

Wylie Planning and Zoning Commission Regular Meeting

March 07, 2023 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider and Act upon the approval of the February 21, 2023 Minutes.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 6 creating 153 single family residential lots and two open space lots on 36.113 acres, generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.

REGULAR AGENDA

- 1. Consider, and act upon, a recommendation to City Council regarding a change in zoning from Agricultural (AG/30) & Commercial Corridor (CC) to Light Industrial - Special Use Permit (LI-SUP) on 14.03 acres generally located on the southwest corner of Old Alanis and W Alanis Drive. ZC 2023-01
- 2. Hold a Public hearing to consider, and act upon a recommendation to the City Council regarding an amendment to Planned Development 2014-28 and a zoning change from Commercial Corridor to Planned Development - Light Industrial (PD-LI) to allow for an expansion of the area where light industrial uses are allowed. Property generally located east of the intersection of Business Way and Commerce Drive. ZC 2023-03
- 3. Hold a Public hearing to consider, and act upon a recommendation to the City Council regarding an amendment to the Browngate Pointe Planned Development 2020-43 to allow for a modification of the construction schedule terms of the townhome/commercial development. Property generally located on the northeast corner of Brown Street and Sanden Blvd.. ZC 2023-06

WORK SESSION

- WS1. Hold a work session to discuss potential amendments to the Zoning Ordinance regarding uses for smoke shops, smoking establishments, breweries, wineries, distilleries and other related alcohol requirements.

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 March 03, 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 February 21, 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 Minutes

February 21, 2023 – 6:00 PM

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



CALL TO ORDER

Chair Bryan Rogers called the meeting to order at 6:00PM. Commissioners present: Chair Bryan Rogers, Vice Chair Joshua Butler, Commissioner Jacques Loraine III, Commissioner Harold Gouge, and Commissioner James Byrne. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Secretary Lillian Baker. Commissioners Absent: Commissioner Keith Scruggs and Commissioner Jennifer Grieser

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Gouge gave the Invocation and Commissioner Loraine let the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address the 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, the Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

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

- A. Consider, and act upon, the approval of the February 7, 2023 Minutes.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat for Emerald Vista Phase 2, establishing 76 single family residential lots and three open space lots on 24.3 acres, generally located at the northeast corner of S Ballard Avenue and Pleasant Valley Road.

BOARD ACTION

A motion was made by Commissioner Gouge and seconded by Vice Chair Butler, to approve the Consent Agenda as presented. A vote was taken and the motion passed 4-0.

WORK SESSION

WS1. Hold a work session to discuss potential amendments to the Zoning Ordinance regarding uses for smoke shops, smoking establishments, breweries, wineries, distilleries and other related alcohol requirements.

STAFF COMMENTS

Director Haskins suggested that the Work Session be tabled until more Commission members were in attendance.

BOARD ACTION

A motion was made by Commissioner Loraine to table the Work Session and seconded by Commissioner Gouge. A vote was taken and the motion was passed 4-0.

ADJOURNMENT

A motion was made by Commissioner Gouge and seconded by Vice Chair Butler to adjourn the meeting at 6:05PM. A vote was taken and carried 4-0.

Bryan Rogers, 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 Preliminary Plat for Dominion of Pleasant Valley Phase 6 creating 153 single family residential lots and two open space lots on 36.113 acres, generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wylie DPV, LP

APPLICANT: J. Volk Consulting

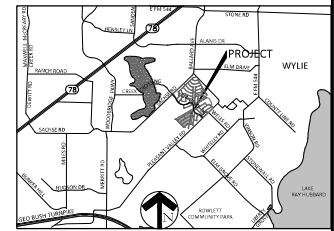
The applicant has submitted a Preliminary Plat for Dominion of Pleasant Valley Phase 6. Zoning for the single family development was approved by the City Council in October 2020 as Planned Development Ordinance 2020-54.

The plat consists of 153 residential lots, and two open space lots. The Planned Development allows for a maximum of 1,104 single family residential lots. Within Phase 1-6 of the Dominion of Pleasant Valley Development there are 873 residential lots leaving 231 residential lots that can be developed in future phases.

The plat dedicates the necessary rights-of-way and utility easements. Open space lots are to be dedicated to the City of Wylie and maintained by the H.O.A.

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

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

VICINITY MAP
N.T.S.

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF
- AC Acre
- BL Building Line
- C1 Curve No.
- <C> Control Monument
- DE Drainage Easement
- Eemt Easement
- L1 Line No.
- R.O.W. Right-of-Way
- SF Square Feet
- UE & SWE Utility Easement & Sidewalk Easement
- V.E. Visibility Easement
- W.M.E. Wall Maintenance Easement
- D.R.D.C.T. = Deed Records of Dallas County, Texas
- D.R.C.C.T. = Deed Records of Collin County, Texas
- M.R.C.C.T. = Map Records of Collin County, Texas

CITY BENCHMARKS:

CITY MONUMENT #2: Located north of State Highway No. 78 and west of South Ballard Street approximately 10.0' west and 10.4' south of the southeast corner of the building located at 104 South Ballard Street.

N: 7057346.78 E: 2569521.04
ELEV: 550.34 (PLAN) 550.37 (FIELD)

CITY MONUMENT #6: Located in the northeast corner of Quail Meadow Park south of alley and west of White Iris Way. 3.45 feet south of the south line of alley concrete paving, 7.3 feet perpendicular to b.c. parking area.

N: 7065787.60 E: 2560973.93
ELEV: 562.91 (PLAN) 562.86 (FIELD)

CITY MONUMENT #8: Located north of the northeast intersection of Troy Road and County Road 732 (Beverly Creek). The monument is located approximately 8.5' west of the southeast corner of a chain link fence and 5.3' south of the south chain link fence.

N: 7050345.80 E: 2578669.15
ELEV: 454.28' (PLAN) 454.17' (FIELD)

PRELIMINARY PLAT DOMINION OF PLEASANT VALLEY PHASE 6

36.113 ACRES
LOT 17X, BLOCK 1; LOTS 8-16, 17, 18-44, BLOCK 4;
LOTS 15-27, BLOCK 5; LOTS 1-24, BLOCK 6; LOTS 1-37,
BLOCK 7; LOTS 1-20 BLOCK 8; LOTS 1-23 BLOCK 9
153 SINGLE FAMILY LOTS
2 OPEN SPACES/COMMON AREAS
OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE
DALLAS COUNTY, TEXAS

20 February 2023

SHEET 1 OF 3

JOHNSON VOLK
CONSULTING
19123 Expanding Fronts, Inc. 1902, Lant Survey from No. 1019625
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- Notes:
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - Open space lots shall be dedicated to the City of Wylie and maintained by the H.O.A. per Ordinance 2020-54 (see Exhibit B, General Standards No. 4).
 - No appurtenance between the height of 2' and 9' may be placed in visibility triangles.
 - Per FEMA FIRM Panel 48133C025K dated July 7, 2014, the Final Plat limits lie in the "Zone X" area of minimal flood hazard.
 - Per the City of Wylie Ordinance No. 2020-54 the zoning of this property was amended to allow a 5 year weed enforcement.
 - A Certificate of Occupancy will not be issued for the property until all the official city improvements, screening wall, and detention pond are constructed and accepted by the City.
 - The City shall not be responsible for the maintenance of any easement area, although it retains the right to enter upon easements for public purposes.
 - Maintenance responsibility of private drainage easements and appurtenances is the property owner on which the easement is located.

PROPOSED UNITS THIS PLAT

SINGLE FAMILY "TYPE A" LOTS (70)	26
SINGLE FAMILY "TYPE B" LOTS (60)	54
SINGLE FAMILY "TYPE C" LOTS (50)	73
TOTAL PHASE 6	153

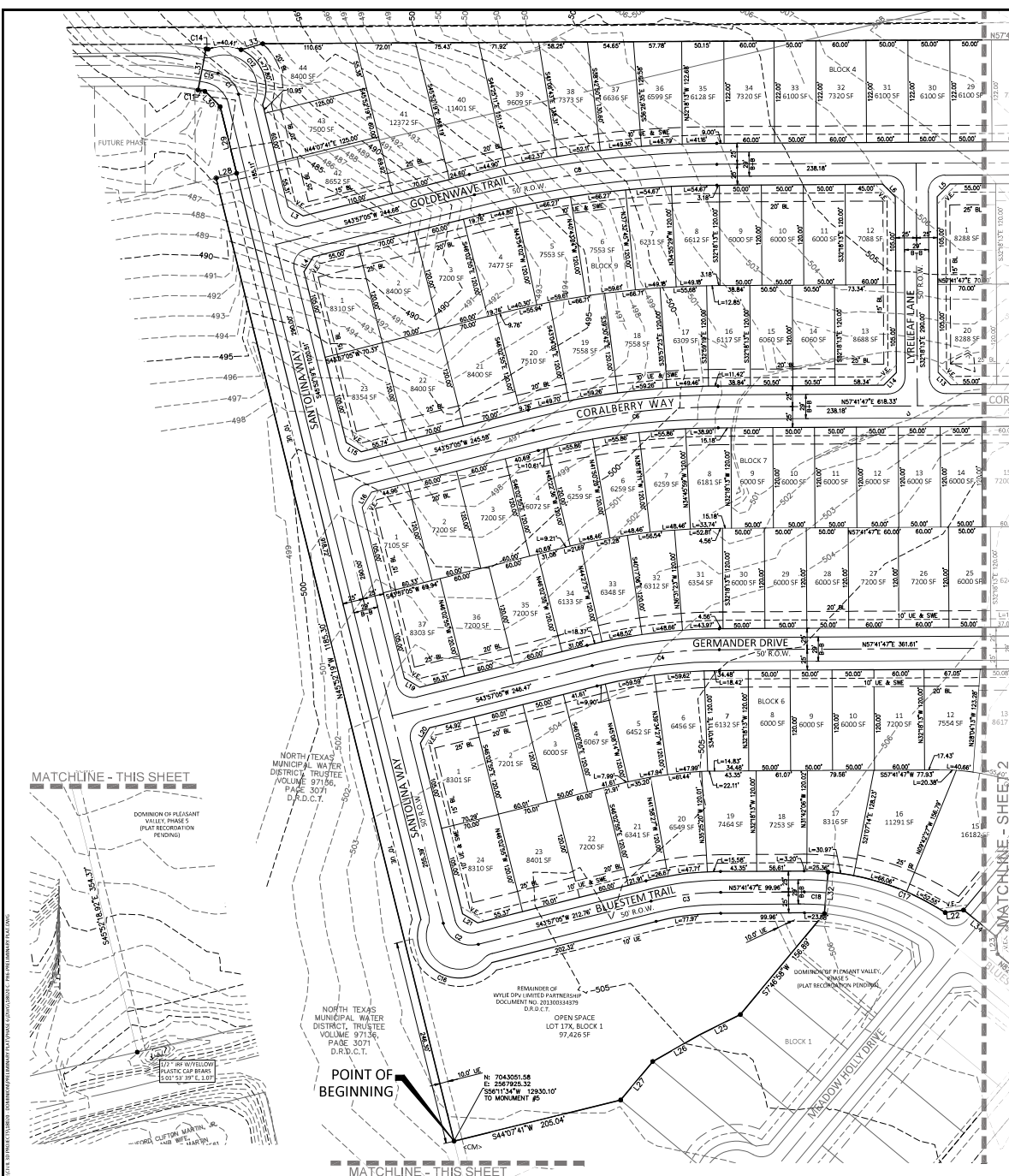
Line #	Length	Direction
L1	25.00	S89° 24' 00.72"E
L2	15.43	N89° 26' 37.51"W
L3	21.18	S89° 02' 23.04"W
L4	21.25	S00° 57' 36.96"E
L5	21.21	S12° 41' 47.08"W
L6	21.21	N77° 18' 12.92"W
L7	20.38	S46° 38' 30.42"E
L8	19.36	N43° 40' 36.85"E
L9	19.97	S47° 39' 15.70"E
L10	22.20	N42° 52' 47.48"E
L11	21.22	N44° 23' 31.48"W
L12	21.21	N45° 36' 28.52"E
L13	21.21	S77° 18' 12.92"E
L14	21.21	S12° 41' 47.08"W
L15	21.18	S89° 02' 23.04"W
L16	21.25	S00° 57' 36.96"E
L17	22.59	N48° 53' 28.88"E

