

Wylie Planning and Zoning Commission Regular Meeting

August 01, 2023 – 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. Minutes from July 18, 2023 Regular Meeting
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat for Lots 1-7, Block A of Allen Addition establishing seven residential lots on 1.8298 acres, located at 1012 E Brown.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat for Lot 12R1, Block C of Regency Business Park Phase Three being a Replat of Lot 12, Block C of Regency Business Park Phase Three and 1.548 acres of unplatted land for the creation of one lot that measures 2.789 acres. The property is generally located at 2770 Capital Street.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Lot 12R1, Block C of Regency Business Park Phase Three for the expansion of an office/warehouse use with outside storage on a total of 2.789 acres. Property generally located at 2770 Capital Street.

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 July 28, 2023 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: Lillian Baker

Subject

Consider, and act upon, minutes from the July 18, 2023 Regular Meeting.

Recommendation

Motion to approve Item A as presented.

Discussion

The minutes are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

July 18, 2023 – 6:00 PM

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



CALL TO ORDER

Director of Community Services Jasen Haskins called the meeting to order at 6:00 p.m. Commissioners present: Vice Chair Joshua Butler, Commissioner Jacques Loraine, Commissioner James Byrne, Commissioner Rod Gouge, commissioner Jennifer Grieser, Commissioner Joe Chandler, Commissioner Keith Scruggs, Director of Community Services Jasen Haskins, Sr Planner Kevin Molina, Engineering Development Manager Than Nguyen, and Secretary Lillian Baker.

INVOCATION & PLEDGE OF ALLEGIANCE

The Invocation was led by Commissioner Gouge and the Pledge of Allegiance was led by Commissioner Grieser.

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.

None approached the Commissioners.

ELECTION OF CHAIR AND VICE-CHAIR

Nominate and motion for Chair

Nominate and motion for Vice-Chair

Board Action on Election of Chair and Vice-Chair

A motion was made by Commissioner Grieser and seconded by Commissioner Loraine to nominate Vice-Chair Butler for Chair. A vote was taken and carried 7 – 0.

A motion was made by Chair Butler and seconded by Commissioner Grieser to nominate Commissioner Loraine for Vice – Chair. A vote was taken and carried 7 – 0.

WORK SESSION

WS1. Hold a work session to discuss the Planning and Zoning Commissions rules, procedures, and responsibilities.

Staff Comments on Work Session

Director Haskins presented and provided a general overview of P&Z rules, recommendations to City Council, plats, plans, and approvals. He also covered the processes for ordinances, regulation amendments, operations, gatherings, training, conflicts of interest, and other procedural reminders.

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. Minutes from June 20, 2023 Regular Meeting

Board action on Consent Agenda

A motion was made by Commissioner Gouge and seconded by Commissioner Loraine to approve the Consent Agenda as presented.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 1 & 2 Block A of Estacado Addition for the development of a fueling station with a convenience store on .806 acres and a car wash on .920 acres. Property generally located at 1001 South State Highway 78.

Staff Comments on Regular Agenda

Sr Planner Molina presented. The plan was approved in May and is in compliance. Staff is recommending conditional approval with screening, where the business meets the neighboring mobile home park, per zoning ordinance Section 8.1.C.5.c.(10). Staff recommends a living screen 8' in height or a board on board fence 8' in height. Applicant has agreed to a screen. Commission requested it be an 8' masonry wall to mute sound to mobile home park. Applicant was noted as not present to speak.

Staff and the Commission also addressed the traffic impact. Engineering Development Manager Nguyen stated that a traffic impact analysis was submitted by the applicant and is currently under review by the City of Wylie Engineering Department and a third party. Engineering will request changes as needed based on analysis outcome and at preference of fire department for straight entry access.

Board Action on Regular Agenda

A motion was made by Chair Butler and seconded by Vice-Chair Loraine to approve the Regular Agenda item, with the stipulation that an 8' masonry wall be added to the boundary with the business and the mobile home park. A vote was taken and carried 7 – 0.

ADJOURNMENT

A motion was made by Commissioner Byrne and seconded by Commissioner Gouge to adjourn. A vote was taken and carried 7 – 0. The meeting was adjourned at 6:33 p.m.

Joshua Butler – Chair

ATTEST

Lillian Baker - Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: B

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Lots 1-7, Block A of Allen Addition establishing seven residential lots on 1.8298 acres, located at 1012 E Brown.

Recommendation

Motion to recommend approval as presented.

Discussion

OWNER: Huq Building & Construction

APPLICANT: GeoNav

The applicant has submitted a Final Plat to create Lots 1-7, Block A of Allen Addition on 1.8298 acres. The purpose of the plat is to create seven single-family residential lots located at 1012 E Brown Street. The Preliminary plat for the development was approved in February of 2022 and zoning for the development was approved in August of 2021 with Planned Development (PD 2021-42).

The plat dedicates a 20' alley for rear garage access to the single family homes.

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 Gov't Code.

