

Wylie Planning and Zoning Commission Regular Meeting

February 06, 2024 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider and act upon, approval of the meeting minutes from the January 16, 2024 Planning and Zoning Commission meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Upwind Capital Addition, being a replat of Lots 2R and 3, Block A of Upwind Capital Addition, establishing two commercial lots on 3.107 acres, located at 2009 North State Highway 78.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat of Dodd Elementary Addition, establishing one residential lot on 9.589 acres, located at 1500 Park Boulevard.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Lot 1R-3R1, Block C of Woodlake Village for the development of a medical office use on 2.411 acres. Property located at 2016 N State Highway 78.

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 2, 2024 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

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

Texas Government Code Section:

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



Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Gabby Fernandez

Subject

Consider and act upon, approval of the meeting minutes from the January 16, 2024 Planning and Zoning Commission meeting.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes from the January 16, 2024 Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

January 16, 2024 – 6:00 PM

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



CALL TO ORDER

Vice-Chair James Byrne called the meeting to order at 6:02pm. In attendance were Vice-Chair James Byrne, Commissioner Jennifer Greiser, Commissioner Joe Chandler, Commissioner Harold Gouge and Commissioner Keith Scruggs. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, Development Engineering Manager Than Nguyen and Administrative Assistant Gabby Fernandez. Commissioners Absent: Chair Joshua Butler and Commissioner Zeb Black.

INVOCATION & PLEDGE OF ALLEGIANCE

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

Board Action

A motion was made by Commissioner Gouge, seconded by Commissioner Chandler, to approve the Consent Agenda as presented. A vote was taken and the motion passed 5 – 0.

REGULAR AGENDA

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

Commission Discussion on Regular Agenda Item 1

Senior Planner Molina approached the Commissioners, stating that the applicant is proposing to develop 1.275 acres of land for a truck storage use. The development will contain ten parking stalls for semis. A 30' drive is provided with a hammerhead turn around for safety vehicles. The developers are providing the 10% landscaping with 5,526 sq.ft total. A 150' Power and Light easement remains along the rear of the property. He stated that the property is zoned within the Light Industrial zoning district and the use is allowed by-right.

Commissioner Gouge asked about the thickness of the concrete on the fire lane and driveway being eight inches and the thickness of the parking area being six inches of concrete. Senior Planner Molina stated that was correct. Staff member Than Nguyen explained that this was because the parking areas are to have at least five inches of concrete. The fire lanes did have revisions and are required to be six inches over seven inches of concrete which is the criteria for our fire lanes. He stated that eight inches exceeds our standards.

Vice-Chair Byrne confirmed with staff that the building and fire departments both agreed with these requirements.

Board Action on Item 1

A motion was made by Commissioner Gouge, seconded by Commissioner Greiser, to approve Item 1 as presented. A vote was taken and carried 5 – 0.

ADJOURNMENT

A motion was made by Commissioner Gouge, and seconded by Commissioner Scruggs to adjourn the meeting at 6:14PM. A vote was taken and carried 5 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Item Number: B

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Upwind Capital Addition, being a replat of Lots 2R and 3, Block A of Upwind Capital Addition, establishing two commercial lots on 3.107 acres, located at 2009 North State Highway 78..

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Main and Main Capital Group, LLC

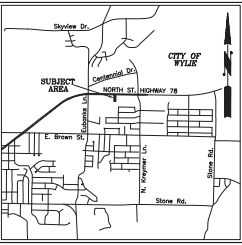
APPLICANT: Main and Main Capital Group, LLC

The applicant has submitted a replat to establish two commercial lots from one, and dedicate necessary easements. The property is located at 2009 N. SH 78 North State and is zoned Commercial Corridor (CC). The site plan for a Dutch Bros Coffee Shop is to be located on Lot 3 as allowed by a Special Use Permit approved in September 2023.

This plat is dedicating a 30' fire lane easement with access from SH 78, maneuverability for vehicles to exit the property, and a cross access easement to the property to the west (Popshelf).

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 City Council 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.




RINGLEY & ASSOCIATES, INC.


SURVEYING · MAPPING · PLANNING
 Texas Firm Registration No. 10061300
 701 S. Tennessee — McKinney, Texas 75069
 (972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
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Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Item Number: C

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Dodd Elementary Addition, establishing one residential lot on 9.589 acres, located at 1500 Park Boulevard.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wylie ISD

APPLICANT: RLK Engineering

The applicant has submitted a final plat to establish one residential lot, and dedicate necessary right-of-way. The property is located at 1500 Park Boulevard and is zoned Residential (SF-10/24). The elementary school use is allowed by-right.

