

Wylie Planning and Zoning Commission Regular Meeting

March 01, 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 Minutes from the February 15, 2022 Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat, being a Replat of Lot 1R-6, Block C of Woodlake Village Addition, establishing two lots on 18.574 acres, located on the northwest corner of State Highway 78 and Spring Creek Parkway
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Hensley Park Addition, establishing one lot on two acres, located on the northwest corner of Hensley Road and Hooper Road.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for a general office use on 0.725 acres, being Lot 1R, Block 6 of Keller's 1st Addition, located on the northwest corner of College Street and S Jackson Avenue.
- 2. Consider, and act upon, a Site Plan for an industrial use on 2 acres, being Lot 1, Block A of Hensley Park, located on the northwest corner of Hensley Road and Hooper Road.
- 3. Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) to allow for a self-storage use on 4.282 acres, property located at 3475 W FM 544 (ZC 2021-27).

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on February 25, 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.

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: Mary Bradley

Subject

Consider, and act upon, minutes from the February 15, 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

February 15, 2022 – 6:00 PM

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



CALL TO ORDER

Chair Cory Plunk called the meeting to order at 6:00pm and announced a quorum was present. Commissioners in attendance were: Chair Cory Plunk, Commissioner Jacques Loraine, Commissioner Joshua Butler, Commissioner Taylor Newsom, Commissioner Dan Norris and Commissioner James Byrne. Vice Chair Rogers arrived after Consent Agenda.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Newsom gave the Invocation and Commissioner Byrne 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 for 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, Minutes from the February 1, 2022 Regular Meeting.

A motion was made by Commissioner Newsom, seconded by Commissioner Loraine to approve the Consent Agenda as submitted. A vote was taken and carried 6 – 0, with Vice Chair arriving after the vote.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for an office/warehouse use on 0.718 acres, being Lot 1, Block A of the Creek Bend Industrial Addition, located at 100 Kristen Lane.

Staff comments

Senior Planner Molina addressed the Commissioners and stated that the applicant is proposing to develop a 11,138 square foot office/warehouse building on 0.718 acres. The property is located on Lot 1, Block A of Creek Bend Industrial Addition and is zoned Light Industrial.

The development is planned to contain five tenants and provides 15 parking spaces with two of them being ADA accessible. Access to the site is proposed from a 30 feet driveway from Martinez lane and from the existing private Road Kristen Lane.

Board Action

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

2. Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from Neighborhood Services (NS) to Planned Development - Multi-Family (PD-MF) to allow for an income adjusted multi-family social services development on 2.472 acres located at 511 West Brown Street (ZC 2022-01).

Staff Comments

Planning Manager Haskins addressed the Commissioners and stated that the proposed zoning request is currently zoned Neighborhood Services. The requested Planned Development would allow for a maximum of 40 courtyard style buildings of approximately four dwelling units each. The units include studio, one, two, and three bedroom apartments at 450, 650, 800, and 1,100 square feet respectively. The development would allow for income adjusted multi-family with social services.

The proposal includes amenities such as a staffed community center, Xeriscape landscaping, and an urban garden. The Planned Development Conditions include a provision for reduced parking on one space per unit, plus additional spaces for the community center parked at general standards.

Public Comment Forms were mailed to 31 surrounding property owners. One response was received in favor and nine responses were received in opposition to the request.

Board Discussion

Mr. Janet Collinsworth, Founder and Executive Director of Agape Resource Center, addressed the Commissioners and gave a presentation on the mission and guidelines for Agape. The proposal is not government funded and not Section 8 housing. It is economically attainable rent from subsidized units to market rates surrounded by on-site property management and on-site Empowerment Support Services.

The development will have ten buildings that will resemble single family homes, but will have three or four apartment units with a total of 40 units maximum. The exhibit proposes 38 units.

The Commissioners discussed in length the number of parking spaces, Ms. Collinsworth responded that the proposal is for each unit, but open to revision. Ms. Penelope Diaz, Architect for the request, addressed the Commissioners stating that parking spaces for community center is separate for the individual units. The bedroom mix proposed is five studio, twelve one-bedroom, sixteen two-bedroom and five three-bedroom units with 38 parking spaces.

In working with the Catholic Charities Dallas, screening for all incoming residents will be done including drug screening, proof of income, with no outstanding felonies.

Public Comments

Chair Plunk opened the Public Hearing for Item 2 at 6:56pm

Citizens that spoke in favor of the request: Penelope Diaz, Fran Fisher, Cullen King, Sara Burkhart, Ronni Fetzer, and Carter Wooldridge.

Citizens that spoke in opposition of the request: Laray Doyle, and DJ Eads.

Chair Plunk closed the Public Hearing for Item 2 at 7:15pm.

Board Discussion

Commissioners discussed the number of parking spaces per unit. Ms. Collinsworth agreed to increase the parking spaces from one per unit to 1.5 per unit.

Board Action

A motion was made by Commission Newsom, seconded by Commissioner Loraine to recommend approval for Item 2, with stipulations that the parking be increased to 1.5 parking spaces per unit. A vote was taken and carried 5 – 2, with Commissioner Byrne and Vice Chair Rogers voting in opposition.

3. Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from Agricultural District (AG/30) to Planned Development - Single Family (PD-SF) to allow for single family residential development on 47.2995 acres generally located on Country Club Road approximately 2000' south of Parker Road (ZC 2022-02).

Staff Comments

Planning Manager Haskins addressed the Commissioners stating that the applicant is requesting to table the item for a change of zoning from Agricultural/30 to Planned Development Single Family Residential use. The item went to City Council as a work session after the item was posted for a public hearing. The consensus from Council was the following concerns included: the size of the lots, access to the park, and more commercial space along Country Club Road.

The current proposal is for approximately 150 single family homes on minimum 5000 square feet lots with a minimum house size of 1800 square feet. The proposal includes a dedication of approximately 17 acres of parkland and \$400,000 worth of park improvements recommended for approval by the Parks Board.

Five public comment forms were mailed to surrounding property owners. No comments were received in favor or in opposition of the request.

Board Discussion

Mr. John Arnold, Skorburg, applicant for the development, addressed the Commissioners giving three unique situations to the property. The items included: the lake on the property, access to the property, and water to the property.

Public Comments

Chair Plunk opened the Public Hearing for Item 3 at 8:01pm.

Mr. Tom Clark, Minister Gateway Community Church, adjacent property owner, expressed concern of access.

Chair Plunk closed the Public Hearing for Item 3 at 8:07pm.

Board Discussion

Commissioners recommended moving the commercial from the north of the property to the south of the property, access to the school be for emergency access only and property lot widths of 60 feet.

Board Action

A motion was made by Commissioner Newsom, seconded by Vice Chair Rogers to table Item 3 until the Applicant addresses The Commissions and City Councils comments. A vote was taken and the motion carried 7 – 0.

WORK SESSION

WS1. Hold a work session to discuss the status of the Comprehensive Master Plan and specifically Future Land Use.

Mr. Haskins addressed the Commissioners and gave an update on the Future Land Use Map. The Comprehensive Plan Advisory Committee recommended changing from four land use categories to nine land use categories. The vision of purpose of the categories is into two purposes; The main purpose is the uses or types of development and the secondary purpose defines special use case scenarios. The Commissioners agreed with the proposal for the Future Land Use Plan. Staff encouraged the Commissioners to attend the next Comprehensive Advisory Committee on March 3, 2022. However, if they have any questions or comments to feel free to reach out to staff.

RECONVENE INTO REGULAR SESSION

Chair Plunk reconvened the Meeting into Regular Session. Mr. Haskins stated that there will be a Planning and Zoning Meeting on March 1, 2022.

ADJOURNMENT

A motion was made by Commissioner Newsom, seconded by Commissioner Loraine to adjourn the meeting at 8:38pm. A vote was taken and the motion carried 7 – 0.

Cory Plunk, Chair

ATTEST:

Mary Bradley, Administrative Assistant II



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, being a Replat of Lot 1R-6, Block C of Woodlake Village Addition, establishing two lots on 18.574 acres, located on the northwest corner of State Highway 78 and Spring Creek Parkway

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wal-Mart

APPLICANT: ID Group

The applicant has submitted a Replat to create Lot 1R-6R1 and Lot 1R-6R2, Block C of Woodlake Village Addition. The property is located on the northwest corner of State Highway 78 and Spring Creek Parkway. The land is zoned Commercial Corridor. The purpose of the Replat is to create the lot for a Panda Express restaurant development. The site plan for the development was approved in May of 2021.

This plat is abandoning an existing access easement and adding fire lane & access easements for the new Panda Express development.

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.

YAZEL PEEBLES & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 10111
817.268.3316
WWW.YPAZELPEEBLES.COM



CITY OF WYKE
COLLIN COUNTY, TEXAS

SITUATED IN THE E. OF DE PINA SURVEY, ABSTRACT 688
CITY OF WYKE, COLLIN COUNTY, TEXAS

REPLAT

LOT 1R-6R1 & LOT 1R-6R2, BLOCK C

WOODLAKE VILLAGE ADDITION

BEING A REPLAT OF LOT 1R-6, BLOCK C

WOODLAKE VILLAGE ADDITION

CITY OF WYKE, COLLIN COUNTY, TEXAS

ABSTRACT 688

DE PINA SURVEY

WYKE, TEXAS

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LOT 1R-6R1 & LOT 1R-6R2, BLOCK C

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ABSTRACT 688

DE PINA SURVEY

WYKE, TEXAS

REPLAT

LOT 1R-6R1 & LOT 1R-6R2, BLOCK C

STATE OF TEXAS

COUNTY OF COLLIN

WYKE, TEXAS

REPLAT

LOT 1R-6R1 & LOT 1R-6R2, BLOCK C

OWNER:

WYKE, TEXAS

REPLAT

LOT 1R-6R1 & LOT 1R-6R2, BLOCK C

WOODLAKE VILLAGE ADDITION

SURVEYOR:

YAZEL PEEBLES & ASSOCIATES, L.L.C.

REPLAT

LOT 1R-6R1 & LOT 1R-6R2, BLOCK C

WOODLAKE VILLAGE ADDITION

OWNER:

WYKE, TEXAS

REPLAT

LOT 1R-6R1 & LOT 1R-6R2, BLOCK C

WOODLAKE VILLAGE ADDITION

SURVEYOR:

YAZEL PEEBLES & ASSOCIATES, L.L.C.

REPLAT

LOT 1R-6R1 & LOT 1R-6R2, BLOCK C

WOODLAKE VILLAGE ADDITION

OWNER:

WYKE, TEXAS

REPLAT

LOT 1R-6R1 & LOT 1R-6R2, BLOCK C

WOODLAKE VILLAGE ADDITION

SURVEYOR:

YAZEL PEEBLES & ASSOCIATES, L.L.C.

