

Wylie Planning and Zoning Commission Regular Meeting

June 15, 2021 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider and act upon approval of the Minutes from the June 1, 2021 Regular Meeting.
- B. Consider, and act upon, a recommendation to City Council regarding a Preliminary Plat for Lot 1, Block 1 of Dutch Bros Coffee addition to establish one commercial lot on 1.022 acres, property located at 2817 FM 544.
- C. Consider, and act upon, a recommendation to City Council regarding a Final Plat for Jacobs Addition Lots 1R-3-1, 1R-3-2, 1R-3-3 Block B, being a replat of Lot 1R-3 Block B, to establish three commercial lots on 4.728 acres, property located at 3010 FM 544.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Wild Fork Foods, a grocery store on 0.9453 acres. Property located at 3010 FM 544, being Lot 1R-3-2, Block B of Jacobs Addition.

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 June 11, 2021 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

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



Planning & Zoning Commission

Minutes

Regular Meeting

June 1, 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 and announced a quorum present. P&Z Commissioners in attendance: Chair Cory Plunk, Vice Chair Bryan Rogers, Commissioner Taylor Newsom, Commissioner Jacques Loraine, and Commissioner Dan Norris. Commissioners absent: Commissioner Brian Ortiz, and Commissioner Charla Riner.

Staff present: Mr. Jasen Haskins, Planning Manager, and Kevin Molina, Senior Planner.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Newsom gave the invocation and Commissioner Norris 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 request 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 May 18, 2021 Regular Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 5, to establish 68 single family residential lots and five open space lots on 25.822 acres, property generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.

- C. Consider, and act upon, a recommendation to City Council regarding a Final Plat for Inspiration Phase 4B, to establish 19 single family residential lots and one open space lot on 8.85 acres, property generally located on Meziere Sky Drive and April Dew Way in the City of Wylie's Extraterritorial Jurisdiction.**

Commission Action

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

Mr. Haskins mentioned that the next Planning and Zoning Meeting is scheduled for June 15, 2021.

ADJOURNMENT

A motion was made by Commissioner Newsom, and seconded by Vice Chair Rogers, to adjourn the meeting at 6:02 PM. A vote was taken and carried 5-0.

Cory Plunk, Chair

ATTEST:

Mary Bradley



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>June 15, 2021</u>	Item:	<u>B</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Dutch Bros Coffee Addition</u>
Date Prepared:	<u>June 03, 2021</u>	Zoning District:	<u>Commercial Corridor (CC)</u>
		Exhibits:	<u>Preliminary Plat</u>

Subject

Consider, and act upon, a recommendation to City Council regarding a Preliminary Plat for Lot 1, Block 1 of Dutch Bros Coffee addition to establish one commercial lot on 1.022 acres, property located at 2817 FM 544

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: 2819 West FM 544 Ventures, LLC

APPLICANT: Morrison Shipley

The applicant has submitted a Preliminary Plat for Lot 1, Block 1 of Dutch Bros Coffee Addition to establish one commercial lot on 1.022 acres. The property is located at 2817 FM 544 and is zoned within the Commercial Corridor district.

The purpose of the preliminary plat is to create one commercial lot and establish fire lane, access & utility easements for the development of a Dutch Bros Coffee restaurant.

The development is pending the approval of a Special Use Permit for the allowance of a restaurant with a drive-thru service. The SUP request is scheduled for the July 6, 2021 Planning and Zoning Commission meeting. This plat is on this agenda due to the state law imposing a 30-day limit on consideration for plats.

