

Wylie Planning and Zoning Commission Regular Meeting

December 19, 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. Regular Meeting Minutes from December 5, 2023

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Muddy Creek WasteWater Treatment Plant for a Sewage Treatment Plant Use, on 50.38 acres of Lot 1, Block 1 of Muddy Creek WasteWater Treatment Plant Addition. Property located at 5401 Pleasant Valley Road.
2. Consider, and act upon, a Site Plan for a convenience store with motor fueling sales on 1.739 acres. Property located at 508 N State Highway 78.
3. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Multi-Family (MF) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.198 acres to allow for an office use within a residential structure. Property located at 100 S 3rd Street (ZC 2023-14).

WORK SESSION

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on December 15, 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 December 5, 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

December 05, 2023 – 6:00 PM

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

CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00 p.m. In attendance were Chair Joshua Butler, Commissioner Jennifer Grieser, Commissioner Joe Chandler, Commissioner Rod Gouge, Commissioner Jim Byrne, Commissioner Keith Scruggs, Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Lillian Baker. Vice-Chair Jacque Loraine has resigned his position and was not in attendance.

INVOCATION & PLEDGE OF ALLEGIANCE

The invocation was made by Chair Butler and the Pledge of Allegiance was led by Commissioner Grieser.

ELECTION OF VICE-CHAIR

A motion was made by Commissioner Grieser and seconded by Commissioner Gouge to nominate and elect Commissioner Byrne for Vice-Chair. A vote was taken and carried 6 – 0.

COMMENTS ON NON-AGENDA ITEMS

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

None approached the Commission.

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. Regular meeting minutes for November 7, 2023
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 1, Block A of Validus Addition, creating one industrial lot on 0.620 acres, located at 1602 Martinez Lane

BOARD ACTION ON CONSENT AGENDA

A motion was made by Commissioner Grieser and seconded by Commissioner Gouge to approve the Consent Agenda as presented. A vote was taken and carried 6 – 0.

ADJOURNMENT

A motion was made by Commissioner Gouge and seconded by Commissioner Chandler to adjourn. A vote was taken and carried 6 – 0. Chair Butler adjourned the meeting at 6:03 p.m.

*Joshua Butler - Chair***ATTEST**

Lillian Baker - Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for Muddy Creek WasteWater Treatment Plant for a Sewage Treatment Plant Use, on 50.38 acres of Lot 1, Block 1 of Muddy Creek WasteWater Treatment Plant Addition. Property located at 5401 Pleasant Valley Road.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: North Texas Municipal Water District Trustee

APPLICANT: Garver USA

The applicant is proposing to make an expansion to the Muddy Creek WasteWater Treatment Plant located at 5401 Pleasant Valley Road. The expansion consists of a variety of operations infrastructure, including a 2,180 sq.ft. office building for administrative purposes. The property is zoned Agricultural - Special Use Permit approved for the WasteWater Treatment Plant.

The expansion requires the creation of new fire lane access drives which includes a secondary access point from Pleasant Valley Road. An amended plat will be required prior to a certificate of occupancy being issued to show the fire lanes as dedicated easements.

The office building's exterior material consists of scored cmu, split face cmu and metal panels that match the look of the adjacent existing office building located to the east. The new proposed building is to be attached to the existing structure with a matching roof line. 24 parking spaces are provided with one being ADA accessible.

The wastewater plant is screened from Pleasant Valley Road and from the adjacent properties by an existing landscaped berm with tree plantings.

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

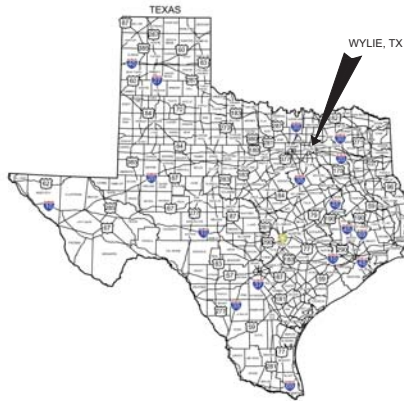
The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

