

Wylie Planning and Zoning Commission Regular Meeting

November 15, 2022 – 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 October 18, 2022 Meeting Minutes.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Senior Medical Addition, establishing two lots on 21.3224 acres, generally located at 100 Medical Plaza.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat for Manors at Woodbridge, to establish 90 residential and six open space lots on 12.418 acres, property generally located on Woodbridge Parkway approximately 900' south of Hensley Lane.

REGULAR AGENDA

- 1. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (PD-SUP) on 1.27 acres located at 2021 N State Highway 78 (ZC 2022-15).
- 2. Consider, and act upon, a recommendation to City Council regarding a change in zoning from Commercial Corridor (CC) to Planned Development - Commercial Corridor (PD-CC) on 11.622 acres generally located on the southwest corner of State Highway 78 and Brown Street.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on November 10, 2022 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

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

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

Texas Government Code Section:

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



Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Mary Bradley

Subject

Consider, and act upon, Minutes from the November 18, 2022 Regular Meeting.

Recommendation

Motion to approve item as presented.

Discussion

The minutes are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

October 18, 2022 – 6:00 PM

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



CALL TO ORDER

Chair Bryan Rogers called the meeting to order at 6:00pm. Commissioners present: Chair Rogers, Vice Chair Joshua Butler, Commissioner Keith Scruggs, Commissioner Jennifer Grieser, Commissioner James Byrne, Commissioner Rod Gouge, and Commissioner Jacques Loraine. Staff present were: Community Services Director Jasen Haskins, Senior Planner, Kevin Molina, and Administrative Assistant Mary Bradley

INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Butler gave the Invocation and Commissioner Loraine led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

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

No one addressed the Commissioners on Non-Agenda Items

CONSENT AGENDA

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

- A. Consider, and act upon, the approval of the October 4, 2022 Regular Meeting Minutes.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Whitley Road Estates, being a replat for Lot 4 establishing three lots on seven acres in the City of Wylie Extra Territorial Jurisdiction, located at 3387 Whitley Road.

Board Action

A motion was made by Commissioner Gouge, and seconded by Commissioner Grieser to approve the Consent Agenda A and B as presented. A vote was taken, and carried 7 – 0.

Staff stated that the next meeting will be November 15, 2022, there will not be a meeting on November 1, 2022.

ADJOURNMENT

A motion was made by Vice Chair Butler, and seconded by Commissioner Gouge to adjourn the meeting at 6:05PM. A vote was taken and carried 7 – 0.

Bryan Rogers, Chair

ATTEST

Mary Bradley, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: B

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Senior Medical Addition, establishing two lots on 21.3224 acres, generally located at 100 Medical Plaza.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Corporation of The Episcopal Diocese of Dallas

APPLICANT: Logan Schmidt

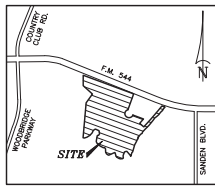
The applicant has submitted a Final Plat to create Lot 1 and 2 Block A of Senior Medical Addition. The property is generally located at 100 Medical Plaza.. The property is zoned Planned Development-Multifamily (PD 2022-06) approved in January 2022 and allows for an age restricted multi-family use on Lot 1, Block A. The Site Plan and Preliminary Plat were approved in March 2022.

The purpose of the Final Plat is to create two lots to allow for the aforementioned development of an age restricted multi-family use.

This plat dedicates a 26' fire lane and access easement that connects to both Lot 1 and 2 from Medical Plaza Drive. The plat also provides utility easements and the location of the 100-year floodplain.

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.



VICINITY MAP
NOT TO SCALE

1"=100'
SCALE IN FEET

The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Alabama RTK Network and adjusted to surface using a surface scale factor of 1.00015271

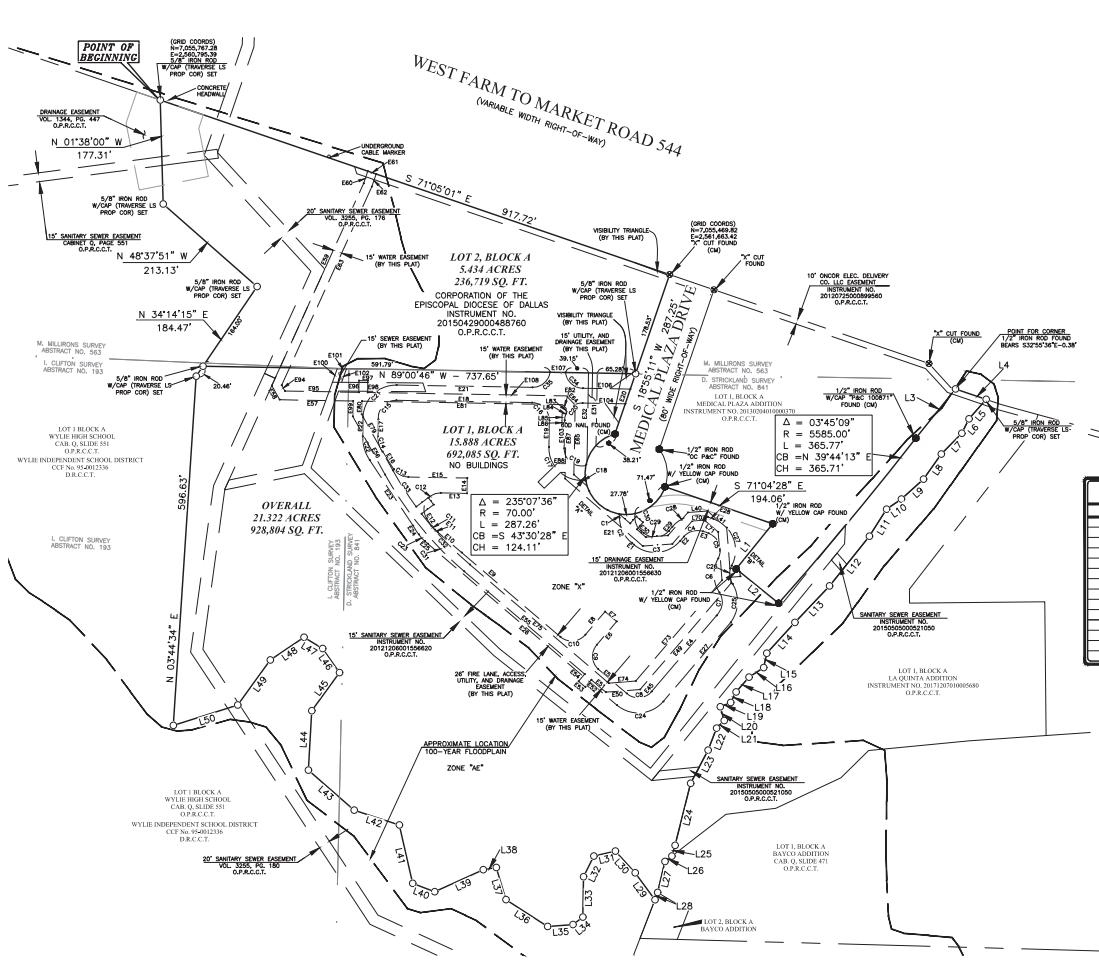
LEGEND	
---	BOUNDARY LINE
---	ADJOINER BOUNDARY LINE
---	EASEMENT LINE (AS NOTED)
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM DRAIN LINE (AS NOTED)
---	OVERHEAD ELECTRIC LINE
---	BARBED WIRE
---	WOOD FENCE
---	SET IRON ROD (AS NOTED)
---	FOUND IRON ROD (AS NOTED)
---	"X" CUT FOUND
---	"X" CUT SET
---	WATER VALVE
---	FIRE HYDRANT
---	SANITARY SEWER MAN HOLE
---	SANITARY SEWER CLEAN OUT
---	ELECTRIC VAULT
---	TELEVISION VAULT
---	TRAFFIC SIGNAL LIGHT
---	STORM MAN HOLE
---	LIGHT POLE
---	POWER POLE
---	BENCH MARK
---	CONTROL MONUMENT
---	OFFICIAL PUBLIC RECORDS
---	COLLIN COUNTY, TEXAS

FLOOD NOTES

A portion of the subject property shown hereon lies within Zone "AE". Base Flood Elevations Determined, with a determined base flood elevation between 491.00 and 488.00, the rest lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map, Community Panel No. 48085C04151, dated June 2, 2009.

GENERAL NOTES

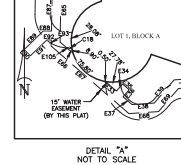
- All underground utilities shown hereon were taken from existing plans, none of the underground utilities shown hereon have been field verified by the surveyor.
- The purpose of this plat is to create two lots.
- No lot to lot drainage without engineering approval.
- All Appurtenances in the Floodplain to be maintained by the property owner.
- All Easements shall be privately maintained.