REPLAT

LOT 1R-6R1 & LOT 1R-6R2, BLOCK C

WOODLAKE VILLAGE ADDITION

OWNER:

WYKE, TEXAS

REPLAT

LOT 1R-6R1 & LOT 1R-6R2, BLOCK C

WOODLAKE VILLAGE ADDITION

SURVEYOR:

YAZEL PEEBLES & ASSOCIATES, L.L.C.

REPLAT

LOT 1R-6R1 & LOT 1R-6R2, BLOCK C

WOODLAKE VILLAGE ADDITION

OWNER:

WYKE, TEXAS

REPLAT

LOT 1R-6R1 & LOT 1R-6R2, BLOCK C

WOODLAKE VILLAGE ADDITION

SURVEYOR:

YAZEL PEEBLES & ASSOCIATES, L.L.C.

REPLAT

LOT 1R-6R1 & LOT 1R-6R2, BLOCK C

WOODLAKE VILLAGE ADDITION

OWNER:

WYKE, TEXAS

REPLAT

LOT 1R-6R1 & LOT 1R-6R2, BLOCK C

WOODLAKE VILLAGE ADDITION

SURVEYOR:

YAZEL PEEBLES & ASSOCIATES, L.L.C.

REPLAT

LOT 1R-6R1 & LOT 1R-6R2, BLOCK C

WOODLAKE VILLAGE ADDITION

OWNER:

WYKE, TEXAS

REPLAT

LOT 1R-6R1 & LOT 1R-6R2, BLOCK C

WOODLAKE VILLAGE ADDITION

SURVEYOR:

YAZEL PEEBLES & ASSOCIATES, L.L.C.

REPLAT

LOT 1R-6R1 & LOT 1R-6R2, BLOCK C

WOODLAKE VILLAGE ADDITION

OWNER:

WYKE, TEXAS

REPLAT

LOT 1R-6R1 & LOT 1R-6R2, BLOCK C

WOODLAKE VILLAGE ADDITION

SURVEYOR:

YAZEL PEEBLES & ASSOCIATES, L.L.C.

REPLAT

LOT 1R-6R1 & LOT 1R-6R2, BLOCK C

WOODLAKE VILLAGE ADDITION

OWNER:

WYKE, TEXAS

REPLAT

LOT 1R-6R1 & LOT 1R-6R2, BLOCK C

WOODLAKE VILLAGE ADDITION



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 Preliminary Plat of Lot 1, Block A of Hensley Park Addition, establishing one lot on two acres, located on the northwest corner of Hensley Road and Hooper Road.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Keles Group

APPLICANT: Geonav

The applicant has submitted a Preliminary Plat to create Lot 1, Block A of Hensley Park Addition. The property is located on the northwest corner of Hensley Road and Hooper Road. The land is zoned Light Industrial (LI). The purpose of the Preliminary Plat is to create the lot for a four-building LI development. The site plan for the development is on the regular agenda.

This plat is dedicating a 24' fire lane and access easement with access from Hooper and Hensley Road.

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

The 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.



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for a general office use on 0.725 acres, being Lot 1R, Block 6 of Keller's 1st Addition, located on the northwest corner of College Street and S Jackson Avenue.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: John Yeager

APPLICANT: Sean Reising

The applicant is proposing to develop a 5,361 sq.ft general office building on 0.725 acres located on Lot 1R, Block 6 of Keller's 1st Addition. The property is zoned Commercial Corridor and allows for the proposed general office use.

The development is planned to contain four tenants and provides 25 parking spaces with one of them being ADA accessible. At 1:400 parking for general office use the required parking will be 14 spaces.

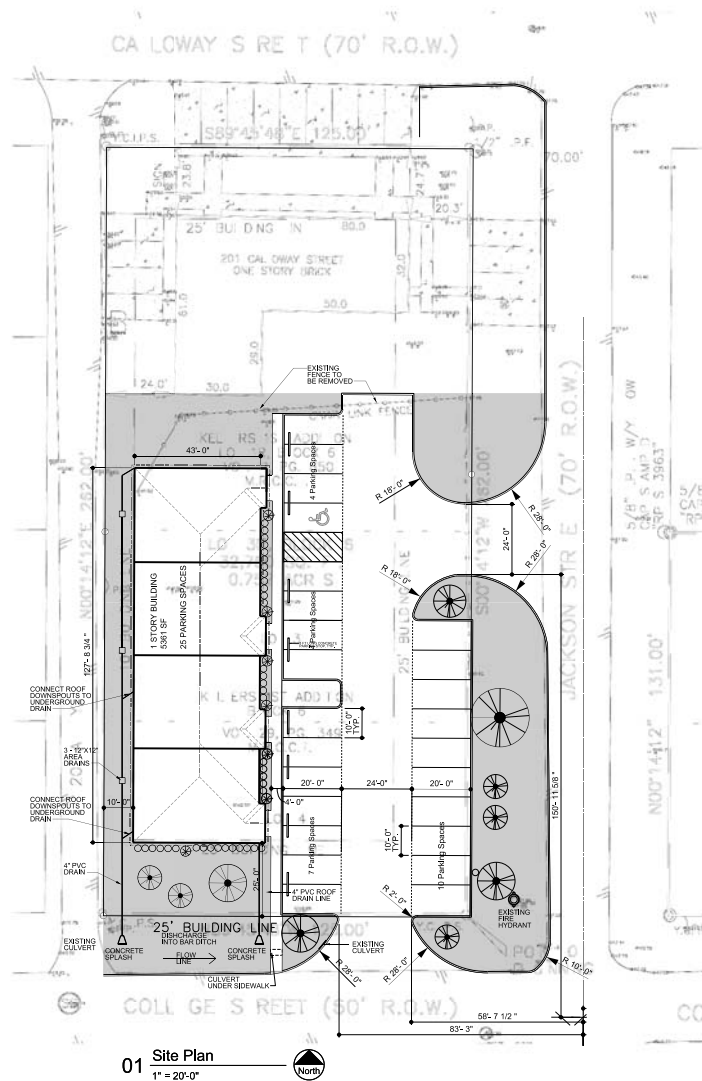
The site is providing 34% of landscaping meeting the 20% minimum requirement.


Access to the site is proposed from a 24' driveway with access from College Street and S Jackson Avenue.

The structure's exterior material consists of brick and stone. The building generally matches the appearance of an existing structure built by the same developer directly across the street at 403 S Jackson Avenue.

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.



01 Site Plan 
1" = 20'-0"

<p>OWNER:</p> <p>JOHN YEAGER 402 WOODCROWLLOW WYLLIE TX 75096</p> <p>PH: 972 742 6333</p> <p>CONTACT: JOHN YEAGER JOHN@WYLLIEINSURANCE.COM</p>	<p>ARCHITECT:</p> <p>T.W. SNIDER & ASSOCIATES L.L.C. 3922 CLEAR WATER LN. CLEVELAND, TX 75173</p> <p>PH: 972 816 8150</p> <p>CONTACT: TONY SNIDER</p>
<p>STRUCTURAL:</p> <p>NORTEX FOUNDATION DESIGN 8619 KELLY RD #203 FORT WORTH, TEXAS 76244</p> <p>PH: 817 378 0860 FAX: 817 378 1703</p> <p>CONTACT: IGOR TEPUSKY</p>	<p>MEP ENGINEER:</p> <p>HAWKES & ASSOCIATES 8111 SOUTH GENTON DR LAKE DALLAS, TX 75065</p> <p>PH: 972 687 4255 FAX: 972 487 4258</p> <p>CONTACT: F. BRYANT HAWKES</p>

APPLICABLE CODES:

- 2015 INTERNATIONAL ENERGY CODE
- 2015 INTERNATIONAL BUILDING CODE (W/ LOCAL AMENDMENTS)
- 2015 INTERNATIONAL MECHANICAL CODE (W/ LOCAL AMENDMENTS)
- 2015 INTERNATIONAL PLUMBING CODE (W/ LOCAL AMENDMENTS)
- 2017 NATIONAL ELECTRIC CODE (W/ LOCAL AMENDMENTS)
- 2015 INTERNATIONAL FIRE CODE (W/ LOCAL AMENDMENTS)
- TEXAS ACCESSIBILITY STANDARDS

TYPE OF CONSTRUCTION: TYPE V-B, THE BUILDING IS NOT SPRINKLERED

OCCUPANCY: BUSINESS

OCCUPIED SQUARE FOOTAGE 5,361

OCCUPANT LOAD: 5.361 / 109 sq ft

ZONING - COMMERCIAL CORRIDOR

PROPOSED USE - GENERAL OFFICE

TOTAL LOT AREA = 32,750 SF

MAX HEIGHT ALLOWABLE 39'-0" HEIGHT ACTUAL 24'-0"

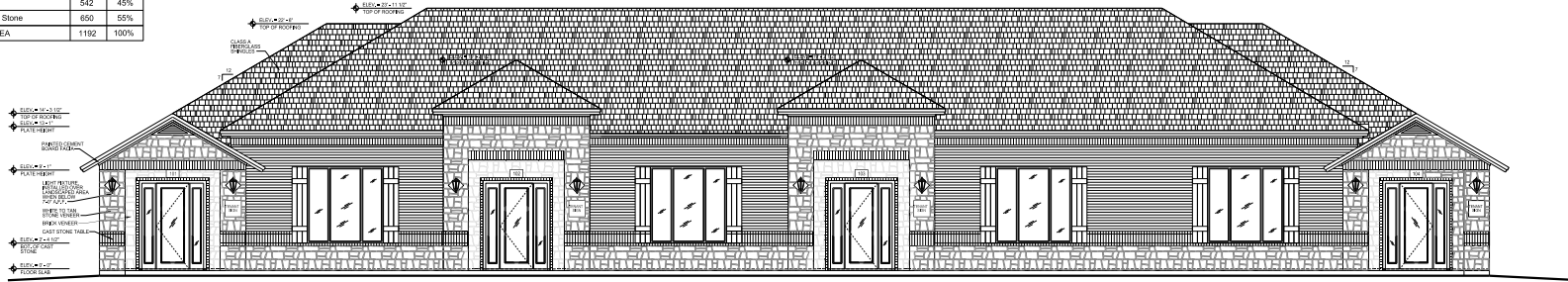
LOT COVERAGE OF BUILDING - 25%

LANDSCAPE AREA REQUIRED 20% - PROVIDED 34%

PAVING REQUIRED 10 SPACES - PROVIDED 25

ACCESSIBLE PARKING REQUIRED 1 SPACE - PROVIDED 4

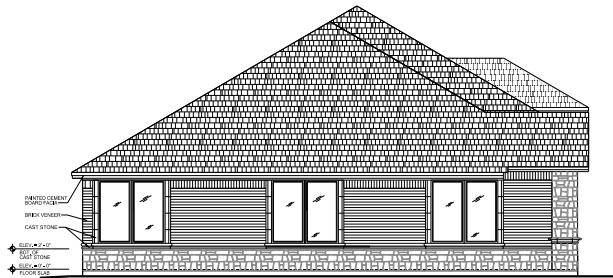
MATERIAL COVERAGE CHART EAST ELEVATION OF BUILDING		
MATERIAL	SQ. FT.	%
Brick	542	45%
Stone/Cast Stone	650	55%
TOTAL AREA	1192	100%