NORTH TEXAS MUNICIPAL WATER DISTRICT

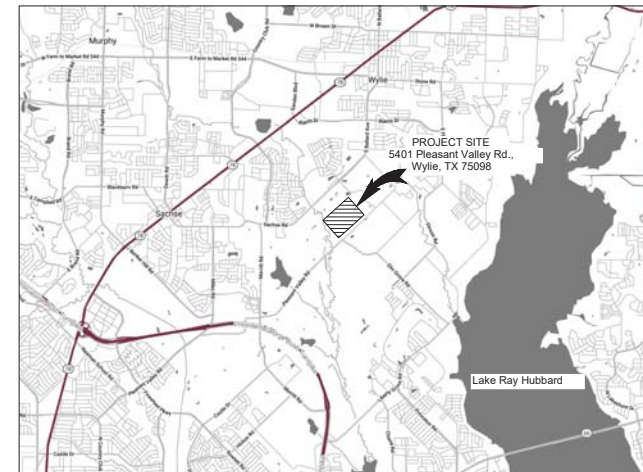


MUDDY CREEK WASTEWATER TREATMENT PLANT EXPANSION TO 12.5 MGD

100% DESIGN - NOT FOR CONSTRUCTION



AREA MAP
NO SCALE



VICINITY MAP
NO SCALE

EXHIBITS

NTMWD PROJECT NO. 310-0592A-21

GARVER PROJECT NO. 20W05231

DECEMBER 2023



3000 Internet Boulevard
Suite 400
Frisco, TX 75034
(972) 377-7480



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F-5713

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REV	DATE	DESCRIPTION	BY

NORTH TEXAS
MUNICIPAL WATER
DISTRICT
MUDDY CREEK WASTEWATER
TREATMENT PLANT EXPANSION
TO 12.5 MGD

COVER

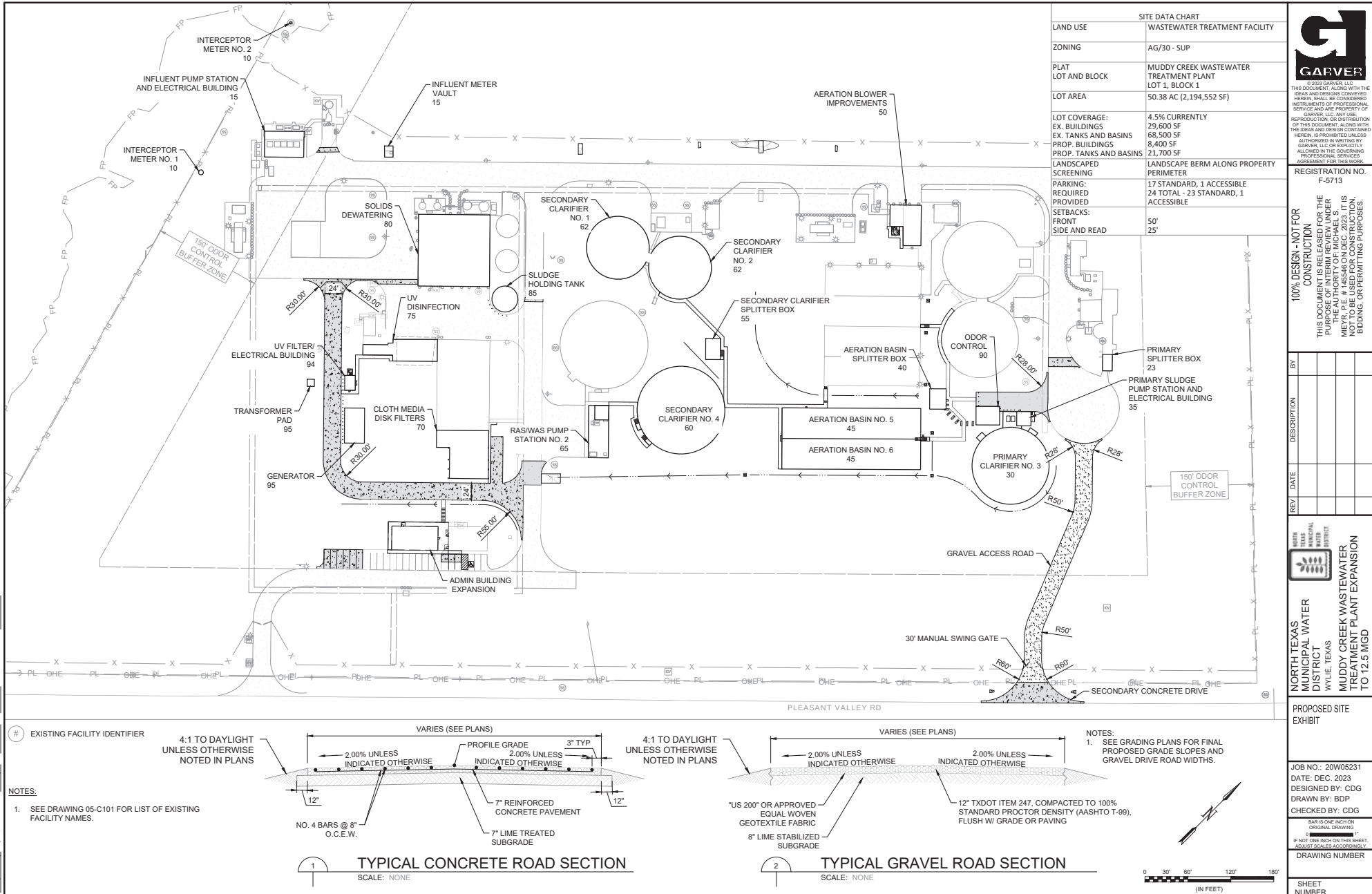
JOB NO.: 20W05231
DATE: DEC. 2023
DESIGNED BY: CDG
DRAWN BY: BDP
CHECKED BY: CDG

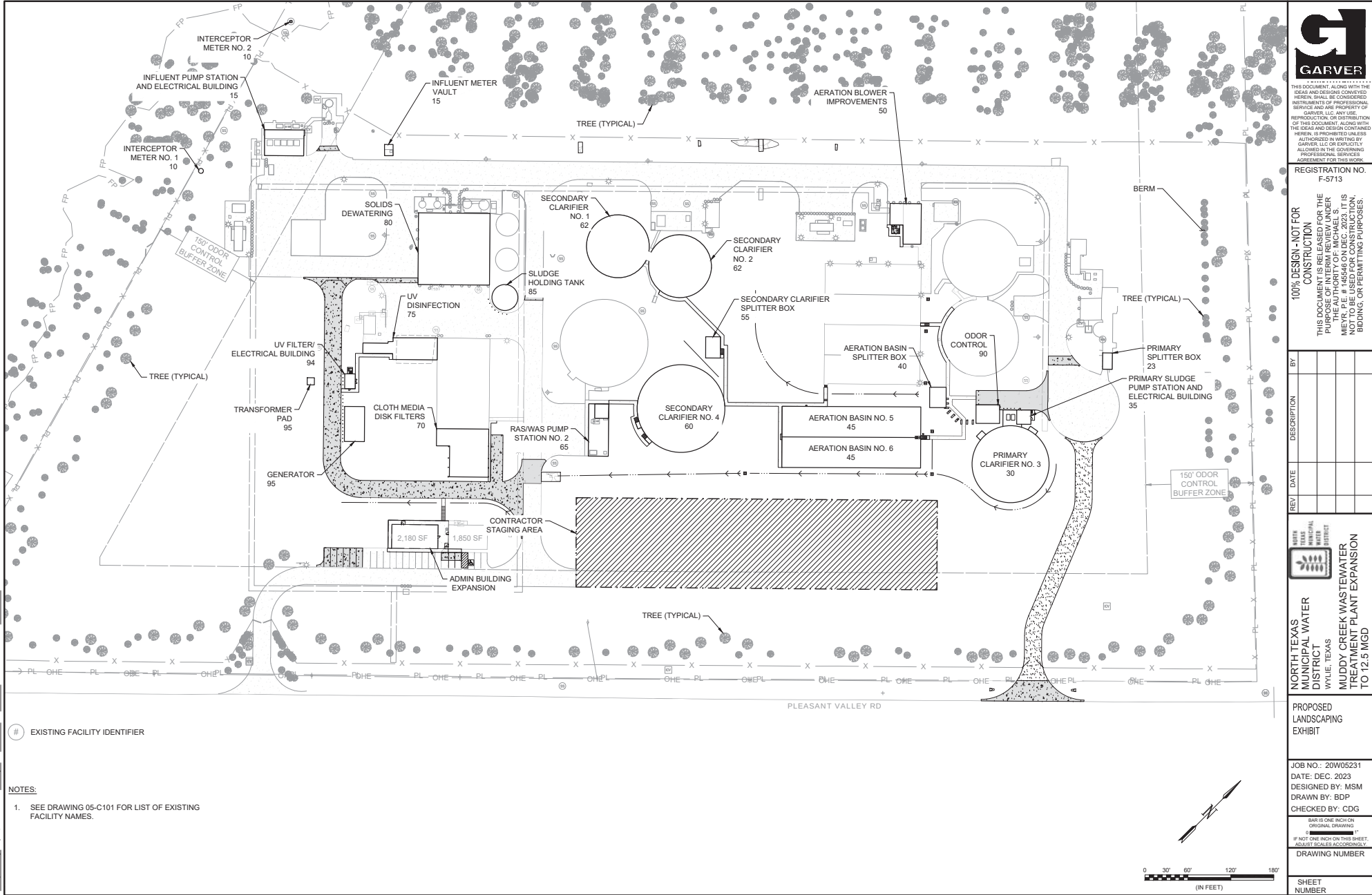
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DRAWING NUMBER

