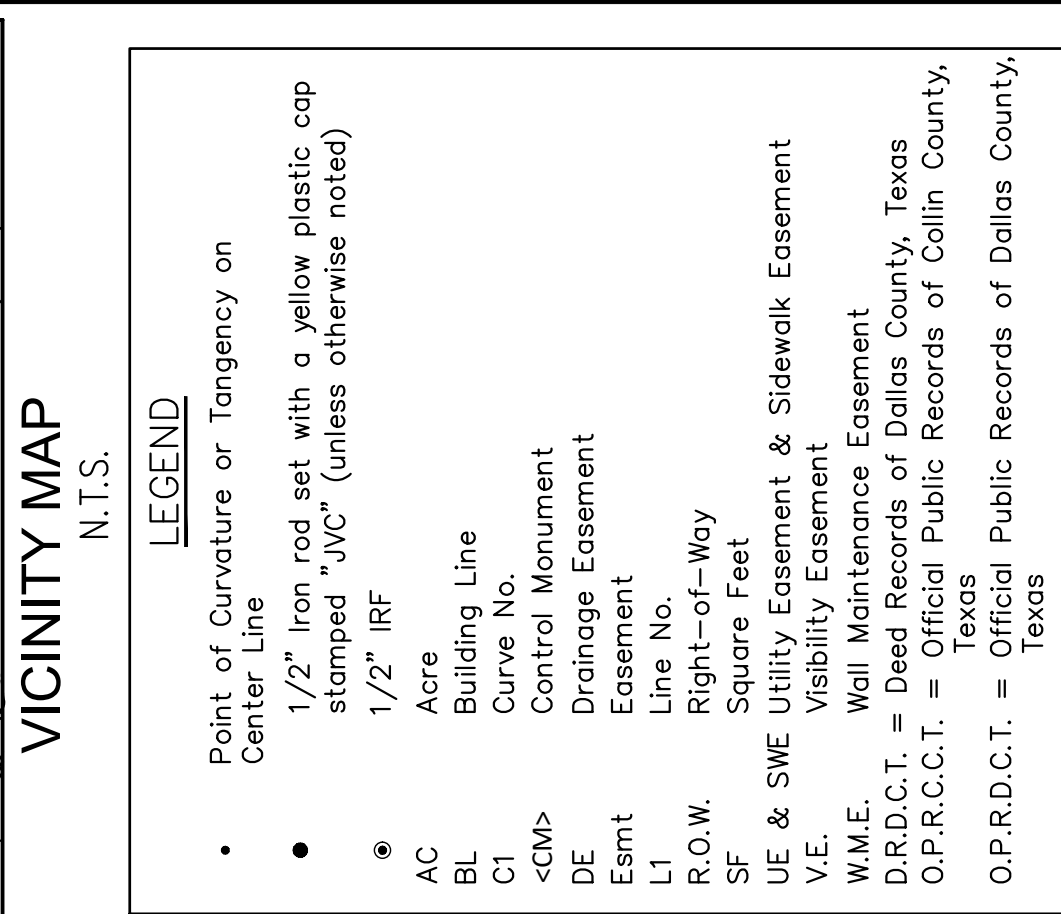
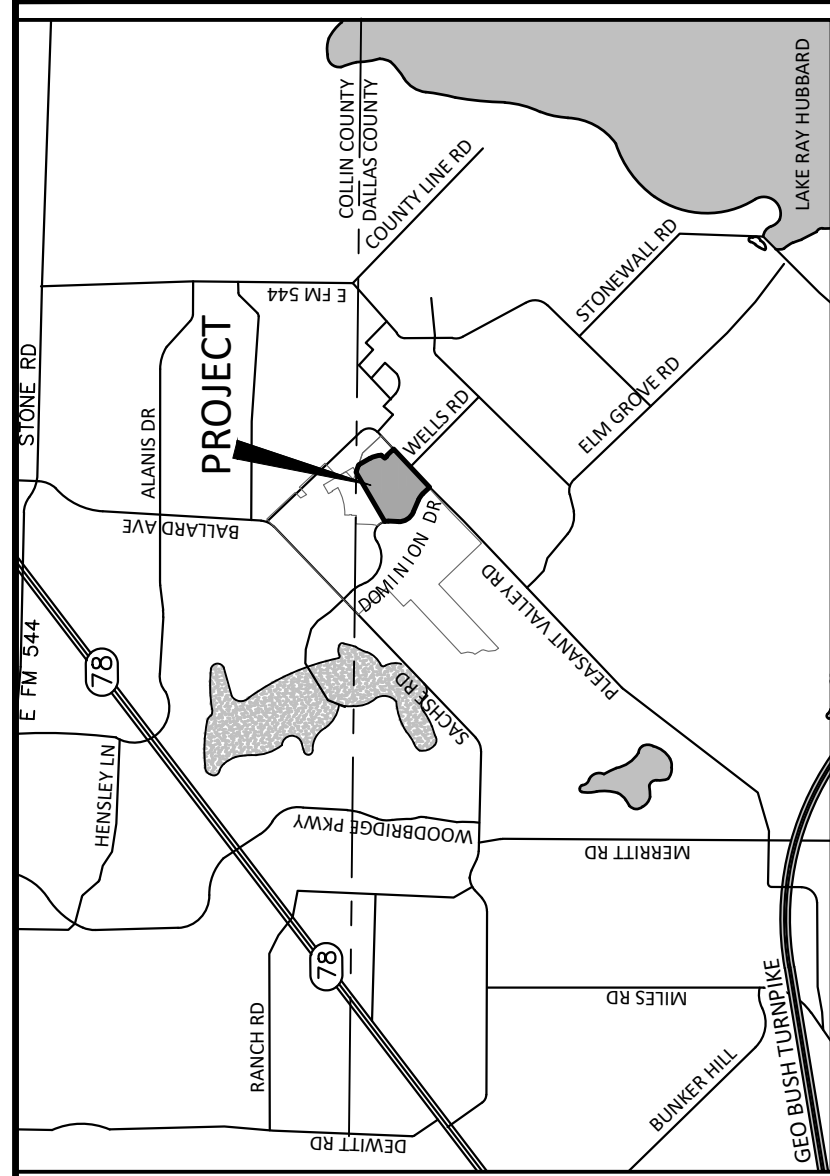
The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

Council consideration on March 09, 2021

Approved By	<i>Initial</i>	<i>Date</i>
Department Director	JH	February 11, 2021

Canceled - Inclement Weather

- Notes:
1. 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.
 2. Open space lots shall be dedicated to the City of Wylie and maintained by the H.O.A per Ordinance 2020-54 (See Exhibit B, General Standards No. 4).
 3. No appurtenance between the height of 2' and 9' may be placed in visibility triangles.
 4. Per FEMA HRM Panel 48133CD0235K dated July 7, 2014, the Preliminary Plat limits lie in the "Zone X" area of minimal flood hazard.
 5. Per the City of Wylie Ordinance No. 2020-54 the zoning of this property was amended to allow a 5 year yard encroachment.



BENCHMARKS:

CM #42: Located north of State Highway No. 78 and west of South Ballard Street approximately 10.0' west and 10.4' south of the southeast corner of the building located at 104 South Ballard Street.
N: 7057346.76 E: 2569521.09
ELEV: 550.24 (PLAN) 550.37 (FIELD)

CM #43: Located in the northeast corner of Quail Meadow Park south of alley and west of White Ibis Way. 14.5 feet south of the south line of alley concrete paving. 7.3 feet perpendicular to b.c. parking area.
N: 7065787.66 E: 2560973.09
ELEV: 562.91 (PLAN) 562.86 (FIELD)

CM #55: Located north of the northeast intersection of Troy Road and County Road 732 (Beaver Creek). The monument is located approximately 8.5' west of the southeast corner of a chain link fence and 5.3' south of the south chain link fence.
N: 7050245.89 E: 2578669.13
ELEV: 454.28 (PLAN) 454.17 (FIELD)

"FOR CONSTRUCTION ONLY"

FINAL PLAT

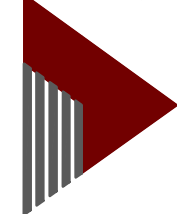
DOMINION OF PLEASANT VALLEY

PHASE 3

49.193 ACRES

LOTS 2-27, BLOCK V; LOTS 1-15, BLOCK W;
LOTS 1-27, BLOCK X; LOTS 1-23, BLOCK Y;
LOTS 1-29 BLOCK Z; LOTS 1-22, BLOCK BB;
142 SINGLE FAMILY LOTS
4 OPEN SPACES/COMMON AREAS

OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)
CITY OF WYLIE
DALLAS COUNTY, TEXAS
08 February 2021
SHEET 1 OF 2



