Wylie Planning and Zoning Commission Regular Meeting

August 03, 2021 – 6:00 PM
Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

A. Consider and act upon approval of the Minutes from the July 20, 2021 Regular Meeting.

B. Consider, and act upon a Preliminary Plat of Serene Villas creating 67 residential lots and five HOA lots on 21.910 acres, generally located on Kreymer Lane approximately 1400' north of E Stone Road.

C. Consider, and act upon, a recommendation to the City Council regarding a Final Plat, being a Replat of Creekwood Country Estates, establishing five lots on 21.337 acres, generally located southeast from the intersection of Hunters Glen Drive and Whitley Road.

REGULAR AGENDA

1. Consider, and act upon, an amended Site Plan for a Restaurant with Drive-Through Use (Las Palapas) on 1.152 acres. Property located at 960 W. FM 544.

2. Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a change of zoning from Commercial Corridor (CC) to Planned Development (PD-CC), to allow for a convenience store with motor fueling, a restaurant with drive-through service, truck fueling and an automatic car wash. (ZC2021-20)

WORK SESSION

WS1. Hold a work session to discuss zoning cases as they relate to the Commission's recommendations and City Council decisions.

RECONVENE INTO REGULAR SESSION

ADJOURNMENT

CERTIFICATION
I certify that this Notice of Meeting was posted on July 30, 2021 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

_____ _____
Stephanie Storm, City Secretary *Date Notice Removed*

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

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

Texas Government Code Section:
§ 551.071 – Private consultation with an attorney for the City.

CITY OF WYLIE

Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	August 3, 2021	**Item:**	A
Department:	Planning		
Prepared By:	Mary Bradley	**Subdivision:**	N/A
Date Prepared:	July 26, 2021	**Zoning District:**	N/A
		Exhibits:	N/A

Subject

Consider and act upon approval of the Minutes from the July 20, 2021 Regular Meeting

Recommendation

Motion to approve as presented

Discussion

Staff is presenting the minutes from the July 20, 2021 meeting for consideration.

Approved By

	Initial	*Date*
Department Director	JH	July 26, 2021

Planning & Zoning Commission

Minutes

Regular Meeting

July 20, 2021 – 6:00 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Bldg. 100
Wylie, TX 75098

CALL TO ORDER

Vice Chair Bryan Rogers called the regular meeting to order at 6:01 PM and announced a quorum present. P&Z Commissioners in attendance: Vice Chair Bryan Rogers, Commissioner Joshua Butler, Commissioner Taylor Newsom, Commissioner Jacques Loraine, Commissioner Charla Riner and Commissioner Dan Norris. P&Z Commissioners absent: Chair Cory Plunk.

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

INVOCATION & PLEDGE OF ALLEGIANCE

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

CITIZENS COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

A. Consider and act upon approval of the Minutes from the July 6, 2021 Regular Meeting.

Commission Action

A motion was made by Commissioner Newsom, seconded by Commissioner Loraine, to approve the Consent Agenda as presented. A vote was taken and the motion carried 6-0.

REGULAR AGENDA

1. Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Neighborhood Services (NS) to Planned Development (PD), amending PD 2015-17, to allow for commercial development on 2.00 acres, located east of and adjacent to 650 Country Club Road. (ZC 2021-17)

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is requesting to amend Planned Development 2015-17 by adding two acres of land for additional self storage and RV/Vehicle storage parking spaces.

The proposed addition provides three covered RV parking carports, two drive up self-storage buildings and 25 uncovered RV parking stalls. A masonry wall shall be required along the northern tract with a minimum height of eight feet.

Notifications were mailed to 12 property owners within 200 feet of the property and one response was received in favor and none received in opposition to the request.

Commissioners Discussion

Ms. Jenifer Horomoto, Baldwin Planning, representing the applicant, addressed the Commissioners stating that she was available to address any questions. Commissioner Newsom questioned the purpose for expansion. A representative from Hines Development, applicant, addressed the Commissioners stating that the existing storage facility is full to capacity for RV/Vehicle storage space, and there is a high demand for additional parking spaces for RV/Vehicle storage.

Public Comments

Vice Chair Rogers opened the Public Hearing on Item 1 at 6:09PM. With no citizens approaching the Commissioners, Vice Chair Rogers closed the Public Hearing.

Commission Action

A motion was made by Commissioner Newsom and seconded by Commissioner Butler, to recommend approval to the City Council regarding a request for a change of zoning from Neighborhood Services (NS) to Planned Development (PD), amending PD 2015-17, to allow for commercial development on 2.00 acres, located east of and adjacent to 650 Country Club Road. (ZC 2021-17) . A vote was taken and the motion carried 6-0.

2. Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Agricultural District (AG/30) to Planned Development - Single Family District (PD-SF), to allow for single family detached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and WA allen Boulevard. (ZC 2021-19)

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is requesting to rezone 1.83 acres located on the southwest corner of Brown Street and WA Allen Boulevard. The property is currently zoned Agricultural, and the applicant is requesting Planned Development - Single Family District (PD-SF) to allow for seven single-family lots along WA Allen.

The Planned Development keeps the 10,000 square feet minimum, but allows for a minimum lot width of 50 feet and increased rear setback of 50 feet, due to the depth of the property. Additionally, the applicant

is proposing to increase the dwelling unit minimum square footage to 2,800 square feet in lieu of the 2,400 square feet requirement in the zoning ordinance.

Twenty-three notifications were mailed to surrounding property owners as required by law, One was received in favor or one received in opposition of the request.

Commissioners Discussion

Mr. Mohammed Rahman, applicant addressed the Commissioners stating that the single family homes will be 2,800 square feet with access from a 15 foot rear alley. The alley will be a continuation from an existing development to the south.

Public Comments

Vice Chair Rogers opened the Public Hearing on Item 2 at 6:14PM.

Mr. Kyle Johnson, 102 Lyndhurst Drive, expressed concern of a fence between the alley and property adjacent and trees requirement. Staff responded that the ordinance requires two trees in the front yard. If a property owner desires a fence, it is allowed, but not required. The Commission can make a requirement within the planned development to require a six foot board on board fence.

Mr. Sam Mayfield, 113 N WA Allen Boulevard, stated that the proposed plan was the best one, expressed concern of the side setbacks, does the exterior material match the neighborhood and parking on the street. Staff responded that the side yard setbacks are at five feet due to narrow lots. A development agreement is in place requiring the development to follow current city guidelines, including exterior material to be brick and/or stone. The homes would look similar to the existing neighborhood.

Vice Chair Rogers closed the Public Hearing on Item 2 at 6:21PM.

Commission Discussion

Commissioner Newsom stated that the proposed development is most conducive to the ordinance and existing surrounding developments, and expressed opposition to requiring the development to build a fence in the backyard on each lot.

Commission Action

A motion was made by Commissioner Newsom, and seconded by Commissioner Riner to recommend approval to the City Council regarding a request for a change of zoning from Agricultural District (AG/30) to Planned Development - Single Family District (PD-SF), to allow for single family detached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and WA Allen Boulevard. (ZC 2021-19) A vote was taken and the motion carried 6-0.

Ms. Bradley mentioned that the next Planning and Zoning Meeting is scheduled for August 3, 2021 and Commissioner Loraine and Commissioner Norris will not be in attendance.

ADJOURNMENT

A motion was made by Commissioner Newsom, and seconded by, to adjourn the meeting at 6:31PM. A vote was taken and carried 6-0.

Bryan Rogers, Vice Chair

ATTEST:

Mary Bradley

CITY OF WYLIE

Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	August 03, 2021	**Item:**	B
Department:	Planning		
Prepared By:	Kevin Molina	**Subdivision:**	Serene Villas
Date Prepared:	July 19, 2021	**Zoning District:**	Single Family- 10/24 (SF-10/24)
		Exhibits:	Preliminary Plat

Subject

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat of Serene Villas creating 67 residential lots and five HOA lots on 21.910 acres, generally located on Kreymer Lane approximately 1400' north of E Stone Road.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: SGG Single Family LLC **APPLICANT: Triangle Engineering**

The applicant has submitted a preliminary plat for Serene Villas, creating 67 residential lots and five HOA lots on 21.91 acres. The property was zoned Single Family 10/24 in December of 2016 and allows for single family detached lots with a minimum lot size of 10,000 square feet. The development contains five HOA lots that are to be owned and maintained by the Homeowners Association.

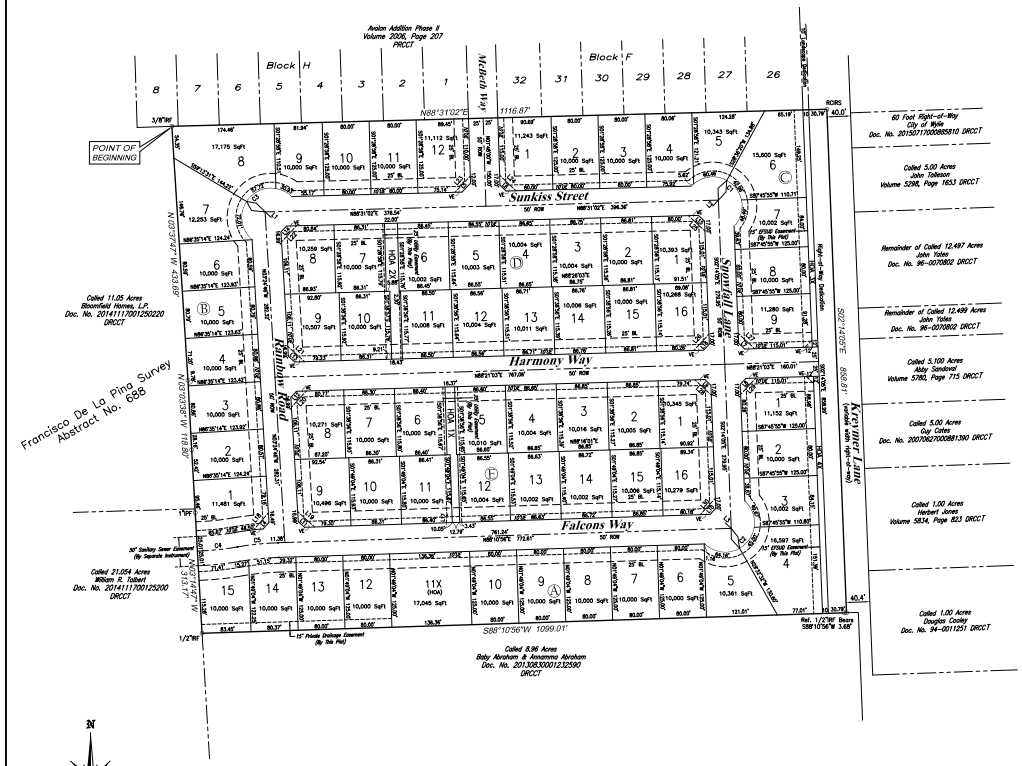
The applicant submitted a similar preliminary plat in September 2019 that was denied by City Council due to a lack of sewer access. The applicant addressed this issue by completing a Development and Escrow Agreement with Bloomfield Property. The agreement allows a sewer connection to the Planned Development of Kreymer East Phase 2. This connection point is made through the Falcons Way right-of-way and shall be recorded through a separate instrument.

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.

Approved By

	Initial	*Date*
Department Director	JH	July 23, 2021



0' 100' 200'

Scale: 1"=100'

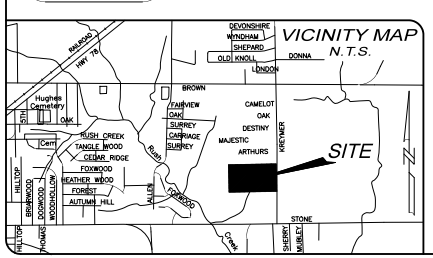
Legend

RCIRS	Roome Capped Iron Rod Set
DRCCT	Deed Records Collin County Texas
PRCCT	Plat Records Collin County Texas
IRF	Iron Rod Found
IPF	Iron Pipe Found
FCP	Fence Corner Post
WME	Wall maintenance Easement
VE	Visibility Easement
CFSUD	Elm Fork Special Utility District

City of Wylie Monuments:

CM 2
N=7057346.784
E=2569521.039
Elevation=550.238

CM 5
N=7050245.804
E=2578669.150
Elevation=454.277



LINE	BEARING	DISTANCE
L1	S47°38'07"E	13.92'
L2	S43°08'28"W	14.00'
L3	N47°01'34"W	14.00'
L4	S42°23'05"W	14.77'
L5	S43°21'31"W	21.15'
L6	S46°38'29"E	14.18'
L7	S46°56'31"E	14.21'
L8	N43°03'29"E	14.07'
L9	S46°56'31"E	14.21'
L10	S42°58'26"W	14.09'
L11	N47°36'55"W	14.34'
L12	N42°28'09"E	13.92'
L13	S47°31'51"E	14.36'
L14	N42°33'08"E	13.90'
L15	S46°51'31"E	14.23'
L16	N43°03'29"E	14.07'
L17	S03°50'58"W	12.84'
L18	N47°51'12"E	38.19'
L19	S47°36'55"E	38.70'
L20	N42°28'08"E	37.58'
L21	S47°31'52"E	38.75'
L22	N42°33'08"E	37.52'
L23	N43°21'31"E	38.08'
L24	S46°38'29"E	38.20'
L25	S46°51'31"E	38.43'
L26	N43°03'29"E	37.99'
L27	S46°56'31"E	38.38'
L28	S46°56'31"E	38.37'
L29	N43°03'29"E	37.99'
L30	S42°58'26"W	38.04'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	180°30'31"	157.52'	S46°51'32"E	100.00'
C2	50.00'	182°00'02"	158.83'	S42°58'26"W	99.98'
C3	50.00'	184°08'20"	160.66'	N42°36'15"E	99.94'
C4	500.00'	7°51'15"	68.54'	N84°05'51"E	68.49'
C5	500.00'	8°00'43"	69.92'	N84°10'35"E	69.86'

NOTES:
(1) CM is controlling monument;
(2) No part of subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Flood Insurance Rate Map Number 48085C0420 J of F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone X);
(3) Source bearing per the plat of Avalon Addition Phase II recorded in Volume 2006, Page 207 of the Plat Records of Collin County, Texas;
(4) This plat has been performed without the benefit of a title commitment. Subject property is affected by any or all easements of record. Surveyor did not abstract or research records for easements;
(5) The current zoning for this property is SF 10/24 – Single Family;
(6) No appurtenances between the height of 2' and 9' may be placed in the visibility triangles;
(7) All HOA "X" lots are to be owned and maintained by the HOA;
(8) Block A, Lot 11-14 owners are responsible for maintaining storm sewer appurtenances in the private drainage easement.
(9) Improvements and utilities shown on this plat were located in 2016.