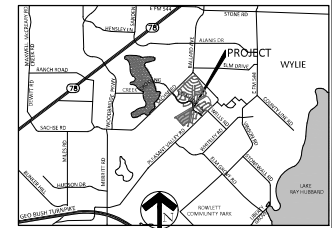
Line #	Length	Direction
L18	19.43	S41° 51' 16.42"E
L19	21.18	S89° 02' 23.04"W
L20	21.25	N00° 57' 36.96"W
L21	21.18	N89° 02' 23.04"E
L22	22.16	S50° 10' 32.41"W
L23	21.21	N37° 13' 02.24"W
L24	43.61	N40° 29' 29.54"E
L25	54.63	S31° 31' 55.94"E
L26	64.12	S28° 26' 40.54"W
L27	60.00	S07° 46' 57.76"W
L28	25.00	N44° 50' 20.44"E
L29	81.89	N45° 52' 18.92"W
L30	25.78	S76° 38' 14.69"E
L31	50.00	N21° 01' 15.16"E
L32	50.00	S26° 56' 15.04"E
L33	26.86	N42° 20' 15.10"E
L34	50.00	N82° 59' 15.62"W

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	36.80	34.50	61°06'49"	35.08	N76°25'43.42"W
C2	54.30	34.50	90°10'36"	48.87	N89°02'23.04"E
C3	83.96	350.00	13°44'42"	83.76	S50°49'26.04"W
C4	153.53	640.00	13°44'42"	153.17	S50°49'26.04"W
C5	187.22	280.00	38°18'37"	183.75	S76°51'05.75"W
C6	223.10	930.00	13°44'42"	222.57	S50°49'26.04"W
C7	160.88	280.00	32°55'11"	158.67	S74°09'22.42"W
C8	292.67	1220.00	13°44'42"	291.97	S50°49'26.04"W
C9	160.58	280.00	32°51'35"	158.39	S74°07'34.78"W
C10	125.37	1000.00	7°10'58"	125.28	N04°11'28.52"E
C11	8.60	255.00	1°55'58"	8.60	S69°56'43.18"W
C12	77.80	50.00	89°09'26"	70.19	N53°34'50.08"W
C13	184.35	50.00	21°14'57"	96.30	S33°28'44.03"W
C14	2.70	305.00	0°30'26"	2.70	N69°13'57.73"E
C15	19.72	280.00	4°02'08"	19.72	S70°59'48.22"W
C16	143.04	50.00	16°35'49"	99.02	N89°02'23.04"E
C17	149.57	305.00	28°05'49"	148.07	S77°06'39.71"W
C18	26.22	280.00	5°21'58"	26.21	S60°22'46.02"W
C19	124.47	280.00	25°28'09"	123.44	S74°36'03.64"W



60 30 0 60 120
SCALE 1" = 60'



VICINITY MAP
N.T.S.

LEGEND

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ELEV: 562.91' (PLAN) 562.86' (FIELD)

CITY MONUMENT #5: Located north of the northeast intersection of Troy Road and County Road 732 (Bever Creek). The monument is located approximately 8.5' west of the southeast corner of a chain link fence and 5.3' south of the south chain link fence.

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ELEV: 454.28' (PLAN) 454.17' (FIELD)

PRELIMINARY PLAT

DOMINION OF
PLEASANT VALLEY
PHASE 6

36.113 ACRES

LOT 17X, BLOCK 1; LOTS 8-16, 17X, 18-44, BLOCK 4;
LOTS 15-27, BLOCK 5; LOTS 1-24, BLOCK 6; LOTS 1-37,
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153 SINGLE FAMILY LOTS

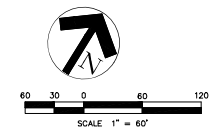
2 OPEN SPACES/COMMON AREAS

OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE
DALLAS COUNTY, TEXAS

20 February 2023
SHEET 2 OF 3

**JOHNSON VOLK
CONSULTING**
19822 Engineering Park, Suite 1100, Carrollton, Texas 75006
214-241-1000 • 1-800-451-1000 • Fax: 214-241-1001 • www.jvconsulting.com



Owner/Applicant:
Wylie DPV Limited Partnership
c/o Team Phillips, Inc.
1914 Skillman Street, Suite 110-310
Dallas, Texas 75206
Phone: 214-535-1758
Contact: Nancy E. Phillips
Email: nancy@teamphillipsinc.com

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
Email: claudio.segovia@johnsonvolk.com



PROPOSED UNITS THIS PLAT

SINGLE FAMILY "TYPE A" LOTS (70')	26
SINGLE FAMILY "TYPE B" LOTS (60')	54
SINGLE FAMILY "TYPE C" LOTS (50')	73
TOTAL PHASE 6	153

Notes:

- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Open space lots shall be dedicated to the City of Wylie and maintained by the H.O.A. per Ordinance 2020-54 (See Exhibit B, General Standards No. 4).
- No apurtenance between the height of 2' and 9' may be placed in visibility triangles.
- Per FEMA FIRM Panel 48113C0223K dated July 7, 2014, the Final Plat limits lie in the "Zone X" area of minimal flood hazard.
- Per the City of Wylie Ordinance No. 2020-54 the zoning of this property was amended to allow a 5' rear yard encroachment.
- A Certificate of Occupancy will not be issued for the property until all the offsite civil improvements, screening wall, and detention pond are constructed and accepted by the City.
- The City shall not be responsible for the maintenance of any easement areas, although it retains the right to enter upon easements for public purposes.
- Maintenance responsibility of private drainage easements and appurtenances is the property owner on which the easement is located.

LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
PHASE SIX
36.113 ACRES

BEING a tract of land situated in the Guadalupe De Los Santos Survey, Abstract Number 1384, Dallas County, Texas and being a portion of those tracts of land conveyed to Wylie DPV Limited Partnership, according to the documents filed of record in Document Number 201300334379 and 2013029001473050, Deed Record Dallas County, Texas (D.R.D.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "JVC" set in the southeasterly line of said Wylie DPV tract recorded in Document Number 201300334379, same being the common northeast line of that tract of land conveyed to North Texas Municipal Water District, Trustee, according to the document filed of record in Volume 97136, Page 3071 (D.R.D.C.T.) and being the south corner of this tract, from which the south corner of said Wylie DPV tract bears S 45° 52' 19" E, 354.37 feet, from said corner a 1/2" iron rod with yellow plastic cap found for reference to said corner bears S 01° 53' 39" E, 1.07 feet;

THENCE, N 45° 52' 19" W, with said common line, a distance of 1185.30 feet to a 1/2" iron rod found in the southeasterly line of the above mentioned Wylie DPV Limited Partnership tract recorded in Document Number 2013029001473050, for the north corner of said North Texas Municipal Water District, Trustee tract, same being the common west corner of said Wylie DPV tract recorded in Document Number 201300334379 and for the west corner this tract;

THENCE, N 44° 50' 20" E, with said southeasterly line, same being common with the northwesterly line of said Wylie DPV tract recorded in Document Number 201300334379 for a distance of 25.00 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

THENCE, leaving said common line, over and across said Wylie DPV tracts the following twenty-one (21) courses and distances:

N 45° 52' 19" W, a distance of 81.89 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

N 76° 38' 15" W, a distance of 25.78 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the left having a radius of 255.00 feet, a central angle of 01° 55' 58" and a chord bearing and distance of S 69° 56' 43" W, 8.60 feet;
With said curve to the left on arc distance of 8.60 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

N 21° 01' 15" W, a distance of 50.00 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the right, having a radius of 305.00 feet, a central angle of 00° 30' 26" and a chord bearing and distance of N 69° 13' 58" E, 2.70 feet;

With said curve to the right on arc distance of 2.70 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 46° 18' 23" and a chord bearing and distance of N 58° 41' 16" E, 39.32 feet;

With said curve to the right on arc distance of 40.41 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

N 42° 20' 15" E, a distance of 26.86 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

N 57° 41' 47" E, a distance of 1802.20 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for the north corner of this tract;

S 00° 36' 58" W, a distance of 786.80 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

S 07° 46' 58" W, a distance of 653.88 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

N 82° 13' 02" W, a distance of 106.00 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

N 37° 13' 02" W, a distance of 21.21 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

N 82° 59' 16" W, a distance of 50.00 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

S 50° 10' 32" W, a distance of 22.16 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the left, having a radius of 305.00 feet, a central angle of 28° 05' 49", and a chord bearing and distance of S 77° 06' 40" W, 148.07 feet;

With said curve to the left on arc distance of 149.57 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

S 26° 56' 15" E, a distance of 50.00 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

S 07° 46' 58" W, a distance of 156.89 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

S 31° 31' 06" W, a distance of 54.63 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

S 28° 26' 41" W, a distance of 64.12 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

S 07° 46' 58" W, a distance of 60.00 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

S 44° 07' 41" W, a distance of 205.04 feet to the POINT OF BEGINNING and containing 1,573,084 square feet or 36.113 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WYLIE DPV LIMITED PARTNERSHIP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as DOMINION OF PLEASANT VALLEY, PHASE 6, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets, rights-of-way and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements. If approved by the City Council of the City of Wylie, in addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinated to the public's and City of Wylie's use thereof.

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

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

WITNESS MY HAND this _____ day of _____, 20____.

WYLIE DPV LIMITED PARTNERSHIP,
A Texas Limited Partnership

By: Webb Peak Development Partners LP,
Its General Partner
By: RHH Development Company,
Its General Partner

By: _____
Ronald N. Haynes, Jr., President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared _____, Owner's Agent, 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 _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

FOR REVIEW PURPOSES ONLY. PRELIMINARY.
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE.

RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 6385

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 Ryan S. Reynolds, 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 _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission
City of Wylie, Texas

Date

"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 the DOMINION OF PLEASANT VALLEY, PHASE 6, subdivision or addition to the City of Wylie was submitted, by formal action, then and there accepted the dedication of streets, alley, parts, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

City Secretary, City of Wylie, Texas

VISIBILITY, ACCESS, MAINTENANCE AND DRAINAGE EASEMENTS

The area or areas shown on the plat as Visibility, Access, Maintenance, and/or Drainage Easements are hereby given and granted to the City, its successors and assigns, as easements to provide visibility, right of access for maintenance, and drainage upon and across said easements. The City shall have the right but not the obligation to maintain any and all landscaping within the easements. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the easements at any time. The ultimate maintenance responsibility for the easements shall rest upon the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed to, on, over or across the visibility easements. The City shall also have the right but not the obligation to add any landscape improvements to the easements, to erect any traffic control devices or signs on the easements and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the easements or any part thereof for the purposes and with all rights and privileges set forth herein.