01 East Elevation

3/16"=1'-0"

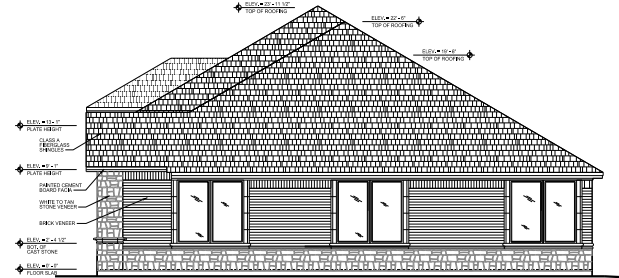
MATERIAL COVERAGE CHART SOUTH ELEVATION OF BUILDING		
MATERIAL	SQ. FT.	%
Brick	127	47%
Stone/Cast Stone	145	53%
TOTAL AREA	272	100%



02 South Elevation

3/16"=1'-0"

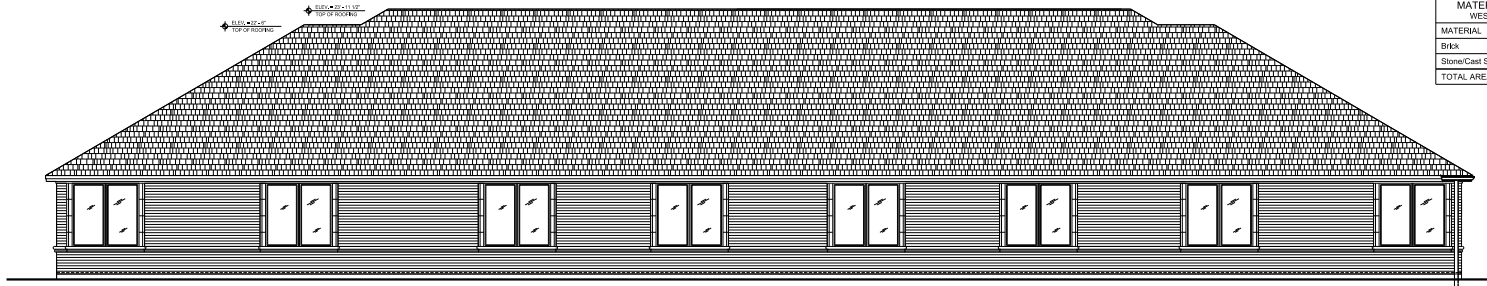
MATERIAL COVERAGE CHART NORTH ELEVATION OF BUILDING		
MATERIAL	SQ. FT.	%
Brick	127	47%
Stone/Cast Stone	145	53%
TOTAL AREA	272	100%



03 North Elevation

3/16"=1'-0"

MATERIAL COVERAGE CHART WEST ELEVATION OF BUILDING		
MATERIAL	SQ. FT.	%
Brick	666	86%
Stone/Cast Stone	110	14%
TOTAL AREA	776	100%



04 West Elevation

3/16"=1'-0"

OWNER:
JOHN YEAGER
404 S JACKSON AVE.
WYLLIE, TX 75804
PH: 409.742.6555

YEAGER OFFICE BUILDING 2
404 S JACKSON AVE.
WYLLIE, TX

ARCHITECT:
T.W. SNIDER & ASSOCIATES, L.L.C.
ARCHITECTURE & CONSTRUCTION
MANAGEMENT
3922 CLARK WATER LN
TONY, SNIDER 409.742.6555

THE TEXAS DEPARTMENT OF
TRANSPORTATION
CONSTRUCTION DIVISION
1000 EAST TEXAS STREET
AUSTIN, TEXAS 78701
(512) 469.6999



ISSUE:

SHEET

A2

3-UNIT
ELEVATIONS



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Consider, and act upon, a Site Plan for an industrial use on 2 acres, being Lot 1, Block A of Hensley Park, located on the northwest corner of Hensley Road and Hooper Road.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Keles Group

APPLICANT: ND & Associates, LLC

The applicant is proposing to develop four shell buildings totalling a square footage of 32,875 sq.ft on two acres located on Lot 1, Block A of Hensley Park. The property is zoned Light Industrial and allows for the proposed industrial use. The preliminary plat for this development is also on the agenda.

The development requires 30 parking spaces and is providing 32 parking spaces with 7 of them being ADA accessible.

The site is providing 27% of landscaping with a 5' wide sidewalk along Hensley road.

Access to the site is proposed from a 30' driveway with access from Hopper Road and Hensley Road. This drive shall also function as a firelane.

The structure's exterior material consists of metal panels. Entrances are emphasized with metal canopies. All structures at or over 6,000 sq.ft. shall be required to have a fire sprinkler system installed.

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.

FIRE LANE MAINTENANCE NOTE:

1. DESIGNATED FIRE LANE SHALL BE SURFACED WITH MIN. 4000 PSI, #4 @ 18" O.C.W 6" CONCRETE WITH 6" LIME TREATED SUBGRADE TO SUPPORT ANY FIRE DEPARTMENT VEHICLE AND SHALL REMAIN STRUCTURALLY UNAFFECTED BY BAD WEATHER.

2. APPROVED STRIPING SHALL BE PROVIDED AND MAINTAINED FOR THE FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS AND TO PROHIBIT THEIR OBSTRUCTION.

3. 6-INCH WIDE RED STRIPING SHALL BE ALONG THE PERIMETER AND CONTAIN THE WORDS "FIRE LANE NO PARKING" IN 4-INCH HIGH WHITE LETTERS, AT 25 FOOT INTERVALS.

4. IT SHALL BE RESPONSIBILITY OF THE OPERATOR/OWNER OF PREMISES HAVING A FIRE LANE TO MAINTAIN IT IN GOOD CONDITION, FREE OF OBSTRUCTION.

SITE DATA SUMMARY TABLE

ITEM	ITEM
ZONING (from zoning map)	LIGHT INDUSTRIAL (LI)
LAND USE (from zoning ordinance)	LIGHT INDUSTRIAL
LOT AREA (square feet & acres)	87,095 SF ± (2.0 AC±)
PROP. BUILDING FOOT PRINT AREAS	32,875 S.F.
TOTAL BUILDING AREAS (square feet)	32,875 S.F.
LOADING/UNLOADING AREA	3600 SF
BUILDING HEIGHT	25.0'
NUMBER OF STOREY	ONE
LOT COVERAGE	37.74 %
PARKING	
TOTAL PARKING SPACES REQUIRED : 1 PARKING SPACE FOR 1000 SF	
TOTAL PARKING SPACES REQUIRED (32,875-3600)/1000 SF	30 SPACES
PROVIDED PARKING (# spaces)	32 SPACES
ACCESSIBLE PARKING REQUIRED (# spaces)	2 SPACES
ACCESSIBLE PARKING PROVIDED (# spaces)	7 SPACES

SCHEDULE:

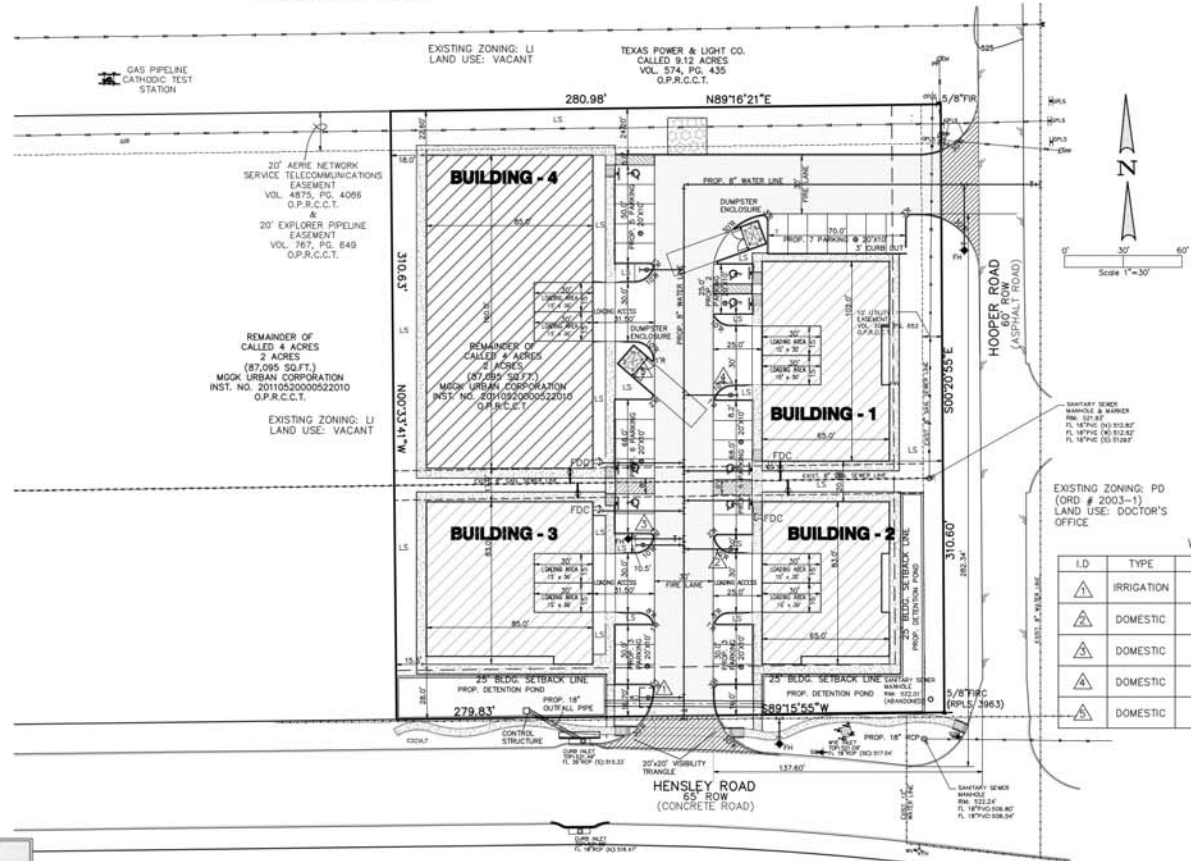
1. PRELIMINARY PLAT SUBMITTAL: 02/14/2022
2. CIVIL CONSTRUCTION DRAWINGS SUBMITTAL: 03/07/2022
3. BUILDING DRAWINGS SUBMITTAL: 03/07/2022
4. CONSTRUCTION START: 05/01/2022
5. CONSTRUCTION END: 11/01/2022

NOTE:

EXTERIOR BUILDING FINISH: PREFABRICATED METAL

DUMPSTER NOTE:

DUMPSTER TO BE SCREENED BY SIX-FOOT MASONRY WALL TO MATCH BUILDING WITH SIX-FOOT SOLID METAL GATE PER CITY DETAILS.