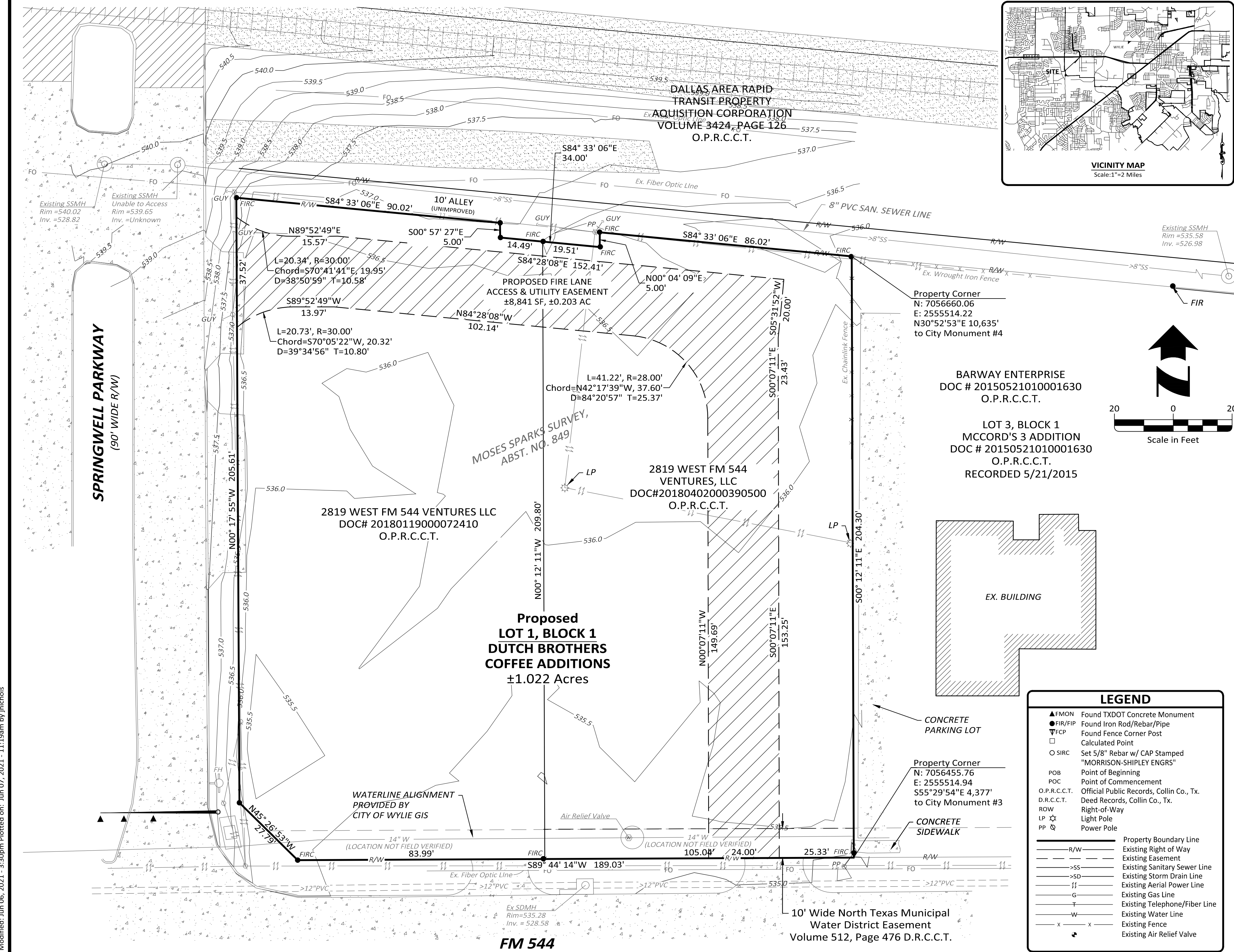
Approval is subject to additions and alterations as required by the City Engineering Department.

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 July 13, 2021

Approved By

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

Drawing Name: M:\SDSKPROJ\WMG-01 Wylie\DWG\WMG-01 FINAL PLAT.dwg Last Modified: Jun 06, 2021 - 3:30pm Plotted on: Jun 07, 2021 - 11:19am by jrichols



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That _____, acting herein by and through his (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as _____, 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 ____ day of _____, 20____.

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On:

OWNER'S CERTIFICATE AND DEDICATION:

STATE OF TEXAS
COUNTY OF COLLIN

Whereas 2819 West FM 544 Ventures, LLC, is the owner of two parcels of Land located in the Moses Sparks Survey, Abstract No. 849, and being a part of McCord's Little Six Subdivision, an unrecorded subdivision in the City of Wylie, Collin County, Texas as described in Special Warranty Deed Instrument 20180119000072410 and 20180402000390500 in the office of the County Clerk, Collin County, Texas and more particularly described as follows:

Beginning at an existing aluminum Texas Department of Transportation monument marking the north right of way of F.M. 544 said monument depicted on the Final Plat of McCord's 3 Addition, Lot 3, Block 1 as a Control Monument.

THENCE North 45°26'53" West a distance of 27.79 feet to a point on the east right of way of Springwell Parkway marked by a one-half inch (1/2") rebar with Cole Design Group cap.

THENCE along said Springwell Parkway east right of way, North 00°17'55" West a distance of 205.61 feet to a one-half inch (1/2") rebar with Cole Design Group cap on the south line of an unrecorded ten-foot (10') alley of said McCord's Addition.

THENCE departing the east right of way of Springwell Parkway and traveling along said south line of alley, South 84°33'06" East a distance of 90.02 feet to a one-half inch (1/2") rebar with Cole Design Group cap.

THENCE Continuing along said alley the following courses and distances:

South 00°57'27" East a distance of 5.00 feet to a one-half inch (1/2") rebar with Cole Design Group cap;
South 84°33'06" East through a one-half inch (1/2") rebar with Cole Design Group cap at a distance of 14.49 feet, to a one-half inch (1/2") rebar with Cole Design Group cap for corner at a distance of 34.00 feet;
North 00°04'09" East a distance of 5.00 feet to a one-half inch (1/2") rebar with Cole Design Group cap;
South 84°33'06" East a distance of 86.02 feet to a one-half inch (1/2") rebar with Cole Design Group cap marking the Northwest Corner of Lot 3, McCord's 3 Addition, Block 1.

THENCE departing said south line of alley and along the west line of said Lot 3, South 00°12'11" East a distance of 204.30 to a corner being on the north line of F.M. 544 and from which a one-half inch rebar with Precise Land Surveying cap bears North 00°48'22" East a distance of 1.60 feet.

THENCE along said north right of way, South 89°44'14" West through a one-half inch (1/2") rebar with Cole Design Group cap at a distance of 105.04, for a total distance of 189.03 feet to the Point of Beginning, containing 1.022 acres, more or less.