PRELIMINARY PLAT

DOMINION OF PLEASANT VALLEY PHASE 6

36.113 ACRES

LOT 17X, BLOCK1; LOTS 8-16,17X,18-44, BLOCK 4;
LOTS 15-27, BLOCK 5; LOTS 1-24, BLOCK 6; LOTS 1-37,
BLOCK 7; LOTS 1-20 BLOCK 8; LOTS 1-23 BLOCK 9

153 SINGLE FAMILY LOTS

2 OPEN SPACES/COMMON AREAS

OUT OF THE

GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)

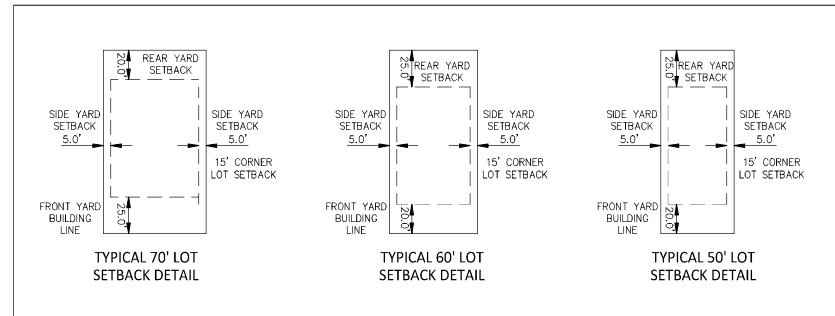
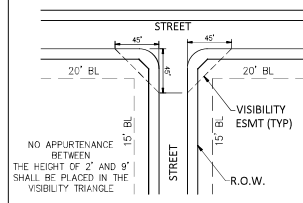
CITY OF WYLIE
DALLAS COUNTY, TEXAS

20 February 2023

SHEET 3 OF 3

**JOHNSON VOLK
CONSULTING**
10000 Engineering Drive, Suite 1100, Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
Email: claudio.segovia@johnsonvolk.com

45' x 45' VISIBILITY EASEMENT (V.E.) DETAIL





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a recommendation to City Council regarding a change in zoning from Agricultural (AG/30) & Commercial Corridor (CC) to Light Industrial - Special Use Permit (LI-SUP) on 14.03 acres generally located on the southwest corner of Old Alanis and W Alanis Drive. **ZC 2023-01**

Recommendation

Motion to recommend **approval, approval with amendments, denial.**

Discussion

OWNER: Wylie EDC & Hamey Renfrow VIII

APPLICANT: Arco Murray

The applicant is requesting to rezone 14.03 acres located on the south side of West Alanis Drive. The property is currently zoned Agricultural and Commercial Corridor. The applicant is requesting to change the zoning to Light Industrial with a Special Use Permit to allow for a Warehouse / Distribution Center that measures 105,600 square feet. If zoning is approved a site plan and amended plat shall be required.

The Special Use Permit conditions allow for the facade offset requirements to be achieved via canopies above dock doors on the north side of the building and above entrances along the west side of the building. Landscaped screening shall also be provided on the north side of the loading area.

In an effort to provide screening from the adjacent manufactured homes a board on board wooden fence shall be provided along the eastern property line. There are existing overhead electric lines that run north to south adjacent to the proposed fence. The developer made attempts to also include ornamental trees along the eastern boundary; However it was not feasible due to a lack of width for the trees to survive. The shifting of the development further west to increase the landscaped width would have required a Letter of Map Revision with FEMA and updated flood study. This in part is due to the 30' width driveway requirements and requirement for the building to be setback 15' from the fire lanes.

The development shall be in compliance with all applicable regulations of the Zoning Ordinance including the noise regulations which state that noise shall not exceed 56 dBA at the property line during daytime hours or 49 dBA between 10 PM and 6 AM.

The uses listed below shall be allowed by-right:

- Warehouse / Distribution
- General Office
- Office Showroom/ Warehouse
- Light Assembly & Fabrication
- Industrial (Inside)

The Future Land Use Plan has the subject property listed as being in the Regional Commercial sector and allows for light industrial uses depending on the compatibility with the surrounding areas. The property is bordered by vacant land to the north, floodplain to the west, a golf course to the south and a manufactured home park to the east.

Notifications were mailed to six surrounding property owners with one response returned in favor and none in opposition of the request.

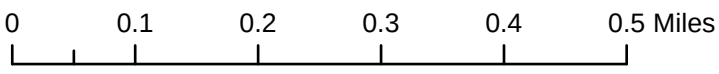
Locator Map

Item 1.

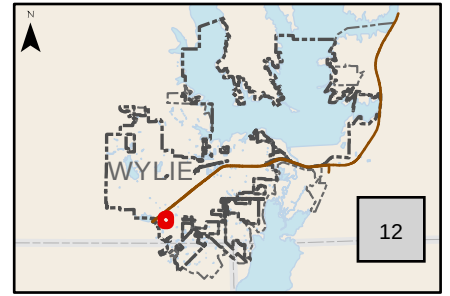


ZONING CASE:
ZC 2023-01; Stealth BTS

 SUBJECT property



Date: 2/6/2023



STEALTH BTS**EXHIBIT “B”****CONDITIONS FOR SPECIAL USE PERMIT****I. PURPOSE:**

The purpose of this special use permit is to allow for the Warehouse / Distribution Center use within the Light Industrial District.

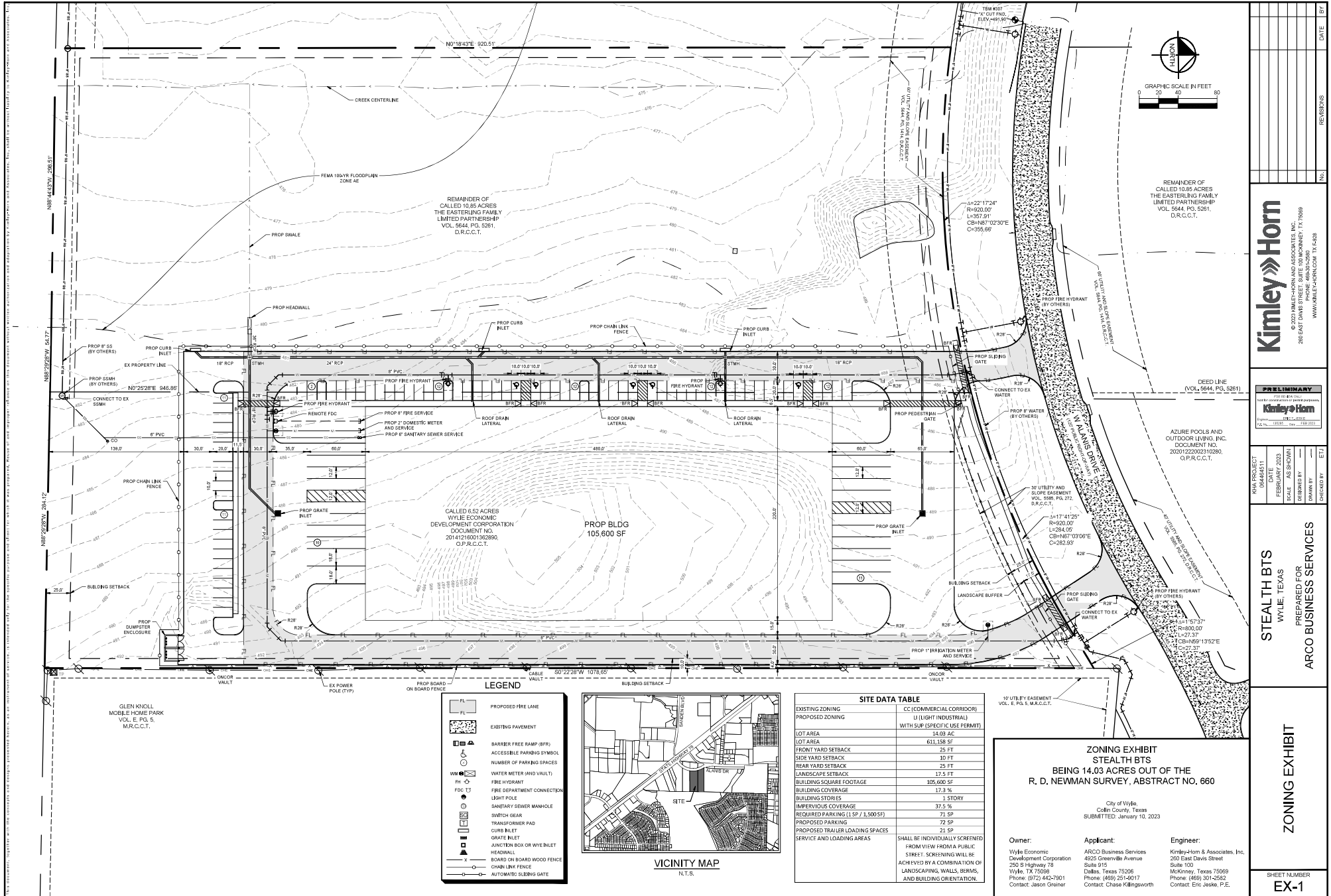
II. GENERAL CONDITIONS:

1. This exhibit shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021 and amended April 2022), except as specifically provided herein.
2. The design and development of the Warehouse / Distribution Center shall be in accordance with Section III below and the Zoning Exhibit (Exhibit “C”).

III. SPECIAL CONDITIONS:

1. The following listed use as defined in Article 5 of the Zoning Ordinance (adopted as of April 2021) and as depicted in the Zoning Exhibit (Exhibit “C”) shall be allowed by-right:
 - a. Warehouse / Distribution
 - b. General Office
 - c. Office Showroom / Warehouse
 - d. Light Assembly & Fabrication
 - e. Industrial (Inside)
2. The subject property shall be developed in conformance with all regulations of the Light Industrial 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, above
3. Design criteria shall be in conformance with Light Industrial Architectural Design Requirements of the Zoning Ordinance (adopted as of April 2021), except as follows:

- a. Façade offsets to be achieved via canopies above dock doors on the north side of the building and above entrances along the west side of the building.
- b. Landscaped screening shall be provided on the north side of the loading area along West Alanis Drive.



Kimley-Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: (469) 301-2582
WWW.KIMLEY-HORN.COM

PRELIMINARY

Kimley-Horn

FOR INFORMATION OF THE PUBLIC, THIS PROJECT IS IN THE PRELIMINARY STAGE. THE FINAL DESIGN AND CONSTRUCTION SHALL BE BASED ON THE FINAL ENGINEERING AND CONSTRUCTION DOCUMENTS.

STEALTH BTS
WYLIE, TEXAS

PREPARED FOR
ARCO BUSINESS SERVICES

ZONING EXHIBIT

SHEET NUMBER
EX-1

PLANTING NOTES:

- [illegible]

TREE PROTECTION NOTES:

6. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT AT 971-250-5300 PRIOR TO REMOVAL OR TRANSPORTING OF ANY TREES.
7. ALL TREES WHICH ARE TO BE REMOVED OR SHALL BE PROTECTED WITH A TAG SHALL BE FULLY COLORED AND NOTED FOR THE TREE REMOVAL PERMIT AT THE END OF THE TREE REMOVAL.
8. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE PROTECTED BY THE DEVELOPMENT CONTRACTOR.
9. NO EQUIPMENT SHALL BE CLEANED OR MATERIALS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
10. NO SERVIC, VEHICLES, OR OTHER ATTACHMENTS SHALL BE ALLOWED TO REMAIN TO NEAR THE LIMITS OF THE ROOT ZONE AND CONTRIBUTING TO EROSION WHICH IS APPROVED BY THE CITY.
11. GRACE GRABBER OR EXCESS OF 8 INCHES (8" OR MORE) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE. VEHICLES AND CONTRIBUTING TO EROSION SHALL BE APPROVED BY THE CITY.
12. NO TREES SHALL BE ALLOWED WITHIN THE CIRCUMFERENCE OF A TREE, UNLESS APPROVED BY THE CITY.
13. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH OR CHIPS OR HAULED OFF-SITE.
14. ALL TREES SHALL BE PROTECTED, MAINTAINED, SERVICED, AND REMOVED WITHIN AN ARBORICULTURAL STANDARDS FOR TREE OPERATIONS, AND ADOPTED BY THE CITY OF PORTLAND. IMPROPER OR MALICIOUS PRUNING OPERATIONS ARE STRICTLY PROHIBITED.

