

Wylie Planning and Zoning Commission Regular Meeting

May 07, 2024 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider, and act upon, approval of the meeting minutes from the April 16, 2024 Planning and Zoning Commission meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Kreymer Elementary School, establishing one lot on 10.120 acres. Property located at 1200 East Brown.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat being a Replat of Lot 25 & 26R , Block A of Wyndham Estates Phase 3, creating Lot 26R-1, Block A of Wyndham Estates on 0.706 acres, located at 1014 Squire Drive.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Lot 1, Block A of Kreymer Elementary School for the development of an elementary school on 10.120 acres. Property located at 1200 East Brown.
- 2. Consider, and act upon, a Site Plan for Lot 26R-1, Block A of Wyndham Estates Phase 3 for the development of an office/warehouse use on 0.706 acres. Property located at 1014 Squire Drive.

WORK SESSION

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on May 3, 2024 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

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

Texas Government Code Section:

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



Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item:** A
Prepared By: Gabby Fernandez

Subject

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

Recommendation

Motion to approve Item as presented.

Discussion

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

Wylie Planning and Zoning Commission Regular Meeting

April 16, 2024 – 6:00 PM

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



CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00pm. In attendance were Vice-Chair James Byrne, Commissioner Joe Chandler, Commissioner Harold Gouge, Commissioner Jennifer Greiser, Commissioner Zeb Black and Commissioner Keith Scruggs. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, Development Engineering Manager Than Nguyen and Administrative Assistant Gabby Fernandez.

INVOCATION & PLEDGE OF ALLEGIANCE

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

COMMENTS ON NON-AGENDA ITEMS

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

No one approached the Commissioners on Non-Agenda Items.

CONSENT AGENDA

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

- A. Consider, and act upon, the approval of the meeting minutes from the March 19, 2024 Planning and Zoning Commission meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 6, creating 168 single family residential lots and three open space lots on 40.430 acres, generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 7, creating 11 single family residential lots and two open space lots on 6.475 acres, generally located at the northeast corner of Dominion Drive and Pleasant Valley Road.
- D. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of North Wylie Plaza, establishing one commercial lot on 0.912 acres. Property generally located at 2455 FM 1378.

Board Action

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

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 1, Block A of North Wylie Plaza for the development of a multi-tenant commercial office use on 0.912 acres. Property located at 2455 FM 1378.
2. Consider, and act upon, a Site Plan amendment for Lot 3R, Block B of Freddy’s Addition for the expansion of an exciting structure for a drive-through restaurant use on 1.074 acres. Property located at 2806 W FM 544
3. Consider, and act upon, a Site Plan to function as a development plan for Lots 1-8, Block A of Ladylike Addition on 19.726 acres generally located north of 801 North State Highway 78.
4. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural District (AG/30) to Planned Development (PD-MF) for an age restricted condominium residential community on 47.374 acres. Property located on the west side of Country Club Road approximately 2000’ south of Parker Road (ZC 2024-02).

Commission Discussion on Regular Agenda Item 1

Senior Planner Molina approached the Commissioners, stating that the first item on the agenda is for a request to develop a building. The building will be used for office medical use. The applicants will provide 25 spaces with two being ADA accessible. The site does currently contain a lift station. Planner Molina explained that the new development is getting rid of the existing driveway and replacing it with a 24 ft. fire lane. The building is in compliance with both architectural and landscaping standards. At this time it is unclear who the tenants are.

Chair Butler questioned if this followed the comprehensive plan to which Planner Molina stated that it did.

Board Action on Item 1

A motion was made by Commissioner Greiser , seconded by Commissioner Gouge, to approve Item 1 as presented. A vote was taken and carried 7– 0.

Commission Discussion on Regular Agenda Item 2

Senior Planner Molina presented the site plan for an addition to the Heal 360 building, previously Bush’s Chicken. He explained that the plans may look similar to plans reviewed earlier this year because it is the same project and the Commission reviewed the special use permit. Modifications have been made to the driveway and added signage saying do not enter and planting landscaping. Planner Molina stated that this was being done due to safety concerns. The applicants have shrunk the building to allow for the sidewalk to go around the entire property for pedestrian access. They are in compliance with parking and landscaping requirements.

Chair Butler stated that this had gone to Council and they had some safety concerns and these modifications address those concerns. The Commission discussed the modifications that had been made by the applicant.

Vice-Chair Byrne questioned if any spots had been removed from the last plans reviewed to which Planner Molina answered they have not removed any spaces. Vice-Chair Byrne confirmed that these new plans would alleviate Council's concerns.

Board Action on Item 2

A motion was made by Commissioner Greiser, seconded by Chair Butler, to approve Item 2 as presented. A vote was taken and carried 7 - 0.

Commission Discussion on Regular Agenda Item 3

Senior Planner Molina presented a development plan for the development of eight commercial lots. He explained that the developers are just proposing to construct the fire lane as the only way they would be allowed to have the plans reviewed as civil plans would be having the site plan approved by the Planning and Zoning Commission.

Community Development Director Jasen Haskins explained the developers are ready to start working on utilities and fire lanes and each of the pad sites will come back on their own for consideration by the Commission.

The Commission discussed the development plan and how it could change in the future and no type of use was being approved during the meeting.

Vice-Chair Byrne questioned the turning lanes and brake lanes on 78, and if they would need approval from TxDOT to which Director Haskins stated that because they are doing civil plans, that was correct.

Commissioner Gouge questioned if any conditions may need to be made regarding the development plan to which Director Haskins stated he did not think that was needed.

Resident Sandra Braswell approached the Commission explaining her history in Wylie and her concerns with the development plan such as traffic and entrances and exits.

Chair Butler explained that the only thing being voted on tonight was the fire lane.

Board Action on Item 3

A motion was made by Commissioner Gouge, seconded by Commissioner Scruggs, to approve Item 3 as presented. A vote was taken and carried 7-0.

Commission Discussion on Regular Agenda Item 4

Director Haskins explained that the applicant was going to present to the Commission. John Delane approached the Commission presenting the Ladera project which is an age restricted community. He explained how they uphold their age restriction when residents are coming in or reselling. The type of homes are condominium style. A goal of the developers is to create a lifestyle for residents. It is a gated community. He explained it would enter in off of Country Club and explained that the property does take Monre Lake, however they will not be utilizing any of it as it is a floodplain area. The community will only be utilizing the private trail system for the homeowners. He explained the amenities for residents. There are 16 different floor plans for the homes. Delane explained that condominium communities are more heavily regulated and that residents will be paying about \$300

a month which will cover all lawn maintenance. He stated that the development will have no impact to the school district.

Chair Butler asked about the park to which Director Haskins stated that the parks plan has not been accepted as of yet. He explained the access to the park. There is no public access to the park. The Commission discussed the different floor plans of the homes in the development. Chair Butler questioned if there was anything to compare the build of these homes to to which the Commission discussed that because they were condominium style homes, there would be nothing to compare them to. Commissioner Byrne explained his concern with the density on the property and regulations for the homes being built. John Delane explained that there will be a PD that is to be followed for the building plans. The Commission and presenter discussed the home pad sizes for the homes and Zoning Ordinances. Commissioner Greiser stated that remembrance of the target audience needed to be addressed and that she wished she had something like this for her family. The Commission discussed the community age restriction and the process of an age restriction form that is to be filled out and renewed every year for the residents. Commissioner Byrne questioned the consequences for not following the age requirements to which Delane explained, the Condominium Association would get involved. Commissioner Scruggs questioned the comprehensive plan as the front was to be Commercial.

Chair Butler opened the public hearing at 7:03 pm. Jason Griener with the Wylie EDC approached the Commission to explain some of the concerns the Commission had previously had such as the density and redistricting from the school district. No one else approached the Commission. Chair Butler closed the public hearing at 7:05 pm.

Director Haskins explained some of the concerns from the City Council were traffic and schools. He stated that he believed the age restriction on the homes will alleviate those concerns. Commissioner Scruggs questioned if a special use permit would need to be issued for the development as there would be no commercial development to which Director Haskins answered there would not be a need for one as it would be in the PD. The Commission and Delane discussed adding commercial developments. Delane stated that it had been considered, but was ultimately decided to be all residential. Chair Butler discussed the comprehensive plan and the designated zoning for the property location. Vice-Chair Byrne questioned the emergency road. Director Haskins explained that it was an emergency access only road.

Board Action on Item 4

A motion was made by Commissioner Greiser, seconded by Commissioner Black, to approve Item 4 as presented. A vote was taken and failed 3-4. In opposition were Commissioner Scruggs, Commissioner Gouge, Chair Butler and Vice-Chair Byrne.

A motion was made by Commissioner Gouge, seconded by Vice-Chair Byrne, to deny Item 4 as presented. A vote was taken and carried 4-3. In opposition were Commissioner Greiser, Commissioner Chandler and Commissioner Black.

ADJOURNMENT

A motion was made by Chair Butler, and seconded by Commissioner Scruggs, to adjourn the meeting at 7:15 PM.
A vote was taken and carried 7 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item Number: B

Prepared By: Kevin Molina

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Kreymer Elementary School, establishing one lot on 10.120 acres. Property located at 1200 East Brown.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wylie Independent School District

APPLICANT: Surdukan Surveying

The applicant has submitted a Preliminary Plat to create Lot 1, Block A of Kreymer Elementary School on 10.120 acres. The property is located at 1200 E Brown. The purpose of the Preliminary Plat is to create one lot for the development of an elementary school for the Wylie Independent School District. The property is zoned Agricultural (AG/30) and allows for the use by right.

