

Wylie Planning and Zoning Regular Commission Meeting

May 16, 2023 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

A. Consideration of May 2, 2023 Meeting Minutes

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 6, Block A of 544 Gateway Addition, for a contractor's maintenance yard and general office use on 1.19 acres. Property generally located to the east of the intersection of Business Way and Commerce Drive.

WORK SESSION

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on May 12, 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 May 02, 2023 Regular Meeting.

Recommendation

Motion to approve Item A as presented.

Discussion

The minutes are attached for your consideration

Wylie Planning & Zoning Regular Commission Meeting

May 02, 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 6:01p.m. Commissioners present: Chair Bryan Rogers, Vice Chair Joshua Butler, Commissioner Jacques Loraine, Commissioner Jennifer Grieser, Commissioner Rod Gouge, Commissioner James Byrne, Commissioner Keith Scruggs, Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, Engineering Development Manager Than Nguyen, and Secretary Lillian Baker.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Gouge gave the invocation and Commissioner Byrne led 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.

None approached the Commissioners.

CONSENT AGENDA

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

- A. Consider and act upon minutes from the April 18, 2023 Regular Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1-2, Block A of Stealth BTS Addition, establishing two Light Industrial lots on 14.030 acres, generally located at 2200 W Alanis Drive.

BOARD ACTION ON CONSENT AGENDA

A motion was made by Commissioner Gouge and seconded by Commissioner Grieser to approve the Consent Agenda as presented. A vote was taken and carried 7-0.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Lot 1, Block A of Stealth BTS Addition, for a warehouse distribution use on 7.654 acres. Property generally located at 2200 W Alanis Dr.

STAFF COMMENTS ON REGULAR AGENDA ITEM 1

Senior Planner Molina presented brief overview and stated that the site plan matches with site design, elevations, and screenings. Sr Planner Molina noted that the Fire Department also gave their approval. Commissioner Lorraine expressed concern about the dumpster location. Staff responded that the city did not require dumpsters, but Code Enforcement will enforce city ordinances if the dumpsters that are provided are not adequate. Applicant Billingsworth stated that the warehouse use would generate minimal waste and dumpsters would not be an issue. The issue of drainage was mentioned by Commissioner Byrne and Chair Rogers, to which the applicant covered the drainage plan. Engineering Development Manager Nguyen said that Engineering reviewed adequate drainage. Commissioner Scruggs asked if trees would be sufficient screening, to which Applicant Billingsworth advised it would be sufficient, in addition to the board on board fence that will be installed as well as bushes that would be added for screening.

BOARD ACTION ON REGULAR AGENDA ITEM 1

A motion was made by Commissioner Grieser and seconded by Commissioner Gouge. A vote was taken and carried 7 – 0.

2. Hold a Public Hearing, consider and act upon a recommendation to City Council regarding the writing of an Ordinance to amend the City of Wylie Zoning Ordinance, Articles 5.1 Land Use Charts, 5.2 Listed Uses, 7.0 General Development Regulations, as they relate to Smoke Shops, Smoking Establishments and Alcohol uses.

STAFF COMMENTS ON REGULAR AGENDA ITEM 2

Director of Community Services Haskins presented. The Commission discussed the smoke shop use and locations and determined that it would be recommended that smoke shops require a Special Use Permit (SUP) and that they be in stand alone buildings. Distillery and breweries were discussed in previous meetings, and it was agreed that they would be by right in light industrial. The concern over cost to be a small business owner in a stand-alone building, brought the Commission to agreement that a SUP be required for any location and that these establishments stay with existing conditions that they have to distance from each other and schools. Staff clarified that the current ordinance requires distances between establishments, with smoke shops requiring a 1500 ft distance from each other where smoking establishments is 500 ft. The Commission agreed that any smoke shops in a strip mall or adjacent to other buildings would require a filtration system to avoid contamination into other businesses, which is covered by building code.