PLANT SCHEDULE

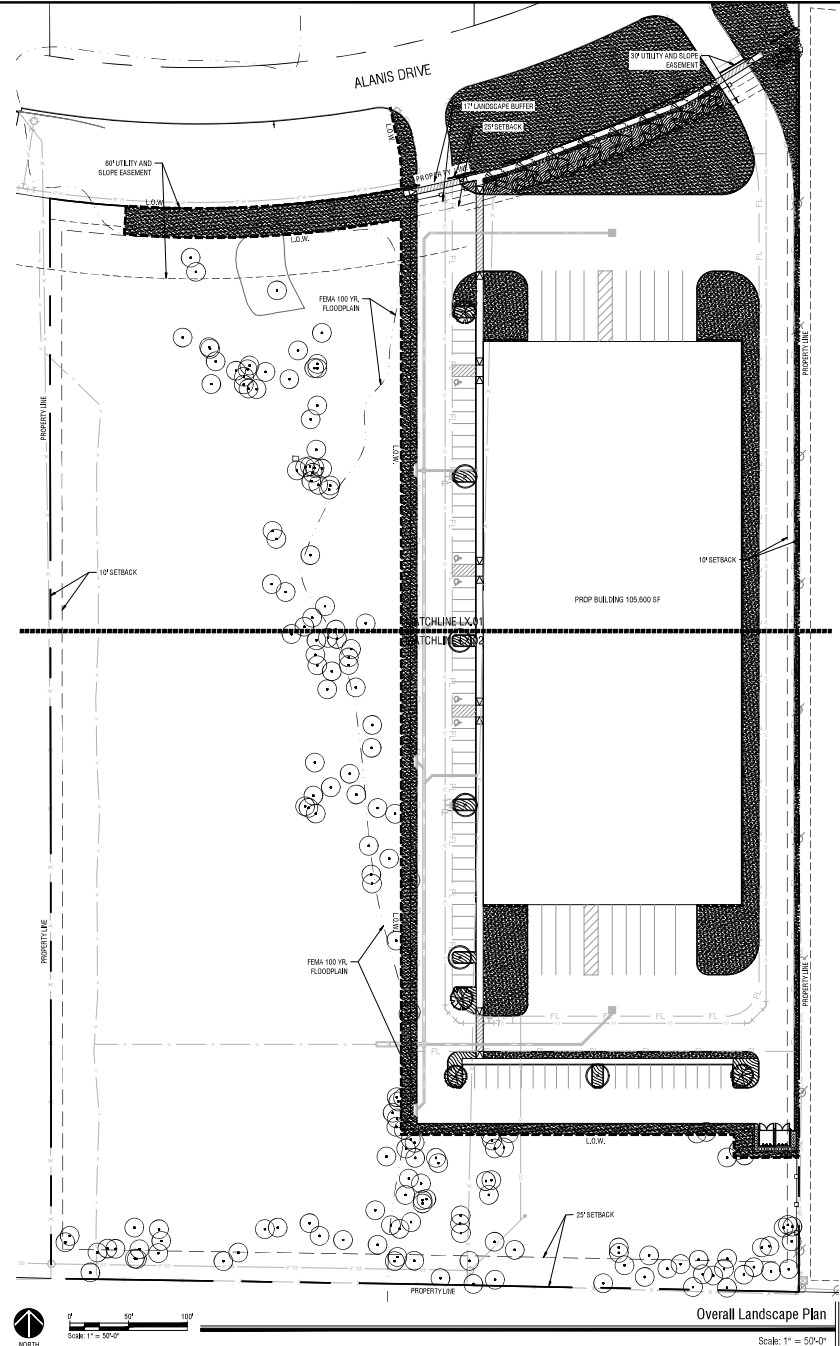
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CODE LANDSCAPE CALCULATIONS TABLE:

Wylie Industrial - Wylie			
Code Calculations Chart			
Site Data		AC	SF
Total Site Area		14.03	611.152
Surface Parking Spaces			72
Landscape Required in Yard			
25% of site to be landscaped	Required (SF)	Provided (SF)	
Landscaping in front yard	177.220	207.720	
Landscaping in back yard	Yes	Yes	
Landscaping required in side and rear yards adjacent to residential	No	No	
Landscape of Parking Lots			
	Required	Provided	
1 Tree / 12 Parking Spaces	0	0	
50' Landscape / Parking Space	3,800	3,929	
No parking space further than 60' from landscaped area on site	Yes	Yes	
Landscaped areas every 12' spaces	Yes	Yes	
Street Frontage Landscaping			
Alleys Drive	Required	Provided	
At least 25% of required front yard developed as 10' landscaped buffer	Yes	Yes	
1 Tree (2' cal.) 20-40 LF	0	0	
4 Monitoring camera walking or probable when adjacent to thoroughfare	Yes	Yes	
Visual Screening			
	Required	Provided	
Front Yard (Loading and Service Areas)			
1 Screening Tree 20 LF	15	15	
5' wide screening strip, plants 3' in height when planted	Yes	Yes	
Side Yards			
Board on Board Fence	Yes	Yes	

Figure 4.5 Desirable Landscape Design Requirements

Figure 4.5 Desirable Landscape Design Requirements	Required (SF)	Provided (SF)
(Desirable) Landscaping 10% more in excess of 50 sq ft./space	3,960	5,915
(Desirable) Increase in minimum width of Landscape Buffer by 20%	No	Yes
(Desirable) Landscaped pedestrian connection to main entrance	No	Yes
(Desirable) Landscaping exceeds the minimum by 10%	153,346	397,291



Overall Landscape Plan ||

Scale: 1" = 50'-0"

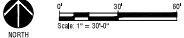
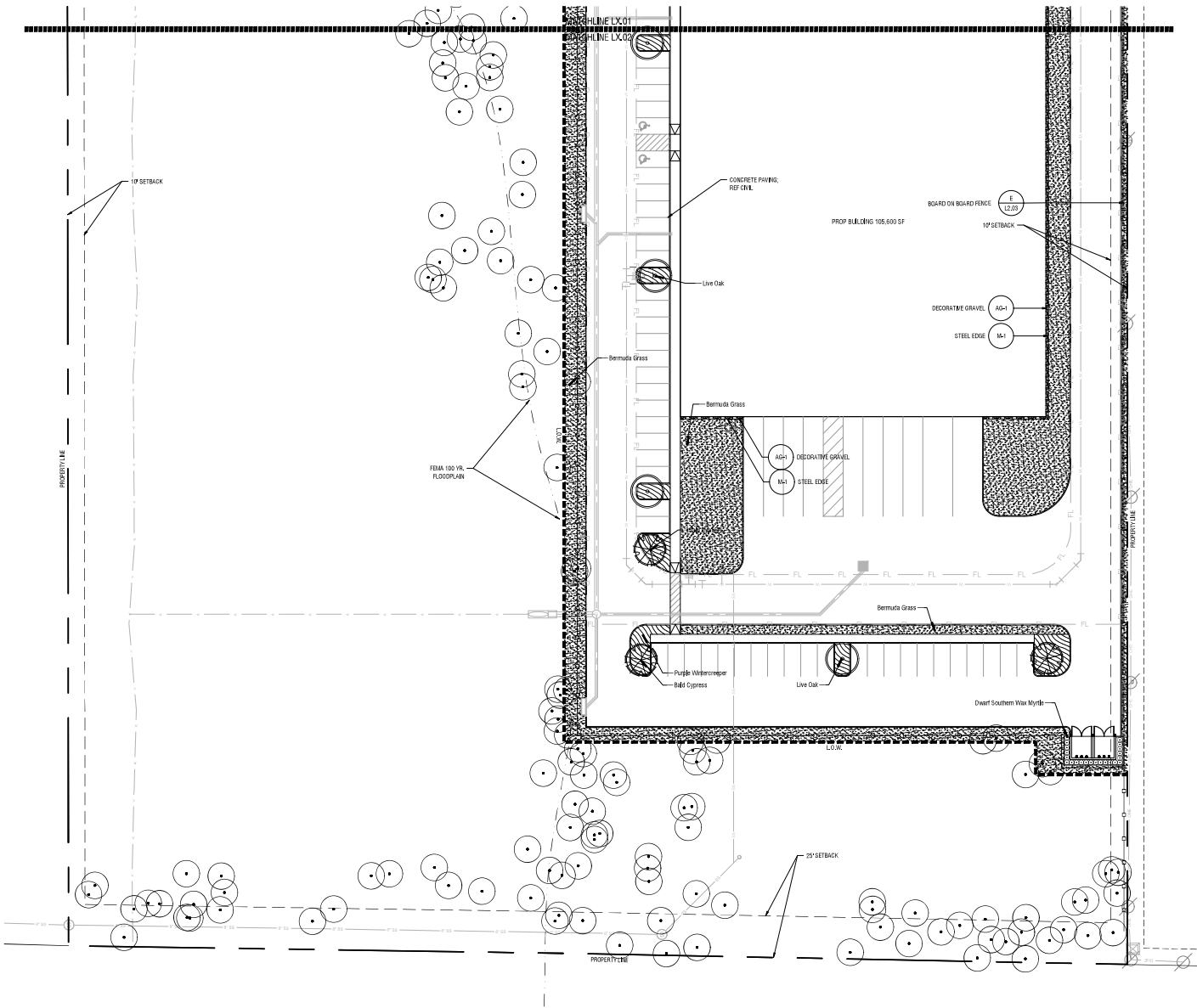
A

Planting Plan

Scale: 1" = 30'-0"

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINES IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITIONS FOUND ON THE SITE WHICH PROHIBIT INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE UNIFORMED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FRESH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
10. ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
12. PLANT MATERIAL SHALL BE PROVIDED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTICS FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VEHICULAR AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPPOSITE HEIGHT IF REQUIRED.
13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
14. ALL LIVE STAMBS AND/OR A PROHIBITIVE SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 2" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
15. TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STREETS, DRIVE ABLES, AND FIRE LANES SHALL HAVE A 14' MINIMUM CLEAR TRUNK HEIGHT.
16. CONTRACTOR TO PROVIDE 18 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.