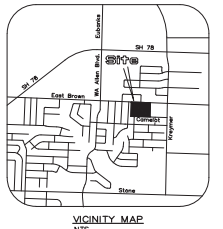
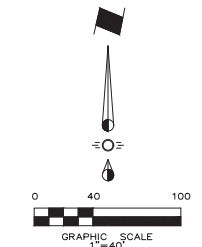
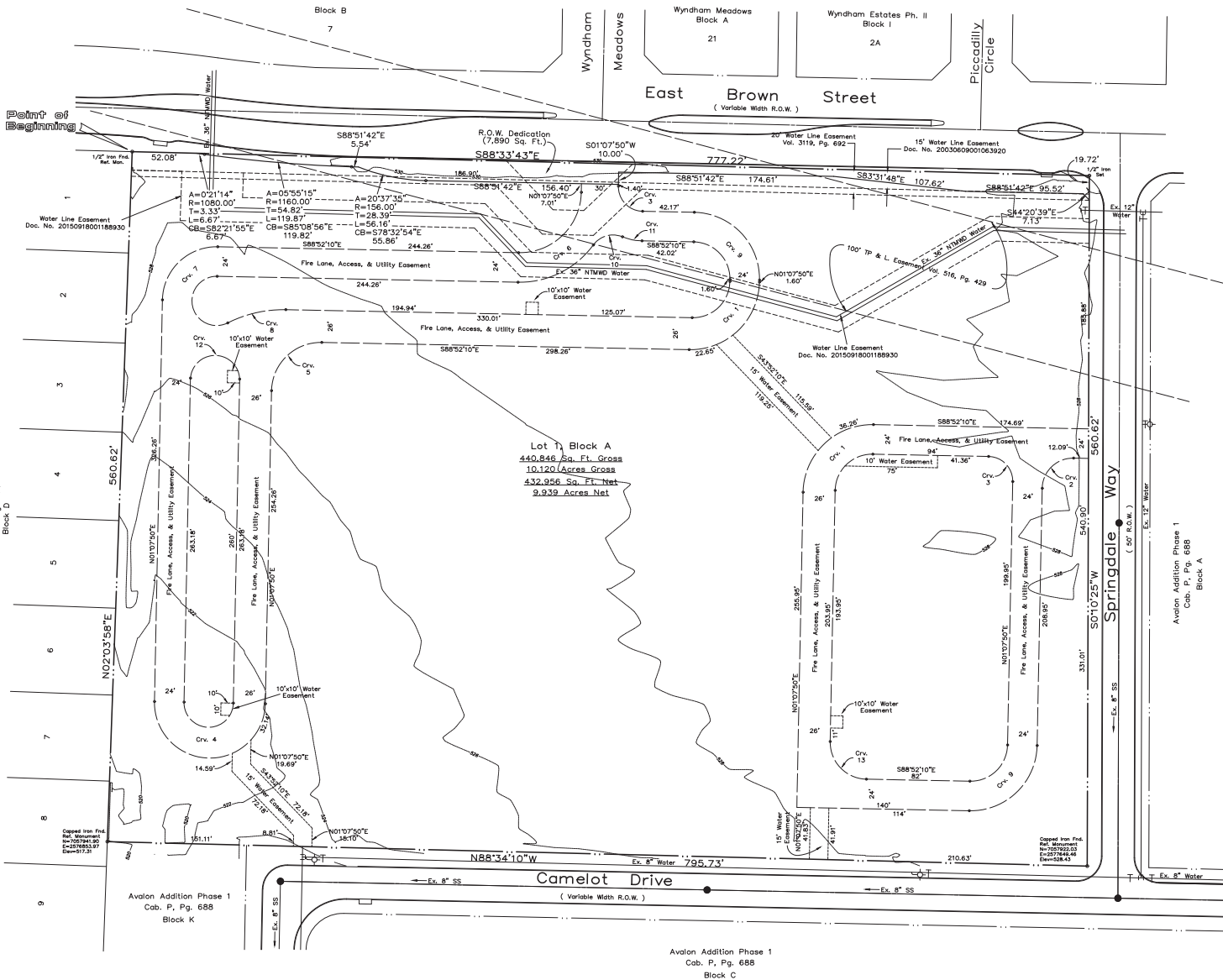
The preliminary plat document contains fire lane access & utility easements with driveway entrances from East Brown Street and Springdale Way. The fire lane width when adjacent to the main structure has been increased to 26' due to the proposed height of the school being 33' 3".

The drive aisle is configured in a manner that allows for vehicle stacking for school services and activities. The development shall be required to provide two deceleration lanes on East Brown Street located at the driveway entrance and at the turn into Springdale Way.

The Site Plan for the development is on the regular agenda.

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.



Inner	Outer	Inner	Outer
1 A=90°00'00" R=30.00' T=26.00' L=41.12'	A=90°00'00" R=30.00' T=26.00' L=41.12'	8 A=90°00'00" R=30.00' T=26.00' L=41.12'	A=270°00'00" R=30.00' T=26.00' L=41.12'
2 A=90°00'00" R=25.00' T=20.00' L=31.42'	A=90°00'00" R=25.00' T=20.00' L=31.42'	9 A=90°00'00" R=30.00' T=26.00' L=41.12'	A=90°00'00" R=30.00' T=26.00' L=41.12'
3 A=90°00'00" R=20.00' T=15.00' L=26.54'	A=90°00'00" R=20.00' T=15.00' L=26.54'	10 A=76°02'00" R=20.00' T=15.44' L=26.54'	A=76°02'00" R=20.00' T=15.44' L=26.54'
4 A=180°00'00" R=20.00' T=14.37'	A=180°00'00" R=20.00' T=14.37'	11 A=180°00'00" R=45.00' T=41.37'	A=180°00'00" R=45.00' T=41.37'
5 A=90°00'00" R=45.00' T=41.37'	A=90°00'00" R=45.00' T=41.37'	12 A=180°00'00" R=20.00' T=14.37'	A=180°00'00" R=20.00' T=14.37'
6 A=90°00'00" R=50.00' T=45.00' L=78.54'	A=90°00'00" R=50.00' T=45.00' L=78.54'	13 A=90°00'00" R=30.00' T=26.00' L=41.12'	A=90°00'00" R=30.00' T=26.00' L=41.12'
7 A=207°07'10" R=60.00' T=55.50' L=72.59'	A=207°07'10" R=60.00' T=55.50' L=72.59'	14 A=90°00'00" R=45.00' T=41.37'	A=90°00'00" R=45.00' T=41.37'

"PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY"
SHEET 1 OF 2
PRELIMINARY PLAT

**KREYMER
ELEMENTARY SCHOOL**
LOT 1, BLOCK A
10.120 Acres Situated In The
FRANCISCO DE LA PINA SURVEY ~ ABST. 688
WYLIE, COLLIN COUNTY, TEXAS

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

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
PO Box 126
Anno, Texas 75409
Telephone 972 924-8200
Job No. 2023-137
April 18, 2024

Avalon Addition Phase 1
Cab. P, Pg. 688
Block C

Avalon Addition Phase 1
Cab. P, Pg. 688
Block A

Oak Meadow
Cab. L, Pg. 614
Block D

Avalon Addition Phase 1
Cab. P, Pg. 688
Block K

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, the Wylie Independent School District is the owner of a tract of land situated in the Francisco de la Pina Survey, Abstract No. 688, City of Wylie, Collin County, Texas, and being all of a called 10,000 acre tract conveyed to the Wylie I.S.D. as recorded in Volume 2447, Page 673, Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the northwest corner of said 10,000 acre tract, said iron rod being S00°37'41"W, a distance of 0.61 feet from the northeast corner of Lot 1, Block D, Oak Meadow, an addition to the City of Wylie, Texas, according to the plat thereof recorded in Cabinet L, Page 614 of the Plat Records of Collin County, Texas, said iron rod being in the south right of way line of East Brown Street;

THENCE S88°33'43"E, following the south line of East Brown Street, a distance of 777.22 feet to a 1/2 inch iron rod set for corner at the intersection with west line of Springdale Way (a 50' R.O.W.);

THENCE S00°10'25"W, with the west line of Springdale Way, a distance of 560.62 feet to a 1/2" iron rod set for corner at the intersection of the north line of Camelot Drive (a variable width R.O.W.);

THENCE N88°34'10"W, with the north line of Camelot Way, a distance of 795.73 feet to a capped 1/2" iron rod found for corner in the east line of said Oak Meadow Addition;

THENCE N02°03'58"E, following the east line of said Oak Meadow Addition, a distance of 560.62 feet to the POINT OF BEGINNING and CONTAINING 440,846 square feet, or 10.120 acres of land.

BASIS OF BEARINGS:

Bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State CENTRAL RTK Network, Texas State Plane Coordinates Epoch 2002.0.

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.

All easements are recorded in Cabinet 2010, Page 247 unless noted otherwise.

According to Flood Insurance Rate Map No. 48085C0420J, dated June 2, 2009, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.

The NTMWD easement restricts construction of permanent structures such as foundations, walls, pools, and permanent storage buildings. Items such as driveways, fences/posts no deeper than two feet below original ground, sprinklers and normal landscaping plans/(no trees) that encroach on the NTMWD easements are allowed. However, the NTMWD assumes no responsibility for damages resulting from the need to repair or maintain the NTMWD pipelines. Further, any cost for repair for damage to the pipelines resulting from construction by the developer, contractor, or owner will be the responsibility of the developer, contractor, or owner.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the Wylie Independent School District, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Kreymer Elementary School, Lot 1, Block A, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights of way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof. The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

WITNESS my hand, this the ____ day of _____, 2024.

Wylie Independent School District
Name:
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 for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2024.

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

David J. Surdukan
Registration No. 4613

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 David J. Surdukan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ____ day of _____, 2024.

Notary Public in and for
the State of Texas

APPROVAL BLOCK

"RECOMMENDED OF APPROVAL"

Chairman, Planning & Zoning Commission Date
City of Wylie, Texas

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas Date

"ACCEPTED"

Mayor, City of Wylie, Texas Date

"The undersigned, the City Secretary of the City of Wylie, Texas hereby certifies that the foregoing Final Plat of Kreymer Elementary School, an addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 2024, and the Council, by formal action then and there accepted the dedication of right-of-ways, streets, easements and alleys, as shown and set forth in and upon said Plat, and said Council further authorized the mayor to note the acceptance thereof by signing his name as hereinabove subscribed."

Witness my hand this ____ day of _____, A.D., 2024.

City Secretary
City of Wylie

"PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY"

SHEET 2 OF 2
PRELIMINARY PLAT

KREYMER
ELEMENTARY SCHOOL
LOT 1, BLOCK A
10.120 Acres Situated in The
FRANCISCO DE LA PINA SURVEY ~ ABST. 688
WYLIE, COLLIN COUNTY, TEXAS

Owner

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

Engineer

RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor

Surdukan Surveying, Inc.
PO Box 126
Anno, Texas 75409
Telephone 972 924-8200
Job No. 2023-137
April 18, 2024



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item Number: C

Prepared By: Kevin Molina

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat being a Replat of Lot 25 & 26R , Block A of Wyndham Estates Phase 3, creating Lot 26R-1, Block A of Wyndham Estates on 0.706 acres, located at 1014 Squire Drive.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Kevin Freudiger

APPLICANT: Roome Surveying

The applicant has submitted a Replat to create Lot 26R-1, Block A of Wyndham Estates Phase 3 by combining Lot 25 & 26R, Block A of Wyndham Estates Phase 3. The property is located at 1014 Squire Drive and is zoned Light Industrial (LI). The original plat for the subdivision of Wyndham Estates was recorded in 1989.