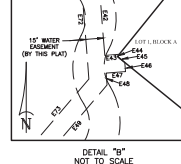
EASEMENT LINE TABLE																	
No.	Bearing	Distance	No.	Bearing	Distance	No.	Bearing	Distance	No.	Bearing	Distance	No.	Bearing	Distance			
E1	S 49°31'21" E	4.89	E19	S 00°59'14" W	45.18	E37	S 49°01'09" E	20.15	E55	N 49°31'21" W	27.00	E73	S 40°32'34" W	226.22	E91	N 49°59'14" E	39.19
E2	N 40°28'39" E	9.63	E20	S 18°52'11" W	28.41	E38	N 80°58'51" E	30.64	E56	N 29°00'46" W	113.52	E74	S 89°50'34" W	46.98	E92	S 89°00'46" E	7.81
E3	S 71°04'28" E	9.90	E21	N 80°50'46" W	231.49	E39	N 40°47'10" E	51.85	E57	N 89°00'46" W	126.27	E75	N 49°31'21" W	311.37	E93	S 00°59'14" W	10.45
E4	S 40°28'39" E	139.48	E22	S 00°59'14" W	32.56	E40	N 80°47'16" E	33.29	E58	N 28°46'18" W	27.51	E76	N 53°06'45" E	25.88	E94	S 28°46'18" E	11.30
E5	N 49°59'14" E	64.40	E23	S 33°52'59" E	134.00	E41	N 49°24'44" E	43.40	E59	N 24°25'28" E	376.56	E77	N 38°53'15" W	15.00	E95	S 89°00'46" E	126.04
E6	N 40°28'39" E	55.12	E24	S 33°58'44" E	11.45	E42	S 04°31'21" E	69.71	E60	N 18°43'10" E	21.92	E78	S 53°06'45" E	26.01	E96	S 00°59'14" E	19.98
E7	N 49°31'21" E	26.00	E25	S 49°31'21" E	6.87	E43	N 80°58'39" E	12.26	E61	S 71°05'01" E	15.00	E79	N 29°00'46" W	109.50	E97	S 89°00'46" E	15.00
E8	N 40°28'39" E	52.12	E26	S 49°31'21" E	43.71	E44	S 38°58'03" W	3.38	E62	S 18°43'10" E	22.81	E80	N 00°59'14" E	22.17	E98	S 00°59'14" E	19.98
E9	N 49°31'21" E	221.19	E27	N 40°28'39" E	127.84	E45	S 51°03'53" E	8.12	E63	S 24°25'28" W	371.80	E81	S 89°00'46" E	342.11	E99	N 00°59'14" E	26.19
E10	N 49°31'21" E	53.68	E28	N 71°04'28" E	9.90	E46	S 04°31'21" E	7.89	E64	S 44°00'46" E	21.45	E82	S 44°00'46" E	9.02	E100	N 19°45'38" E	24.73
E11	N 49°31'21" E	4.89	E29	S 40°28'39" E	9.63	E47	S 80°58'39" E	16.52	E65	S 00°59'14" W	118.79	E83	S 00°59'14" W	9.02	E101	S 89°00'46" E	15.84
E12	N 32°54'51" W	15.12	E30	N 49°31'21" W	6.31	E48	S 04°31'21" E	10.07	E66	S 49°01'09" E	29.74	E84	N 89°00'46" W	6.81	E102	S 19°45'38" W	24.59
E13	S 89°59'23" E	37.35	E31	S 00°59'14" W	123.75	E49	S 40°32'34" W	238.65	E67	S 49°01'09" E	175.48	E85	S 00°59'14" W	15.00	E103	N 00°58'50" E	47.90
E14	N 00°59'14" E	26.40	E32	N 00°59'14" W	130.77	E50	S 89°50'34" W	58.50	E68	N 80°58'39" E	50.50	E86	N 89°00'46" E	6.81	E104	S 89°00'46" E	72.98
E15	N 89°00'46" W	100.32	E33	N 49°01'09" E	24.77	E51	N 49°31'21" W	32.58	E69	N 40°47'16" E	51.88	E87	S 00°59'14" W	70.10	E105	N 89°00'46" E	0.82
E16	N 32°54'51" W	35.73	E34	N 40°28'39" E	15.90	E52	S 40°28'39" E	18.00	E70	N 80°47'16" E	20.87	E88	N 89°00'46" W	13.82	E106	N 89°00'46" E	81.12
E17	N 00°59'14" E	29.40	E35	S 49°01'09" E	15.90	E53	N 49°31'21" W	15.00	E71	S 49°12'44" E	31.09	E89	S 40°28'39" E	45.40	E107	N 89°00'46" W	26.44
E18	S 89°00'46" E	231.43	E36	S 40°58'51" E	15.90	E54	N 40°28'39" E	18.00	E72	S 04°31'21" E	82.40	E90	S 44°00'46" E	15.00	E108	S 89°00'46" E	336.84

CURVE TABLE					
Curve No.	Radius	Length	Delta	Chord Bearing	Chord
C1	30.00'	6.95'	1°16'21"	S 07°54'19" E	6.93'
C2	56.00'	48.59'	49°37'32"	S 26°06'09" E	47.08'
C3	56.00'	87.86'	90°00'00"	N 89°28'30" E	79.20'
C4	30.00'	30.84'	68°26'53"	N 74°43'06" E	33.79'
C5	30.00'	52.38'	100°02'21"	S 21°03'18" E	45.98'
C6	56.00'	60.87'	82°16'54"	S 02°10'34" E	57.92'
C7	30.00'	37.25'	71°59'44"	S 02°10'34" E	34.90'
C8	30.00'	47.12'	80°00'00"	S 89°28'39" W	42.43'
C9	30.00'	45.57'	87°01'48"	N 03°02'15" W	41.31'
C10	30.00'	47.12'	80°00'00"	S 89°28'39" W	42.43'
C11	30.00'	8.40'	1°02'37"	N 41°30'02" W	8.37'
C12	28.00'	60.48'	123°45'33"	N 29°08'54" E	49.39'
C13	30.00'	29.98'	59°32'14"	N 61°14'39" W	27.95'
C14	45.00'	27.07'	34°57'46"	N 16°14'39" W	26.66'
C15	30.31'	50.25'	84°58'12"	N 43°15'23" E	44.89'
C16	30.00'	47.12'	80°00'00"	S 44°00'46" E	42.43'
C17	56.00'	87.86'	90°00'00"	S 44°00'46" E	79.20'
C18	30.00'	7.11'	1°34'36"	S 82°24'24" E	7.09'
C19	30.00'	54.38'	103°51'48"	N 51°50'54" W	47.24'
C20	30.00'	47.12'	80°00'00"	N 49°59'50" E	42.43'
C21	56.00'	87.86'	90°00'00"	S 49°59'14" W	79.20'
C22	70.26'	42.75'	34°51'33"	S 16°21'03" E	42.09'
C23	46.00'	15.88'	18°02'33"	S 47°30'02" E	15.83'
C24	56.00'	87.86'	90°00'00"	N 89°28'30" E	79.20'
C25	59.07'	69.40'	67°22'24"	N 03°53'50" E	65.53'
C26	29.99'	32.83'	62°54'59"	N 03°03'15" E	31.30'
C27	56.21'	92.22'	99°02'12"	N 21°52'12" W	85.96'
C28	56.00'	66.80'	68°26'53"	S 74°43'06" W	62.99'
C29	30.00'	47.12'	80°00'00"	S 89°28'39" W	42.43'
C30	30.00'	38.16'	61°27'56"	N 18°47'39" E	37.69'
C31	59.750'	213.88'	20°30'35"	N 39°16'03" W	212.74'
C32	582.50'	119.78'	11°46'54"	N 43°37'54" W	119.57'
C33	583.50'	13.74'	7°15'10"	N 32°58'11" W	73.69'
C34	30.00'	43.48'	83°02'56"	N 47°29'21" W	39.78'
C35	30.00'	43.48'	83°02'56"	S 49°27'50" W	39.78'