Planting Plan
Scale: 1" = 30'-0"

A

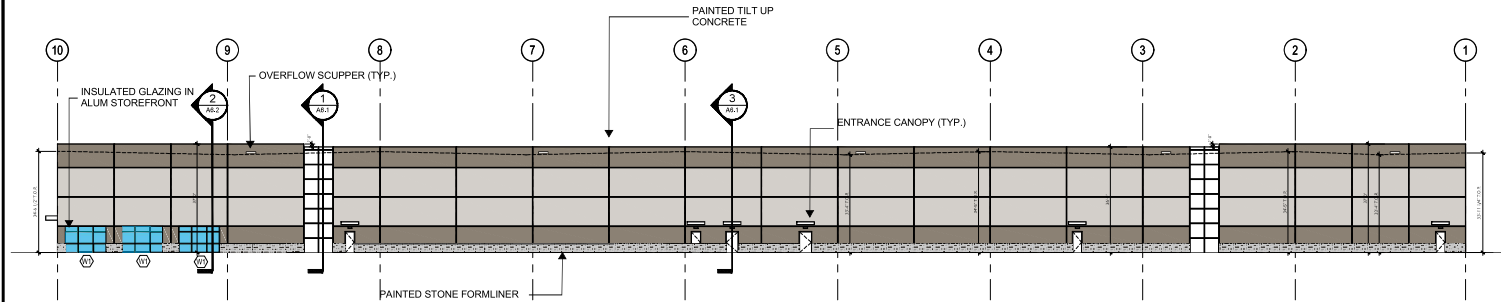
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L2.02

STEALTH BTS
WYLE, TEXAS
PREPARED FOR
ARCO BUSINESS SERVICES

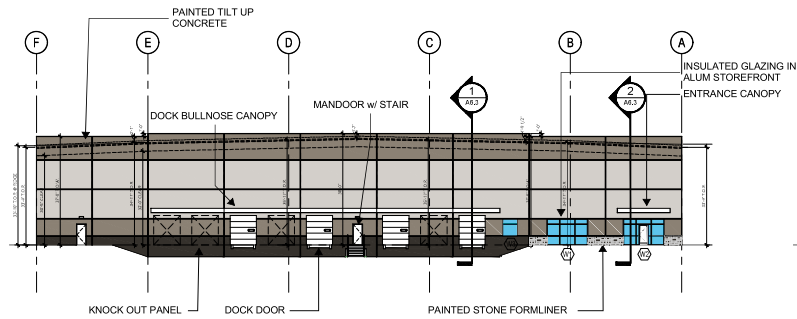
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KIMLEY-HORN
KIMLEY-HORN & ASSOCIATES, INC.
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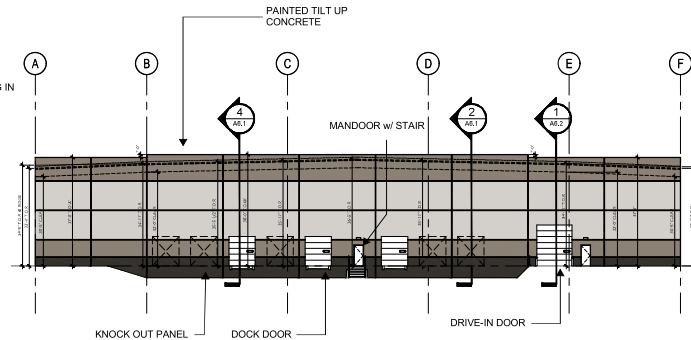
NO.	REVISIONS	DATE	BY



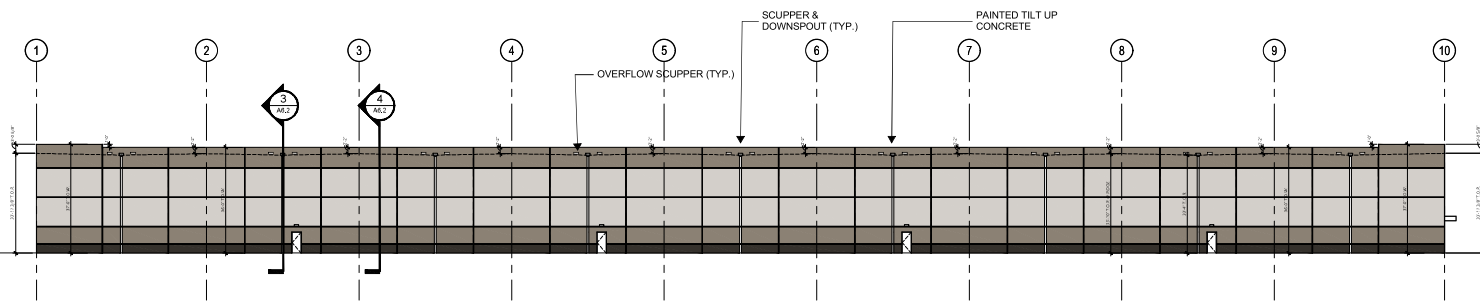
1 WEST ELEVATION
A5.1 SCALE: 1"=20'-0"



2 NORTH ELEVATION
A5.1 SCALE: 1"=20'-0"



3 SOUTH ELEVATION
A5.1 SCALE: 1"=20'-0"



4 EAST ELEVATION
A5.1 SCALE: 1"=20'-0"

ELEVATION KEY NOTES

- 1 TILT-UP CONCRETE PANELS W/ REVEALS (PAINTED). REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
- 2 TILT-UP CONCRETE FLAT PANELS W/ REVEALS (PAINTED) AND FORM LINE. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
- 3 SCHEDULED OVERHEAD DOOR. SEE FLOOR PLANS AND DOOR SCHEDULE FOR ADDITIONAL INFO.
- 4 SCHEDULED DOOR AND FRAME. SEE FLOOR PLANS AND DOOR SCHEDULE FOR ADDITIONAL INFO.
- 5 DOCK STAIR W/ HANDRAILS AND GUARDRAILS (ALL EXPOSED STEEL TO BE GALVANIZED).
- 6 PRE-FINISHED, GALVANIZED METAL GUTTER AND DOWNSPOUTS. SEE ROOF PLAN FOR ADDITIONAL INFO.
- 7 3/4" DEEP HORIZONTAL REVEAL (PAINTED). SEE DETAIL 2A7.J.
- 8 SIGNAGE - COORDINATE WITH ELECTRICAL DRAWINGS AND OWNER. CENTER ON TILT PANEL.
- 9 INSULATED GLAZING IN ALUMINUM WINDOW SYSTEM.
- 10 DO NOT LOCATE REVEALS IN STRUCTURAL WYTHE BAND AROUND OPENINGS IN INSULATED TILT DOCK POSITIONS ONLY. SEE DOOR DETAILS FOR FURTHER INFO.
- 11 KNOCKOUT PANEL FOR 8'-0" X 10'-0" OVERHEAD DOOR AND HYDRAULIC LEVELER. SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.
- 12 8'-0" X 10'-0" KNOCKOUT PANEL. SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.
- 13 MECHANICAL LOUVER/PENETRATION. SEE MECHANICAL DRAWINGS FOR LOCATIONS AND SIZES.
- 14 PRE-FINISHED SCUPPER, COLLECTION HEAD AND DOWNSPOUTS TO MATCH COPING CAP. SEE ROOF PLAN FOR ADDITIONAL INFO.
- 15 OVERFLOW SCUPPER. SEE ROOF PLAN FOR ADDITIONAL INFO.
- 16 "V-GROOVE" REVEAL. OFFSET CENTER OF REVEAL 30" FROM TOP AND BOTTOM AND 36" FROM EACH SIDE. SEE DETAIL XXXXXXX.
- 17 NOTE: (C) INDICATES WINDOW TYPE. REFER TO SHEET A4XXXXX FOR ADDITIONAL INFORMATION.

CONSULTING ENGINEERS
ARCHITECT
GMA
PROJECT
STEALTH
WILEY, TX

DESIGN BUILDER
ARCO
MURRAY
PROJECT
STEALTH
WILEY, TX

MECHANICAL
ARCHITECT
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STRUCTURAL
ARCHITECT
GMA
PROJECT
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WILEY, TX

CIVIL
ARCHITECT
GMA
PROJECT
STEALTH
WILEY, TX

JOB NO.: GA1851/6208
PA: DAB
DATE: 02.27.2023

REVISIONS

NO.	DESCRIPTION

SHEET NUMBER

A5.1
EXTERIOR ELEVATIONS

Metas and Bounds Description

Being a tract of land, situated in the R. D. Newman Survey, Abstract No. 660, in the City of Wylie, Collin County, Texas, being all of that called "0.85 acre" as described in a deed to the said Eastman Family Limited Partnership, as recorded in Volume 5644, Page 5761, of the Deed Records, Collin County, Texas (D.R.C.C.T.) and being all of that called 6.52 acre tract, described in deed to Wylie Economic Development Corporation, as recorded under Document No. 20141216001362890, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described, as follows:

BEGINNING at a 5/8" iron rod found for the northeasterly corner of said 6.52 acre tract, same being in the westerly line of **GLEN KNOLL MOBILE HOME PARK**, an addition to the City of Wylie, as recorded in Volume E, Page 5, of the Map Records, Collin County, Texas (V.R.C.C.T.), same being in the southeasterly monumented line of Atlantis Drive;

THENCE South 00°22'28" West, along the common line between solid 6.52 acre tract and **GLEN KNOLL MOBILE HOME PARK**, a distance of 10.8765' to a point for corner, being the southeasterly corner of solid 6.52 acre tract same being the southeasterly corner of said **GLEN KNOLL MOBILE HOME PARK**, said corner also being in the Volume I, Page 246, of Lot 1, Block B, of **WOODBRIK GOLF CLUB**, an addition to the City of Killeen, as recorded in Volume I, Page 246, M.R.C.C.I., from which a 3/8" iron rod found bears, North 00°22'28" East, a distance of 1.96'.

THENCE North 88°29'28" West, along the common line between said 6.52 acre tract and said Lot 1, a distance of 284.12' to a point far corner, being the southeasterly corner of said 6.52 acre tract, same being the southeasterly corner of said 10.85 acre tract, from which a 1/2" iron rod found bears, South 50°22'35" East, a distance of 174.64' to another point; Thence S 88°29'28" W, bearing therefrom, North 88°29'28" E, a distance of 174.64'

THENCE along the common line between said 10.85 acre tract and said Lot 1, the following (2) two courses and distances:

1 North 88°30'30" West, a distance of 54 m to a 1/4" zone and found for an eagle point

2. North 88°44'43" West, a distance of 298.51' to a 1" iron pipe found for the southwesterly corner of said 10.85 acre tract, same being the southeasterly corner of a called 10.85 acre tract, described in deed to Larry Van Nelson and wife, Polly H. Nelson, as recorded under County Clerk's File No. 96-0103920, D.R.C.C.T.;

THENCE North 00°18'43" East, along the common line between said 10.85 acre (Easterling tract) and said 10.85 acre (Neison tract), a distance of 920.51' to a point for corner in the southerly monumented line of Alania Drive, same being in a curve to the left, having a radius of 920.00', a central angle of 39°38'49", and a chord which bears North 78°11'32" East, a chord distance of 489.03'.

Thence along said curve to the left, in a northeasterly direction, passing a 5/8" iron rod found along said arc at a distance of 357.91', and continuing in oil, a total arc length of 641.97' to a point for corner, being at the beginning of a curve to the right, having a radius of 800.00', a central angle of 01°57'37", and a chord which bears North 56°31'50" East, a chord distance of 27.37'.

Thence along said curve to the right, in a northeasterly direction, an arc length of 27.37' to the **POINT OF BEGINNING** and containing 611,158 square feet or 14.030 acres of land, more or less.

SYMBOLS LEGEND

 X	Wire Fence	 W	Water Valve
 W	Wood Fence	 M	Water Meter
 C	Chain Link Fence	 H	Fire Hydrant
 C	Concrete	 I	Irrigation Control Valve
 A	Asphalt	 S	Sanitary Sewer Cleanout
 L	Light Standard	 S	Sanitary Sewer Manhole
 G	Guy Wire/Anchor	 S	Storm Drain Manhole
 U	Utility Pole	 G	Gas Meter
 O	Overhead Wires	 G	Gas Valve

General Notes:

⁹ According to the Flood Insurance Rate Map of the City of Wilke, Collier County, Texas, Map No. 480850C03534, Map Revision June 02, 2006, and the Letter of Map Revision 06-06-26E-3P, effective November 25, 2009, the herein described property is located in Zone "X" (unshaded), described by said map to be, "Areas determined to be subject to flooding from the Gulf of Mexico or other large bodies of water." The "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood, base flood elevations determined" are in "Shade zone 'X'", described by said map to be, "Areas of 0.2% annual chance flood, areas of 0.1% annual chance flood, areas of 0.05% annual chance flood, areas of 0.02% annual chance flood, areas of 0.01% annual chance flood, and areas protected by levees from 1% annual chance flood." This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and Flood Heights may be increased by man-made or natural causes. This flood statement is not intended to constitute a warranty, representation, or contract.

2. The surveyor has relied on the herein described subject deeds with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions, or rights-of-way has been conducted by the surveyor.

3. Bearings, elevations and coordinates (surface) are based on the City of Wylie GPS Monument No(s). 4 and 5. Surface to Grid conversion factor is 0.999853021 at base point 0.0

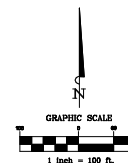
Interactions between the two main effects were not significant ($p > 0.05$).