830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11992

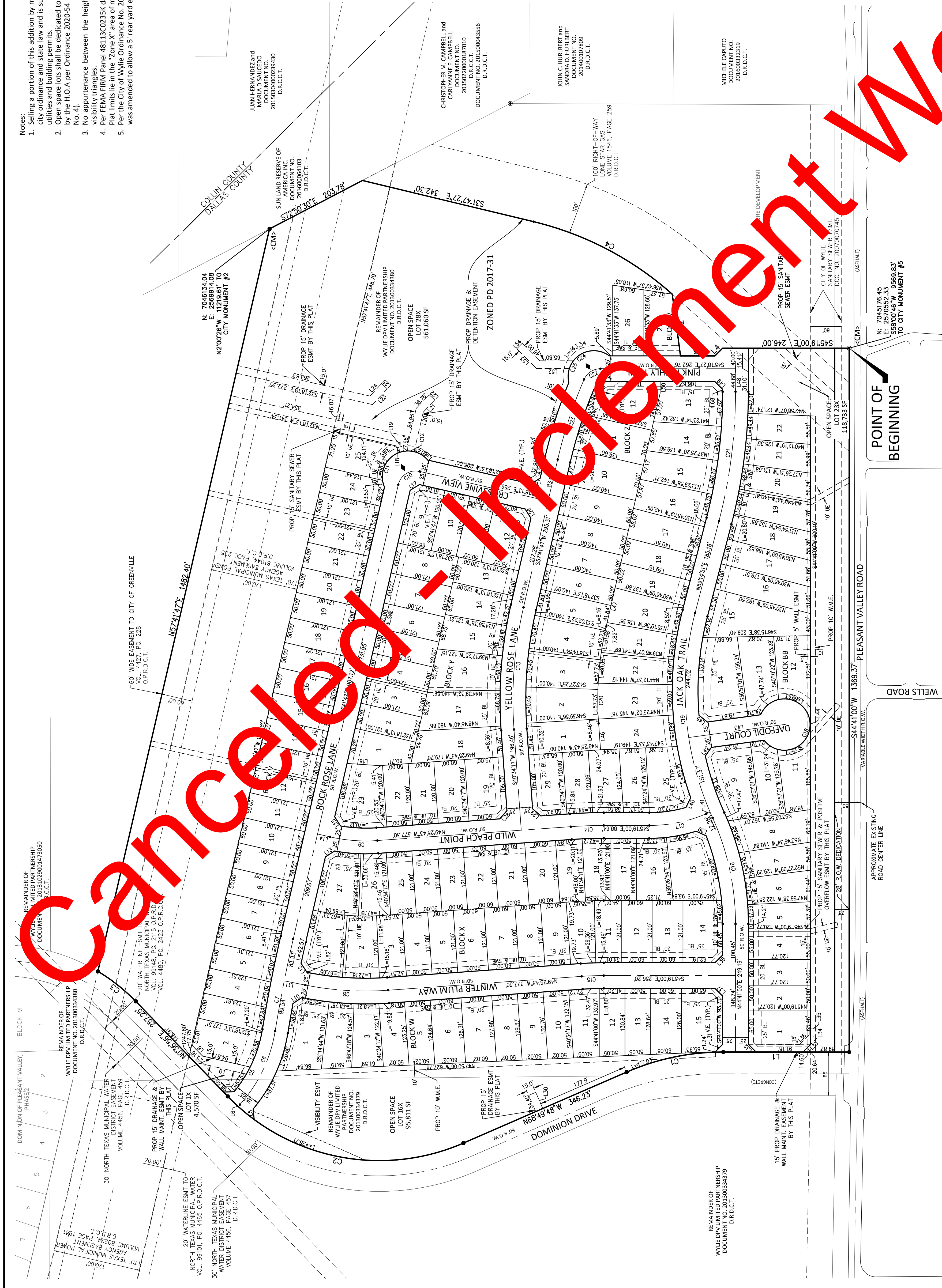
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	193.12	470.00	023°32'31"	191.76	N87°03'35"W
C2	496.95	410.00	089°29'46"	467.08	N34°08'28"W
C3	94.37	360.00	015°01'11"	94.10	N06°53'40"W
C4	307.43	625.01	028°10'58"	304.34	S17°41'58"E
C5	15.56	255.00	003°29'48"	15.56	S73°06'36"W
C6	160.41	280.00	032°49'27"	158.22	N70°17'54"E
C7	182.88	2750.00	003°49'37"	182.84	S55°47'29"W
C8	161.69	602.00	015°22'20"	161.20	S41°44'03"E
C9	92.66	310.00	017°07'50"	92.31	S40°51'59"E
C10	54.19	34.50	080°00'00"	48.79	N77°18'13"W
C11	82.46	50.00	094°29'46"	73.43	S88°04'28"W
C12	15.21	50.00	017°25'51"	15.15	S40°26'46"E
C13	239.11	800.00	017°07'50"	238.22	S49°08'02"W
C14	64.02	892.00	004°06'43"	64.00	N47°22'21"W
C15	43.06	600.00	004°06'43"	43.05	N47°22'21"W
C16	212.63	900.00	024°21'58"	211.04	N32°30'01"E
C17	113.34	280.00	023°11'35"	112.57	S56°54'47"E
C18	261.79	50.00	289°59'55"	50.00	N38°57'01"E
C19	407.68	600.00	038°55'49"	399.88	S39°46'57"W
C20	69.71	635.00	006°17'23"	69.67	S44°28'45"W
C21	254.19	1000.00	014°33'51"	253.51	N51°57'59"E
C22	40.06	34.50	066°32'05"	37.85	N78°34'30"W
C23	164.33	900.00	010°27'41"	164.10	S82°55'37"W
C24	122.99	50.00	140°28'41"	94.11	N78°58'10"W
C25	17.03	50.00	019°31'11"	16.95	S72°27'00"W

Line	Length	Direction
L1	244.92	N45°17'15"W
L2	121.14	S37°05'25"W
L3	68.96	S45°19'00"E
L4	21.22	N89°10'16"E
L5	20.50	N39°00'45"E
L6	5.00	S86°42'37"W
L7	20.34	S46°42'03"E
L8	30.30	N0°00'00"E
L9	95.08	N32°18'13"W
L10	21.09	S79°23'38"E
L11	41.94	N34°02'23"W
L12	21.09	N11°18'07"E
L13	21.45	S77°56'35"E
L14	24.94	N32°18'13"W
L15	20.94	N11°55'12"E
L16	63.78	S41°24'39"E
L17	21.21	S77°18'13"E
L18	14.80	S14°34'50"W
L19	19.02	N48°57'52"E
L20	78.79	N57°41'47"E
L21	32.74	N87°41'47"E
L22	15.00	N2°18'13"W
L23	41.87	N87°22'19"E
L24	33.16	S87°22'19"W
L25	15.00	N2°37'41"W
L26	21.21	S12°41'47"W
L27	21.21	S77°18'13"E

Line	Length	Direction
L28	21.21	S85°34'17"W
L29	21.21	N4°25'43"W
L30	34.40	N21°10'12"E
L31	20.16	N89°10'44"E
L32	21.22	N0°18'08"W
L33	39.29	S89°41'52"W
L34	17.97	S44°41'00"W
L35	15.00	S45°19'00"E
L36	25.86	S89°41'52"W
L37	21.21	S50°19'00"E
L38	21.21	S89°41'00"W
L39	21.86	S20°45'32"E
L40	20.81	S70°40'53"W
L41	8.49	N68°50'35"W
L42	20.45	N79°46'42"E
L43	189.85	S53°02'59"E
L44	0.73	S45°19'04"E
L45	20.81	N6°56'33"W
L46	51.46	N40°34'17"E
L47	68.42	S57°41'47"W
L48	84.68	S44°41'00"W
L49	21.21	S0°18'44"E
L50	22.53	S44°41'00"W
L51	27.31	S78°31'44"E
L52	64.12	N45°19'00"W
L53	54.21	N0°19'00"W
L54	15.00	N89°41'00"E

Owner/Applicant:
Wylie DPV Limited Partnership
c/o Team Phillips, Inc.
1914 S. Main Street, Suite 110-310
Dallas, Texas 75206
Phone: 214-535-1758
Contact: J. Volk
Email: jay.volk@volkconsulting.com

830 Central Parkway East, Suite 300
Plano, Texas 75074
Phone: 972-201-3100
Contact: J. Volk
Email: jay.volk@volkconsulting.com



LOT #	BLOCK	S.F.
16	BLOCK BB	9300
17	BLOCK BB	8651
18	BLOCK BB	8314
19	BLOCK BB	7765
20	BLOCK BB	7170
21	BLOCK BB	6739
22	BLOCK BB	6463
23	BLOCK BB	118733

LOT #	BLOCK	S.F.
2	BLOCK BB	9466
3	BLOCK BB	6039
4	BLOCK BB	6643
5	BLOCK BB	6811
6	BLOCK BB	7090
7	BLOCK BB	7073
8	BLOCK BB	9577
9	BLOCK BB	11821
10	BLOCK BB	7009
11	BLOCK BB	7303
12	BLOCK BB	8755
13	BLOCK BB	9442
14	BLOCK BB	13519
15	BLOCK BB	13950

LOT #	BLOCK	S.F.
16	BLOCK Z	8757
17	BLOCK Z	8280
18	BLOCK Z	6992
19	BLOCK Z	6924
20	BLOCK Z	8791
21	BLOCK Z	7548
22	BLOCK Z	7787
23	BLOCK Z	9338
24	BLOCK Z	8935
25	BLOCK Z	8849
26	BLOCK Z	6372
27	BLOCK Z	7361
28	BLOCK Z	6016
29	BLOCK Z	7799

LOT #	BLOCK	S.F.
1	BLOCK Y	8519
2	BLOCK Y	8873
3	BLOCK Y	8973
4	BLOCK Y	8973
5	BLOCK Y	7126
6	BLOCK Y	7000
7	BLOCK Y	7000
8	BLOCK Y	7000
9	BLOCK Y	8400
10	BLOCK Y	9796
11	BLOCK Y	6000
12	BLOCK Y	10497
13	BLOCK Y	10306
14	BLOCK Y	8467
15	BLOCK Y	8758