SHEET
NUMBER

File: L:\2020\20W05230 - NTMWD Muddy Creek WWP Plant Expansion\Drawings\4818\TSS\Main\ACVWTP - Site Exhibit.dwg Last Saved: 12/12/2023 3:47 PM Last Saved by: ACDrew
Last plotted by: ACDrew, Alexander G. Plot Date: 12/12/2023 3:48 PM Plotter used: ----





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REV.	DATE	DESCRIPTION	BY



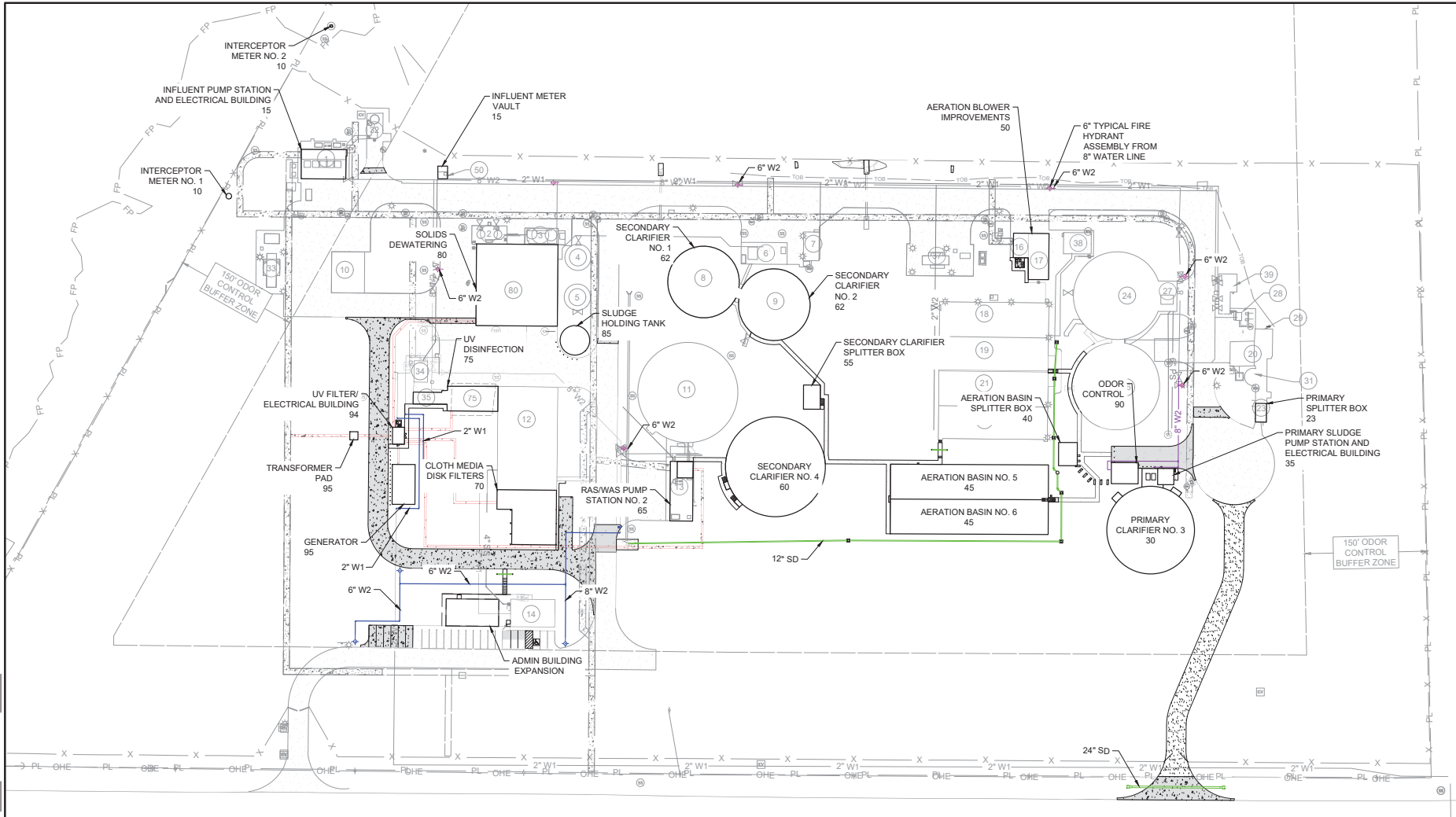
NORTH TEXAS MUNICIPAL WATER DISTRICT
 WYLLIE, TEXAS
 MUDDY CREEK WASTEWATER TREATMENT PLANT EXPANSION TO 12.5 MGD

PROPOSED LANDSCAPING EXHIBIT

JOB NO.: 20W05231
DATE: DEC. 2023
DESIGNED BY: MSM
DRAWN BY: BDP
CHECKED BY: CDG

SCALE: 1" = 30' (IN FEET)
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SHEET NUMBER



- PROPOSED UTILITY LEGEND:**
- STORM DRAIN - —
 - POTABLE WATER - —
 - NON-POTABLE WATER - —
 - ELECTRIC - —
 - EXISTING FIRE HYDRANT - ⊙
 - PROPOSED FIRE HYDRANT - ⊙



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REV.	DATE	DESCRIPTION	BY



NORTH TEXAS MUNICIPAL WATER DISTRICT
WYLE, TEXAS
MUDDY CREEK WASTEWATER TREATMENT PLANT EXPANSION
TO 12.5 MGD

PROPOSED UTILITY EXHIBIT

JOB NO.: 20W05231
DATE: DEC. 2023
DESIGNED BY: MSM
DRAWN BY: BDP
CHECKED BY: CDG

SCALE IS ONE INCH ON ORIGINAL DRAWING = 1' IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER

SHEET NUMBER

HUITT-ZOLLARS

5430 LBJ Fwy, Suite 1500
Dallas, Texas
75240
214-871-3311
www.huitt-zollars.com

ADVANCEDesign™



**NTMWD
MUDDY
CREEK ADMIN
BUILDING
IMPROVEMENT
& EXPANSION**
5401 Pleasant Valley Rd.
Wylie, Texas 75098

PROJECT NO.: R311609.01

DRAWN BY: JAF, MMS

REVIEWED BY: SS

APPROVED BY:

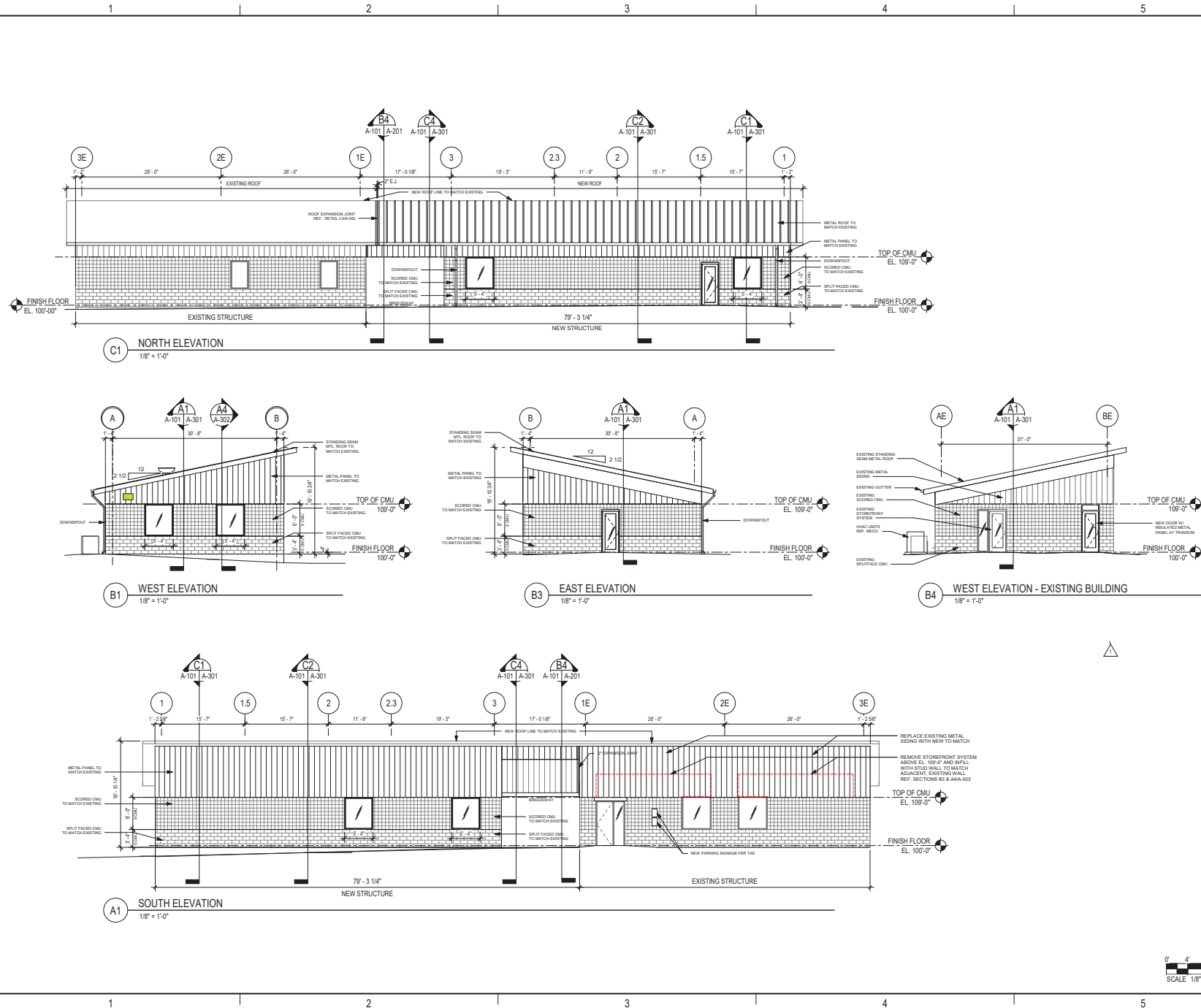
ISSUE DRAWING LOG:

MARK	DATE	DESCRIPTION
1	10/29/23	ISSUE FOR PERMIT

EXTERIOR
ELEVATIONS

A-201

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Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Consider, and act upon, a Site Plan for a convenience store with motor fueling sales on 1.739 acres. Property located at 508 N State Highway 78.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Wylie EDC

APPLICANT: Dimension Group

The applicant is proposing to develop a 4,650 sq.ft. convenience store with motor fueling sales on 1.739 acres. Property located at 508 N State Highway 78. The proposed use is allowed by right by the Cooper Plaza Planned Development 2023-02 approved in January of 2023.

The site plan is in compliance with the zoning exhibit of Planned development 2023-02

The site provides 27.2% landscaping. The landscape plan includes a 10' landscape buffer along State Highway 78 and Brown Street. Additional screening is provided for a dumpster enclosure in proximity to Brown Street.

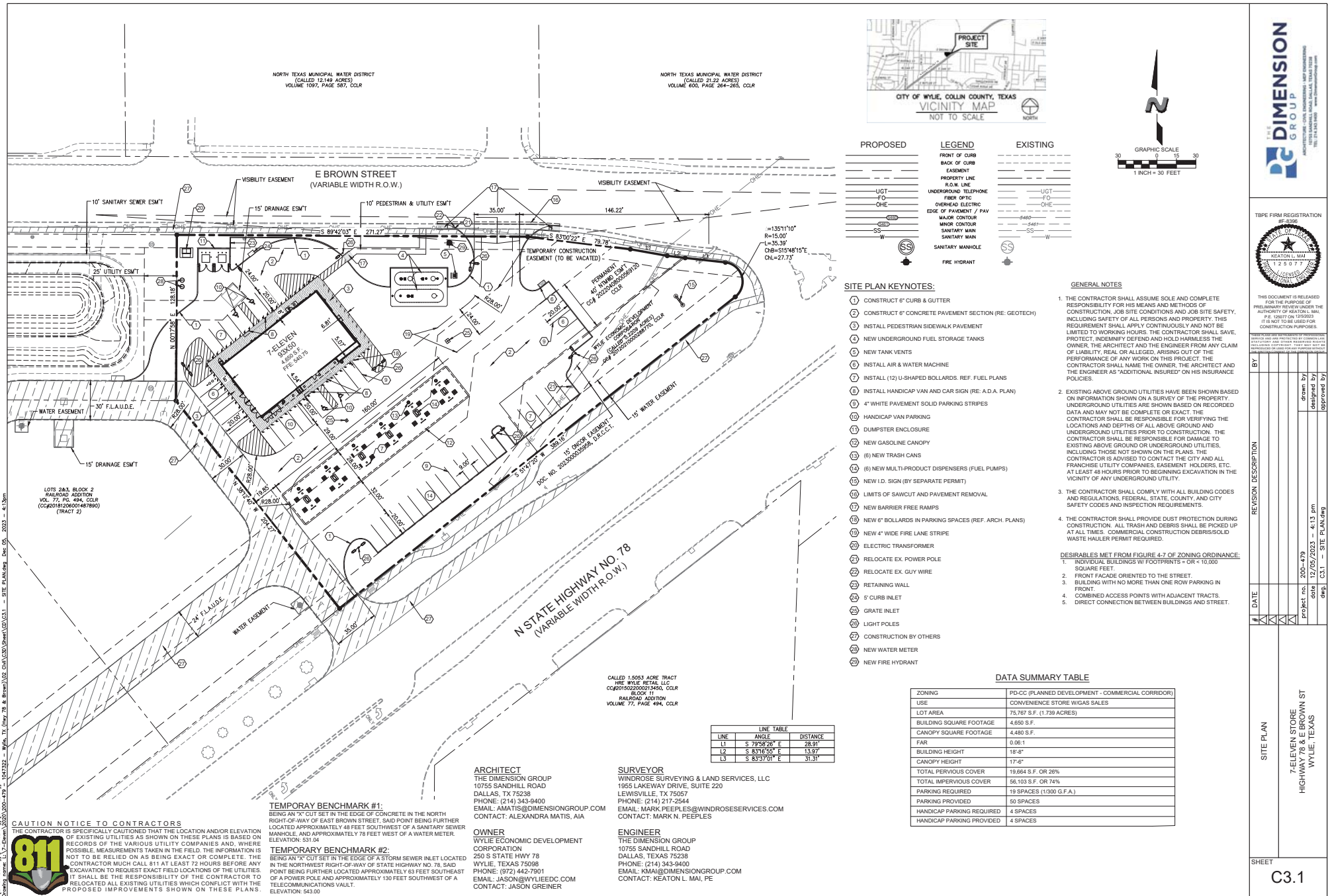
The structure's exterior material consists of brick, stone veneer, fiber cement panels, and cmu. Entrances are emphasized with canopies and recessed architectural features.