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Huq Building & Construction LLC is the Owner of a tract of land situated in the F De La Pina Survey, Abstract No. 688, Collin County, Texas and being all of that 1,829.8 acre tract of land described in General Warranty Deed to Huq Building & Construction LLC, as recorded in Instrument Number 2022000084560 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch Iron rod with cap stamped "GEONAV" for the northwest corner of said 1,829.8 acre tract, and at the northeast corner of Keymer Estates, Phase 1, an addition to the City of Wylie, and being recorded in Volume 955, Page 450 of the Plat Records of Collin County, Texas, (P.R.C.C.T.) said corner begin on the south right-of-way line of E. Brown Street (80' foot wide public right-of-way);

THENCE South 88 degrees 43 minutes 07 seconds East, along the north line of said Huq Building tract and on said south right-of-way line, a distance of 189.34 feet to a 1/2-inch iron rod set with yellow cap stamped "GEONAV" for corner;

THENCE South 42 degrees 49 minutes 59 seconds East, along said south right-of-way line and on said corner dbp, a distance of 27.83 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "GEONAV" for corner on the west right-of-way line of W. A. Allen Boulevard (a 65 foot wide public right-of-way);

THENCE South 03 degrees 03 minutes 34 seconds West, along said west right-of-way line, a distance of 363.50 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "GEONAV" for the southeast corner of the herein described tract, same being an inside corner of Eastridge Addition, an addition to the City of Wylie as recorded in Caddess L., Page 851, P.R.C.C.T.;

THENCE North 88 degrees 49 minutes 22 seconds West, along the common south line of said herein described tract and a north line of said Eastridge Addition, a distance of 207.81 feet to 1/2 inch iron rod set with yellow plastic cap stamped "GEONAV" on the east line of said Keymer Estates, Phase 1, found for corner;

THENCE North 02 degrees 53 minutes 28 seconds East, along the west line of said Huq Building tract and the east line of said Keymer Estates, Phase 1, a distance of 383.83 feet to the POINT OF BEGINNING AND CONTAINING 79,707 square feet or 1,829.8 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HUQ BUILDING & CONSTRUCTION LLC, acting herein by and through his/its duly authorized officer(s), do hereby adopt this plat designating the herein above described property as Allen Addition, Lots 1-7, Block A, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, right-of-way, and other public improvements shown 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, painting, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Wylie's parking standards for the lanes, and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including, but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of parking on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking or Standing." The local law enforcement agency is hereby authorized to enforce parking regulations within the fire lanes, and to cause such the lanes and utility easements to be maintained free and unobstructed at all times for the department and emergency use.

WITNESS, my hand, this the ____ day of ____, 2023.

BY: HUQ BUILDING & CONSTRUCTION LLC
DR. AKM HUQ, Owner

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 DR. AKM HUQ, known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of ____, 2023.

Notary Public in and for the State of Texas

My commission expires on: ____

SURVEYOR'S NOTES:

1. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4203).
2. The purpose of this plat is to create 7 lots.
3. By graphical plotting of FEMA Flood Insurance Rate Map Number 48065C0402G, dated June 2, 2009, the subject property lies entirely within Zone X (unshaded), designated as those areas outside the 0.2% annual chance floodplain.
4. Setting 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.
5. All work shall comply with the City of Wylie standards and specifications NCTCOG

KNOW ALL MEN BY THESE PRESENTS:

That I, Just C. Howard, 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.

Signature of Registered Public Land Surveyor
Registration No. 6267



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 Just C. Howard, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of ____, 2023.

Notary Public in and for the State of Texas

My commission expires on: ____

LEGEND:

O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
TRIC	FOUND IRON ROD (WITH CAP)
DOC.	DOCUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
SQ.FT.	SQUARE FEET

OWNER/DEVELOPER:
HUQ BUILDING &
CONSTRUCTION LLC
3713 BELAVISTA DRIVE
PLANO, TX 75074

GEONAV
SURVEYING • MAPPING • SCANNING

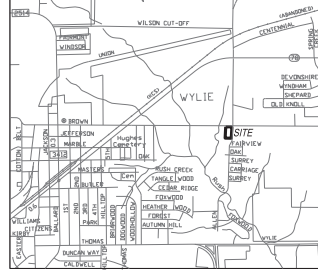
3410 MIDCOURT RD., SUITE 110, CARROLLTON, TEXAS 75006
PH: 972-245-2469 / EMAIL: CHAS@HOWARDGEONAV.COM
SCALE: 1"=40' (B73 242-2469 PROJECT NUMBER: 2439
1/25-3 1504-160, 1/19/2020)

DATED: JULY 11, 2023 DRAWN BY: LEO

THIS PLAT FILED IN
Caddess _____ Page _____ Date: _____

0 40 80
1" = 40'

N



VICINITY MAP
NOT TO SCALE

All work shall comply with the City of Wylie standards and specifications NCTCOG

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission
City of Wylie, Texas

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas

"ACCEPTED"

Mayor, City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the _____ subdivision or addition to the City of Wylie was submitted to the City Council on the ____ day of ____, 20____ and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinafore subscribed.

Witness my hand this ____ day of ____, A.D., 20____.