LOT #	BLOCK	S.F.
16	BLOCK Y	9897
17	BLOCK Y	11120
18	BLOCK Y	10381
19	BLOCK Y	8887
20	BLOCK Y	7200
21	BLOCK Y	6000
22	BLOCK Y	6000
23	BLOCK Y	10581

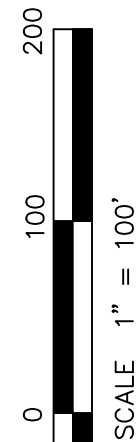
LOT #	BLOCK	S.F.
1	BLOCK X	7081
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4	BLOCK X	6050
5	BLOCK X	6050
6	BLOCK X	6050
7	BLOCK X	7260
8	BLOCK X	7260
9	BLOCK X	7807
10	BLOCK X	6000
11	BLOCK X	6000
12	BLOCK X	8889
13	BLOCK X	6000
14	BLOCK X	7483
15	BLOCK X	7896

LOT #	BLOCK	S.F.
16	BLOCK W	7842
17	BLOCK W	6663
18	BLOCK W	6383
19	BLOCK W	6158
20	BLOCK W	7260
21	BLOCK W	7260
22	BLOCK W	7260
23	BLOCK W	6050
24	BLOCK W	6050
25	BLOCK W	6050
26	BLOCK W	6762
27	BLOCK W	9293

LOT #	BLOCK	S.F.
1	BLOCK V	9092
2	BLOCK V	7816
3	BLOCK V	6187
4	BLOCK V	6050
5	BLOCK V	6050
6	BLOCK V	7260
7	BLOCK V	7260
8	BLOCK V	6050
9	BLOCK V	6050
10	BLOCK V	6284
11	BLOCK V	6172
12	BLOCK V	6597
13	BLOCK V	7260
14	BLOCK V	9194
15	BLOCK V	11382

LOT #	BLOCK	S.F.
1	BLOCK W	10183
2	BLOCK W	6663
3	BLOCK W	6746
4	BLOCK W	6130
5	BLOCK W	6197
6	BLOCK W	7529
7	BLOCK W	7629
8	BLOCK W	6434
9	BLOCK W	6503
10	BLOCK W	6573
11	BLOCK W	7278
12	BLOCK W	7992
13	BLOCK W	6687
14	BLOCK W	7639
15	BLOCK W	9730
16	BLOCK W	95811

LOT #	BLOCK	S.F.
15	BLOCK V	6050
16	BLOCK V	6050
17	BLOCK V	6050
18	BLOCK V	6050
19	BLOCK V	6050
20	BLOCK V	6050
21	BLOCK V	6050
22	BLOCK V	6050
23	BLOCK V	6050
24	BLOCK V	6007
25	BLOCK V	8415
26	BLOCK V	7992
27	BLOCK V	8017
28	BLOCK V	581060



100 50 0 100 200
SCALE 1" = 100'



Planning & Zoning Commission

AGENDA REPORT

Meeting Date: February 16, 2021
Department: Planning
Prepared By: Kevin Molina
Date Prepared: February 08, 2021

Item: C
Subdivision: Brookside Estates
Zoning District: ETJ
Exhibits: Final Plat

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Brookside Estates establishing 62 residential lots and six HOA lots on 14.599 acres, generally located on Stone Road approximately 1900' east of Kreymer Lane within the City of Wylie's Extra Territorial Jurisdiction.

Recommendation

Motion to recommend **approval** to the City Council regarding a Final Plat for Brookside Estates establishing 62 residential lots and six HOA lots on 14.599 acres, generally located on Stone Road approximately 1900' east of Kreymer Lane within the City of Wylie's Extra Territorial Jurisdiction.

Discussion

OWNER: Oak National Holdings, LLC

APPLICANT: Engineering Concepts

The applicant has submitted a Final Plat for Brookside Estates. The property is located outside of the city limits within the ETJ. The preliminary plat for this development was approved in December of 2019.

The plat consists of 62 residential lots and six open space lots and conforms to the preliminary plat.

The plat shall dedicate the necessary rights-of-way and utility easements. All open space lots are owned and maintained by the HOA. A 24' firelane access easement connecting to Ray Hubbard Way is provided on the plat and serves as the second point of access for fire and safety vehicles.

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 March 09, 2021

Approved By

	Initial	Date
Department Director	JH	February 11, 2021



Planning & Zoning Commission

AGENDA REPORT

Meeting Date: February 16, 2021
Department: Planning
Prepared By: Kevin Molina
Date Prepared: February 08, 2021

Item: 1
Subdivision: Regency Business Park
Zoning District: Light Industrial (LI)
Exhibits: Site Plan, Elevations

Subject

Consider, and act upon, a Site Plan for a light assembly and fabrication use, on 0.65 acres located at 25 Steel Road.

Recommendation

Motion to **approve** a Site Plan for a light assembly and fabrication use, on 0.65 acres located at 25 Steel Road.

Discussion

OWNER: Kevin D. Foley

APPLICANT: Better Design Resources

The applicant is proposing to develop a 5,500 sq ft structure for a light assembly and fabrication use on 0.65 acres. The proposed use is for the manufacturing of range hoods and is allowed by-right within the Light Industrial zoning district.

The site plan is providing eight parking spaces (six required), 19% of landscaping (10% required), and a 24' fire lane.

An amended plat will be required to include the 24' fire lane as a recorded easement. This will be required prior to the issuance of a Certificate of Occupancy for the site.

The exterior material consists of Split Face CMU Wainscot and Metal Panels. An awning is also provided at the main entrance of the building.

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.

Approved By

Department Director

Initial
JH

Date
February 11, 2021

PROJECT DIRECTORY:

CLIENT:
KEVIN D. FOLEY / CK METALCRAFT LLC
25 STEEL ROAD, WYLIE, TX 75098
PH: 972-979-9419

PROJECT DESIGN:
BRYAN D. ROGERS, BETTER DESIGN RESOURCES
P.O. BOX 1454, WYLIE, TX 75098
PH: 214-773-6460
FAX: 972-429-0224

GENERAL CONTRACTOR:
BETTER DESIGN RESOURCES
P.O. BOX 1454, WYLIE, TX 75098
PH: 214-773-6460
FAX: 972-429-0224

CIVIL ENGINEERING:
TODD D. WINTTERS, P.E.
ENGINEERING CONCEPTS & DESIGN
205 WINDCO CIR., WYLIE, TX 75098
PH: 972-941-8400
FAX: 972-941-8401

RPLS/SURVEY:
MATTHEW BUSBY, R.P.L.S.
BOUNDARY SOLUTIONS INC.
P.O. BOX 250, CADDO MILLS, TX 75135
PH: 972-782-8472
FAX: 972-782-7611

M. E. P. ENGINEERING:
B.V. PATEL, P.E.
B. PATEL ENGINEERING SERVICES
804 BRIGHTON AVE., SOUTHLAKE, TX 76092
PH: 972-717-7777

KHURSHID A. CHISHTI, P.E.
M.E.N.P. ENGINEERS
124 N. SPRING DR., RICHARDSON, TX 75038

STRUCTURAL ENGINEERING:
IGOR TEPLITSKIY, P.E.
NORTEX DESIGNS
4416 KELLER HICKS RD., FT. WORTH, TX 76244
PH: 817-379-0866

GENERAL NOTES:

1. ARTICLES, SECTIONS, OR TABLES REFERRED TO HEREIN ARE TAKEN FROM CODES LISTED BELOW. CONSTRUCTION MUST COMPLY WITH:
2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2015 INTERNATIONAL FIRE CODE (IFC)
2017 NATIONAL ELECTRIC CODE (NEC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
TEXAS ACCESSIBILITY STANDARDS
CITY ORDINANCES AND AMENDMENTS

2. NO APPURTENANCE BETWEEN THE HEIGHT OF 2' AND 9' MAY BE PLACED WITHIN THE VISIBILITY TRIANGLES.

LANDSCAPE NOTES:

1. LOT = 0.650 AC OR APX 28,314 SF
LANDSCAPE REQUIRED 10% OR 2,831 SF
LANDSCAPE AREA PROVIDED = 5,447 SF

2. APX 23% LOT COVERAGE

3. NO TREES LISTED ON THE CITY DESIRABLE SPECIES LIST CURRENTLY EXIST ON THE SITE.

Element	Base Standard (All development must comply fully with all listed below)	Desirable (Each development must select 4 of the 8 desirables listed below)
Building placement	1. Entrances and /or facades oriented to the street. 2. Building footprints no greater than 20,000 square feet in CR Districts. 3. Multiple buildings placed to create plazas, courtyards, landscaped areas w/connecting walkways. 4. Landscaped treatment of entrance.	☐ 1. Building at the front yard line. ☒ 2. Individual buildings w/footprints = or < 10,000 square feet. ☒ 3. Front facade oriented to the street.
Parking placement	1. Parking spaces at least 10' from residential lot line.	☒ 1. Site plan with no more than 50% of parking in front of the building. ☒ 2. Building with no more than one row parking in front.
Access drives	1. Minimum width of 24' turning radius of 25'. 2. Access drive at least 150' from intersection. 3. Access drives serving less than 30,000 sq.ft. shall have separate circulation, be separated at least 150' from each other. 4. Landscaped treatment of entrance.	☐ 1. Combined access points with adjacent tracts. ☐ 2. Direct connection between buildings and street.
Location of service and loading areas.	1. Service and loading areas shall not be visible from a public street or adjacent residential lot. 2. Developments unable to meet the above shall be required to have masonry screening walls w/gates.	☒ 1. Not visible from public street but provide masonry screening.