TYPICAL PAVING SECTION



ALL CONCRETE FOR PAVEMENT SHALL BE 4500 PSI IF IT IS NECESSARY FOR HAND FINISH.

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN. SEWER	REMARKS
1	IRRIGATION	1.0"	1	N/A	PROPOSED
2	DOMESTIC	1.0"	1	4"	PROPOSED
3	DOMESTIC	1.0"	1	4"	PROPOSED
4	DOMESTIC	1.0"	1	4"	PROPOSED
5	DOMESTIC	1.0"	1	4"	PROPOSED



VICINITY MAP
N.T.S.

PROJECT SITE

NOTE:

THE PURPOSE OF THIS SITE PLAN IS TO CONSTRUCT A 4-METAL BUILDING

LEGEND

GT495X70	EXIST. GUTTER ELEVATION
CLVT	EXIST. CABLE VAULT
WVH	EXIST. WATER VALVE
HYH	EXIST. FIRE HYDRANT
SSMH	EXIST. SANITARY SEWER MANHOLE
SS	EXIST. TREE
SS	EXIST. FENCE
SS	EXIST. WATER LINE
SS	EXIST. SANITARY SEWER LINE
SS	EXIST. STORM SEWER LINE
SS	EXIST. CONTOUR

OWNER
ADC Industrial, LLC
Contact: Joseph Keles
3815 Blossom Dr.
Sachse, Texas 75048
Ph. 469.996.1363
E-mail: jphkeles@gmail.com

CIVIL ENGINEER
ND & ASSOCIATES, LLC
Contact: Naim Khan, P.E., CFM
603 Cherry Tree Lane
Wylie, Texas 75098
Ph: 214.533.7181
E-MAIL: naim1207@yahoo.com

ARCHITECT
OCULUS Architects, INC.
Contact: Fokruddin Khondaker
14310 Rich Branch Drive
North Potomac
MD 20878

LANDSCAPE ARCHITECT
T.H. Pritchett/Associates
Contact: Tom Pritchett
1218 Camino Logo
Irving, TX 75039
PH. 214.697.25804

SURVEYOR
GEONAV, LLC
Contact: (Jed) Chris Howard, RPLS, PLS (OK)
3410 Midcourt Road, Suite 110
Carrollton, Texas 75006
chris.howard@geonav.com
O: 972-243-2409
C: 281-701-3959

EXISTING ZONING: PD
(ORD # 2018-29)
LAND USE: RESIDENTIAL



MD. Naim Uddin Khan
1-20-2022
ENGINEER NO. 87776, THESE PLANS WERE
PREPARED UNDER THE RESPONSIBLE SUPERVISION
OF MD. NAIM UDDIN KHAN, REGISTERED
PROFESSIONAL ENGINEER.
THE SEAL APPEARING ON THIS DOCUMENT HAS
AUTHORIZED BY MD. NAIM UDDIN KHAN, P.E.
#87776

SITE PLAN

HENSLEY PARK

550 HOPPER ROAD, WYILE, TX 75098
AREA: 87,095 SF/2.0 ACRES

ND & Associates, LLC

603 Cherry Tree Lane
Wylie, Texas 75098
Contact: Naim Khan, P.E., CFM
PH: (214) 533.7181
EMAIL: naim1207@yahoo.com
FIRM # F - 13340

Date : 2/20/2022

Design : ND

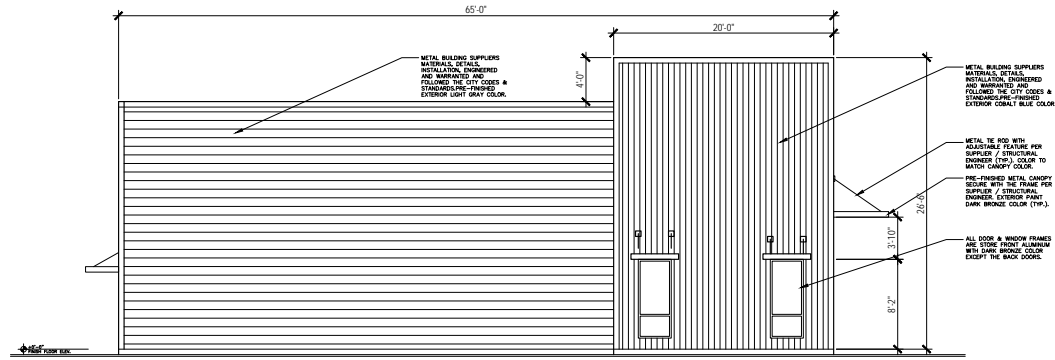
Draft : ND

Checked : ND

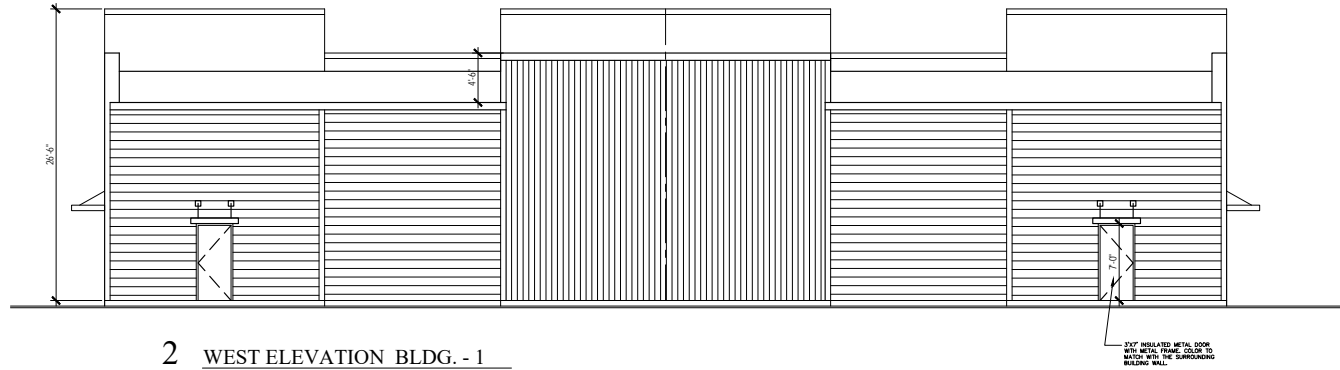
PROJECT NO : 850-WYL-2022

SCALE: 1" = 30'

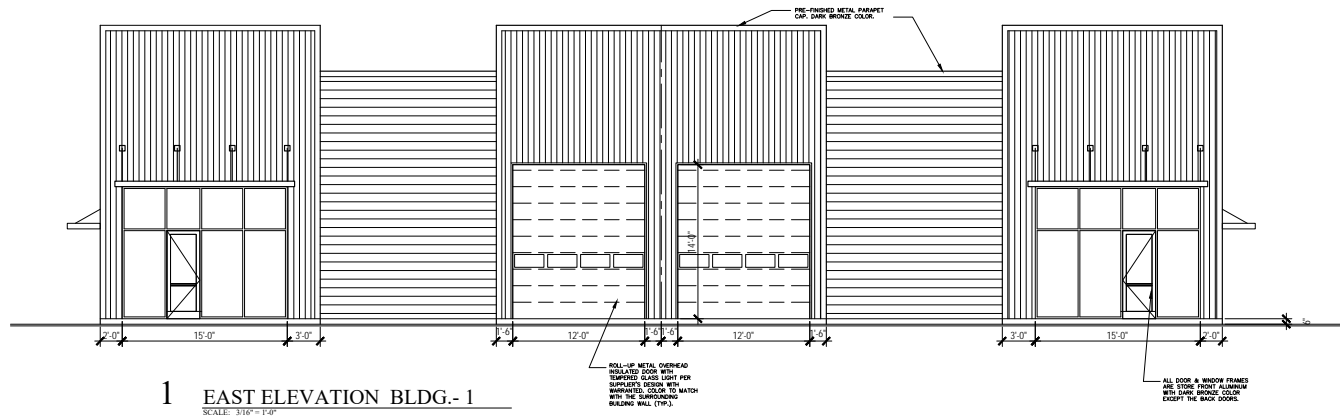
C-2



3 NORTH ELEVATION BLDG. - 1
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION BLDG. - 1
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION BLDG.- 1
SCALE: 3/16" = 1'-0"

SITE PLAN APPROVAL ONLY. NOT FOR CONSTRUCTION

OWNER:
ADC INDUSTRIAL LLC
3815 Blossom Dr.
Sachse, TX 75048
Ph: (469)996-1363
jsphile@gmail.com

PROJECT NAME:
HENSLEY PARK
550 Hooper Road
Wylie, TX 75098

REVISIONS

ARCHITECT OF THE RECORD:
Falkenstein Architects, Inc., NCARB
Oculus Architects, Inc.
1420 West Main Street
North Platte, NE 68101
Tel: 402.283.1901

amazing concept
residential & commercial projects
505 County Drive, Suite 100
Tel: 402.283.1901
E-mail: am.concept@gmail.com