Approval Block:
"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 _____ subdivision or addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 20____, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove authorized.

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

City Secretary
City of Wylie, Texas

NOTES:

- Bearings are based on the Texas Coordinate System, North Central Zone (4202), NAD '83 (2011 adjusted) all elevations are based on NAVD88 Geoid 128. Horizontal and Vertical measurements calculated by utilizing the Leica Smartnet RTK Network.
- NOTICE:** Selling a portion of this addition be metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utility and building permits.
- The approximate total land area as shown on this survey, is 0.50 acres, more or less (the "Property").
- Property lies within FEMA flood zone X as shown Panel 415 of 600, Map Number 48085C0415J revised June 2, 2009. Zone X states area determined to be outside the 0.2% annual chance floodplain.
- The new legal description describes the same real estate as the record description shown hereon.

PRELIMINARY PLAT
of
**DUTCH BROS
COFFEE ADDITION
LOT 1, BLOCK 1**

**2817-19 W. FM 544
WYLIE, TX 75098**

**BEING 1.022 ACRES SITUATED IN THE
MOSES SPARKS SURVEY, ABSTRACT NO. 849
CITY OF WYLIE, COLLIN COUNTY, TEXAS**

OWNER

2819 WEST FM 544 VENTURE, LLC
ROBERT L. MYERS
8100 LOMO ALTO DR., SUITE 211
DALLAS, TX 75225
PHONE: 214-751-7550

SURVEYOR

MORRISON-SHIPLEY ENGINEERS, INC.
CLAYTON CROTTIS, RPLS
5750 GENESIS CT. STE 130
FRISCO, TX 75034
PHONE: 972-472-2009

EMAIL: BOB.MYERS@MYERSCOMMERCIAL.COM EMAIL: CCROTTIS@MORRISONSHIPLEY.COM

Date of Plat or Map: 5/17/2021.

KNOW ALL MEN BY THESE PRESENTS:

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

FOR REVIEW AND COMMENT ONLY
"PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR RELED
UPON AS A FINAL SURVEY DOCUMENT"

Clayton D. Crotts, RPLS
Texas Registration No. 6855

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On:



TBPLS Firm #: 10194342 / TBPE Firm #: 4436
5750 GENESIS CT. STE 130 - FRISCO, TX 75034
972.472.2009 - MORRISONSHIPLEY.COM



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>June 15, 2021</u>	Item:	<u>C</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Jacobs Addition</u>
Date Prepared:	<u>June 03, 2021</u>	Zoning District:	<u>Commercial Corridor (CC)</u>
		Exhibits:	<u>Final Plat</u>

Subject

Consider, and act upon, a recommendation to City Council regarding a Final Plat for Jacobs Addition Lots 1R-3-1, 1R-3-2, 1R-3-3 Block B, being a replat of Lot 1R-3 Block B, to establish three commercial lots on 4.728 acres, property located at 3010 FM 544.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Lidl US Operations, LLC

APPLICANT: Spooner Surveyors

The applicant is proposing to subdivide Lot 1R-3, Block B of Jacobs Addition into three lots. The property is located at 3010 FM 544 and is zoned within the Commercial Corridor district. The property was rezoned CC in May 2021, from a Planned Development that never developed.

The purpose of the re-plat is to create three commercial lots and realign fire lane, access & utility easements from the above referenced PD.

A site plan is also on the agenda for Lot 1R-3-2 for the development of a grocery store.