Landscaping Design Requirements

Element	Base Standard (All development must comply fully with all listed below)	Desirable (Each development must select 4 of the 8 desirables listed below)
Landscaping in required yards	1. At least 20 % of site shall be landscaped in NS, CR, CC, & BG Districts; 10% of site in CR & CC Districts for single buildings of 100,000 sq or more; 10% of site in LI and HI Districts. 2. Landscaping is required in the front yard. 3. Landscaping is required in side and rear yards adjacent to, or across the street from residential.	☒ 1. Landscaping that exceeds the minimum by 10%. ☒ 2. Landscaping in side and rear yard not otherwise required.
Landscaping of parking lots	1. Site plans requiring more than 12 spaces required to have 50 sq.ft. of landscaping per space. 2. No parking space further than 60' from landscaped area on site. 3. Parking rows 12 spaces or longer shall have landscaped islands at end. 4. All parking rows shall have landscaped areas at least every 12 spaces.	☒ 1. Landscaping 10% or more in excess of 50 sq.ft./space. ☒ 2. Parking lots with no parking space further than 40 feet from a landscaped area connected to main entrance. ☐ 3. Landscaped pedestrian connections to main entrance.
Visual screening	1. Required screening in strip at least 5' wide, plants 3' in height when planted, include one flowering tree for every 20 linear feet of area. 2. At least 50% of required front yard developed as landscaped buffer, at least 10' in width. 3. Trees required in buffer, in groves or belts on a 30 - 40' spacing. 4. Required trees at least 3" in caliper. 5. At least 4' meandering concrete walkway on perimeter when adjacent to thoroughfare.	☐ 1. Use of rock walls or other natural landscape features. ☒ 2. Increase in minimum width of landscape buffer with 20% Provision of special benches, pedestrian lighting, and streetscape elements. ☐ 3.

SITE DATA SUMMARY:

SYNOPSIS:
GROUND UP CONSTRUCTION OF A NEW 5,500 SF STRUCTURE, ASSOCIATED UTILITIES, PARKING, AND FIRE LANE, ON REGENCY BUSINESS PARK ADDITION PHASE ONE (CWY) BLK B, LOT 3. LOCATED AT 25 STEEL ROAD, CITY OF WYLIE, COLLIN COUNTY, TEXAS 75098.

CURRENTLY ZONED: LIGHT INDUSTRIAL (NO CHANGES)

PROPOSED USE: LIGHT ASSEMBLY AND FABRICATION

PARKING REQUIREMENTS:

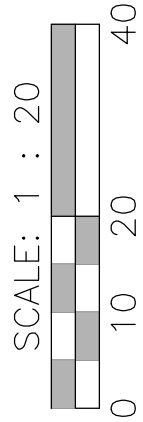
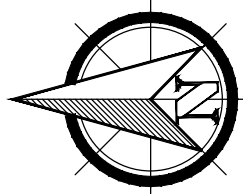
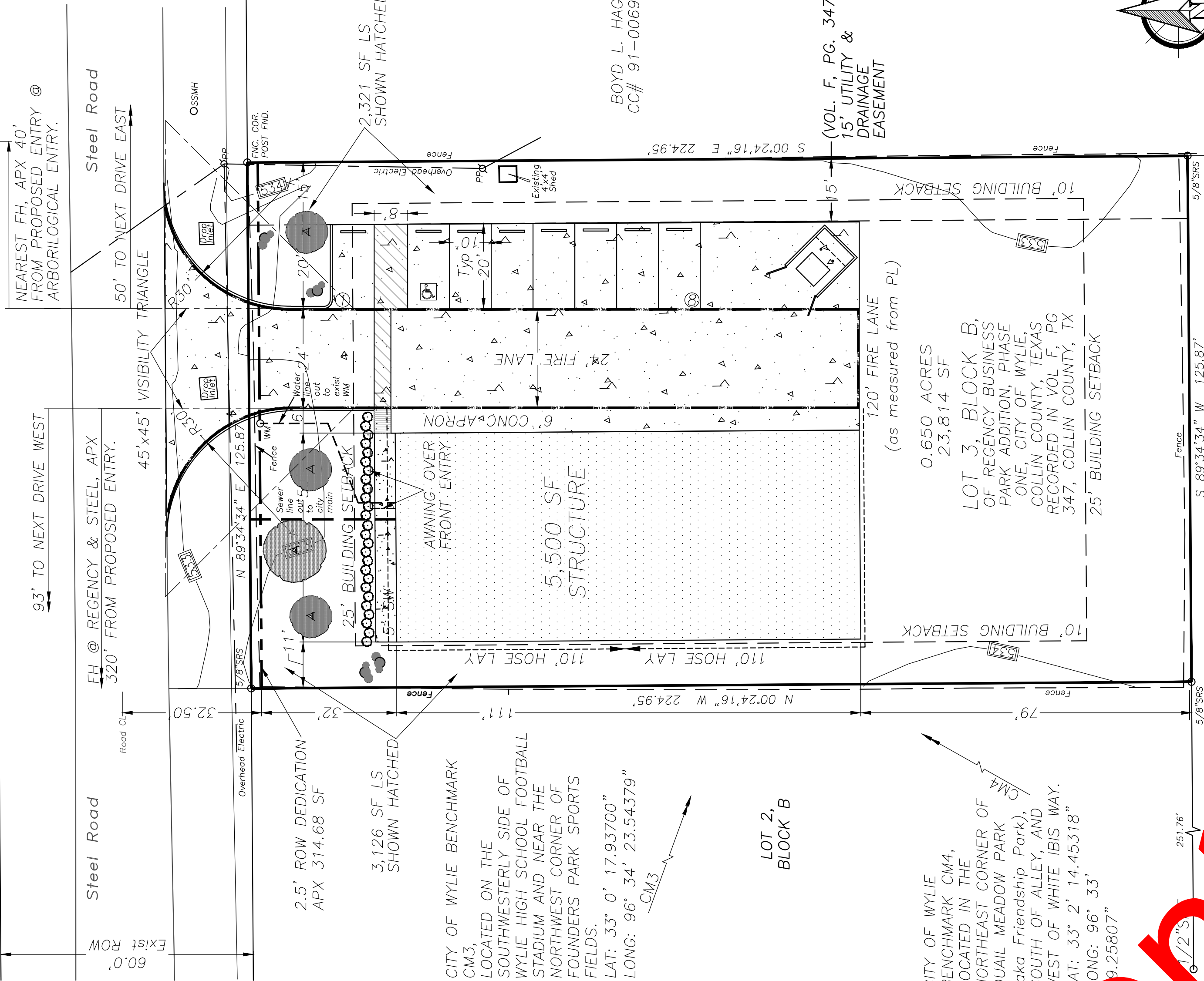
REQUIRED: 5,500 SF @ 1:1,000 = (5-5) 6
PROVIDED: 8, INCLUDING 1 VAN ACCESSIBLE HC SPACE