Surveyor's Certification:

I, Michael B. Arthur, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat hereon represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There were no visible conflicts found during the time of this survey, except as shown.

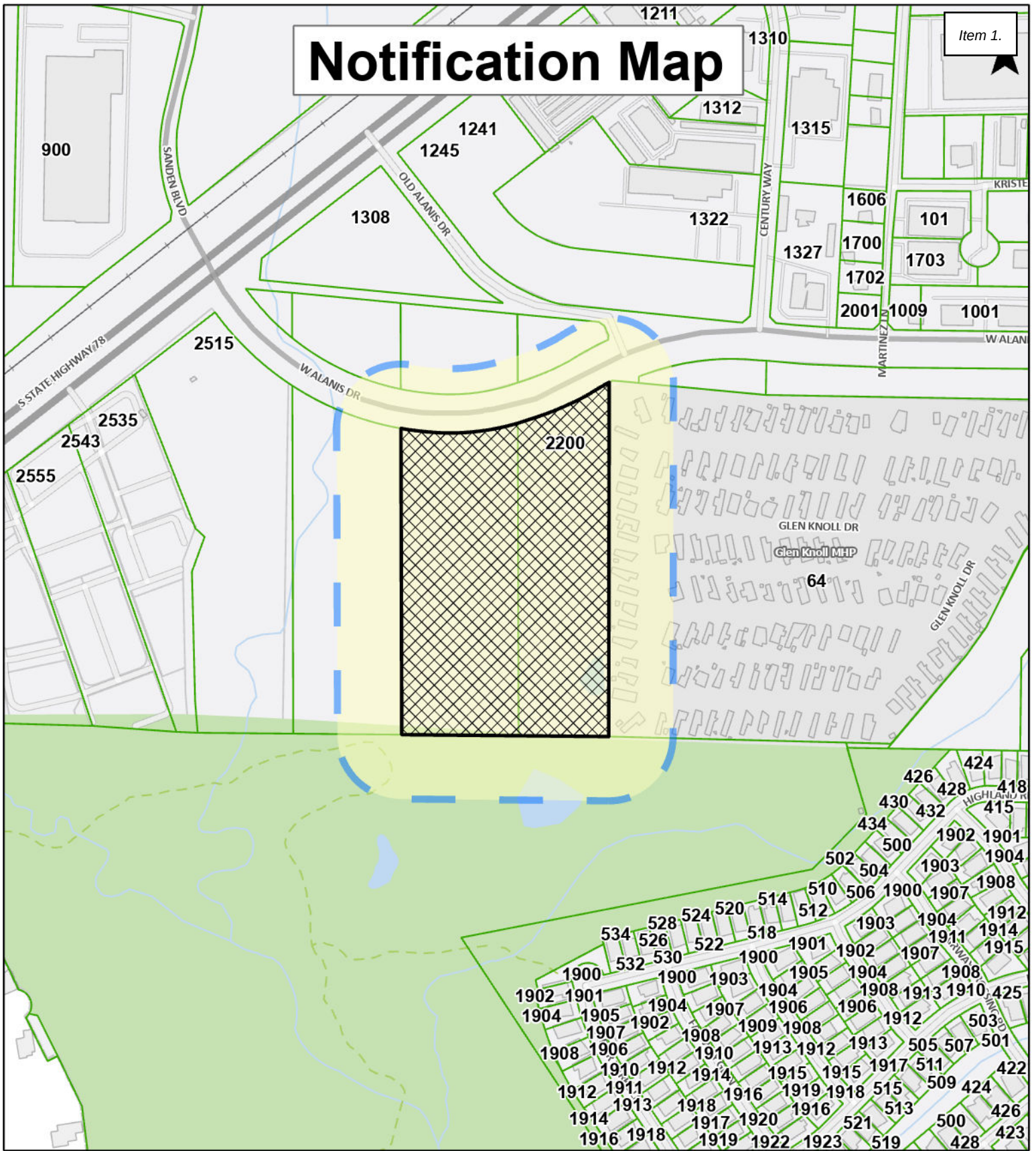
ABBREVIATIONS

U.R.F. = Iron Rod Found
(R.M.) = Reference Monument
C.I.R.F. = Capped Iron Rod Found
C.I.R.S. = 1/2" Iron rod with yellow plastic cap
stamped "RPLS 5686" set
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas



BOUNDARY EXHIBIT
R. D. NEWMAN SURVEY
ABSTRACT NO. 660
CITY OF WYLIE,
COLLIN COUNTY, TEXAS

 **North Texas
Surveying, L.L.C.**
Registered Professional Land Surveyors
1010 West University
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexasurveying.com
Firm Registration No. 10074200



ZONING CASE:
 ZC 2023-01; Stealth BTS

 SUBJECT property  200 foot Notification Buffer

0 200 400 600 800 1,000 Feet



CITY OF
WYLIE



21

Date: 2/6/2023

PUBLIC COMMENT FORM
(Please type or use black ink)

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



I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2023-01.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2023-01.

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

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

Tuesday, March 07, 2023 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, March 28, 2023 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: PHIL TIBBALS (HF TIBBALS ETAL)
(please print)

Address: OWNERS OF CCAD PROPERTY ID #2592717

Signature: 

Date: 2-15-23

COMMENTS:



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Hold a Public hearing to consider, and act upon a recommendation to the City Council regarding an amendment to Planned Development 2014-28 and a zoning change from Commercial Corridor to Planned Development - Light Industrial (PD-LI) to allow for an expansion of the area where light industrial uses are allowed. Property generally located east of the intersection of Business Way and Commerce Drive. **ZC 2023-03**

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wylie Economic Development Corporation

APPLICANT: Kimley-Horn

The Wylie Economic Development Corporation is requesting to amend Planned Development 2014-28 and expand the area where light industrial uses are allowed from 2.655 acres to 6.805 acres. The property is generally located east of the intersection of Business Way and Commerce Drive on Lots 5-7, Block A of 544 Gateway Addition.

The purpose of the request is to allow for compatible light industrial uses on three lots out of seven lots of the development platted as 544 Gateway Addition. The remaining four lots, Lots 1-4 shall remain with the Commercial Corridor zoning designation.

The Zoning Exhibit (Exhibit C) generally shows the location of the existing PD 2014-28 and proposed area of expansion. The exhibit also provides a conceptual layout of a local lumberyard business that is requesting to relocate to Lot 6, Block A of 544 Gateway Addition. If zoning is approved a site plan and amended plat shall be required.

The Planned Development conditions allow for the area labeled as lumberyard on the Zoning Exhibit (Exhibit C) to be developed with a gravel surface. The conditions shall also permit for no screening to be required along the north border facing the railroad right-of-way.

The uses listed below shall be prohibited:

- Animal Boarding/Kennel without Outside Pens
- Hotel/Motel
- Financial Institution (with or without drive-thru, Alternative)
- Automobile Rental
- Equipment Rental
- Food Processing
- Motor Vehicle Fueling Station
- Truck Machinery & Heavy Equipment Sales, Service or Repair
- Water Treatment Plant, Reservoir or Water Storage
- Industrial (Outside)

- Mini-warehouse (Self-storage)
- Recycling Collection Center

The Future Land Use Plan has the subject property listed as being in the Regional Commercial sector and allows for light industrial uses depending on the compatibility with the surrounding areas. The property is bordered by railroads to the north and east. The properties to the west contain office/warehouse use and church use. The properties to the south contain an office/warehouse use and vacant commercial land owned by the applicant.

Notifications were mailed to 43 surrounding property owners with one responses returned in favor and none in opposition of the request.

Locator Map

Item 2.

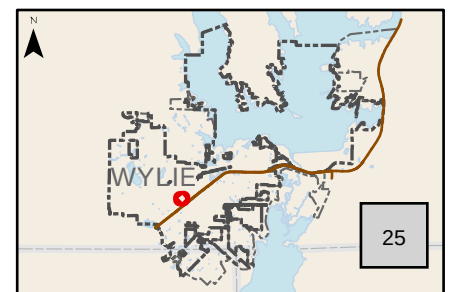


ZONING CASE:
ZC 2023-03; 544 Gateway

 SUBJECT property

0 0.1 0.2 0.3 0.4 0.5 Miles

Date: 2/7/2023



544 Gateway

EXHIBIT "B"

Conditions For Planned Development

I. PURPOSE:

The purpose of this Planned Development is to amend Planned Development Ordinance 2014-28 by expanding the area where the listed light industrial uses are allowed.

II. GENERAL CONDITIONS:

1. This Planned Development shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021), except as specifically provided herein.
2. The design and development of the 544 Gateway development shall take place in general accordance with the Zoning Exhibit (Exhibit C).
3. All regulations of the Light Industrial District (LI) set forth in Article 4, Section 4.2 of the Zoning Ordinance (adopted as of April 2021) are hereby replaced with the following:

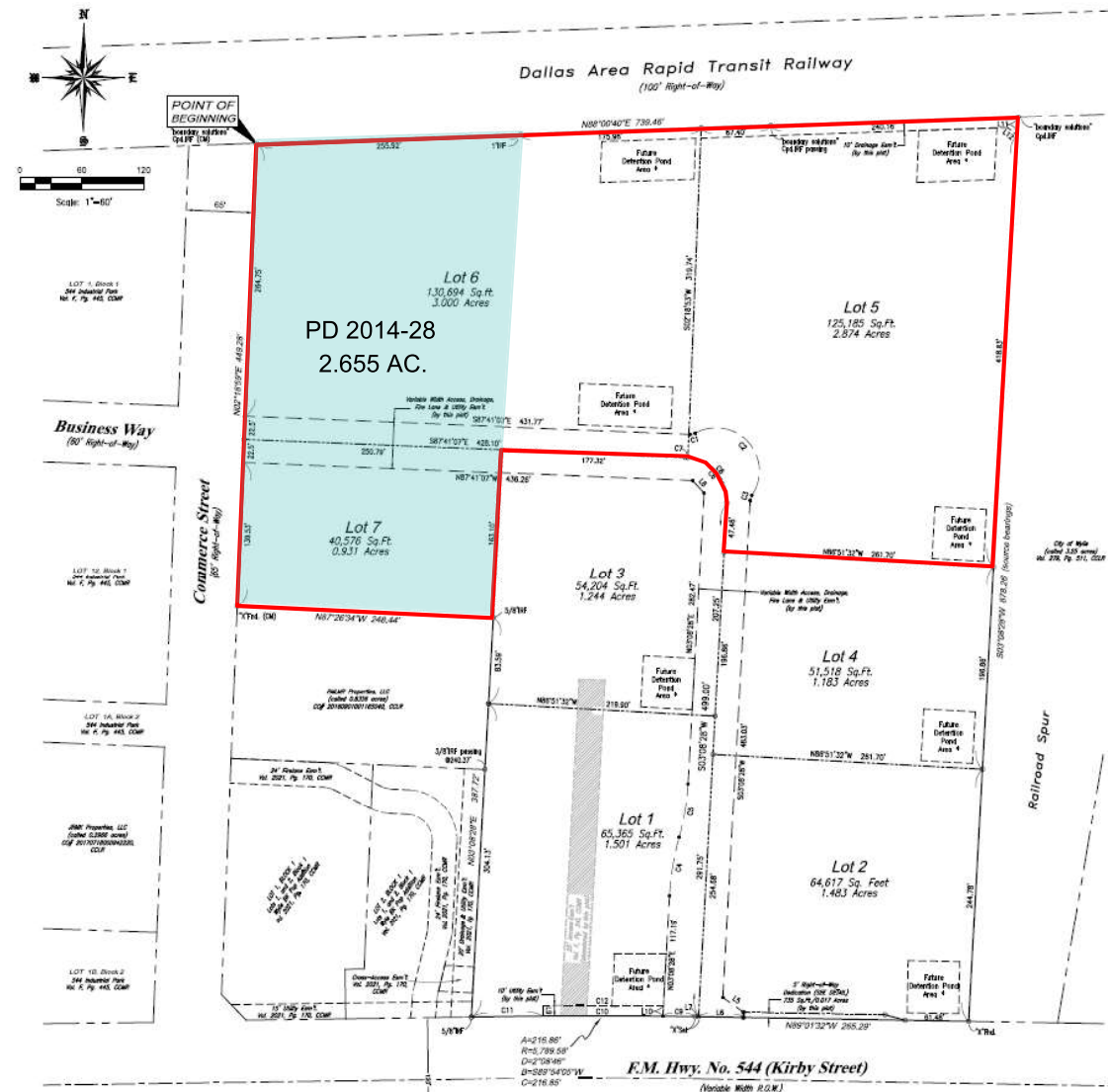
Figure 4-5 – Light Industrial District (LI)	
Height	
Height of Main Structure (feet)	50
Number of Stories	4
Residential Proximity	3 : 1 slope from residential lot line
Building Placement and Coverage	
Front Yard Setback (feet)	25
Side Yard Setback (feet)	10
Rear Yard Setback (feet)	25
Lot Coverage	50 %
Buffering and Screening	
Service and Loading Areas	May face a public street or adjacent residential uses