City Secretary
City of Wylie, Texas

FINAL PLAT
ALLEN ADDITION
LOTS 1-7, BLOCK A
1,829.8 ACRES
(79,707 SQ.FT.)
IN
F DE LA PINA SURVEY
ABSTRACT NO. 688
CITY OF WYLIE
COLLIN COUNTY, TEXAS



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: C

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Lot 12R1, Block C of Regency Business Park Phase Three being a Replat of Lot 12, Block C of Regency Business Park Phase Three and 1.548 acres of unplatted land for the creation of one lot that measures 2.789 acres. The property is generally located at 2770 Capital Street.

Recommendation

Motion to recommend approval as presented.

Discussion

OWNER: Cardinal Strategies

APPLICANT: Griffith Surveying

The applicant has submitted a Replat to add 1.548 acres of unplatted land to Lot 12, Block C of Regency Business Park Phase Three to create Lot 12R1, Block C of Regency Business Park Phase Three on 2.789 acres. The property is generally located at 2770 capital street and is zoned Light Industrial.

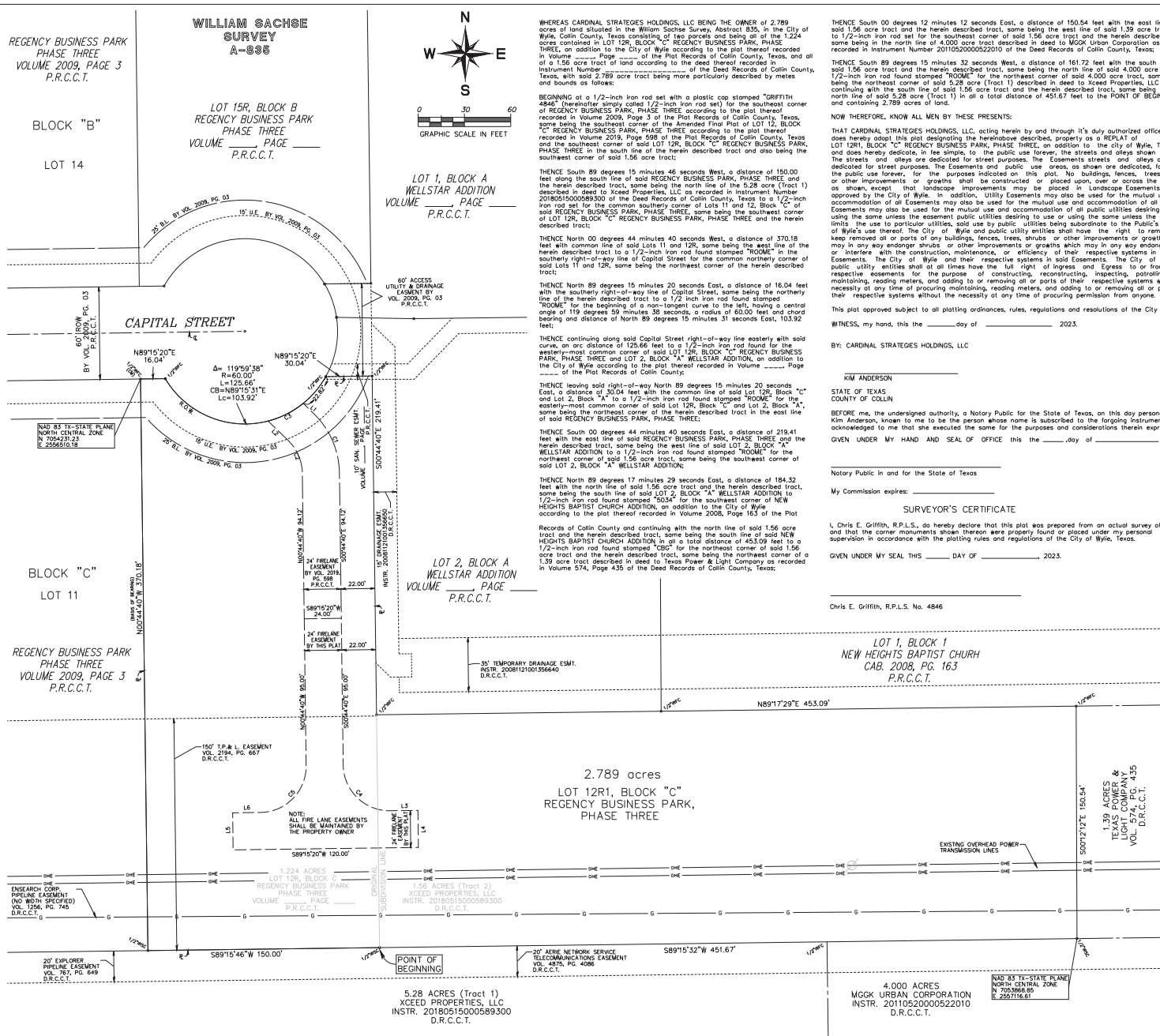
The purpose of the plat is to create one light industrial lot for the expansion of the outside storage use for an existing engineering firm.

The plat dedicates a 24' fire lane that shall be maintained by the property owner. Permanent structures shall not be allowed to be placed on the 150' electrical easement that is located along the southern boundary of the property.

A site plan for the proposed expansion is on this 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 Gov't Code.



Note:
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.