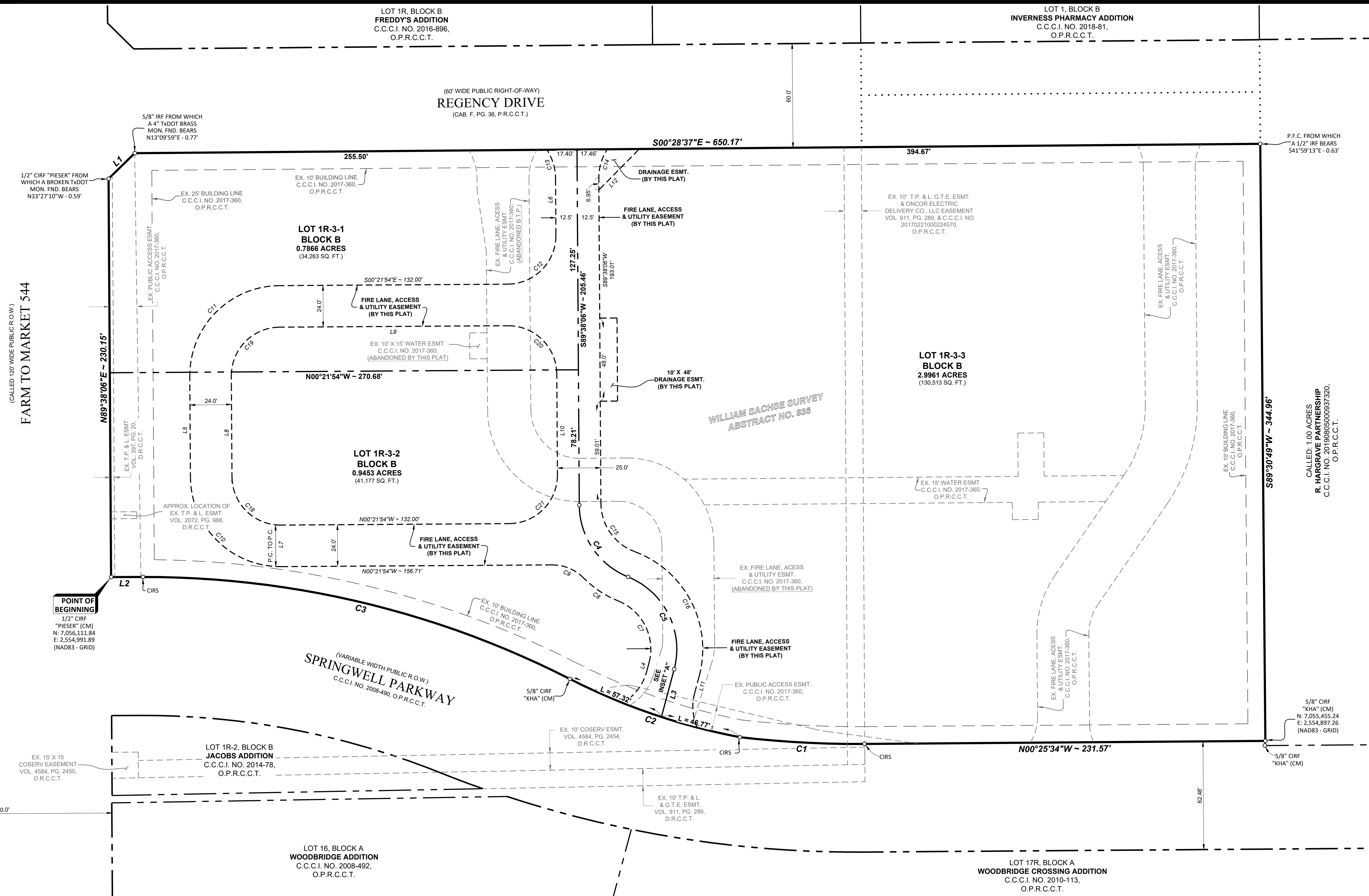
Approval is subject to additions and alterations as required by the City Engineering Department.

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 July 13, 2021

Approved By

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



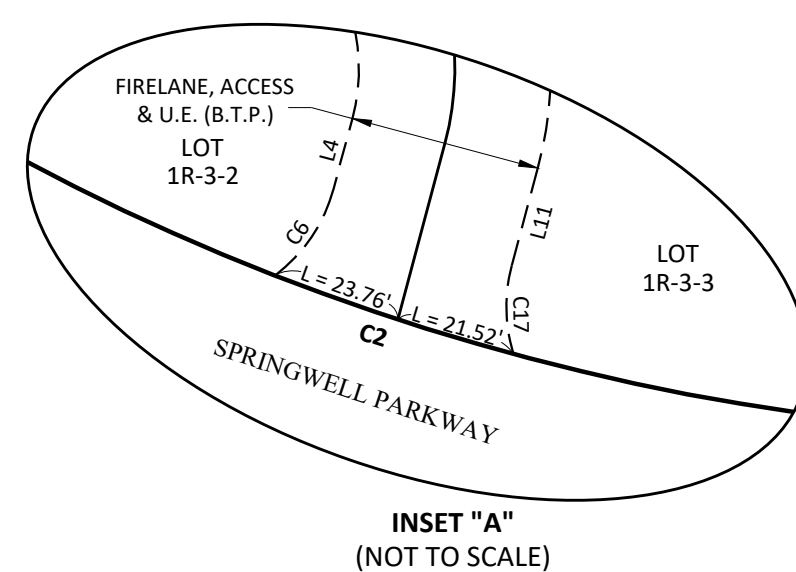
*** LEGEND ***

CIRF	IRON ROD FOUND WITH CAP
CIRS	5/8" IRON ROD W/ CAP STAMPED "SPONER 5922" SET
MON. FND.	MONUMENT FOUND
P.F.C.	POINT FOR CORNER
(CM)	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
C.C.C.I. NO.	COLLIN COUNTY CLERK'S INSTRUMENT NUMBER
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
(B.T.P.)	BY THIS PLAT
ESMT.	EASEMENT
EX.	EXISTING
UTIL.	UTILITY