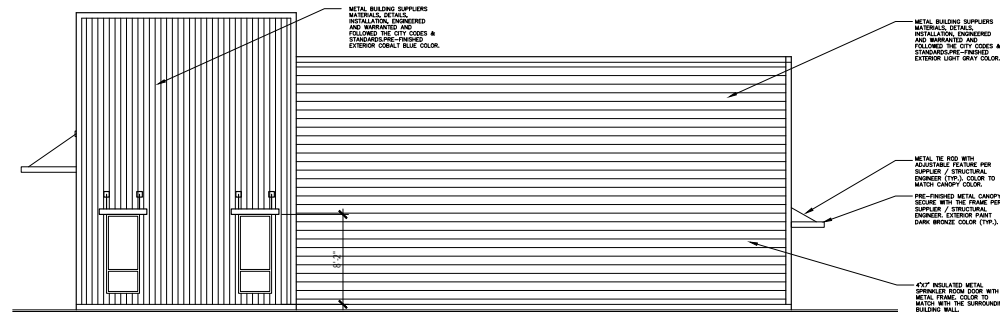
SHEET TITLE:
BUILDING - 1
EXTERIOR ELEVATIONS

DATE: 02.15.2022
SCALE: AS SHOWN

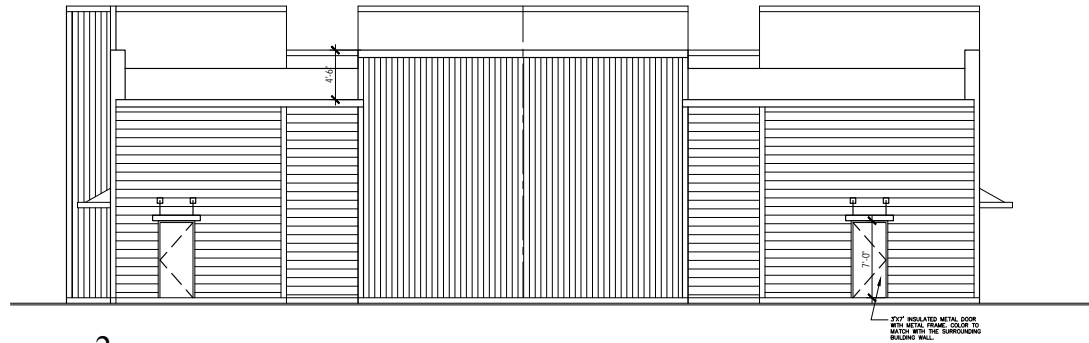
DRAWN: A. HELLER
DESIGNED: A. HELLER

PROJECT # H-2021-02

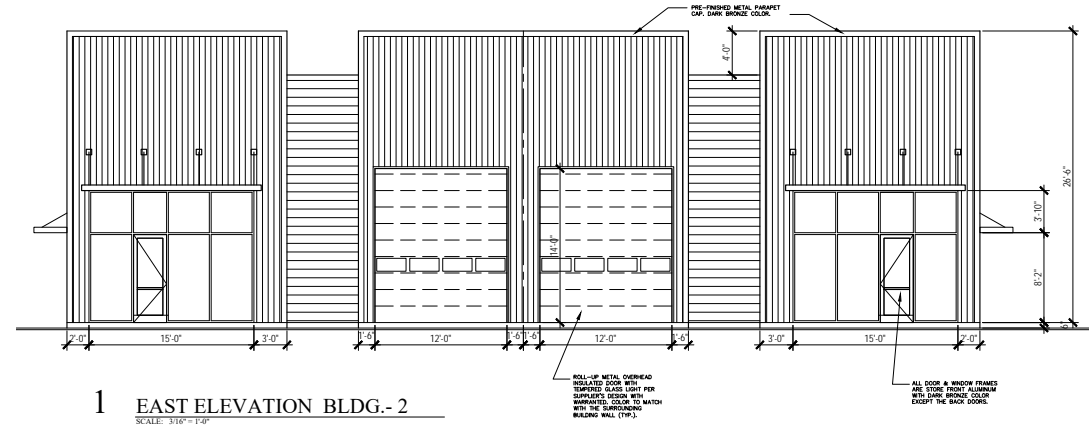
SHEET NO: A501



3 SOUTH ELEVATION BLDG. - 2
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION BLDG. - 2
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION BLDG.- 2
SCALE: 3/16" = 1'-0"

SITE PLAN APPROVAL ONLY, NOT FOR CONSTRUCTION

OWNER:
ADC INDUSTRIAL LLC
3815 Blossom Dr.
Sadie, TX 75048
Ph: (469) 996-1363
jsphlees@gmail.com

PROJECT NAME:
HENSLEY PARK
550 Hooper Road
Wyle, TX 75098

REVISIONS

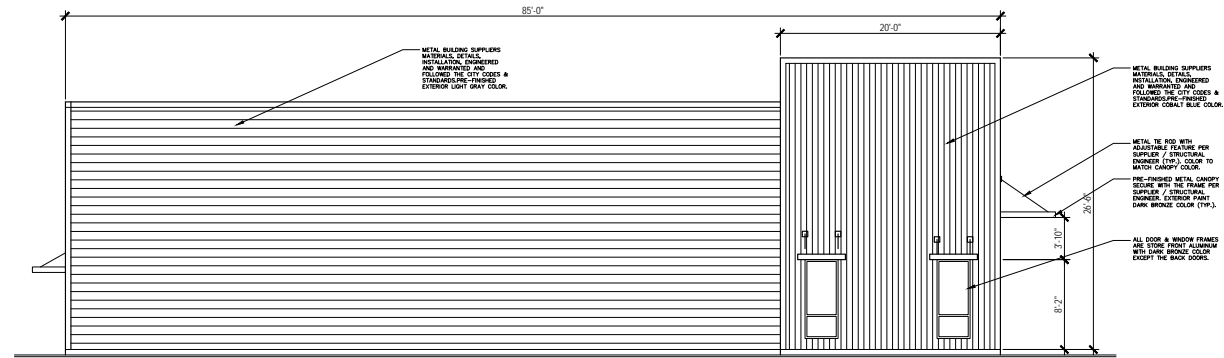
ARCHITECT OF THE RECORD:
Falkenstein Architects, Inc. NCARB
Oculus Architects, Inc.
1420 West Main Street
North Platte, NE 68101
Tel: 402/238-1901

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residential & commercial projects
505 County Drive, Suite 100
Tel: 402/238-1901
E-mail: am.concept@gmail.com

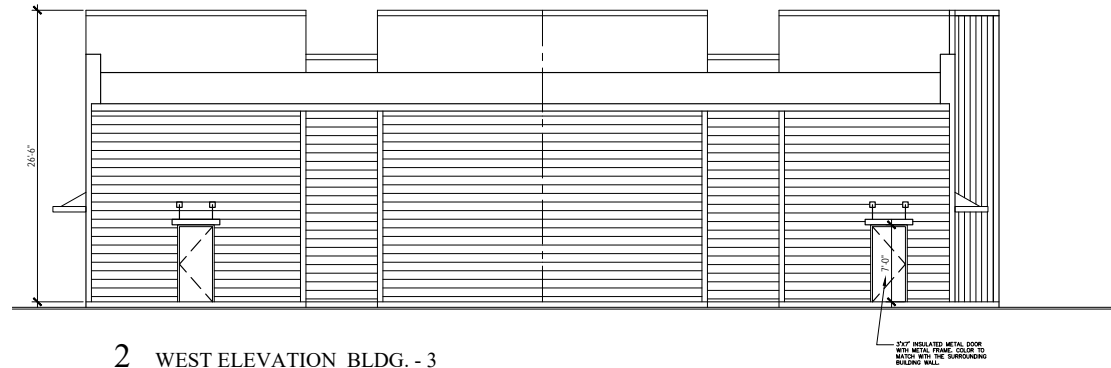
SHEET TITLE:
BUILDING - 2
EXTERIOR ELEVATIONS

DATE: 02.15.2022	SCALE: AS SHOWN
DRAWN: A. HELLALLOZAR	DESIGNED: A. HELLALLOZAR

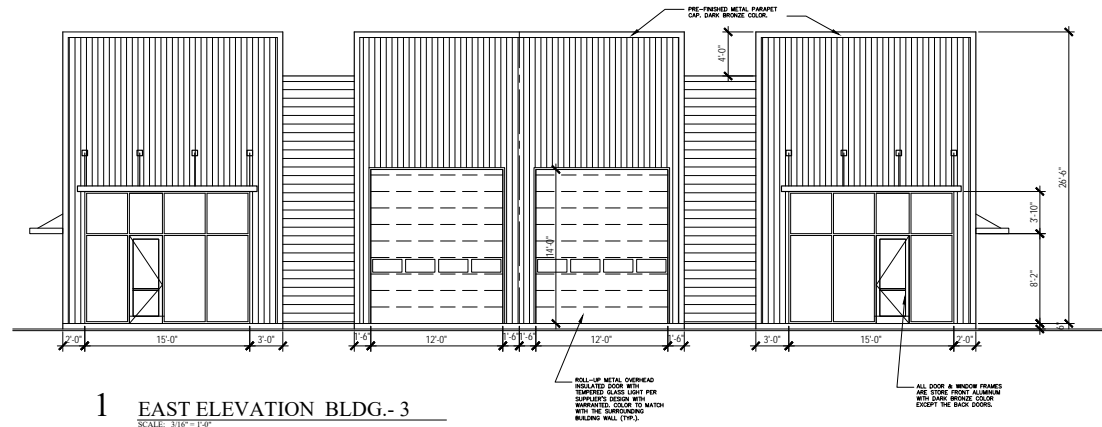
PROJECT # H-2021-02	SHEET NO. A502
------------------------	-------------------



3 SOUTH ELEVATION BLDG. - 3
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION BLDG. - 3
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION BLDG. - 3
SCALE: 3/16" = 1'-0"

SITE PLAN APPROVAL ONLY, NOT FOR CONSTRUCTION

OWNER:
ADC INDUSTRIAL LLC
3815 Blossom Dr.
Sachse, TX 75048
Ph: (469)996-1363
jsphlees@gmail.com

PROJECT NAME:
HENSLEY PARK
550 Hooper Road
Wylie, TX 75098

REVISIONS

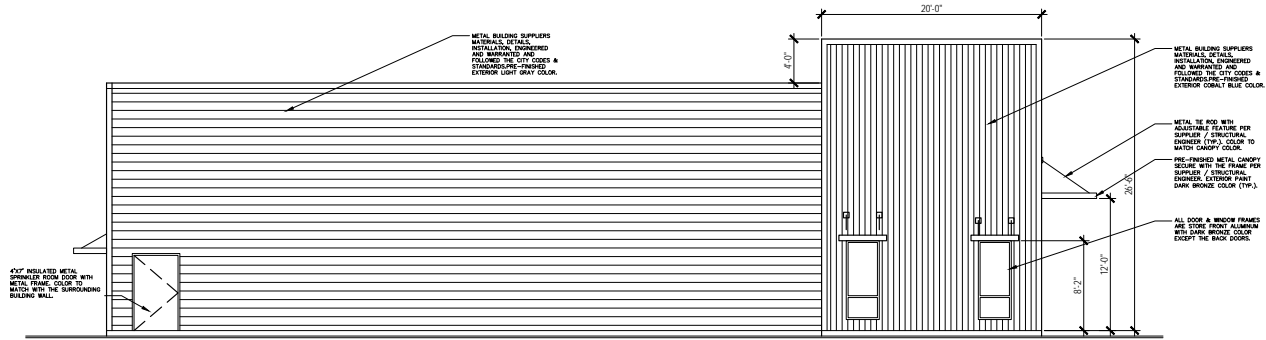
ARCHITECT OF THE RECORD:
Falkenstein International, Inc., NCARB
Oculus Architects, Inc.
1610 West Main Street
North Platte, NE 68901
Tel: 402.638.1901

amazing concept
residential & commercial projects
505 County Drive, Suite 100, Ft. Worth, TX 76104
Tel: (817) 864-6171
E-mail: amazingconcept@gmail.com