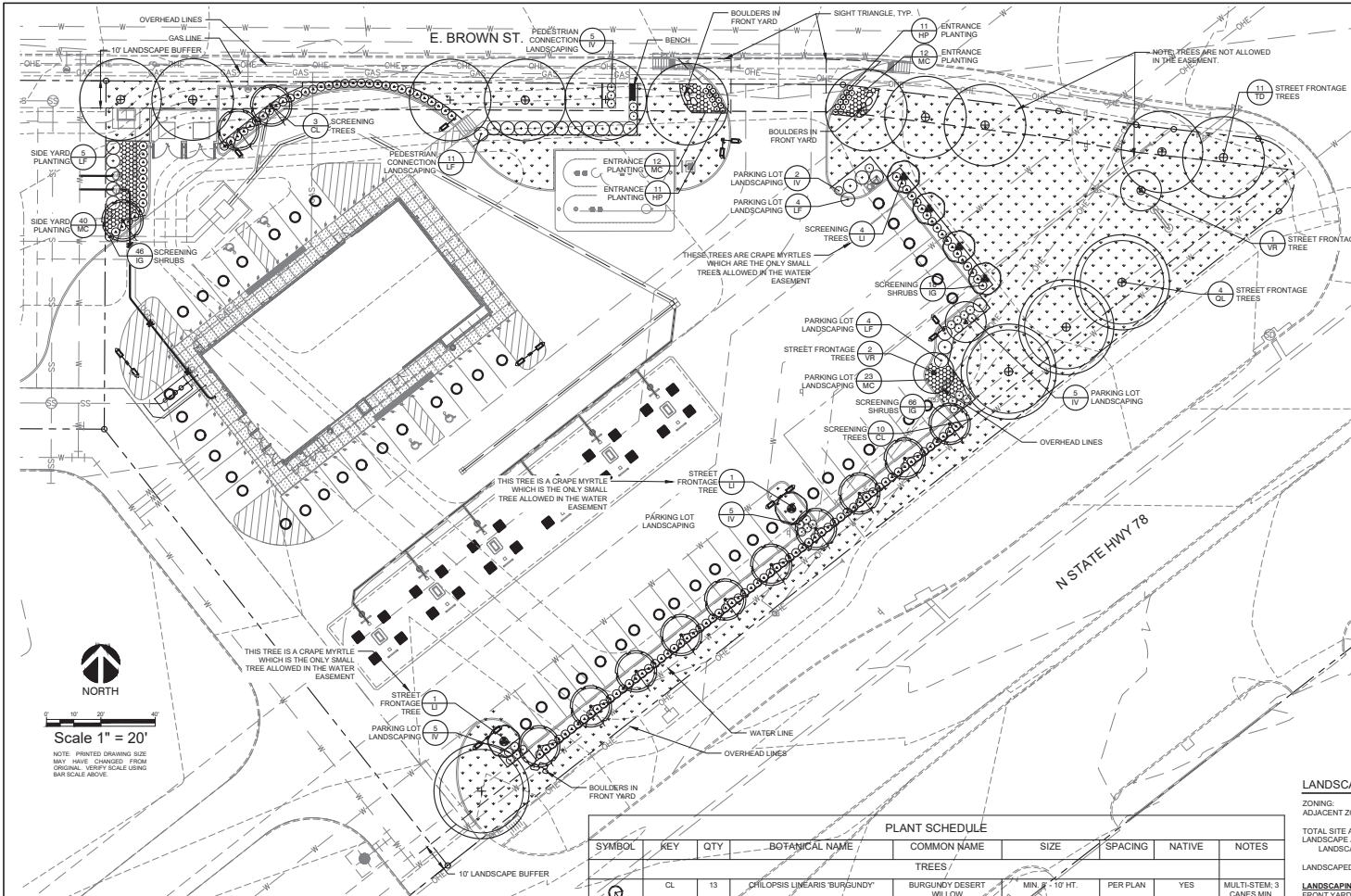
Fifty parking spaces are provided onsite with four being ADA accessible. The Planned Development allows for the parking stalls to be sized at 9' by 20'.

Access to the site is proposed via entrances from State Highway 78 and E Brown Street. Additional access points are provided to connect to the remainder of the Cooper Plaza commercial lots to the west.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of Planned Development 2023-02. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

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





IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATED BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.