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS SGG Single Family, LLC is the owner of a tract of land situated in the State of Texas, County of Collin and the City of Wylie, being part of the Francisco De La Pina Survey, Abstract No. 688, being all of a called 11.006 acre tract of land conveyed to SGG Villas, LLC by deed recorded in Document No. 20161118001569060 of the Deed Records of Collin County, Texas, all of a 5.72 acre tract of land conveyed to SGG Villas, LLC by deed recorded in Document No. 20161116001554290 of the Deed Records of Collin County, Texas and all of a called 5.230 acre tract of land conveyed to Odie Hall Living Trust by deed recorded in Volume 5424, Page 4662 of the Deed Records of Collin County, Texas and these premises being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for corner in the south line of Avalon Addition Phase II, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 207 of the Plat Records of Collin County, Texas and marking the northeast corner of a called 11.05 acre tract of land conveyed to Bloomfield Homes, L.P. by deed recorded in Document No. 20141117001250220 of the Deed Records of Collin County, Texas and the northwest corner of said 11.006 acre tract;

THENCE with the south line of said Avalon Addition Phase II and the north line of said 11.006 acre tract, North 88°31'02" East, 1116.87 feet to a 1/2 inch iron rod capped "Roome" set for corner in the west line of Kreymer Lane (variable width right-of-way) and marking the northeast corner of said 11.006 acre tract;

THENCE with west line of Kreymer Lane, the east line of said 11.006 acre tract, the east line of said 5.72 acre tract and the east line of said 5.230 acre tract, South 02°14'05" East, passing a metal fence corner post found for reference marking the southeast corner of said 11.006 at 429.09 feet and continuing for a total distance of 858.81 feet to a point for corner in the north line of a called 8.96 acre tract of land conveyed to Baby Abraham and Annamma Abraham by deed recorded in Document No. 20130830001232590 of the Deed Records of Collin County, Texas and marking the southeast corner of said 5.230 acre tract, from which a 1/2 inch iron rod found for reference bears South 88°10'56" West, 3.68 feet;

THENCE with the north line of said 8.96 acre tract and the south line of said 5.230 acre tract, South 88°10'56" West, 1099.01 feet to a 1/2 inch iron rod found for corner in the east line of a called 21.054 acre tract of land conveyed to William R. Talbert by deed recorded in Document No. 20141117001250200 of the Deed Records of Collin County, Texas and marking the northwest corner of said 8.96 acre tract and the southwest corner of said 5.230 acre tract;

THENCE with the east line of said 21.054 acre tract, the east line of said 11.05 acre tract, the west line of said 5.230 acre tract, the west line of said 5.72 acre tract and the west line of said 11.006 acre tract, as follows:

North 03°14'47" West, 313.17 feet to a 1/2 inch iron rod capped "Roome" found for corner,
North 03°03'38" West, 118.80 feet to a 1/2 inch iron rod capped "Roome" found for corner, and
North 03°57'47" West, 433.69 feet to the Point of Beginning and containing 21.910 acres of land, more or less.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, SGG Single Family, LLC does hereby adopt this plat designated therein above described property as Final Plat of Serene Villas, an addition to the City of Wylie, Texas, an 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.

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 _____, 2021.

_____
SGG Villas, Owner

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared SGG Single Family, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____, day of _____, 2021.

_____
Notary Public in and for
The State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENT:

THAT I, Michael Cuzzo, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the applicable codes and ordinances of the City of Wylie.

_____
Michael Cuzzo
R.P.L.S. No. 5693

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Cuzzo, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____, day of _____, 2021.

_____
Notary Public in and for
The State of Texas

"Recommended for Approval"

_____ _____
Chairman, Planning and 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 Serene Villas to the City of Wylie was submitted to the City Council on the _____ day of _____, 2021, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

_____
City Secretary
City of Wylie, Texas

Preliminary Plat
Serene Villas
21.910 Acres
67 Residential Lots & 5 HOA Lots
Francisco De La Pina Survey, Abstract No. 688
City of Wylie, Collin County, Texas

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.

Owner:
SGG Single Family, LLC
811 South Central Expressway, #600
Richardson, Texas 75080
469-828-1672

Surveyor:
Roome Land Surveying
2000 Avenue G, #810
Plano, Texas 75074
972-423-4372

P:/AC/201602/A

Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 42
www.roomesurveying.com / Firm No. 1

CITY OF WYLIE

Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	August 03, 2021	**Item:**	C
Department:	Planning		
Prepared By:	Kevin Molina	**Subdivision:**	Creekwood Country Estates
Date Prepared:	July 19, 2021	**Zoning District:**	Extraterritorial Jurisdiction (ETJ)
		Exhibits:	Final Plat

Subject

Consider, and act upon, a recommendation to the City Council regarding a Final Plat, being a Replat of Creekwood Country Estates, establishing five lots on 21.337 acres, generally located southeast from the intersection of Hunters Glen Drive and Whitley Road.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Taylor and Son Builders, LLC **APPLICANT: Texas Heritage Surveying**

The applicant has submitted a replat plat for Creekwood Country Estates, creating five lots on 21.337 acres. The property is located outside of the city limits in the extraterritorial jurisdiction of Wylie.

The purpose of the replat is to combine single family detached residential lots into larger open space lots. The property owner has developed a private street that leads to three developed residential lots that contain three single family homes. The private street is labeled and shown as a 60' mutual access easement and shall be maintained by the property owner.

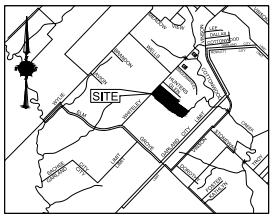
The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

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.

Approved By

	Initial	*Date*
Department Director	JH	July 26, 2021

VICINITY MAP - NOT TO SCALE



80 60 40 20 0 30 60 90 120

SCALE 1"=60'

GENERAL NOTES:

1) SELLING A PORTION OF THIS ADDITION BY METES AND BOUND IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

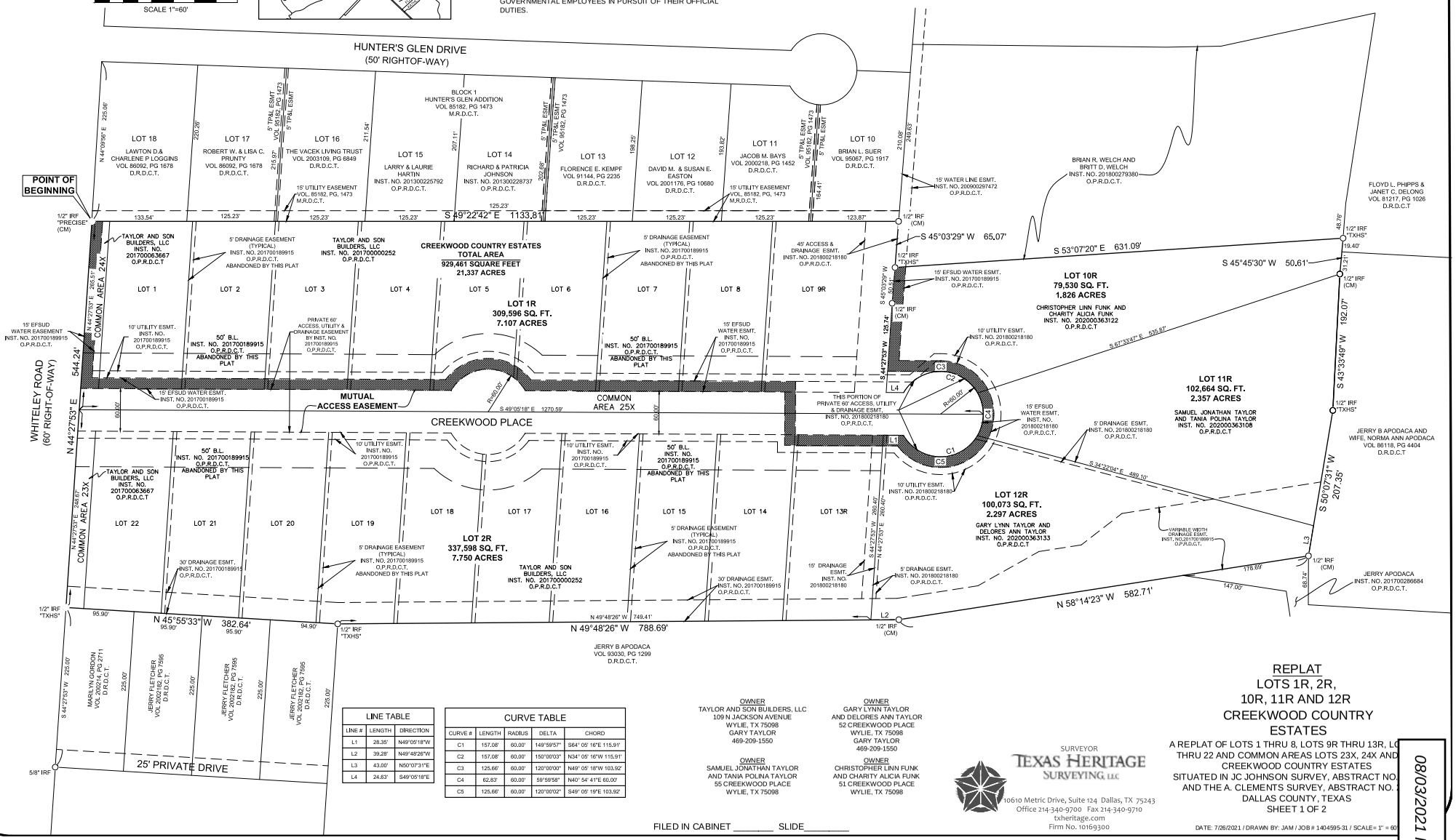
2) THE COMMISSIONERS COURT OF DALLAS COUNTY DOES NOT ACCEPT ANY DEDICATION OF ANY STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES, WATER AND SEWAGE LINES, DRAINAGE INFRASTRUCTURE, OR ANY OTHER PROPERTY THAT IS NOTED OR OFFERED FOR DEDICATION AS SHOWN AND SET FORTH IN AND UPON THIS PLAT.

3) THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITIES MAINTENANCE AND SERVICE PERSONNEL, THE US POSTAL SERVICE, AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

4) PURPOSE OF THIS PLAT IS TO COMBINE LOTS 24X, 1-8 AND 9R INTO A SINGLE LOT AND LOTS 23X, 14-21 AND 13R INTO A SINGLE LOT AND ABANDONED ALL EXISTING COMMON LOT LINE 5 FOOT DRAINAGE EASEMENTS.

LEGEND:

IRF	IRON ROD FOUND
IRS	IRON ROD YELLOW CAP "TXHS" SET
AC	ACRE
SQ.FT.	SQUARE FEET
D.R.D.C.T	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
CM	CONTROL MONUMENT
EFSUD	EAST FORK SPECIAL UTILITY DISTRICT
VOL.	VOLUME
PG.	PAGE
ESMT.	EASEMENT
B.L.	BUILDING LINE



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	28.35'	N49°05'18"W
L2	39.28'	N49°48'26"W
L3	43.00'	N50°07'31"E
L4	24.63'	S49°05'18"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	157.08'	60.00'	149°59'57"	S64° 05' 16"E 115.91'
C2	157.08'	60.00'	150°00'03"	N34° 05' 16"W 115.91'
C3	125.66'	60.00'	120°00'00"	N49° 05' 18"W 103.92'
C4	62.83'	60.00'	59°59'58"	N40° 54' 41"E 60.00'
C5	125.66'	60.00'	120°00'02"	S49° 05' 19"E 103.92'

OWNER
TAYLOR AND SON BUILDERS, LLC
109 N JACKSON AVENUE
WYLIE, TX 75098
GARY TAYLOR
469-209-1550

OWNER
SAMUEL JONATHAN TAYLOR
AND TANIA POLINA TAYLOR
55 CREEKWOOD PLACE
WYLIE, TX 75098

OWNER
GARY LYNN TAYLOR
AND DELORES ANN TAYLOR
52 CREEKWOOD PLACE
WYLIE, TX 75098
GARY TAYLOR
469-209-1550

OWNER
CHRISTOPHER LINN FUNK
AND CHARITY ALICIA FUNK
51 CREEKWOOD PLACE
WYLIE, TX 75098

SURVEYOR
TEXAS HERITAGE SURVEYING LLC
10610 Metric Drive, Suite 124 Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FILED IN CABINET _____ SLIDE_____

REPLAT
LOTS 1R, 2R, 10R, 11R AND 12R CREEKWOOD COUNTRY ESTATES

A REPLAT OF LOTS 1 THRU 8, LOTS 9R THRU 13R, LO
THRU 22 AND COMMON AREAS LOTS 23X, 24X AND
CREEKWOOD COUNTRY ESTATES
SITUATED IN JC JOHNSON SURVEY, ABSTRACT NO.
AND THE A. CLEMENTS SURVEY, ABSTRACT NO.
DALLAS COUNTY, TEXAS
SHEET 1 OF 2

DATE: 7/26/2021 / DRAWN BY: JAM / JOB # 1404595-31 / SCALE= 1" = 60'