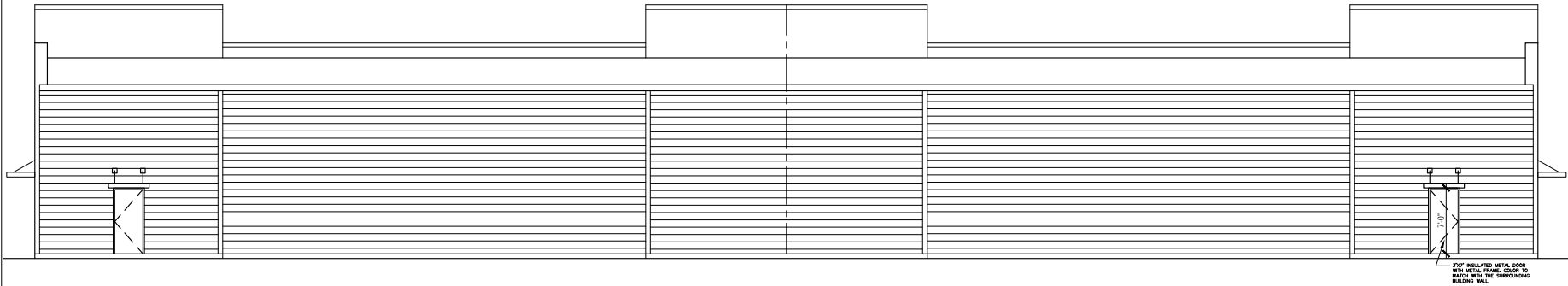
SHEET TITLE:
BUILDING - 3
EXTERIOR ELEVATIONS

DATE: 02.15.2022
SCALE: AS SHOWN
DRAWN:
DESIGNED:
CHECKED:
APPROVED:
DATE: 02.15.2022

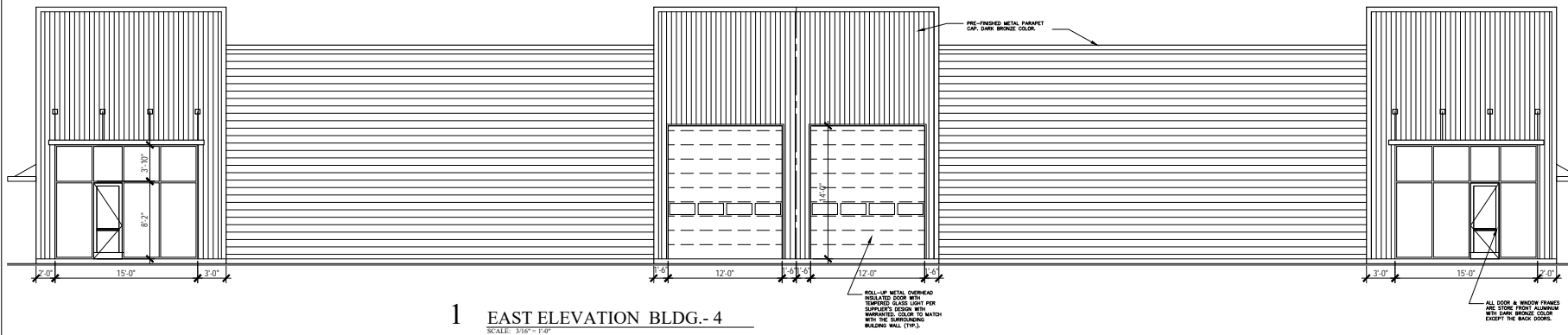
PROJECT # **H-2021-02**
SHEET NO. **A503**



3 SOUTH ELEVATION BLDG. - 4
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION BLDG. - 4
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION BLDG. - 4
SCALE: 3/16" = 1'-0"

SITE PLAN APPROVAL ONLY, NOT FOR CONSTRUCTION

OWNER:
ADC INDUSTRIAL LLC
3815 Blossom Dr.
Sachse, TX 75048
Ph: (469) 996-1363
jsphlees@gmail.com

PROJECT NAME:
HENSLEY PARK
550 Hooper Road
Wylie, TX 75098

REVISIONS

ARCHITECT OF THE RECORD:
Falkenstein International, Inc.
Oculus Architects, Inc.
1420 West Main Street
North Platte, NE 68901
Tel: 402/338-1901

amazing concept
residential & commercial projects
545 County Road, Greenville, TX 75701
Tel: 817/318-8811
E-mail: am.concept@gmail.com

SHEET TITLE:
BUILDING - 4
EXTERIOR ELEVATIONS

DATE: 02.15.2022
SCALE: AS SHOWN

DRAWN: A. HELLALUZAR
DESIGNED: A. HELLALUZAR

PROJECT: H-2021-02

SHEET NO: A504



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 3

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) to allow for a self-storage use on 4.282 acres, property located at 3475 W FM 544 (ZC 2021-27).

Recommendation

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

Discussion

OWNER: Great American Storage Partners LLC

APPLICANT: Brian Roach

The applicant is requesting a Special Use Permit (SUP) to allow for the continued use and expansion of a self-storage business on 4.282 acres generally located at 3475 W. FM 544.

The original site plan for Right Space Storage was approved in October of 2003. Any expansion to the development requires a Special Use Permit as the use is currently legally non-conforming due to the use no longer being allowed by-right in the Commercial Corridor (CC) zoning district.

The Special Use Permit request proposes to add one building that measures 3,155 sq.ft. and a second building which measures 7,440 sq.ft. The conditions allow for the site to have a minimum of 15% of landscaping. The site currently has approximately 16% of landscaping. The site provides 5 parking spaces with one being an ADA space. The new structures are proposed to match the existing self-storage buildings by providing a brick exterior.

The site is mostly screened from FM544 by commercial properties to the south and east. The railroad is to the north and McCreary Road is to the west. Both are screened with a brick wall and landscape buffers. See Staff Exhibit "A".

The proposed additions are not altering any of the existing fire lane or vehicular access throughout the site.


A site plan review and approval shall be required prior to any building permits being applied for.

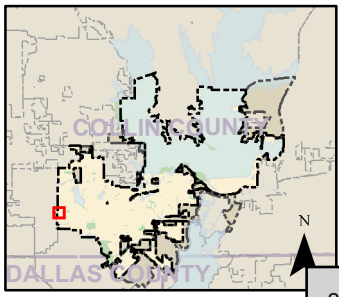
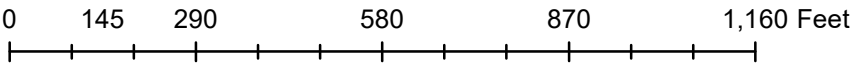
Notifications/Responses: 11 notifications were mailed with no responses received in favor or in opposition of the request.

Locator Map



ZC 2021-27; Right Space Storage; 3475 W FM 544

 Subject Property



McCreary FM 544 Addition Lot 2R, Block 1**EXHIBIT "B"****Conditions For Special Use Permit****I. PURPOSE:**

The purpose of this Special Use Permit is to allow for the continued use and expansion of a mini-warehouse (self-storage) use as shown on the Zoning Exhibit (Exhibit C).

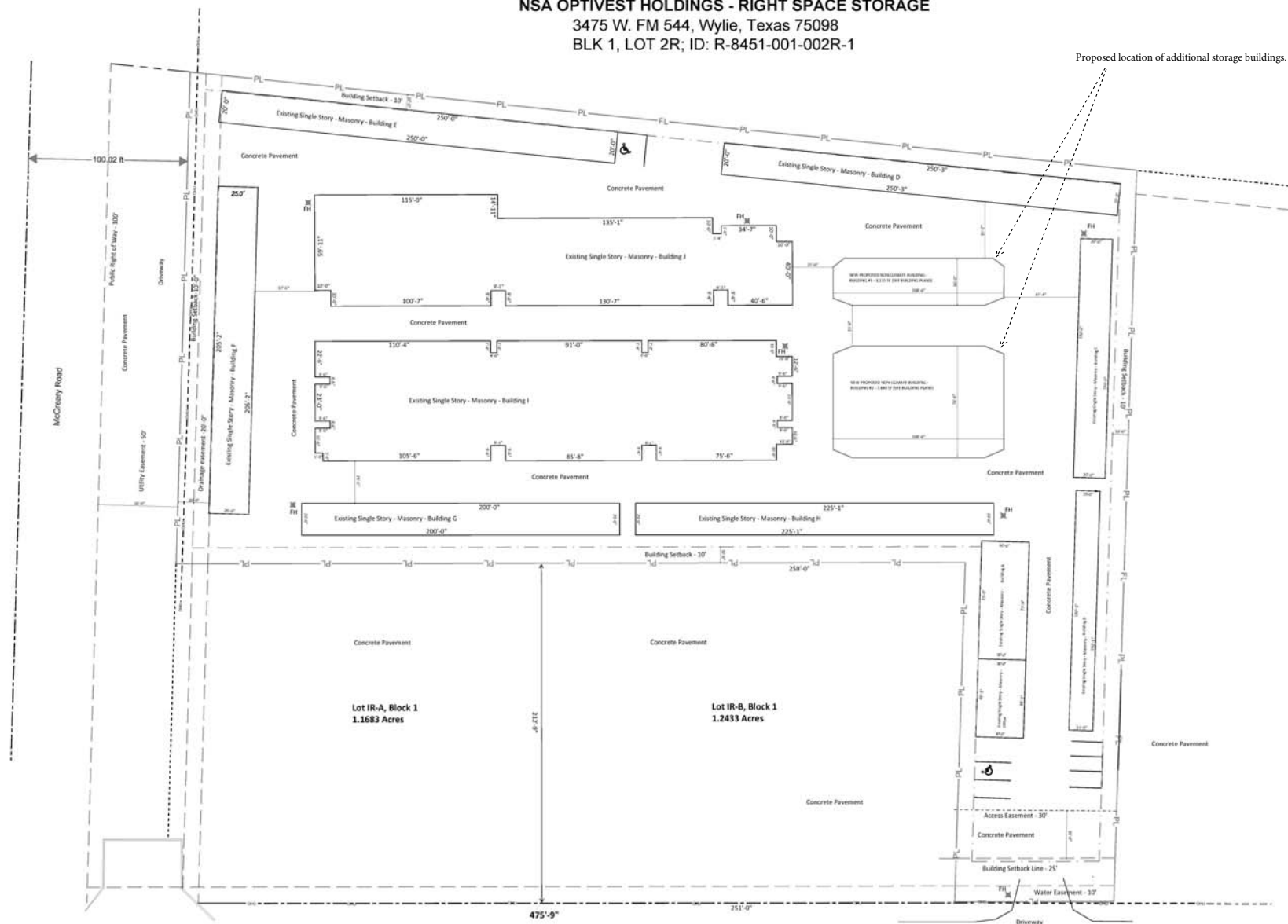
II. GENERAL CONDITIONS:

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 McCreary FM 544 Addition, Lot 2R Block 1 development shall take place in general accordance with the Zoning Exhibit (Exhibit C).