PLANT SCHEDULE							
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE
TREES							
CL	13	CHLOPSIS LINEARIS 'BURGUNDY'	BURGUNDY DESERT WILLOW	MIN. 8' - 10' HT.	PER PLAN	YES	MULTI-STEM, 3 CANES MIN.
LI	6	LAGERSTROEMIA INDICA 'DYNAMITE'	DYNAMITE CRAPE MYRTLE	MIN. 8' - 10' HT.	PER PLAN	NO	MULTI-STEM, 3 CANES MIN.
TD	11	TAXODIUM DISTICHUM	BALD CYPRESS	MIN. 3' CAL. & 10' HT.	PER PLAN	YES	
QL	4	QUERCUS LACEYI	LACEY OAK	MIN. 3' CAL. & 10' HT.	PER PLAN	YES	
VR	3	VIBURNUM RUFILOLUM	RUSTY BLACKHAW	MIN. 8' - 10' HT.	PER PLAN	YES	MULTI-STEM, 3 CANES MIN.
SHRUBS							
IG	130	ILEX GLABRA 'SHAMROCK'	SHAMROCK INEBERRY	MIN. 3' HT.	3' O.C.	YES	
IV	22	ILEX VOMITORIA 'STOKES DWARF'	STOKES DWARF YALPON HOLLY	5 GAL.	3' O.C.	YES	
LF	25	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	DWARF TEXAS SAGE	5 GAL.	5' O.C.	YES	
GROUND COVER							
HP	22	HESPERALOE PARVIFLORA 'PERPA'	BRANKEIGHTS RED YUCCA	3 GAL.	2' O.C.	YES	
MC	87	MUHLBERGIA CAPILLARIS	MUHL GRASS	1 GAL.	30' O.C.	YES	
	17,398 SF	SOD, TIFWAY 419	BERMUDA GRASS	SOD		NO	
		BOULDERS, MOSS ROCK, 24" MIN. FINAL SPECIMENS TO BE APPROVED BY OWNER					

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN) SELECTED ON THE GRADING PLANS.
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1 FT. OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE. IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN FOR INDIVIDUAL SYMBOLS OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
 - b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LANDSCAPE CALCULATIONS

ZONING:	CC (COMMERCIAL CORRIDOR DISTRICT)
ADJACENT ZONING:	CC
TOTAL SITE AREA:	75,768 SF
LANDSCAPE AREA REQUIRED:	15,133 SF (20% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	20,587 SF (27.2% OF SITE AREA)

LANDSCAPED TREATMENT OF ENTRANCES: PROVIDED

LANDSCAPING IN REQUIRED YARDS

FRONT YARD LANDSCAPING: PROVIDED

LANDSCAPING OF PARKING LOTS

LANDSCAPE AREA REQUIRED: 51 PARKING SPACES
2,550 SF (50 SF PER PARKING SPACE)

LANDSCAPE AREA PROVIDED: 2,628 SF

NO PARKING SPACE MORE THAN 60' FROM LANDSCAPE AREA

VISUAL SCREENING

LENGTH OF PARKING LOT FRONTAGE: 328 LF

FLOWERING TREES REQUIRED: 17 TREES (1 PER 20 LF)

FLOWERING TREES PROVIDED: 77 TREES

SHRUBS REQUIRED, 3' HT MIN. AT PLANTING: PROVIDED

TREES PROVIDED: 11 TREES (1 PER 40 LF)

TREES PROVIDED: 11 TREES

LANDSCAPING OF STREET FRONTAGE, E. BROWN ST.

LENGTH OF STREET FRONTAGE: 425 LF

AT LEAST 50% OF FRONT YARD LANDSCAPED: PROVIDED

TREES REQUIRED: 11 TREES (1 PER 40 LF)

TREES PROVIDED: 9 TREES

LANDSCAPING OF STREET FRONTAGE, HWY. 78

LENGTH OF STREET FRONTAGE: 370 LF (NOT INCLUDING WIDTH OF DRIVEWAY)

AT LEAST 50% OF FRONT YARD LANDSCAPED: PROVIDED

TREES REQUIRED: 9 TREES (1 PER 40 LF)

TREES PROVIDED: 9 TREES

NOTE: DUE TO OVERHEAD LINES AND THE WATERLINE RUNNING THROUGH THE 10' BUFFER AREA, WE HAVE LOCATED THE STREET FRONTAGE TREES SAFELY INTO THE PARCEL, MAINTAINING A MINIMUM 8' SAFETY CLEARANCE BETWEEN THE TREES AND THE WATER LINE. WE HAVE ALSO USED AN ORNAMENTAL IN THREE LOCATIONS TOWARD THE STREET FRONTAGE TREES TO AVOID CONFLICT WITH THE OVERHEAD LINES.

4 DESIRABLE REQUIREMENTS FROM FIGURE 4.8

LANDSCAPED PEDESTRIAN CONNECTION: PROVIDED

REAR-SIDE YARD LANDSCAPING: PROVIDED

NATURAL MATERIALS (BOULDERS) IN FRONT YARD: PROVIDED

PROVISION OF SPECIAL BENCHES: PROVIDED



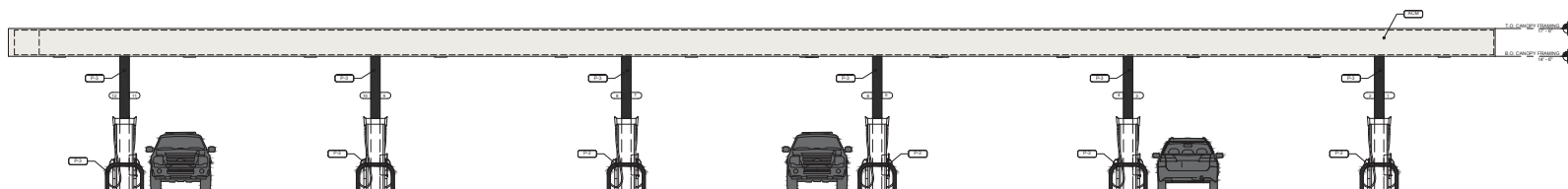
12/05/2023

BY	DATE	REVISION	DESCRIPTION
BY			
DATE			
REVISION			
DESCRIPTION			

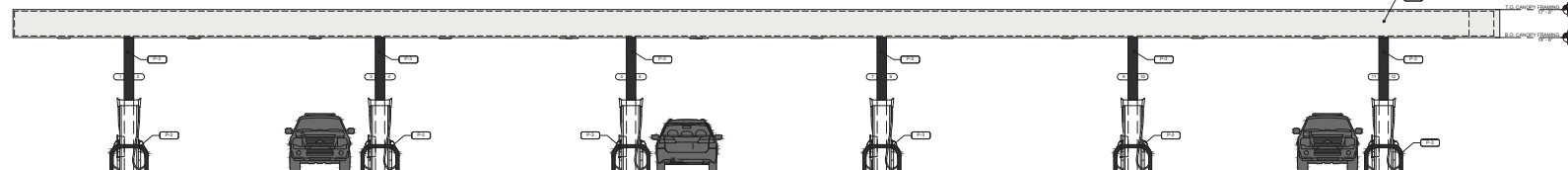
LANDSCAPE PLANTING PLAN
7-ELEVEN STORE
HIGHWAY 78 & E BROWN ST
WYLLIE, TEXAS

SHEET

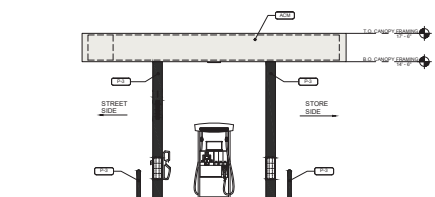
LP-1



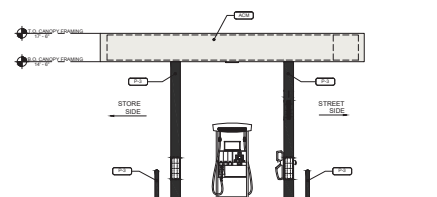
1 FUEL CANOPY - STREET SIDE
3'10" x 1'-0"



