

Wylie Planning and Zoning Commission Regular Meeting

September 21, 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, the approval of the Minutes from the September 7, 2021 Regular Meeting.
- B. Consider, and act upon, a recommendation to City Council regarding a Final Plat, being a Replat for Woodlake Village, establishing five commercial lots on 15.58 acres, generally located on the northeast corner of State Highway 78 and Eubanks Lane.
- C. Consider, and act upon, a recommendation to City Council regarding a Final Plat, being a Replat for Oaks Retail, establishing one commercial lot on 0.631 acres, located 705 N State Highway 78.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for a Fuel City Travel Center that includes a convenience store with motor fueling, a restaurant with drive-through service, truck fueling, and an automatic car wash. Property located on the northeast corner of State Highway 78 and Eubanks Lane.
- 2. Consider, and act upon, a Site Plan for Cyncar Plaza retail/office building on 0.631 acres. Property located 705 N State Highway 78, being Lot 3C-4 of Block 2 of Oak Retail Addition.
- 3. Hold a Public Hearing, to 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 a restaurant with drive-through service on 0.975 acres, property located at 2027 N State Highway 78. (ZC 2021-22)

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on September 17, 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

AGENDA REPORT

Meeting Date:	<u>September 21, 2021</u>	Item:	<u>A</u>
Department:	<u>Planning</u>	Subdivision:	<u>N/A</u>
Prepared By:	<u>Mary Bradley</u>	Zoning District:	<u>N/A</u>
Date Prepared:	<u>September 14, 2021</u>	Exhibits:	<u>N/A</u>

Subject

Consider and act upon approval of the Minutes from the September 7, 2021 Regular Planning & Zoning Meeting.

Recommendation

Motion to **approve** Item A as presented.

Discussion

The minutes from the September 7, 2021 regular meeting are attached for your consideration.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>September 14, 2021</u>



Planning & Zoning Commission

Minutes

Regular Meeting

September 7, 2021 – 6:00 p.m.
 Wylie Municipal Complex – Council Chambers
 300 Country Club Road, Bldg. 100
 Wylie, TX 75098

CALL TO ORDER

Chair Cory Plunk called the regular meeting to order at 6:00 PM and announced a quorum present. P&Z Commissioners in attendance: Chair Cory Plunk, Vice Chair Bryan Rogers, Commissioner Joshua Butler, Commissioner Taylor Newsom, Commissioner Jacques Loraine, Commissioner Dan Norris and Commissioner Charla Riner.

Staff present: Mr. Jasen Haskins, Planning Manager, Kevin Molina, Senior Planner and Janet Hawkes, Administrative Assistant II.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Newsom gave the invocation and Commissioner Riner led the Pledge of Allegiance.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

There were no citizens present wishing to address the Commissioners on non-agenda items.

CONSENT AGENDA

- A. **Consider and act upon approval of the Minutes from the August 17, 2021 Regular Meeting.**
- B. **Consider, and act upon a recommendation to City Council regarding a Final Plat for Wylie Lake Townhomes Addition, establishing 21 residential lots and three HOA lots on 4.839 acres, generally located northwest of the intersection of Spencer Lane and Colby Lane.**
- C. **Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Kreymer at the Park, being 48 residential lots and two open space lots on 16.48 acres. Property located at 2605 E Stone Road.**
- D. **Consider, and act upon a recommendation to City Council regarding a Final Plat, being a Replat for Seventy8 and Westgate Addition, establishing 3 commercial lots on 12.127 acres, generally located at 960 South Westgate Way.**

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 motion carried 7-0.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for the North Texas Municipal Water District Regional Maintenance Facility Phase II, a maintenance/office use, on 8.2 acres. Property located at 201 East Brown Street.**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is proposing to develop a maintenance facility for the North Texas Municipal Water District with 26,760 square feet on the first floor and 17,044 square feet on the second floor. The site plan also proposes for the construction of two sheds and a guard house.

The landscaped area totals 31 percent and preserves the existing tree line bordering the St Louis and Southwestern Railroad Right of Way.

Board Discussion

Chair Plunk questioned the exterior material. Staff responded that it is tilt wall concrete.

Commissioner Loraine questioned the access. Staff responded that the site provides one point of access from Brown Street. All fire lanes surrounding the property are required to be 26 feet in width due to the 44 feet height of the main structure. Commissioner Loraine questioned the security gate.

Mr. Paul Haynes, Stantec Consulting Services, representing the applicant, stated that during the day, the security gate will be manned and after hours a security gate with the knock box provided for the Fire Department.

Commission Action

A motion was made by Commissioner Newsom and seconded by Commissioner Butler, to approve the Site Plan as presented. A vote was taken and the motion carried 7-0.

Staff stated that the next meeting will be on September 21, 2021.

ADJOURNMENT

A motion was made by Commissioner Newsom, and seconded by Vice Chair Rogers, to adjourn the meeting at 6:16PM. A vote was taken and carried 7-0.

Cory Plunk, Chair

ATTEST:

Mary Bradley, Administrative Assistant II



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>September 21, 2021</u>	Item:	<u>B</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Woodlake Village Planned Development & Commercial Corridor (PD-CC & CC)</u>
Date Prepared:	<u>September 08, 2021</u>	Zoning District:	<u>& CC)</u>
		Exhibits:	<u>Final Plat</u>

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat, being a Replat for Woodlake Village, establishing five commercial lots on 15.58 acres, generally located on the northeast corner of State Highway 78 and Eubanks Lane.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Trinity River Development, LLC

APPLICANT: Eagle Surveying

The applicant is proposing to subdivide Lot 1, Block A of Woodlake Village into five lots. The property is located on the northeast corner of State Highway 78 and Eubanks Lane. The property is zoned within the Fuel City Travel Center Planned Development and Commercial Corridor zoning district.

The purpose of the plat is to create five commercial pad sites. Lot 1 is to contain a Fuel City Travel Center. Lot 2 is to contain an automatic car wash. Both lots were included in a Planned Development approved in August, 2021. Lots 3-5 are to be developed in the future and is currently zoned Commercial Corridor (CC). A site plan for lots 1 and 2 are on this agenda for consideration.

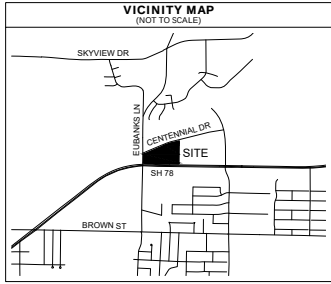
The plat provides two access points from Centennial Drive, one access point from Eubanks Lane, and two access points from State Highway 78. The plat also contains fire lane easements for lot 1 and 2 that comply with fire code length and width standards, along with anticipated utility easements.

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 October 12, 2021

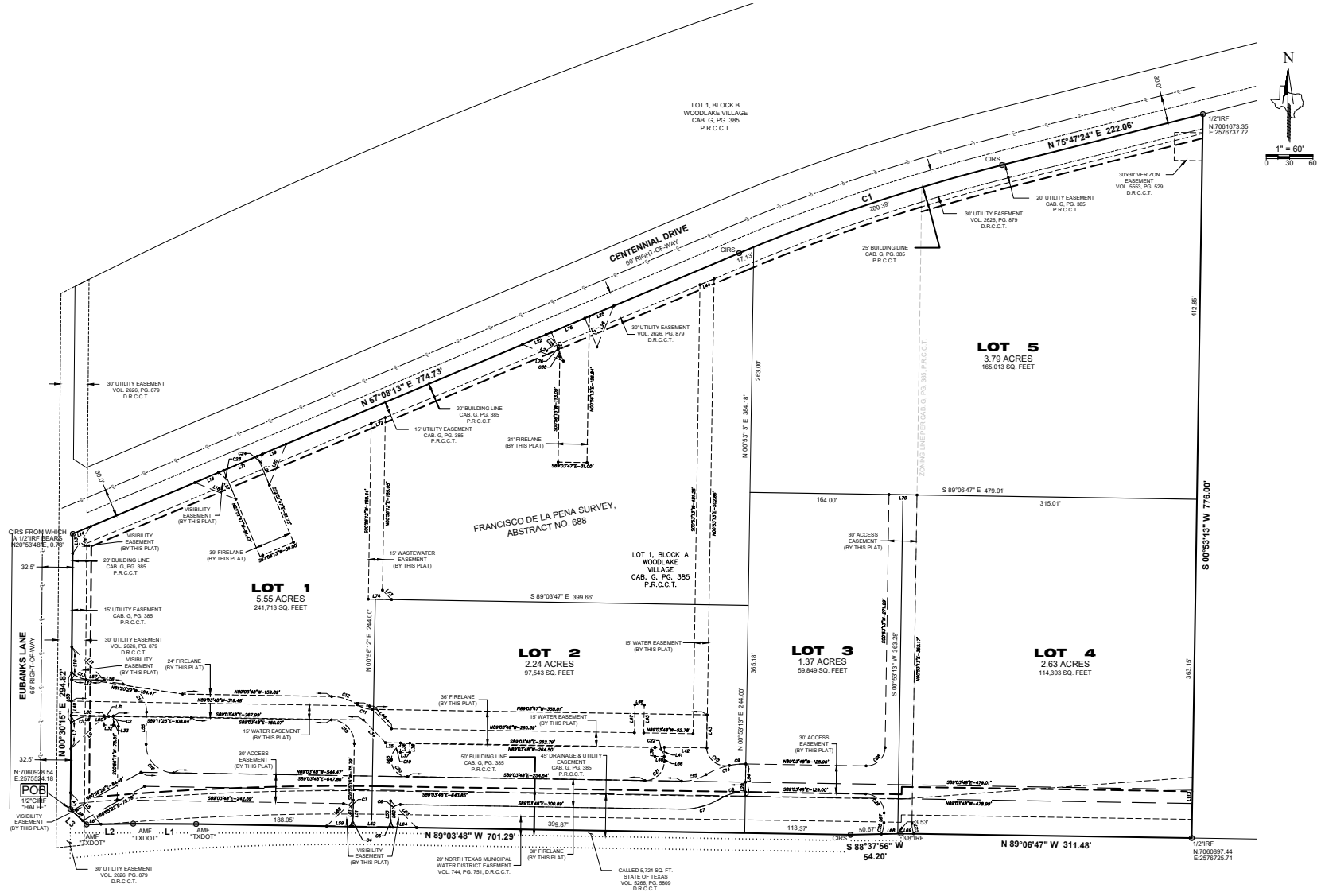
Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>September 14, 2021</u>



- GENERAL NOTES**
- 1.) The purpose of this plat is to create five lots from an existing lot of record and dedicate easements.
 - 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 02, 2002 as shown on Map Number 40800A020.
 - 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
 - 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinances and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - 5.) The bearings shown on this plat are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
 - 6.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

LEGEND	
POB	= POINT OF BEGINNING
IPF	= IRON PIPE FOUND
IRF	= IRON ROD FOUND
CRF	= CAPPED IRON ROD FOUND
CRS	= CAPPED IRON ROD SET
DOC	= DOCUMENT NUMBER
D.R.C.C.T.	= DEED RECORDS, COLLIN COUNTY, TEXAS
R.P.R.C.C.T.	= REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS



Project	2105.088-02	
Date	08/20/2021	
Drafter	TAR	
EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177		

SURVEYOR Eagle Surveying, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009	ENGINEER JDR Engineers & Consultants, Inc. 2500 Texas Drive, Suite: 100 Irving, TX 75062 (972) 252-5357	OWNER Baptist Foundation of Texas D/B/A Highground Advisors as trustees of the C.T. "Sparky" and Merrie Beckham Trust # 6 1717 Main Street, Suite: 1400 Dallas, TX 75201
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**REPLAT
WOODLAKE VILLAGE
LOTS 1-5, BLOCK A**

BEING 15.58 ACRES
 LOT 1, BLOCK A, WOODLAKE VILLAGE
 CABINET G, PAGE 385, P.R.C.C.T.
 FRANCISCO DE LA PEÑA SURVEY, ABSTRACT No. 688,
 CITY OF WYLIE, COLLIN COUNTY, TEXAS

CURVE TABLE					
CURVE #	ARC LEN.	RADIUS	DELTA	CH. BEAR.	CH. DIST.
C1	21.86'	30.51'	041°02'37"	N89°52'49"E	21.40'
C2	16.49'	10.50'	090°00'00"	S44°03'48"E	14.85'
C3	16.49'	10.50'	090°00'00"	S44°03'48"E	14.85'
C4	13.67'	30.50'	025°40'38"	S13°46'31"W	13.55'
C5	13.66'	30.50'	025°39'08"	N11°53'23"W	13.54'
C6	16.49'	10.50'	090°00'00"	N45°56'11"E	14.85'
C7	44.11'	79.50'	031°42'18"	N75°02'33"E	43.54'
C8	28.02'	50.50'	031°42'16"	N75°02'32"E	27.68'
C9	17.51'	80.33'	012°29'17"	S84°40'16"W	17.42'
C10	36.68'	20.50'	102°30'36"	N50°19'05"W	31.98'
C11	17.34'	30.00'	030°07'13"	N72°30'11"W	17.10'
C12	28.80'	50.00'	030°07'14"	N72°30'11"W	28.50'
C13	21.51'	30.50'	040°29'01"	N68°51'16"W	21.07'
C14	44.64'	80.50'	031°46'08"	S75°01'58"W	44.07'
C15	27.46'	49.50'	031°47'18"	S75°02'33"W	27.11'

CURVE TABLE					
CURVE #	ARC LEN.	RADIUS	DELTA	CH. BEAR.	CH. DIST.
C16	47.12'	30.00'	090°00'00"	N44°03'48"W	42.43'
C17	42.96'	30.00'	082°02'22"	N40°05'00"W	42.43'
C18	39.26'	25.00'	089°58'05"	S44°04'16"E	35.35'
C19	27.49'	17.50'	090°00'00"	S45°56'12"W	24.75'
C20	27.49'	17.50'	090°00'00"	S44°03'48"E	24.75'
C21	32.16'	20.50'	089°53'38"	N45°53'02"E	28.86'
C22	16.49'	10.50'	090°00'01"	N44°03'48"W	14.85'
C23	18.91'	30.50'	037°24'19"	N41°33'57"W	19.56'
C24	19.58'	30.50'	036°47'27"	S04°26'07"E	19.25'
C25	19.80'	30.00'	037°23'06"	S41°33'20"E	19.55'
C26	31.43'	20.00'	090°02'59"	S45°54'42"W	28.30'
C27	11.24'	30.00'	027°27'40"	N09°02'57"W	11.17'
C28	12.23'	30.00'	023°58'50"	S12°37'36"W	12.21'
C29	31.40'	20.00'	089°57'01"	S44°05'18"E	28.27'
C30	8.52'	20.50'	023°48'00"	S10°57'47"E	8.45'

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, BAPTIST FOUNDATION OF TEXAS D/B/A HIGHGROUND ADVISORS, AS TRUSTEE OF THE C.T. "SPARKEY" AND MERRIE BECKHAM TRUST #6 is the owner of a 15.58 acre tract of land out of the FRANCISCO DE LA PENA SURVEY, ABSTRACT NUMBER 688, situated in the City of Wylie, Collin County, Texas, being a portion of Lot 1, Block A, Woodlake Village, a subdivision of record in Cabinet G, Page 385 of the Map Records of Collin County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod with yellow cap stamped "HALF" found at the North end of a cutback line at the intersection of the East right-of-way line of Eubanks Lane (a 65-foot right-of-way), and the North right-of-way line of State Highway No. 78 (right-of-way varies), being the Northwest corner of a called 5,724 square feet of land conveyed to the State of Texas by deed of record in Volume 5205, Page 5809 of the Deed Records of Collin County, Texas, also being in the West line of said Lot 1, Block A, Woodlake Village, for the most Westerly Southwest corner hereof;

THENCE, N00°30'15"E, along the East line of Eubanks Lane, being the common West line of said Lot 1, Block A, Woodlake Village, a distance of 294.82 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the East right-of-way line of Eubanks Lane and the South right-of-way line of Centennial Drive (a 50-foot right-of-way), being the Northwest corner of said Lot 1, Block A, Woodlake Village and hereof;

THENCE, departing the East right-of-way line of Eubanks Lane, along the South right-of-way line of Centennial Drive, being the common North line of said Lot 1, Block A, Woodlake Village, the following three (3) courses and distances:

- N67°08'13"E, a distance of 774.73 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the right;
- Along said tangent curve to the right, having a radius of 1970.00 feet, a chord bearing of N71°27'48"E, a chord length of 297.24 feet, a delta angle of 08°39'11", an arc length of 297.32 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
- N75°47'24"E, a distance of 222.06 feet to a 1/2-inch iron rod found at the Northwest corner of said Lot 1, Block D, Woodlake Village Addition, a subdivision of record in Volume 2020, Page 354 of said records, being the Northeast corner of said Lot 1, Block A, Woodlake Village and hereof;

THENCE, S00°53'13"W, along the West line of said Lot 1, Block D, Woodlake Village Addition, being the common East line of said Lot 1, Block A, Woodlake Village, a distance of 776.00 feet to a 1/2-inch iron rod found in the North right-of-way line of State Highway No. 78 (right-of-way varies), being the Southwest corner of said Lot 1, Block D, Woodlake Village Addition, also being the Southeast corner of said Lot 1, Block A, Woodlake Village and hereof;

THENCE, N89°03'47"W, along the North right-of-way line of State Highway No. 78, being the common South line of said Lot 1, Block A, Woodlake Village, a distance of 311.48 feet to a 3/8-inch iron rod found at the Northeast corner of said 5,724 square foot tract of land conveyed to the State of Texas;

THENCE, continuing along the North right-of-way line of State Highway No. 78, being the North line of said 5,724 square foot tract, the following five (5) courses and distances:

- S88°37'56"W, a distance of 54.20 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N89°03'48"W, a distance of 701.25 feet to an aluminum Texas Department of Transportation monument found;
- N89°43'22"W, a distance of 67.45 feet to an aluminum Texas Department of Transportation monument found;
- S89°07'47"W, a distance of 49.89 feet to an aluminum Texas Department of Transportation monument found;
- N45°25'26"W, a distance of 23.98 feet to the **POINT OF BEGINNING**, and containing an area of 15.58 Acres, (876,512 Square Feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BAPTIST FOUNDATION OF TEXAS D/B/A HIGHGROUND ADVISORS, AS TRUSTEE OF THE C.T. "SPARKEY" AND MERRIE BECKHAM TRUST #6, acting herein by and through his (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as **WOODLAKE VILLAGE, LOTS 1-5, BLOCK A**, an addition to Collin County, 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 aricular 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 paiting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this _____ day of _____, 2021.

BY: BAPTIST FOUNDATION OF TEXAS D/B/A HIGHGROUND ADVISORS, AS TRUSTEE OF THE C.T. "SPARKEY" AND MERRIE BECKHAM TRUST #6

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 _____, 2021.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402 _____ Date _____

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 **MATTHEW RAABE**, 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 _____, 2021.

Notary Public in and for the State of Texas

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°43'22"E	47.45'
L2	S89°07'47"W	49.89'
L3	N45°25'36"W	23.98'
L4	N00°30'15"E	17.35'
L5	S44°03'48"E	46.83'
L6	S89°07'47"W	15.35'
L7	N00°30'15"E	35.24'
L8	S89°03'48"E	35.13'
L9	S45°38'04"W	49.57'
L10	S00°30'15"W	34.94'
L11	N44°23'30"W	49.70'
L12	S89°03'48"E	35.08'
L13	N00°30'15"E	20.95'
L14	N67°08'13"E	20.75'
L15	S33°38'23"W	34.65'
L16	S87°08'13"W	33.51'
L17	N22°51'47"W	33.51'
L18	S67°51'47"E	47.38'
L19	N67°08'13"E	33.51'

LINE TABLE		
LINE #	BEARING	DISTANCE
L20	S22°08'13"E	47.38'
L21	N22°51'47"W	33.51'
L22	S67°08'13"W	33.51'
L23	N22°51'47"W	33.51'
L24	S67°51'47"E	47.38'
L25	N67°08'13"E	33.56'
L26	S22°08'13"E	47.47'
L27	N22°51'47"W	33.56'
L28	S46°25'26"E	15.71'
L29	N00°53'13"E	15.00'
L30	S89°03'48"E	35.16'
L31	S00°56'12"W	10.00'
L32	S89°03'48"E	10.00'
L33	N00°56'12"E	10.00'
L34	S44°03'48"E	33.94'
L35	S89°03'48"E	16.11'
L36	S00°56'12"W	10.00'
L37	S89°03'48"E	10.00'
L38	N00°56'12"E	10.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L39	S00°56'12"W	10.00'
L40	S89°03'48"E	10.00'
L41	N00°56'12"E	10.00'
L42	S89°03'48"E	45.51'
L43	N00°56'13"E	33.89'
L44	S67°08'13"W	16.39'
L45	N00°56'12"E	30.00'
L46	N89°03'47"W	10.00'
L47	S00°56'12"W	30.00'
L48	N44°03'48"W	33.94'
L49	S00°30'15"W	15.00'
L50	S89°11'23"E	20.13'
L51	S00°56'12"W	0.78'
L52	S89°03'48"E	46.02'
L53	N00°56'12"E	0.80'
L54	N00°53'13"E	30.00'
L55	N00°56'12"E	34.62'
L56	N87°08'13"W	28.41'
L57	N89°03'48"W	7.25'

LINE TABLE		
LINE #	BEARING	DISTANCE
L58	S00°50'17"W	53.97'
L59	S89°03'48"E	28.19'
L60	S45°56'12"W	39.87'
L61	N00°56'12"E	38.19'
L62	N00°56'12"E	28.19'
L63	S44°03'48"E	39.88'
L64	N89°03'48"W	28.20'
L65	S00°56'13"W	0.50'
L66	N00°56'13"E	4.50'
L67	S00°53'13"E	10.73'
L68	N88°37'56"E	21.03'
L69	S89°06'47"E	13.55'
L70	N89°06'47"W	30.00'
L71	N67°08'13"E	51.35'
L72	S67°08'13"W	16.39'
L73	N44°03'47"W	14.14'
L74	S89°03'48"E	26.00'
L75	S67°08'13"W	50.54'
L76	S22°51'47"E	0.73'

GENERAL NOTES	
1.) The purpose of this plat is to create five lots from an existing lot of record and dedicate easements.	
2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 02, 2009 as shown on Map Number 48085C0420.	
3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).	
4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinances and State Law, and is subject to fines and/or withholding of utilities and building permits.	
5.) The bearings shown on this plat are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).	
6.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.	