III. SPECIAL CONDITIONS:

1. The following uses as defined in the Zoning Ordinance shall be permitted as follows on the subject property:
 - a. Contractor's Maintenance Yard with accessory outside storage (Retail, Personnel Service & Commercial or Wholesale, Distribution & Storage) permitted by right.
2. The following uses as defined in the Zoning Ordinance shall be prohibited on the subject property:
 - a. Animal Boarding/Kennel without Outside Pens
 - b. Hotel/Motel
 - c. Financial Institution (with or without drive-thru, Alternative)
 - d. Automobile Rental
 - e. Equipment Rental
 - f. Food Processing
 - g. Motor Vehicle Fueling Station
 - h. Truck Machinery & Heavy Equipment Sales, Service or Repair
 - i. Water Treatment Plant, Reservoir or Water Storage
 - j. Industrial (Outside)
 - k. Mini-warehouse (Self-storage)
 - l. Recycling Collection Center
3. No screening required along the north border along the railroad right-of-way.
4. The area labeled as lumberyard on the Zoning Exhibit (Exhibit C) shall be allowed to be developed with a gravel surface.

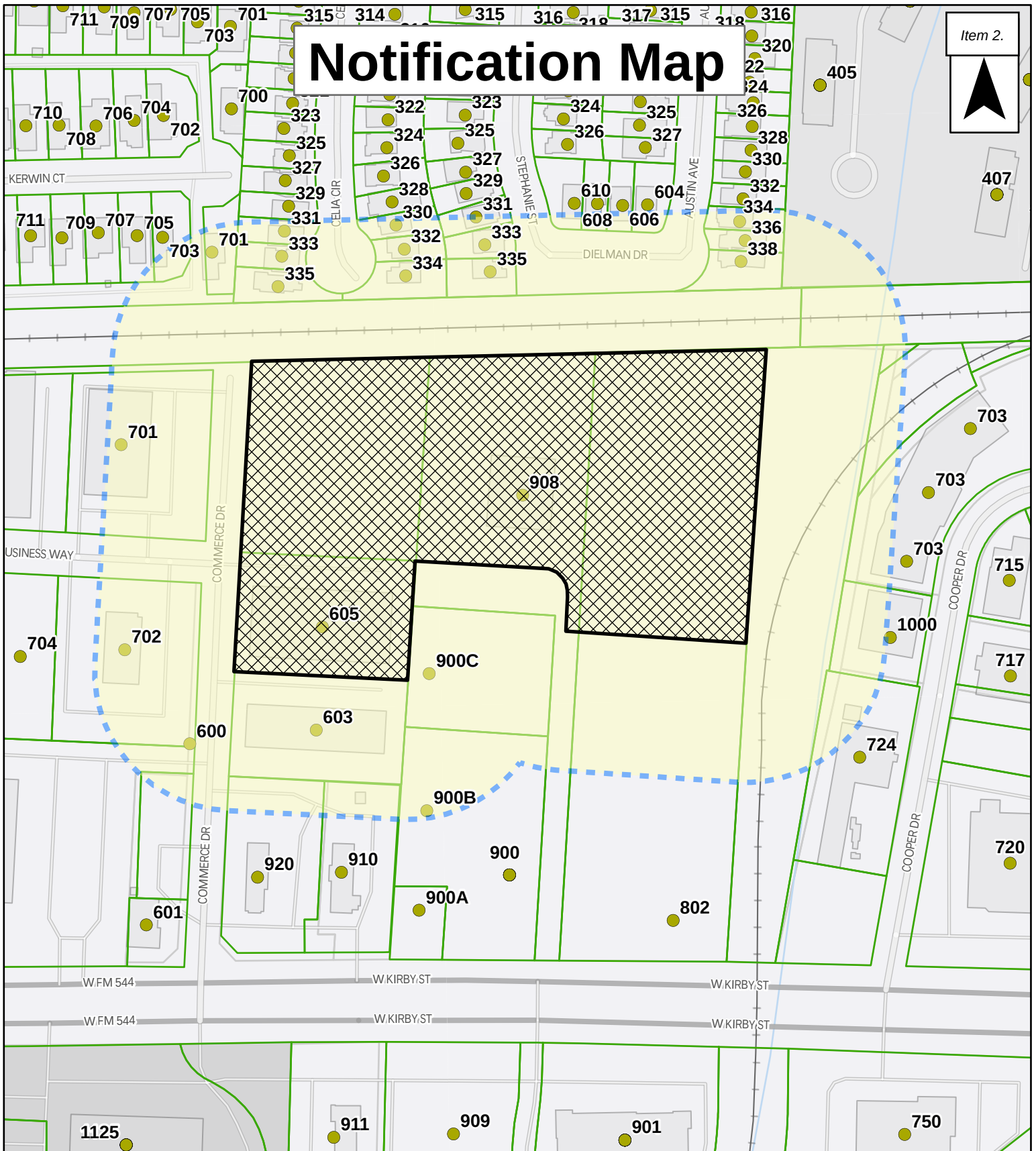
Zoning Exhibit

Item 2.



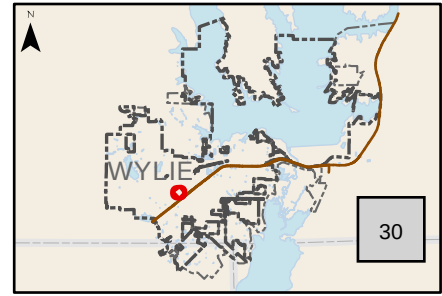
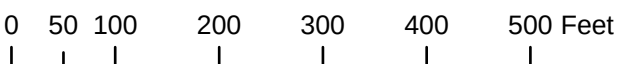
Area of Existing PD 2014-28 (2.655 AC.)

Area of Proposed (6.805 AC.)



ZONING CASE:
ZC 2023-03; 544 Gateway

 SUBJECT property  200 foot Notification Buffer



PUBLIC COMMENT FORM
(Please type or use black ink)

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



I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2023-03.

_____ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2023-03.

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

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

Tuesday, March 07, 2023 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
 City Council meeting:

Tuesday, March 28, 2023 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Daniel S. Ross
(please print)

Address:

703 Cooper Dr.
Wylie, Tx. 75098

Signature:

Daniel S. Ross

Date:

2-27-23

COMMENTS:



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 3

Subject

Hold a Public hearing to consider, and act upon a recommendation to the City Council regarding an amendment to the Browngate Pointe Planned Development 2020-43 to allow for a modification of the construction schedule terms of the townhome/commercial development. Property generally located on the northeast corner of Brown Street and Sanden Blvd.. **ZC 2023-06**

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Browngate Land Investments

APPLICANT: Browngate Land Investments

The applicant for the Browngate Pointe Planned Development 2020-43, generally located on the northeast corner of Brown Street and Sanden Blvd, is requesting an amendment to the construction schedule terms of the planned development.

Zoning for the development was approved in July of 2020. The preliminary plat was approved in December of 2020 and the Final Plat was approved in February of 2023.

The purpose of the request is to change the overall construction schedule to allow for more townhomes to be built before the commercial development is completed. The original PD required that:

1. No residential townhome units shall receive a final inspection/Certificate of Occupancy prior to an approval final foundation inspection by the City of Wylie of the commercial development .
2. No more than 50% of the townhome units shall receive a final inspection/Certificate of Occupancy prior to an approved final framing inspection by the City of Wylie of the commercial development.
3. No more than 85% of the townhome units shall receive a final inspection/Certificate of Occupancy prior to an approved Shell building Certificate of Completion by the City of Wylie of the commercial development.

The requested amendments to the development standards are:

1. No more than 22 of the townhome units shall receive a final inspection/Certificate of Occupancy prior to an approved final foundation inspection by the City of Wylie of the commercial development.
2. No more than 33 of the townhome units shall receive a final inspection/Certificate of Occupancy prior to a final approved shell building Certificate of Occupancy by the City of Wylie of the commercial development.

These amendments would allow 56% of the townhomes to be built before substantial commercial development began as opposed to no allowed townhome development in the original PD. The framing inspection stage is removed and the shell building requirements remain essentially unchanged.

The flat work for the commercial development (Tract 1, Lot 1) is completed.

Additionally, the applicant is requesting the PD be amended to allow for the filing of the Final Plat of the subdivision prior to the reconstruction of the sidewalk on Sanden Blvd. Normally, all public improvements must be completed prior to the

release of the final plat for filing, however, the applicant is asking for an exception in order to delay the sidewalk improvement until some of the townhome lots are sold.

There is currently a sidewalk in place on Sanden that is aged and narrower than current standards.

The request is not altering any of the previously approved design elements of the subdivision . The development remains with 39 residential townhome lots, one commercial lot and nine open space lots.

Notifications were mailed to 14 surrounding property owners with no responses returned in favor or in opposition of the request..

Locator Map

Item 3.



ZONING CASE: ZC 2023-06
Brown Gate Pointe Townhomes
Planned Development Amendment

 SUBJECT property



Date: 2/13/2023



EXHIBIT B

Browngate Pointe

Planned Development Standards

(ZONING CASE 2023-06)

I. Purpose:

The intent of this planned development district is to allow for a gated townhome neighborhood with commercial uses that provides affordable housing for the community of Wylie.