2 FUEL CANOPY - STORE SIDE
3416" = 1'-0"



3 SIDE FUEL CANOPY
2'-10" x 1'-0"



4 SIDE FUEL CANOPY
3'-10" x 1'-0"

PAINT
SHERWIN WILLIAMS -
TRICORN BLACK - SW 6258
BOLLARDS, FUEL CANOPY
COLUMNS



FUEL CANOPY



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 3

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Multi-Family (MF) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.198 acres to allow for an office use within a residential structure. Property located at 100 S 3rd Street **(ZC 2023-14)**.

Recommendation

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

Discussion

OWNER: Robert Heath

APPLICANT: Better Design Resources

The applicant is requesting to rezone 0.198 acres located at 100 S 3rd Street. The current zoning is Multi-Family (MF) and the requested rezoning is Commercial Corridor - Special Use Permit (CC-SUP) to allow for an office use within a residential structure.

The purpose of the request is to allow for the applicant to preserve the architectural character of the existing home located at 100 S 3rd Street by allowing for the residential structure to be expanded with a 400 sq.ft. addition that matches the home's existing architecture. Records show the existing structure dates back to 1904, however this property is not within the downtown historic district.

The Special Use Permit conditions allow for the architectural design standards of the existing and proposed expansion to be in compliance with the requirements for city approvals. The conditions also allow for a reduced front setback of 13'8" in lieu of the typical 25' setback.

The development is to be accessed by a one way drive with an entrance on East Oak Street and exit on North 3rd Street. Seven parking stalls are provided for the office use. One ADA space will be required onsite. A fire lane is not required on site as the fire service will be provided from the public streets.

The Zoning Exhibit within this Special Use Permit shall act as the site plan for the development. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

The Special Use Permit shall be null and void if the structure is damaged or destroyed with an expense of restoration exceeding 75% of the repair/replacement cost of the structure. The structure shall then comply with the Commercial Corridor zoning design regulations.

The adjacent property to the north and west are zoned Commercial and are developed with a vacant lot and a donut shop. The properties to the south and east are developed with single family homes. The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to 16 property owners within 200 feet as required by state law. At the time of posting, one response was received in favor and one in protest of the request.

Locator Map

Item 3.



ZONING CASE:
ZC 2023-14 100 S Third St. (SUP)

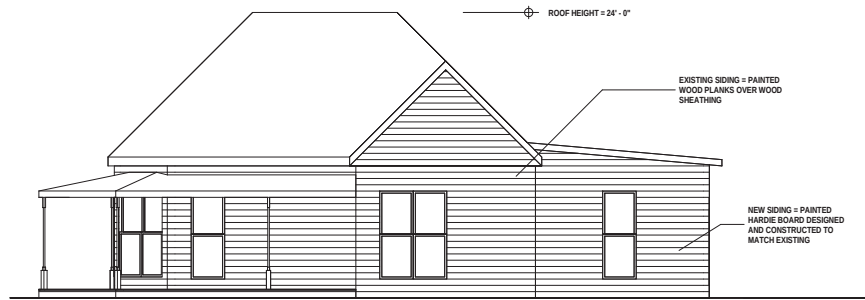
 SUBJECT property

0 0.05 0.1 0.2 Miles

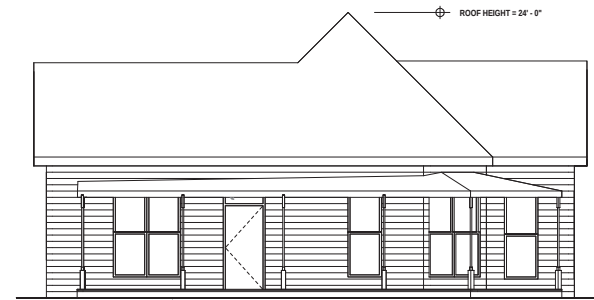


Date: 11/14/2023

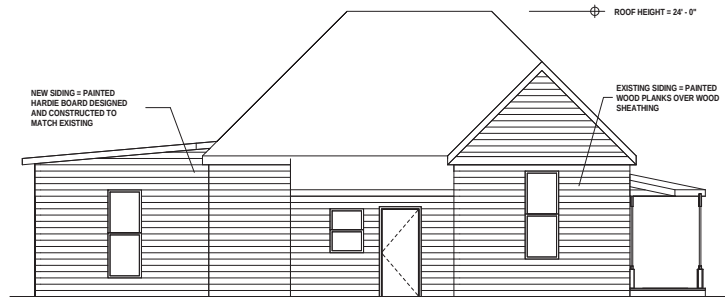




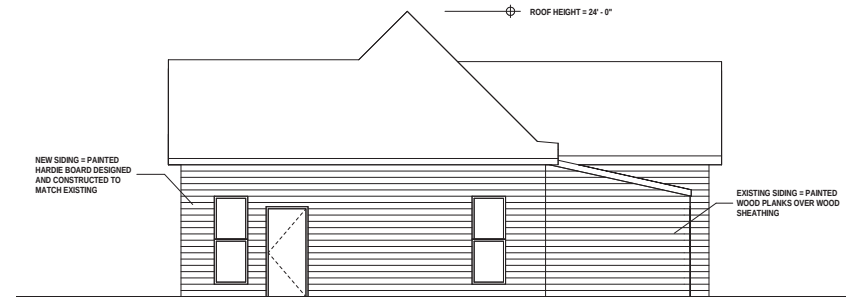
① NORTH ELEVATION
1/4" = 1'-0"



② EAST ELEVATION
1/4" = 1'-0"



③ SOUTH ELEVATION
1/4" = 1'-0"



④ WEST ELEVATION
1/4" = 1'-0"

100 S 3rd**EXHIBIT “B”****Conditions For Special Use Permit****I. PURPOSE:**

The purpose of this Special Use Permit is to allow for the preservation of an existing historic residential structure by allowing the structure to be converted into a commercial office use for a home healthcare agency with the ability for the structure be used simultaneously as a residence.