VICINITY MAP
SCALE = NONE

ABS A0835 W M SACHSE
SURVEY, TRACT 29, 2.0 ACRES

ARBUK ACRES
BLOCK A, LOT 1R-2

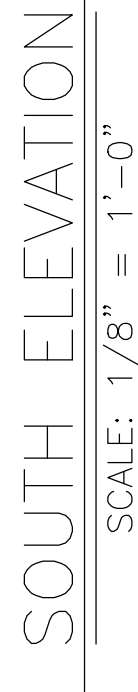
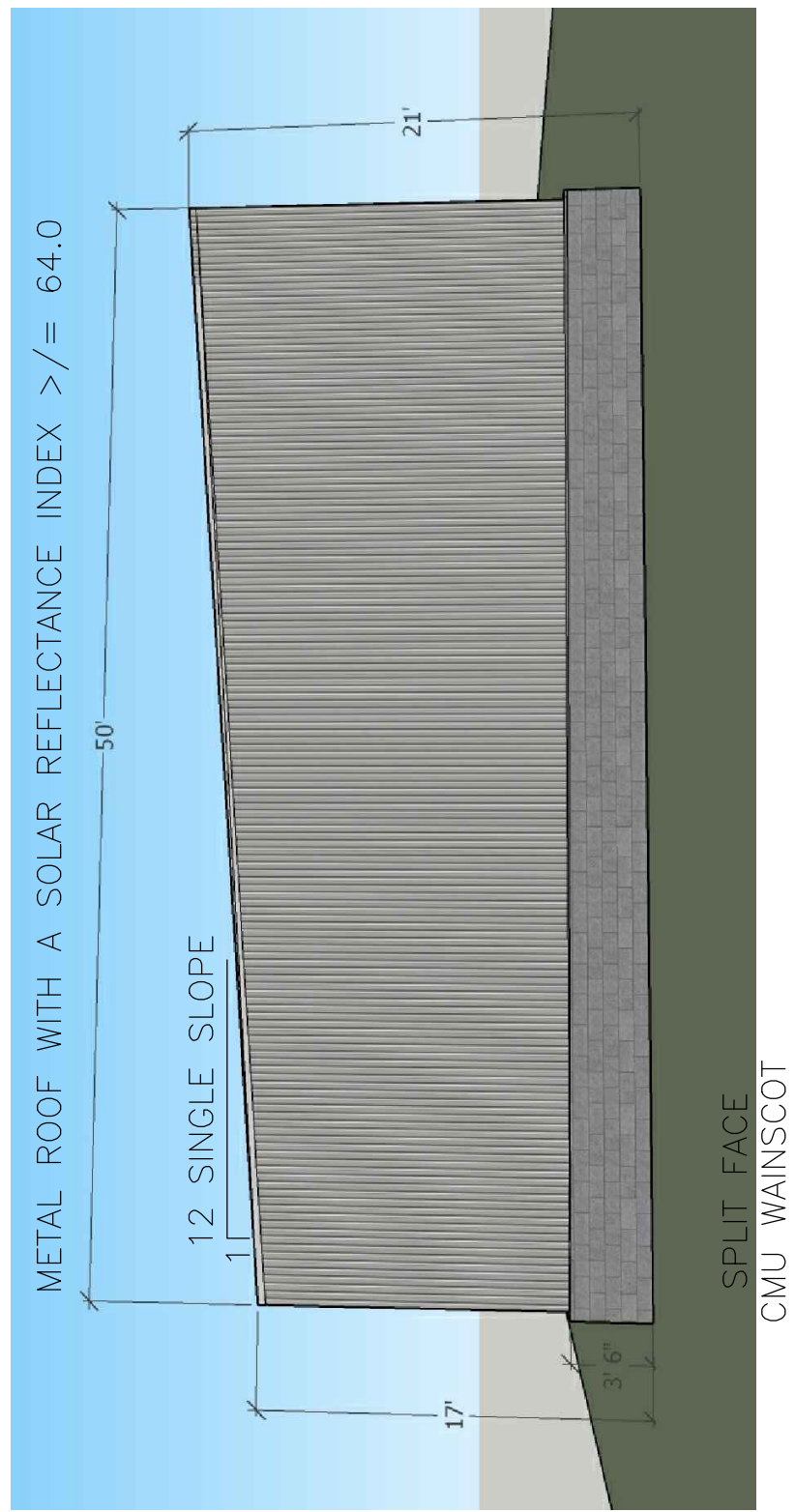
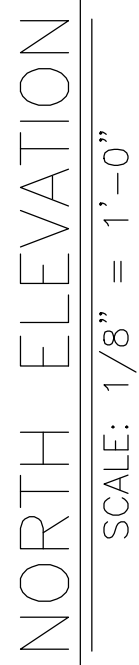
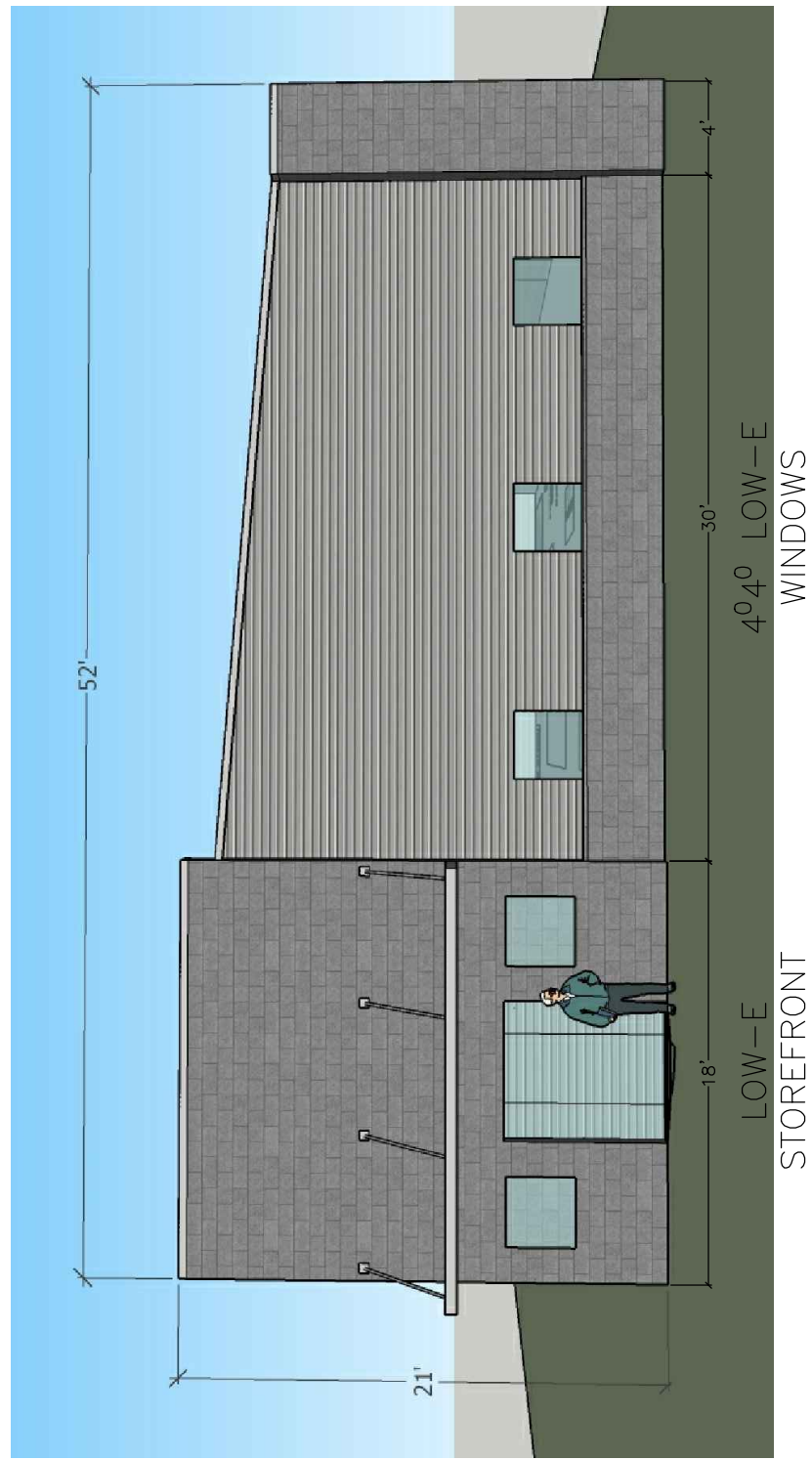
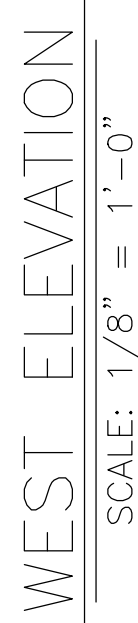
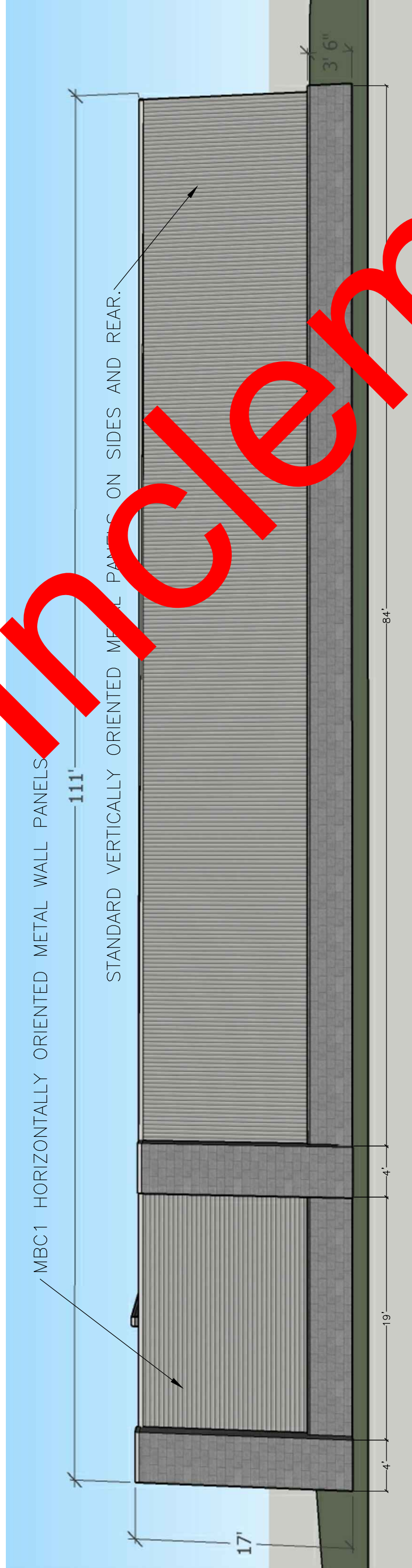
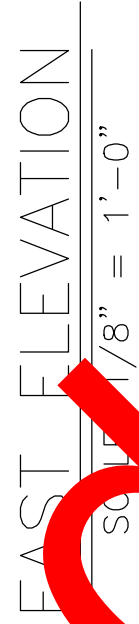
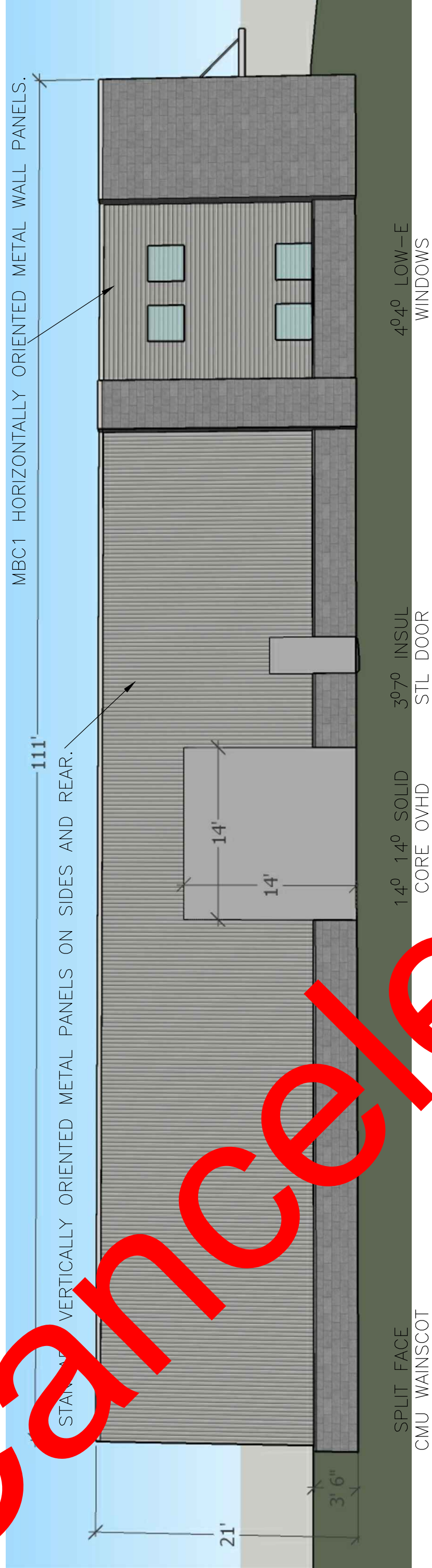
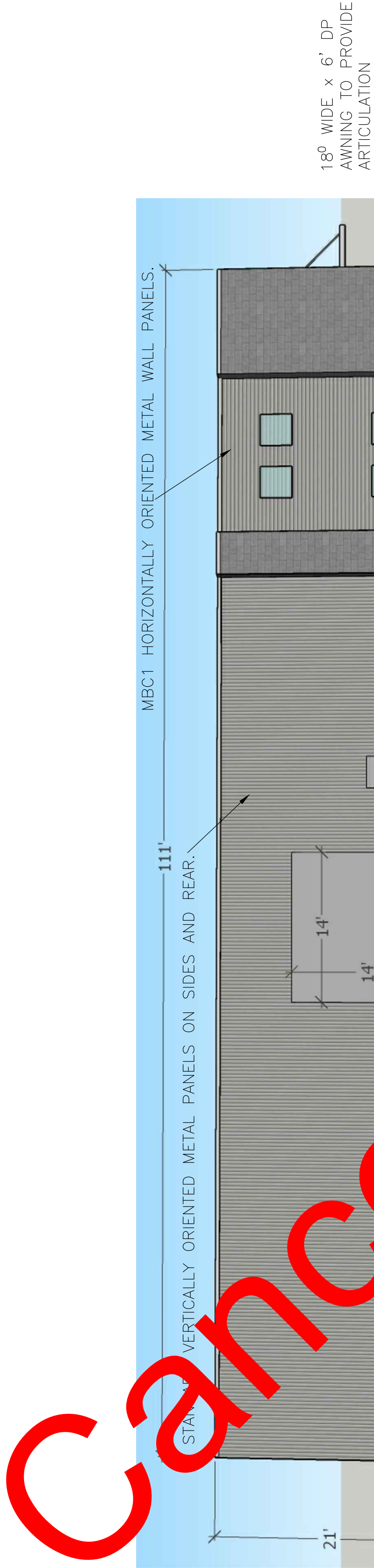