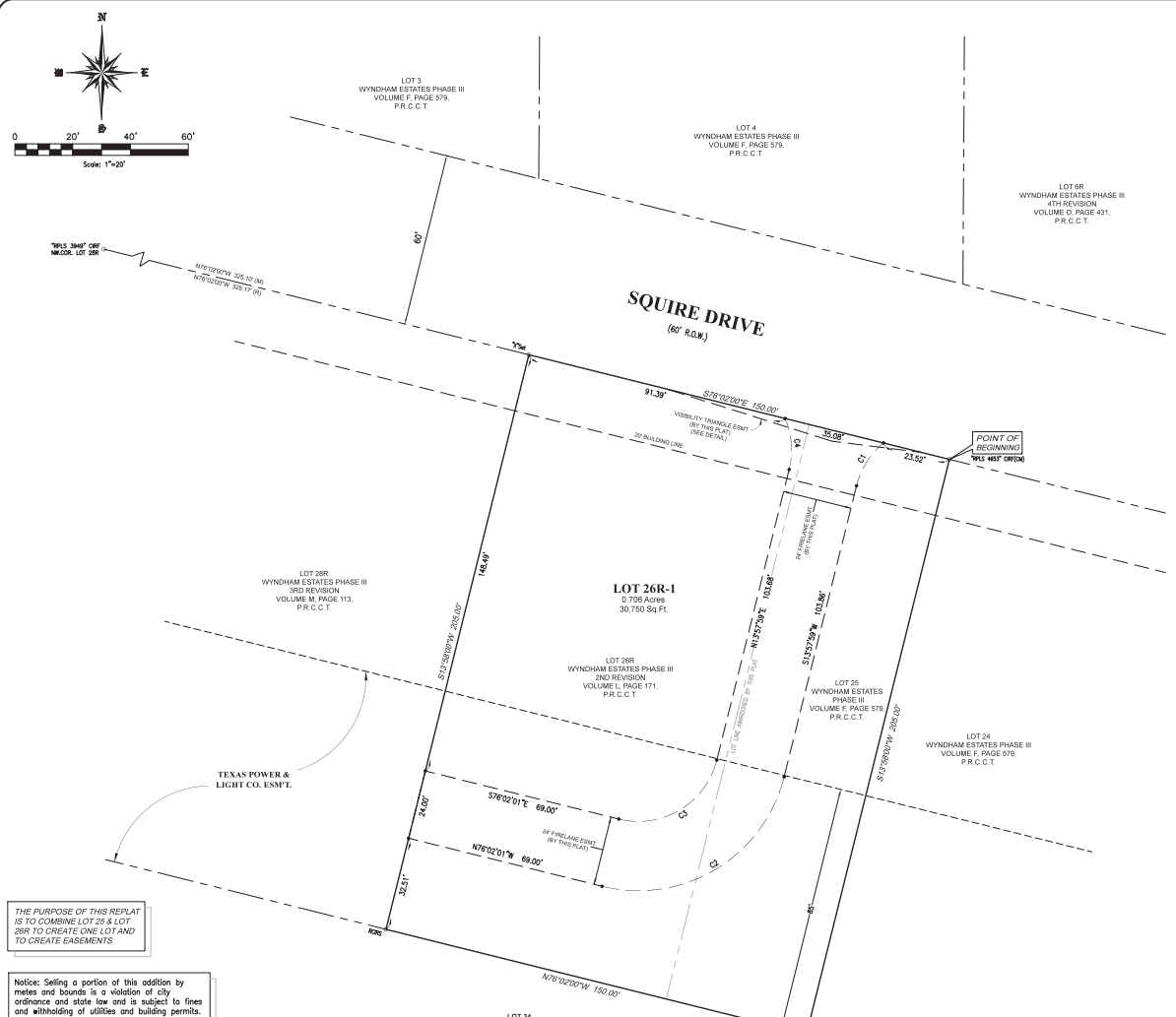
The purpose of the Replat is to combine one lot out of two and allow for the expansion of an electrical business that is located to the west of this site by developing a 5,850 sq.ft office/warehouse building. The Site Plan for the development is on the regular agenda.

This plat is dedicating a 24' mutual access easement with access from Squire Drive that connects to the existing business to the west. Visibility triangle easements are also provided for the entrance from Squire Drive.

The rear of the property contains an existing Texas Power and Light easement that measures 85'.

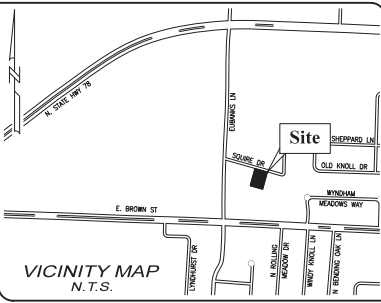
The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

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.



THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 28 & LOT 26R TO CREATE ONE LOT AND TO CREATE EASEMENTS

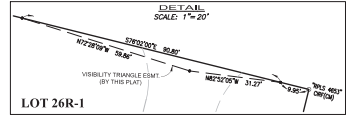
Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.



- NOTES**
- 1) SOURCE BEARING PER PLAT AS RECORDED IN VOLUME M, PAGE 113 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.
 - 2) NO PART OF THE SUBJECT PROPERTY IS SHOWN TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA INDICATED BY 100-YEAR FLOOD PER MAP NO. 48085C0424 OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, DATED JUNE 2, 2009 (ZONE X).
 - 3) THIS PLAT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

LEGEND

PRCCT	= BLUE RECORD COLLIN COUNTY TEXAS
REF. NO.	= INSTRUMENT NUMBER
DI	= DISTANCE (FEET)
DI	= MEASURED
DI	= CORRELATION BEARING
DI	= 1/2" YELLOW "ROUND" CAPPED BORN ROD SET
DI	= 3/4" YELLOW "ROUND" CAPPED BORN ROD SET
DI	= BORN ROD FOUND (AS-CALLED)
DI	= BORN ROD FOUND
DI	= CEMENT



Curve Table

CHORD	ARC LENGTH	ANGLE	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CL	17.81	126.00	152.253	S53°11'4" W	17.81
CL	81.88	152.00	97.000	S58°57'59" W	73.24
CL	14.88	126.00	152.253	S53°11'4" W	14.88
CL	18.03	126.00	152.253	N42°28'56" W	17.72

OWNER'S DEDICATION & ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Freudiger Holdings LLC, owner, does hereby adopt this plat designating the herein above described property as Replat of Wyndham Estates Phase III Lot 26R-1, Block A, an addition to the City of Wylie, Texas, on 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, 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 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 utilities entities shall have the right to remove and keep removed all or parts of any building, 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.

WITNESS MY HAND, this ____ day of _____ 2024.

Freudiger Holdings LLC
NAME: _____
TITLE: _____

**STATE OF TEXAS §
COUNTY OF COLLIN §**

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office, this ____ day of _____ 2024.

Notary Public in and for the State of Texas

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission _____ Date _____
City of Wylie, Texas

APPROVED FOR CONSTRUCTION

Mayor, City of Wylie, Texas _____ Date _____

ACCEPTED

Mayor, City of Wylie, Texas _____ Date _____

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing Replat of Wyndham Estates Phase III Lot 26R-1, Block A, a subdivision or addition to the City of Wylie was submitted to the City Council on the ____ day of _____ 2023, 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 herein above subscribed.

Witness my hand this ____ day of _____ A.D., 2024.

City Secretary
City of Wylie, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Freudiger Holdings LLC, is the owner of two tracts of land situated in the State of Texas, County of Collin and City of Wylie, being part of the F. De La Pina Survey, Abstract No. 688, being all of Lot 26R of Wyndham Estates Phase III 2nd Revision as recorded in Volume L, Page 171 of the Plat Records of Collin County, Texas, being all of Lot 25 of Wyndham Estates Phase III as recorded in Volume F, Page 579 of the Plat Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a "RPLS 4653" capped iron rod found in the south right-of-way line of Squire Drive (60' right-of-way), marking the southwest corner of Lot 24 of said Wyndham Estates Phase III, the described premises;

THENCE with the west line of Lot 24 and the east line of Lot 25, South 13°58'00" West, 205.00 feet to a point marking the northeast corner of Lot 34 of said Wyndham Estates Phase III, the described premises;

THENCE with the north line of Lot 34, the south line of Lot 25 and the south line of Lot 26R, North 76°02'00" West, 150.00 feet to a Roomie capped iron rod set marking the southeast corner of Lot 28R of Wyndham Estates Phase III 3rd Revision as recorded in Volume M, Page 113 of the Plat Records of Collin County, Texas, the southwest corner of Lot 26R and said premises;

THENCE with the east line of Lot 26R and the west line of Lot 26R, North 13°58'00" East, 205.00 feet to an "X" set in the south right-of-way line of Squire Drive, marking the northeast corner of Lot 28R, the northwest corner of Lot 26R and said premises;

THENCE with the south right-of-way line of Squire Drive, the north line of Lot 26R and the north line of Lot 25, South 76°02'00" East, 150.00 feet to the place of beginning and containing 30,750 square feet or 0.706 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F. E. Bemenderfer, Jr., do hereby certify that I prepared this final plat and the field notes made a part thereof from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Wylie, Texas.

Dated this ____ day of _____ 2024.

NOT FOR RECORDING

F. E. Bemenderfer, Jr.
Registered Professional Land Surveyor No. 4051



ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared F. E. Bemenderfer, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ 2024.

Notary Public in and for the State of Texas

**Replat
Wyndham Estates Phase III
Lot 26R-1
0.706 Gross Acres
1 Light Industrial Lot
F. De La Pina Survey, Abstract No. 688
City of Wylie, Collin County, Texas
April 2024**

<p>Submitted: April 9, 2024 Reviewed: April 16, 2024</p>	<p>Owner: Freudiger Holdings LLC 140 Finlander Ln Murphy, TX 75094 (972) 442-6584 Attn: Fred Freudiger email: ffreud@roome.com</p>	<p>Surveyor: Roome Land Surveying 2000 Avenue G, Suite 810 Plano, TX 75074 (972) 422-4372 Phone (972) 423-4372 / Fax (972) 423-7523 www.roomesurveying.com / Firm No. 100319100</p>	
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Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for Lot 1, Block A of Kreymer Elementary School for the development of an elementary school on 10.120 acres. Property located at 1200 East Brown.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Wylie Independent School District

APPLICANT: RLK Engineering & PBK Architects

The applicant is proposing to develop an elementary school for the Wylie Independent School District that measures 106,685 sq.ft. to be located on Lot 1, Block A of Kreymer Elementary School on 10.120 acres, located at 1200 East Brown. The property is zoned Agricultural (AG/30) and allows for the proposed use by-right.

The Preliminary Plat for this development is on the consent agenda.

The development is providing 166 parking spaces with six being ADA accessible. The site contains fire lane access & utility easements with driveway entrances from East Brown Street and Springdale Way. The fire lane width when adjacent to the main structure has been increased to 26' due to the proposed height of the school being 33'. The drive aisle is configured in a manner that allows for vehicle stacking for school services and activities. The construction of sidewalks shall be required along Springdale Way and Camelot Drive.