II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations of the Commercial Corridor (CC) set forth in Article 4, Section 4.1 of the Comprehensive Zoning Ordinance (adopted as of June 2023), except as specifically provided herein.
2. The design and development of the 100 S 3rd development shall be in accordance with Section 3 below and the Zoning Exhibit (Exhibit B).

III. SPECIAL CONDITIONS:

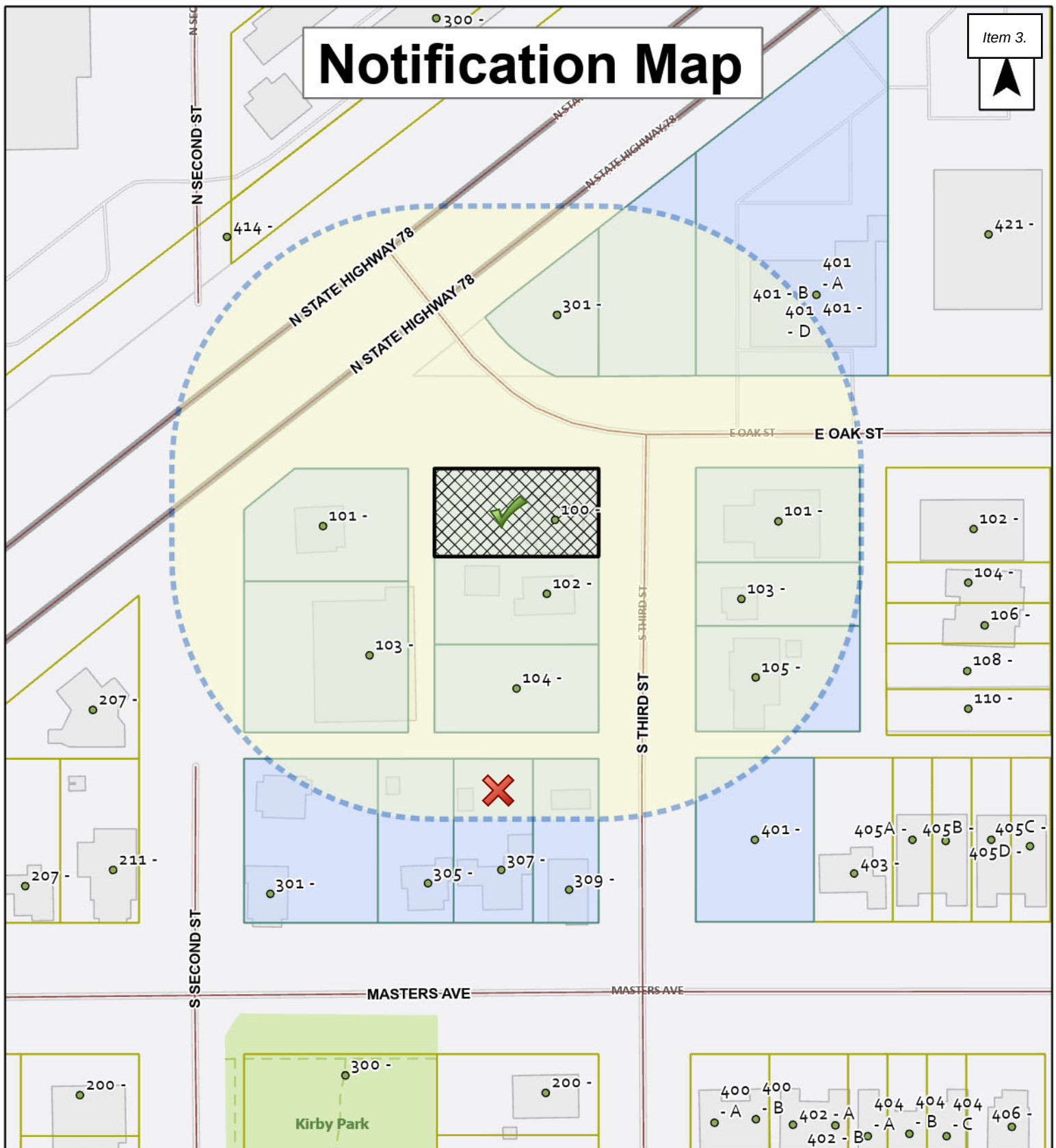
1. Design criteria of the Commercial Corridor (CC) Architectural Design Requirements of the Zoning Ordinance (adopted as of June 2023) shall be modified to allow for the residential structure’s material and design comprised of wood paneling and hardie board to be in compliance with the architectural design standards of the Zoning Ordinance.
2. The following uses as defined in the June 2023 Comprehensive Zoning Ordinance shall be allowed:
 - a. General Office
 - b. Single Family Dwelling (Detached)
3. Design criteria of the Commercial Corridor Development Standards of the Zoning Ordinance (adopted as of June 2023) shall be modified to allow for a front setback of 13’8” in lieu of the typical 25’ setback.

4. The Special Use Permit shall be null and void if the structure is damaged or destroyed with an expense of restoration exceeding 75% of the repair/replacement cost of the structure. The structure shall then comply with the Commercial Corridor zoning design regulations.
5. This Special Use Permit shall automatically terminate and be rescinded without further action by the City or City Council, and the property reverted to the underlying Commercial Corridor zoning if the property and or business is not majority owned, managed, or operated by Musa Dirisu.
6. The Zoning Exhibit (Exhibit C) shall serve as the Site Plan for the development. Approval of the SUP shall act as site plan approval.



Notification Map

Item 3.



ZONING CASE:

ZC 2023-14 100 S Third St. (SUP)



SUBJECT property



200 foot Notification Buffer

0 25 50 100 150 200 250 300 Feet



Date: 11/14/2023





Public Comment Form

Item 3.

First Name *

Dirisu

Middle Name

Last Name *

Musa

Address *

Street Address

100 S 3rd St

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-14 100 S 3rd St

Response *

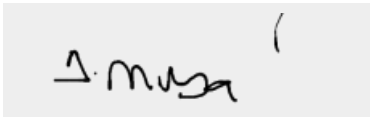
- ☒ I am FOR the requested zoning as explained on the public notice
☐ I am AGAINST the requested zoning as explained on the public

Comments

I am strongly in support of the zoning change.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *



Date of Signature

12/4/2023



Public Comment Form

Item 3.

First Name *

Lindsey

Middle Name

Last Name *

Jones

Address *

Street Address

307 masters avenue

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-14 100 S 3rd St

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

11/27/2023