Project	2105.088-02		EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	08/20/2021		
Drafter	TAR		

SURVEYOR
Eagle Surveying, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
JDJR Engineers & Consultants, Inc.
2500 Texas Drive, Suite: 100
Irving, TX 75062
(972) 252-5357

OWNER
Baptist Foundation of Texas D/B/A
Highground Advisors
as trustees of the C.T. "Sparkey" and
Merrie Beckham Trust # 6
1717 Main Street, Suite: 1400
Dallas, TX 75201

REPLAT
WOODLAKE VILLAGE
LOTS 1-5, BLOCK A

BEING 15.58 ACRES
LOT 1, BLOCK A, WOODLAKE VILLAGE
CABINET G, PAGE 385, P.R.C.C.T.
FRANCISCO DE LA PENA SURVEY, ABSTRACT NO. 688,
CITY OF WYLIE, COLLIN COUNTY, TEXAS



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>September 21, 2021</u>	Item:	<u>C</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Oaks Retail</u>
Date Prepared:	<u>September 08, 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, being a Replat for Oaks Retail, establishing one commercial lot on 0.631 acres, located 705 N State Highway 78.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Mario Bobadilla & Maria Sanchez

APPLICANT: Burns Surveying

The applicant is proposing to combine Lot 3C and 3D, Block 2 of Oaks Retail into one commercial lot which measures 0.631 acres. The property is located 705 N State Highway 78. The property is zoned within the Commercial Corridor zoning district.

The purpose of the plat is to create one commercial pad site for the development of an office/retail building. The site plan for the development is also on this agenda.

The plat provides access from an existing 25' access easement and contains the required utility easements for the site.

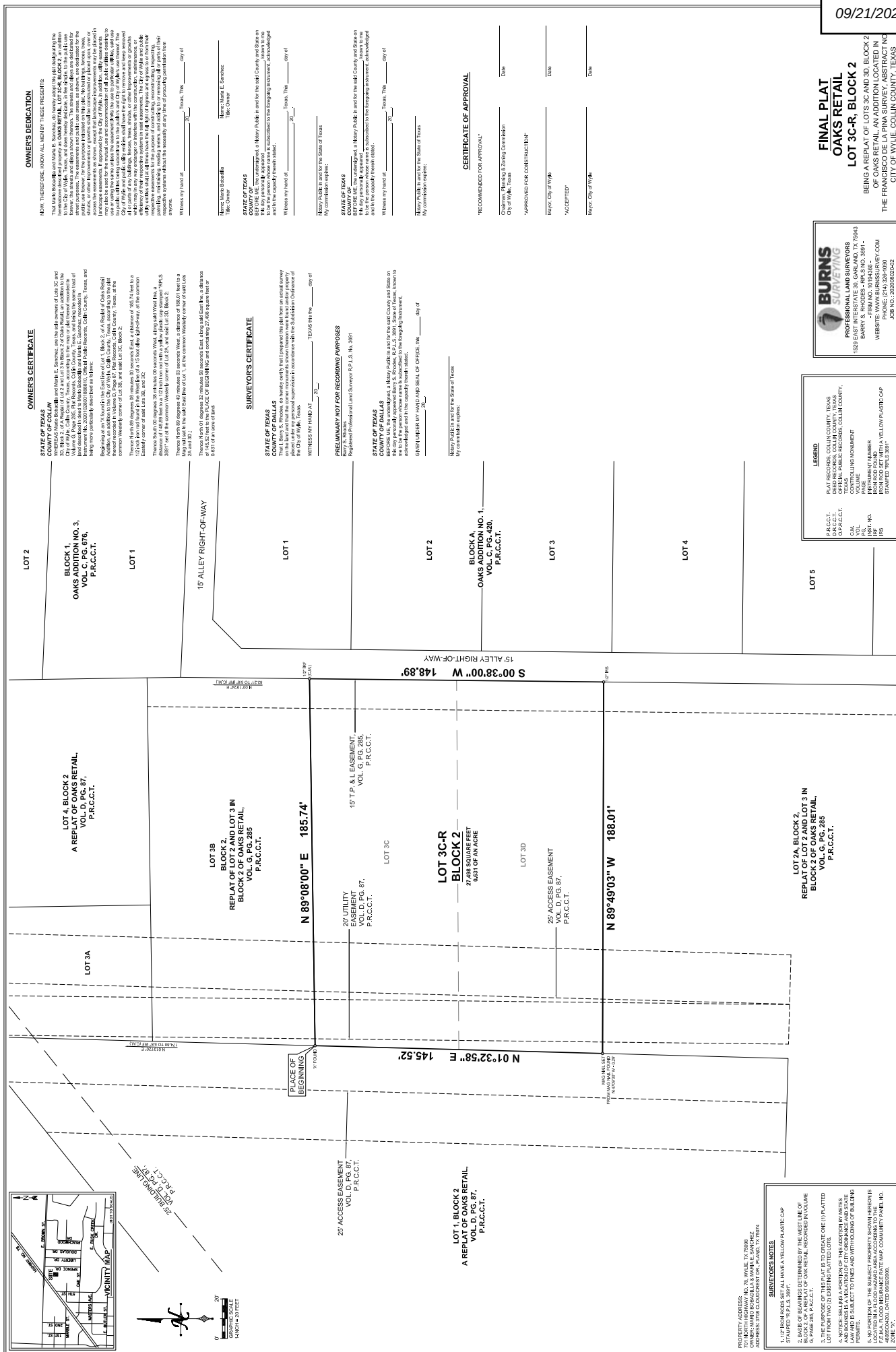
The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

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 October 12, 2021

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>September 14, 2021</u>





Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	September 21, 2021	Item:	1
Department:	Planning		
Prepared By:	Kevin Molina	Subdivision:	Woodlake Village
Date Prepared:	September 08, 2021	Zoning District:	Planned Development (PD-CC) Site Plan, Landscape Plan, Elevations
		Exhibits:	

Subject

Consider, and act upon, a Site Plan for a Fuel City Travel Center that includes a convenience store with motor fueling, a restaurant with drive-through service, truck fueling, and an automatic car wash. Property located on the northeast corner of State Highway 78 and Eubanks Lane.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Trinity River Development, LLC

APPLICANT: JDJR Engineers & Consultants

The applicant is proposing to develop a Fuel City Travel center which contains a 9,235 sq.ft convenience store with an attached restaurant with drive-through service and a 6,190 sq.ft. automatic car wash on 7.79 acres. The site plan also provides motor and truck fueling stations. The site is in a Planned Development approved in August 2021.

The replat for this site plan is on the consent agenda. The Fuel City Travel Center is located on Lot 1, Block A of Woodlake Village and the Car Wash is located on Lot 2, Block A of Woodlake Village.

The proposed Travel Center site provides 82 parking spaces with 4 of them being ADA accessible. The Car wash contains 15 visitor parking spaces and 21 vacuum service stalls. The northern rear side of the subject property contains 24 truck parking spaces.. Required parking meets the standards set by the zoning ordinance and the Planned Development. Per the Planned Development, overnight truck parking shall be prohibited from the hours of 8pm to 6am

The site provides two access points from Centennial Drive, one access point from Eubanks Lane, one access point from State Highway 78 and one access point to the lot to the east. The property also contains fire lanes that comply with fire code length and width standards.

The landscaped area totals 22.8% and contains a 24' wide landscape buffer on the frontage of State Highway 78 and a 10' wide landscape buffers along Eubanks Lane and Centennial Drive.

The structure's exterior material consists of wood composite boards, brick veneer, and CMU. The convenience store also contains a covered patio for outside seating.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and the Planned Development standards.

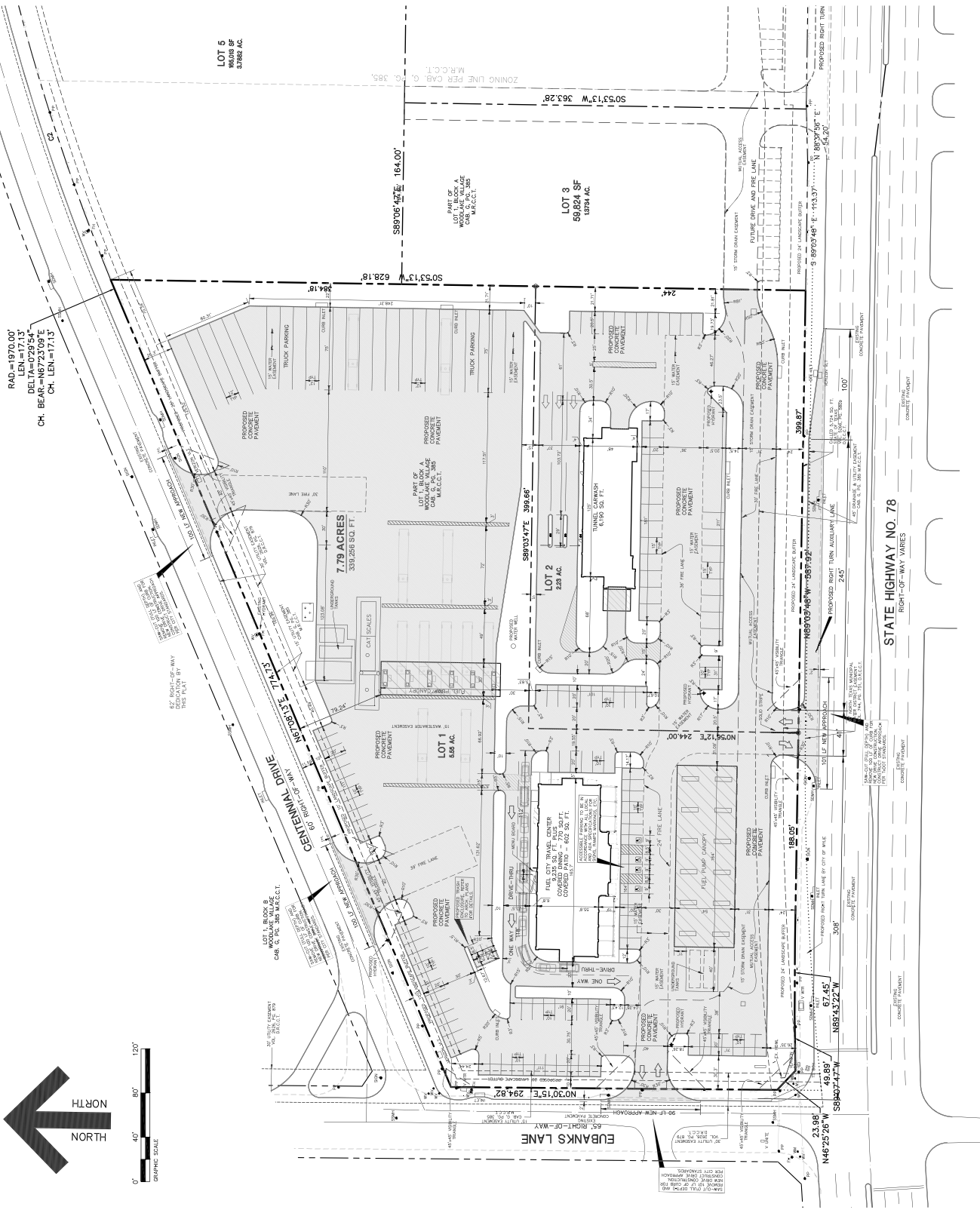
Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