WHEREAS CARDINAL STRATEGIES HOLDINGS, LLC BEING THE OWNER OF 2.789 acres of land situated in the William Sachse Survey, Abstract 835, in the City of Wylie, Collin County, Texas, consisting of two parcels and being all of the 1.224 acres contained in LOT 12R, BLOCK "C" REGENCY BUSINESS PARK, PHASE THREE, the addition of the City of Wylie to the City of Dallas recorded in Volume _____ Page _____ of the Plot Records in Collin County, Texas, and all of a 1.56 acre tract of land according to the deed thereof recorded in Instrument Number _____ of the Deed Records of Collin County, Texas, with said 2.789 acre tract being more particularly described by metes and bounds as follows:

46946 at a 1/2-inch iron rod set with a plastic cap stamped "G7P1TH
BEGAN" (hereinafter simply called 1/2-inch iron rod set) for the southeast corner
of REGENCY BUSINESS PARK, PHASE THREE according to the plat thereon
recited. The south line of the southeast corner of REGENCY BUSINESS PARK, Texas,
some being the southeast corner of the Amended First Plat of Lot 12, BLOCK
"C" of REGENCY BUSINESS PARK, PHASE THREE, according to the plat thereon
recited in Volume 199, Page 598 of the Plat Records of Collin County, Texas
and the south line of the southeast corner of REGENCY BUSINESS PARK, PHASE
THREE, in the south line of the herein described tract and also being the
southwest corner of said 1.56 acre tract.

THENCE South 89 degrees 15 minutes 46 seconds West, a distance of 150.00
feet to the south line of REGENCY BUSINESS PARK, PHASE THREE, and
the herein described tract, some being the north line of the 5.28 acre Tract (1)
of REGENCY BUSINESS PARK, PHASE THREE, according to the plat thereon
recited in Volume 199, Page 598 of the Plat Records of Collin County, Texas to a 1/2-inch
iron rod set with a plastic cap stamped "G7P1TH BEGAN" (hereinafter simply
called 1/2-inch iron rod set) for the southeast corner of Lots 11 and 12, Block "C"
of REGENCY BUSINESS PARK, PHASE THREE, according to the plat thereon
recited in Volume 199, Page 598 of the Plat Records of Collin County, Texas to
the south line of REGENCY BUSINESS PARK, PHASE THREE and the herein

THENCE NORTH 00 degrees 44 minutes 40 seconds West, a distance of 370.18 feet with common line of sold Lots L1 and L29, some being the west line of the herein described tract to a 1/2-inch iron rod found stamped "ROOMIE" in the southerly right-of-way line of Capitol Street for the common northerly corner of Lots L1 and L29, some being the northeast corner of the herein described tract;

THENCE NORTH 89 degrees 15 minutes 20 seconds East, a distance of 16.04 feet with the southerly right-of-way line of Capitol Street, some being the northerly line of the herein described tract to a 1/2-inch iron rod found stamped "ROOMIE" in the southerly right-of-way line of Capitol Street, some being the central angle of 119 degrees 59 minutes 38 seconds, a radius of 60.00 feet and chord bearing and distance of NORTH 89 degrees 15 minutes 31 seconds East, 103.92 feet to the center of the curve;

THENCE continuing along said Capital Street right-of-way line easterly with said curve, an arc distance of 125.66 feet to a 1/2-inch iron rod found for the westerly-most common corner of said LOT 12R, BLOCK "C" REGENCY BUSINESS PARK, PHASE THREE and LOT 2, BLOCK "A" WELLSTAR ADDITION, an addition to the City of Wylie according to the plat thereof recorded in Volume _____, Page _____ of the Plat Records of Collin County;

THENCE leaving said right-of-way North 89 degrees 15 minutes 20 seconds East, a distance of 30.04 feet with the common line of said Lot 12R, Block "C" and Lot 2, Block "A" to a 1/2-inch iron rod found stamped "ROOM" for the easterly-most common corner of said Lot 12R, Block "C" and Lot 2, Block "A", same being the northeast corner of the herein described tract in the east line of said REGENCY BUSINESS PARK, PHASE THREE;

THENCE South 00 degrees 44 minutes 40 seconds East, a distance of 219.41 feet with the east line of said REGENCY BUSINESS PARK, PHASE THREE and the herein described tract, same being the west line of said LOT 2, BLOCK "A" WELLSTAR ADDITION to a 1/2-inch iron rod found stamped "ROOME" for the northwest corner of said 1.56 acre tract, same being the southwest corner of said LOT 2, BLOCK "A" WELLSTAR ADDITION;

HENCE North 89 degrees 17 minutes 29 seconds East, a distance of 184.32 feet with the north line of said 1.56 acre tract and the herein described tract, some being the south line of said LOT 2, BLOCK "A" WELLSTAR ADDITION TO THE CITY OF TEXAS, and the east line of said lot 2, Block "A" WELLSTAR ADDITION, HEIGHTS BAPTIST CHURCH ADDITION, on addition to the City of Wylie according to the plat thereof recorded in Volume 2008, Page 163 of the Plat