SITE PLAN

SCALE: 1 : 20

LOT 4,
BLOCK B

CK METALCRAFT, LLC
25 STEEL ROAD, CITY OF WYLIE, COLLIN COUNTY, TEXAS 75098



GENERAL NOTES:

1. ARTICLES, SECTIONS, OR TABLES REFERRED TO HEREIN ARE TAKEN FROM CODES LISTED BELOW. CONSTRUCTION MUST COMPLY WITH:
- 2015 INTERNATIONAL BUILDING CODE (IBC)
 - 2015 INTERNATIONAL MECHANICAL CODE (IMC)
 - 2015 INTERNATIONAL PLUMBING CODE (IPC)
 - 2015 INTERNATIONAL FIRE CODE (IFC)
 - 2017 NATIONAL ELECTRIC CODE (NEC)
 - 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 - TEXAS ACCESSIBILITY STANDARDS
 - CITY ORDINANCES AND AMENDMENTS

Architectural Design Requirements		
Element	Base Standard (All development must comply fully with all listed below)	Desirable (Each development must select 3 of the 6 desirables listed below)
Building materials	- Buildings constructed from a masonry product without least 20% stone on the facade in NS, CR, CC, BG, LI and HI Districts. Tilt wall construction is permissible in LI and HI districts. - Roofs with pitch greater than 2:12 specified roofing materials. - Buildings should copy architectural styles and details, design themes, building material and colors of the surrounding new development context within 200' of a corner.	☒ 1. Use of two complementary primary facade materials to help achieve facade articulation, visual variety and/or architectural detailing. ☐ 2. Copy same style entire block.
Building articulation, form and massing	- Walls not exceed height width ratio of 1 to 2 with facade variation in massing of facade. At least 15% of facade offset at least 4'. - Entrances must be emphasized with architectural elements. - Ground floor facades in NS, CR, & CC Districts required specified features along 60% of length.	☐ 1. Application of base standards to facades not facing a public street. ☒ 2. Use of Architectural detailing and/or materials to provide variety in visual appearance.
Architectural compatibility	- Buildings in the NS and CR Districts shall be architectural compatible with surrounding neighborhoods. - Buildings in CC & BG Districts adjacent or within 200' of residential areas shall be architecturally compatible.	☐ 1. Buildings with pitch roofs meeting minimum requirement of 2:12 for residential development. ☐ 2. Buildings with hip roof sections, dormers or two more gable roof sections at right angles to each other.



Planning & Zoning Commission

AGENDA REPORT

Meeting Date: February 16, 2021
Department: Planning
Prepared By: Kevin Molina
Date Prepared: February 09, 2021

Item: 2
Subdivision: Railroad
Zoning District: Commercial Corridor (CC)
Exhibits: Zoning Exhibits

Subject

Hold a Public Hearing, 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 an Alternative Financial Institution on 1.5 acres, located at 620 N State Highway 78 (ZC 2021-02).

Recommendation

Motion to recommend **(approval, approval with conditions or disapproval)** to City Council regarding a change of zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP), to allow for an Alternative Financial Institution on 1.5 acres, located at 620 N State Highway 78 (ZC 2021-02).

Discussion

OWNER: Cheung Pun LLC

APPLICANT: Andrew Deetz

The owner of property 620 N State Highway 78 is requesting a Special Use Permit (SUP) for an existing tenant to be allowed to offer alternative loan services.

The Zoning Ordinance requires all alternative loan services, as defined in the Texas Finance Code, to be granted a Special Use Permit and be subject to additional provisions regarding the use and location of the service.

The Zoning Ordinance contains six provisions and the applicant is requesting a waiver for three of the six, all relating to distance requirements:

- To allow the use within 1,000 feet from any lot containing another alternative financial institution. Zoning requires 1,000 feet between properties containing the use, however there are two existing alternative financial institutions currently within 1,000 feet. One is located on the same lot, the other approximately 700' to the southwest (see exhibit).
- To allow the use within 500 feet of the rights-of-way of any four lane divided or greater thoroughfare. Zoning requires a minimum of 500 feet and the property for the use is adjacent to State Highway 78, a greater than four lane thoroughfare.
- To allow the use within 300 feet from any zoned or used for residential purposes, property line to property line. Zoning requires 300 feet minimum and the property is adjacent to a residential use to the south.

The four remaining provisions that the applicant is abiding by are:

- The hours of operations shall be established by City Council. Proposed hours of operation are included in the conditions of the SUP.
- There shall be no outside queuing.
- The use shall have an indoor waiting area large enough to accommodate all customers.

Lastly, the SUP conditions require the zoning to revert to the CC district should the Liberty Tax Service cease to occupy the property.

The property to the north, east, and west are zoned commercial. The property to the south is zoned multi family.

Notifications/Responses: fifteen (15) notifications were mailed; with no responses received in favor or in opposition of the request.

Council consideration on March 09, 2021

Approved By

Department Director

Initial

JH

Date

February 12, 2021

Canceled - Inclement Weather

Locator Map

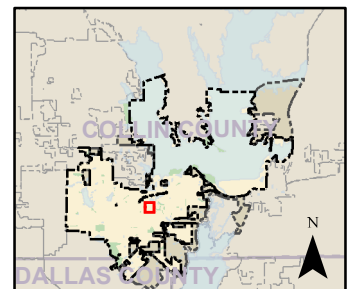


RAILROAD (CWY), BLK 12, LOT 1A-2A-3A-1B-2C



Subject Property

0 130 260 520 780 1,040 Feet



Liberty Tax Service

EXHIBIT "B"

Conditions For Special Use Permit

I. PURPOSE:

The purpose of this Special Use Permit is to allow for an Alternative Financial Institution, as defined within the State of Texas Finance Code with the following General and Special Conditions.