III. SPECIAL CONDITIONS:

1. The mini-warehouse (self-storage) use shall be allowed as a condition of the SUP and as generally depicted on the zoning exhibit.
2. Section 4.3.E of the Zoning Ordinance (Landscaping) shall not apply. Required landscaping shall be generally as currently exists, being a minimum of 15% of the site.
3. A minimum of 5 parking spaces shall be required as shown on the Zoning Exhibit (Exhibit C).

3475 W. FM 544, Wylie, Texas 75098
BLK 1, LOT 2R; ID: R-8451-001-002R-1



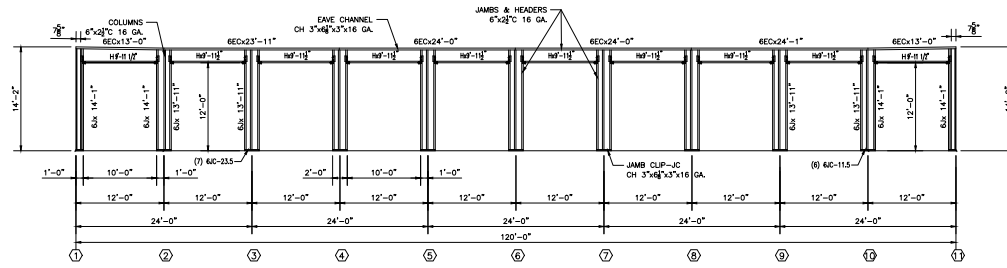
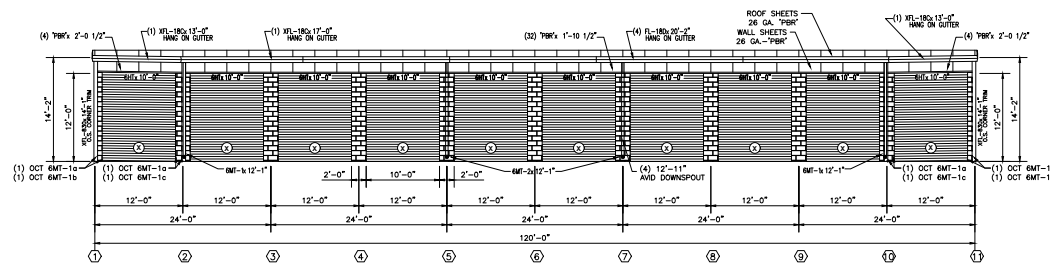
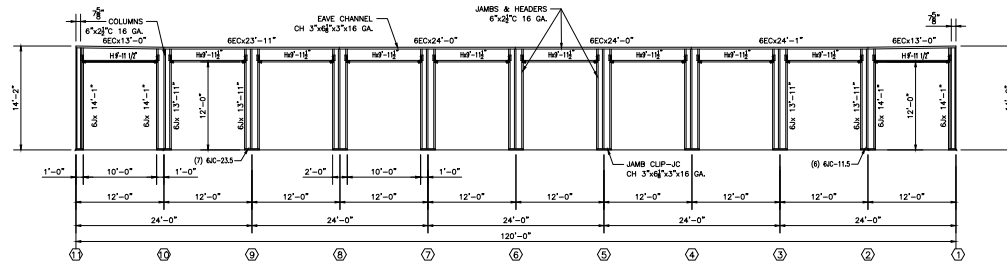
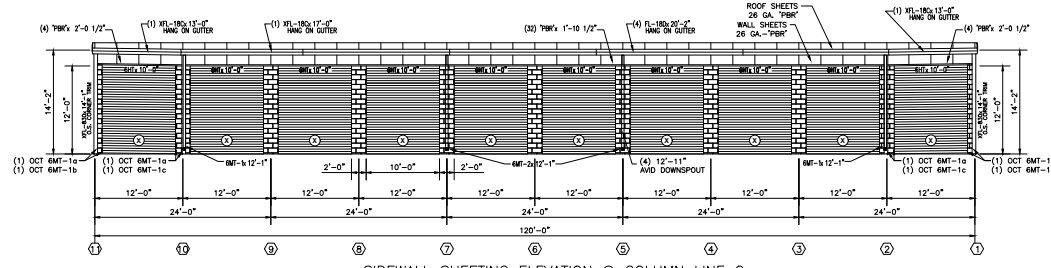
SCALE: 1 in=40 ft

RIGHT SPACE
WYLIE, TX

AVID
MULTIMEDIA SYSTEMS

BUILDING SYSTEMS
P.O. BOX 5879 ROUND ROCK, TEXAS 78683-5879
1-877-856-2843 1-512-491-9255 1-512-491-9293 FAX

REVISED

SIDEWALL FRAMING ELEVATION @ COLUMN LINE A
BUILDING 2 - SCALE: 1/8" = 1'-0"SIDEWALL SHEETING ELEVATION @ COLUMN LINE A
BUILDING 2 - SCALE: 1/8" = 1'-0"SIDEWALL FRAMING ELEVATION @ COLUMN LINE Q
BUILDING 2 - SCALE: 1/8" = 1'-0"SIDEWALL SHEETING ELEVATION @ COLUMN LINE Q
BUILDING 2 - SCALE: 1/8" = 1'-0"

No.	Revision/Issue	Date
1	Approval	07/22/21
2	Revision	01/07/22
3		
4		

CARTER-RIGHT SPACE STORAGE
WYLIE, TX

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 similar and derivative works, without the express written permission of Avid Building Systems.

AVID
 BUILDING SYSTEMS
 401 W. 11th Street, Suite 100
 Wylie, TX 75098-5879
 1-877-856-8043 1-562-491-5893 FAX

BUILDING 2

DESCRIPTION
SIDE WALL ELEVATIONS
DWG BY
CHK
CHECKED BY
JOB NO.
88823
Date
07-15-2021
Scale
Ref Drawing
SHEET
A-3
OF SHEETS

10	BASIS OF BEARINGS
----	-------------------

THE EAST LINE OF LOT 2R, BLOCK 1 IN McCREARY-FW 544 ADDITION
REPLAT HAVING A BEARING OF SOUTH 01 DEGREES 47 MINUTES 20
SECONDS WEST ACCORDING TO THE PLAT RECORDED IN VOLUME Q,
PAGE 133 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS.

CONTROLLING MONUMENTS:

The found 1/2" capped iron Rod at the Northeast corner of the subject property and the found 1/2" iron rod at the Southeast corner of the subject property.

12 PARKING INFORMATION

10 REGULAR STRIPED PARKING SPACES
2 STRIPED HANDICAP SPACES
12 TOTAL STRIPED PARKING SPACES

13	LAND AREA
----	-----------

4.282 ACRES
186,534 SQUARE FEET

14	BUILDING AREA
----	---------------

BUILDING A	2,217 SQUARE FEET
BUILDING B	2,252 SQUARE FEET
BUILDING C	3,000 SQUARE FEET
BUILDING D	5,006 SQUARE FEET
BUILDING E	5,000 SQUARE FEET
BUILDING F	5,130 SQUARE FEET
BUILDING G	4,000 SQUARE FEET
BUILDING H	4,502 SQUARE FEET
BUILDING I	21,870 SQUARE FEET
BUILDING J	17,571 SQUARE FEET
OFFICE	1,473 SQUARE FEET

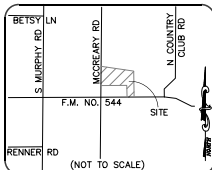
(SEE NOTE 11)

15	BUILDING HEIGHT
----	-----------------

BUILDING A	11.3 FEET
BUILDING B	11.3 FEET
BUILDING C	10.0 FEET
BUILDING D	10.0 FEET
BUILDING E	10.0 FEET
BUILDING F	10.0 FEET
BUILDING G	10.0 FEET
BUILDING H	10.0 FEET
BUILDING I	12.0 FEET
BUILDING J	12.0 FEET
OFFICE	21.4 FEET

(SEE NOTE 10)

16	VICINITY MAP
----	--------------



The surveying company:
Commercial Due Diligence Services
certifies to the accuracy and sufficiency
of the survey provided herein.

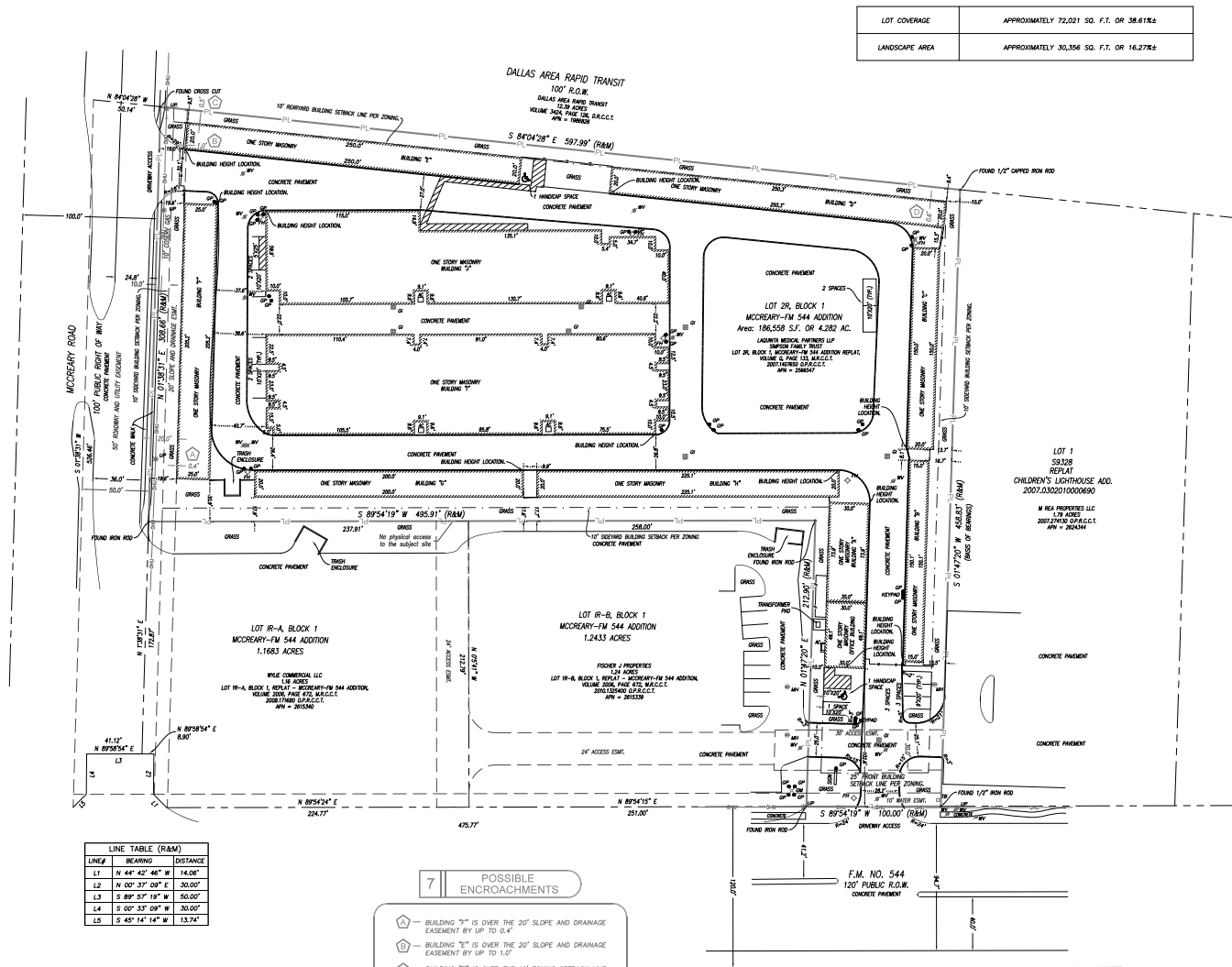
CDS

**COMMERCIAL
DUE DILIGENCE SERVICES**





3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

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19 SURVEY DRAWING



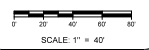
7	POSSIBLE ENCROACHMENTS
---	------------------------