BOARD ACTION ON REGULAR AGENDA ITEM 2

A motion was made by Commissioner Grieser and seconded by Vice Chair Butler to recommend the amendment to the ordinance. A vote was taken and carried 7 – 0.

The Public Hearing was not opened to the public, so a motion was made by Commissioner Grieser and seconded by Commissioner Gouge to amend the agenda to open the Public Hearing. A vote was taken and carried 7 – 0.

Chair Butler opened the Public Hearing and none approached the Commissioners.

Chair Butler closed the Public Hearing. A motion was made by Commissioner Grieser and seconded by Vice Chair Butler to recommend the amendment to the ordinance. A vote was taken and carried 7 – 0.

WORK SESSION

- WS1. Hold a Work Session to discuss a potential change of zoning from Neighborhood Services to Planned Development (PD-Mixed Use) on approximately 14.24 acres, generally located on the southeast corner of Country Club Road and Park Boulevard.

STAFF COMMENTS ON WORK SESSION

Senior Planner Molina presented an overview of the plan. Real Estate representative Grunnah presented on behalf of owners. Mr. Grunnah stated that it would be a mix-use property that consisted of 77 townhomes, amphitheater, and retail space. He stated that the townhomes would be for purchase and not leased. Concern by the Commissioners was raised regarding the back of the buildings facing the street. Mr. Gibran stated that the retail space would have signage and windows on both sides. The Commissioners addressed the concern of the lot sizes and that the applicants should be aware of this being an issue when it is brought to City Council. In addition, the Commission noted that a drive-thru fast food is not favored by the Commission nor would it be favored by City Council. Chair Rogers closed the work session.

ADJOURNMENT

A motion was made by Commissioner Gouge and seconded by Commissioner Byrne to adjourn the meeting at 7:05 p.m. A vote was taken and carried 7 – 0.

Bryan Rogers, Chair

ATTEST

Lillian Baker, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item Number: 1

Prepared By: Kevin Molina

Subject

Consider, and act upon, a Site Plan for Lot 6, Block A of 544 Gateway Addition, for a contractor's maintenance yard and general office use on 1.19 acres. Property generally located to the east of the intersection of Business Way and Commerce Drive.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Wylie Economic Development Corporation

APPLICANT: Vasquez Engineering

The applicant is proposing to develop 5,914 sq.ft. of Office/Warehouse space, 10,900 sq.ft. of General office space and 1.19 acres of outside lumberyard storage on Lot 2, Block A of 544 Gateway Addition. Property located east of the intersection of Business Way and Commerce Drive within the 544 Gateway Planned Development (PD 2023-13). The proposed use is allowed by right per the Planned Developments design standards.

The development provides 38 parking spaces with three being ADA accessible. The site shall provide a 5' wide sidewalk along Commerce Drive with a crosswalk for pedestrian access to the main structure. The site provides 16.7% of landscaping with landscaping along the frontage and parking areas of the property. A dumpster enclosure is provided at the rear of the property. The exterior facade of the main structure contains brick and lap siding. The main entrances are emphasized with metal canopies. The exterior facade of the two general office buildings shall generally conform to the design aesthetics of the presented elevations of the main structure.

Access to the site is provided by an access drive that loops around the subject property from Commerce Drive.