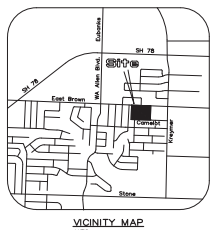
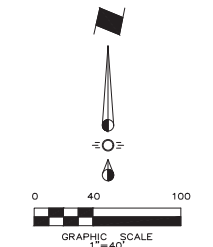
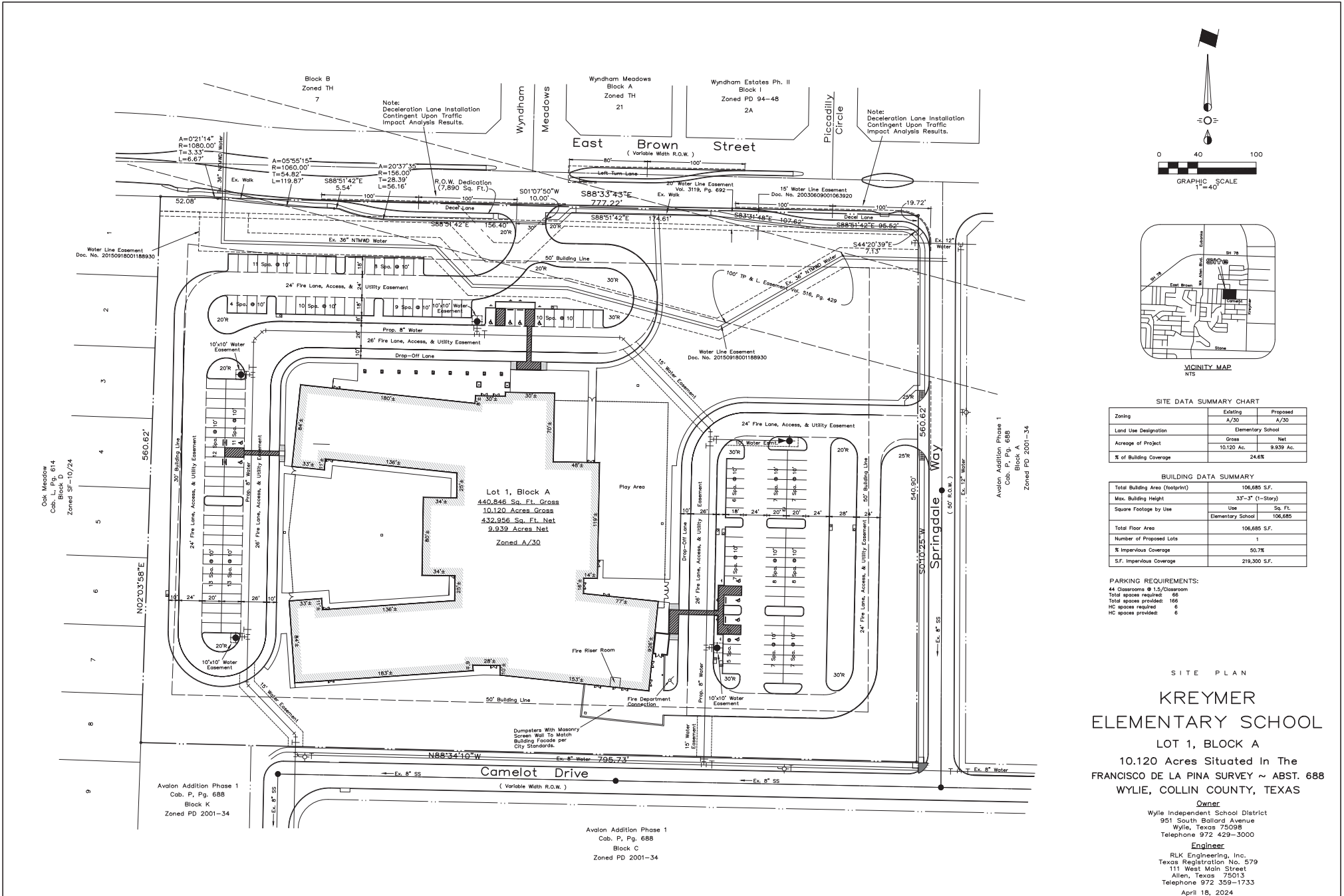
The development shall be required to provide two deceleration lanes on East Brown Street located at the driveway entrance and at the turn into Springdale Way.

The site is providing 49% of landscaped area with landscaping along Camelot Drive, Springdale way and the parking areas. Tree plantings were unfeasible near East Brown Street due to existing power lines and utility easements. The area shall remain with open green space.

The proposed exterior material consists of brick, stone, metal and wood. The max height of the structure is 33'3". The structure shall be required to be sprinkled.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

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



SITE DATA SUMMARY CHART

Zoning	Existing	Proposed
Avalon Addition Phase 1	A/30	A/30
Land Use Designation	Elementary School	Elementary School
Acres of Project	Gross 10.120 Ac.	Net 9.939 Ac.
% of Building Coverage	24.6%	

BUILDING DATA SUMMARY

Total Building Area (footprint)	106,685 S.F.	
Max. Building Height	33'-3" (1-Story)	
Square Footage by Use	Use	Sq. Ft.
Total Floor Area	Elementary School	106,685
Number of Proposed Lots	1	
% Impervious Coverage	50.7%	
S.F. Impervious Coverage	219,300 S.F.	

PARKING REQUIREMENTS:
 44 Classrooms @ 1.5/Classroom
 Total spaces required: 66
 Total spaces provided: 166
 HC spaces required: 6
 HC spaces provided: 6

SITE PLAN

KREYMER ELEMENTARY SCHOOL

LOT 1, BLOCK A
 10.120 Acres Situated In The
 FRANCISCO DE LA PINA SURVEY ~ ABST. 688
 WYLIE, COLLIN COUNTY, TEXAS

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

Engineer
 RLK Engineering, Inc.
 Texas Registration No. 579
 111 West Main Street
 Allen, Texas 75013
 Telephone 972-359-1733
 April 18, 2024

Avalon Addition Phase 1
 Cab. P. Pg. 688
 Block C
 Zoned PD 2001-34

Avalon Addition Phase 1
 Cab. P. Pg. 688
 Block K
 Zoned PD 2001-34

Oak Meadow
 Cab. L, Pg. 614
 Block D
 Zoned SF-10/24



NO.	REVISION
1	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS
4	ISSUED FOR PERMITS
5	ISSUED FOR PERMITS
6	ISSUED FOR PERMITS
7	ISSUED FOR PERMITS
8	ISSUED FOR PERMITS
9	ISSUED FOR PERMITS
10	ISSUED FOR PERMITS
11	ISSUED FOR PERMITS
12	ISSUED FOR PERMITS
13	ISSUED FOR PERMITS
14	ISSUED FOR PERMITS
15	ISSUED FOR PERMITS
16	ISSUED FOR PERMITS
17	ISSUED FOR PERMITS
18	ISSUED FOR PERMITS
19	ISSUED FOR PERMITS
20	ISSUED FOR PERMITS

ARCHITECT
 PISK Architects, Inc.
 1400 Dallas Parkway, Suite 400
 Dallas, TX 75249
 972-263-1017
 972-263-1018
 www.pisk.com

CLIENT
 WYLYE ISD
 2024/04/08
 22049

75% CONSTRUCTION DOCUMENTS



INTERIM NOTIFICATION
 Daniel Stuart Berger
 Architectural Registration No. 25370

These documents are incomplete and are for interim review only, and may not be used for regulatory approval, permit, or construction.

No.	Description	Date

75% CONSTRUCTION DOCUMENTS

ARCHITECTURAL SITE PLAN

AS100

GENERAL ARCH SITE PLAN

- REFER TO CIVIL DOCUMENTS.
- COORDINATE ALL SPOT ELEVATIONS AND DIMENSIONS WITH CIVIL, LANDSCAPE, AND OR STRUCTURAL DOCUMENTS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS OF 1% MINIMUM 2% MAXIMUM AT ALL EXTERIOR PAVED PROVISION AREAS INCLUDING BUT NOT LIMITED TO SIDEWALKS, PATIOS, STAIRS, PAVING, AND.
- PROVIDE AND INSTALL POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS OF 5% FOR A HORIZONTAL DISTANCE OF 10 FEET AT ALL EXTERIOR NON-PAVED AREAS UNLESS OTHERWISE NOTED.
- REFER TO CIVIL DOCUMENTS FOR CONCRETE SIDEWALK EXPANSION JOINTS AND CONCRETE SIDEWALK CONTROL JOINTS.
- VERIFY AND CORRECT ALL JOINT LAYOUTS AT ALL CONCRETE SIDEWALKS WITH ARCHITECT PRIOR TO POURING OF CONCRETE.
- PROVIDE AND INSTALL CONCRETE SIDEWALK EXPANSION JOINTS AT AREAS NOT SPECIFICALLY INDICATED AT 8 FEET ON CENTER MAX. UNLESS OTHERWISE NOTED.
- PROVIDE AND INSTALL CONCRETE SIDEWALK CONTROL JOINTS AT AREAS NOT SPECIFICALLY INDICATED AT DISTANCES EQUIVALENT TO SIDEWALK WIDTH, BUT NOT TO EXCEED 10 FEET ON-CENTER MAX.
- VERIFY ALL SITE SIGNAGE LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION OF SITE SIGNAGE.

PARKING COUNT		
PARKING TYPE	PARKING REQUIRED	PARKING ACTUAL
Handicap Van	2	2
Handicap	8	8
Standard	66	144
Total	74	154

PARKING REQUIREMENTS
 12 PARKING SPACE, EACH ELEMENTARY SCHOOL CLASSROOM (44 CLASSROOMS)

TOTAL ACCESSIBLE SPACES REQUIRED:
 ACCESSIBLE PARKING SPACES PER TAB TABLE 202.2
 401 - 500 REQUIRES A MINIMUM NUMBER OF ACCESSIBLE SPACES 2 OF THE 4 TO BE VAN

KEYNOTE LEGEND

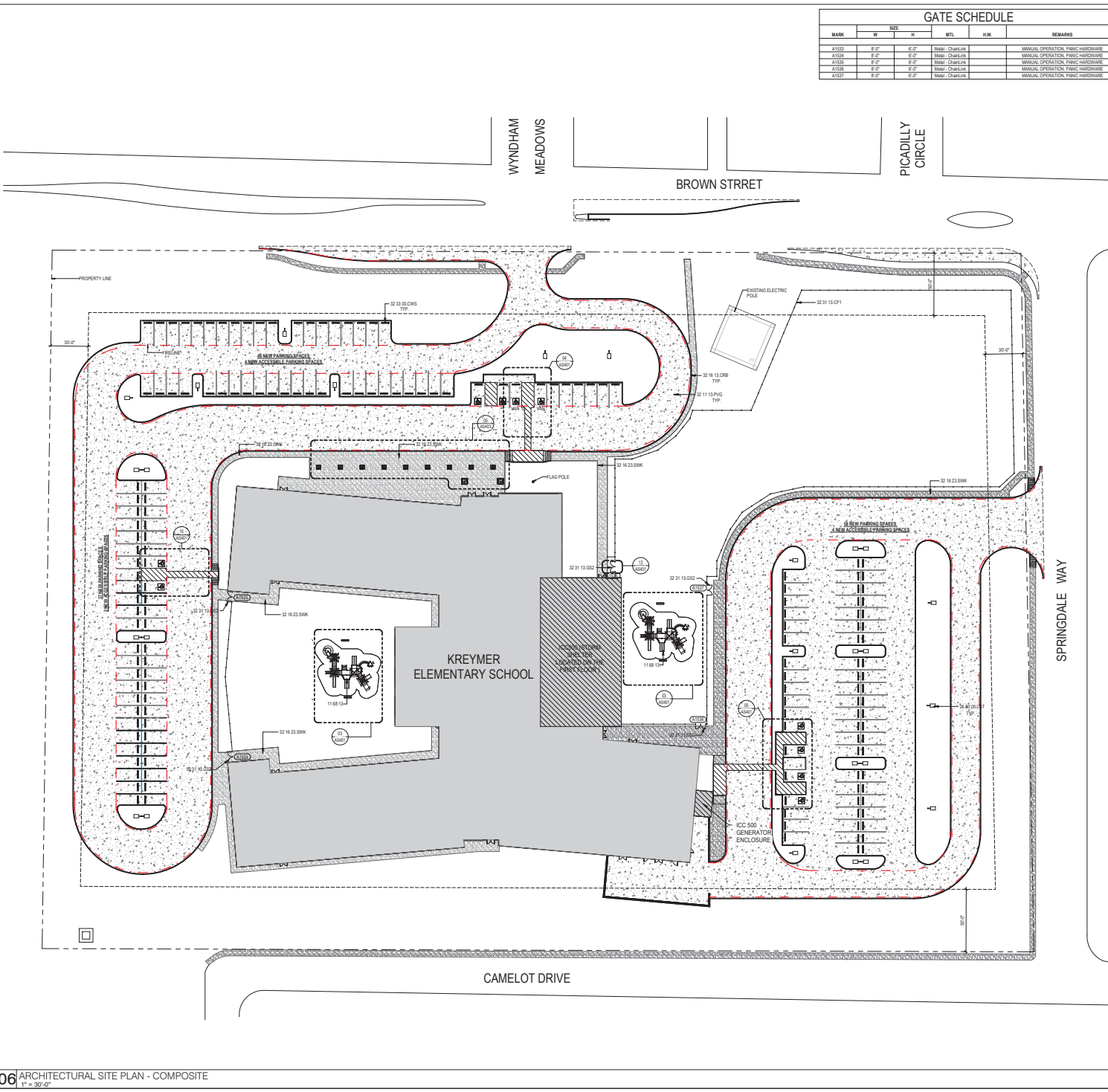
NUMBER	DESCRIPTION
11 08 13	PLAYGROUND EQUIPMENT (Architectural - PISK Architects)
20 00 00 01 01	LIGHTING FIXTURE - REFER TO ELECTRICAL
11 11 13 01 01	CONCRETE FINISH - REFER TO CIVIL
11 16 13 01 01	CURB - REFER TO CIVIL
11 16 23 01 01	EXTERIOR REFER TO CIVIL
11 13 01 01	BLACK VINYL COATED 6 HIGH DRAIN LINK FENCE SYSTEM
20 31 13 01 01	MANUAL DOUBLE CHAIN LINK SWING GATE
11 13 01 01	CONCRETE WHEEL STOP - REFER TO CIVIL