Records of Collin County and continuing with the north line of said 1.56 acre tract and the herein described tract, some being the south line of said WELLSTAR ADDITION TO THE CITY OF TEXAS, HEIGHTS BAPTIST CHURCH ADDITION in all a total distance of 453.09 feet to a point located at the northeast corner of said 1.56 acre tract and the herein described tract, some being the northwest corner of a 1.39 acre tract described in deed to Texas Power & Light Company as recorded

THENCE South 00 degrees 12 minutes 12 seconds East, a distance of 150.54 feet with the east line of said 1.56 acre tract and the herein described tract, same being the west line of said 1.39 acre tract to 1/2-inch iron rod set for the southeast corner of said 1.56 acre tract and the herein described tract, same being in the north line of 4.000 acre tract described in deed to MGKG Urban Corporation as recorded in instrument Number 20110520000522010 of the Deed Records of Collin County, Texas;

THENCE South 89 degrees 15 minutes 32 seconds West, a distance of 161.72 feet to the south line of said 1.56 acre tract and the herein described tract, some being the line of said 4.000 acre tract to the south line of said 1.56 acre tract, some being the line of said 4.000 acre tract, some being the northeast corner of said 5.228 acre (Tract 1) described in said Xceed Properties, LLC and continuing with the south line of said 1.56 acre tract and the herein described tract, some being the north line of said 5.228 acre (Tract 1) in a total distance of 451.67 feet to the POINT OF BEGINNING

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

[illegible]

WITNESS, my hand, this the _____ day of _____ 2023.

BY: CARDINAL STRATEGIES HOLDINGS, LLC

KIM ANDERSON

STATE OF TEXAS
COUNTY OF COLUMBIA

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Kim Anderson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

Notary Public in and for the State of Texas

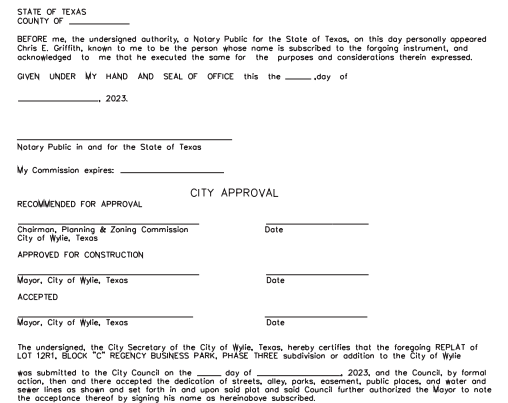
My Commission expires: _____

SURVEYOR'S CERTIFICATE

I, Chris E. Griffith, R.P.L.S., do hereby declare that this plot was prepared from an actual survey of the land and that the corner monuments shown thereon were properly found or placed under my personal supervision in accordance with the plating rules and regulations of the City of Wylie, Texas.

GIVEN UNDER MY SEAL THIS _____ DAY OF _____, 2023.

Chris E. Griffith, R.P.L.S. No. 4846



LINE	BEARING	DISTANCE
L1	S45°56'24"E	9.58'
L2	N45°56'24"W	17.94'
L3	N89°15'20"E	18.00'
L4	S00°44'40"E	24.00'
L5	N00°44'40"W	24.00'
L6	N89°15'20"W	58.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	45°11'44"	54.50'	42.99'	S23°20'32"E	41.88'
C2	45°11'44"	30.50'	24.06'	N23°20'32"W	23.44'
C3	24°22'17"	60.00'	25.61'	N6°16'38"E	25.42'
C4	90°00'00"	30.00'	47.12'	N45°44'40"W	42.45'
C5	90°00'00"	30.00'	47.12'	N44°15'20"E	42.45'

**REPLAT
LOT 12R1, BLOCK "C"
REGENCY BUSINESS PARK
PHASE THREE**

1 COMMERCIAL LOT
BEING 2.789 ACRES
IN THE
WILLIAM SACHSE SURVEY, A-835
CITY OF WYLIE, COLLIN COUNTY, TEXAS

**OWNER & APPLICANT
CARDINAL STRATEGIES
HOLDINGS, LLC
2770 CAPITAL STREET
WYLIE, TEXAS 75098
phone: (469) 647-1281
CONTACT: KIM ANDERSON**

**ENGINEER
CARDINAL STRATEGIES
ENGINEERING SERVICES, LLC
2770 CAPITAL STREET
WYLIE, TEXAS 75098
phone: (469) 547-1281
CONTACT: MICHAEL ANDERSON,**

SURVEYOR
GRIFFITH
SURVEYING CO., LLC
605 AVE. B
LONGVIEW, TEXAS 75604
phone: (903) 295-1560
CONTACT: CHRIS GRIFFITH, R.P.L.S.



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 12R1, Block C of Regency Business Park Phase Three for the expansion of an office/warehouse use with outside storage on a total of 2.789 acres. Property generally located at 2770 Capital Street.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Cardinal Strategies

APPLICANT: Cardinal Strategies

The applicant is requesting a site plan to expand the outside storage area of an existing engineering firm. The property is located at 2770 Capital Street and received an initial approved site plan in July of 2019. The proposed use is allowed within the Light Industrial zoning district.

A replat of this property is on the consent agenda for this expansion.