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
MAY 26, 2021

CURVE TABLE									
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	587.50'	72.18'	S03°05'36"W	72.13'	C12	28.00'	43.98'	S45°21'54"E	39.60'
C2	368.84'	104.09'	S18°55'34"W	103.74'	C13	30.00'	17.40'	N73°01'19"E	17.15'
C3	540.00'	255.97'	N13°25'49"E	253.58'	C14	30.00'	17.49'	N73°39'43"W	17.24'
C4	45.00'	53.15'	S55°47'53"W	50.11'	C15	30.00'	36.33'	S54°56'34"W	34.15'
C5	45.00'	65.21'	N63°28'24"E	59.65'	C16	60.00'	88.73'	N62°37'05"E	80.87'
C6	30.00'	23.40'	S52°40'16"E	22.81'	C17	30.00'	20.14'	S85°44'56"W	19.77'
C7	30.00'	43.47'	N63°28'24"E	39.77'	C18	28.00'	43.98'	S44°38'06"W	39.60'
C8	60.00'	24.44'	S33°37'41"W	24.27'	C19	28.00'	43.98'	N45°21'54"W	39.60'
C9	25.00'	19.92'	N22°27'54"E	19.40'	C20	28.00'	43.98'	N44°38'06"E	39.60'
C10	52.00'	81.68'	S44°38'06"W	73.54'	C21	28.00'	43.98'	S45°21'54"E	39.60'
C11	52.00'	81.68'	N45°21'54"W	73.54'					

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S44°19'08"E	21.10'
L2	N00°12'34"W	18.34'
L3	N75°00'53"W	28.50'
L4	S75°00'53"E	5.35'
L5	N89°38'06"E	58.33'
L6	N89°38'06"E	33.06'
L7	N89°38'06"E	24.00'
L8	N89°38'06"E	52.33'
L9	S00°21'54"E	135.00'
L10	S89°38'06"W	58.33'
L11	N75°00'53"W	10.38'
L12	S45°21'54"E	33.23'



NOTE: SEE PAGE 2 OF 2 FOR OWNER'S DEDICATION, OWNER'S CERTIFICATE, SURVEYOR'S STATEMENT, GENERAL NOTES, AND CITY APPROVAL.

OWNER/APPLICANT

LIDL US, LLC
400 INTERSTATE
N. PARKWAY, STE. 550
ATLANTA, GA 30339
(571) 882-3276
ATTN: ALEXANDRIA WATERS

ENGINEER

KIMLEY-HORN
260 EAST DAVIS ST., STE 100
MCKINNEY, TX 75069
(469) 652-2959
ATTN: MICHAEL DOGGERT, PE

SURVEYOR:



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, ELLESTON, TEXAS 76039
(817) 866-9448 - WWW.SPOONERSURVEYORS.COM
TBLPS FIRM NO. 10054900 - S&A 21060-0

REPLAT
**LOTS 1R-3-1, 1R-3-2,
AND 1R-3-3, BLOCK B
JACOBS ADDITION**

BEING A FINAL PLAT OF A 4.7280 ACRE TRACT OF LAND LOCATED IN THE WILLIAM SACHSE SURVEY, ABSTRACT NO. 835, CITY OF WYLLIE, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 1R-3, BLOCK B JACOBS ADDITION, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN COLLIN COUNTY CLERK'S INSTRUMENT NO. 2017-360, O.P.R.C.C.T.

3 LOTS ~ 4.7280 ACRES
MAY ~ 2021

SHEET 1 OF 2

* OWNER'S CERTIFICATION *

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, LIDL US OPERATIONS, LLC, is the sole owner of a 4.7280 acre tract of land located in the William Sachse Survey, Abstract No. 835, City of Wylie, Collin County, Texas, said 4.7280 acre tract of land being all of **LOT 1R-3, BLOCK B, JACOBS ADDITION**, being an Addition to the said City and State, according to the plat thereof filed for record in Collin County Clerk's Instrument No. 2017-360, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said 4.7280 acre tract of land also being all of that certain tract of land conveyed to **LIDL US OPERATIONS, LLC**, by the deeds thereof filed for record in Collin County Clerk's Instrument No. 20170216000214090 and 20170216000212290, O.P.R.C.C.T., said 4.7280 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "PIESER" found (Controlling Monument) at the northwest lot corner of said Lot 1R-3, same being at the intersection of the east right-of-way line of Springwell Parkway (being a variable width public right-of-way, a portion of said right-of-way being dedicated by the plat thereof filed for record in Collin County Clerk's Instrument No. 2008-490, O.P.R.C.C.T.) with the south right-of-way line of Farm to Market Highway No. 544 (being a called 120 feet wide public right-of-way);

THENCE North 89°38'06" East, along the north lot line of said Lot 1R-3 and along the said south right-of-way line, a distance of 230.15 feet to a 1/2 inch iron rod with a cap stamped "PIESER" found at the northerly end of a corner clip located at the intersection of the said south right-of-way line with the west right-of-way line of Regency Drive (being a 60 feet wide public right-of-way, a portion of said right-of-way being dedicated by the plat thereof filed for record in Cabinet F, Page 36, Plat Records, Collin County, Texas), from which a broken Texas Department of Transportation concrete monument found bears North 33°27'10" West, a distance of 0.59 feet;

THENCE South 44°19'08" East, along a northeast lot line of said Lot 1R-3 and along the said corner clip, a distance of 21.10 feet to a 5/8 inch iron rod found at the southerly end of the said corner clip, from which a Texas Department of Transportation brass monument found bears North 13°09'59" East, a distance of 0.77 feet;

THENCE South 00°28'37" East, along the east lot line of said Lot 1R-3 and along the said west right-of-way line, a distance of 650.17 feet to a point for corner at the southeast lot corner of said Lot 1R-3, same being on the north property line of a called 1.00 acre tract of land conveyed to R. Hargrave Partnership, by deed thereof filed for record in Collin County Clerk's Instrument No. 20190805000937320, O.P.R.C.C.T., from which a 1/2 inch iron rod found bears South 41°59'13" East, a distance of 0.63 feet;