ARCH SITE PLAN LEGEND

- GRASS
- FLAG POLE
- HYDRO MULCH
- LIGHT POLE
- CONCRETE
- PROPERTY LINE
- CAST CONCRETE
- FIRE LINE
- ICC500 COMMUNITY TORNADO SHELTER
- CHAIN LINK FENCE
- ORNAMENTAL FENCE

GATE SCHEDULE

MARK	SIZE		MTL	H.W.	REMARKS
	W	H			
A1533	8'-0"	6'-0"	Mano - Chain Link		MANUAL OPERATION, PANIC HARDWARE
A1534	8'-0"	6'-0"	Mano - Chain Link		MANUAL OPERATION, PANIC HARDWARE
A1535	8'-0"	6'-0"	Mano - Chain Link		MANUAL OPERATION, PANIC HARDWARE
A1536	8'-0"	6'-0"	Mano - Chain Link		MANUAL OPERATION, PANIC HARDWARE
A1537	8'-0"	6'-0"	Mano - Chain Link		MANUAL OPERATION, PANIC HARDWARE



75% CONSTRUCTION DOCUMENTS

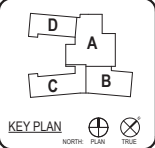
ARCHITECTURAL SITE PLAN
 FOR BLUEBIRD LANE WYLYE ISD

CHECKED BY:
 Checker
 DRAWN BY:
 Author
 Plot Stamp:
 4/24/2024 5:28:02 PM



NO.	DATE	DESCRIPTION
1	05/07/2024	75% CONSTRUCTION DOCUMENTS
2		
3		
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5		
6		
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11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

ARCHITECT P3K Architects, Inc.
 CHIEF ARCHITECT
 1400 Dallas Parkway, Suite 400
 Dallas, TX 75249
 972-253-1010
 972-253-1015
 12 PROSPECT DRIVE
 FORT WORTH, TEXAS 76104
 PROJECT NO. 230449
 DATE 05/07/2024
 DRAWING NO. 06
 SHEET NO. 1 OF 1



INTERIM NOTIFICATION
 Daniel Stuart Berger
 Architectural Registration No. 25370
 These documents are incomplete
 and are for interim review only,
 and may not be used for
 regulatory approval, permit, or
 construction.

CLIENT		
WYLE ISD		
DATE	PROJECT NUMBER	
2024/04/08	230449	
DRAWING HISTORY		
No.	Description	Date

75% CONSTRUCTION DOCUMENTS
 BUILDING NUMBER

**ARCHITECTURAL
 LANDSCAPE PLAN**

AL 204

KEYNOTE LEGEND

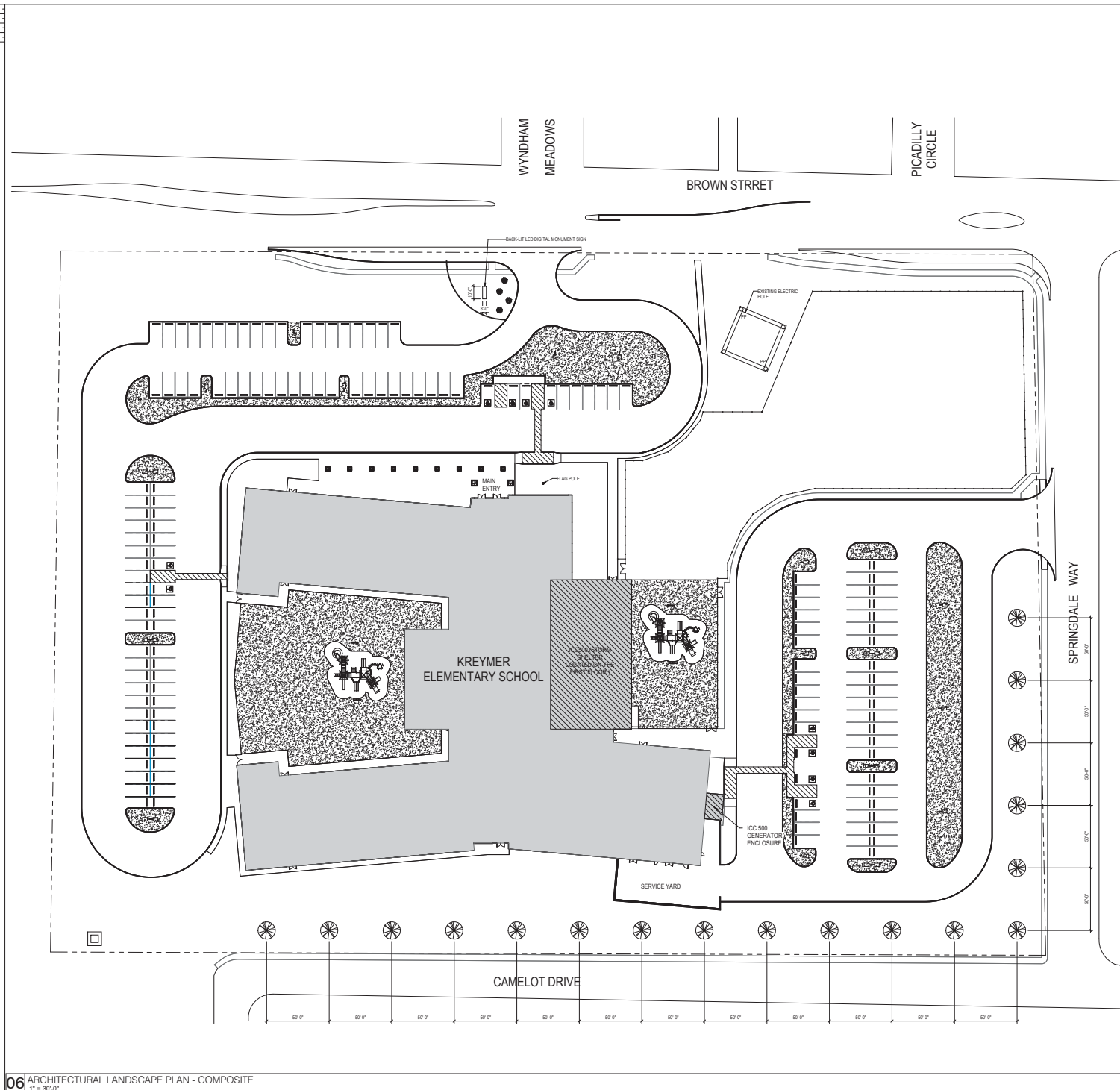
NUMBER	DESCRIPTION
1	3" CALIBER SHADE TREE PER CITY OF WYLE RECOMMENDATIONS
2	SHRUB
3	BERMUDA GRASS SOD
4	SHRUB AREAS
5	SYNTHETIC TURF
6	ICC500 COMMUNITY TORNADO SHELTER

SITE INFO.

LOT SIZE	18.12 ACRES 443,827.2 SF
LANDSCAPED AREAS	221,527.2 SF (49.3%)
PAVED AREAS	112,816 SF (25.3%)
BUILDING FOOTPRINT AREA	108,685 SF (23.2%)

PLANT KEY

- 3" CALIBER SHADE TREE PER CITY OF WYLE RECOMMENDATIONS
- SHRUB
- BERMUDA GRASS SOD
- SHRUB AREAS
- SYNTHETIC TURF
- ICC500 COMMUNITY TORNADO SHELTER



06 ARCHITECTURAL LANDSCAPE PLAN - COMPOSITE
 1" = 30'-0"

75% CONSTRUCTION DOCUMENTS
 ARCHITECTURAL LANDSCAPE PLAN
 AL204
 FOR BLUEBAM URBAN ING CO.

CHECKED BY: [Blank]
 DRAWN BY: [Blank]
 PLOT STAMP: 4/24/2024 5:28:11 PM



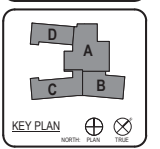
ARCHITECT PBK Architects, Inc.

DALLAS	14001 Dallas Parkway, Suite 400
Dallas, TX 75244	Phone: 214-358-9100
970-251-1237	Fax: 214-358-9101
970-251-1237	TX Fax: 981-1058

PROJECT INFORMATION

PROJECT NAME	KREYMER ELEMENTARY SCHOOL
PROJECT ADDRESS	1500 W. WINDYBROOK DRIVE, DALLAS, TX 75244
PROJECT NUMBER	230449
DATE	05/07/2024
SCALE	AS SHOWN
DESIGNED BY	PBK ARCHITECTS, INC.
DRAWN BY	DAVID W. WILHE
CHECKED BY	DAVID W. WILHE
DATE	05/07/2024

75% CONSTRUCTION DOCUMENTS



INTERIM NOTIFICATION
 Daniel Stuart Berger
 Architectural Registration No. 25379

These documents are incomplete and are for interim review only, and may not be used for regulatory approval, permit, or construction.