The plat for Dodd Elementary was previously approved by City Council in September of 1998; However the plat document was never recorded with the County, therefore a new submittal was required.

This plat is dedicating a 24' fire lane, access, utility & drainage easement for existing drives and utilities for Dodd Elementary.

50' of Right of Way is dedicated for Park Boulevard and 25' of Right of Way is dedicated for Cheyenne Road.

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

The City Council 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.

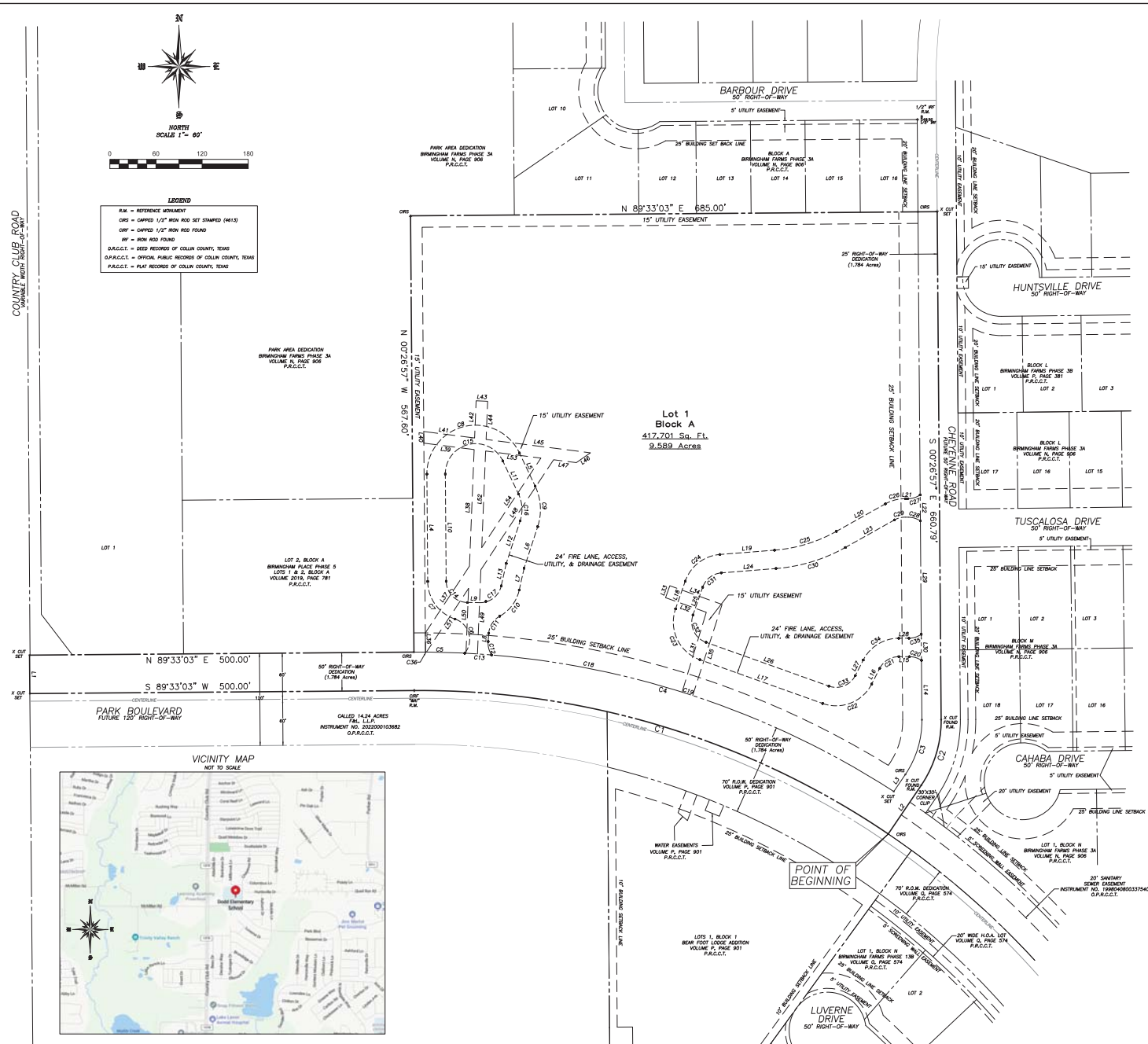


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15	13-20-00-02	7.50	130	13-20-00-02	7.50
16	13-20-00-03	7.50	131	13-20-00-03	7.50
17	13-20-00-04	7.50	132	13-20-00-04	7.50
18	13-20-00-05	7.50	133	13-20-00-05	7.50
19	13-20-00-06	7.50	134	13-20-00-06	7.50
20	13-20-00-07	7.50	135	13-20-00-07	7.50
21	13-20-00-08	7.50	136	13-20-00-08	7.50
22	13-20-00-09	7.50	137	13-20-00-09	7.50
23	13-20-00-10	7.50	138	13-20-00-10	7.50
24	13-20-00-11	7.50	139	13-20-00-11	7.50
25	13-20-00-12	7.50	140	13-20-00-12	7.50
26	13-20-00-13	7.50	141	13-20-00-13	7.50
27	13-20-00-14	7.50	142	13-20-00-14	7.50
28	13-20-00-15	7.50	143	13-20-00-15	7.50
29	13-20-00-16	7.50	144	13-20-00-16	7.50
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32	13-20-00-19	7.50	147	13-20-00-19	7.50
33	13-20-00-20	7.50	148	13-20-00-20	7.50
34	13-20-00-21	7.50	149	13-20-00-21	7.50
35	13-20-00-22	7.50	150	13-20-00-22	7.50
36	13-20-00-23	7.50	151	13-20-00-23	7.50
37	13-20-00-24	7.50	152	13-20-00-24	7.50
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39	13-20-00-26	7.50	154	13-20-00-26	7.50
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42	13-20-00-29	7.50	157	13-20-00-29	7.50
43	13-20-00-30	7.50	158	13-20-00-30	7.50
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49	13-20-00-36	7.50	164	13-20-00-36	7.50
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52	13-20-00-39	7.50	167	13-20-00-39	7.50
53	13-20-00-40	7.50	168	13-20-00-40	7.50
54	13-20-00-41	7.50	169	13-20-00-41	7.50
55	13-20-00-42	7.50	170	13-20-00-42	7.50
56	13-20-00-43	7.50	171	13-20-00-43	7.50
57	13-20-00-44	7.50	172	13-20-00-44	7.50