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*Initial**Date***Department Director**

JH

September 15, 2021



SITE DATA TABLE - LOT 1	
GENERAL SITE DATA	
ZONING	PD-202021-20
LAND USE	TRAVEL CENTER
LOT AREA	241,710 SQ. FT. (5.55 ACRES)
BUILDING AREA (SQ. FT.)	1,500 - 15,000
BUILDING HEIGHT (STORIES)	1 STORY - 15 FEET
LOT COVERAGE	0.038 - 3.882
PARKING	1/150
PARKING RATIO REQUIRED	62 SPACES
PROVIDED PARKING	82 SPACES
ACCESSIBLE PARKING REQUIRED	4 SPACES
ACCESSIBLE PARKING PROVIDED	4 SPACES

SITE DATA TABLE - LOT 2	
GENERAL SITE DATA	
ZONING	PD-202021-20
LAND USE	TRAVEL CENTER
LOT AREA	97,843 SQ. FT. (2.24 ACRES)
BUILDING AREA (SQ. FT.)	6,190 SQ. FT.
BUILDING HEIGHT (STORIES)	1 STORY - 15 FEET
LOT COVERAGE	0.063 - 6.382
PARKING	1/150
PARKING RATIO REQUIRED	AS APPROVED BY PD
PROVIDED PARKING	15 SPACES PLUS
ACCESSIBLE PARKING REQUIRED	0 SPACES
ACCESSIBLE PARKING PROVIDED	0 SPACES

PROPOSED CONSTRUCTION SCHEDULE	
ZONING/SITE PLAN PROCESS	JUNE 2021 - SEPTEMBER 2021
DIAL PLANS	SEPTEMBER 2021 - NOVEMBER 2021
CONSTRUCTION	DECEMBER 2021 - SEPTEMBER 2022

LANDSCAPE TABULATION	
TOTAL SITE AREA:	339,256 SF
20% = 67,851 SF	
TOTAL LANDSCAPE AREA:	77,506 SF = 22.85 AC.

- NOTES:
1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMP, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
 2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 3. SEE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.
 4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNAGE, ETC.
- ACCESSIBILITY NOTES:
1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMP, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
 2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 3. SEE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.
 4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNAGE, ETC.

LEGEND

PROPOSED CONCRETE PAVEMENT

REVISIONS
9-2-21 CITY COMMENTS
9-14-21 CITY COMMENTS

SHEET TITLE
SITE PLAN
FUEL CITY TRAVEL CENTER
STATE HIGHWAY NO. 78 AT EUBANKS LANE
WILEY, TEXAS

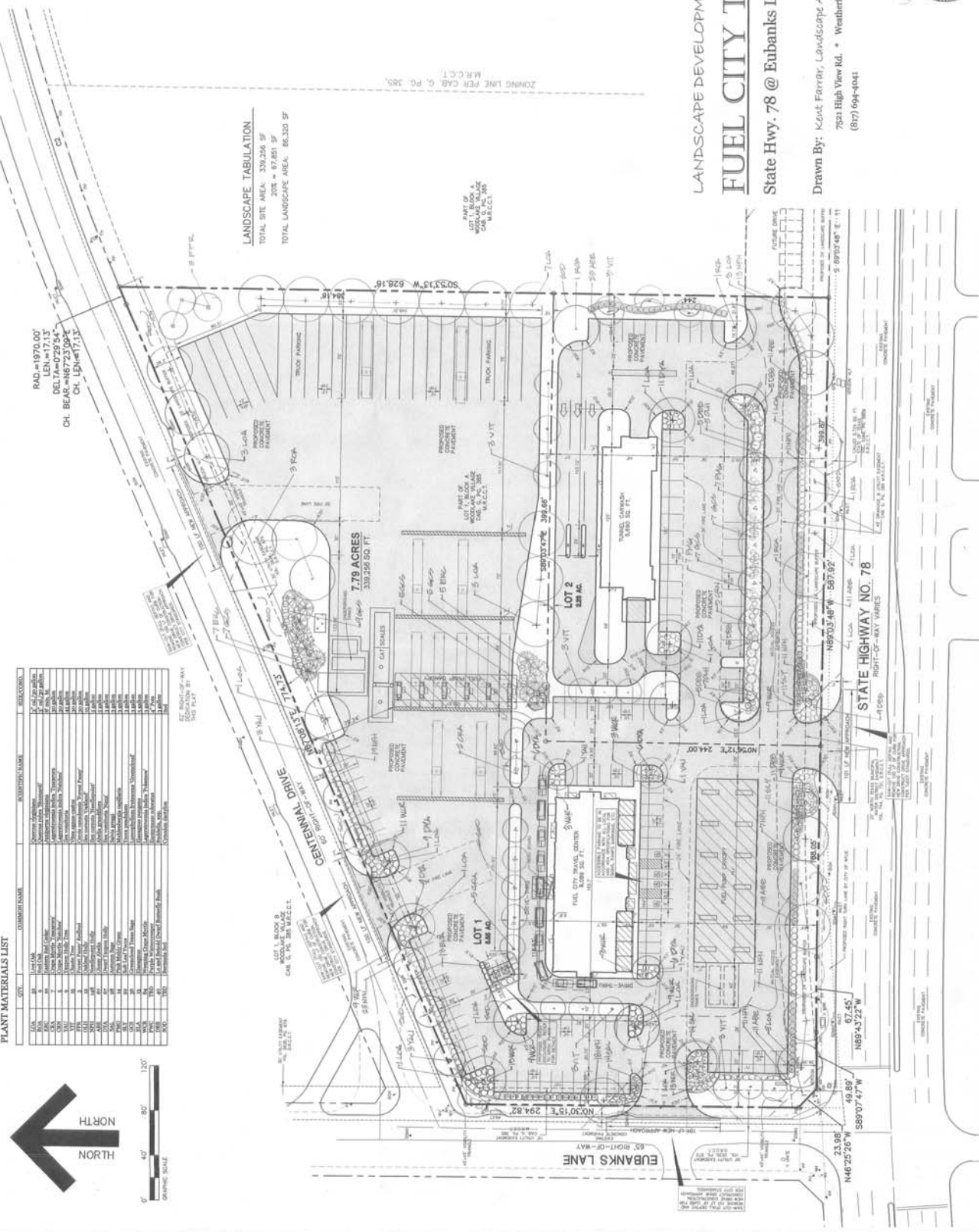
PREPARED BY
JDJR ENGINEERS & CONSULTANTS, INC.
ENGINEERS • SURVEYORS • LAND PLANNERS
2000 Third Drive Suite 100 Midland, Texas 79706
PH: 409.252.5555 FAX: 409.252.5555

DATE: 8/23/2021 DRAWN BY: JDJR
SCALE: 1" = 40' CHECKED BY: JDJR

09/21/2021 Item 1.

PLANT MATERIALS LIST

QTY	COMMON NAME	SCIENTIFIC NAME	RISE CODE
10A	20	Quercus agrifolia	20
10B	10	Quercus agrifolia	20
10C	10	Quercus agrifolia	20
10D	10	Quercus agrifolia	20
10E	10	Quercus agrifolia	20
10F	10	Quercus agrifolia	20
10G	10	Quercus agrifolia	20
10H	10	Quercus agrifolia	20
10I	10	Quercus agrifolia	20
10J	10	Quercus agrifolia	20
10K	10	Quercus agrifolia	20
10L	10	Quercus agrifolia	20
10M	10	Quercus agrifolia	20
10N	10	Quercus agrifolia	20
10O	10	Quercus agrifolia	20
10P	10	Quercus agrifolia	20
10Q	10	Quercus agrifolia	20
10R	10	Quercus agrifolia	20
10S	10	Quercus agrifolia	20
10T	10	Quercus agrifolia	20
10U	10	Quercus agrifolia	20
10V	10	Quercus agrifolia	20
10W	10	Quercus agrifolia	20
10X	10	Quercus agrifolia	20
10Y	10	Quercus agrifolia	20
10Z	10	Quercus agrifolia	20

LANDSCAPE DEVELOPMENT PLANS FOR NEW
FUEL CITY TRAVEL CENTER

State Hwy. 78 @ Eubanks Lane

Drawn By: Kent Farrar, Landscape Architect
7521 High View Rd. * Weatherford, TX 76085
(817) 694-4041

L-1 LANDSCAPE PLAN





WYLIE, TEXAS

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07/26/21

PRIMA ARCHITECTS
INTERNATIONAL, INC.
ARCHITECTS • DESIGNERS • PLANNERS
200 BAKER STREET, NE, SUITE 100, WYLIE, TX 75098
(972) 714-4100 FAX (972) 714-0882

REVISIONS:

FUEL CITY

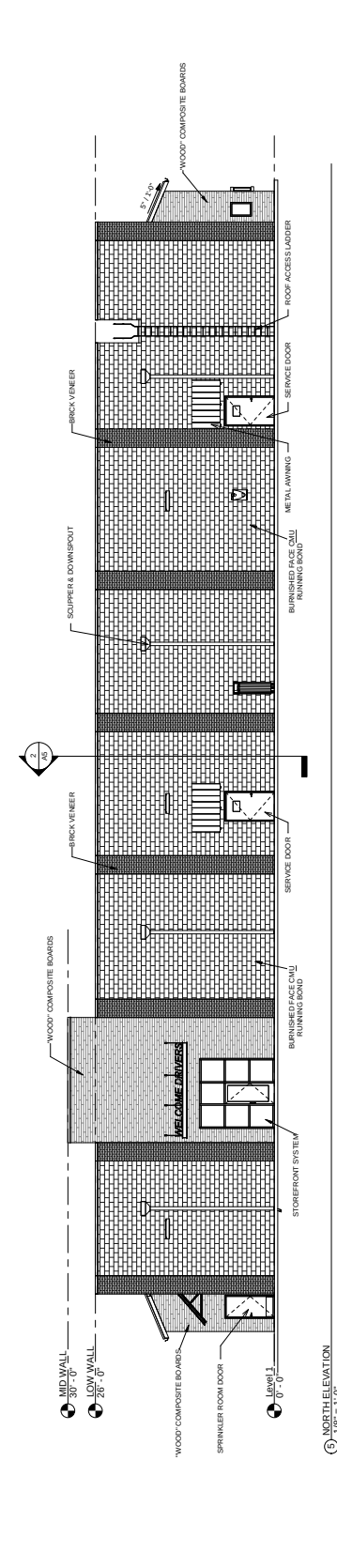
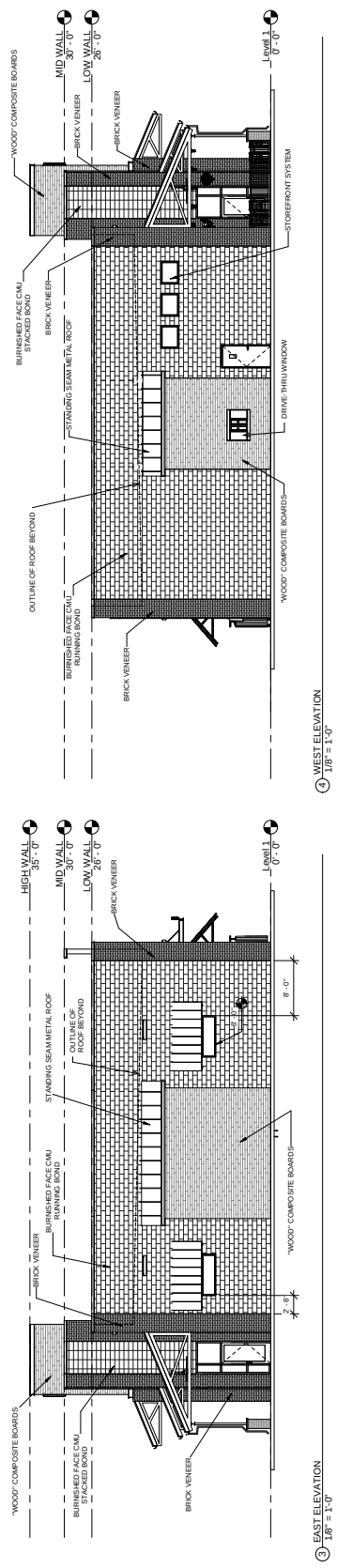
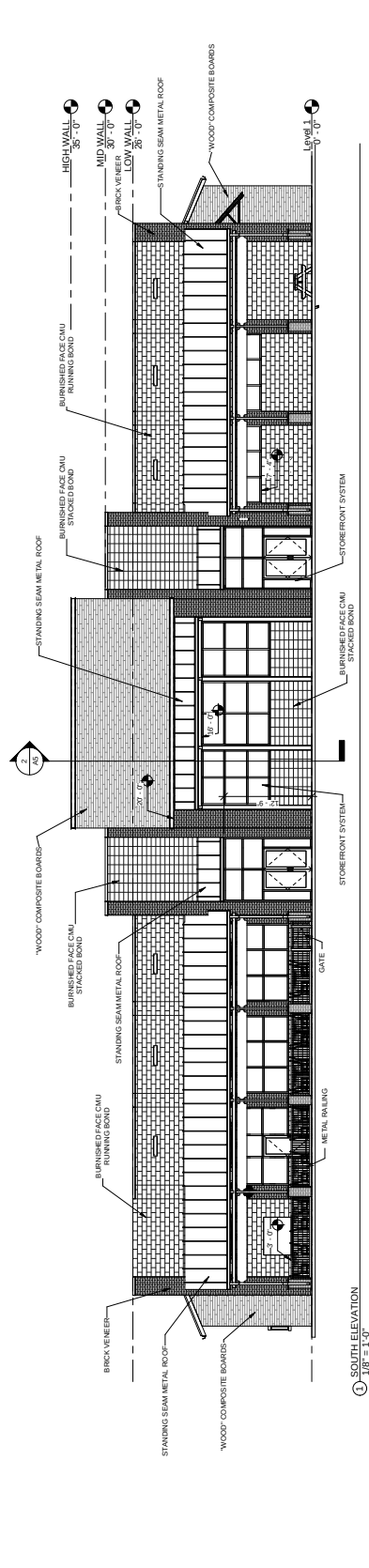
1800 N. STATE HWY 78
WYLIE, TEXAS

PROJECT NUMBER: 1800 N. STATE HWY 78
ISSUED: 07/26/21
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
FILE NAME: 1800 N. STATE HWY 78 - FUEL CITY - CONCEPTUAL ELEVATIONS

CONCEPTUAL ELEVATIONS

A101

09/21/2021 Item 1.



"CONCEPTUAL ELEVATIONS SUBJECT TO CHANGE"



WYLIE, TEXAS

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OWNER: C. D. JONES, AKA
REGISTERED ARCHITECT
TEXAS NO. 147291

07/26/21

PRIMA ARCHITECTS
INTERNATIONAL, INC.
ARCHITECTS • DESIGNERS • PLANNERS
200 HAZEN RD, NE 100, BLDG. D, 2002
07571-714-0000, FAX 07571-714-0002

REVISIONS:

FUEL CITY

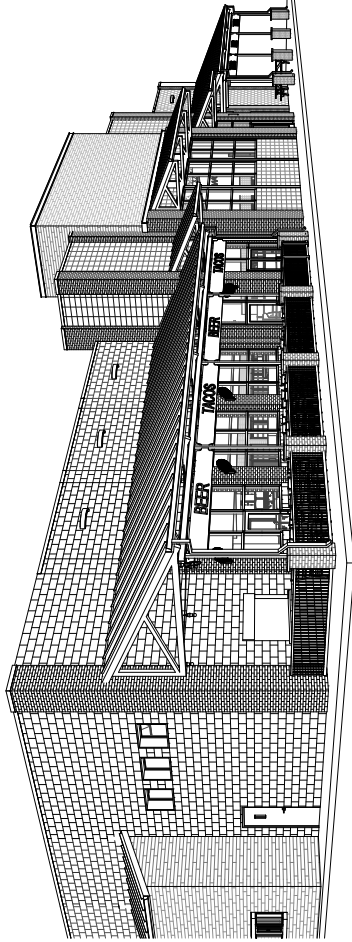
1800 N. STATE HWY 78
WYLIE, TEXAS

PROJECT NUMBER: Project Number
ISSUED: Issue Date
DRAWN BY: Author
CHECKED BY: Checker
FILE NAME: C:\P\PRIMA\WYLIE\1800 N. STATE HWY 78\1800 N. STATE HWY 78.dwg

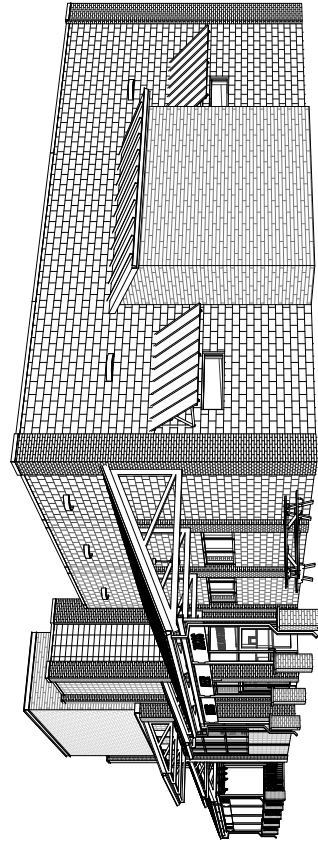
3-D VIEWS

A102

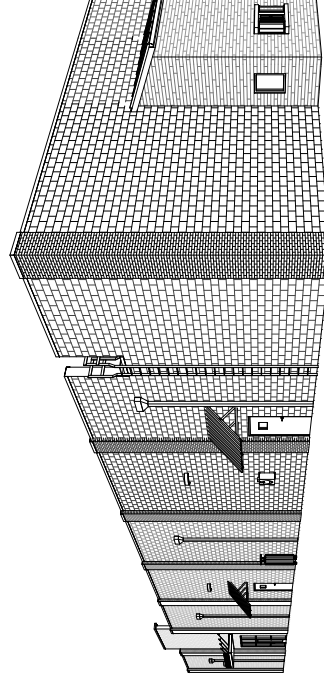
09/21/2021 Item 1.



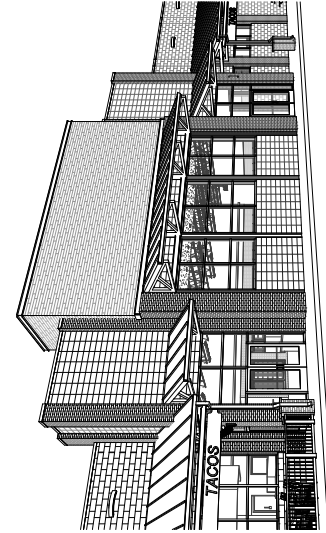
① 3D VIEW



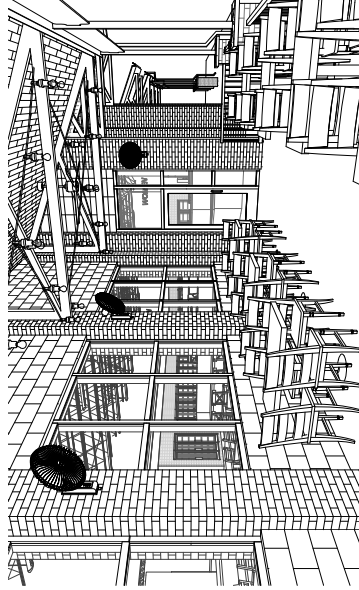
② 3D VIEW



③ 3D VIEW



④ 3D VIEW



⑤ 3D VIEW

"CONCEPTUAL ELEVATIONS SUBJECT TO CHANGE"

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PERMIT PURPOSES.

RODNEY C. SLOJAN, AIA
REGISTERED ARCHITECT
TEXAS NO. 14791

07/26/21



PRIZM ARCHITECTS
INTERNATIONAL
ARCHITECTS DESIGNERS PLANNERS
200 DEWEY DRIVE, STE. 170 BOSTON, MA 02107

REVISIONS:

FUEL CITY CARWASH

WYLIE, TEXAS

PROJECT NUMBER:	Project Number
ISSUED:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker
FILENAME:	

09/21/2021 Item 1.