II. GENERAL CONDITIONS:

- a. This Planned Development shall not affect any regulations within the 2019 Zoning Ordinances except as provided herein.
- b. The residential and commercial tracts (identified as Tract 2 Lots 1-39 and Tract 1 Lot 1, respectively on the Zoning Exhibit) shall be required to be developed concurrently with the following guidelines:
 1. No more than 22 of the townhome units shall receive a final inspection prior to an approved final foundation inspection by the City of Wylie of the commercial development on Tract 1. Lot 1.
 2. No more than 33 of the townhome units shall receive a final inspection prior to a shell building Certificate of Occupancy by the City of Wylie of the commercial development on Tract 1, Lot 1.
- c. All regulations of the Townhome District (TH) set forth in Article 3, Section 3.3 of the Comprehensive Zoning Ordinance (adopted as of 2019) are hereby replaced with the following:

Figure B.1 – Townhome (TH)

Townhome Subdistrict	
Lot Size	
Minimum Lot Area (sq. ft.)	2,950
Minimum End Lot Area (sq.ft.)	3,450
Minimum Lot Width (ft.)	35

Minimum Lot Width of End Lot (ft.)	40
Minimum Lot Depth (ft.)	84.5
Minimum Lot Depth Double Front Lot (ft.)	N/A
Dwelling Regulations	
Minimum Square Footage	1400
Design Standards Level of Achievement	
Yard Requirements – Main Structures	
Minimum Front Yard Setback (ft.)	20
Minimum Side Yard Setback (ft.)	0 for interior, 0 and 5 for Exterior
Minimum Side Yard for Corner Lots (ft.)	15
Minimum Rear Yard Setback (ft.)	25
Minimum Rear Yard Double Front Lots (ft.)	N/A
Maximum Lot Coverage	60%
Height of Structures	
Main Structure (ft.)	40

II. SPECIAL CONDITIONS

1. Maximum number of Townhome residential lots not to exceed 40 lots
2. A tree survey shall not be required and no trees on the property are classified as protected within the tree preservation section 7.6 of the Zoning Ordinance.
3. H.O.A. shall be established to maintain exterior screening wall, private street(s) and other community features.
4. Average lot size shall be a minimum of 3,180 square feet. Lot sizes shall range from a minimum of 2,950 to a maximum of 4,000.
5. The streets, though private, shall conform to all aspects of the City of Wylie Design Standards in place at the time of construction.
6. Garages shall be a minimum of 400 square feet
7. Parkland will not be dedicated. Fees in lieu of dedication based on current parkland fees at the time of Planned Development adoption
8. As part of construction phase, the sidewalk along Sanden Blvd that does not meet city standard shall be rebuilt to match the current City standard

of 5' width meandering. The Final Plat shall be allowed to be filed prior to the sidewalk being rebuilt.

9. Landscape shall be provided around any detention area in order to screen said area from view of a public right of way. The living screen shall consist of bushes, shrubs, trees, or other mutually agreed upon flora, at a minimum of 18" at planting. The HOA shall be responsible for the maintenance of the screening.

III. RESIDENTIAL DESIGN STANDARDS

1. Architectural Standards:

a. Building Bulk and Articulation

In order to avoid large blank facades, variations in the elevation of the residential facades facing the public street shall be provided in both the vertical and the horizontal dimensions. At least 25% of the façade shall be offset of 1 foot either protruding from or recessed back from the remainder of the façade.

b. House Numbers

All Townhome residential units shall have a wall plaque with the resident address accenting/matching the exterior wall material beside the main entry of the dwelling unit.

c. Exterior Façade Material

All Townhome residential units shall have exterior building materials as required by Section 3.4 of the September 2019 City of Wylie Zoning Ordinance and the executed Development Agreement attached to this Ordinance.

d. Exterior Façade – Porches

Each Townhome residential unit shall have a combined total covered front or side entry of 50 square feet of floor area.

e. Exterior Structure – Height

Main Structures shall be a maximum of 40 feet in height.

2. Repetition of Residential Unit Designs

Each building within the Planned Development shall contain either 4 or 5 individually platted attached residential units. Each lot within a single structure shall have a different elevation, but each overall building will be similar.

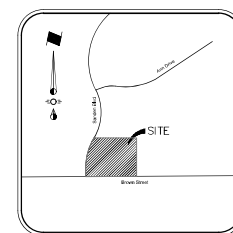
3. Neighborhood Features

- a. This neighborhood shall be enclosed with a combination of masonry and wrought iron fencing.
- b. A landscaped buffer of at least 18 feet in width with a berm of at least three feet in height at a 3:1 slope shall be installed along the Brown Street frontage of Tract 2 (townhome residential lots as shown on Zoning Exhibit).
- c. An automatic sliding gate on each of the two entrances to the proposed private streets to give a gated community secure environment to the Townhome residential units. City services including police and fire protection shall have access to entry for the gates.

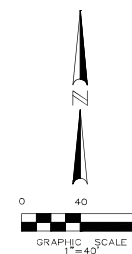
IV. COMMERCIAL DESIGN STANDARDS

- a. Lot 1 of Tract 1 on the zoning exhibit is planned for an approximately 5,900 square feet commercial / office use. The design requirements for this portion of the development shall conform to Article 4 of the 2019 Zoning Ordinance for regulations of development within the Neighborhood Services District.

Birmingham Land Ltd
Open Space



Vicinity Map



PARC at Wylie
Wylie Apartments LP
Birmingham Farms Phase 10
2014-348 D.R.C.C.T.
LOT 1, BLOCK A
BIRMINGHAM FARMS, PHASE 10
VOL. 2014, PG. 348

Existing Zoning: SF 10/24
Proposed Zoning: PD
Proposed Use: 39 Townhomes & 5,900 sq Office
Lots: 39 Residential Lots
3 HOA Lots
1 Office Lot

Overall Lot Area: 6.55 Acres Gross

Office Lot 1 = 0.85 Acres
Townhomes Lot 2 = 4.39 Acres
HOA Lot 1 = 0.11 Acres
HOA Lot 2 = 0.60 Acres
HOA Lot 3 = 0.27 Acres
ROW Dedication = 0.33 Acres
6.55 Acres

Developers Schedule:
Zoning Change Approval: May 26, 2020
PPA by City Counsel: Jul 14
Civil Approval by City: October 13
SoD: November 15:
FPA: May 15, 2021
Start Vertical Construction: May, 30 2021

ENGINEER:
JP Engineering
00 S Central Expressway
Suite 400
Allen, Texas 75013
David A. Jones, P.E.
Project Manager
Bill Perman
972-467-7505

DEVELOPER:
TAAS Investments, LLC
8700 Stonebrook Parkway, #1265
Frisco, Texas 75034
Tauheed Siddiqui

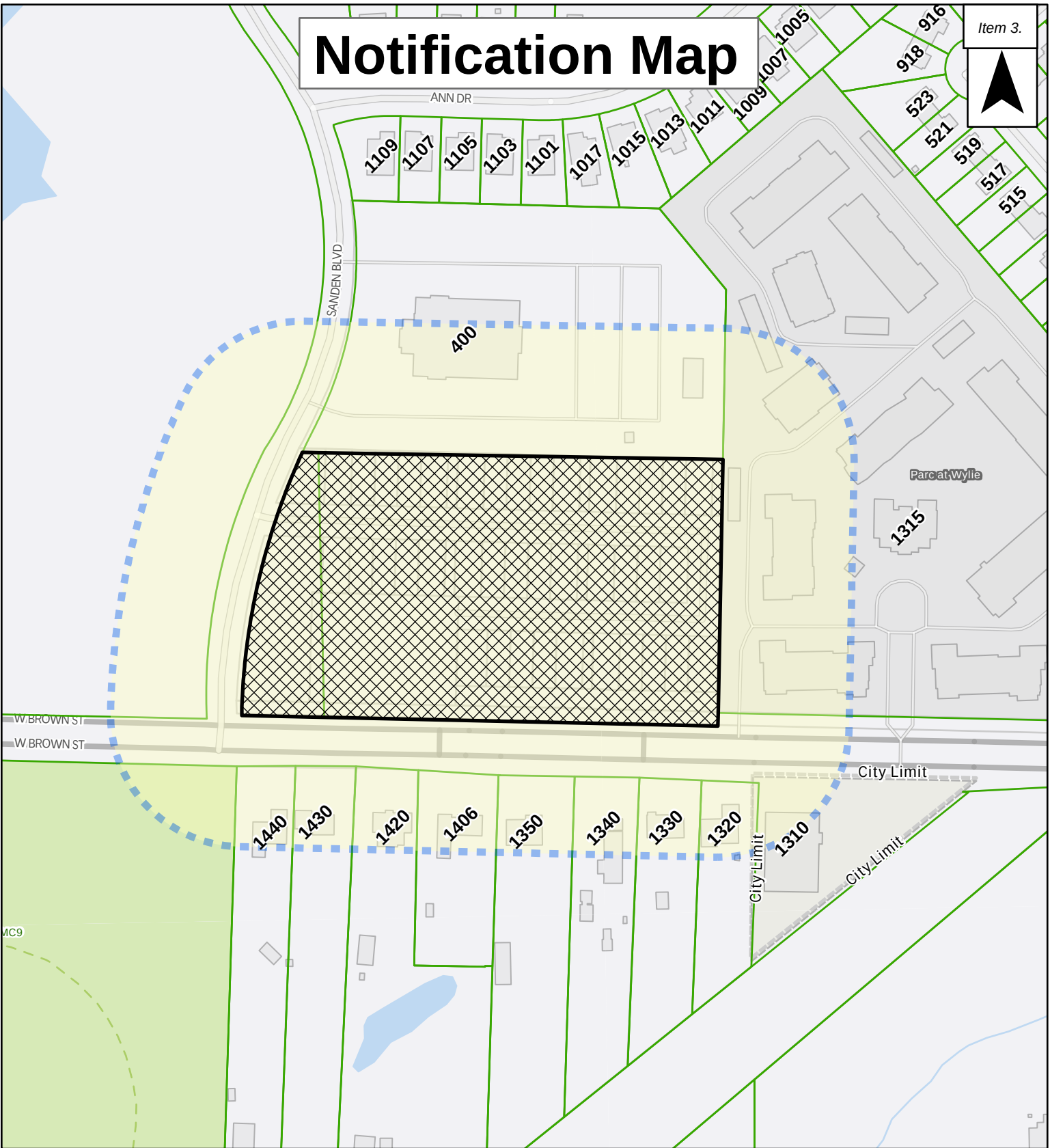
Townhomes at Browngate Pointe and Shops at Browngate Pointe

6.6.55 Acres Brown Street & Sanden Blvd
D Williams Survey, Abstract No. 1021
City of Wylie, Collin County, Texas

No.	Date	Revision

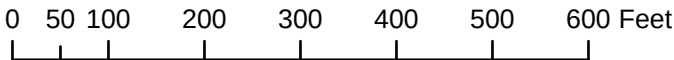
Scale: 1" = 40'
File Name: Concept Plan
Date: 04/15/2020
Project No.: 20004

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ZONING CASE: ZC 2023-06
Browngate Pointe Townhomes
Planned Development Amendment

 SUBJECT property  200 foot Notification Buffer



Date: 2/13/2023





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: WS - a

Subject

Hold a work session to discuss potential amendments to the Zoning Ordinance regarding uses for smoke shops, smoking establishments, breweries, wineries, distilleries and any other related alcohol requirements.

Recommendation

Direction

Discussion

REMOVE FROM TABLE

Smoke Shops and Smoking Establishments

Currently, the City of Wylie allows Smoke Shops under the General Merchandise Store use category and Smoking Establishments are permitted as a restaurant use with the requirement that food be sold.

The State Local Government Code permits Municipalities from establishing zoning regulations that promote the public health, safety, morals, or general welfare (Sec. 211.001). Staff believes that the City of Wylie is relatively unrestrictive in its allowances related to these uses.

Possible amendments to the Zoning Ordinance include:

- Creating a smoke shop use thereby separating the use from General Merchandise.
- Creating a smoking establishment use, separating it from the restaurant use.
- Proving for zoning categories where those new uses are allowed.
- Including additional provisions for the uses including, requiring the businesses in standalone structures, establishing distance requirements from schools, and requiring Special Use Permits.

Alcohol Uses

While Wylie does have distillery, brewery, and winery uses operating, there are no official uses within the Zoning Ordinance. Additionally, the alcohol regulations are spread out among the different uses within the Zoning Ordinance. Lastly, there is no set procedure for an operator of such an establishment to request exceptions as allowed by state law.

Possible Amendments include:

- Creating uses for distillery, brewery, and winery
- Allowing the uses either by-right, with an SUP, or a combination thereof
- If created, set requirements for the uses such as distance from other uses
- Create a new section of the Zoning Ordinance that deals with the standard requirements of alcohol related businesses.

- Create a formal procedure for the consideration of exceptions.