BOUNDARY LINE TABLE					
No.	Bearing	Distance	No.	Bearing	Distance
L1	S 38°56'53" W	99.05'	L15	S 12°02'23" W	25.03'
L2	S 51°03'57" E	92.86'	L16	S 89°50'34" W	29.81'
L3	N 38°49'53" E	107.82'	L17	S 41°04'28" W	33.40'
L4	S 71°12'28" E	55.25'	L18	S 27°30'28" W	20.23'
L5	S 41°05'21" E	44.23'	L19	S 42°08'52" E	19.17'
L6	S 26°49'37" E	27.32'	L20	S 18°08'31" E	24.41'
L7	S 44°39'02" W	49.89'	L21	S 42°02'38" E	18.50'
L8	S 35°09'11" W	52.25'	L22	S 20°53'40" W	40.19'
L9	S 48°02'49" W	50.78'	L23	S 27°56'50" W	63.74'
L10	S 52°58'55" W	30.55'	L24	S 40°32'34" W	108.99'
L11	S 32°54'51" W	108.99'	L25	S 18°47'25" W	19.24'
L12	S 38°39'40" W	108.48'	L26	S 52°18'38" W	14.81'
L13	S 43°28'52" W	65.81'	L27	S 13°08'22" W	54.30'
L14	S 42°28'39" W	71.30'	L28	S 22°43'08" W	13.22'
L29	S 12°02'23" W	25.03'	L30	N 38°17'22" W	56.78'
L31	S 12°02'23" W	25.03'	L31	N 38°17'22" W	56.78'
L32	S 12°02'23" W	25.03'	L32	N 38°17'22" W	56.78'
L33	S 12°02'23" W	25.03'	L33	N 38°17'22" W	56.78'
L34	S 12°02'23" W	25.03'	L34	N 38°17'22" W	56.78'
L35	S 12°02'23" W	25.03'	L35	N 38°17'22" W	56.78'
L36	S 12°02'23" W	25.03'	L36	N 38°17'22" W	56.78'
L37	S 12°02'23" W	25.03'	L37	N 38°17'22" W	56.78'
L38	S 12°02'23" W	25.03'	L38	N 38°17'22" W	56.78'
L39	S 12°02'23" W	25.03'	L39	N 38°17'22" W	56.78'
L40	S 12°02'23" W	25.03'	L40	N 38°17'22" W	56.78'
L41	S 12°02'23" W	25.03'	L41	N 38°17'22" W	56.78'
L42	S 12°02'23" W	25.03'	L42	N 38°17'22" W	56.78'
L43	S 12°02'23" W	25.03'	L43	N 38°17'22" W	56.78'
L44	S 12°02'23" W	25.03'	L44	N 38°17'22" W	56.78'
L45	S 12°02'23" W	25.03'	L45	N 38°17'22" W	56.78'
L46	S 12°02'23" W	25.03'	L46	N 38°17'22" W	56.78'
L47	S 12°02'23" W	25.03'	L47	N 38°17'22" W	56.78'
L48	S 12°02'23" W	25.03'	L48	N 38°17'22" W	56.78'
L49	S 12°02'23" W	25.03'	L49	N 38°17'22" W	56.78'
L50	S 12°02'23" W	25.03'	L50	N 38°17'22" W	56.78'



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

FINAL PLAT
SENIOR MEDICAL
ADDITION

LOTS 1 AND 2, BLOCK A,
21,322.4 ACRES
SITUATED IN THE
LCLIFTON SURVEY, ABSTRACT NO. 193
MILLERSONS SURVEY, ABSTRACT NO. 563
D.STRICKLAND SURVEY, ABSTRACT NO. 841
AN ADDITION TO THE
CITY OF WYLLIE, COLLIN COUNTY, TEXAS



SURVEYOR
Name: Travis Land Surveying, LLC
Address: 14200 Midway Road, Suite 130
Dallas, Texas 75244
Contact Name: Mark Hase
Phone: 469-784-8321

OWNER/DEVELOPER
Name: Corporation of the Episcopal Diocese of Dallas
Address: 1630 N. Garland Avenue
Dallas, Texas 75206
Contact Name: Mark Hase
Phone: 214-625-8310

Surveying | Construction Staking | Mapping
Submission Date: October 31, 2022
Project No.: TR-75-21

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Corporation of the Episcopal Diocese of Dallas is the Owner of a tract of land situated in the D. Strickland Survey, Abstract No. 841, M. Millions Survey, Abstract No. 563, and the L. Clifton Survey, Abstract No. 163, City of Wylie, Collin County, Texas, being all of that 21.323 acre tract of land conveyed to Corporation of the Episcopal Dioceses of Dallas and recorded in Instrument No. 20150429000485760 of the Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on the northwest corner of said Episcopal Diocese of Dallas tract, and the northeast corner of Lot 1, Block A, Wylie High School, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Cabinet Q, Side 551, Official Public Records, Collin County, Texas, and also being on the south right-of-way line of Farm to Market Road 544 (variable width right-of-way);

THENCE, South 71 degrees 05 minutes 01 seconds East, along the common northern line of said Episcopal Diocese of Dallas tract, and the south right-of-way line of said Farm to Market Road 544, a distance of 917.72 feet to an "X" cut found for corner (Controlling Monument (CM)), on a northeast corner of said Episcopal Diocese of Dallas Tract, and on the northwest corner of Lot 1, Block A, Medical Plaza Addition, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Instrument No. 2013020401000370, Official Public Records, Collin County, Texas;

THENCE, South 18 degrees 55 minutes 11 seconds West, along the common interior eastern line of said Episcopal Diocese of Dallas tract, and the west line of said Medical Plaza tract, a distance of 287.25 feet to a 600 Nail found for corner (CM), said nail being the beginning of a curve to the left, having a central angle of 235 degrees 07 minutes 36 seconds, a radius of 70.00 feet and being subtended by a chord bearing of South 43 degrees 30 minutes 28 seconds East, a chord distance of 124.11 feet;

THENCE, in a southeasterly direction, along the common line of said Episcopal Diocese of Dallas tract, and the south line of said Medical Plaza tract, an arc distance of 287.25 feet to a 1/2 inch iron rod with yellow cap (CM) found for corner on an interior all corner of said Episcopal Diocese of Dallas tract, and on a southwest corner of said Medical Plaza tract;

THENCE, South 71 degrees 04 minutes 28 seconds East, along the common interior line of said Episcopal Diocese of Dallas tract, and the south line of said Medical Plaza tract, a distance of 194.08 feet to a 1/2 inch iron rod with yellow cap (CM) found for corner on an interior all corner of said Episcopal Diocese of Dallas tract, and on a southwest corner of said Medical Plaza tract;

THENCE, South 38 degrees 56 minutes 03 seconds West, along the common interior line of said Episcopal Diocese of Dallas tract, and the south line of said Medical Plaza tract, a distance of 99.05 feet to a 1/2 inch iron rod with yellow cap (CM) found for corner on an interior all corner of said Episcopal Diocese of Dallas tract, and on a southwest corner of said Medical Plaza tract;

THENCE, South 51 degrees 03 minutes 57 seconds East, along the common interior line of said Episcopal Diocese of Dallas tract, and the south line of said Medical Plaza tract, a distance of 92.86 feet to a 1/2 inch iron rod with yellow cap (CM) found for corner on an interior all corner of said Episcopal Diocese of Dallas tract, and on a southwest corner of said Medical Plaza tract, said iron rod being the beginning of a curve to the left, having a central angle of 03 degrees 45 minutes 09 seconds, a radius of 5,585.00 feet and being subtended by a chord bearing of North 39 degrees 44 minutes 13 seconds East, a chord distance of 365.77 feet;

THENCE, in a northeasterly direction, along the common interior east line of said Episcopal Diocese of Dallas tract, and the east line of said Medical Plaza tract, an arc distance of 365.77 feet to a 1/2 inch iron rod with cap stamped "PAC 100871" (CM) found for corner on an interior all corner of said Episcopal Diocese of Dallas tract, and on a northeast corner of said Medical Plaza tract;

THENCE, North 38 degrees 49 minutes 53 seconds East, along the common interior east line of said Episcopal Diocese of Dallas tract, and the east line of said Medical Plaza tract, a distance of 107.92 feet to a point for corner on the northeast corner of said Medical Plaza tract, same being on a northeast corner of said Episcopal Diocese of Dallas tract, from which a 1/2 inch iron rod bears South 32 degrees 55 minutes 36 seconds East, a distance of 0.38 feet;

THENCE, South 71 degrees 12 minutes 25 seconds East, along the common south right-of-way line of said Farm to Market Road 544, and the north line of said Episcopal Diocese of Dallas tract, a distance of 55.25 feet to a point for corner on the northeast corner of said Episcopal Diocese of Dallas tract, said point also being near the center a small creek;

THENCE, along the east line of said Episcopal Diocese of Dallas tract, and along the meanders of said creek, the following twenty four (24) courses and distances:

- 1) South 41 degrees 10 minutes 21 seconds West a distance of 44.23 feet to a point for corner;
- 2) South 26 degrees 49 minutes 37 seconds West a distance of 27.32 feet to a point for corner;
- 3) South 44 degrees 39 minutes 07 seconds West a distance of 49.99 feet to a point for corner;
- 4) South 35 degrees 09 minutes 11 seconds West a distance of 52.25 feet to a point for corner;
- 5) South 48 degrees 02 minutes 49 seconds West a distance of 50.78 feet to a point for corner;
- 6) South 55 degrees 38 minutes 55 seconds West a distance of 30.53 feet to a point for corner;
- 7) South 32 degrees 34 minutes 51 seconds West a distance of 54.66 feet to a point for corner;
- 8) South 38 degrees 39 minutes 40 seconds West a distance of 108.48 feet to a point for corner;
- 9) South 43 degrees 28 minutes 52 seconds West a distance of 85.81 feet to a point for corner;
- 10) South 42 degrees 28 minutes 09 seconds West a distance of 71.30 feet to a point for corner;
- 11) South 12 degrees 00 minutes 23 seconds West a distance of 25.03 feet to a point for corner;
- 12) South 56 degrees 55 minutes 10 seconds West a distance of 29.81 feet to a point for corner;
- 13) South 41 degrees 04 minutes 26 seconds West a distance of 33.40 feet to a point for corner;
- 14) South 27 degrees 30 minutes 26 seconds West a distance of 20.23 feet to a point for corner;
- 15) South 67 degrees 06 minutes 52 seconds West a distance of 19.17 feet to a point for corner;
- 16) South 16 degrees 06 minutes 31 seconds East a distance of 24.41 feet to a point for corner;
- 17) South 45 degrees 20 minutes 29 seconds West a distance of 18.50 feet to a point for corner;
- 18) South 20 degrees 53 minutes 40 seconds West a distance of 40.19 feet to a point for corner;
- 19) South 27 degrees 56 minutes 50 seconds West a distance of 63.74 feet to a point for corner;
- 20) South 14 degrees 03 minutes 56 seconds West a distance of 108.99 feet to a point for corner;
- 21) South 16 degrees 41 minutes 25 seconds West a distance of 19.24 feet to a point for corner;
- 22) South 52 degrees 18 minutes 26 seconds West a distance of 14.81 feet to a point for corner;