-  — BUILDING "F" IS OVER THE 20' SLOPE AND DRAINAGE EASEMENT BY UP TO 0.4'
-  — BUILDING "E" IS OVER THE 20' SLOPE AND DRAINAGE EASEMENT BY UP TO 1.0'
-  — BUILDING "E" IS OVER THE 10' ZONING SETBACK LINE BY UP TO 0.5'
-  — BUILDING "D" IS OVER THE 10' ZONING SETBACK LINE BY UP TO 0.6'

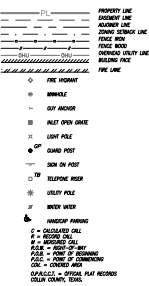
LINE#	BEARING	DISTANCE
L1	N 44° 42' 46" W	14.06'
L2	N 00° 37' 09" E	30.00'
L3	S 89° 57' 19" W	50.00'
L4	S 00° 33' 09" W	30.00'
L5	S 45° 14' 14" W	13.74'

LOT COVERAGE	APPROXIMATELY 72,021 SQ. F.T. OR 38.61%±
LANDSCAPE AREA	APPROXIMATELY 30,356 SQ. F.T. OR 16.27%±

17 NORTH ARROW / SCALE



9	LEGEND
---	--------



18	TEXAS BOUNDARY SURVEY
----	-----------------------

This survey was made in accordance with the current Texas Society of Professional Surveyors Standards and Specifications

This Work Coordinated By:

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Toll Free: 888.457.7878

Prepared For:

20	PROJECT ADDRESS
----	-----------------

3475 W. FM 544
Wylie, Texas 75098

Project Name:
Carter-RightSpace-Wylie TX

CDS Project Number:
21-09-0286

Site Summary

Project:

Right Space Storage Expansion
3475 W. FM 544, Wylie, Texas 75098

Existing Zoning:

CC (Commercial Corridor)

Proposed Use:
Storage

Lot Area:

186,534 SF or 4.282 Acres

Existing Storage Use:

72,021 sf

Proposed Additional Storage:

10,595 sf

Total Combined Storage Footage (New & Existing):

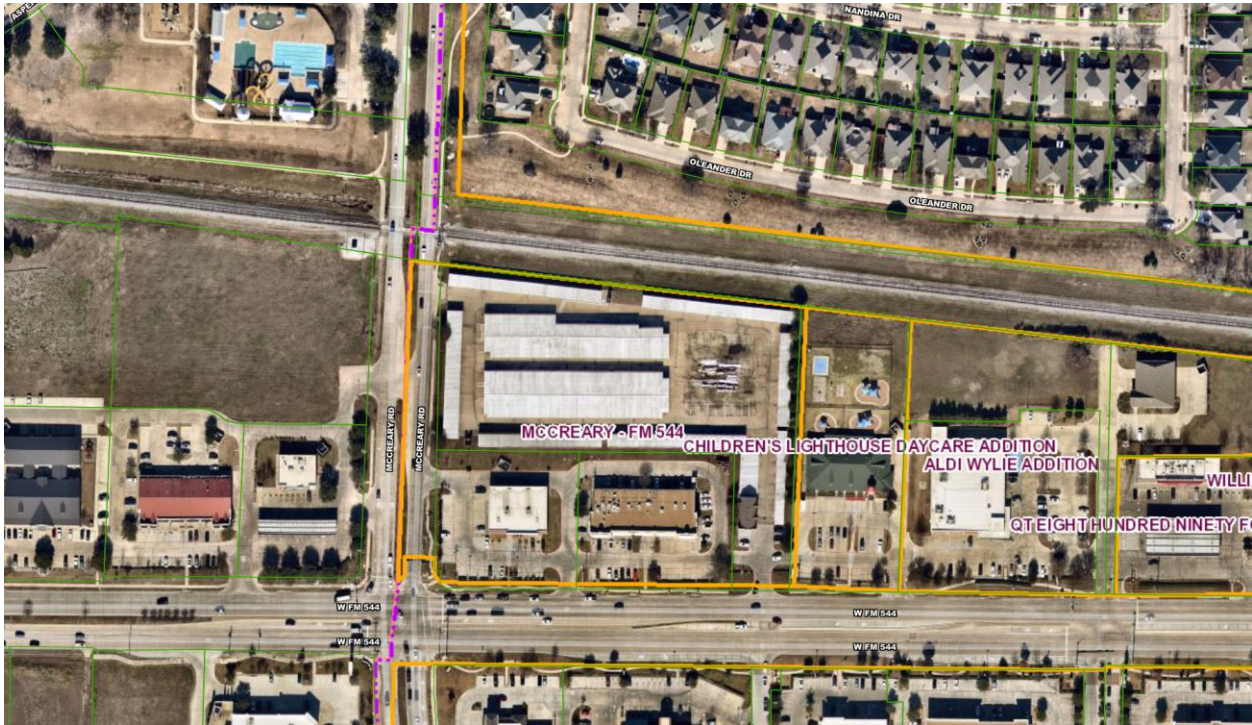
82,616 sf

Landscaped Area:

Approximately 30,356 sf or 16.27%

Staff Exhibit "A"

Aerial



McCreary Road looking southeast to north side of property



McCreary looking northeast unto south side of property

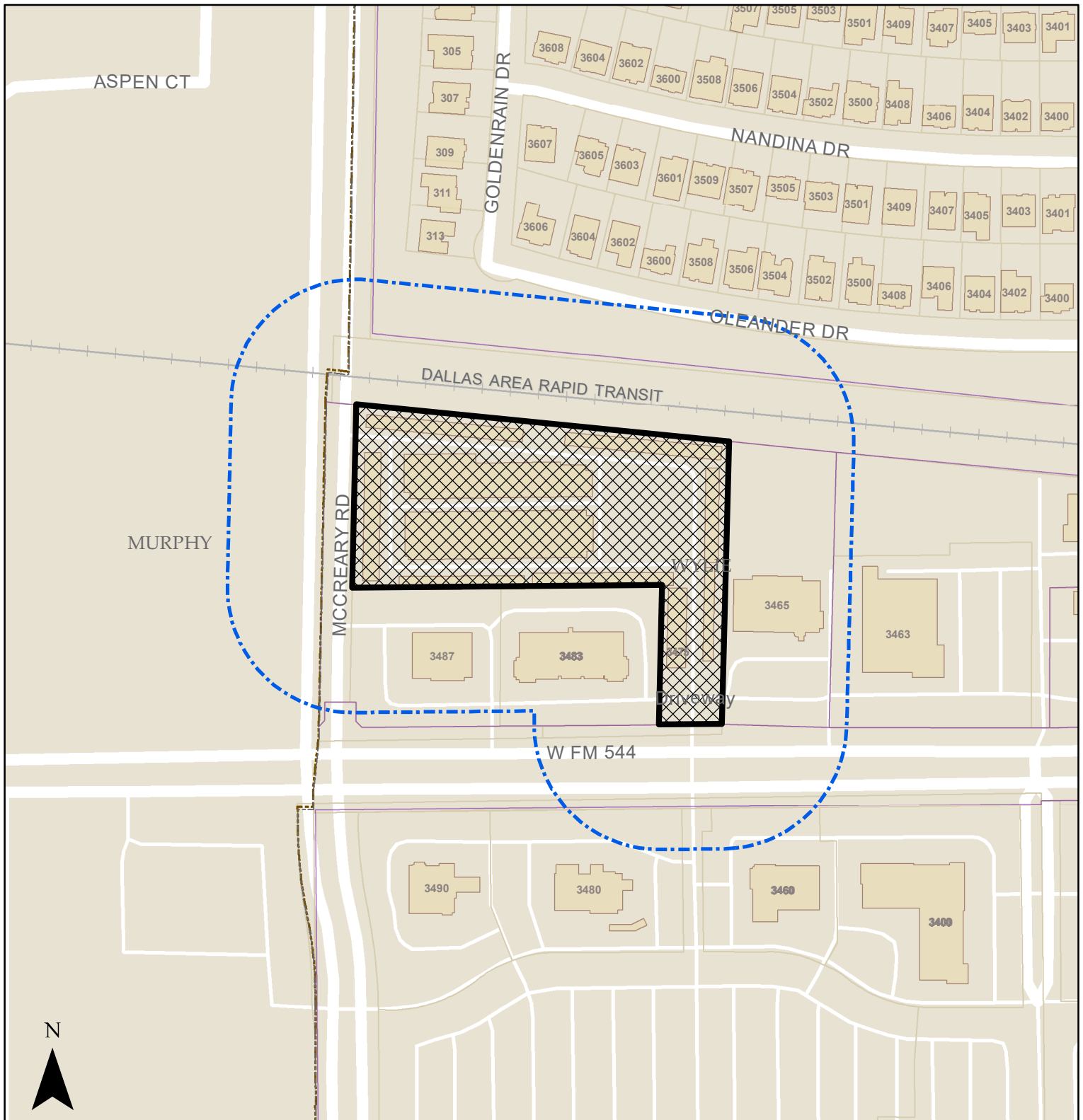


FM544 looking north unto south side of property



Notification Map

03/01/2022 Item 3.



ZC 2021-27; Right Space Storage; 3475 W FM 544



200 Foot Notification Buffer



Subject Property

0 105 210 420 630 840 Feet