58	13-20-00-45	7.50	173	13-20-00-45	7.50
59	13-20-00-46	7.50	174	13-20-00-46	7.50
60	13-20-00-47	7.50	175	13-20-00-47	7.50
61	13-20-00-48	7.50	176	13-20-00-48	7.50
62	13-20-00-49	7.50	177	13-20-00-49	7.50
63	13-20-00-50	7.50	178	13-20-00-50	7.50
64	13-20-00-51	7.50	179	13-20-00-51	7.50
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67	13-20-00-54	7.50	182	13-20-00-54	7.50
68	13-20-00-55	7.50	183		

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C1	134.4000	150.00	257.61	S 129.0000 E	89.13
C2	134.4000	150.00	257.61	S 129.0000 E	89.13
C3	134.4000	150.00	257.61	S 129.0000 E	89.13
C4	133.1819	1134.00	655.18	N 74.7434 E	649.84
C5	133.1819	1134.00	655.18	N 74.7434 E	649.84
C6	117.1500	28.50	54.47	N 15.0000 E	46.99
C7	117.1500	28.50	54.47	N 15.0000 E	46.99
C8	160.0000	63.54	117.20	N 73.0000 E	113.52
C9	160.0000	63.54	117.20	N 73.0000 E	113.52
C10	68.7415	52.50	63.78	S 30.6150 W	49.50
C11	59.7434	52.50	63.78	S 30.6150 W	49.50
C12	59.7434	52.50	63.78	S 30.6150 W	49.50
C13	86.8000	113.40	54.98	N 86.8000 E	56.98
C14	86.8000	113.40	54.98	N 86.8000 E	56.98
C15	86.8000	113.40	54.98	N 86.8000 E	56.98
C16	75.0000	28.50	10.64	S 56.3090 E	27.86
C17	75.0000	28.50	10.64	S 56.3090 E	27.86
C18	75.0000	28.50	10.64	S 56.3090 E	27.86
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C20	121.8000	113.40	14.49	S 72.1410 W	114.49
C21	121.8000	113.40	14.49	S 72.1410 W	114.49
C22	83.0000	28.50	9.00	S 68.1900 E	26.83
C23	83.0000	28.50	9.00	S 68.1900 E	26.83
C24	83.0000	28.50	9.00	S 68.1900 E	26.83
C25	89.4000	28.50	81.30	N 20.5900 E	24.81
C26	89.4000	28.50	81.30	N 20.5900 E	24.81
C27	144.8400	186.50	84.64	N 73.0500 E	81.99
C28	144.8400	186.50	84.64	N 73.0500 E	81.99
C29	160.0000	186.50	17.80	S 29.0000 W	17.81
C30	160.0000	186.50	17.80	S 29.0000 W	17.81
C31	160.0000	186.50	17.80	S 29.0000 W	17.81
C32	30.7150	28.50	14.78	S 19.5050 W	14.81
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C34	28.0000	28.50	62.94	S 59.9000 W	30.59
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C36	34.5000	28.50	40.58	N 55.5000 E	35.58
C37	34.5000	28.50	40.58	N 55.5000 E	35.58
C38	34.5000	28.50	40.58	N 55.5000 E	35.58
C39	34.5000	28.50	17.00	N 55.5000 E	17.81