08/03/2021 Item C.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Taylor and Son Builders, LLC; Gary Lynn Taylor and Delores Ann Taylor; Samuel Jonathan Taylor and Tania Polina Taylor; Christopher Alicia Funk are the owners of a tract of land situated in the JC Johnson Survey, Abstract No. 1660 and the A Clements Survey, Abstract No. 235, Dallas County, Texas, and the overall property being Lots 1 thru 8, Lots 9R thru 13R, Lots 14 thru 22; Common Areas 23X, 24X and 25X of Creekwood Country Estates, an addition to Dallas County, Texas, according to the Map or Plat thereof recorded in Instrument No. 201822218180, Official Public Records, Dallas County, Texas and being that certain tract of land described in General Warranty Deed as said Lot 11R to Samuel Jonathan Taylor and Tania Polina Taylor recorded in 202000363108, Official Public Records, Dallas County, Texas, also with that certain tract of land described in General Warranty Deed as said Lot 10R to Christopher Linn Funk and Charity Alicia Funk recorded in Instrument Number 202000363122, Official Public Records, Dallas County, Texas, also with that certain tract of land described in General Warranty Deed as said Lot 12R to Gary Lynn Taylor and Delores Ann Taylor recorded in Instrument Number 202000363133, Official Public Records, Dallas County, Texas, also with that certain tract of land described in General Warranty Deed with Vendor's Lien as said Lot 22X (now known as said Lot 24X) and Lot 23X to Taylor and Son Builders, LLC recorded in Instrument Number 201700063667, Official Public Records, Dallas County, Texas, also being the remainder tract of land described in Warranty Deed with Vendor's Lien in favor of Mortgage to Taylor and Son Builders, LLC recorded in Instrument No. 201700000252, Official Public Records, Dallas County, Texas, and together being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with "PRECISE" cap found for corner, said point being the west corner of Lot 18, Block 1 of Hunter's Glen Addition, an addition to Dallas County, Texas, according to the plat thereof recorded in Volume 85182, Page 1473 of the Map Records of Dallas County, Texas, lying on the southeasterly right-of-way line of Whiteley Road (60 foot right-of-way);

Thence South 49 degrees 22 minutes 42 seconds East, departing the southeasterly right-of-way line of said Whiteley Road, along the southwesterly line of Block 1 of said Hunter's Glen Addition, also being the northeasterly lines of said Taylor tracts (201700000252) (201700063667), a distance of 1133.81 feet to a 1/2 inch iron rod found for corner, said point being the most southerly corner of said Block 1 of said Hunter's Glen Addition, said point also being an eastern corner of said Taylor tract (201700000252), and lying on the northwesterly line of that certain tract of land described in General Warranty Deed with Vendor's Lien in Favor of Third Party to Brian R. Welch and Britt D. Welch recorded in Instrument Number 201800279380, Official Public Records, Dallas County, Texas;

Thence South 45 degrees 03 minutes 29 seconds West, along the common line of said Taylor tract (201700000252) and said Welch tract, a distance of 65.07 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for corner, said point being the most northerly corner of said Lot 10R, said point also being the most westerly corner of said Welch tract;

Thence South 53 degrees 07 minutes 20 seconds East, along the northeasterly line of said Lot 10R, also being the southwesterly line of said Welch tract, a distance of 631.20 feet to a 1/2 inch iron rod with cap stamped "TXHS" found, said point being the most easterly corner of said Lot 10R, lying on the northwesterly line of a certain tract of land conveyed described in deed to Floyd L. Phipps and Janet C. Delong recorded in Volume 81217, Page 1026, Deed Records, Dallas County, Texas;

Thence South 45 degrees 45 minutes 30 seconds West, along the southeasterly line of said Lot 10R, common with the northwesterly line of said Phipps-Delong tract, passing at a distance of 19.40 feet the northerly corner of that certain tract of land described in deed to Jerry B. Apodaca and Norma Ann Apodaca recorded in Volume 86118, Page 4404, Deed Records Dallas County, Texas, and continuing a total distance of 50.61 feet to a 1/2 inch iron rod found for corner, said point being the most southerly corner of said Lot 10R, also being the most northeasterly corner of said Lot 11R;

Thence South 43 degrees 33 minutes 49 seconds West, along a southeasterly line of said Lot 11R, common with a northwesterly line of said Apodaca tract, a distance of 192.07 feet to a 1/2 inch iron rod with "TXHS" yellow cap found, said point being angle point;

Thence South 50 degrees 07 minutes 31 seconds West, continuing along the southeasterly line of said Lot 11R, common with the northwesterly line of said Apodaca tract, a distance of 207.35 feet to a 1/2 inch iron rod found, said point being the most southerly corner of said Lot 11R, being the most northeasterly corner of that certain tract of land described in Warranty Deed to Jerry Apodaca recorded in Instrument Number 201700286684, Official Public Records, Dallas County, Texas;

Thence North 58 degrees 14 minutes 23 seconds West, along the southwesterly line of said Lot 12R, passing at a distance of 178.69 feet the most northwesterly corner of said Apodaca tract (201700286684), continuing along the southwesterly line of said Lot 12R, common with a northeasterly line of a certain tract of land described in Special Warranty Deed with Vendor's Lien to Jerry B. Apodaca recorded in Volume 93030, Page 1299, Deed Records, Dallas County, Texas, a total distance of 582.71 feet to a 1/2 inch iron rod found for corner, said point being the most westerly southwest corner of said Lot 12R, common with an interior corner of said Apodaca tract (Vol. 93030, Pg. 1299);

Thence North 49 degrees 48 minutes 26 seconds West, along the northeasterly line of said Apodaca tract (Vol. 93030, Pg. 1299), also being the southwesterly line of said Lot 12R, and passing at a distance of 39.28 feet a southerly corner at the remaining Taylor tract (201700000252), continuing along said line for a total distance of 788.69 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for corner and, said point being the most northerly corner of said Apodaca tract (Vol. 93030, Pg. 1299), also being the east corner of that certain tract of land described in Warranty Deed to Jerry Fletcher recorded in Volume 2002182, Page 7595, Deed Records, Dallas County, Texas;

Thence North 45 degrees 55 minutes 33 seconds West, along the southwesterly lines of said Taylor tracts (201700063667) (201700000252), a distance of 382.64 feet to a 1/2 inch iron rod with "TXHS" yellow cap found for the most westerly corner of said Taylor tract (201700000252) and the most northerly corner of that certain tract of land described in Corrected Quit-Claim Deed to Marilyn Gordon recorded in Volume 200214, Page 2711, Deed Records, Dallas County, Texas, said point also lying in the southeasterly right-of-way line of said Whiteley Road;

Thence North 44 degrees 27 minutes 53 seconds East, along the northwesterly line of said Taylor tracts (201700063667) (201700000252) and the southeasterly right-of-way line of said Whiteley Road, a distance of 544.24 feet to the POINT OF BEGINNING and containing 929,458 square foot or 21.337 acres of land.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

That I, Taylor and Son Builders, LLC, a Texas Limited Liability Company acting herein by and through his duly authorized office, does hereby adopt this plat designating the herein above described property as **LOTS 1R, 2R, 10R, 11R AND 12R, CREEKWOOD COUNTRY ESTATES**, an addition to the County of Dallas, Texas, and do hereby dedicate to the public use forever, the easements and right-of-way shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the easements and right-of-way as shown. Said utility easement being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using the same. All and any public utilities shall have the full right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growth which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon said utility easement for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of 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 _____, 2021.

BY: Taylor and Sons Builders, LLC

_____

Gary Lynn Taylor - President

STATE OF TEXAS:

COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gary L. Taylor, President known to me to be the person whose name is subscribed to the foregoing instruments and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this___day of _____, 2021.

_____ _____ _____
Notary Public in and for the State of Texas My Commission Expires On:

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

BY: Gary Lynn Taylor and Delores Ann Taylor

_____

Gary Lynn Taylor - Owner

STATE OF TEXAS:

COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gary LynnTaylor, President known to me to be the person whose name is subscribed to the foregoing instruments and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this___day of _____, 2021.

_____ _____
Notary Public in and for the State of Texas My Commission Expires On:

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

BY: Gary Lynn Taylor and Delores Ann Taylor

_____

Delores Ann Taylor - Owner

STATE OF TEXAS:

COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Delores Ann Taylor, President known to me to be the person whose name is subscribed to the foregoing instruments and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this___day of _____, 2021.

_____ _____
Notary Public in and for the State of Texas My Commission Expires On:

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

BY: Samuel Jonathan Taylor and Tania Polina Taylor

_____

Samuel Jonathan Taylor - Owner

STATE OF TEXAS:

COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Samuel Jonathan Taylor, President known to me to be the person whose name is subscribed to the foregoing instruments and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this___day of _____, 2021.

_____ _____
Notary Public in and for the State of Texas My Commission Expires On:

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

BY: Samuel Jonathan Taylor and Tania Polina Taylor

_____

Tania Polina Taylor - Owner

STATE OF TEXAS:

COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tania Polina Taylor, President known to me to be the person whose name is subscribed to the foregoing instruments and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this___day of _____, 2021.

_____ _____
Notary Public in and for the State of Texas My Commission Expires On:

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

BY: Christopher Linn Funk and Charity Alicia Funk

_____

Christopher Linn Funk - Owner

STATE OF TEXAS:

COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Christopher Linn Funk, President known to me to be the person whose name is subscribed to the foregoing instruments and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this___day of _____, 2021.

_____ _____
Notary Public in and for the State of Texas My Commission Expires On:

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

BY: Christopher Linn Funk and Charity Alicia Funk

_____

Charity Alicia Funk - Owner

STATE OF TEXAS:

COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Christopher Linn Funk, President known to me to be the person whose name is subscribed to the foregoing instruments and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this___day of _____, 2021.

_____ _____
Notary Public in and for the State of Texas My Commission Expires On:

SURVEYOR'S CERTIFICATE:
KNOWN ALL MEN BY THESE PRESENTS:

That I, Gary E. Johnson, 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 Subdivision Ordinance of the City of Wylie.
PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (07/26/2021)

_____
Gary E. Johnson
Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the Undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gary E. Johnson, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ___day of _____, 2021.

_____ _____
Notary Public in and for the State of Texas My Commission Expires On:

"ROAD NAME IS APPROVED. 911 ADDRESSES MUST BE APPROVED"

_____
Dallas County Addressing Coordinator

_____
Director of Dallas County Department of Unincorporated Area Services

_____
County Judge

DALLAS COUNTY HEALTH AND HUMAN SERVICES DEPARTMENT'S CERTIFICATION:

This final plat complies with current applicable health laws of the State of Texas related to water supply and septic system lot sizes. This does not constitute license, permits, or approval of any specific individual private water facility or private on site sewerage facility system design or installation.

_____
Director of Dallas County Health and Human Services Department"

"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 undersign, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the _____ subdivision or addition to County of Dallas was submitted to the City Council on the ____ day of _____, 2021. and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ____ day of _____, A.D., 2021

_____
City Secretary
City of Wylie, Texas

"Construction not complete within two years of the recording date shall be subject to current County Subdivision Standards and Regulations."

OWNER
TAYLOR AND SON BUILDERS, LLC
109 N JACKSON AVENUE
WYLIE, TX 75098
GARY TAYLOR
469-209-1550

OWNER
GARY LYNN TAYLOR
AND DELORES ANN TAYLOR
52 CREEKWOOD PLACE
WYLIE, TX 75098
GARY TAYLOR
469-209-1550

OWNER
SAMUEL JONATHAN TAYLOR
AND TANIA POLINA TAYLOR
55 CREEKWOOD PLACE
WYLIE, TX 75098

OWNER
CHRISTOPHER LINN FUNK
AND CHARITY ALICIA FUNK
51 CREEKWOOD PLACE
WYLIE, TX 75098

GENERAL NOTES:

1) According to the F.I.R.M. No. 48113C0235 K, the subject property lies in Zone X and does not lie within a flood prone hazard area.

2) Bearings are based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983, 2011.

3) Selling a portion of this addition by metes and bound is a violation of City Ordinance and State law, and is subject to fines and withholding of utilities and building permits.

4) The Commissioners Court of Dallas County does not accept any dedication of any streets, alleys, parks, easements, public places, water and sewage lines, drainage infrastructure, or any other property that is noted or offered for dedication as shown and set forth in and upon this plat.

5) Creekwood Place has not been dedicated to the public, nor has been accepted by the county as public improvements, and the streets and drainage infrastructure shall be maintained by the property owners association within the subdivision. The streets shall always be open to emergency vehicles, public and private utility maintenance and service personnel, the us postal service, and governmental employees in pursuit of their official duties."

6) "The property owners association, as owner of the private streets and appurtenances agrees to release, indemnify, defend, and hold harmless the County, any governmental entity, and any public utility entity for damages to the private streets that may be occasioned by the reasonable use of private streets by same, and for damages, and injury (including death) arising from the condition of the private streets, out of any use access gates or cross arms, or out of any use of the subdivision by the county or governmental or utility entity."

7) "Floodplain / Drainage Way Maintenance and Easements: The existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all times and will be maintained by the adjacent property owner, or the property owners association, if applicable. The county will not be responsible for the maintenance, erosion control, and / or operation of said drainage ways and easements. The home owners shall keep the adjacent drainage ways and easements traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the county shall have the right of entry for the purposes of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow damages resulting from the storm water overflow and / or bank erosion that cannot be defined. The county shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structures within the drainage ways. The drainage way crossing each lot is contained within the floodplain / drainage easement line as shown on the plat."

8) Drainage Easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions for operation/maintenance of drainage facility."

9) "All utility easements shall be privately owned and maintained - County shall not own nor maintain these utility easements."

10) "Tree planting and other landscape features should be located entirely on private property or on a parallel landscape easement due to the lack of space on the Whiteley Road R.O.W. for such treatment."

11) "Retaining walls shall be the responsibility of the homeowner. Dallas County will not be responsible for maintenance of the retaining wall."

12) "The county shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and save harmless county, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph."