23) South 13 degrees 08 minutes 22 seconds West a distance of 54.30 feet to a point for corner, on a southwest corner of Lot 1, Bayco Addition, an addition to the City of Wylie, Collin County, Texas according to the plat thereof recorded in Cabinet Q, Side 471, Official Public Records Collin County, Texas, and the northwest corner of Lot 2, Block A of said Bayco Addition;

24) South 20 degrees 43 minutes 08 seconds West a distance of 13.22 feet to a point for corner near the center of Muddy Creek, said corner being the southeast corner of said Episcopal Diocese of Dallas tract, and in the northerly boundary line of said Wylie High School Addition;

THENCE, along the common southern line of said Episcopal Diocese of Dallas tract, and the eastern line of said Wylie High School Addition, and also being along the meanders of said Muddy Creek, the following twenty two (22) courses and distances:

- 1) North 36 degrees 17 minutes 22 seconds West a distance of 56.73 feet to a point for corner;
- 2) North 42 degrees 20 minutes 24 seconds West a distance of 50.13 feet to a point for corner;
- 3) South 77 degrees 10 minutes 09 seconds West a distance of 37.86 feet to a point for corner;
- 4) South 26 degrees 17 minutes 39 seconds West a distance of 39.25 feet to a point for corner;
- 5) South 01 degrees 01 minutes 28 seconds West a distance of 68.80 feet to a point for corner;
- 6) South 52 degrees 28 minutes 28 seconds West a distance of 21.16 feet to a point for corner;
- 7) South 85 degrees 52 minutes 23 seconds West a distance of 43.26 feet to a point for corner;
- 8) North 57 degrees 18 minutes 02 seconds West a distance of 84.44 feet to a point for corner;
- 9) North 16 degrees 52 minutes 37 seconds West a distance of 57.35 feet to a point for corner;
- 10) South 60 degrees 28 minutes 14 seconds West a distance of 22.53 feet to a point for corner;
- 11) South 65 degrees 32 minutes 55 seconds West a distance of 90.81 feet to a point for corner;
- 12) North 68 degrees 59 minutes 03 seconds West a distance of 40.13 feet to a point for corner;
- 13) North 12 degrees 50 minutes 28 seconds West a distance of 101.97 feet to a point for corner;
- 14) North 71 degrees 54 minutes 18 seconds West a distance of 81.16 feet to a point for corner;
- 15) North 48 degrees 44 minutes 57 seconds West a distance of 103.61 feet to a point for corner;
- 16) North 03 degrees 10 minutes 21 seconds East a distance of 101.30 feet to a point for corner;
- 17) North 36 degrees 01 minutes 09 seconds East a distance of 60.45 feet to a point for corner;
- 18) North 35 degrees 08 minutes 26 seconds West a distance of 50.05 feet to a point for corner;
- 19) North 58 degrees 31 minutes 05 seconds West a distance of 37.05 feet to a point for corner;
- 20) South 55 degrees 59 minutes 37 seconds West a distance of 69.35 feet to a point for corner;
- 21) South 35 degrees 53 minutes 38 seconds West a distance of 94.81 feet to a point for corner;
- 22) South 72 degrees 25 minutes 35 seconds West a distance of 115.15 feet to a point for corner;

THENCE, North 03 degrees 44 minutes 34 seconds East, departing said Muddy Creek and being along the common west line of said Episcopal Diocese of Dallas tract, and the eastern line of said Wylie High School Addition, a distance of 194.47 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on a northwest corner of said Episcopal Diocese Dallas tract, same being a northeast corner of said Wylie High School Addition;

THENCE, North 34 degrees 14 minutes 15 seconds East, along the common west line of said Episcopal Diocese of Dallas tract, and the eastern line of said Wylie High School Addition, a distance of 194.47 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on a northwest corner of said Episcopal Diocese Dallas tract, same being a northeast corner of said Wylie High School Addition;

THENCE, North 48 degrees 37 minutes 51 seconds West, along the common west line of said Episcopal Diocese of Dallas tract, and the eastern line of said Wylie High School Addition, a distance of 213.13 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on a northwest corner of said Episcopal Diocese Dallas tract, same being a northeast corner of said Wylie High School Addition;

THENCE, North 01 degrees 38 minutes 00 seconds West, along the common west line of said Episcopal Diocese of Dallas tract, and the eastern line of said Wylie High School Addition, a distance of 177.31 feet to the **POINT OF BEGINNING** and containing 21,3224 acres (928.805 square feet) of land, more or less.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARK ALLAN NACE, 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 WYLLIE, TEXAS.

PRELIMINARY. THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

MARK ALLAN NACE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5539

DATE: _____

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 _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2022.

Notary Public in and for the State of Texas

OWNER'S ACKNOWLEDGEMENT

KNOW ALL PERSONS BY THESE PRESENTS:

That Corporation of the Episcopal Diocese of Dallas, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **Senior Medical Addition**, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, right-of-way, and other public improvements shown hereon. 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 City of Wylie, Texas Subdivision Ordinance 225-23, Amended 7-24-07, Amended 9-10-1033 that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this the ____ day of _____, 2022.
BY: _____

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2022.

Notary Public in and for the State of Texas

"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 **Senior Medical Addition**, an 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 subscribed.
Witness my hand this ____ day of _____ A.D., 20____.

City Secretary
City of Wylie, Texas

SUMMITTAL LOG

1st SUBMITTAL - 09/26/2022

FINAL PLAT
**SENIOR MEDICAL
ADDITION**
LOTS 1 AND 2, BLOCK A,
21.3224 ACRES

SITUATED IN THE
LCLIFTON SURVEY, ABSTRACT NO. 193
M.MILLIONS SURVEY, ABSTRACT NO. 563
D.STRICKLAND SURVEY, ABSTRACT NO. 841
AN ADDITION TO THE
CITY OF WYLLIE, COLLIN COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.8321
W: TraverseLandSurveying.com | Texas Firm No. 10794931
Surveying | Construction Staking | Platting
Submission Date: October 31, 2022 Project No: TR-75-21



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: C

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Manors at Woodbridge, to establish 90 residential and six open space lots on 12.418 acres, property generally located on Woodbridge Parkway approximately 900' south of Hensley Lane.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Manors at Woodbridge, Ltd.

APPLICANT: Skorborg Company

The applicant has submitted a Final Plat for the Manors at Woodbridge. Zoning for the single family development was approved by the City Council in January, 2021 as Planned Development Ordinance 2021-05. The Preliminary Plat was approved in April, 2021.

The plat consists of 90 residential lots and six open space lots. Additionally, the plat includes a pocket park on Lot 2X and the extension of Casey Way from the north as required by the PD Conditions.

The plat dedicates the necessary rights-of-way and utility easements. All open space lots shall be owned and maintained by the developments H.O.A.

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

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

LEGEND

POB POINT OF BEGINNING
CM CONTROL MONUMENT
R.O.W. RIGHT OF WAY
VOL. VOLUME
PAGE PAGE
EASEMENT EASEMENT
SANTARY SEWER EASEMENT
DRAINAGE EASEMENT
IRON ROD FOUND
5/8" CAPPED IRON ROD WITH YELLOW CAP
STAMPED "JONES CARTER" SET FOR CORNER
CONCRETE MONUMENT
FOUND
DEED RECORDS, COLLIN COUNTY, TEXAS
REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
COUNTY CLERK FILE NUMBER

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the Manors at Woodbridge 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, alleys, 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 hereinafter subscribed.

Witness my hand this ___ day of ___, A.D., 2021

City Secretary
City of Wylie, Texas

KNOW ALL MEN BY THESE PRESENTS:

That I, Eduardo Martinez, 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 plotting rules and regulations of the City of Wylie, Texas.

FOR REVIEW ONLY.
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

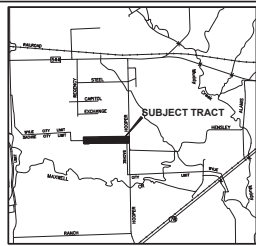
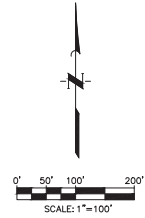
Eduardo Martinez,
Registered Professional Land Surveyor No. 5274

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Eduardo Martinez, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 20__.