THENCE South 89°30'49" West, along the south lot line of said Lot 1R-3 and along the said north property line of the 1.00 acre tract, a distance of 344.96 feet to a 5/8 inch iron rod with a cap stamped "KHA" found (Controlling Monument) at the southwest lot corner of said Lot 1R-3, same being on the aforementioned east right-of-way line of Springwell Parkway;

THENCE along the west lot line of said Lot 1R-3 and along the said east right-of-way line the following courses and distances:

North 00°25'34" West, a distance of 231.57 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (herein after referred to as an iron rod set) at the beginning of a tangent curve to the right having a radius of 587.50 feet;

Along said curve to the left, an arc length of 72.18 feet, and across a chord which bears North 03°05'36" East, a chord length of 72.13 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the beginning of a non-tangent curve to the right having a radius of 368.84 feet;

With said curve to the right, an arc length of 104.09 feet, and across a chord which bears North 18°55'34" East, a chord length of 103.74 feet to a 5/8 inch iron rod with a cap stamped "KHA" found (Controlling Monument) at the beginning of a non-tangent curve to the left having a radius of 540.00 feet;

Along said curve to the left, an arc length of 255.97 feet, and across a chord which bears North 13°25'49" East, a chord length of 253.58 feet to an iron rod set;

North 00°12'34" West, a distance of 18.34 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **4.7280 acres (205,953 square feet)** of land more or less.

* OWNER'S DEDICATION *

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **LIDL US OPERATIONS, LLC** do hereby adopt this plat designating the hereinabove property as **JACOBS ADDITION, LOTS 1R-3-1, 1R-3-2 and 1R-3-3, BLOCK B**, an Addition to the City of Wylie, and does 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. Property owners shall maintain easements and 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 in which 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 easements strips for the purpose of constructing, reconstructing, inspecting or patrolling, without the necessity at any time procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS OUR HAND THIS THE _____ DAY OF _____, 2021.

LIDL US OPERATIONS, LLC, a Delaware limited liability company

Duly Authorized Agent for LIDL US OPERATIONS, LLC

Printed Name and Title

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, a duly authorized agent for LIDL US OPERATIONS, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

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

Notary Public, State of _____

STATE OF TEXAS §
COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, 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.

Surveyed on the ground during the month of May, 2021.

Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Eric Spooner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

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

Notary Public, State of Texas

* GENERAL NOTES *

- The bearings shown hereon are referenced to those as shown on the plat of Jacobs Addition, being an Addition to the City of Wylie, Collin County, Texas, according to the plat thereof filed for record in Collin County Clerk's Instrument No. 2017-360, Official Public Records, Collin County, Texas.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48085C0415; map revised June 2, 2009, for Collin County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This plat was prepared with the benefit of a copy of the commitment for Title Insurance prepared by First American Title Insurance Company, G.F. No. NCS-1058652-ATL, having an effective date of March 15, 2021 and issued April 01, 2021; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in said Commitment, was preformed by Spooner & Associates, Inc.
- Notice: Selling a portion of this addition by metes and bounds is a violation of Town Ordinances and State Law, and is subject to fines and withholding of utilities and building permits.
- The purpose of this plat is to further subdivide 1 platted lot into 3, and to dedicate necessary easements for development.

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 _____, 2021, and the Council, by formal action then and there

accepted the dedication of streets, alley, parks, easements, public places, and water and sewer lines as shown and set forth in an 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 the _____ day of _____, 2021.

City Secretary, City of Wylie, Texas

REPLAT
LOTS 1R-3-1, 1R-3-2,
AND 1R-3-3, BLOCK B
JACOBS ADDITION

BEING A FINAL PLAT OF A 4.7280 ACRE TRACT OF LAND LOCATED IN THE WILLIAM SACHSE SURVEY, ABSTRACT NO. 835, CITY OF WYLIE, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 1R-3, BLOCK B JACOBS ADDITION, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN COLLIN COUNTY CLERK'S INSTRUMENT NO. 2017-360, O.P.R.C.C.T.

3 LOTS ~ 4.7280 ACRES

MAY ~ 2021

SHEET 2 OF 2

OWNER/APPLICANT

LIDL US, LLC
400 INTERSTATE
N. PARKWAY, STE. 550
ATLANTA, GA 30339
(571) 882-3276
ATTN: ALEXANDRIA WATERS

ENGINEER

KIMLEY-HORN
260 EAST DAVIS ST., STE 100
MCKINNEY, TX 75069
(469) 652-2959
ATTN: MICHAEL DOGGETT, PE

SURVEYOR:



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE

308 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 856-9448 - WWW.SPOONERSURVEYORS.COM
TBP.LS FIRM NO. 10054900 ~ S&A 21060.jp



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>June 15, 2021</u>	Item:	<u>1</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Jacobs Addition</u>
Date Prepared:	<u>June 01, 2021</u>	Zoning District:	<u>Commercial Corridor (CC)</u>
			<u>Site Plan, Landscape Plan,</u>
		Exhibits:	<u>Elevations</u>

Subject

Consider, and act upon, a Site Plan for Wild Fork Foods, a grocery store on 0.9453 acres. Property located at 3010 FM 544, being Lot 1R-3-2, Block B of Jacobs Addition.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Lidl US Operations, LCC

APPLICANT: Kimley-Horn

The applicant is proposing to develop a 4,500 sq.ft Wild Fork Foods grocery store. The property is zoned within the Commercial Corridor district and the use is allowed by right. This plan represented the first development from since the property was rezoned CC in May 2021.