II. GENERAL CONDITIONS:

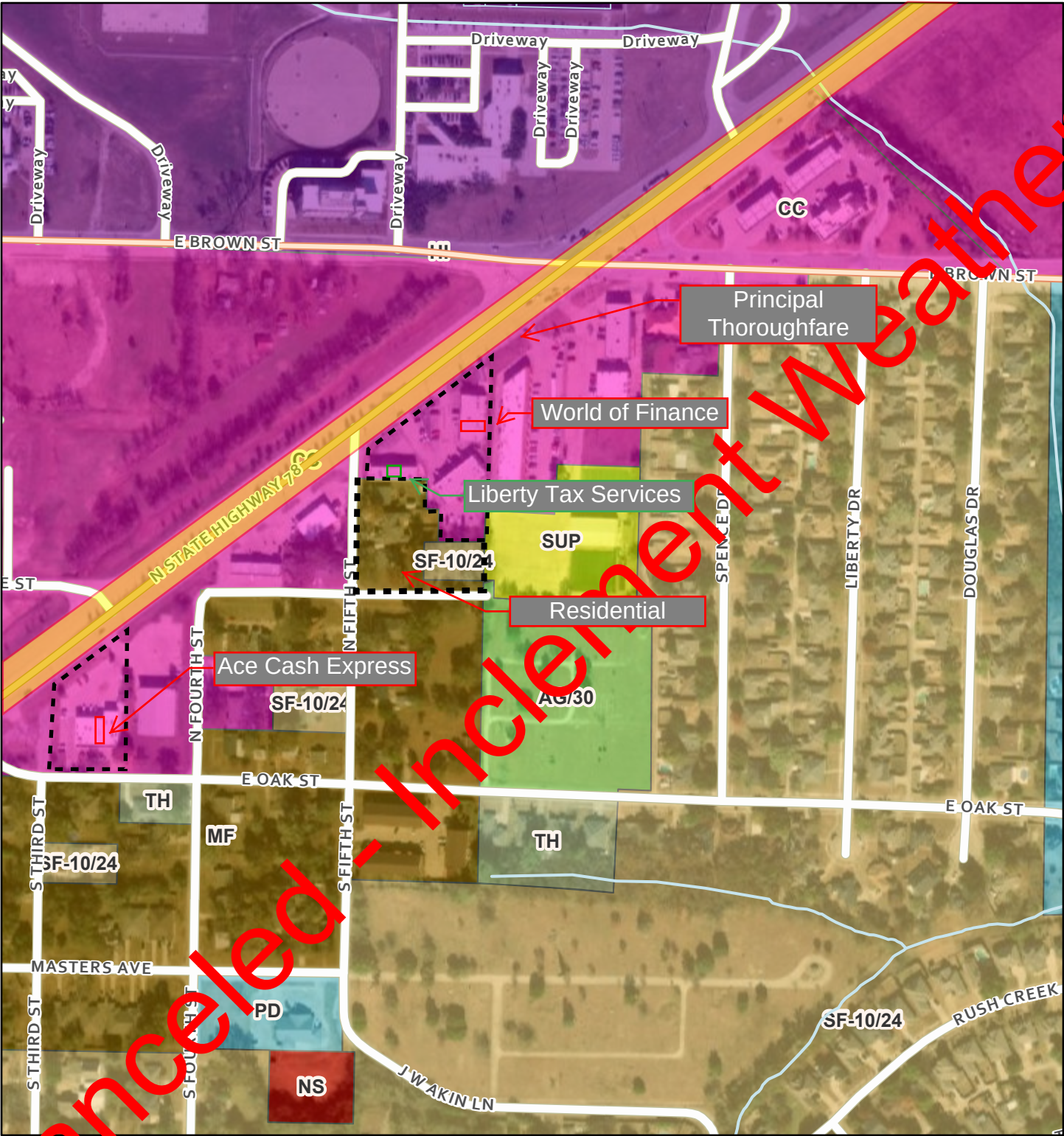
1. This Special Use Permit shall not affect any regulations within the Zoning Ordinance or Code of Ordinances, current or as amended, except as specifically provided herein.
2. Hours of Operation, as required by Section 5.1.D.3.b(1) shall be: Monday to Friday 9 am to 6 pm. Saturday 12 Noon to 5pm.
3. Sections 5.1.D.3.b (4), (5), and (6) are amended as follows:
 - a. A lot containing an alternative financial institution **shall be allowed to locate within** 1,000 feet from any lot containing another alternative financial institution, as measured in a straight line between the nearest point from one property line to the other property line.
 - b. A lot containing an alternative financial institution **shall be allowed** to operate within 500 feet of the right-of-way for any 4 lane divided or greater thoroughfare as indicated on the most current Thoroughfare plan
 - c. A lot containing an alternative financial institution **shall be allowed** to be located within 300 feet from any zoned or used for residential purposes.

III. SPECIAL CONDITIONS:

1. This SUP grants only the use of kiosks for loan processing as an accessory use within the existing Liberty Tax Service business located within Suite 615 of 620 N State Highway 78..
2. All General and Special Conditions of this Special Use Permit shall remain in effect while Liberty Tax Service occupies the subject property. At such time that Liberty Tax Service and the current ownership as listed on the Certificate of Occupancy on the effective date of this ordinance cease from occupying 620 N State Highway 78 Suite 615, the zoning shall revert to the baseline Commercial Corridor zoning and all development standards shall apply.

Canceled - Inclement Weather

Liberty Tax Services SUP



Notification Map



RAILROAD (CWY), BLK 12, LOT 1A-2A-3A-1B-2C

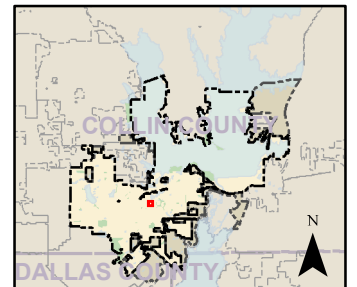


200 Foot Notification Buffer



Subject Property

0 65 130 260 390 520 Feet





Planning & Zoning Commission

AGENDA REPORT

Meeting Date: February 16, 2021
Department: Planning
Prepared By: Kevin Molina
Date Prepared: February 09, 2021

Item: 3
Subdivision: Wylie Shopping Center
Zoning District: Commercial Corridor (CC)
Exhibits: Zoning Exhibits

Subject

Hold a Public Hearing, 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 an Alternative Financial Institution on 1.34 acres, generally northwest from the intersection of E FM 544 and Springwell Pkwy. (ZC2021-03)

Recommendation

Motion to recommend (**approval, approval with conditions, or disapproval**) to the City Council regarding a change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for an Alternative Financial Institution on 1.34 acres, generally northwest from the intersection of E FM 544 and Springwell Pkwy. (ZC2021-03)

Discussion

OWNER: Burk-Robertson Family Ltd P

APPLICANT: Matthew Baulier

The owner of property 2901 E FM 544 is requesting a Special Use Permit (SUP) for a tenant to be allowed to offer alternative loan services.

The Zoning Ordinance requires an alternative loan services, as defined in the Texas Finance Code, to be granted a Special Use Permit and be subject to additional provisions regarding the use and location of the service.

The Zoning Ordinance contains six provisions and the applicant is requesting a waiver for two of the six, relating to distance requirements:

- To allow the use within 500 feet of the rights-of-way of any four lane divided or greater thoroughfare. Zoning requires a minimum of 500 feet and the property for the use is adjacent to FM 544, a greater than four lane thoroughfare. .
- To allow the use within 300 feet from any zoned or used for residential purposes, property line to property line. Zoning requires 300 feet minimum and the property is 100' from a residential use to the north, separated by the rail line.

The four remaining provisions that the applicant is abiding by are:

- The hours of operations shall be established by the City Council. Proposed hours of operation are included in the conditions of the SUP.
- There shall be no outside queuing.
- The use shall have an indoor waiting area large enough to accommodate all customers.

- The use is at least 1,000 feet from another alternative financial institution.

Lastly, the SUP conditions require the zoning to revert to the CC district should the Wallace Management service cease to occupy the property.

The property to the east, south and west are zoned commercial. The property to the north is zoned within the Lakeside Estates residential Planned Development

Notifications/Responses: seventeen (17) notifications were mailed; with no responses received in favor or in opposition of the request.

Council consideration on March 09, 2021

Approved By

Department Director

Initial

JH

Date

February 12, 2021

Canceled - Inclement Weather

Locator Map

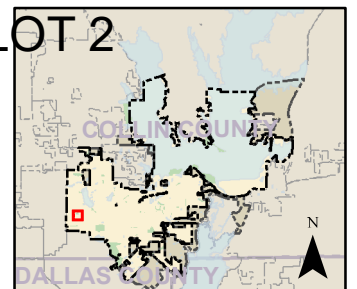


FM 544 / SPRINGWELL ADDITION (CMR), BLK A, LOT 2



Subject Property

0 120 240 480 720 960 Feet



Wallace Management

EXHIBIT "B"

Conditions For Special Use Permit

I. PURPOSE:

The purpose of this Special Use Permit is to allow for an alternative Financial Institution with the following General and Special Conditions.