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.

DODD ELEMENTARY SCHOOL
ADDITION

Lot 1, Block A
11.373 Acres Situated In The
(1.784 Acres R.O.W. Dedication)
CHARLES ATTERBURY SURVEY
ABSTRACT No. 22
WYLIE, COLLIN COUNTY, TEXAS

Owner
Wylie Independent School District
951 South Ballard Avenue
Wylie, Texas 75098
Telephone 972 429-3000

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733
Contact: Ronny Klingbell
Email: Ronny@rlkengineering.com

Surveyor
Surdukan Surveying, Inc.
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
Contact: David Surdukan
Email: david@surdukansurveying.com

December 14, 2023

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Wylie Independent School District is the Owner of a tract of land situated in the Charles Atterbury Survey, Abstract No. 22, Collin County, Texas and being all of Tract I, a called 10.799 acre tract of land, and Tract II, a called 0.574 acre tract of land conveyed by Special Warranty Deed to the Wylie Independent School District as recorded in Volume 4139, Page 2759 of the Deed Records of Collin County, Texas, and being more particularly described in metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "4613" set for the southeast corner of said Tract I, said iron rod set being the southern most southwest corner of Birmingham Farms Phase 3A as shown on the plat thereof recorded in Volume N, Page 906 of the Plat Records of Collin County, Texas, said iron rod set also being set in the north line of a 70' Right-of-Way (ROW) Dedication for Park Boulevard as shown on the Bear Foot Lodge Addition plat recorded in Volume P, Page 901 of the Plat Records of Collin County, Texas, and said iron rod set being at the beginning of a non-tangent curve to the left;

THENCE with the south line of said Tract I and with said non-tangent curve to the left running parallel to the future centerline of Park Boulevard and having an arc length of 654.01', a radius of 1084.00', a chord bearing of N 73°09'53" W, and a chord length of 644.14', to an iron rod with plastic cap stamped "WA" found for the southwest corner of said Tract I and said iron rod found also being the southeast corner of said Tract II;

THENCE S 89°33'03" W continuing to run parallel to the future centerline of Park Boulevard for a distance of 500.00' to a on X Cut set for the southwest corner of said Tract II in the west ROW line of Country Club Road;

THENCE N 00°26'57" W with the west ROW line of Country Club Road a distance of 50.00' to an X Cut set for the northwest corner of said Tract II;

THENCE N 89°33'03" E a distance of 500.00' to a 1/2" iron rod with plastic cap stamped "4613" set for the northeast corner of said Tract II in the west line of said Tract I and said iron rod set being the southeast corner of Lot 2, Block A of Birmingham Place Phase 5 as shown on the plat thereof recorded in Volume 2019, Page 781 of the Plat Records of Collin County, Texas;

THENCE N 00°26'57" W with the west line of said Tract I a distance of 567.60' to a 1/2" iron rod with plastic cap stamped "4613" set for the northwest corner of said Tract I and said iron rod set being an internal ell corner on the lot dedicated for Park Area on said Birmingham Farms Phase 3A;