FILED IN CABINET _____ SLIDE_____

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124 Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

REPLAT
LOTS 1R, 2R, 10R, 11R AND 12R CREEKWOOD COUNTRY ESTATES

A REPLAT OF LOTS 1 THRU 8, LOTS 9R THRU 13R, LOTS 14 THRU 22 AND COMMON AREAS LOTS 23X, 24X AND 25X CREEKWOOD COUNTRY ESTATES
SITUATED IN JC JOHNSON SURVEY, ABSTRACT NO. 1660 AND THE A. CLEMENTS SURVEY, ABSTRACT NO. 235
DALLAS COUNTY, TEXAS
SHEET 2 OF 2

DATE: 7/26/2021 / DRAWN BY: JAM / JOB # 1404595-31 / SCALE= 1" = 60'

08/03/2021 Item C.

CITY OF WYLIE

Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	August 03, 2021	**Item:**	1
Department:	Planning		
Prepared By:	Kevin Molina	**Subdivision:**	Industrial Park
Date Prepared:	July 19, 2021	**Zoning District:**	Commercial Corridor (CC)
		Exhibits:	Site Plan, Landscape Plan Elevations

Subject

Consider, and act upon, an amended Site Plan for a Restaurant with Drive-Through Use (Las Palapas) on 1.152 acres. Property located at 960 W. FM 544.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: CEMT Properties, LLC **APPLICANT: Vasquez Engineering**

The applicant is proposing to amend the site plan of a restaurant with drive-through service at 960 W. FM 544. The property is zoned within the Commercial Corridor zoning district and the restaurant use is allowed by right without a special use permit as it is a continuation of an existing restaurant use.

The purpose of the site plan amendment is to add an additional 13 parking spaces, reestablish the drive-through alignment by removing a covered patio, and adding an 885 square foot patio with trellis.

The proposed site plan provides 36 parking spaces with two of them being ADA accessible.

The site provides 25% of landscaped area, which exceeds the minimum requirement for commercially zoned properties.

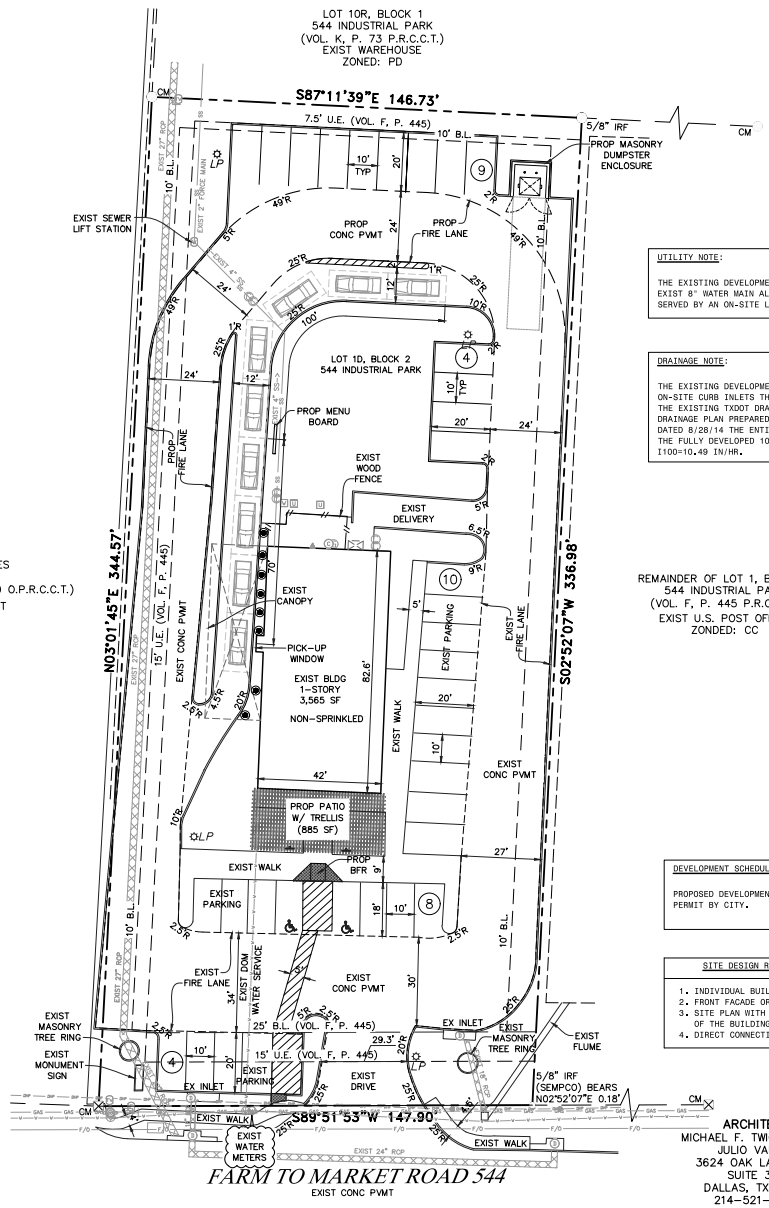
The exterior facade of the building shall remain with the existing exterior masonry material of the previous use. New signage for the Las Palapas restaurant shall be approved through a separate sign permit.

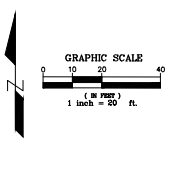
As presented, this site plan is in compliance with the design requirements of the zoning ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

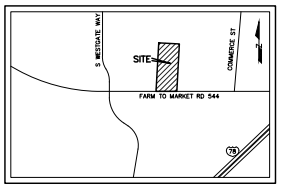
The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

Approved By

	Initial	*Date*
Department Director	JH	July 23, 2021







VICINITY MAP
NOT TO SCALE

UTILITY NOTE:

THE EXISTING DEVELOPMENT IS CURRENTLY SERVED FROM AN EXIST 8" WATER MAIN ALONG FM 544. SANITARY SEWER IS SERVED BY AN ON-SITE LIFT STATION.

DRAINAGE NOTE:

THE EXISTING DEVELOPMENT IS CURRENTLY SERVED BY TWO ON-SITE CURB INLETS THAT CONVEY THE ON-SITE DRAINAGE TO THE EXISTING TXDOT DRAINAGE SYSTEM IN FM 544. PER THE DRAINAGE PLAN PREPARED BY W.R. EDWARDS GROUP, INC., DATED 8/28/14 THE ENTIRE PROPERTY HAS BEEN DESIGNED FOR THE FULLY DEVELOPED 100-YR STORM I.E. C=0.9 AND I100=10.49 IN/HR.

DEVELOPMENT SCHEDULE:

PROPOSED DEVELOPMENT 6 WEEKS AFTER APPROVAL OF BUILDING PERMIT BY CITY.

SITE DESIGN REQUIREMENTS DESIRABLES PROVIDED:

1. INDIVIDUAL BUILDINGS W/FOOTPRINTS = OR < 10,000 S.F.
2. FRONT FACADE ORIENTED TO THE STREET.
3. SITE PLAN WITH NO MORE THAN 50% OF PARKING IN FRONT OF THE BUILDING.
4. DIRECT CONNECTION BETWEEN BUILDINGS AND STREET.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PARKING COUNT	9
	PAVEMENT	
	WALK	
OHP	ELECTRIC	
FOC	TELEPHONE	
W	WATER	
SS	SANITARY SEWER	
	STORM SEWER	
	LIFT STATION	
LP	LIGHT POLE	
	WOOD FENCE	
	BOLLARD	
FH	FIRE HYDRANT	
V	WATER VALVE	
W	WATER METER	
	CURB INLET	
	SIGN	

NOTES

1. BOUNDARY & TOPOGRAPHIC BASED ON SURVEY BY BY-LINE SURVEYING, LLC, DATED 06/02/2021.
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF BUILDING OR FACE OF CURB, UNLESS OTHERWISE NOTED.

SITE SUMMARY TABLE

Site Address	960 W. FM 544	
County	COLLIN	
Project Name	LAS PALAPAS	
Zoning District	"CC" COMMERCIAL CORRIDOR DISTRICT	
Proposed use	RESTAURANT/W DRIVE THRU	
Site Area:	1.152 Acres 50,212 S.F.	
Building Area	3,564 S.F.	
Patio Area	885 S.F.	
Total Area	4,449 S.F.	
Building Height:	20' - 1 STORY	
Lot Coverage:	3,564 / 50,212 = 07.1%	
Floor Area Ratio:	3,564 S.F. / 50,212 = 1:07.1	
Parking Required:	1 SPC/150 SF	
	4,449/150 =	= 30 SPACES
	REQUIRED	= 30 SPACES
Parking Provided:	Regular	= 33 SPACES
	Handicap	= 2 SPACES
	Total	= 35 SPACES
Impervious Area:	37,754 S.F.	
Impervious Area Ratio:	37,754 S.F. / 50,212 = 75.19%	
Pervious Area Ratio:	12,458 S.F. / 50,212 = 24.81%	

SITE PLAN
LAS PALAPAS
LOT 1D, BLOCK 2
544 INDUSTRIAL PARK
1.1527 ACRES
E.A. DAVIDSON SURVEY
ABSTRACT NO. 266
CITY OF WYLIE,
COLLIN COUNTY, TEXAS
JULY 23, 2021

ARCHITECT
MICHAEL F. TWICHELL, L.P.
JULIO VALDEZ
3624 OAK LAWN AVE
SUITE 320
DALLAS, TX 75219
214-521-3066
julio@twichell.biz

DEVELOPER
CEMT PROPERTIES, LLC
337 BARNES BRIDGE RD
SUNNYVALE, TX 75182
CONTACT: ERICH BREHM
214-289-0500
Erichbrehm1@aol.com

ENGINEER
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX
jvasquez@vasquezengineering.com

NO.	DATE	APP:

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ P.E. #86892 ON 07/23/2021

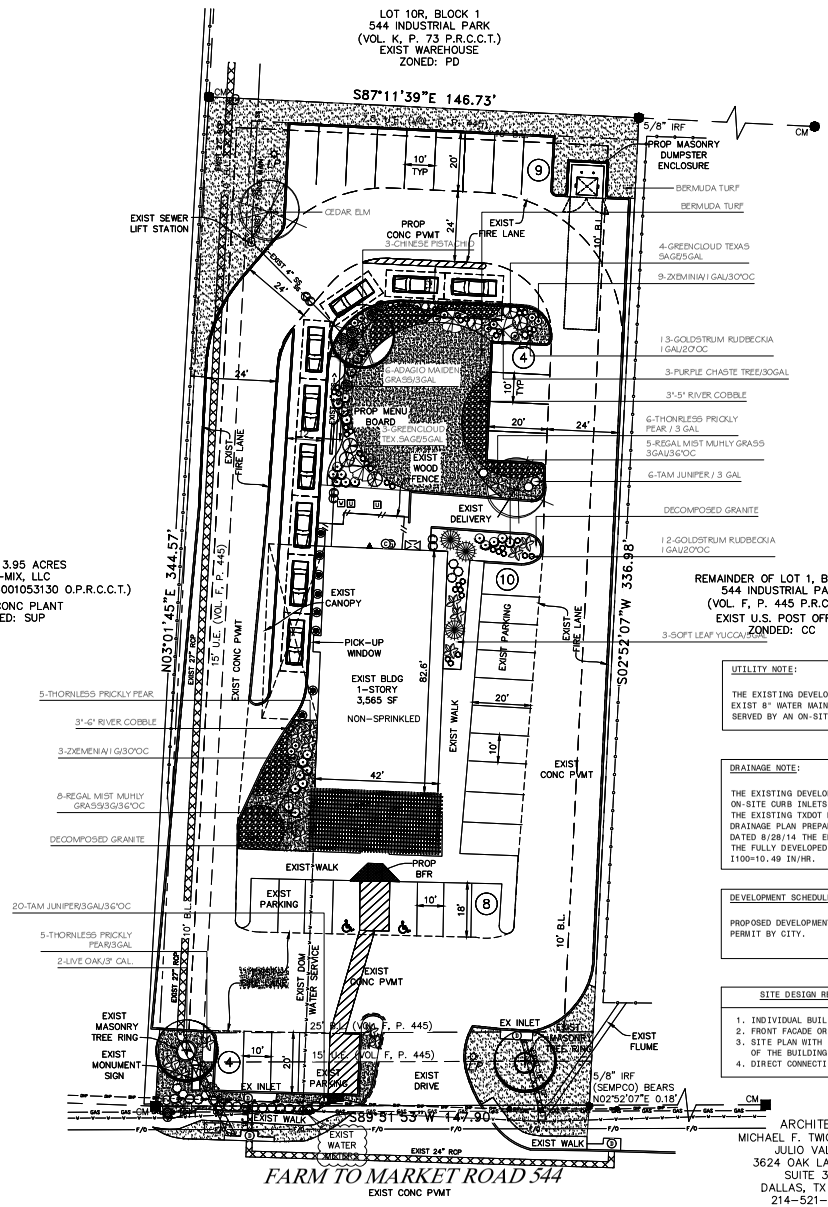
DEVELOPER:
CEMT PROPERTIES, LLC
337 BARNES BRIDGE RD
SUNNYVALE, TX 75182

SITE PLAN
LAS PALAPAS
960 W FM 544
CITY OF WYLIE, TEXAS

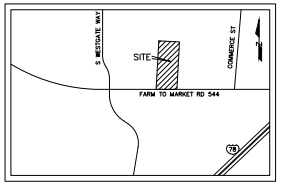
Scale: 1" = 20'
Designed by: JJV
Drawn by: DRS
Checked by: JJV
SheetCOSP3 SITE PLAN.dwg
07/23/2021

SHEET
SP

08/03/2021 Item 1.



GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20' ft.