The proposed site plan provides 25 parking spaces with two of them being ADA accessible and six of them being on a grasscrete surface due to the Zoning Ordinance limit on maximum allowed parking.

The site provides two points of access from mutually shared access drives that connect to Springwell Parkway and Regency Drive. A fire lane is also included that loops around the main structure.

The landscaped area totals 44% and contains a 10' landscape buffer with 5' wide sidewalks along both street frontages.

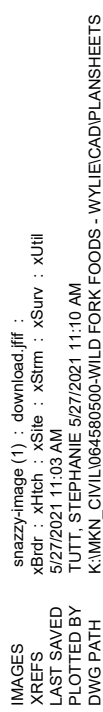
The structure is proposed to have an exterior that consists of stone and stucco.

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

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>June 10, 2020</u>

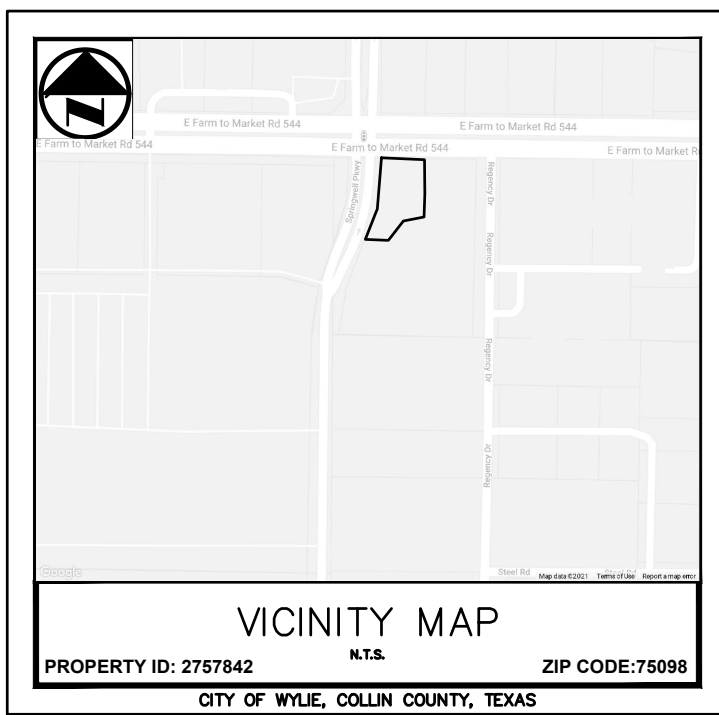
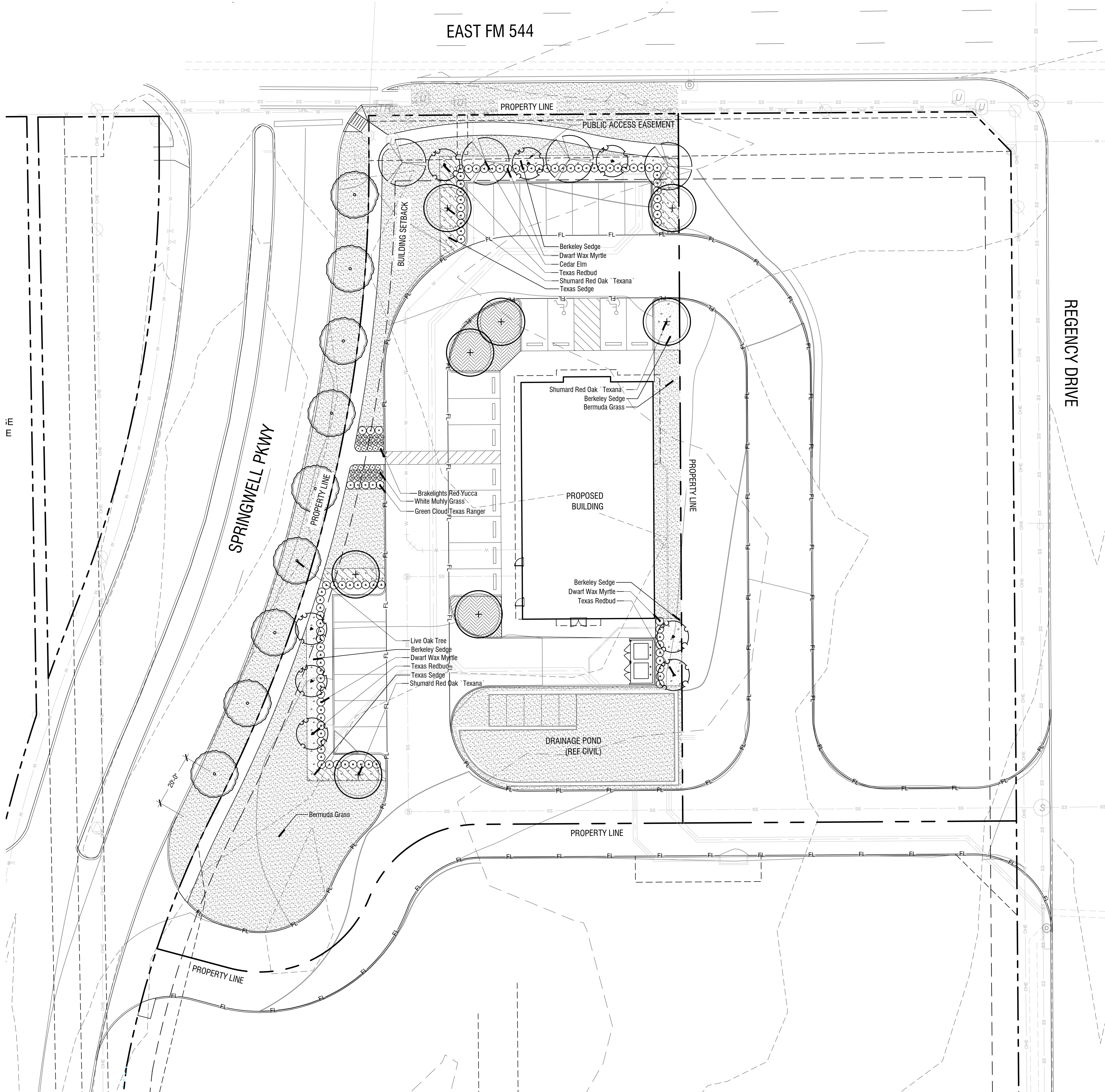