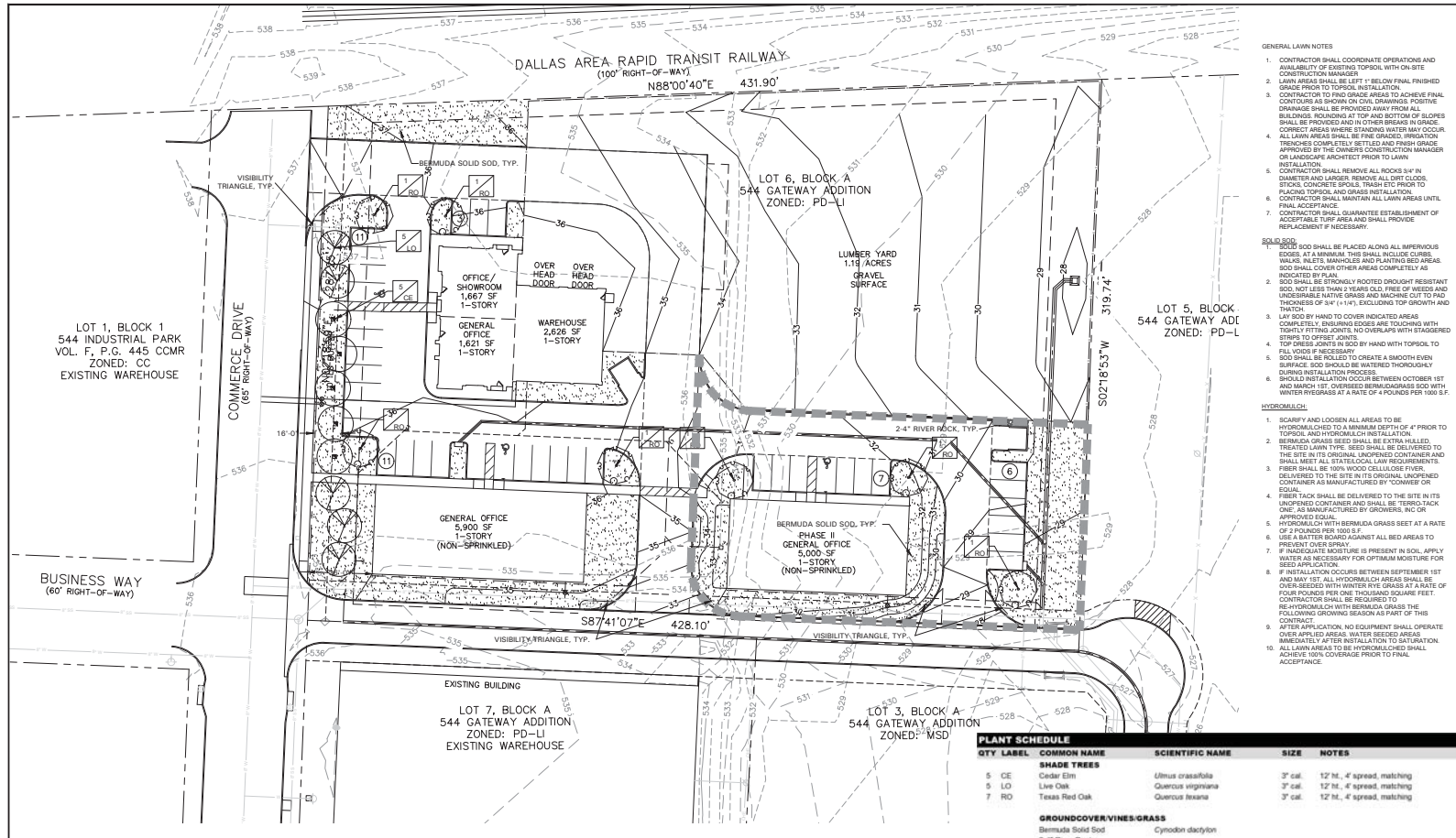
Material stacking in the yard must be located a minimum of 15' away from any property line and stacking height shall not exceed 20. An 8' tall chain link fence shall be installed surrounding the outside storage area.

The development is in compliance with the design standards of the approved Planned Development (PD 2023-13) and of the Zoning Ordinance.

An amended plat shall be required for the purposes of dedicating all access and utilities easements prior to the issuing of any Certificate of Occupancies.

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.





QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
5	CE	Cedar Elm	Ulmus crassifolia	3" cal.	12' ht., 4' spread, matching
5	LO	Live Oak	Quercus virginiana	3" cal.	12' ht., 4' spread, matching
7	RO	Texas Red Oak	Quercus texana	3" cal.	12' ht., 4' spread, matching
GROUND COVER/VINES/GRASS					
		Bermuda Solid Sod	Cynodon dactylon		
		2-4" River Rock			

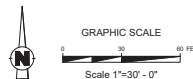
Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

NOTHING OVER 2' IN HEIGHT
CAN BE PLACED IN VISIBILITY
TRIANGLES

OWNER
WYLE EDC
JASON GRENER
250 S. HWY 78
WYLE, TX 75098
972-442-7901 TELE
JASONGWYLEEDC.COM

DEVELOPER
MLD CUSTOM HOMES
LANDON DAY
P.O. BOX 428
WYLE, TX 75098
214-458-0214 TELE
LANDON@MLDHOMES.COM

ENGINEER
VASQUEZ ENGINEERING, L.L.C.
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2945 TELE
JVASQUEZ@VASQUEZENGINEERING.COM



AWR Designers, L.L.C.
P.O. Box 1740
Albino, Texas 76008
www.albino-designers.com
t: 512.517.5589

- LANDSCAPE NOTES
1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS NOTIFY LANDSCAPE ARCHITECT OR DESIGNER REPRESENTATIVE FOR ANY DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUNDS.
 2. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
 3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL IF BELOW FINAL FINISHED GRADE IN LAWN AREAS.
 4. LANDSCAPE AREAS AND SOD TO BE CROWNED AND UNIFORM THROUGHOUT THE SITE.
 5. STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
 6. EDGING SHALL BE CUT AT 45 DEGREE ANGLES WHERE IT INTERSECTS WALKS AND/OR CURBS.
 7. MULCH SHALL BE INSTALLED AT 1" BELOW THE TOPS OF SIDEWALKS AND CURBS.
 8. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE PLANTING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
 9. CONTAINER GROWN PLANT MATERIAL IS PREFERRED. HOWEVER BALL AND BURL APPLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
 10. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE CLEAR FROM FIRE HYDRANTS.
 11. 4" OF SHREDDED HARDWOOD MULCH OR BETTER SHALL BE PLACED OVER WALKWAY MANHOLE COVERS.
 12. PROHIBITED.
 13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE M8411 1405 WEED BARRIER OR APPROVED EQUAL.
 14. LANDSCAPE AREAS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR IRRIGATION AND FERTILIZATION.

- IRRIGATION
1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZER/SENSOR SYSTEM. SYSTEM SHALL ALSO HAVE AN ET/WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

- MAINTENANCE REQUIREMENTS
1. "VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING AND REMAINS IN A HEALTHY GROWING CONDITION. APPROPRIATE FOR THE SEASON. IF DAMAGED OR UNHEALTHY PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
 2. MOULD, TRIMMING, EDGING AND SUPERVISED WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNERS REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
 3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

- MISCELLANEOUS MATERIALS
1. STEEL EDGING SHALL BE 3/4" X 1/4" X 16" DARK GREEN GOURNDED STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
 2. RIVER ROCK SHALL BE ARIZONA RIVER ROCK 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

LANDSCAPE TABULATIONS for Wyle, TX	
Landscaping in Required Yards	
Site: 130,084 s.f.	
REQUIRED: 13,969 s.f. (10%)	PROVIDED: 21,822 s.f. (16.7%)
Landscaping of Parking Lots	
1. 50 s.f. of landscape shall be provided for each parking space.	
2. No parking space shall be further from 60' from a landscaped area on site (See desirable - 40' from landscaped area.)	
3. All parking rows shall have a landscape area at least every 12 spaces.	
Parking Spaces = 38	
REQUIRED: 1900 s.f. landscape	PROVIDED: 3877 s.f. landscape
Landscaping of Street Frontage	
1. At least 50% of required front yard developed as landscape buffer, at least 10' in width.	
2. Trees required in buffer in groves or belts, 30-40' spacing. Trees shall be at least 3" in caliper.	
REQUIRED: 10' buffer	PROVIDED: 10' buffer
10 trees, 3" cal.	10 trees, 3" cal.
4 of the 8 desirable provided	
1. Landscaping 10% or more in excess of 50 s.f. per parking space	
2. Landscaping side and rear yard, not otherwise required	
3. Parking lots with no space further than 40' from a landscaped area	
4. Increase in minimum width of landscape buffer by 20%	