II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations within the Zoning Ordinance or Code of Ordinances, current or as amended, except as specifically provided herein.
2. Hours of Operation, as required by Section 5.1.D.3.b(1) shall be: Monday to Friday 9 am to 6 pm. Saturday 10am to 2pm.
3. Sections 5.1.D.3.b (5) and (6) are amended as follows:
 - a. A lot containing an alternative financial institution **shall be allowed** to operate within 500 feet of the right-of-way for any 4 lane divided or greater thoroughfare as indicated on the most current Thoroughfare plan
 - b. A lot containing an alternative financial institution **shall be allowed** to be located within 300 feet from any zoned or used for residential purposes.

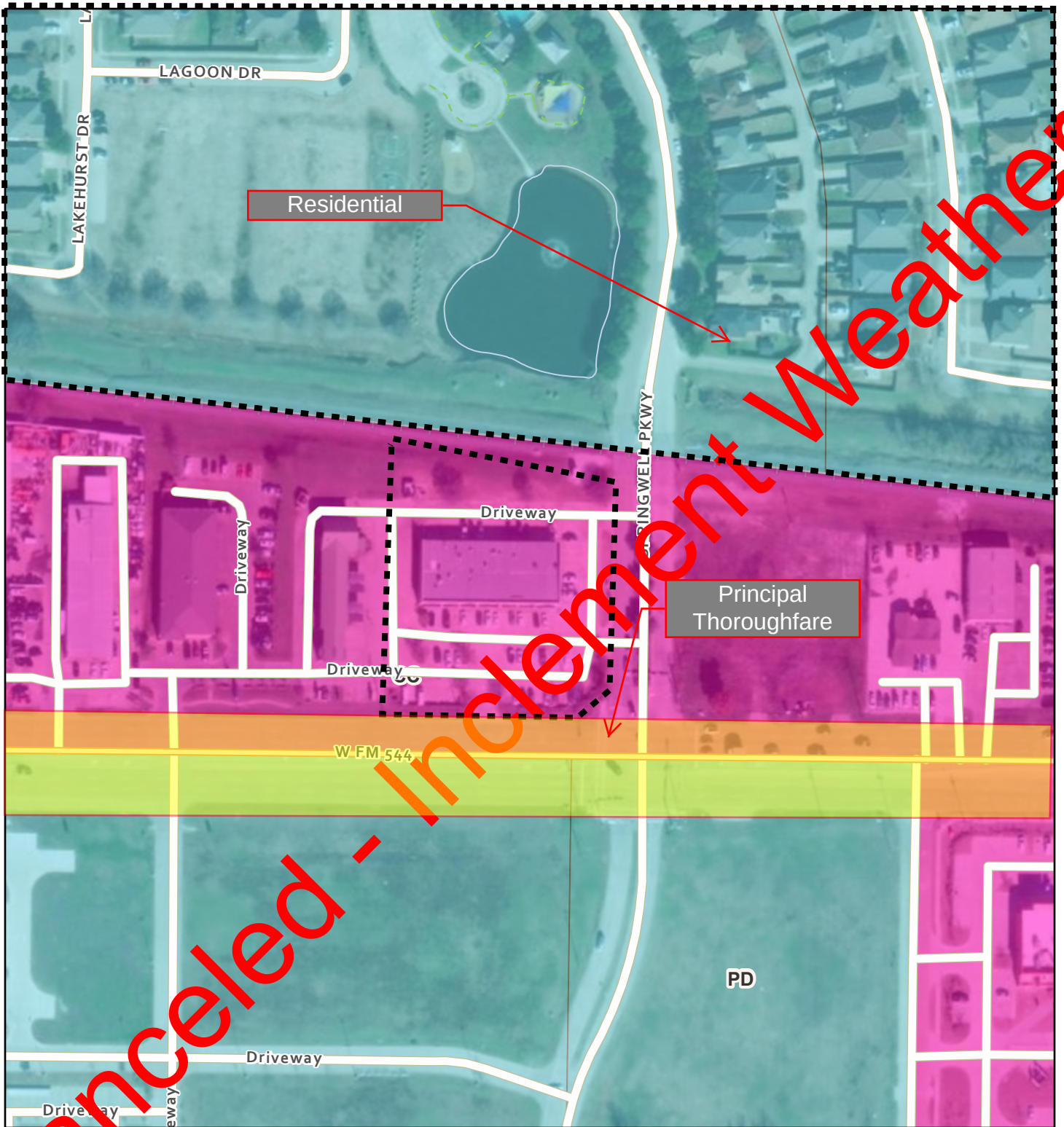
III. SPECIAL CONDITIONS:

1. This SUP grants only the use within the business described as Wallace Management dba Empire Financial located within Suite 170 at 2901 West FM 544.
2. All General and Special Conditions of this Special Use Permit shall remain in effect while Wallace Management dba Empire Financial occupies the

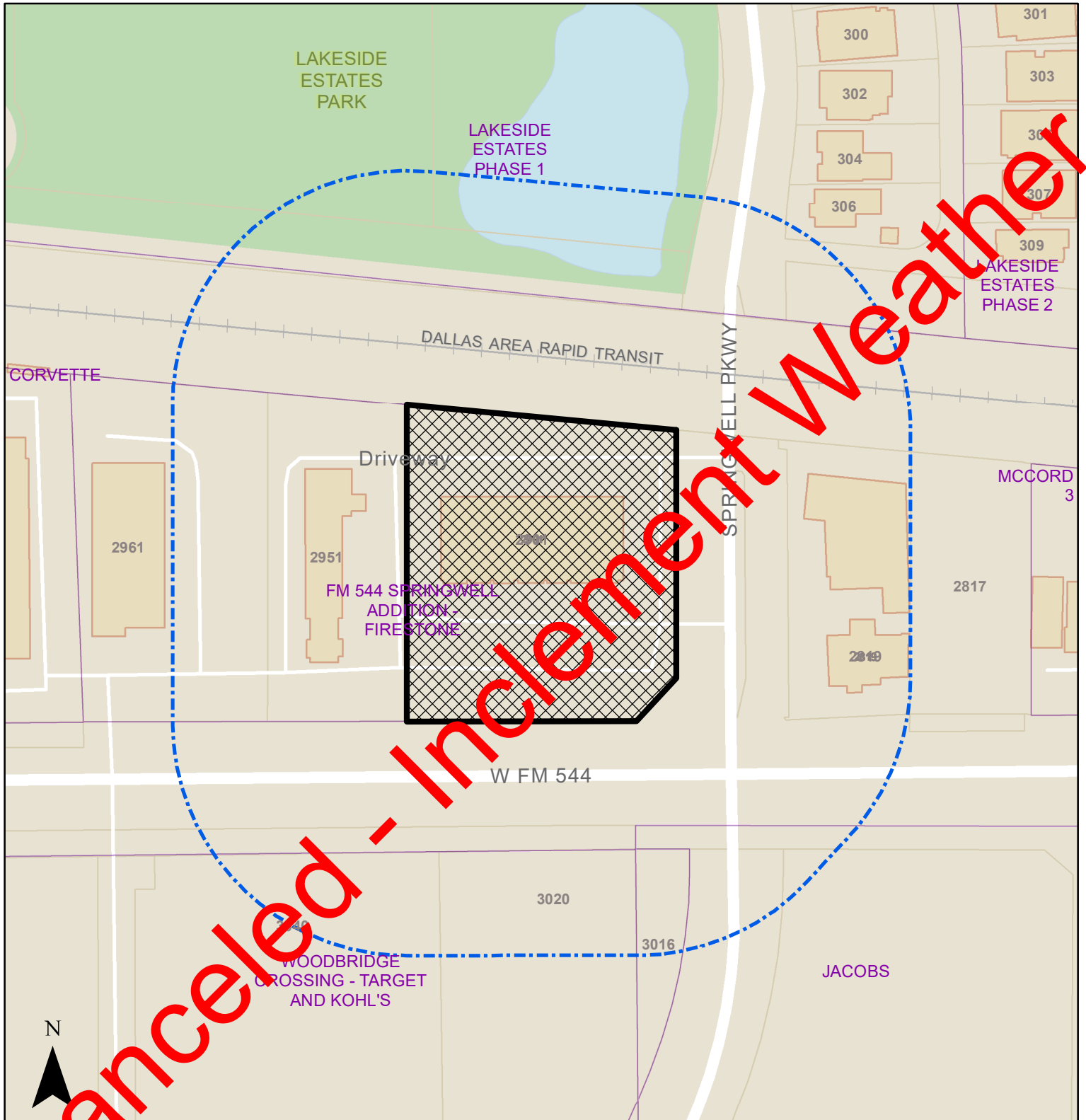
subject property. At such time that Wallace Management dba Empire Financial and the current ownership as listed on the Certificate of Occupancy on the effective date of this ordinance cease from occupying 2901 West FM 544 Suite 170, the zoning shall revert to the baseline Commercial Corridor zoning and all development standards shall apply.

Canceled - Inclement Weather

Wallace Management SUP



Notification Map



FM 544 / SPRINGWELL ADDITION (CMR), BLK A, LOT 2



200 Foot Notification Buffer



Subject Property