CLIENT	WYLE ISD	
DATE	05/04/2024	
PROJECT NUMBER	230449	
ISSUING FIRM	PBK ARCHITECTS, INC.	
No.	Description	Date

75% CONSTRUCTION DOCUMENTS

BUILDING NUMBER

EXTERIOR ELEVATIONS - COMPOSITE

A-501

GENERAL ELEVATION NOTES

- ALL BUILDING EXPANSION JOINTS TO BE 2" UNLESS OTHERWISE NOTED.
- CONTROL JOINT IN MASONRY VENEER TO BE 3" TYPICAL UNLESS OTHERWISE NOTED. EXTEND FULL HEIGHT OF WALL.
- IF EXPANSION JOINT FULLER OR BUSH-BUSH OF ALL STEEL UNITS, UNITS.
- CONTRACTOR SHALL PROVIDE WALL MOCK-UP TO BE 4' TALL & 4' WIDE. MOCK-UP TO INCLUDE ALL FINISHES AND WATERPROOFING TO SHOW COMPLETE BUILDING ENVELOPE.
- EXPOSED CONCRETE WALLS, COLUMNS, AND BEAMS SHALL BE PAINTED AS SHOWN.
- STEEL MASONRY UNITS SHALL BE GALVANIZED.
- EXPOSED CONCRETE WALLS, COLUMNS, AND BEAMS SHALL BE PAINTED GROUT FINISH.
- MASONRY REEF AT 9" O.C. MAXIMUM.
- EXTERIOR ALUMINUM STOREFRONT SYSTEM SHALL HAVE ALUMINUM SUB-SILLS WITH END CAPS.
- EXTERIOR ALUMINUM STOREFRONT SYSTEM SHALL HAVE CONTINUOUS ALUMINUM MASONRY VENEER FLASHING AT WINDOWS SILLS AND UNITS SHALL HAVE PRE-FORMED END-CAPS.
- MASONRY VENEER CONTROL JOINTS SHALL BE SET AT INSIDE CORNERS. AT DISTANCES NOT TO EXCEED 24" FROM OUTSIDE CORNERS AND 24" FROM O.C. MAXIMUM. UNLESS NOTED OTHERWISE, REFER TO EXTERIOR ELEVATIONS.
- GLAZING CONDUCTION HEADS AND DOWNPOUTS SHALL BE PRE-FINISHED SHEET METAL CLEAR SELECTED BY ARCHITECT.
- DOWNPOUTS SHALL HAVE 1/2" GAUGE PRE-FINISHED DOWNPOUT BOOT TO 10'-0" ABOVE FINISH GRADE. COLOR SELECTED BY ARCHITECT.
- DOWNPOUTS AND ROOF DRAINS SHALL BE CONNECTED TO STORM DRAIN SYSTEM UNLESS OTHERWISE NOTED. REFERENCE CALL FOR STORM DRAIN CONNECTION DETAILS AND LOCATIONS.
- CONTRACTOR SHALL PROVIDE MOCK-UP FOR EACH EXTERIOR CONDITION AND MATERIAL. CONTRACTOR SHALL INCLUDE DETAILS FOR ALL FINISHES, VERTICAL AND HORIZONTAL FLEXIBLE SUBSTRATE FLASHING, AND WINDOW INSTALLATIONS AS DETAILED FOR EXTERIOR CONDITIONS. MOCK-UP SHALL BE A MINIMUM OF 2' BY 2' & 16" UP FROM AN EXTERIOR CORNER, INTERIOR CORNER AND VERTICAL CONTROL JOINTS. COORDINATE LOCATION OF MOCK-UP PANELS WITH ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PAINT EXPOSED STEEL PER NOTES ON CONTRACT DRAWINGS.

KEYNOTE LEGEND

NUMBER	DESCRIPTION
01-20-00-00-01	PRE-FINISHED BLOCK (BB-01)
01-20-00-00-02	BRICK TYPE 1 (BK-01)
01-20-00-00-03	BRICK TYPE 2 (BK-02)
01-20-00-00-04	BRICK TYPE 3 (BK-03)
01-20-00-00-05	METAL PANEL (MWP-01)
01-20-00-00-06	METAL PANEL (MWP-02)
01-20-00-00-07	METAL PANEL (MWP-03)
01-20-00-00-08	METAL PANEL (MWP-04)
01-20-00-00-09	METAL PANEL (MWP-05)
01-20-00-00-10	PRE-FINISHED WOOD (MWP-06)

GLAZING MATERIALS LEGEND

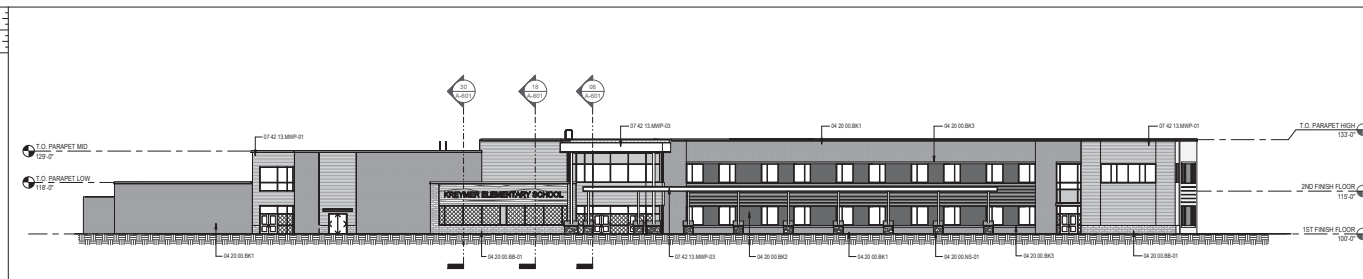
- G1 THERMALLY INSULATED GLAZING UNIT, TYPE 1
- G2 SPANDREL GLAZING, THERMALLY INSULATED
- G3 LAMINATED GLAZING SAFETY GLAZING

EXTERIOR MATERIALS LEGEND

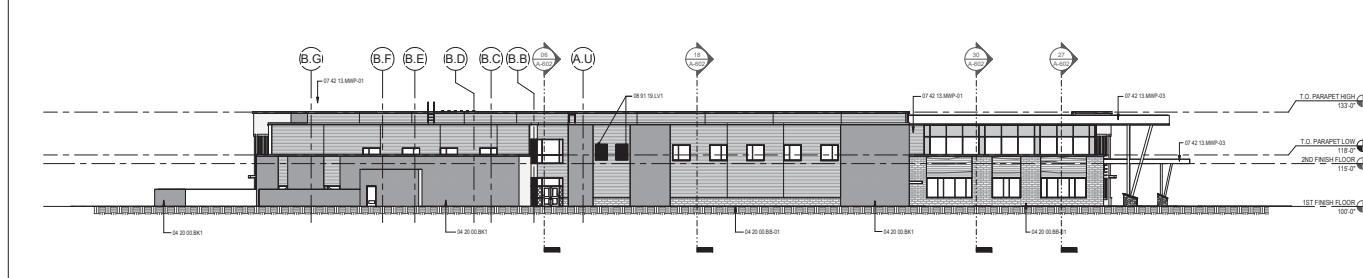
- BK-01 MODULAR BRICK
- BK-02 MODULAR BRICK
- BK-03 MODULAR BRICK
- CS-01 CAST STONE
- NS-01 NATURAL STONE
- BB-01 BURNISHED BLOCK
- MWP-01 METAL WALL PANEL
- MWP-02 METAL PANEL
- MWP-03 WOOD FACE PANE

EXTERIOR ELEVATIONS - COMPOSITE FROM BUILDING LAMBDA/SECTION

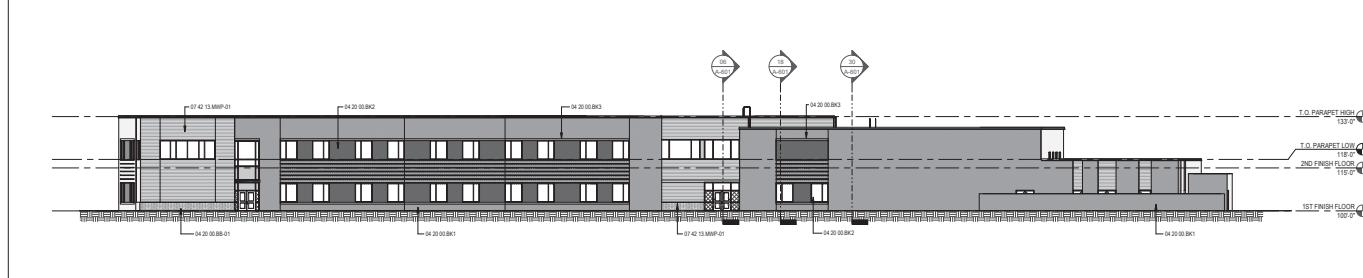
75% CONSTRUCTION DOCUMENTS



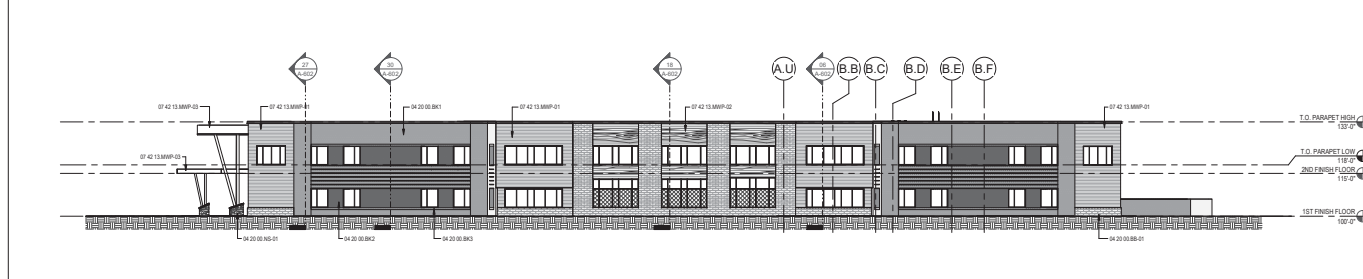
30 EXTERIOR ELEVATION - NORTH - OVERALL
 1/16" = 1'-0"



24 EXTERIOR ELEVATION - EAST - OVERALL
 1/16" = 1'-0"



18 EXTERIOR ELEVATION - SOUTH - OVERALL
 1/16" = 1'-0"



06 EXTERIOR ELEVATION - WEST - OVERALL
 1/16" = 1'-0"

CHECKED BY: Chester
 DRAWN BY: Austin
 Plot Stamp: 4/24/2024 6:37:22 PM



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning Item Number: 2
 Prepared By: Kevin Molina

Subject

Consider, and act upon, a Site Plan for Lot 26R-1, Block A of Wyndham Estates Phase 3 for the development of an office/warehouse use on 0.706 acres. Property located at 1014 Squire Drive.

Recommendation

Motion to **approve, approve with conditions or disapprove** as presented.

Discussion

OWNER: Kevin Freudiger

APPLICANT: Helmberger Associates

The applicant is proposing to develop an office/warehouse building of 5,800 sq.ft. on Lot 1, Block A of Wyndham Estates Phase 3 on 0.706 acres, located at 1014 Squire Drive. The property is zoned Light Industrial (LI) and allows for the proposed use by-right. The development is serving as an expansion to an existing electrical services provider located to the west of this site.

The development is providing 19 parking spaces with one being ADA accessible. Five of the parking spaces along the frontage of the site are angled and proposed to be accessed by an 11' one way drive. The 11' width is substandard to the city's requirement of 18' for a one way drive. However, this is an expansion with a similar parking configuration existing to the west and is a private drive with no intention of use as a fire lane.