THENCE N 89°33'03" E with the north line of said Tract I and the south line of said Birmingham Farms Phase 3A for a distance of 685.00' to an X Cut set in the centerline of Cheyenne Road for the northeast corner of said Tract I;

THENCE S 00°26'57" E with the centerline of Cheyenne Road a distance of 660.79' to a X Cut found for corner at the beginning of a curve to the right;

THENCE continuing with the centerline of Cheyenne Road and along said curve to the right having an arc length of 90.50', a radius of 150.00', a chord bearing of S 16°50'06" W, and a chord length of 89.13', to an X Cut found for corner;

THENCE S 34°07'09" W a distance of 76.61' to the POINT OF BEGINNING, and containing 495,416 Square Feet or 11.373 acres of land.

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

That Wylie Independent School District, acting herein by and through his (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as DODD ELEMENTARY SCHOOL ADDITION, 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 of 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 _____, 2024.
BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF COLLIN §

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 _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires On:

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR
KNOW ALL MEN BY THESE PRESENTS:

That I, DAVID J. SURDUKAN, 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.

DAVID J. SURDUKAN
Registered Professional Land Surveyor No. 4613

STATE OF TEXAS §
COUNTY OF COLLIN §

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.

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared DAVID J. SURDUKAN, 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 _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires On:

BASIS OF BEARINGS

The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, NAD 83 (GRS96) Epoch 2002.0.

NOTICE:

- The original copy will have original signatures, stamp seal and an impression seal.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- This survey is subject to all easements of record.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- 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.
- The subject property does not lie within a 100-year flood plain and within within Zone X, according to Flood Insurance Rate Map (FIRM) Map No. 4808500415L, dated 6/2/2009, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas.

"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 _____, 2024, 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., 2024.

City Secretary
City of Wylie, Texas

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.

SHEET 2 OF 2
FINAL PLAT

DODD ELEMENTARY SCHOOL ADDITION

Lot 1, Block A
11.373 Acres Situated In The
(1.784 Acres R.O.W. Dedication)
CHARLES ATTERBURY SURVEY
ABSTRACT NO. 22
WYLIE, COLLIN COUNTY, TEXAS

Owner:

Wylie Independent School District
951 South Ballard Avenue
Wylie, Texas 75098
Telephone 972 429-3000

Engineer:

RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733
Contact: Ronny Klingbeil
Email: Ronny@rlkengineering.com

Surveyor:

Surdukan Surveying, Inc.
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
Contact: David Surdukan
Email: david@surdukansurveying.com





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for Lot 1R-3R1, Block C of Woodlake Village for the development of a medical office use on 2.411 acres. Property located at 2016 N State Highway 78.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: KAAP Commercial

APPLICANT: Spiars Engineering

The applicant is proposing to develop two multi-tenant medical office buildings of 13,950 sq.ft and 10,540 sq.ft. on Lot 1-3R1, Block C of Woodlake Village on 2.411 acres generally located at 2016 N State Highway 78. The property is zoned Commercial Corridor and allows for the proposed use by-right. The final plat for this development is scheduled to be presented to City Council on February 13th of this year and was recommended for approval by the P&Z Commission on January 16th of this year.

The site is providing 20% landscaping which complies with the Zoning Ordinance requirements. The landscape plan also includes a 10" landscape buffer along Centennial Drive. The development is providing 105 parking spaces with five being ADA accessible. The 105 spaces are within the expected required 60-75 parking spaces for this type of use.

The structure's exterior material consists of stone, stucco and EIFS. Entrances are emphasized with recessed architectural features. All structures at or over 6,000 sq.ft. shall be required to have a fire sprinkler system installed.

The developer has future plans to sell the individual tenant spaces as commercial condo units. Filed Covenant, Conditions and Restrictions (CCRs) documentation shall be required prior to the sale of the condo units.

Access to the site is proposed from a 24' firelane that connects to the adjacent developed lots to the south and east which are part of the Woodlake Village shopping center where the Walmart Supercenter is developed.

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.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on child plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region known as bottom and not free from lumps, clay, bark, substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely refilled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
7. Contractor shall provide (1) one inch of imported topsoil on all areas to receive lawn.