Notary Public in and for the State of Texas



VICINITY MAP
1" = 1/2-MILE

FIELD NOTES

BEING a 12.418 acre tract of land situated in the William Sachse Headright Survey, Abstract No. 605, and City of Wylie, Collin County, Texas, and being the tracts of land described in deed to Manors at Woodbridge, Ltd., recorded in Document No. 2021016000317940, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.), and in Document No. 2021025000310070, O.P.R.C.C.T., and more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "Jones Carter" set for the northeast corner of said 12.418 acre tract, same being the east right-of-way line of Woodbridge Parkway (variable width at this point);

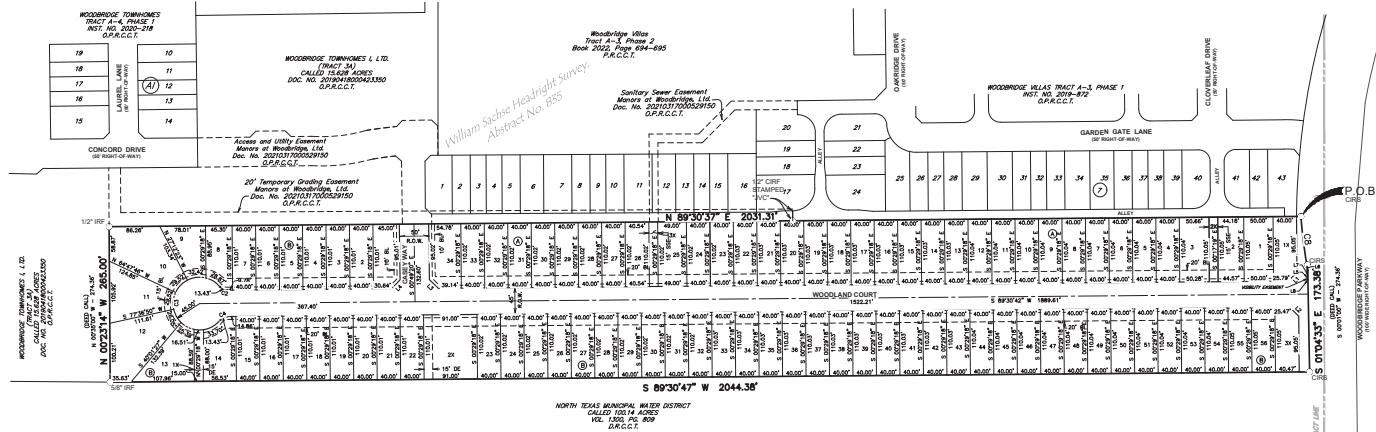
THENCE Southeastly along a non-tangent curve to the left having a central angle of 05 Degrees 39 Minutes 54 Seconds, a radius of 934.50 feet, an arc distance of 92.40 feet and a chord bearing and distance of South 07 Degrees 13 Minutes 12 Seconds East, 92.36 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

THENCE South 03 Degrees 04 Minutes 32 Seconds East, along the west right-of-way line of said Woodbridge Parkway and the east line of said 12.418 acre tract, a distance of 173.38 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the southeast corner of said 12.418 acre tract, being in the north line of a called 100.14 acre tract of land described in deed to North Texas Municipal Water District, recorded in Volume 1300, Page 809, O.P.R.C.C.T.;

THENCE South 89 Degrees 30 Minutes 47 Seconds West, along the common line between said 12.418 acre tract and said 100.14 acre tract, a distance of 2044.38 feet to a 5/8" iron rod (with red cap) found for the southwest corner of said 12.418 acre tract, being the southerly southeast corner of Tract 3A, a called 13.628 acre tract of land as described in deed to Woodbridge Townhomes I, Ltd., recorded in Document No. 2010041800043355, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.), from which a 5/8" iron rod found bears South 17 Degrees 57 Minutes 21 Seconds East, a distance of 17.50 feet, a 1/2" iron rod found bears South 18 Degrees 08 Minutes 10 Seconds East, a distance of 17.86 feet and a 1/2" iron rod found bears South 02 Degrees 47 Minutes 33 Seconds East, a distance of 16.87;

THENCE North 00 Degrees 23 Minutes 14 Seconds West, along the west line of said 12.418 acre tract and southerly east line of said Tract 3A a distance of 265.00 feet to a 1/2" iron rod with yellow cap stamped "VNC" found for corner in the southerly line of said Tract 3A;

THENCE North 89 Degrees 30 Minutes 37 Seconds East, along the south line of said Tract 3A, passing at 1165.24 feet a 1/2" iron rod with cap stamped "VNC" found for the southwest corner of Woodbridge Villas Tract A-8, Phase 1, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in instrument No. 2018972, O.P.R.C.C.T., and continuing for a total distance of 2051.51 feet to the POINT OF BEGINNING and containing 12.418 acres of land.



Lot Area Table				
Block	Lot	Sq. Ft.	Acres	
A	1	5499	0.126	
A	2	4881	0.112	
A	3	3551	0.127	
A	4	4400	0.101	
A	5	4400	0.101	
A	6	4400	0.101	
A	7	4400	0.101	
A	8	4400	0.101	
A	9	4400	0.101	
A	10	4400	0.101	
A	11	4401	0.101	
A	12	4401	0.101	
A	13	4401	0.101	
A	14	4401	0.101	
A	15	4401	0.101	
A	16	4401	0.101	
A	17	4401	0.101	
A	18	4401	0.101	
A	19	4401	0.101	
A	20	4401	0.101	
A	21	4401	0.101	
A	22	4401	0.101	
A	23	4401	0.101	
A	24	4401	0.101	
A	25	5391	0.124	
A	26	4461	0.102	
A	27	4401	0.101	
A	28	4401	0.101	
A	29	4401	0.101	
A	30	4401	0.101	
A	31	4401	0.101	
A	32	4401	0.101	
A	33	4401	0.101	
A	34	5879	0.135	

Lot Area Table				
Block	Lot	Sq. Ft.	Acres	
B	1	4873	0.112	
B	2	4401	0.101	
B	3	4400	0.101	
B	4	4400	0.101	
B	5	4400	0.101	
B	6	4400	0.101	
B	7	4400	0.101	
B	8	4400	0.106	
B	9	4942	0.113	
B	10	3559	0.219	
B	11	7448	0.171	
B	12	9220	0.212	
B	13	6376	0.146	
B	14	5642	0.130	
B	15	4400	0.101	
B	16	4400	0.101	
B	17	4400	0.101	
B	18	4401	0.101	
B	19	4400	0.101	
B	20	4401	0.101	
B	21	4401	0.101	
B	22	4401	0.101	
B	23	4401	0.101	
B	24	4401	0.101	
B	25	4401	0.101	
B	26	4401	0.101	
B	27	4401	0.101	
B	28	4401	0.101	
B	29	4401	0.101	
B	30	4401	0.101	
B	31	4401	0.101	
B	32	4401	0.101	
B	33	4401	0.101	
B	34	4401	0.101	

Lot Area Table				
Block	Lot	Sq. Ft.	Acres	
B	35	4401	0.101	
B	36	4401	0.101	
B	37	4401	0.101	
B	38	4401	0.101	
B	39	4401	0.101	
B	40	4401	0.101	
B	41	4401	0.101	
B	42	4401	0.101	
B	43	4401	0.101	
B	44	4402	0.101	
B	45	4402	0.101	
B	46	4402	0.101	
B	47	4402	0.101	
B	48	4402	0.101	
B	49	4402	0.101	
B	50	4402	0.101	
B	51	4402	0.101	
B	52	4402	0.101	
B	53	4402	0.101	
B	54	4402	0.101	
B	55	4402	0.101	
B	56	4402	0.101	

Open Space Area Table				
Block	Lot	Sq. Ft.	Acres	
A	1X	4367	0.098	
A	2X	1650	0.038	
A	3X	1650	0.038	
B	1X	1379	0.032	
B	2X	10012	0.230	
B	3X	4341	0.100	

GENERAL NOTES:

- 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.
- Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202.
- All side lot lines are perpendicular or radial to street frontage unless otherwise noted Not Radial (NR).
- All lots shown are Single-Family residential unless otherwise designated with an "X" with the lot number all "X" lots are open space lots.
- All open space lots will be operated and maintained by the Home Owners Association.
- All corners marked with 5/8" iron rods with plastic caps stamped "Jones Carter" set, unless otherwise noted.
- No Construction shall be allowed within FEMA Designated Flood Plain without a Hydraulic Study.
- All floodplain information on this plat is for graphical depiction only, as scaled off of FIRM Panel No. 48085C(0415), Effective Date June 2, 2009 for Collin County, Texas, and LOMR No. 09-06-12709, Effective Date June 29, 2009 for Collin County, Texas. This property is within Zone X, areas determined to be outside of the 0.2% annual chance floodplain.
- The City is not responsible for maintenance of any easements, but retain the rights to enter upon easements for public purposes.
- The maintenance responsibility of all private easements and appurtenances is the property owner on which the easement is located.

LINE TABLE				
LINE	BEARING	LENGTH	DELTA	TANGENT
L1	N 47°50'47" E	21.20'		
L2	N 47°50'47" E	21.20'		
L3	N 47°50'47" E	21.20'		
L4	N 47°50'47" E	21.20'		
L5	S 7°50'17" W	7.20'		
L6	N 17°45'37" W	16.90'		
L7	N 47°50'47" E	4.80'		

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	92.36'	92.40'	92.36'	S 07°13'12" E

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C2	15.67'	15.67'	15.67'	S 84°06'46" E
C3	45.00'	101.98'	96.30'	N 07°50'18" W
C4	45.00'	15.67'	15.67'	S 07°50'18" W

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 MANORS AT WOODBRIDGE SUBDIVISION OR ADDITION TO THE CITY OF WYLIE WAS SUBMITTED TO THE CITY COUNCIL ON THE ___ DAY OF ___, 2022, AND THE COUNCIL BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, 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 HEREINAFTER SUBSCRIBED.