CONCEPTUAL ELEV

A103



"CONCEPTUAL ELEVATIONS SUBJECT TO CHANGE"



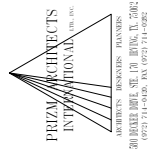
WYLIE, TEXAS

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SPRANNEY C. SPRANNEY, AIA
REGISTERED ARCHITECT
TEXAS NO. 147291

07/26/21



200 HAZARD RD. NE. 1st FLOOR, SUITE 200
WYLLIE, TEXAS 75182
(972) 714-4140 FAX (972) 714-4082

REVISIONS:

FUEL CITY CARWASH

WYLIE, TEXAS

PROJECT NUMBER: 19-001
ISSUED: 07/26/21
DRAWN BY: SPRANNEY C. SPRANNEY
CHECKED BY: SPRANNEY C. SPRANNEY
DATE: 07/26/21

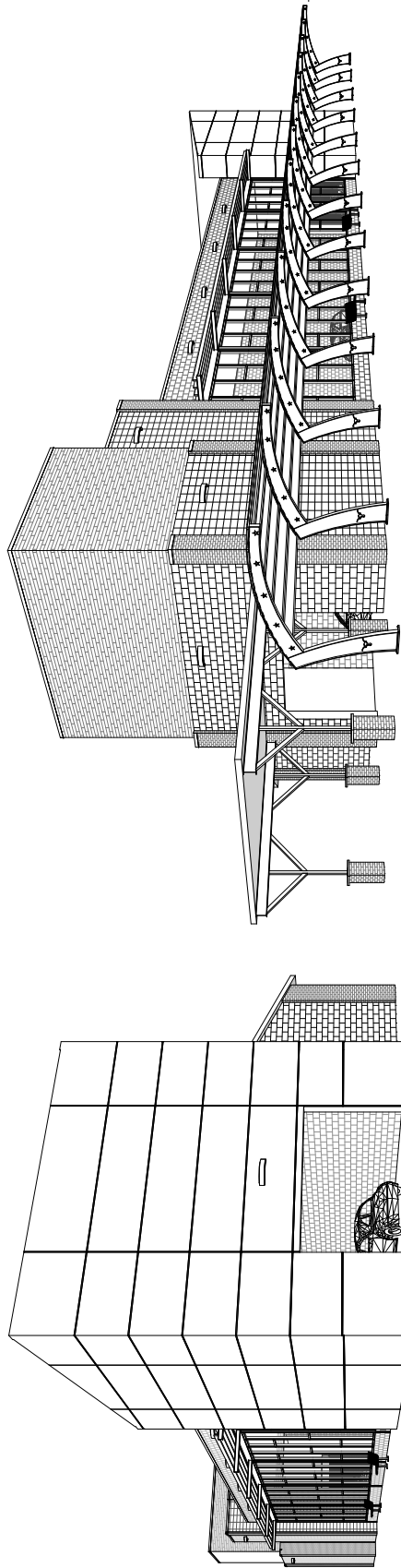
3D VIEWS

A104

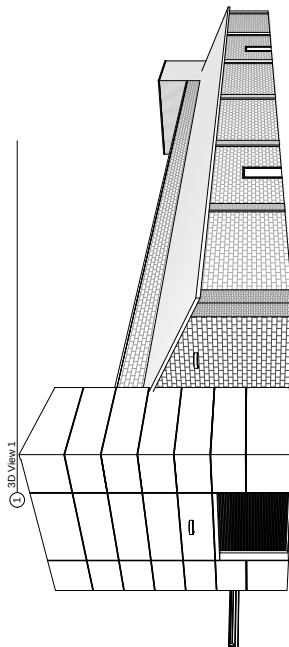
09/21/2021 Item 1.

"CONCEPTUAL ELEVATIONS SUBJECT TO CHANGE"

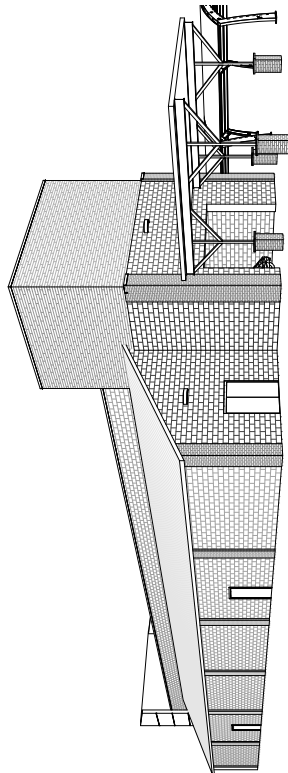
③ 3D View 6



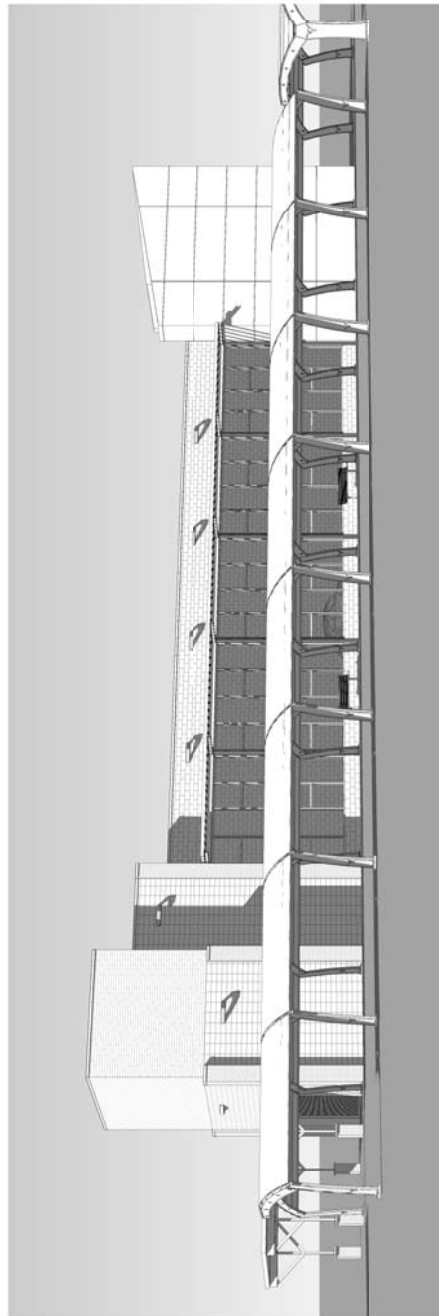
① 3D View 1



② 3D View 2



④ 3D View 4





Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>September 21, 2021</u>	Item:	<u>2</u>
Department:	<u>Planning</u>	Subdivision:	<u>Oaks Retail</u>
Prepared By:	<u>Kevin Molina</u>	Zoning District:	<u>Commercial Corridor (CC)</u>
Date Prepared:	<u>September 08, 2021</u>	Exhibits:	<u>Site Plan, Landscape Plan, Elevations</u>

Subject

Consider, and act upon, a Site Plan for Cyncar Plaza retail/office building on 0.631 acres. Property located 705 N State Highway 78, being Lot 3C-R of Block 2 of Oak Retail Addition.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Mario Bobadilla & Maria Sanchez

APPLICANT: Archi Design Construction Inc

The applicant is proposing to develop a 9,133 sq.ft. office/retail building on 0.631 acres.

The replat for this site plan is on the consent agenda and is combining Lot 3C & 3D, Block 2 of Oaks Retail into Lot 3C-R. The site is located on a vacant lot which is part of an existing retail center that contains a 25' mutual access easement with main access from State Highway 78.

The proposed site plan provides 26 parking spaces with two of them being ADA accessible; representing a parking ratio of approximately one parking space for every 350 sq.ft. of building area. That parking ratio would allow for general retail and office use, but will likely exclude more intense uses such as a restaurant or commercial amusement.

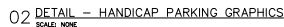
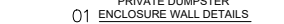
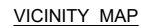
The landscaped area totals 21.6% and provides most of the landscaping on the rear side of the building, serving as a buffer from the adjacent residential properties to the east. The applicant is requesting for the allowance of 14 parking spaces on the west side of the lot in lieu of the normally allowed 12 spaces per row without a landscape island. The request is being made due to the limited availability of parking for the site. If approved the layout would be in line with the appearance of the existing adjacent parking rows located in the rest of the shopping center. The structure's exterior material consists of Brick and Stucco. Metal canopies shall also be provided along all proposed entrances.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance, with the exception of landscaping in the west row of parking. 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.

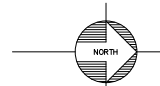
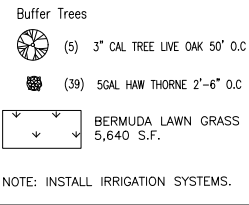
Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>September 14, 2021</u>



SITE	LOT 3C-R BLOCK 2
PROPOSED USE	OFFICE RETAIL
PROPOSED ZONING	COMMERCIAL CORRIDOR
TOTAL AREA	0.631 ACRES=(27,498 S.F.)
LOT COVERAGE %	33.23%
LANDSCAPE COVERAGE %	21.6%
BUILDING FLOOR AREA	9,133 SQ. FT.
BUILDING HEIGHT ALLOWED MAX.	14'-0"
BUILDING HEIGHT	14'-0" + 4' HT. PARAPET WALL
CONSTRUCTION TYPE	II-B
FRONT YARD SETBACK	25'
SIDE YARD SETBACK	10'
REAR YARD SETBACK	20'
FRONT YARD SETBACK	50'
PARKING REQUIRED/GENERAL RETAIL	23 SPACES*
PARKING PROVIDED	26 SPACES

*NOTE:
100 % FIRE SPRINKLED BUILDING W/ SMOKE DETECTORS



0 10' 20' 40'

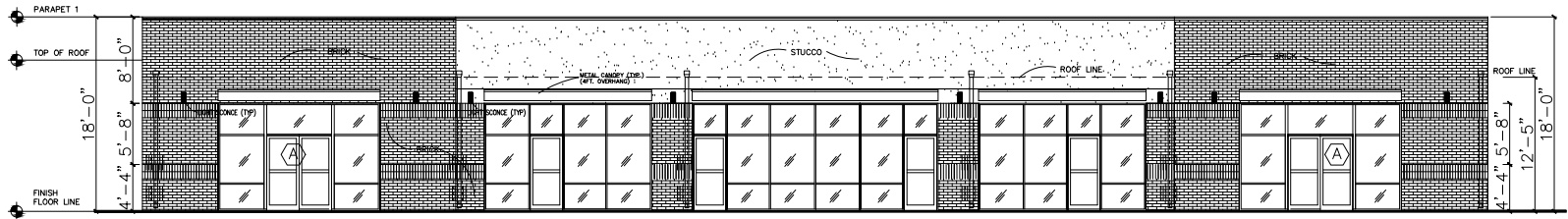
GRAPHIC SCALE

SCALE: $3/4"=10'-0"$

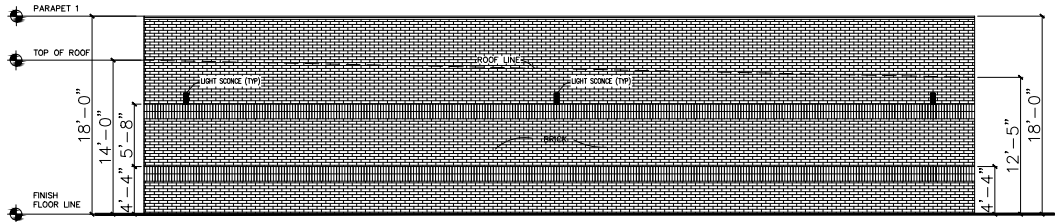
NOTE: ALL ROOF TOP UNITS AND EQUIPMENTS
WILL BE SCREENED FROM VIEW

EXTERIOR WALL MATERIAL

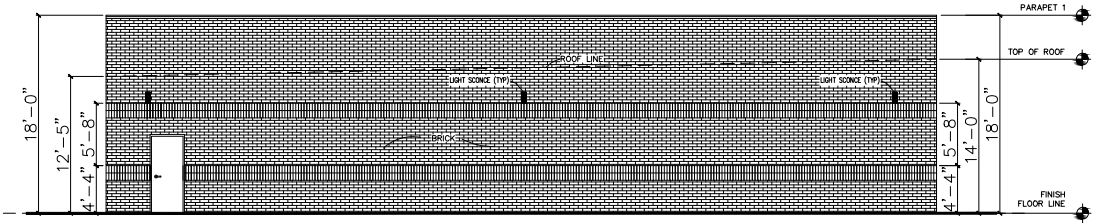
	SOUTH	NORTH	EAST	WEST	TOTAL
BRICK	1,350 SF	1,350 SF	1,070 SF	869 SF	4,639 SF (77%)
GLASS				840 SF	840 SF (14%)
STUCCO				532 SF	532 SF (9%)