VICINITY MAP
NOT TO SCALE

PLANT TABLE

TREES:

3	Chinese Pistache (pistachio chinensis)	3" cal 5T	1 0ht x 5' spd.
2	Live Oak (Quercus Virginiana)	3" cal 5T	1 0ht x 5' spd.
1	Cedar Elm (Ulmus Crassifolia)	3" cal 5T	1 0ht x 5' spd.
3	Purple Chaste Tree (Vitex Angustifolia)	30 gal/MT	8ht

SHRUBS:

3	Soft Leaf Yucca (Yucca Filamentosa)	5 gal
17	Thornless Prickly Pear (Opuntia spp)	3 gal
26	Tam Juniper (Juniperus Tamariscifolia)	3 gal

PERENNIALS/GRASSES

5	Adagio Maiden Grass ()	3 gal
18	Regal Mist Muhly Grass ()	3 gal
44	Clasping Coneflower (Rudbeckia Goldstrum)	1 gal
14	Zxemenia (Zxemenia spp.)	1 gal

LANDSCAPE ARCHITECT
LANDPATTERNS, INC.
1804 W. Commerce St. #200
Dallas, TX 75208
214-219-3993 (O) 214-219-7005 (F)
info@landpatterns.com

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID MARC FUNDERBURK, PLA #879 07/06/2021

LANDSCAPE DESIGN REQUIREMENTS PROVIDED:

1. 20% LANDSCAPE AREA REQUIRED 10,042.4 SF
2. LANDSCAPE AREA PROVIDED 12,678 SF.
3. 50 SF / PER PK. SPACE = 1,800.00 S.F.
4. SCREENING PROVIDED

UTILITY NOTE:

THE EXISTING DEVELOPMENT IS CURRENTLY SERVED FROM AN EXIST 8" WATER MAIN ALONG FM 544. SANITARY SEWER IS SERVED BY AN ON-SITE LIFT STATION.

DRAINAGE NOTE:

THE EXISTING DEVELOPMENT IS CURRENTLY SERVED BY TWO ON-SITE CURB INLETS THAT CONVEY THE ON-SITE DRAINAGE TO THE EXISTING TXDOT DRAINAGE SYSTEM IN FM 544. PER THE DRAINAGE PLAN PREPARED BY W.R. EDWARDS GROUP, INC., DATED 8/28/14 THE ENTIRE PROPERTY HAS BEEN DESIGNED FOR THE FULLY DEVELOPED 100-YR STORM I.E. C=0.9 AND I100=10.49 IN/HR.

DEVELOPMENT SCHEDULE:

PROPOSED DEVELOPMENT 6 WEEKS AFTER APPROVAL OF BUILDING PERMIT BY CITY.

SITE DESIGN REQUIREMENTS DESIRABLES PROVIDED:

1. INDIVIDUAL BUILDINGS W/FOOTPRINTS = OR < 10,000 S.F.
2. FRONT FACADE ORIENTED TO THE STREET.
3. SITE PLAN WITH NO MORE THAN 50% OF PARKING IN FRONT OF THE BUILDING.
4. DIRECT CONNECTION BETWEEN BUILDINGS AND STREET.

SITE SUMMARY TABLE

Site Address	960 W. FM 544	
County	COLLIN	
Project Name	LAS PALAPAS	
Zoning District	"CC" COMMERCIAL CORRIDOR DISTRICT	
Proposed use	RESTAURANT/W DRIVE THRU	
Site Area:	1.152 Acres 50,212 S.F.	
Building Area	3,564 S.F.	
Patio Area	885 S.F.	
Total Area	4,449 S.F.	
Building Height:	20' - 1 STORY	
Lot Coverage:	3,564 / 50,212 = 07.1%	
Floor Area Ratio:	3,564 S.F. / 50,212 = 1:07.1	
Parking Required:	1 SPC/150 SF	
	4,449/150 =	= 30 SPACES
	REQUIRED	= 30 SPACES
Parking Provided:	Regular	= 32 SPACES
	Handicap	= 2 SPACES
	Total	= 36 SPACES
Impervious Area:	38,242 S.F.	
Impervious Area Ratio:	38,242 S.F. / 50,212 = 76.16%	
Pervious Area Ratio:	11,970 S.F. / 50,212 = 23.84%	

ARCHITECT
MICHAEL F. TWICHELL, L.P.
JULIO VALDEZ
3624 OAK LAWN AVE
SUITE 320
DALLAS, TX 75219
214-521-3066
julio@twichell.biz

DEVELOPER
CEMT PROPERTIES, LLC
337 BARNES BRIDGE RD
SUNNYVALE, TX 75182
CONTACT: ERICH BREHM
214-289-0500
Erichbrehm1@aol.com

ENGINEER
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX
jvasquez@vasquezengineering.com

LANDSCAPE PLAN
LAS PALAPAS
1.1527 ACRES
E.C. DAVIDSON SURVEY
ABSTRACT NO. 266
CITY OF WYLIE,
COLLIN COUNTY, TEXAS
JULY 06, 2021

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

STATE OF TEXAS
DAVID MARC FUNDERBURK
879
REGISTERED
LANDSCAPE ARCHITECT

DEVELOPER:
CEMT PROPERTIES, LLC
337 BARNES BRIDGE RD
SUNNYVALE, TX 75182

LANDSCAPE PLAN
LAS PALAPAS
960 W FM 544
CITY OF WYLIE, TEXAS

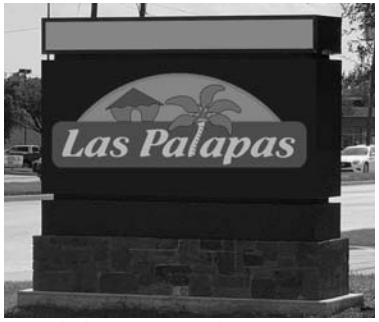
Scale: 1" = 20'
Designed by: JJV
Drawn by: DRS
Checked by: JJV
Dwg/CORP1 SITE PLAN.dwg
07/06/2021

SHEET
LP

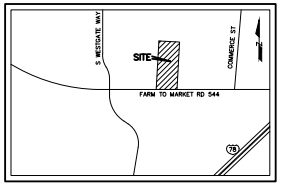
08/03/2021 Item 1.

7 NORTH ELEVATION
EXISTING COVERED PATIO TO BECOME COVERED DRIVE-THRU

6 DUMPSTER ELEVATION
EXISTING DUMPSTER TO REMAIN THE SAME



5 SIGN ELEVATION



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

4 WEST ELEVATION
EXISTING COVERED PATIO TO BECOME COVERED DRIVE-THRU

3 EAST ELEVATION
EXISTING BUILDING MATERIALS TO REMAIN THE SAME

SITE SUMMARY TABLE

Site Address	960 W. FM 544	
County	COLLIN	
Project Name	LAS PALAPAS	
Zoning District	"CC" COMMERCIAL CORRIDOR DISTRICT	
Proposed use	RESTAURANT/W DRIVE THRU	
Site Area:	1.152 Acres 50,212 S.F.	
Building Area	3,564 S.F.	
Patio Area	885 S.F.	
Total Area	4,449 S.F.	
Building Height:	20' - 1 STORY	
Lot Coverage:	3,564 / 50,212 = 07.1%	
Floor Area Ratio:	3,564 S.F. / 50,212 = 1:07.1	
Parking Required:	1 SPC/150 SF	
	4,449/150 =	= 30 SPACES
	REQUIRED	= 30 SPACES
Parking Provided:	Regular	= 32 SPACES
	Handicap	= 2 SPACES
	Total	= 36 SPACES
Impervious Area:	38,242 S.F.	
Impervious Area Ratio:	38,242 S.F. / 50,212 = 76.16%	
Pervious Area Ratio:	11,970 S.F. / 50,212 = 23.84%	

2 SOUTH ELEVATION
TRELLIS TO BE ADDED TO BUILDING, NOTE SITE PLAN

1 TRELLIS ELEVATION

DEVELOPMENT SCHEDULE:

PROPOSED DEVELOPMENT 6 WEEKS AFTER APPROVAL OF BUILDING PERMIT BY CITY.

UTILITY NOTE:

THE EXISTING DEVELOPMENT IS CURRENTLY SERVED FROM AN EXIST 8" WATER MAIN ALONG FM 544. SANITARY SEWER IS SERVED BY AN ON-SITE LIFT STATION.

SITE DESIGN REQUIREMENTS DESIRABLES PROVIDED:

1. INDIVIDUAL BUILDINGS W/FOOTPRINTS = OR < 10,000 S.F.
2. FRONT FACADE ORIENTED TO THE STREET.
3. SITE PLAN WITH NO MORE THAN 50% OF PARKING IN FRONT OF THE BUILDING.
4. DIRECT CONNECTION BETWEEN BUILDINGS AND STREET.

DRAINAGE NOTE:

THE EXISTING DEVELOPMENT IS CURRENTLY SERVED BY TWO ON-SITE CURB INLETS THAT CONVEY THE ON-SITE DRAINAGE TO THE EXISTING TXDOT DRAINAGE SYSTEM IN FM 544. PER THE DRAINAGE PLAN PREPARED BY W.R. EDWARDS GROUP, INC., DATED 8/28/14 THE ENTIRE PROPERTY HAS BEEN DESIGNED FOR THE FULLY DEVELOPED 100-YR STORM I.E. C=0.9 AND I100=10.49 IN/HR.

LANDSCAPE ARCHITECT
LANDPATTERNS, INC.
MARC FUNDERBURK
1804 W. COMMERCE STREET
SUITE 200
DALLAS, TEXAS 75208
214-219-3993 TELE
214-219-7005 FAX
marc@landpatterns.com

DEVELOPER
CEMT PROPERTIES, LLC
ERICH BREHM
337 BARNES BRIDGE ROAD
SUNNYVALE, TEXAS 75182
214-289-0500
Erichbrehm1@aol.com

CIVIL ENGINEER
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX
jvasquez@vasquezengineering.com

ELEVATIONS
LAS PALAPAS
1.1527 ACRES
E.C. DAVIDSON SURVEY
ABSTRACT NO. 266
CITY OF WYLIE,
COLLIN COUNTY, TEXAS
JULY 06, 2021

TWICHELL
MICHAEL F. TWICHELL, L.P.
ARCHITECTS • PLANNING
INTERIORS
3624 OAK LAWN AVENUE, SUITE 320
DALLAS, TEXAS 75219
OFFICE: 214-521-3066

REGISTERED ARCHITECT 7163 STATE OF TEXAS
Expires 06/31/21
07/06/2021

CEMT PROPERTIES, LLC
337 BARNES BRIDGE ROAD
SUNNYVALE, TEXAS 75182
214-289-0500

LAS PALAPAS
960 W FM 544
WYLIE, TEXAS 75098
214-676-7240

ELEVATIONS
SCALE: NTS

REV	DATE	DESCRIPTION

PROJECT NO:
SHEET
E1

08/03/2021 Item 1.

CITY OF WYLIE

Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	August 03, 2021	**Item:**	2
Department:	Planning		
Prepared By:	Kevin Molina	**Subdivision:**	Francisco De La Piña Survey Abs 688
Date Prepared:	July 22, 2021	**Zoning District:**	Planned Development (PD-CC)
		Exhibits:	Zoning Exhibits

Subject

Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a change of zoning from Commercial Corridor (CC) to Planned Development (PD-CC), to allow for a convenience store with motor fueling, a restaurant with drive-through service, truck fueling and an automatic car wash. **(ZC2021-20)**

Recommendation

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

Discussion

OWNER: Trinity River Development, LLC **ENGINEER: JDJR Engineers & Consultants**

The applicant is requesting to rezone 7.79 acres located on the northeast corner of State Highway 78 and Eubanks Lane. The property is currently zoned Commercial Corridor. The reason for the requested rezoning to a Planned Development is to allow for the construction of Fuel City Travel Center that contains a convenience store with motor fueling, a restaurant with drive-through service, truck fueling and an automatic car wash.

The Planned Development establishes uses that are allowed by right, and by SUP. Uses that are not included on the Planned Development shall be prohibited. By right uses are:

-Car Wash
-Convenience Store
-Motor Vehicle Fueling Station
-Restaurant with Drive-in or Drive-Thru Service

The subject property is to be developed with the design standards of the Commercial Corridor zoning district with the following modifications:

An Alternate parking surface, such as gravel / grid system shall be allowed in the areas generally depicted on the zoning exhibit for commercial truck parking subject to City Engineering approval.

A landscape buffer shall be placed between the convenience store and the commercial vehicle area with a minimum of 10’ height trees native to the Texas area and a minimum of 2’ high bushes in between trees. The site shall also provide a 20’ landscape buffer along the frontage of Eubanks Lane and a 24’ landscape buffer along State Highway 78. The total proposed landscaping area for the site is 86,320 sq.ft. being 25.4% of the total site area.

The property adjacent to the subject property is zoned light industrial to the north and is land owned by the North Texas Municipal Water District. The property to the east is zoned Commercial Corridor with a Special Use Permit and is the

location of the City of Wylie Public Safety Building. The properties to the south and west are predominantly zoned commercial with two agricultural tracts of land.

The proposed zoning is compatible with the Comprehensive Plan as the uses provide retail and service offerings on a currently zoned Commercial Corridor property facing a major thoroughfare. The travel center is a compatible use with surrounding development including the Wylie Logistics Park and Kansas City Southern Intermodal facility located just east of the subject property. The proposed site encourages the use of Centennial Drive as the main point of access between the two developments.

A Traffic Impact Analysis has been completed. The study concludes that future growth to 2023 and the proposed development do not cause any project intersection to become inadequate. The TIA recommends, and the city will require a deceleration lane be added to the access point on SH78. Additionally, a planned widening of Eubanks from SH78 to ~300' north of the railroad crossing, to aid in handling future growth, is nearing design completion.

The underground fuel tanks will be installed, operated, and monitored as required by the Texas Commission on Environmental Quality (TCEQ) and the Environmental Protection Agency (EPA). The North Texas Municipal Water District has reviewed the proposed development and has not expressed concerns on the tanks or the location.

The applicant, if wishing to sell beer and wine would be allowed as the development meets all distance requirements provided alcohol sales make up less than 75% of the total revenue.

Should the request be approved, the approval of a preliminary plat is required prior to development. The plat and site plan for the subject property shall be required to adhere to the development guidelines of the Planned Development and base zoning standards of the Commercial Corridor district where applicable.

Notifications/Responses: Nine notifications were mailed to property owners within 200' as prescribed by state law. No responses were received in opposition or in favor of the request from those notifications.

Council consideration on August 24, 2021.