WITNESS MY HAND THIS ___ DAY OF ___, A.D., 2022

CITY SECRETARY OF THE CITY OF WYLIE, TEXAS

FINAL PLAT
OF
MANORS AT WOODBRIDGE

LOT 1X, 2X, 3X, & 1-34, BLOCK A;
LOT 1X, 2X, 3X, & 1-56 BLOCK B

BEING 12.418 ACRES
SITUATED IN THE
WM. SACHSE SURVEY, ABSTRACT NO. 835
IN THE
CITY OF WYLIE, COLLIN COUNTY, TEXAS
96 LOTS BY USE
(90 SINGLE FAMILY, 6 OPEN SPACE LOTS)

OCTOBER 2022

DEVELOPER/OWNER:
MANORS AT WOODBRIDGE, LTD.
2515 WOODBRIDGE DRIVE, SUITE 600
WYLIE, TEXAS 75098
PHONE (214) 588-0887

ENGINEER / SURVEYOR:



100% Board of Professional Engineers and Land Surveyors
Registration No. P-23200 & L20430
2805 Dallas Parkway, Suite 600 Plano, TX 75075 972-488-8880

JOB NO. 05125-0006 JBP/JM DWG NO. 1807

SHEET 1 OF 1



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (PD-SUP) on 1.27 acres located at 2021 N State Highway 78 (ZC 2022-15).

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Juwaïter Muhammad

APPLICANT: McRight Smith

The applicant is requesting to rezone 1.27 acres located at 2021 North State Highway 78. The current zoning is Commercial Corridor (CC) and the requested rezoning is Commercial Corridor - Special Use Permit (CC-SUP) to allow for vehicle sales and display.

The current development on the subject property contains a minor automobile repair use. The site plan for this development was approved in October of 2019. The property owner is requesting for the allowance of office space within the existing building and 10 existing parking spaces to be used for vehicle sales as shown in the zoning exhibit.

The Special Use Permit conditions state that vehicle sales shall only be permitted as an accessory use to the minor automobile repair business. Vehicle sales shall be limited to passenger vehicles.

The conditions also allow for both the minor automobile repair use and vehicle sales use to be parked at a ratio of 1:400. The development exceeds this parking requirement by providing 24 spaces, 2 being handicapped. The proposal is not affecting any existing landscaping or fire lane access easements.

The properties adjacent to the subject property are zoned commercial. The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to 11 property owners within 200 feet as required by state law. At the time of posting no responses were received in favor or in opposition of the request.

Locator Map



ZONING CASE:
ZC 2022-15; Mega Discount Tires

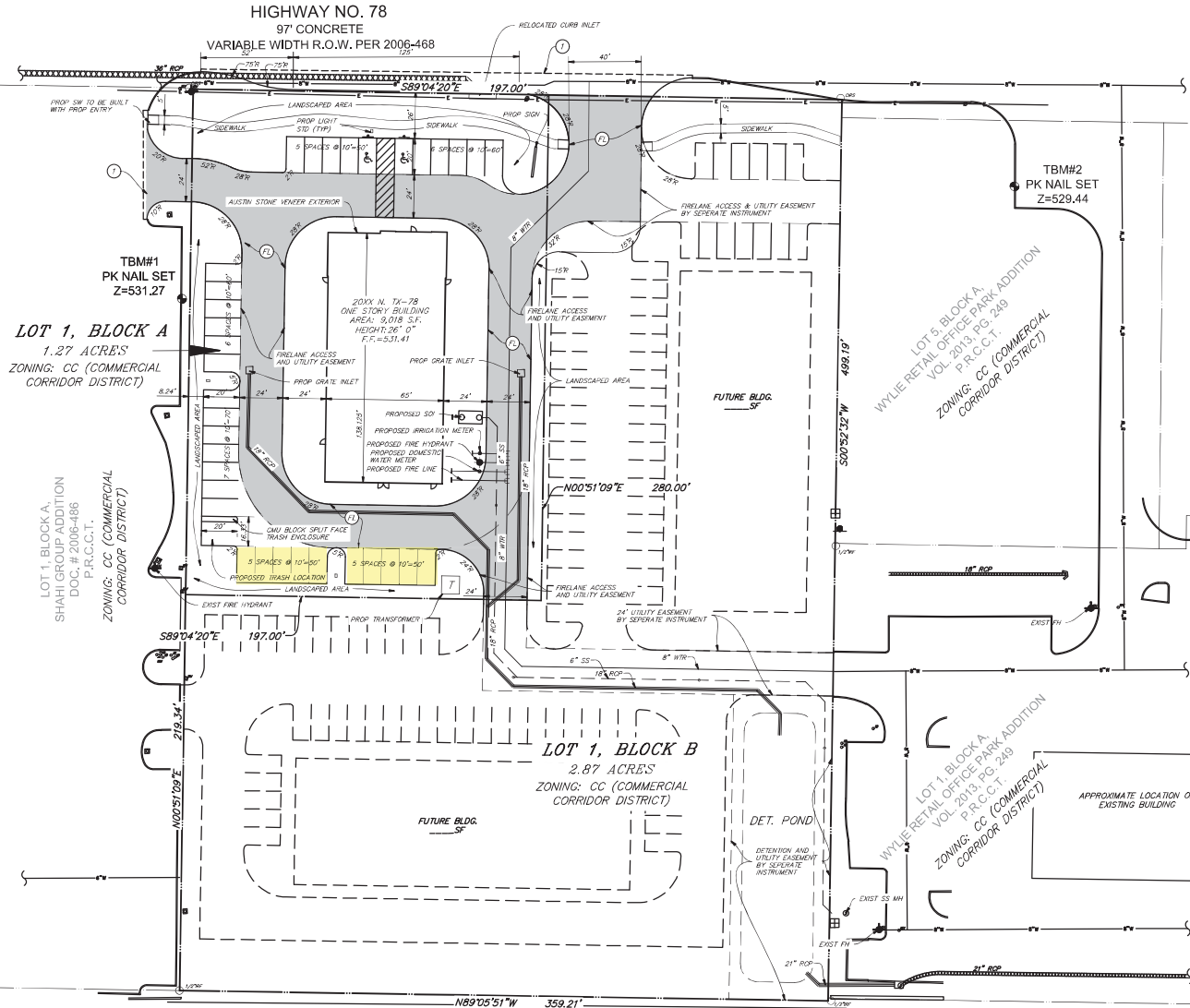
 SUBJECT property

0 0.05 0.1 0.2 0.3 Miles



Date: 9/29/2022





DESIRABLES (MET FIGURE 4-7):

- INDIVIDUAL BUILDINGS WITH FOOTPRINT <10,000 SF
- FRONT FACADE ORIENTED TOWARD STREET
- SITE PLAN WITH NO MORE THAN 50% OF PARKING IN FRONT OF THE BUILDING
- BUILDING WITH NO MORE THAN ONE ROW OF PARKING IN FRONT

DEVELOPMENT SCHEDULE

- CONSTRUCTION WILL BEGIN IMMEDIATELY UPON PERMIT APPROVAL
- ANTICIPATED CONSTRUCTION DURATION IS 7 MONTHS

PROGRESS SET
FOR REVIEW ONLY

ISSUED 9/16/19

THESE DOCUMENTS ARE FOR DESIGN
REVIEW AND NOT INTENDED FOR
CONSTRUCTION, BIDDING OR PERMIT
PURPOSES. THEY WERE PREPARED BY,
OR UNDER THE SUPERVISION OF:

ABDULLAH EMAD
TEXAS PE #128156

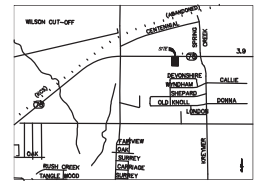
BENCHMARKS:

**BM1: PK NAIL SET IN CURB,
2.7' WEST OF WEST
PROPERTY LINE, APPROX.
125' SOUTH OF HWY 78,
ELEV 531.27**

**BM2: PK NAIL SET IN
CURB, 97' EAST OF EAST
PROPERTY LINE, APPROX.
47' SOUTH OF HWY 78,
ELEV 529.44**

MCGRATH-SMITH CONSTRUCTION, LLC (MCGRATH-SMITH) IS THE DESIGN BUILDER AND GENERAL CONTRACTOR FOR THIS PROJECT. DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY THE CIVIL ENGINEER (RLG) ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT BY MCGRATH-SMITH. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. MCGRATH-SMITH SHALL BE DEEMED THE OWNER OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY ANY OTHER ENTITIES, WITHOUT THE PRIOR WRITTEN AGREEMENT OF MCGRATH-SMITH.

RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
WWW.RLGINC.COM TBPE FIRM REG. F-493



Total Site Data Summary:

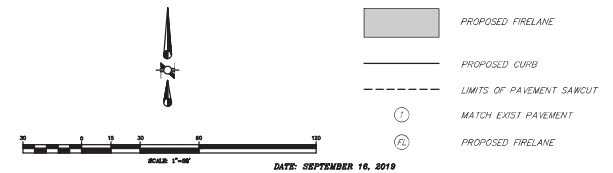
Zoning:
Total Lot Area:
Total Building Sq. Ft.
Existing:

Commercial Corridor/SUP
1.27 Acres
9,018 Square Feet

Total Parking Required:
Total Parking Provided:
Total Vehicle Sales Parking:

23 Spaces
24 Spaces (Including 2 ADA)
10 Spaces (Highlighted area on Lot 1, Block A)

LEGEND



SITE PLAN
WYLIE AUTO & TIRE SHOP
LOT 1, BLOCK A
20XX N, TX-78
CITY OF WYLIE, COLLIN COUNTY, TEXAS

ARCHITECT:
KENT HOLCOMB
KH ARCHITECTS
301 FLAT ROCK ROAD
AZLE, TX 76020
(817) 905-8991
kent@kharchitects.biz

OWNER:
JUWAITER MUHAMMAD
FIRST SPEEDY AUTO
101 EAST BUCKINGHAM
GARLAND, TX 75040
(214) 235-8845
juwaiter@yahoo.com

ENGINEER:
ABDULLAH EMAD
RAYMOND L. GOODSON, JR., INC.
12001 N. CENTRAL EXPY, SUITE 300
DALLAS, TX. 75243
(214) 738-2100
aemad@rlginc.com

SURVEYOR:
EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE 104
DENTON, TX 76201
(940) 222-3009
alesha@eaglesurveying.com

Wylie Auto & Tire Shop Lot 1, Block A**EXHIBIT "B"****Conditions For Special Use Permit****I. PURPOSE:**

The purpose of this Special Use Permit is to allow for a limited accessory Vehicle Display, Sales, or Service Use and the continued use of a Automobile Repair, Minor use.

II. GENERAL CONDITIONS:

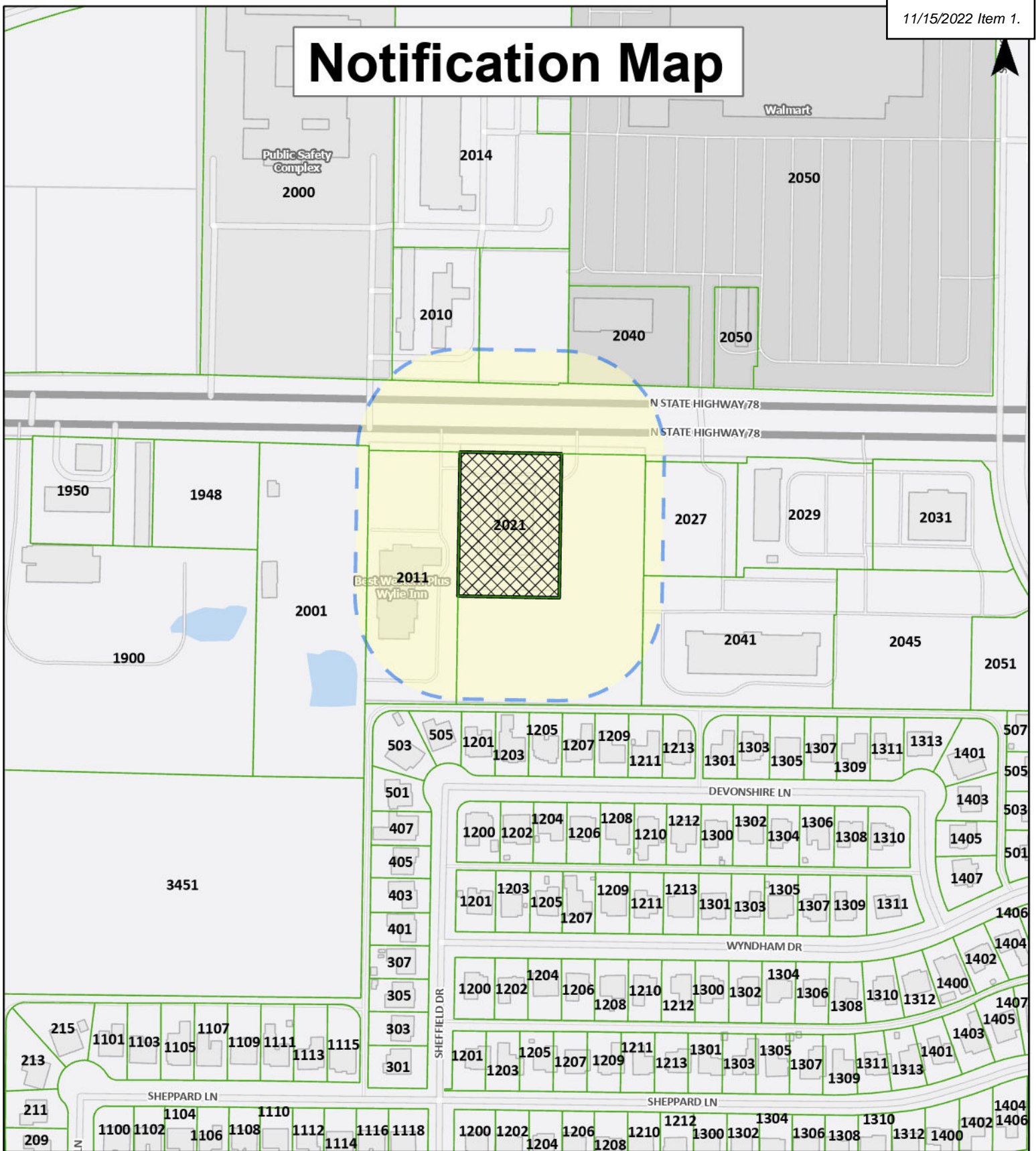
1. The site shall be developed and uses allowed shall be in accordance with Commercial Corridor (CC) design standards, as provided in Article 4 and 5 of the City of Wylie Zoning Ordinance as adopted April 2021, except as specifically provided herein.
2. This Special Use Permit shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021), except as specifically provided herein.
3. The design and development of the Wylie Auto & Tire Shop Lot 1, Block A development shall take place in general accordance with the Zoning Exhibit (Exhibit C).

III. SPECIAL CONDITIONS:

1. The Automotive Repair, Minor use shall become legally conforming.
2. Vehicle Display, Sales, and Service shall be allowed, only as an accessory use to the Automobile Repair, Minor Use and shall only be allowed until the main use ceases.
 - a. The Vehicle Display, Sales, and Service Use shall apply to new and used passenger automobiles, sport utility vehicles, and light trucks only.
 - b. Servicing of said vehicles shall be limited to those services allowed under the Automotive Repair, Minor Use.


- c. A maximum of 10 parking spaces for auto sales shall be allowed as depicted on Lot 1, Block A of the Zoning Exhibit (Exhibit C)
- 3. The overall parking for the site shall be at a ratio of 1:400 requiring a minimum of 23 parking spaces.
- 4. The Zoning Exhibit (Exhibit C) shall serve as the Site Plan for the development. Approval of the SUP shall act as site plan approval.

Notification Map



ZONING CASE:
ZC 2022-15; Mega Discount Tires

 SUBJECT property  200 foot Notification Buffer


CITY OF
WYLIE
Date: 9/29/2022

0 100 200 400 600 800 1,000 Feet





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Consider, and act upon, a recommendation to City Council regarding a change in zoning from Commercial Corridor (CC) to Planned Development - Commercial Corridor (PD-CC) on 11.622 acres generally located on the southwest corner of State Highway 78 and Brown Street.

Recommendation

Motion to recommend approval.

Discussion

OWNER: Wylie Economic Development Corporation

APPLICANT: Vasquez Engineering

The applicant is requesting to rezone 11.622 acres located east of the Downtown Historic District on the southwest corner of State Highway 78 and Brown Street. The property is currently zoned Commercial Corridor. The applicant is requesting a Planned Development to allow for a multi-modal commercial environment that integrates with Wylie's historic downtown.

The proposal includes a master plan of six commercial lots which include an interconnect of both vehicular and pedestrian pathways. A retention pond shall also be provided to serve as a gathering space.

The zoning exhibit calls out for the potential of 24,000 sq.ft. of office space, over 10,000 sq.ft. of retail space, in excess of 5,500 sq.ft. sit-down restaurant space, two drive-thru restaurants of about 3,000 sq.ft. each, and a conveniences store with fueling services of 4,650 sq.ft.

The Planned Development establishes uses that are allowed by-right within the subject property:

- All by-right Commercial Corridor District uses except industrial uses (Sections 5.2H and 5.2I)
- Convenience Store
- Motor Vehicle Fueling Station
- Restaurant with Drive-In or Drive-Thru Services
- Food Truck Park
- Alcohol/Liquor Uses, which shall be exempt from distance requirements from church, public hospitals, public schools and private schools

The following uses are expressly prohibited on the subject property:

- Sexually Oriented Business
- Equipment Rental
- Automobile Rental
- Automotive Repair Minor
- Car Wash
- Vehicle Display, Sales or Service
- And as mentioned above, any uses listed under sections 5.2H and 5.2I of the Zoning Ordinance

The following are modifications to the Commercial Corridor district design standards that the Planned Development is requesting:

- Lot 6 shall provide an architectural design standard that integrates with the Downtown Historic standards of Section 6.3.4.5 of the Zoning Ordinance.
- The overall site shall be allowed to be used to determine the 20% landscaping area calculation.
- Existing tree plantings in the public right-of way shall be allowed to count towards the landscape buffer requirement.
- Monument signage shall be allowed to be separated by at least 50 feet of any other monument sign on the same property.