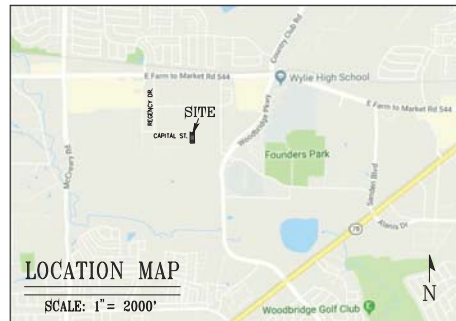
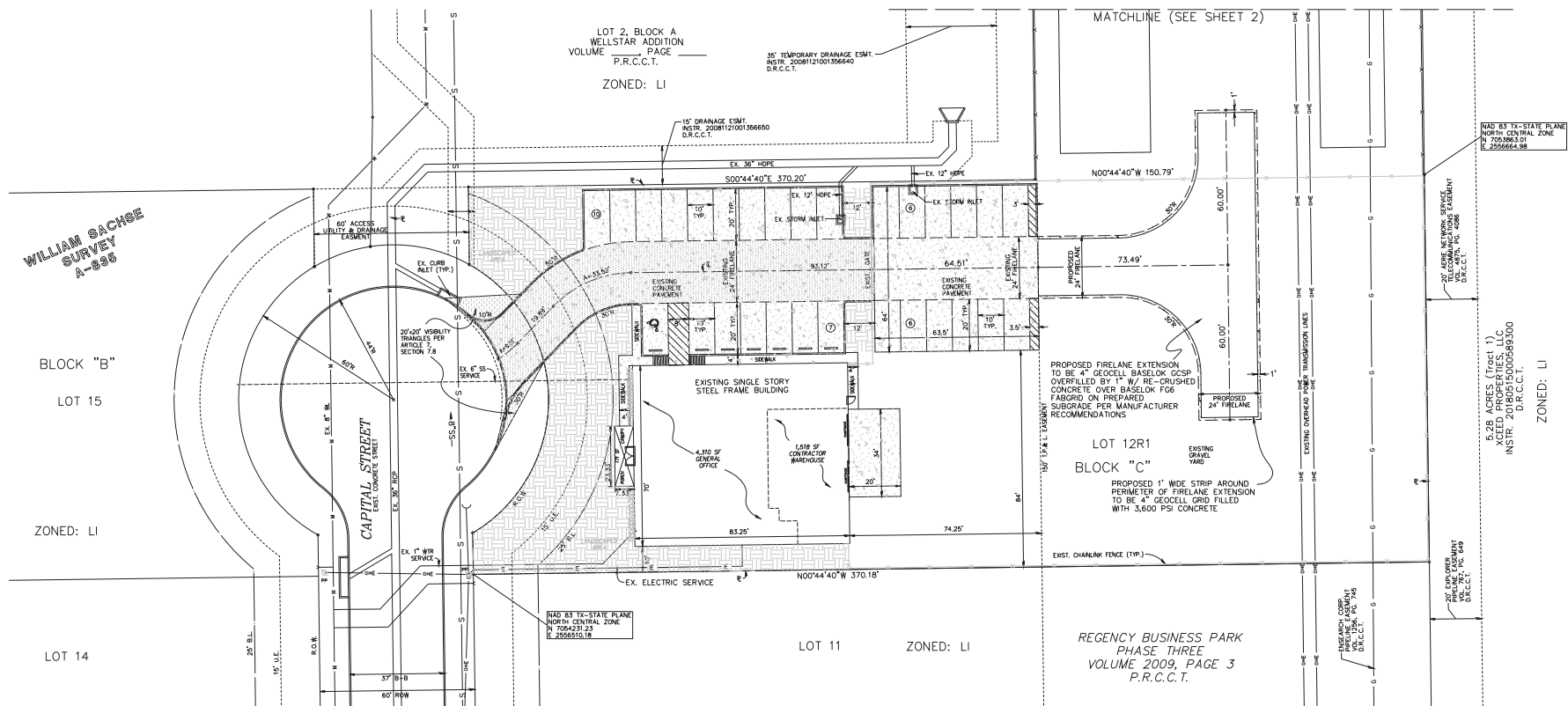
The proposal includes the addition of 1.548 acres for outside storage space. Access to the proposed expansion is provided from a 24' fire lane that is to be maintained by the property owner. The fire department has reviewed and allowed for an alternative pavement surface for the fire lane due to conflicts with a 150' electrical easement on the southern border of the property.

Permanent structures shall not be allowed to be placed within the 150' electrical easement.

The site provides 10% landscaping and additional oak tree landscaped screening for the Church / House of Worship use located to the north of the subject property. A black vinyl chain link fence shall also be provided surrounding the subject property.

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.



BENCHMARKS

CITY OF WYLIE, C.M.#3 (NAVD 83)
 Located on the southeasterly side of Wylie High School football stadium and near the northeast corner of Founders Park sports field.
 N = 7053976.536, E = 2569122.001, ELEV. = 520.307

CITY OF WYLIE, C.M.#4 (NAVD 83)
 Located in the northeast corner of Quail Meadows Park south of an alley and west of White Oak Blvd.
 N = 7065787.597, E = 25609720.926, ELEV. = 562.912'

SITE B.M.#2
 7" Cut in concrete street located at the radius point of the curve on the south of Capital Street directly north of the site.
 N = 7054262.31, E = 2556573.56, ELEV. = 527.56'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°15'20"E	15.04'
L2	S89°15'20"E	25.00'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	150°00'00"	60.00'	157.08'	N74°15'20"E	116.91'

ENGINEER'S FLOOD STATEMENT:
 THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS, NUMBER 48065C0415J, WITH A REVISION DATE OF JULY 2, 2009 INDICATES THAT THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR SPECIAL FLOOD HAZARD AREA.