1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. LANDSCAPE ARCHITECT MUST BE PLACED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL DETAILS IN PLANTING AREAS AS SPECIFIED IN THE PLANTING SCHEDULE AND VERIFY ALL QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. LATEST EDITION AMERICAN ASSOCIATION OF NURSEMEYEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
10. ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
12. PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE, BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN. CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE CONTINUOUS CURB OR HEDGE IF REQUIRED.
13. LANDSCAPED AREAS SHALL BE KEEP FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
14. ALL LINE STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPROVED TOPSOIL FILL.
15. CONTRACTOR TO PROVIDE SUBMITTAL WITH PHOTOS OF ALL PLANT MATERIAL FOR APPROVAL.
16. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF WYLYE AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.
17. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY (NOT INCLUDED IN PLANTING PLANS) TO BE FINI GRADED AND SEEDED WITH BERMUDA GRASS PER SPECIFICATIONS.

NOTE: ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

Wild Fork Foods - Wylie Code Calculations Chart		
Site Data	AC	SF
Total Site Area	0.95	41,177
Surface Parking Spaces		25 spaces
Landscaping Required in Yard		
20% of site to be landscaped	8,235	18,280
Landscaping in front yard	Yes	Yes
Landscaping required in side and rear yards adjacent to residential	No	No
Landscaping of Parking Lots		
Required	Provided	
1 Tree / 12 Parking Spaces	3	8
50 SF Landscape / Parking Space	1250 SF	2,936
No parking space further than 60' from landscaped area on site	Yes	Yes
Landscaped area every 12 spaces	Yes	Yes
Street Frontage Landscape		
Required	Provided	
Springfield Pkwy		
At least 50% of required front yard developed as 10' landscaped buffer	Yes	Yes
1 Tree (3" cal.) / 30-40 LF	8	9
4' Meandering concrete walkway on perimeter when adjacent to thoroughfare	Yes	Yes
East Farm to Market Rd 544		
At least 50% of required front yard developed as 10' landscaped buffer	Yes	Yes
1 Tree (3" cal.) / 30-40 LF	4	4
4' Meandering concrete walkway on perimeter when adjacent to thoroughfare	Yes	Yes
Visual Screening		
Required	Provided	
1 Flowering Tree/ 20 LF	8	8
5' wide screening strip, plants 3' in height when planted	Yes	Yes

Figure 4.5 Desirable Landscape Design Requirements	Required (SF)	Provided (SF)
(Desirable) Landscaping 10% more in excess of 50 sq.ft./space	1250 SF	2,936
(Desirable) Parking Lots with no space further than 40' from landscaped area	No	Yes
(Desirable) Landscaped pedestrian connection to main entrance	No	Yes
(Desirable) Landscaping exceeds the minimum by 10%	12,353	18,280

[illegible]

Kimley»»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3620
WWW.KIMLEY-HORN.COM TX F-328

KHA PROJECT 064580500	DATE 05/27/2021	SCALE	AS SHOWN
DESIGNED BY	CLS	DRAWN BY	CLS
CHECKED BY	AJB		

THE SHOPS
AT WYLIE



WYLLIE, TEXAS

CODE PLANTING PLAN

SHEET NUMBER
L1.01

Code Planting Plan

Scale: 1" = 20'-0"

A