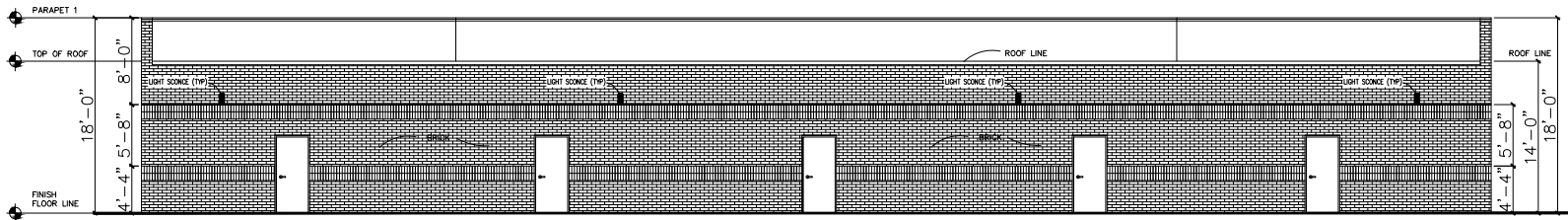
Front Elevation



North Elevation



South Elevation



Rear Elevation

02 ELEVATIONS
SCALE : 3/16" = 1'-0"

Developer/Design Build
Archi Design Construction Inc
11408 N. Stemmons FWY.,
Dallas, TEXAS 75229
Tel: 214-207-3254
sam@archinc.com

MULLIQI INVESTMENTS
701 N HWY 78
WYLIE, TEXAS

CYNCAR PLAZA
701 N HWY 78
WYLIE, TEXAS

SHEET NO.
A02
OF SHEETS



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>September 21, 2021</u>	Item:	<u>3</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Wylie Retail Office Park Addition</u>
Date Prepared:	<u>September 09, 2021</u>	Zoning District:	<u>Commercial Corridor (CC)</u>
		Exhibits:	<u>Zoning Exhibits</u>

Subject

Hold a Public Hearing, to 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 a restaurant with drive-through service on 0.975 acres, property located at 2027 N State Highway 78. **(ZC 2021-22)**

Recommendation

Motion to recommend **(approval, approval with conditions or disapproval)** as presented.

Discussion

OWNER: Benbrooke Wylie LLC

ENGINEER: Masterplan

The applicant is requesting a Special Use Permit (SUP) on 0.975 acres located at 2027 N State Highway 78 to allow for a restaurant with drive-through service. The Zoning Ordinance requires all restaurants with drive-throughs to obtain a Special Use Permit. The subject property is located on Lot 5, Block A of Wylie Retail Office Park Addition.

The proposal includes a new 2,867 square foot structure for a Taco Casa restaurant. The structure is proposed to have an exterior that consists of textured stone and split face CMU. Canopies are also provided at the main entrance and drive-through windows.

The proposed zoning exhibit provides appropriate site design standards, including parking, access drives, and landscaping. The development is to be accessed from State Highway 78 and provides cross access to the adjacent west, east, and south lots. Review and approval of a separate site plan shall be required should this Special Use Permit be approved.

The surrounding properties are zoned Commercial Corridor and have existing commercial uses such as automotive repair, restaurant, and general retail. There are no other drive-thru restaurants in the area, occupied or vacant. There are two drive-thru restaurants within ½ mile that have approved site plans (Panda Express and Fuel City), but neither has begun construction. The site is located in the General Urban Sector of the land use map and is consistent with the existing surrounding development and land use classification of the comprehensive plan.

Notifications/Responses: Nine notifications were mailed; with no responses returned in favor or in opposition of the request. Council consideration on October 12, 2021

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>September 14, 2021</u>

Locator Map

09/21/2021 Item 3.

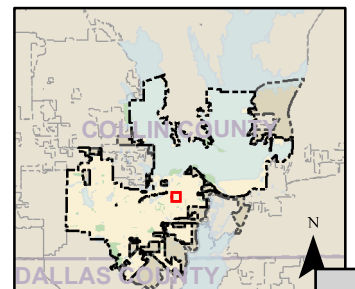


ZC 2021-22; Taco Casa Special Use Permit



Subject Property

0 120 240 480 720 960 Feet



Wylie Retail Office Park**EXHIBIT "B"****Conditions For Special Use Permit****I. PURPOSE:**

The purpose of this Special Use Permit is to allow for a restaurant with drive-in or drive-through service use.

II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021), except as specifically provided herein.
2. The design and development of the Wylie Retail Office Park development shall take place in general accordance with the Zoning Exhibit (Exhibit C).

III. SPECIAL CONDITIONS:

1. This SUP shall be voided, and the property reverted to the underlying Commercial Corridor zoning should the use cease and approval of a new site plan be required.

TACO CASA

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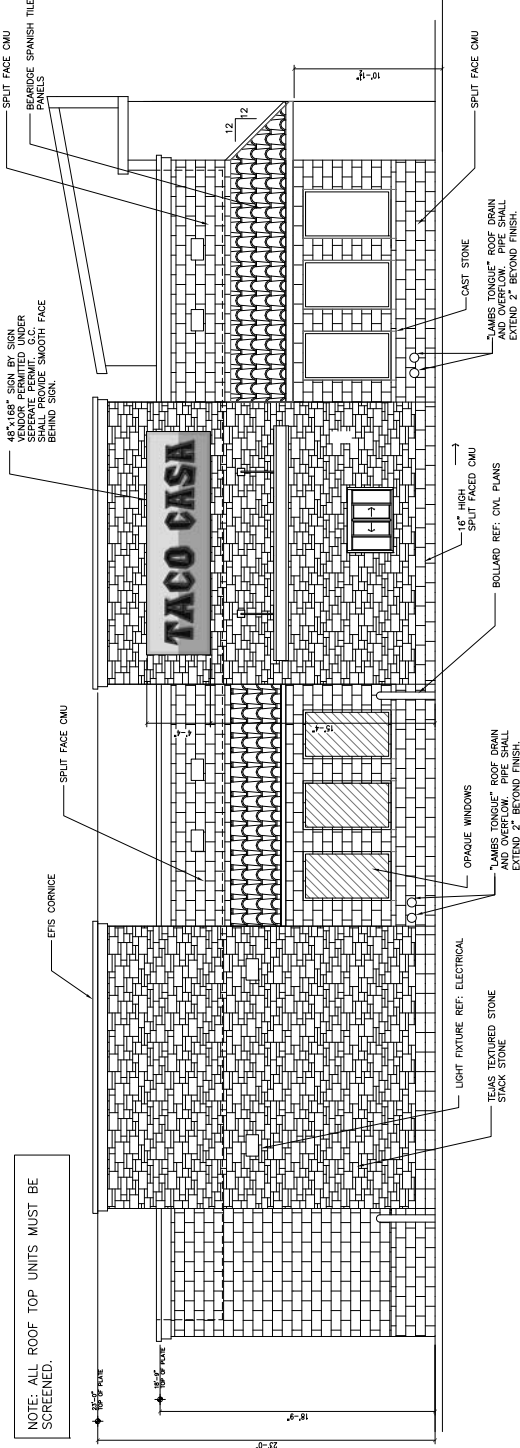
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RODNEY C. ST. JOHN
REGISTERED ARCHITECT
TEXAS NO. 14791

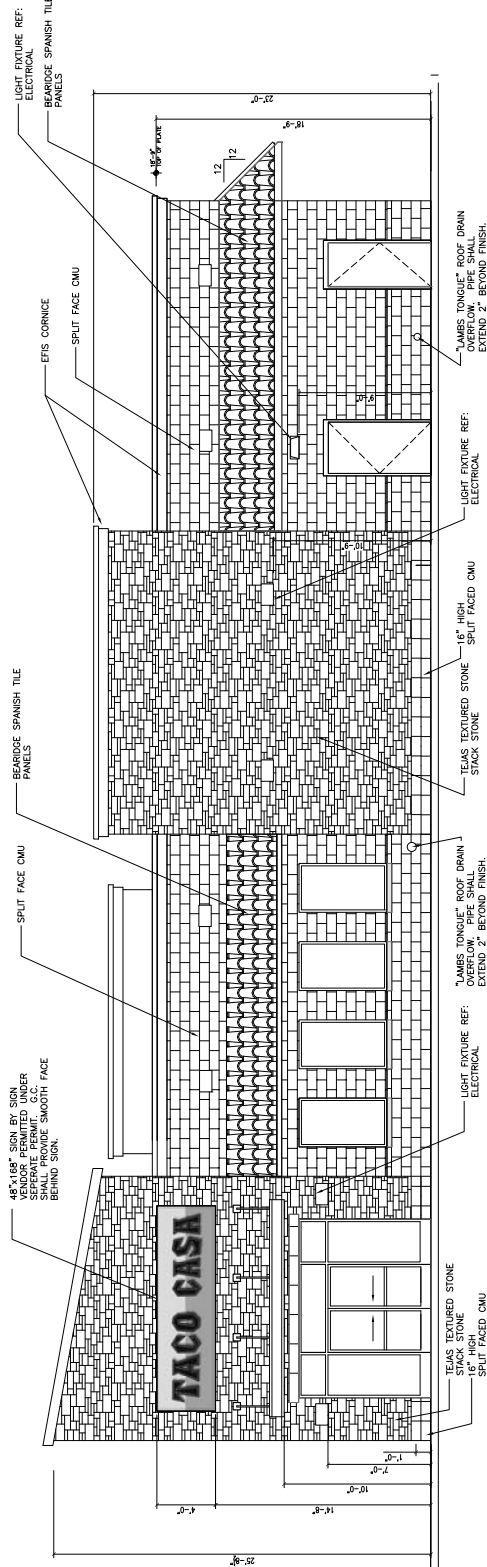
8/6/21

C1 | EXTERIOR ELEVATION - LEFT SIDE | DRIVE-THRU

NOTE: ALL ROOF TOP UNITS MUST BE SCREENED.