- SITE PLAN NOTES:**
1. SITE SHALL UTILIZE A COMMERCIAL ROLL OFF DUMPSTER TO BE LOCATED IN THE CONTRACTOR MAINTENANCE YARD AT THE REAR OF THE BUILDING
 2. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.



NO.	REVISIONS NUMBER	BY	DATE

CARDINAL STRATEGIES

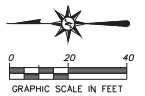
- Engineering •
- Construction •
- Environmental •

2770 Capital Street
 Wylie, TX 75098
 Phone: 469-547-1281
 www.cardinalstrategies.com
 Texas Firm No. F-11976
 Oklahoma Firm No. 7713

PRELIMINARY



RELEASED ON 07/03/23
 FOR CITY REVIEW ONLY



2770 CAPITAL STREET

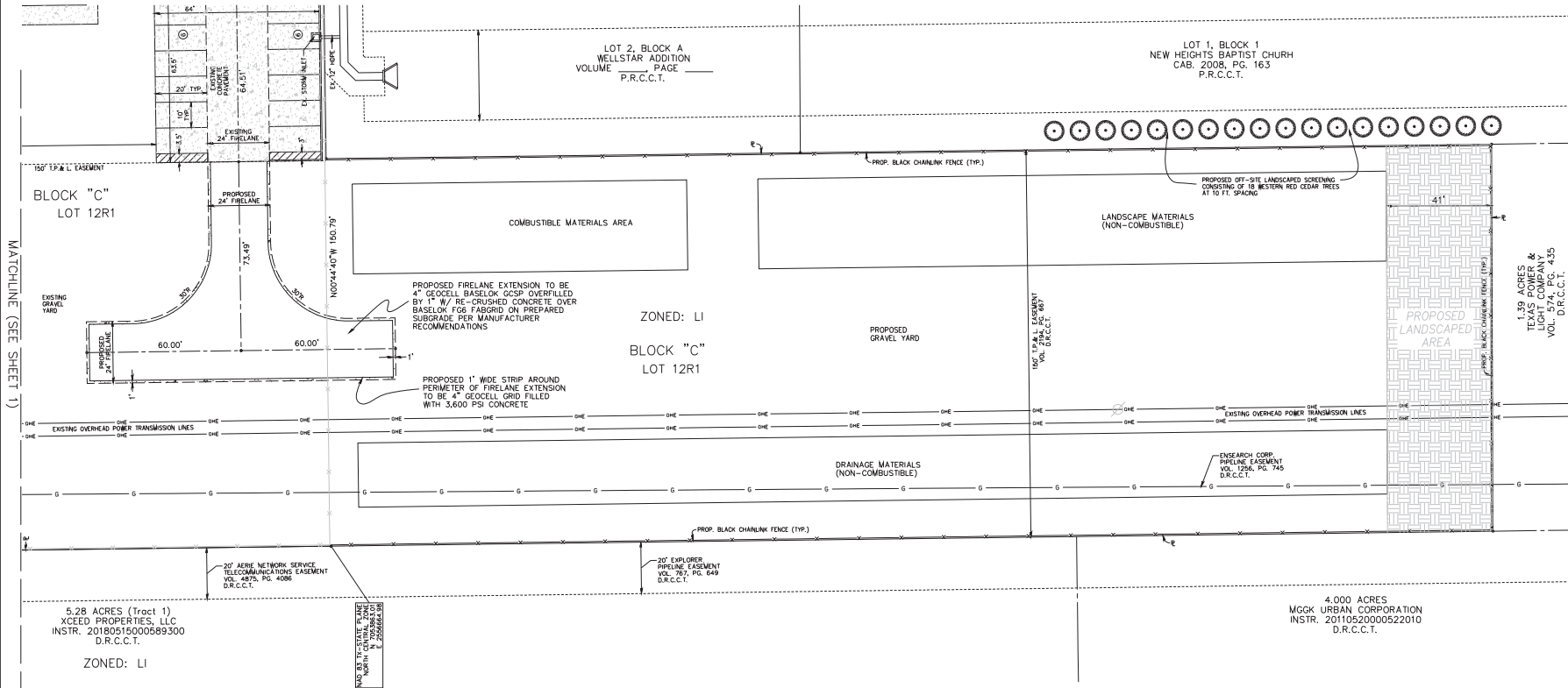
LOT 12R1, BLOCK C
 REGENCY BUSINESS PARK,
 PHASE 3
 CITY OF WYLIE
 COLLIN COUNTY, TEXAS

OWNER/APPLICANT:
 CARDINAL STRATEGIES
 HOLDINGS, LLC
 2770 CAPITAL STREET
 WYLIE, TEXAS 75098
 phone: (469) 547-1281
 contact: KIM ANDERSON