Approved By

	Initial	*Date*
Department Director	JH	July 30, 2021

Locator Map

ZC 2021-20; Fuel City Travel Center; 1800 N STATE HIGHWAY 78

Subject Property

0 150 300 600 900 1,200 Feet

CITY OF WYLIE

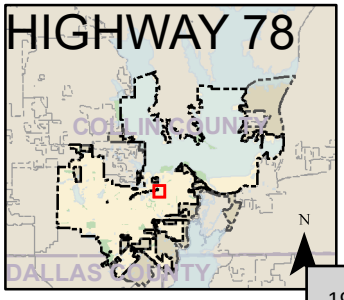


EXHIBIT "B"
CONDITIONS FOR PLANNED DEVELOPMENT
2021-XX-CC

I. PURPOSE:

This Planned Development District shall be established to provide Convenience Store with Motor Vehicle Fueling, Restaurant with Drive-Thru Service, Truck Fueling, and Automatic Car Wash uses to support the economic growth within the region.

II. GENERAL CONDITIONS:

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.

2. This Planned Development District shall not affect any regulations of the Commercial Corridor District (CC) set forth in Article 4, Section 4.1, of the Comprehensive Zoning Ordinance (adopted as of April 2021) except as specifically provided herein.

III. SPECIAL CONDITIONS:

1. All allowed uses in the Commercial Corridor District (CC) as set forth in Article 5 of the Comprehensive Zoning Ordinance (adopted as of April 2021), in addition to those listed in this paragraph shall be allowable uses.
   a. Car Wash
   b. Convenience Store
   c. Motor Vehicle Fueling Station
   d. Restaurant with Drive-In or Drive-Thru Service

2. All additional provisions for both by-right and SUP uses shall remain in effect.

3. All other uses shall be prohibited on the subject property:

4. The subject property shall be developed in conformance with all regulations of the Commercial Corridor Zoning District set forth in, Section 4.3, and Section 5.2 of the Zoning Ordinance (adopted as of April 2021) in every respect with exception to the uses indicated in Section III.1, III.2, and III.3 above.

5. Design criteria shall be in conformance with Commercial Corridor Architectural Design Requirements of the Zoning Ordinance (adopted as of April 2021).

6. Prior to development, approved plats and site plans shall be required.

7. The subject property shall be developed in conformance with all regulations of Section 4.3 (Design Standards), Figures 4-7, 4-8, and 4-9 and their associated definitions set forth in the Comprehensive Zoning Ordinance (adopted as of April 2021).

8. A landscape buffer shall be placed between the C-store/Car wash (generally the southern half of the property) and the Commercial Vehicle area (generally the northern half of the property) consisting of drought resistant native Texas trees (10’ minimum height at planting and 50’ OC) and bushes (2’ minimum height at planting and grouped between trees).

9. The monument sign for the convenience store shall be allowed to have a maximum width of 12 feet and a maximum height of 14 feet.

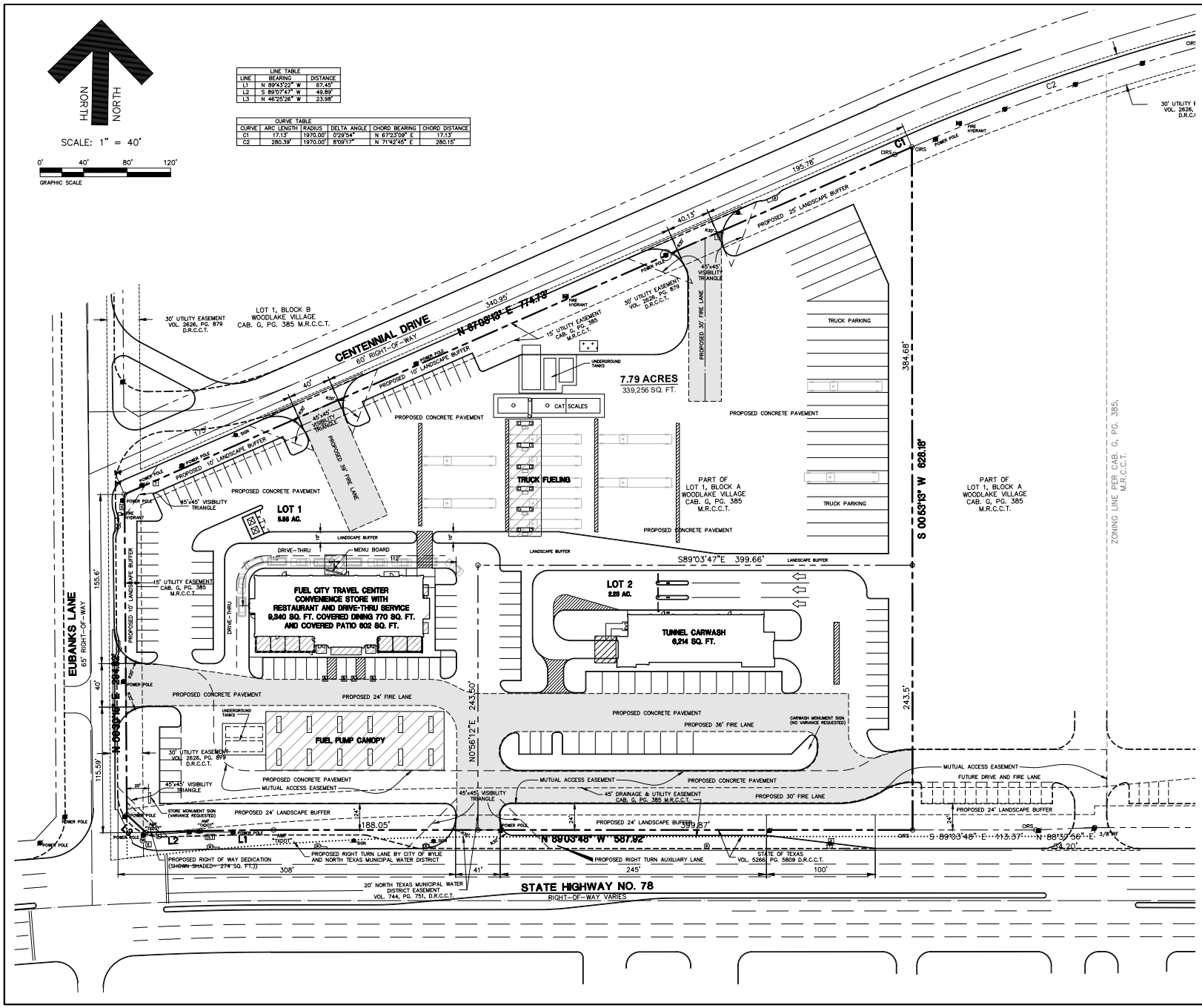
NORTH

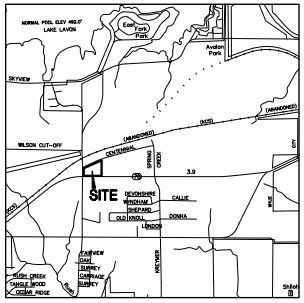
SCALE: 1" = 40'

0' 40' 80' 120'
GRAPHIC SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°43'22" W	67.45'
L2	S 89°07'47" W	49.89'
L3	N 46°25'26" W	23.98'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	17.13'	1970.00'	0°29'54"	N 67°23'09" E	17.13'
C2	280.39'	1970.00'	8°09'17"	N 71°42'45" E	280.15'





VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL USES PERMITTED BY ARTICLE 4c – COMMERCIAL CORRIDOR DISTRICT (CC) AND ARTICLE 5 – USE REGULATIONS AND ALL REQUIREMENTS OF ARTICLE 4C – COMMERCIAL CORRIDOR DISTRICT (CC) OF THE CITY OF WYLIE ZONING ORDINANCE AND ANY OTHER APPLICABLE REQUIREMENTS OF THE CITY OF WYLIE ZONING ORDINANCE WILL BE COMPLIED WITH EXCEPT:
   A. MOTOR VEHICLE FUELING STATION IS AN ALLOWABLE USE.
   B. CONVENIENCE STORE IS AN ALLOWABLE USE.
   C. TUNNEL CAR WASH IS AN ALLOWABLE USE.
   D. RESTAURANT WITH DRIVE-THRU SERVICE IS AN ALLOWABLE USE.
2. ALL SIGNS, LUMINARIES, FENCES AND EXTERIOR AUDITORY SPEAKERS (IF ANY) SHALL COMPLY WITH THE ORDINANCES OF THE CITY OF WYLIE.
3. LANDSCAPING SHALL COMPLY WITH ARTICLE 4. NONRESIDENTIAL DISTRICT REGULATIONS OF THE CITY OF WYLIE ZONING ORDINANCE.. APPROVED LANDSCAPE PLANS SHALL COMPLY WITH ALL BASE STANDARDS AND SHALL MEET THE DESIRABLE DESIGN ATTRIBUTES REQUIRED TO GAIN APPROVAL OF A SITE PLAN OR BUILDING PERMIT AS SPECIFIED IN ARTICLE 4 OF THE CITY OF WYLIE ZONING ORDINANCE.
4. STORM WATER DETENTION WILL BE PROVIDED IF A DRAINAGE STUDY DETERMINES THAT THE DOWNSTREAM SYSTEM DOES NOT HAVE THE CAPACITY FOR THE STORM WATER RUNOFF INCREASE DUE TO DEVELOPMENT OF THIS TRACT.
5. ALL PASSENGER VEHICLE PARKING SPACES ARE 10'x20'.
6. ALL EXISTING NATIVE TREES ON-SITE ALONG THE DRAINAGE DITCH SHALL BE REMOVED TO INSTALL UNDERGROUND STORM DRAIN SYSTEM.
8. LOT 1 CONTAINS 5.55 ACRES. LOT 2 CONTAINS 2.23 ACRES.
9. SEE SHEET 2 OF 2 FOR STORE MONUMENT SIGN DETAILS.

LANDSCAPE TABULATION

TOTAL SITE AREA: 339,256 SF
LANDSCAPE AREA REQUIRED = 20% = 67,851 SF
TOTAL LANDSCAPE AREA PROVIDED: 75,185 SF (22.2%)

APPLICANT:
TRINITY RIVER DEVELOPMENT, LLC
6315 LAKEVIEW AVENUE
DALLAS, TEXAS 75230
CONTACT: MARK DIETZ
TEL: 214-808-7235
email: mark@thedietzgroup.net

OWNER:
DIYAR REAL ESTATE, LLC
2300 W. VALLEY VIEW LANE
SUITE 233
IRVING, TEXAS 75062
CONTACT: AHMED HUSSEIN
TEL: 972-814-6248
email: ahmed0516@hotmail.com

REVISIONS:	
7-9-21	CITY COMMENTS
7-28-21	CITY COMMENTS

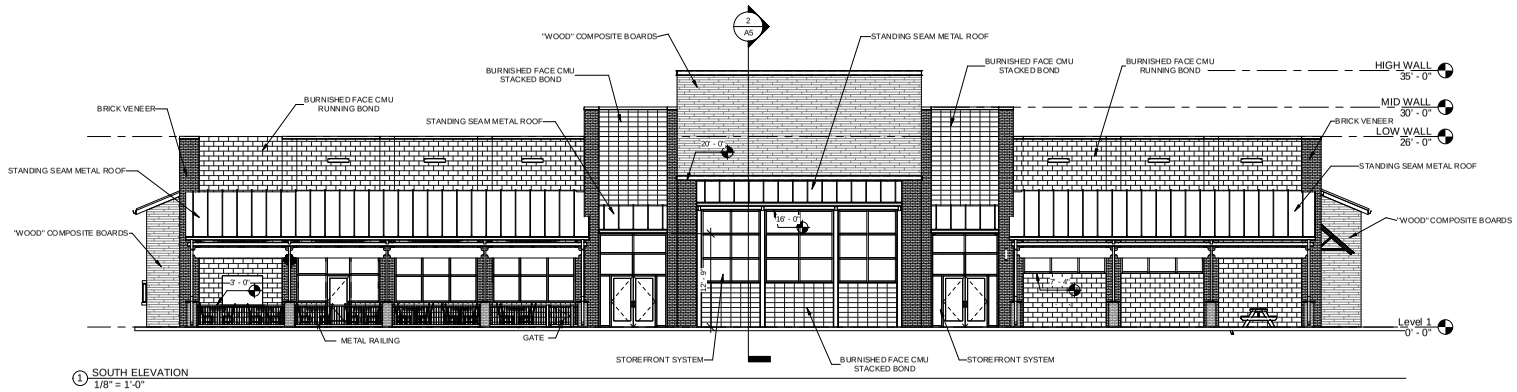
CASE NO.: ZC 2021-20

SHEET TITLE:
PD DEVELOPMENT PLAN
CC BASE ZONING
FUEL CITY TRAVEL CENTER
1800 N. STATE HIGHWAY NO. 78 AT EUBANKS LANE
WILEY, TEXAS

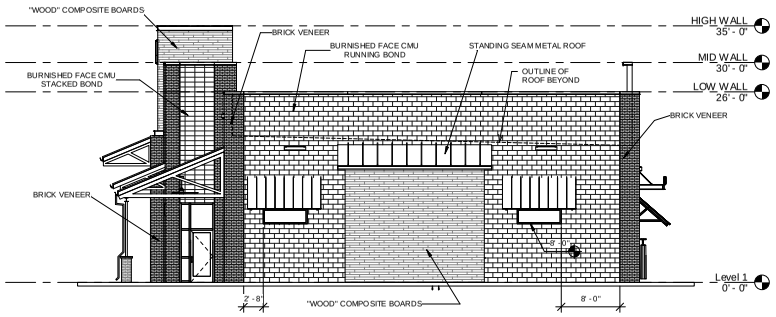
PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
TBPE REGISTRATION NUMBER F-9327
ENGINEERS • SURVEYORS • LAND PLANNERS
2600 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-0957 Fax 972-252-0958

DATE:	6/21/21	DRAWN BY:	JDJR
SCALE:	1" = 40'	CHECKED BY:	JDJR

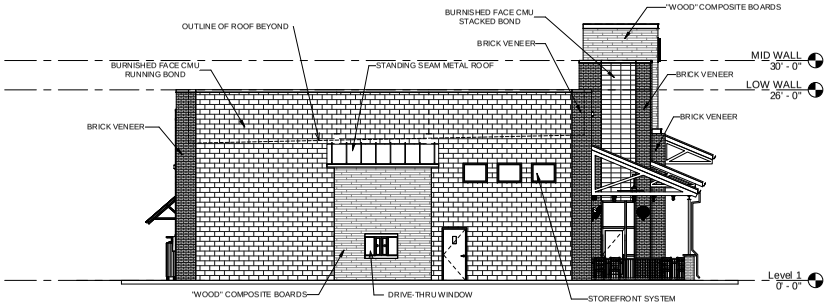
08/03/2021 Item 2.