48"x168" SIGN BY SIGN SUPPLIER TO BE INSTALLED UNDER SEPARATE PERMIT. G.C. SHALL PROVIDE SMOOTH FACE BEHIND SIGN.



NOTES:
1. "TACO CASA" SIGNAGE SUPPLIED BY OWNER AND INSTALLED BY G.C.
2. "TACO CASA" SIGNAGE SHALL BE INSTALLED AT EACH ENTRY DOOR.
3. "TACO CASA" SIGNAGE SHALL BE INSTALLED UNDER SEPARATE PERMIT.
4. "TACO CASA" SIGNAGE SHALL BE INSTALLED AT EACH ENTRY DOOR.
5. "TACO CASA" SIGNAGE SHALL BE INSTALLED AT EACH ENTRY DOOR.

A1 | EXTERIOR ELEVATION - RIGHT SIDE

SCALE: 1/4" = 1'-0"

PIZUM ARCHITECTS
INTERIORS
LLC
ARCHITECTS, PLANNERS, DESIGNERS
300 HUNTER DRIVE, SUITE 100, WYLLIE, TX 75082
(972) 711-4000, FAX (972) 711-4002

REVISIONS:

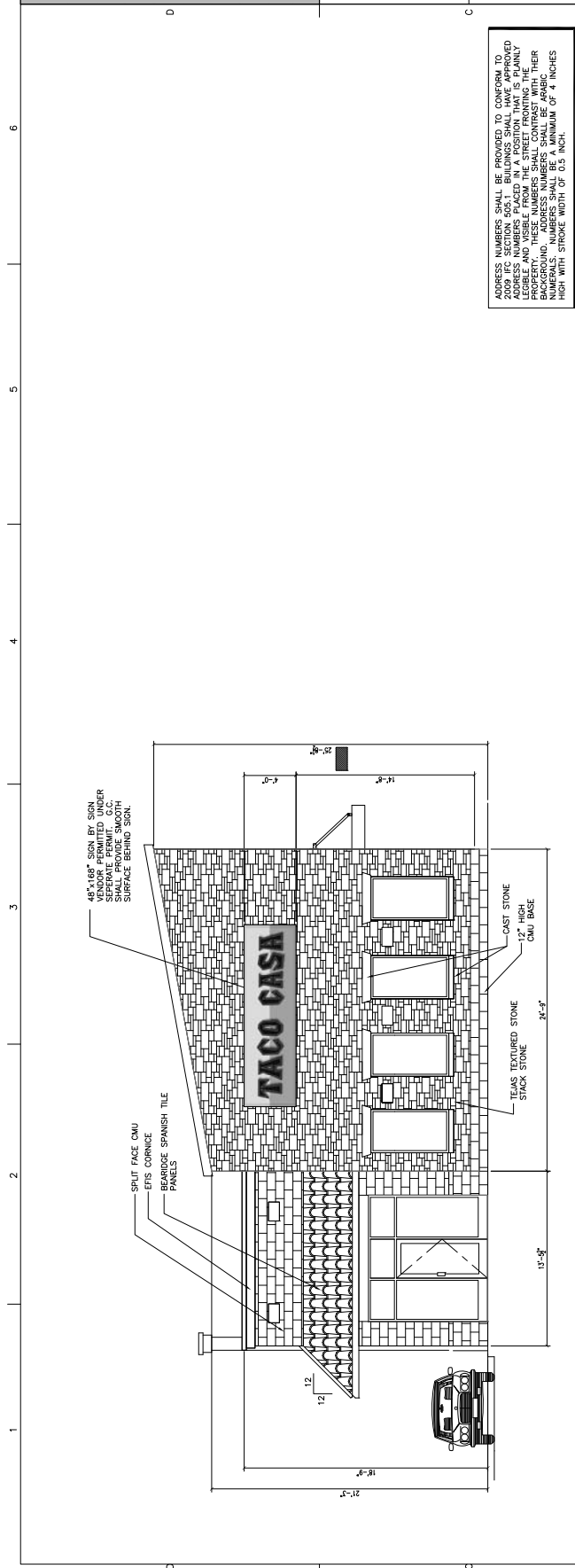
TACO CASA

2027 N STATE HWY 78
WYLLIE, TEXAS

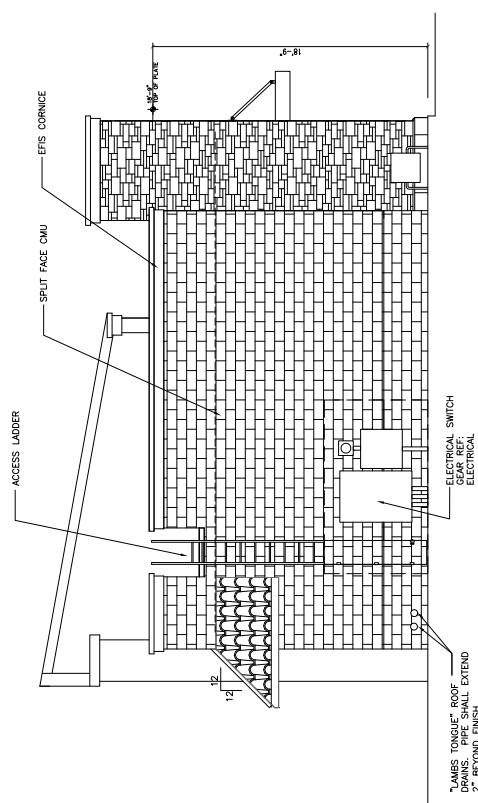
PROJECT NUMBER: 0.022.1019
ISSUED: 8/12/21
DRAWN BY: PJA
CHECKED BY: RCS
FILENAME: WOOD-

EXTERIOR
ELEVATION
A4.0

09/21/2021 Item 3.



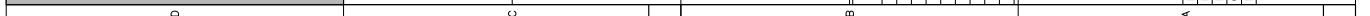
C1 EXTERIOR ELEVATION -FRONT ELEVATION



NOTE: ALL STONE SHALL BE SEALED AS PER MANUFACTURES RECOMMENDATION.

A1 EXTERIOR ELEVATION - BACK ELEVATION

28



TACO CASH

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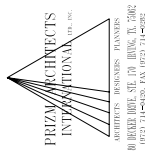
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RODNEY C. ST. JOHN
REGISTERED ARCHITECT
TEXAS NO. 14791

8/6/21

ADDRESS NUMBERS SHALL BE PROVIDED TO CONFORM TO 2009 IFC SECTION 505.1. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH STROKE WIDTH OF 0.5 INCH.

SCALE: 1/4" = 1'-0"



REVISIONS:

TACO CASA

2027 N STATE HWY 78
WYLIE, TEXAS

PROJECT NUMBER:	0.022.1019
ISSUED:	8/5/21
DRAWN BY:	PA
CHECKED BY:	RCS
TITLE NAME:	WOOD -

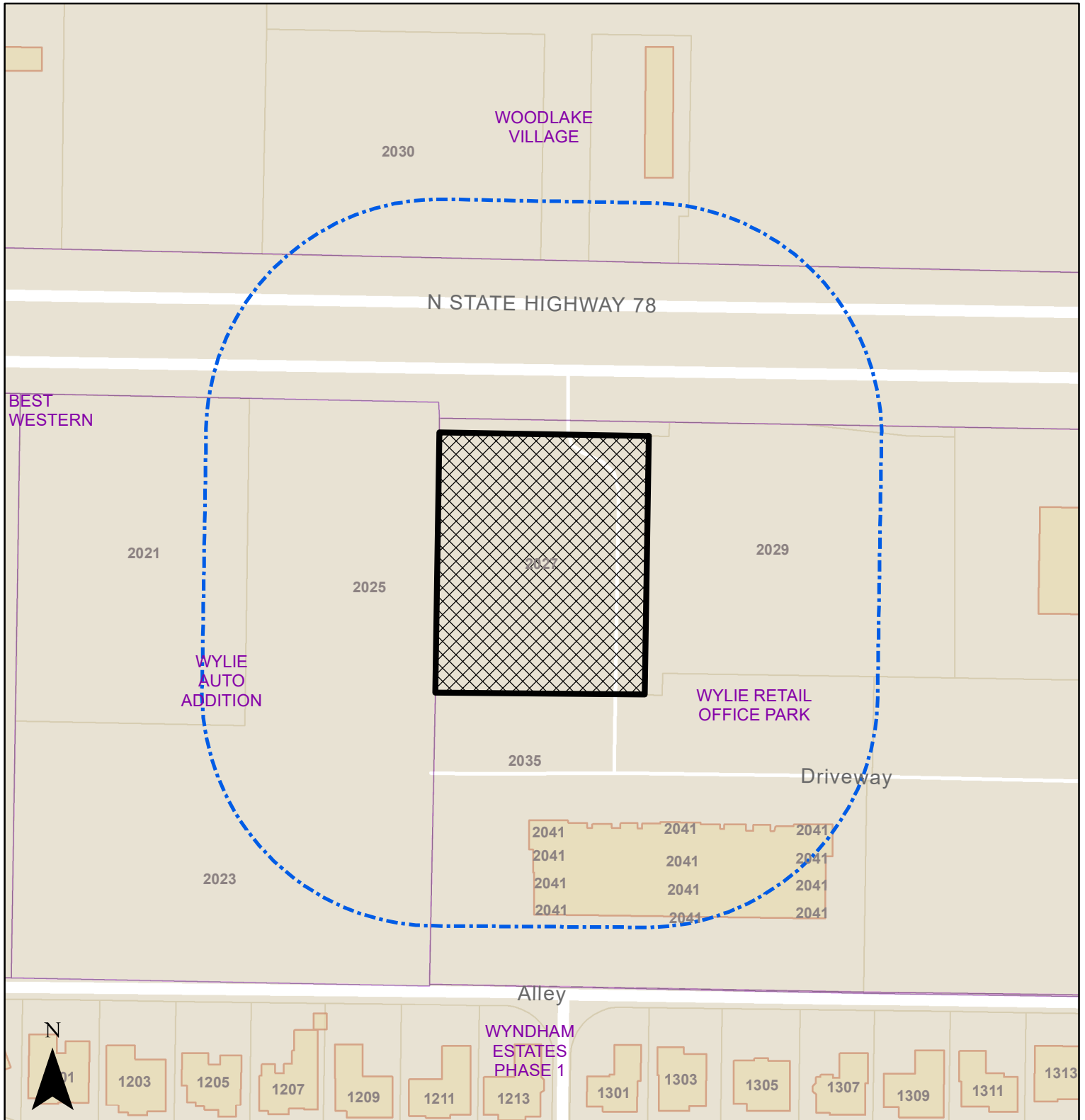
09/21/2021 Item 3.

**EXTERIOR
ELEVATION
A4.1**

SCALE: 1/4"=1'-0"

Notification Map

09/21/2021 Item 3.



ZC 2021-22; Taco Casa Special Use Permit



200 Foot Notification Buffer



Subject Property

0 55 110 220 330 440 Feet