SITE PLAN

JOB NO: 2770
DATE: 07/03/2023

1 of 2



EXISTING SITE DATA SUMMARY

EXISTING SITE DEVELOPMENT DATA

SITE AREA (GROSS) = 1.241 ACRES @ 54,056 S.F.
EXISTING ZONING DISTRICT: LIGHT INDUSTRIAL (LI)

EXISTING LOT COVERAGE

ENCLOSED BUILDING = 5,828 S.F.
FRONT PORCH CANOPY = 171 S.F.
TOTAL ALL BUILDING/CANOPY COVERAGE = 5,999 S.F. (11.1%)
MAXIMUM PERMISSIBLE LOT COVERAGE (50%)
PAVING (PREFINALS) = 3,370.6 S.F.
PAVING (PARKING, ETC.) = 8,546.2 S.F.
PAVING (SIDEWALKS) = 1,846.6 S.F.
TOTAL ALL PAVING COVERAGE = 12,481.4 S.F. (23.1%)
TOTAL IMPERVIOUS COVERAGE = 16,480.4 S.F. (34.2%)
TOTAL LANDSCAPE COVERAGE = 6,140.4 S.F. (11.4%)
MINIMUM PERMISSIBLE LANDSCAPE COVERAGE (10%)

EXISTING BUILDING USAGE

GENERAL OFFICE: 4,310 + 171 = 4,481 S.F.
CONTRACTOR WAREHOUSE/MAINTENANCE: 1,518 S.F.

EXISTING PARKING & SETBACK DATA

PARKING SPACES = 107
TOTAL PARKING PROVIDED = 17
PARKING REQ'D = (5,999/400) = 15.0
HANDICAP SPACES INCLUDED = 1 (1 REQ'D)
(1 VAN ACCESSIBLE)

SETBACK LINES

FRONT = 25 FT
REAR = 25 FT
SIDE & REAR = 10 FT

PROPOSED SITE DATA SUMMARY

PROPOSED SITE DEVELOPMENT DATA

SITE AREA (GROSS) = 2.789 ACRES or 121,488 S.F.
EXISTING ZONING DISTRICT: LIGHT INDUSTRIAL (LI)

LOT COVERAGE PROPOSAL

ENCLOSED BUILDING = 1,828 S.F.
FRONT PORCH CANOPY = 171 S.F.

TOTAL ALL BUILDING/CANOPY COVERAGE = 5,999 S.F. (4.9%)
MAXIMUM PERMISSIBLE LOT COVERAGE (50%)
PAVING (PIRELINES) = 9,251 S.F. (PIRELINE PERVIOUS AREA & 4,383.1 S.F.)
PAVING (PARKING, ETC.) = 7,022.1 S.F.
PAVING (SIDEWAYS) = 1,640.6 S.F.

TOTAL ALL PAVING COVERAGE = 12,840.2 S.F. (10.6%)
TOTAL IMPERVIOUS COVERAGE = 18,832.2 S.F. (15.5%)
TOTAL LANDSCAPE COVERAGE = 12,270.3 S.F. (10.1%)
MINIMUM PERMISSIBLE LANDSCAPE COVERAGE (10%)

BUILDING USAGE PROPOSAL

GENERAL OFFICE: 4,310 + 171 = 4,481 S.F.
CONTRACTOR WAREHOUSE/MAINTENANCE: 1,518 S.F.

PROPOSED PARKING & TRAVEL DATA

PARKING SPACES = 10 "120"
TOTAL PARKING PROVIDED = 17
PARKING REQ'D = (5,999/400) = 15.0
HANDICAP SPACES ALLOWED = 1 ("1 REQ'D")
1 VAN ACCESSIBLE

SETBACK LINES

FRONT = 25 FT
SIDE = 25 FT
SIDE & REAR = 10 FT

DO NOT GO BEYOND THIS LINE



NO.	REVISIONS NUMBER	BY	DATE

CITY OF WYILE C.W.#1 (NAVD 88)
 Located on the southeasterly side of Wyile High School football stadium and
 on the northwesterly corner of Founders Park sports field.
 N = 255976.538, E = 2550122.001, ELEV. = 520.307'

CITY OF WYILE C.W.#4 (NAVD 88)
 Located in the northeast corner of Quail Meadows Park south of an
 alley and on the northwesterly corner of the intersection of
 N = 706577.597, E = 2560970.926, ELEV. = 562.912'

SITE B.W.#1
 Cut the northwesterly corner of a curb inlet located on the
 north side of Capital Street near the common property line
 between Lots 14 & 15
 N = 7094262.86, E = 2556503.13, ELEV. = 528.06

SITE B.W.#2
 "X" Cut in concrete street located at the radius point of the
 cul-de-sac in Capital Street directly north of the site.
 N = 7054262.91, E = 2556575.56, ELEV. = 527.56'

ENGINEER'S FLOOD STATEMENT:

THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS, NUMBER 48085C0415J, WITH A REVISION DATE OF JULY 2, 2009 INDICATES THAT THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR SPECIAL FLOOD HAZARD AREA.