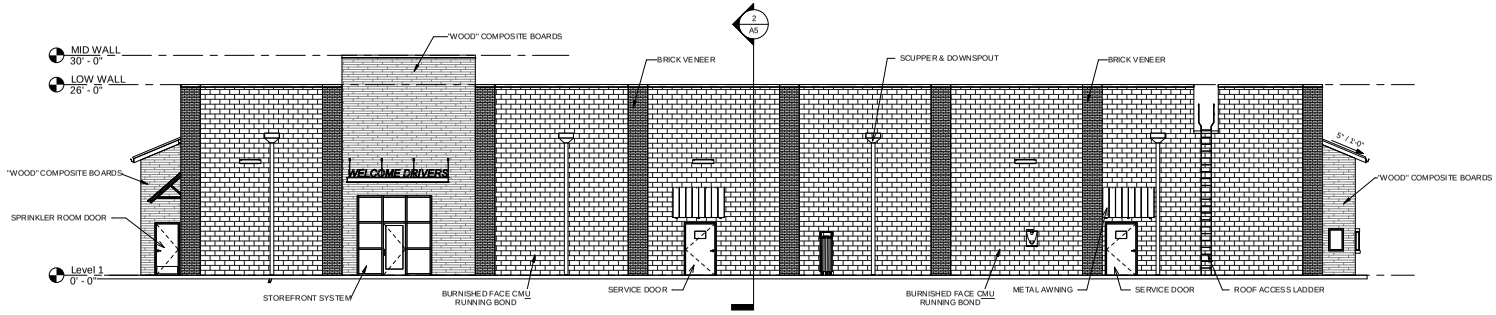
1 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



5 NORTH ELEVATION
1/8" = 1'-0"

"CONCEPTUAL ELEVATIONS SUBJECT TO CHANGE"

FUEL CITY
WYLIE, TEXAS

THESE DESIGNS, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF PRIZM ARCHITECTS AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT ITS PREVIOUS WRITTEN CONSENT.

THIS DOCUMENT IS FOR INTERIM REVIEW ONLY AND NOT INTENDED TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

RODNEY C. St.JOHN, AIA
REGISTERED ARCHITECT
TEXAS NO. 14791

07/26/21

PRIZM ARCHITECTS INTERNATIONAL LTD., INC.
ARCHITECTS DESIGNERS PLANNERS
300 DECKER DRIVE, STE. 170 IRVING, TX. 75062
(972) 714-0430, FAX (972) 714-0282

REVISIONS:

FUEL CITY

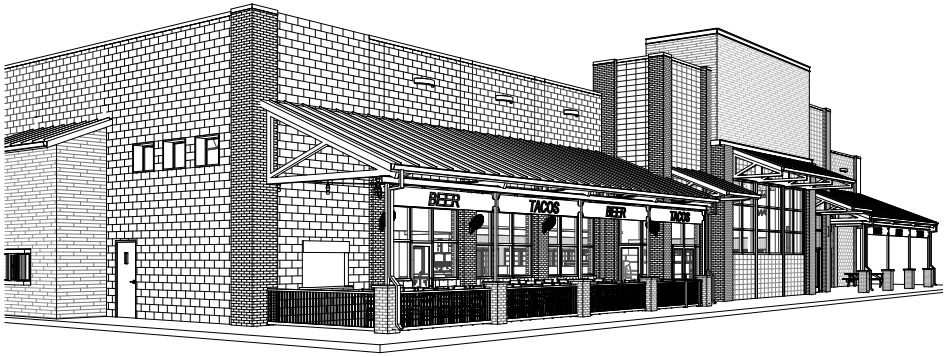
1800 N. STATE HWY 78
WYLIE, TEXAS

PROJECT NUMBER:	Project Number
ISSUED:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker
FILENAME:	O:\Projects\Fuel City\Wylie, TX\

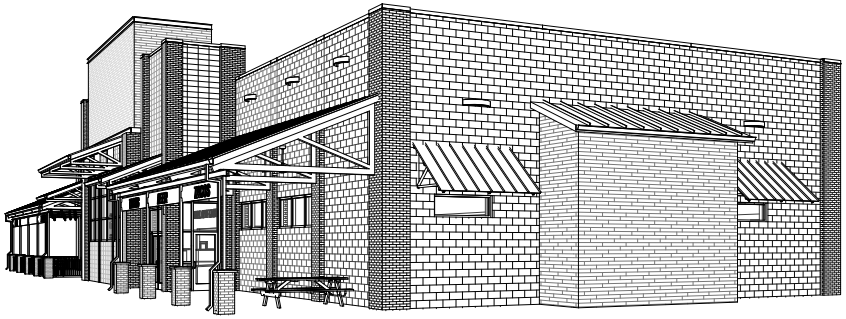
CONCEPTUAL ELEV

A101

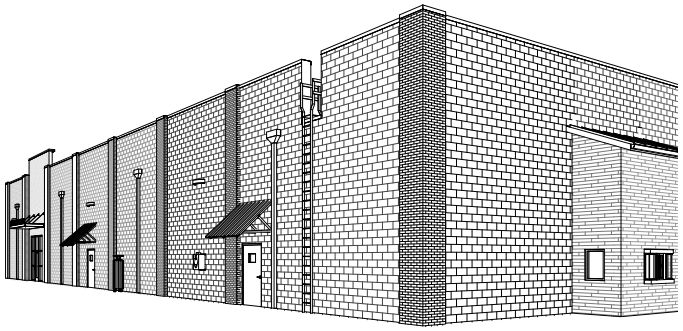
08/03/2021 Item 2.



1 3D VIEW

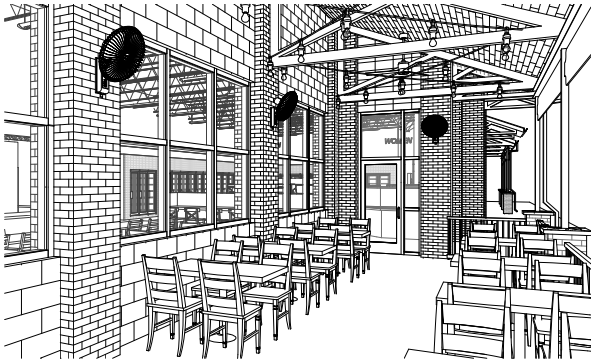


2 3D VIEW



3 3D VIEW

4 3D VIEW



5 3D VIEW

"CONCEPTUAL ELEVATIONS SUBJECT TO CHANGE"

FUEL CITY

WYLIE, TEXAS

THESE DESIGNS, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF PRIZM ARCHITECTS AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT ITS PREVIOUS WRITTEN CONSENT.

THIS DOCUMENT IS FOR INTERIM REVIEW ONLY AND NOT INTENDED TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

RODNEY C. St.JOHN, AIA
REGISTERED ARCHITECT
TEXAS NO. 14791

07/26/21

PRIZM ARCHITECTS INTERNATIONAL LTD., INC.
ARCHITECTS DESIGNERS PLANNERS
500 DECKER DRIVE, STE. 170 IRVING, TX. 75062
(972) 714-0450, FAX (972) 714-0282

REVISIONS:

FUEL CITY

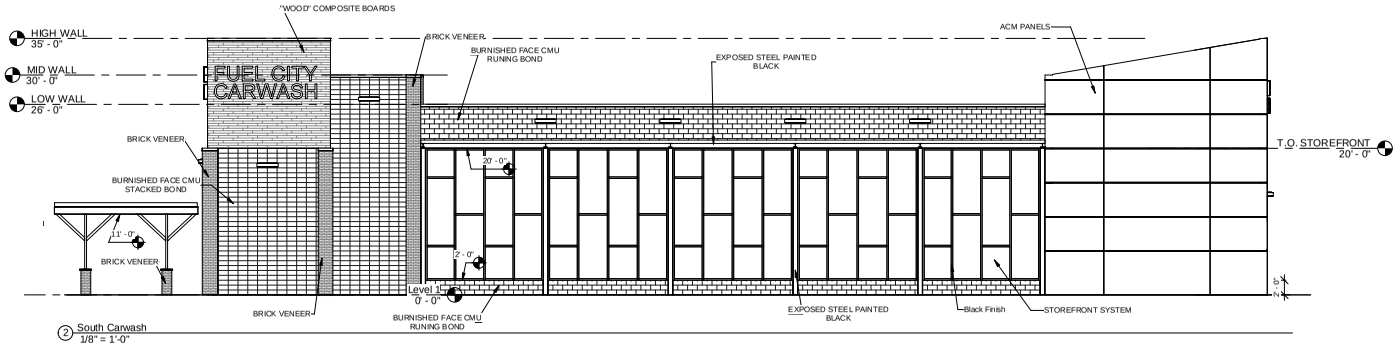
1800 N. STATE HWY 78
WYLIE, TEXAS

PROJECT NUMBER:	Project Number
ISSUED:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker
FILENAME:	O:\Projects\Fuel City\Wylie, TX\

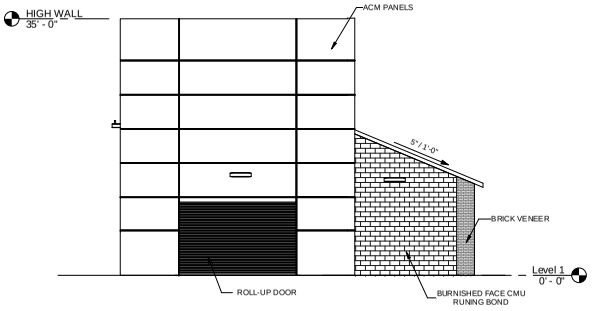
3-D VIEWS

A102

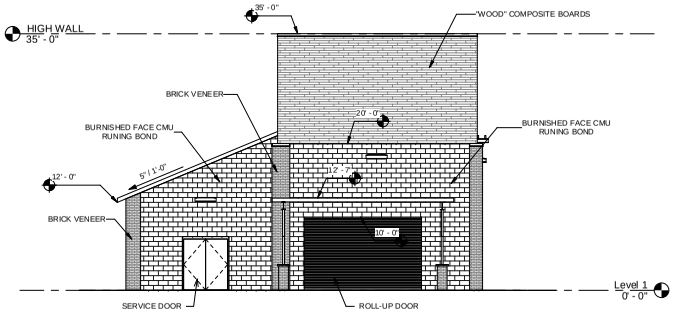
08/03/2021 Item 2.



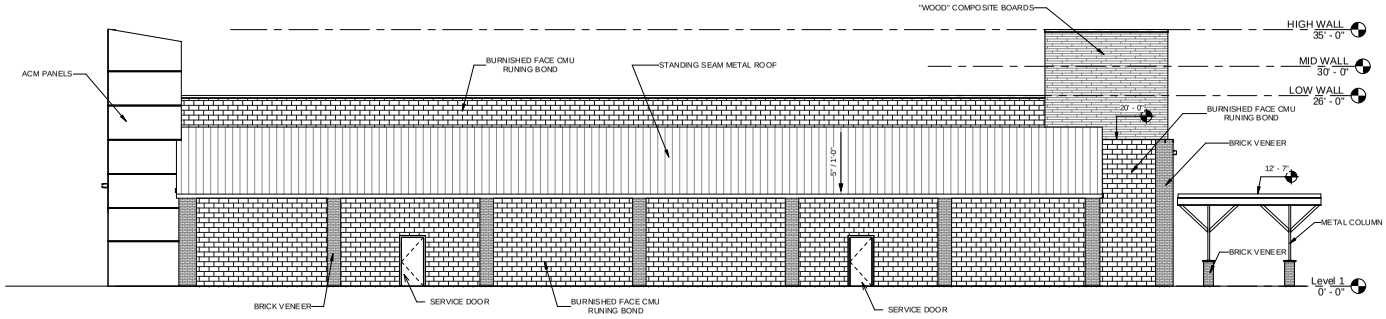
2 South Carwash
1/8" = 1'-0"



3 East
1/8" = 1'-0"



4 West
1/8" = 1'-0"



5 North
1/8" = 1'-0"

"CONCEPTUAL ELEVATIONS SUBJECT TO CHANGE"

FUEL CITY
WYLIE, TEXAS

THESE DESIGNS, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF PRIZM ARCHITECTS AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT ITS PREVIOUS WRITTEN CONSENT.