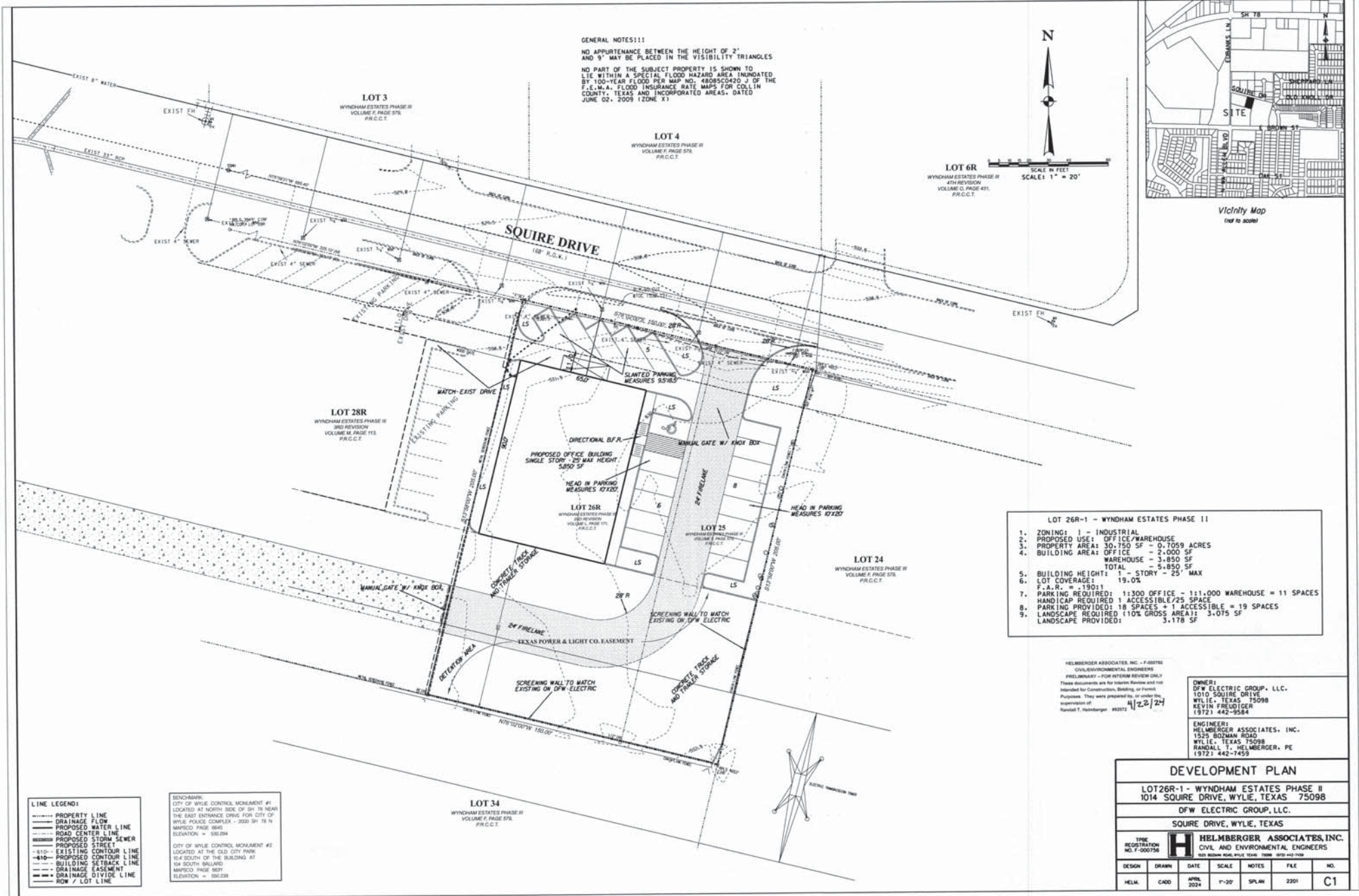
The site is providing 3,178 sq.ft. landscaping which exceeds the minimum requirement of 3,075 sq.ft. (10%) and includes landscaping along the frontage and around the parking areas.

The proposed structure is a pre-manufactured structure with exterior material consisting of metal with stone veneer and awnings. The awning located along the front facade shall be of a height to allow for vehicles to drive underneath it. The max height of the structure shall not exceed 25'.

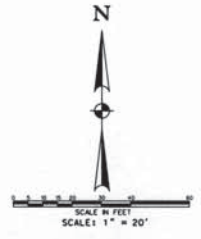
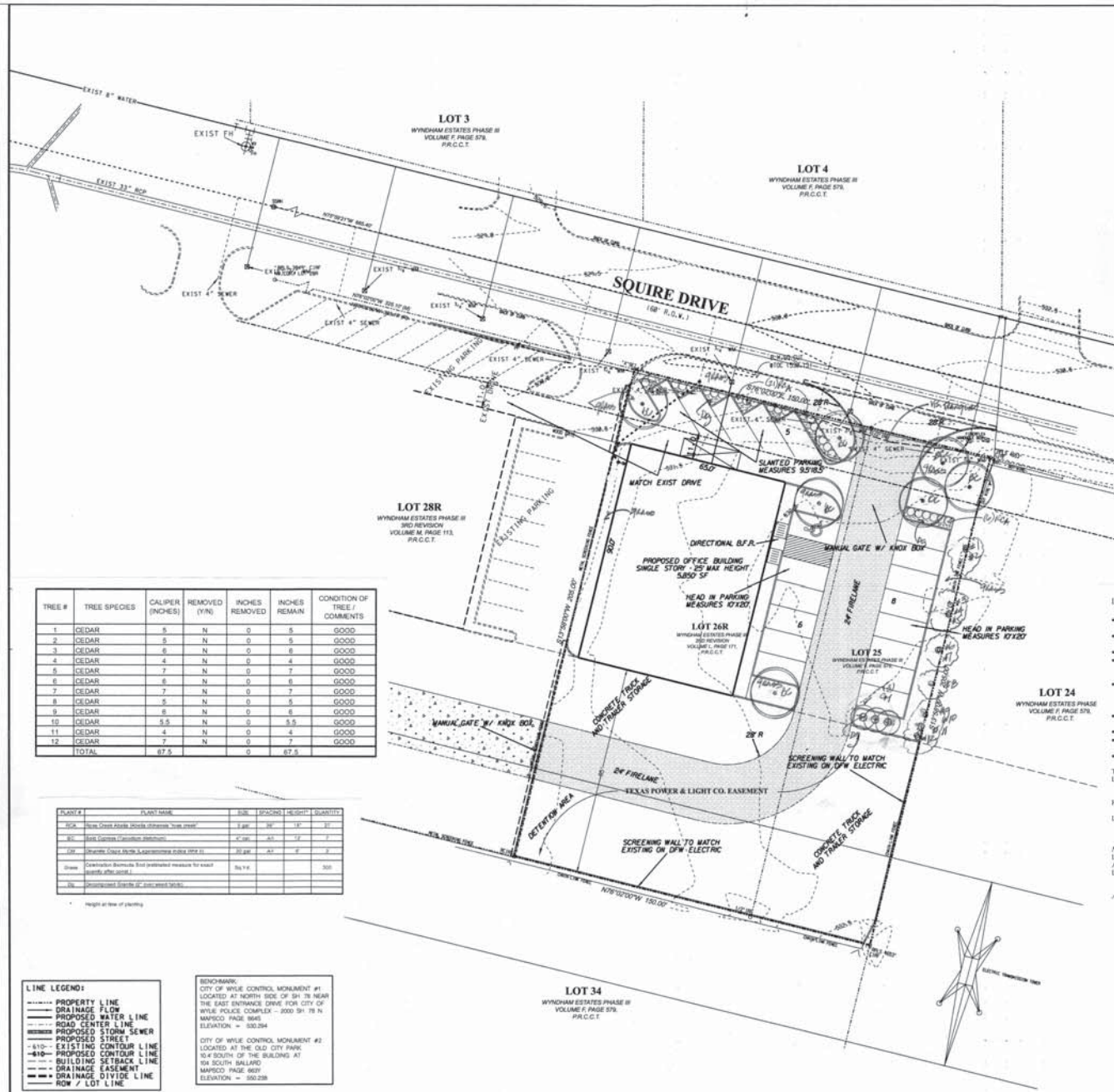
The Preliminary Plat for this development is on the consent agenda.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance with the exception of the aforementioned 11' one way driveway width. The Planning and Zoning Commission with this site plan consideration shall vote on the allowance of this driveway design. 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.



2201 - DFW Electric/SPLAN.dgn 4/22/2024 2:42:18 PM



GENERAL NOTES!!!
 NO APPURTENANCE BETWEEN THE HEIGHT OF 2' AND 9' MAY BE PLACED IN THE VISIBILITY TRIANGLES
 NO PART OF THE SUBJECT PROPERTY IS SHOWN TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD PER MAP NO. A8835C02D J OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, DATED JUNE 02, 2009 (ZONE X)

LOT 26R-1 - WYNDHAM ESTATES PHASE II

- ZONING: I - INDUSTRIAL
- PROPOSED USE: OFFICE/WAREHOUSE
- PROPERTY AREA: 30,750 SF = 0.7059 ACRES
- BUILDING AREA: OFFICE = 2,000 SF
WAREHOUSE = 3,850 SF
TOTAL = 5,850 SF
- BUILDING HEIGHT: 1 - STORY = 25' MAX
- LOT COVERAGE: 19.0%
- F.A.R. = 1.9011
- PARKING REQUIRED: 1:300 OFFICE - 111,000 WAREHOUSE = 11 SPACES
HANDICAP REQUIRED 1 ACCESSIBLE/25 SPACE
- PARKING PROVIDED: 18 SPACES + 1 ACCESSIBLE = 19 SPACES
- LANDSCAPE REQUIRED (10% GROSS AREA): 3,075 SF
LANDSCAPE PROVIDED: 3,178 SF

TREE #	TREE SPECIES	CALIPER (INCHES)	REMOVED (Y/N)	INCHES REMOVED	INCHES REMAIN	CONDITION OF TREE / COMMENTS
1	CELDAR	5	N	0	5	GOOD
2	CELDAR	5	N	0	5	GOOD
3	CELDAR	6	N	0	6	GOOD
4	CELDAR	4	N	0	4	GOOD
5	CELDAR	7	N	0	7	GOOD
6	CELDAR	6	N	0	6	GOOD
7	CELDAR	7	N	0	7	GOOD
8	CELDAR	5	N	0	5	GOOD
9	CELDAR	8	N	0	8	GOOD
10	CELDAR	5.5	N	0	5.5	GOOD
11	CELDAR	4	N	0	4	GOOD
12	CELDAR	7	N	0	7	GOOD
TOTAL		67.5		0	67.5	

LANDSCAPE NOTES:

- All grass areas are to be Celebration Bermuda sod. Due to potential water restrictions, check with City of Wylie for current requirement for turf establishment.
- Grass and turf areas are to be irrigated by 18 gauge (min.) metal piping. Ground cover/retention color beds to be separated from shrub beds by 1/4 gauge (min.) metal edging.
- Contractor to verify plant material quantities and modify cover of any conflicts.
- Planting bed preparation shall consist of incorporating one cubic foot bale of aluminum post mesh and one 1 cubic foot bag of landscape mix (Special Blend) into the top six inches of existing soil for every 75 sq. ft. of bed.
- Trees to turf areas are to be planted with existing soil excavated from planting hole. The tree excavation is to be 6 inches deeper and 24 inches wider than the root ball to be planted.
- All landscape areas shall be watered by a fully automatic irrigation system with rain and freeze sensor controls as per City of Wylie specifications.
- All plant material shall meet American Nursery Standards of height and width for each container size or caliper of tree and be free from disease and harmful with can.
- Trees shall have a root ball of a minimum of 10 inches of diameter for each inch of caliper.
- Including groundcover and color beds, plant material shall have 2 inches of decomposed granite covering the bed.
- Contractor shall be responsible for locating all utilities and obtaining permits as required by City of Wylie.

Tolerations: (Available items provided are in bold italic type)
 Landscaping in Required 7 inch (dia. 30750 s.f.)
 Required: 10% (3075 s.f.)
 Provided: 1176 s.f.

Plant Yard Landscaping provided.
 Side & Rear Yards: Not required. *Provided side yard landscaping*
 Landscaping of Public Lot (5 s.f. covered): 18 spaces shown (17x30x30).
 Required: 950 s.f.
 Provided: 1244 s.f.

No parking space further than 40' from landscaped areas provided where possible.
 Landscaping islands provided at each of parking row where possible.
 All parking rows have landscape area at least every 12 spaces where possible.
 Landscaping of Street Frontage (1 s. row): 40 s.f.
 Required: (152-40-38) 4 trees
 Provided: 4 trees

All existing trees are to remain.