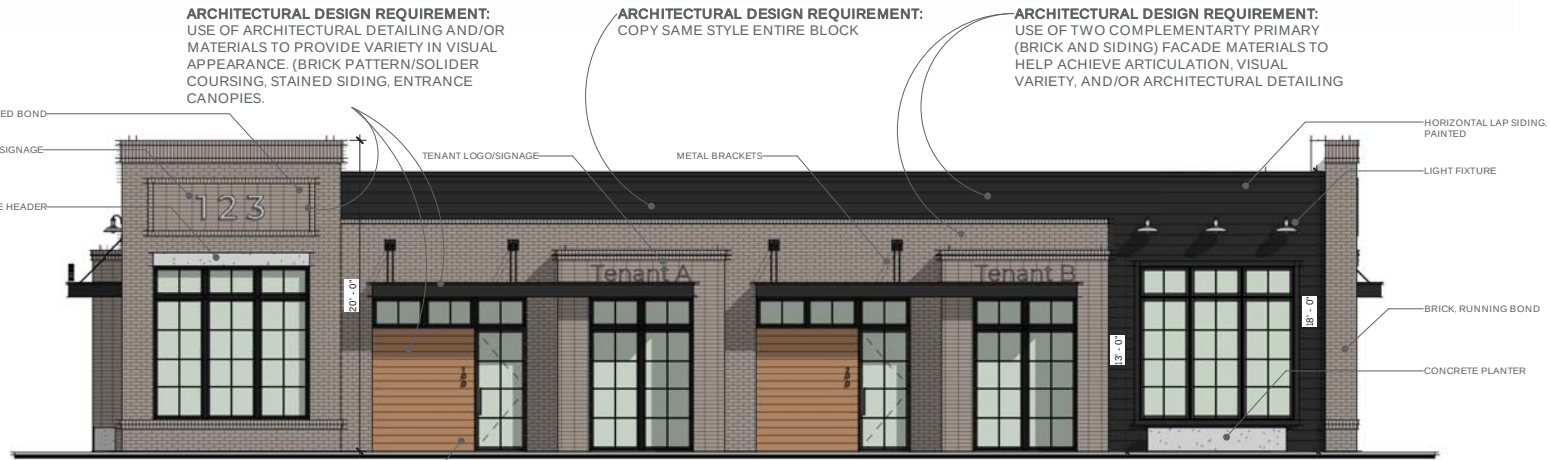
LANDSCAPE PLAN
DAY LUMBER
LOT 6, BLOCK A
FM 544 GATEWAY ADDITION
3.00 ACRES
E.A. DAVIDSON SURVEY
ABSTRACT NO. 266
CITY OF WYLE,
COLLIN COUNTY, TEXAS
APRIL 28, 2023

LANDSCAPE PLAN
DAY LUMBER
LOT 6, BLOCK A
FM 544 GATEWAY ADDITION
CITY OF WYLE

Scale: 1"=30'
Designed by: JAV
Drawn by: DB
Checked by: JAV
datechecked: 05/16/2023
Date: 04/28/2023

SHEET
L1.1

MATERIAL CALCULATIONS									
	GROSS WALL AREA	WINDOW & DOOR AREA	GLAZING PERCENTAGE	SIDING AREA	SIDING PERCENTAGE	MASONRY AREA	MASONRY PERCENTAGE	METAL AREA	METAL PERCENTAGE
FRONT ELEVATION	1453	430	30%	407	28%	616	42%	0	0%
RIGHT ELEVATION	1416	777	20%	185	13%	509	36%	445	31%
REAR ELEVATION	1045	159	15%	63	6%	128	12%	695	67%
LEFT ELEVATION	1596	614	39%	382	24%	369	23%	221	14%
TOTAL	5500	1480	27%	1037	19%	1622	29%	1361	25%