MAINTENANCE NOTES

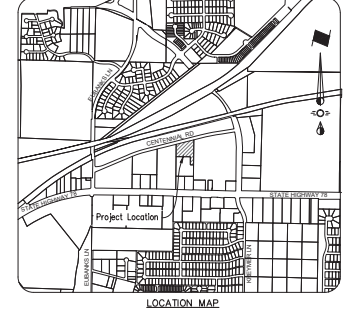
1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material which does shall be replaced with plant material of equal or better value.
5. All plant material which does shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermuda grass, unless otherwise noted on the drawings.

SOLID SOD NOTES

1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 1" below final desired grade in planting areas and 1" below final grade in all areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Plant sod by hand to cover indicated area completely. Brown edges of sod are touching. Top-down parts by hand with spread to fill voids.
6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
7. Water sod thoroughly as sod operation progresses.
8. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
9. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.



PLANT LIST

TREES					
QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
3	BC	Bald Cypress	Taxodium distichum	3" cal.	container grown, 12" Ht. min., 4" S spread min.
12	CE	Cedar Elm	Ulmus crassifolia	3" cal.	container grown, 12" Ht. min., 4" S spread min.
12	CM2	Crape Myrtle Dallas Red	Lagerstroemia indica 'Dallas Red'	8" Ht.	container grown, 3" cal., no cross crotch
8	CM2	Crape Myrtle 'Natchez'	Lagerstroemia indica 'Natchez'	8" Ht.	container grown, 3" cal., no cross crotch
15	CP	Chinese Pistache	Pistacia chinensis	3" cal.	container grown, 12" Ht. min., 4" S spread min.
5	LO	Live Oak	Quercus virginiana	3" cal.	container grown, 12" Ht. min., 4" S spread min.
SHRUBS					
QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
120	NPH	Needlepoint Holly	Ilex cornuta 'Needlepoint'	36" Ht.	container grown, full plant specimen, 36" c.c.
GROUNDCOVERS					
QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		Bermudagrass Tifway 419	Cynodon dactylon	roll sod	solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed standards as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS

SITE LANDSCAPE: Total site area: 105,031 s.f.	
Requirements: 20% of total site to be landscape area	
Required: 21,006 s.f. (20%)	Provided: 21,702 s.f. (20.6%)
STREETVARD:	
Requirements: 50% of total required landscape to be in front yard	
Required: 3,841 s.f. (50%)	Provided: 4,447 s.f. (57.8%)
STREET FRONTAGE: (340.04 ft.)	
Requirements: 10' width and (1) tree, 3" cal., per 40 ft. of street frontage	
(1) flowering ornamental per 20 ft. of street frontage	
Required: (9) trees, 3" cal. (10) ornamentals, 8" Ht.	Provided: (12) trees, 3" cal. (10) ornamentals, 8" Ht.
PARKING LOT LANDSCAPE AND VISUAL SCREENING:	
Requirements: 3" Ht. screen in 5' wide bed and 50 s.f. per each space	
Required: 2" Ht. screen at initial 3,800 s.f.	Provided: evergreen shrubs, 3" Ht. at time of installation 5,695 s.f.