PLANT #	PLANT NAME	SIZE	SPACING	HEIGHT	QUANTITY
1-CA	Red, Orange Azalea (Zuccola, Johnson, 'True color')	2 gal.	30"	15'	31
2-CA	Red, Orange Azalea (Zuccola, Johnson, 'True color')	4 gal.	36"	18'	7
3-CA	Red, Orange Azalea (Zuccola, Johnson, 'True color')	4 gal.	36"	18'	7
4-CA	Red, Orange Azalea (Zuccola, Johnson, 'True color')	4 gal.	36"	18'	7
5-CA	Red, Orange Azalea (Zuccola, Johnson, 'True color')	4 gal.	36"	18'	7
6-CA	Red, Orange Azalea (Zuccola, Johnson, 'True color')	4 gal.	36"	18'	7
7-CA	Red, Orange Azalea (Zuccola, Johnson, 'True color')	4 gal.	36"	18'	7
8-CA	Red, Orange Azalea (Zuccola, Johnson, 'True color')	4 gal.	36"	18'	7
9-CA	Red, Orange Azalea (Zuccola, Johnson, 'True color')	4 gal.	36"	18'	7
10-CA	Red, Orange Azalea (Zuccola, Johnson, 'True color')	4 gal.	36"	18'	7
11-CA	Red, Orange Azalea (Zuccola, Johnson, 'True color')	4 gal.	36"	18'	7
12-CA	Red, Orange Azalea (Zuccola, Johnson, 'True color')	4 gal.	36"	18'	7

LINE LEGEND:

- PROPERTY LINE
- DRAINAGE FLOW
- PROPOSED WATER LINE
- ROAD CENTER LINE
- PROPOSED STORM SEWER
- PROPOSED STREET
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- DRAINAGE DIVIDE LINE
- ROW / LOT LINE

BENCHMARK:
 CITY OF WYILE CONTROL MONUMENT #1
 LOCATED AT NORTH SIDE OF SH 78 NEAR
 THE EAST ENTRANCE DRIVE FOR CITY OF
 WYILE POLICE COMPLEX - 2000 SH 78 N
 MARYCO PAGE 8646
 ELEVATION = 520.294
 CITY OF WYILE CONTROL MONUMENT #2
 LOCATED AT THE OLD CITY PARK
 104 SOUTH OF THE BUILDINGS AT
 104 SOUTH BALLARD
 MARYCO PAGE 8629
 ELEVATION = 520.259

OWNER:
 DFW ELECTRIC GROUP, LLC.
 1010 SQUIRE DRIVE
 WYILE, TEXAS 75098
 KEVIN FREDRIGER
 (972) 442-7664

ENGINEER:
 HELMBERGER ASSOCIATES, INC.
 1525 BOWMAN ROAD
 WYILE, TEXAS 75098
 RANDALL T. HELMBERGER, PE
 (972) 442-7459

LANDSCAPE PLAN

LOT26R-1 - WYNDHAM ESTATES PHASE II

DFW ELECTRIC GROUP, LLC.

SQUIRE DRIVE, WYILE, TEXAS

SHARP LANDSCAPES
 1120 HUNTINGTON DRIVE + RICHARDSON, TEXAS 75080
 BILL SHARP - 972-976-6172

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	JANUARY 2022	1"=20'	LROBBER	2201	L1



LIVING AREA
6106 SQ. FT.

1st Floor

REVISION TABLE	
NUMBER	DATE

PAGE TITLE

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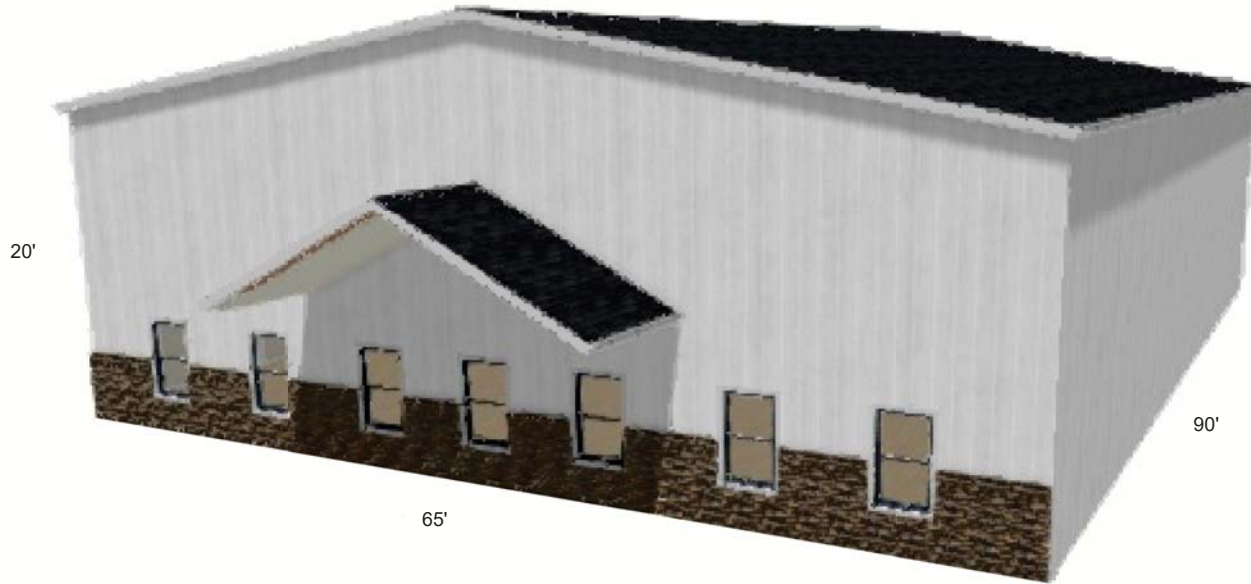
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REVISION TABLE			
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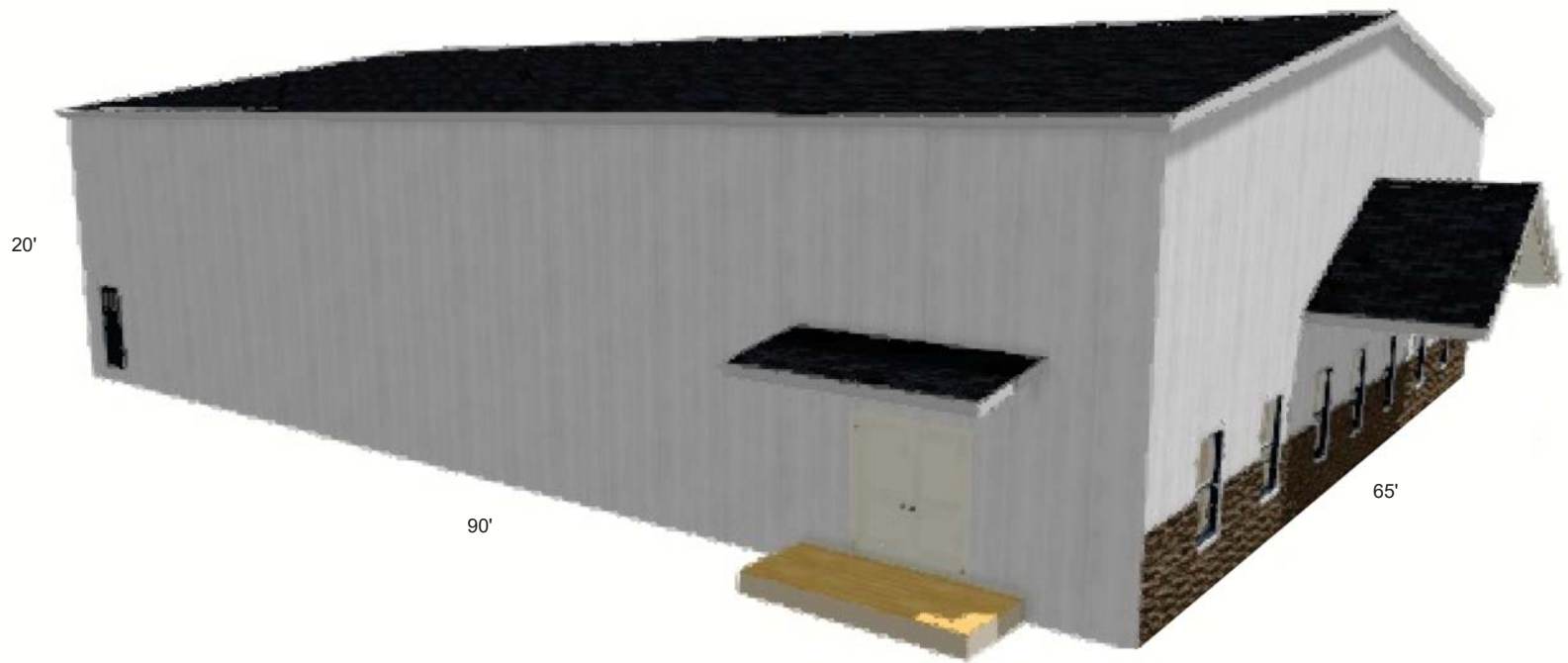
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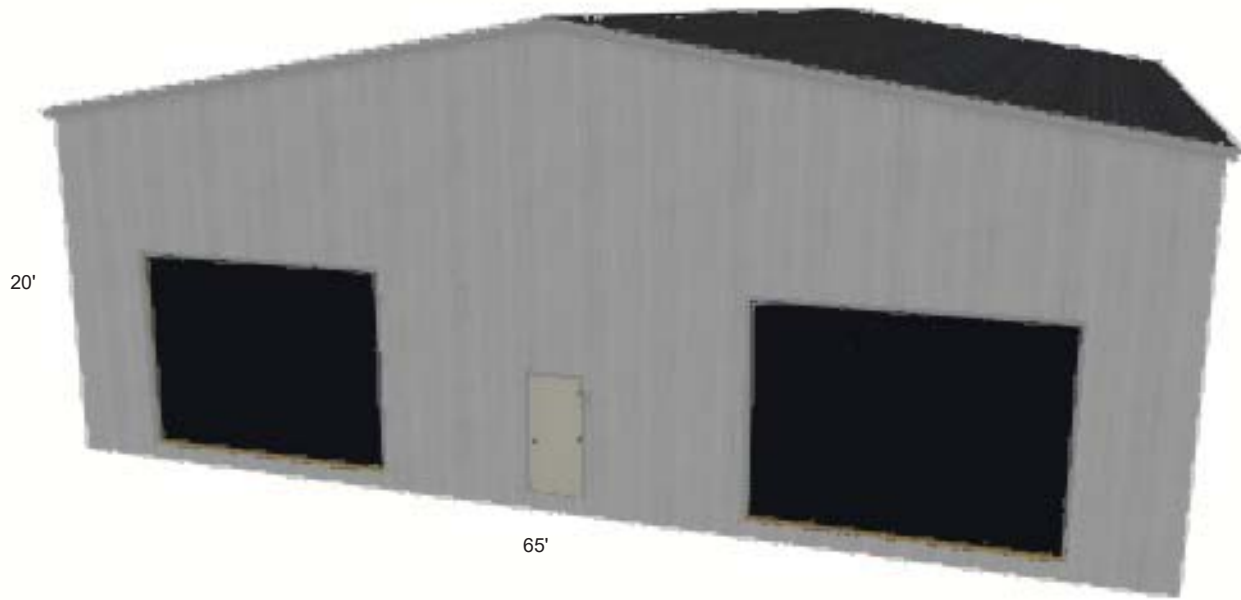
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