FRONT ELEVATION



RIGHT ELEVATION

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MLD

OFFICE & WAREHOUSE BUILDING

COMMERCE STREET
WYLLIE, TX 75098

CLIENT
ADDRESS

PHASE
SD 11

ISSUED DATE
04.17.2023

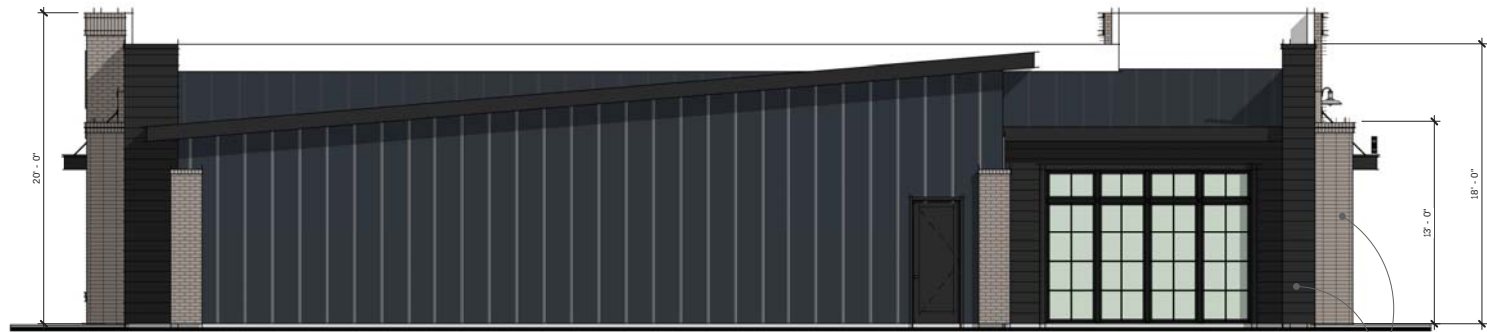
AC SQUARE FOOTAGE

+

SCALE
1/8" = 1'-0"

elm
REPRESENTING DESIGN

MATERIAL CALCULATIONS									
	GROSS WALL AREA	WINDOW & DOOR AREA	GLAZING PERCENTAGE	SIDING AREA	SIDING PERCENTAGE	MASONRY AREA	MASONRY PERCENTAGE	METAL AREA	METAL PERCENTAGE
FRONT ELEVATION	1453	430	30%	407	28%	616	42%	0	0%
RIGHT ELEVATION	1416	777	20%	185	13%	509	36%	445	31%
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LEFT ELEVATION	1586	614	39%	382	24%	369	23%	221	14%
TOTAL	5500	1480	27%	1037	19%	1622	29%	1361	25%



REAR ELEVATION

ARCHITECTURAL DESIGN REQUIREMENT:
USE OF ARCHITECTURAL DETAILING AND/OR
MATERIALS TO PROVIDE VARIETY IN VISUAL
APPEARANCE. (BRICK PATTERN/SOLIDER
COURSING, STAINED SIDING, ENTRANCE
CANOPIES.

ARCHITECTURAL DESIGN REQUIREMENT:
USE OF TWO COMPLEMENTARY PRIMARY
(BRICK AND SIDING) FACADE MATERIALS TO
HELP ACHIEVE ARTICULATION, VISUAL
VARIETY, AND/OR ARCHITECTURAL DETAILING



LEFT ELEVATION

ARCHITECTURAL DESIGN REQUIREMENT:
APPLICATION OF BASE STANDARDS TO
FACADES NOT FACING A PUBLIC STREET

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MLD

OFFICE & WAREHOUSE BUILDING

COMMERCE STREET
WYLLIE, TX 75098

CLIENT

NO DATES

PHASE

SD 11

ISSUED DATE

04.17.2023

AC SQUARE FOOTAGE

+

SCALE

1/8" = 1'-0"

elm
REPRESENTING DESIGN