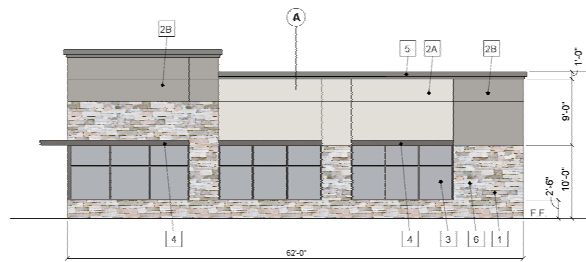
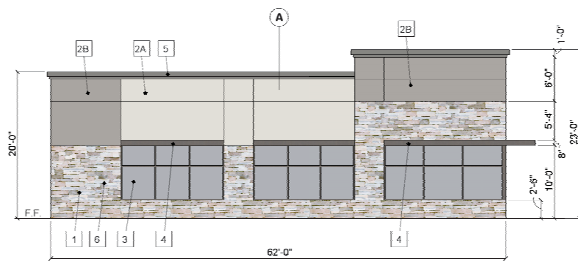
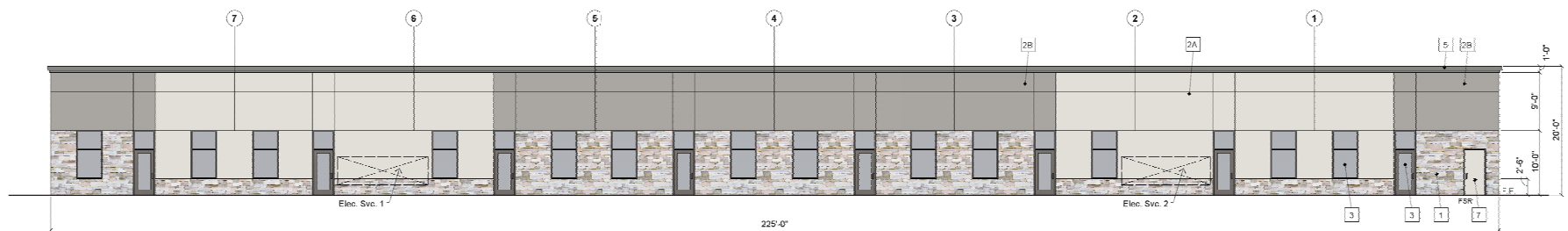
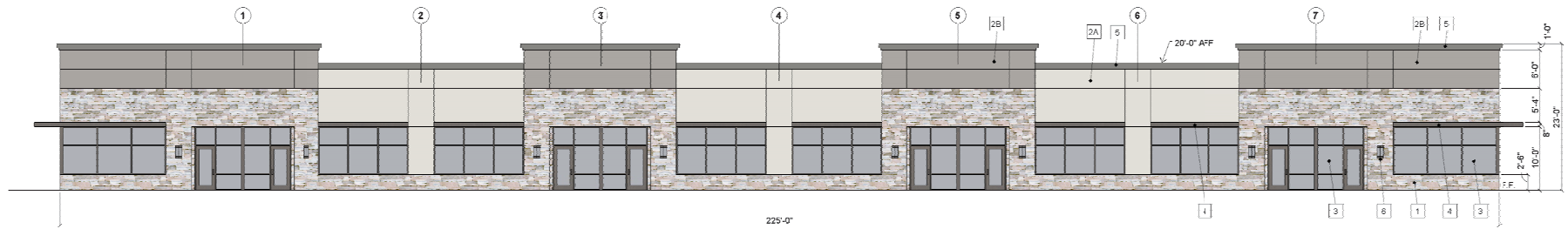
SITE DATA SUMMARY TABLE	
Zoning	CC Commercial Corridor
Proposed Use	Medical Office
Lot Area	105,031 Sq. Ft./2,411 Ac.
Total Building Area (Square Feet)	24,490 Sq. Ft.
Building Height (Feet)	30'-0" - 1 Story
Lot Coverage	23.3%
Floor Area Ratio	0.2331
Required Parking (1:300 Med Office)	82 Sp.
Provided Parking	106 Sp. (incl. 4 HC)



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Email: info@smr-lai.com

ENGINEER / SURVEYOR / APPLICANT
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765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TIRE No. F-2121
Contact: David Bond

OWNER/DEVELOPER
Client Name
Client Address
XXXX, TX 75000
Telephone: (XXX) XXX-XXXX
Contact: Client Contact



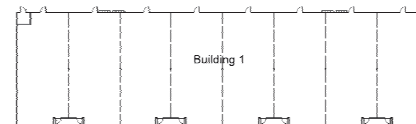
Exterior Materials Calculations

Building 1

Elevations	Areas			Area & Percentage of Facade Materials			
	Total	H.M. Doors	Glazing + Glass Door	Net	Stone	Stucco	EIFS
Front (West)	4890 SF		1,478 SF	3,412 SF	1,401 SF	1,763 SF	228 SF
			30 %		41 %	52 %	7 %
Back (East)	4501 SF	24 SF	663 SF	3,814 SF	1,031 SF	2,557 SF	226 SF
		1 %	15 %		27 %	67 %	6 %
Side (North)	1302 SF		334 SF	968 SF	393 SF	512 SF	63 SF
			26 %		41 %	53 %	6 %
Side (South)	1302 SF		334 SF	968 SF	393 SF	512 SF	63 SF
			26 %		41 %	53 %	6 %

Exterior Materials Legend

- 1 Stone veneer, adhered installation.
- 2A Stucco, 3-part cement plaster on lathe, light color.
- 2B Stucco, 3-part cement plaster on lathe, medium color.
- 3 Storefront system, anodized framing with insul. temp. low E glass.
- 4 Awning, 4' depth, cantilevered, with downlights
- 5 Parapet wall cap, EIFS stepped profile with prefinished brake metal cap.
- 6 Sconce light, surface mounted.
- 7 Hollow metal insulated door and frame.