THIS DOCUMENT IS FOR INTERIM REVIEW ONLY AND NOT INTENDED TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

RODNEY C. St.JOHN, AIA
REGISTERED ARCHITECT
TEXAS NO. 14791

07/26/21

PRIZM ARCHITECTS INTERNATIONAL LTD., INC.
ARCHITECTS DESIGNERS PLANNERS
300 DECKER DRIVE, STE. 170 IRVING, TX. 75062
(972) 714-0430, FAX (972) 714-0282

REVISIONS:

FUEL CITY CARWASH

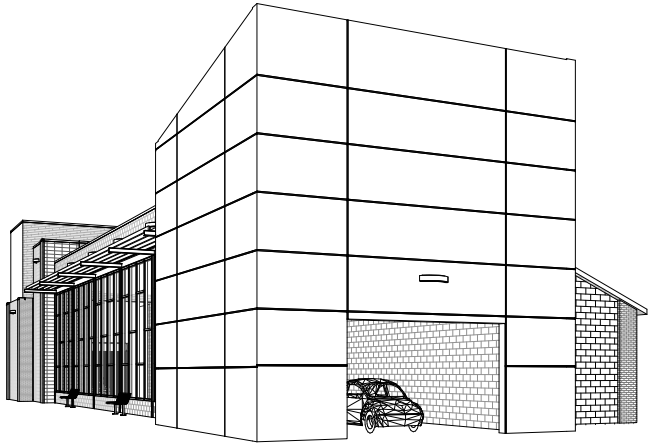
WYLIE, TEXAS

PROJECT NUMBER:	Project Number
ISSUED:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker
FILENAME:	O:\Projects\Fuel City\Wylie TX\R

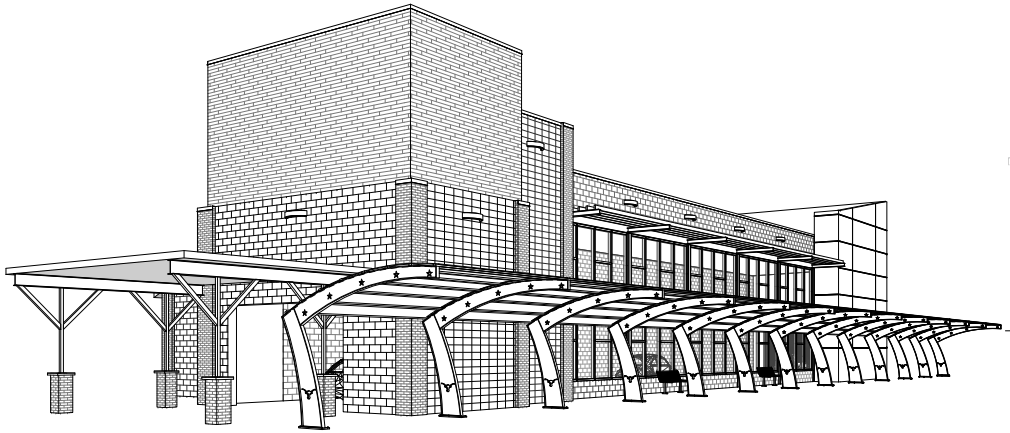
CONCEPTUAL ELEV

A103

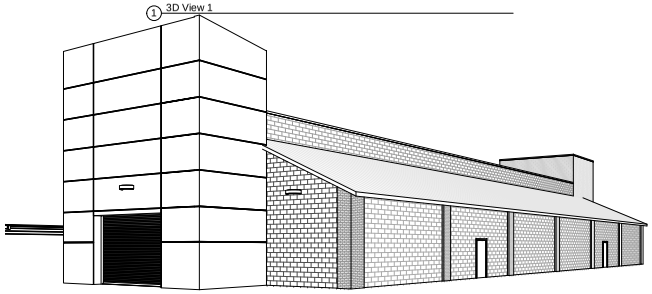
08/03/2021 Item 2.



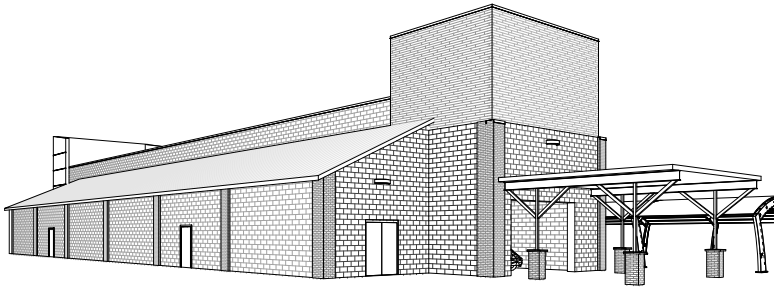
1 3D View 1



2 3D View 2



6 3D View 7



4 3D View 4

3 3D View 6

"CONCEPTUAL ELEVATIONS SUBJECT TO CHANGE"

FUEL CITY

WYLIE, TEXAS

THESE DESIGNS, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF PRIZM ARCHITECTS AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT ITS PREVIOUS WRITTEN CONSENT.

THIS DOCUMENT IS FOR INTERIM REVIEW ONLY AND NOT INTENDED TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

RODNEY C. St.JOHN, AIA
REGISTERED ARCHITECT
TEXAS NO. 14791

07/26/21

PRIZM ARCHITECTS INTERNATIONAL LTD., INC.
ARCHITECTS DESIGNERS PLANNERS
300 DECKER DRIVE, STE. 170 IRVING, TX. 75062
(972) 714-0430, FAX (972) 714-0282

REVISIONS:

FUEL CITY CARWASH

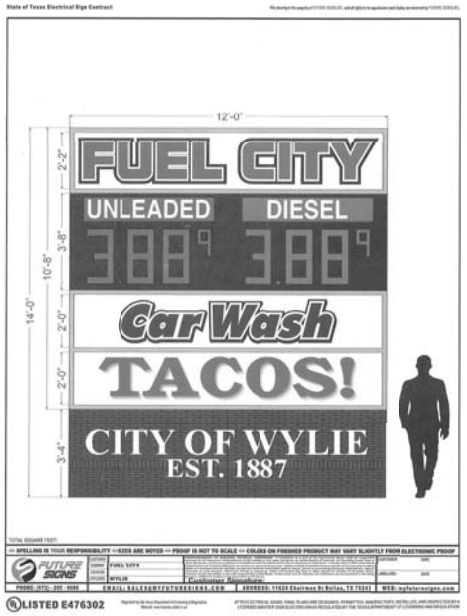
WYLIE, TEXAS

PROJECT NUMBER:	Project Number
ISSUED:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker
FILENAME:	O:\Projects\Fuel City\Wylie TX\Fu

3-D VIEWS

A104

08/03/2021 Item 2.



STORE MONUMENT SIGN DETAIL

APPLICANT:
TRINITY RIVER DEVELOPMENT, LLC
6315 LAKEVIEW AVENUE
DALLAS, TEXAS 75230
CONTACT: MARK DIETZ
TEL: 214-808-7235
email: markethedietzgroup.net

OWNER:
BAPTIST FOUNDATION OF TEXAS
dba HIGHGROUND ADVISORS AS TRUSTEE OF THE
C.T. "SPARKEY" AND MERRIE BECKHAM TRUST #6
1601 ELM STREET
DALLAS, TEXAS 75201
CONTACT: JEFF W. SMITH, PRESIDENT
TEL: 214-922-0125
email:

REVISIONS:	
7-9-21	CITY COMMENTS

CASE NO.: ZC 2021-20

SHEET TITLE:
STORE MONUMENT SIGN DETAILS

FUEL CITY TRAVEL CENTER
1800 N. STATE HIGHWAY NO. 78 AT EUBANKS LANE
WILEY, TEXAS

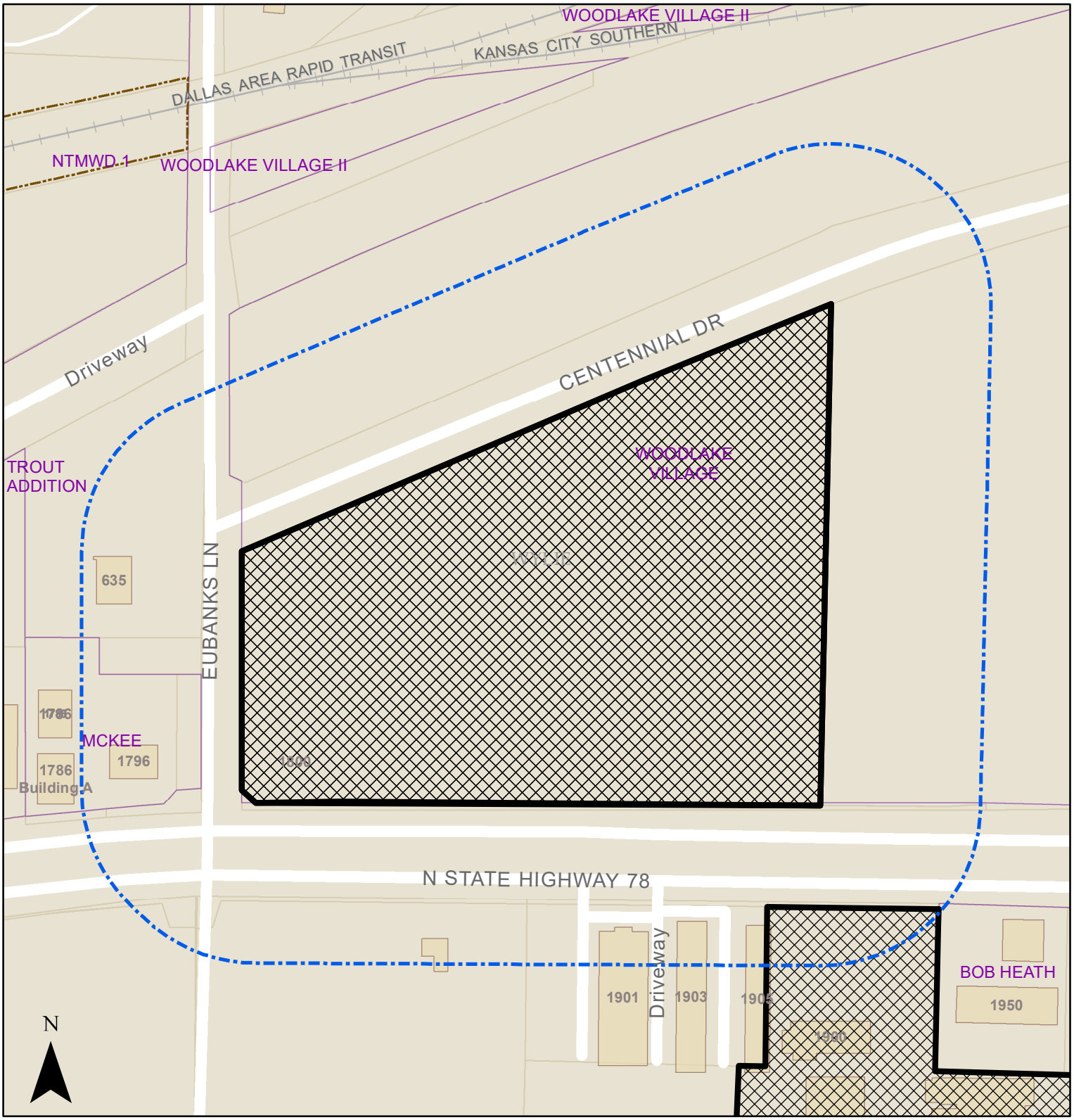
PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
TBPE REGISTRATION NUMBER F-8537
ENGINEERS • SURVEYORS • LAND PLANNERS
2600 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-0957 Fax 972-252-0958

DATE:	6/21/21	DRAWN BY:	JDJR
SCALE:	1" = 40'	CHECKED BY:	JDJR

08/03/2021 Item 2.

H:\JDJRproj\2021\1229 Mark Dietz - The Dietz Group\1229-3-21 Fuel City Travel Center - Wylie, TX\Civil\1229-3-21 PD Zoning Plan.dwg, 7/9/2021 11:52:01 AM

Notification Map



ZC 2021-20; Fuel City Travel Center; 1800 N STATE HIGHWAY 78

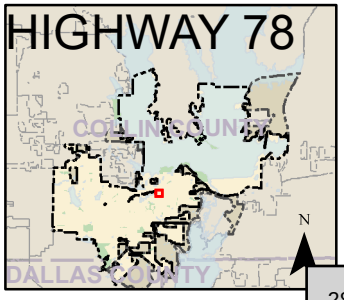
200 Foot Notifcation Buffer

Development Projects

Subject Property

0 80 160 320 480 640 Feet

CITY OF WYLIE



CITY OF WYLIE

[redacted]

Fuel City Truck Stop issues to our community

[redacted] Tue, Jul 27, 2021 at 9 26 AM

I wanted to email you today to express my concerns about the proposed site for the Fuel City Truck Stop in Wylie My family and I live in Wylie Lakes and the addition of this truck stop will impact our lives greatly in a negative way. I am concerned not only for me but for the many other Wylie citizens that live in and around that area. I urge you to please consider these issues when voting at your upcoming meeting on Aug. 3rd.

The Truck Stop will utilize Eubanks as the main entrance to get access to SH 78. Our neighborhood and the others around us already have daily issues with the train crossing at Eubanks and the trucks coming from the Intermodal site down the street. If Fuel City were to be on this corner all of that will increase and cause even more back ups and problems with traffic each day. Eubanks is a very small road and not equipped for even the amount of traffic it sees on a daily basis currently

We have many Wylie students in our area and I am concerned about how this route will impact school buses and students commuting to Wylie East and other schools in the area.

Issues that have been experienced in areas where Truck Stops have been built include the following
Increased Crime (Drug Trafficking , Human Trafficking (Kid and Adults), Prostitution, etc.
Increase Traffic Fatalities (Eubanks is already bad with the train crossing and the KCS Intermodal Site.)
Increased Pollution (They are proposing this next to the drinking water for most of North Texas)

These are NOT things we want to bring to our wonderful community. Please consider these issues when making your decision next week at the planning and zoning meeting. Our community has been sending around the following petition and I hope you will notice that there are currently, as I write this email, 677 signatures opposing this plan. I appreciate your consideration over this matter. It is very important to me as it directly impacts the safe community that I know and love.

https //www change org/p/mayor say no to the truck stop?recruiter 818728495&utm source=share_petition&utm_medium=facebook&utm_campaign=psf_combo_share_initial&utm_term share petition&recruited by id 0fbb1e10 b838 11e7 9bab 41aca5114121&utm_content=fht-29913992-en-us%3A1

Sign the Petition

STOP The TRUCK Stop

www change org

[redacted]

CITY OF WYLIE

Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	August 3, 2021	**Item:**	WS - 1
Department:	Planning		
Prepared By:	Jasen Haskins, AICP	**Subdivision:**	N/A
Date Prepared:	July 30, 2021	**Zoning District:**	N/A
		Exhibits:	N/A

Subject

Hold a work session to discuss zoning cases as they relate to the Commission's recommendations and City Council decisions.

Recommendation

N/A

Discussion

TBD

Approved By

	Initial	*Date*
Department Director	JH	July 30, 2021