The properties adjacent to the subject property are zoned commercial to the west and south, downtown historic to the east and industrial to the north.

The subject property lies within the Regional Commercial Sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to 54 property owners within 200 feet as required by state law. At the time of posting two responses were received in favor and none in opposition of the request.

If zoning is approved each lot will be required to present a site plan and plat for consideration.

Locator Map



ZONING CASE:
ZC 2022-13; Cooper Plaza

 SUBJECT property

0 0.05 0.1 0.2 0.3 Miles



Date: 9/28/2022





THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, PERMITTING
OR BIDDING PURPOSES
JUAN J. VASQUEZ, P.E.
TEXAS NO. 001862
DATED 10/03/2022
VASQUEZ ENGINEERING, L.L.C.
TX REG. F-12200

DEVELOPER:
WYLIE EDC
2250 S. HWY 78
WYLIE, TX 75098

ZONING EXHIBIT 'C'

COOPER PLAZA
LOTS 1-6, BLOCK A
HWY 78 & BROWN ADDITION
CITY OF WYLIE, TEXAS

Scale: 1" = 60'
Designed by: JW
Drawn by: DRS
Checked by: JW
750-0746/PO SITE PLANNING
Date: 10/03/2022

SHEET
EX 'C'

COOPER PLAZA

EXHIBIT "B"

CONDITIONS FOR PLANNED DEVELOPMENT
2022-XX-CC

I. PURPOSE:

The purpose of this Planned Development is to create a vibrant multi-modal commercial environment that integrates with Wylie's historic downtown.

II. GENERAL CONDITIONS:

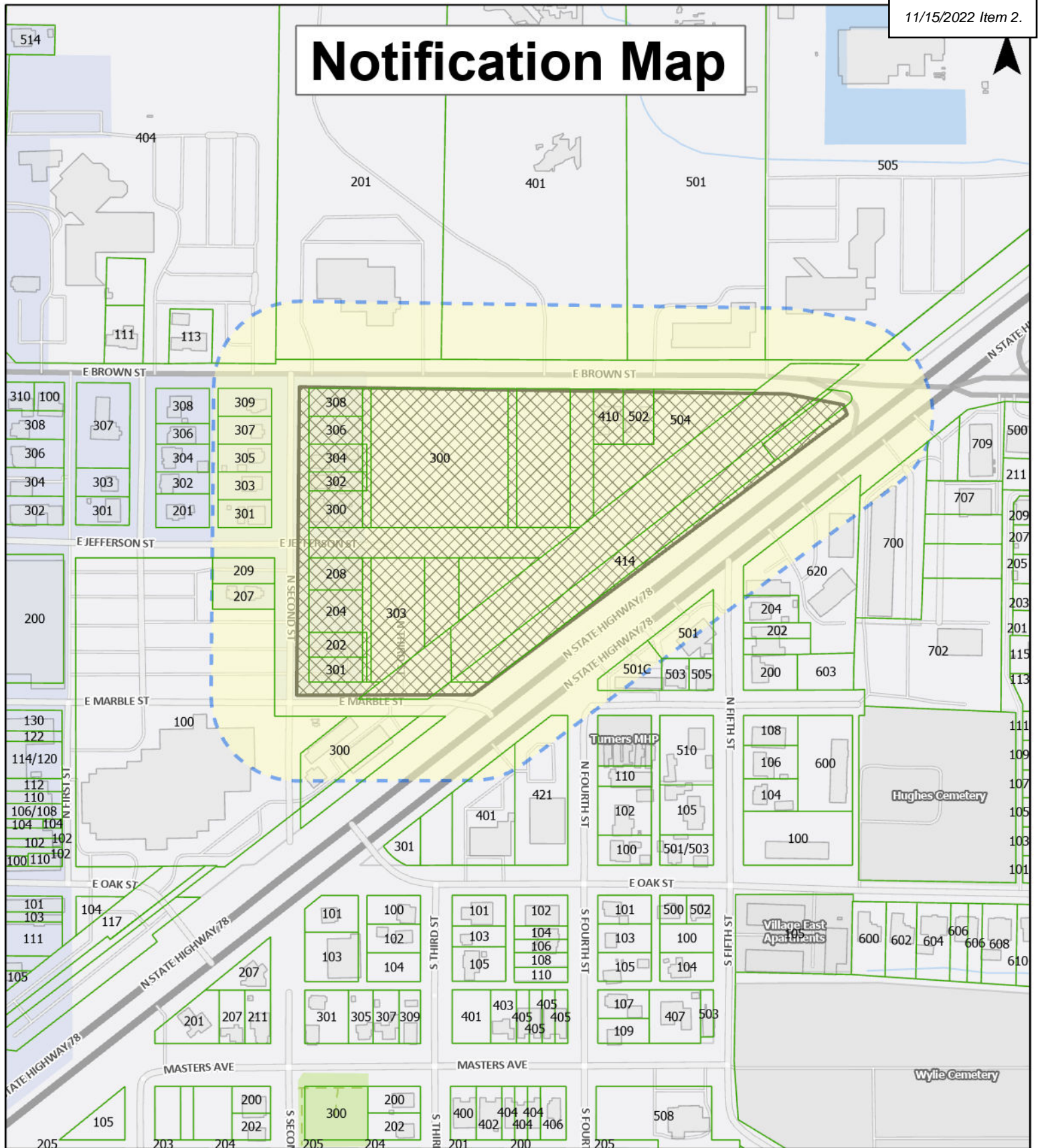
1. Unless otherwise explicitly stated in the PD, all variations are from the City of Wylie's Zoning Ordinance as amended April 2021.
2. This Planned Development shall not affect any regulations of the aforementioned Zoning Ordinance except as specifically provided herein.
3. The underlying zoning for this Planned Development District shall be Commercial Corridor (CC).
4. The development shall be in general conformance with the Zoning Exhibit.
5. The entire site, as depicted on the zoning exhibit, shall be used to determine landscaping calculations (20% of the site).

III. SPECIAL CONDITIONS:

1. The following uses as defined in the Commercial Corridor District (CC) shall be expressly permitted on the subject property:
 - a. Convenience Store
 - b. Motor Vehicle Fueling Station
 - c. Restaurant with Drive-In or Drive-Thru Service
 - d. Food Truck Parking
 - e. Alcohol/Liquor Uses, which shall be exempt from distance requirements from churches, public hospitals, public schools and private schools
2. The following uses as defined in the Commercial Corridor District (CC) shall be expressly prohibited on the subject property:
 - a. Sexually Oriented Business
 - b. Equipment Rental
 - c. Automobile Rental

- d. Automobile repair Minor
 - e. Car Wash
 - f. Any and all uses listed under Sections 5.2.H and 5.2.I of the Zoning Ordinance
 - g. Vehicle Display, Sales or Service
3. The street frontage required landscape buffer, as required by Section 4.3.E.a(1) shall be allowed to include public right-of-way and landscape plantings shall also be allowed within the City's existing utility easement pending minimum distance separations are maintained as required by the City's Engineering Department.
 4. No lot on the site shall be restricted by the distances to other Beer & Wine Package Sales establishments, churches, schools, city parks, or residences, as defined in Section 5.2 or any other distance restriction to other businesses defined in the Zoning Ordinance.
 5. Section 7.3.H.2.a shall be amended to allow 9 feet by 20 feet standard car parking spaces on Lot 1 only.
 6. All structures on Lot 6 of this development shall comply with a historic architectural standard that integrates with Section 6.3.E.5 of the Zoning Ordinance (Downtown) except as noted as follows: Section 6.3.E.5.a.1.d second floor windows, recessed with multiple lights, lintels, and sills shall not be required. Section 6.3.E.5.c Building Proportions-Commercial Structures shall not be required.
 7. Section 22-448.a.4 shall be amended to allow a monument sign to be separated by at least 50 feet from any other monument sign on the same property, measured along the right-of-way.

Notification Map



ZONING CASE:
ZC 2022-13; Cooper Plaza

 SUBJECT property  200 foot Notification Buffer

0 100 200 400 600 800 1,000 Feet



Date: 9/28/2022



PUBLIC COMMENT FORM (Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-13.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-13.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, November 15, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, December 13, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Shelley Tsai
(please print)

Address:

1518 Chapenne Dr,
Richardson Tx 75080

Signature:

Shelley Tsai

Date:

10/27/2022

COMMENTS:

good, development.

PUBLIC COMMENT FORM (Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

☒ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-13.
☐ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-13.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

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Planning & Zoning
Commission meeting:

Tuesday, November 15, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, December 13, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Cindy Conolly
(please print)

Address:

1530 Autumn Valley
Bluff Dale, Texas 76439

Signature:

Cindy Conolly

Date:

11/11/22

COMMENTS:

Property on 300 East Marble Wylie, TX

TAX ACCOUNT No R692000207201