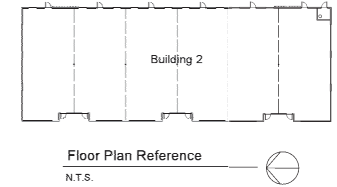
Floor Plan Reference

N.T.S.

Facade Plan

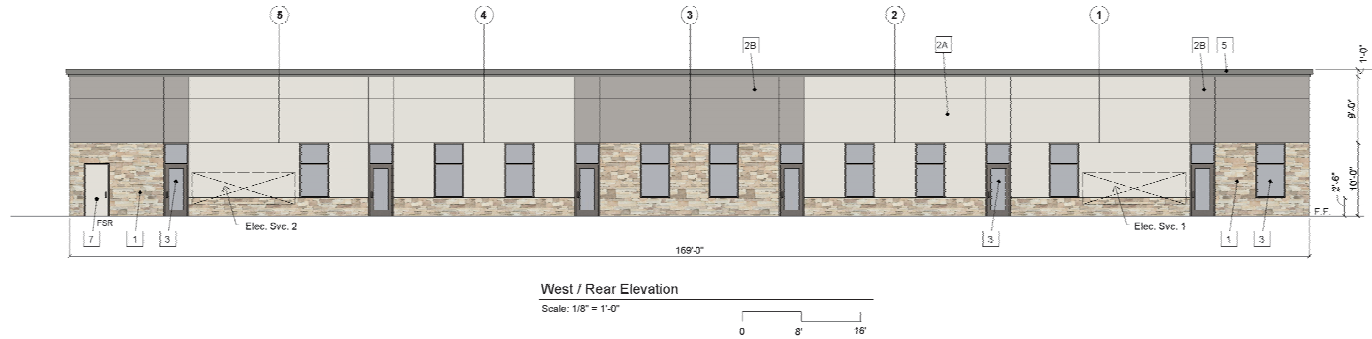
Project:	Woodlake Village Office Medical Park Building 1	Date:	1/22/24
Location:	Lot 1R-3R 1, Block C City of Wylie, Collin County, Texas	Revisions:	
Architect:	Chris Rador, AIA Architect, Inc.	Sheet:	F1
1101 Westwood Drive - Plano, Texas 75075 (972) 985-3833			

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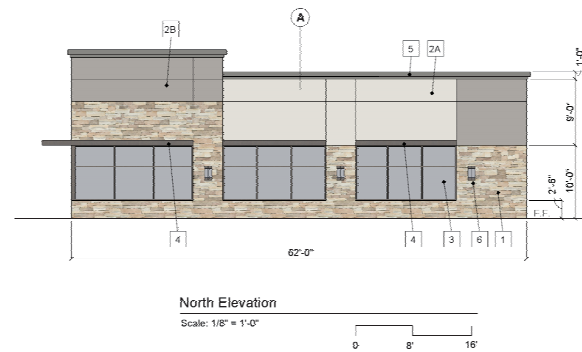
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- 6 Sconce light, surface mounted.
- 7 Hollow metal insulated door and frame.



Exterior Materials Calculations

Building 2

Elevations	Areas				Area & Percentage of Facade Materials		
	Total	Glazing / Doors		Net	Stone	Stucco	EIFS
		H.M. Doors	Glazing + Glass Door				
Front (East)	3,697 SF		1,118 SF 30 %	2,579 SF	1,092 SF 42 %	1,316 SF 51 %	171 SF 7 %
Back (West)	3,381 SF	24 SF 1 %	475 SF 14 %	2,882 SF	633 SF 22 %	2,079 SF 72 %	170 SF 6 %
Side (South)	1,302 SF		334 SF 26 %	968 SF	393 SF 41 %	512 SF 53 %	63 SF 6 %
Side (North)	1,302 SF		334 SF 26 %	968 SF	393 SF 41 %	512 SF 53 %	63 SF 6 %



Facade Plan

Project: Woodlake Village Office Medical Park Building 2	Date: 1/22/24 Revisions:
Location: Lot 1R-3R 1, Block C City of Wylie, Collin County, Texas	
Chris Rador, AIA Architect, Inc. Architecture / Planning 1101 Westwood Drive, Plano, Texas 75075, (972) 985-3833	Sheet: F1

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