

Wylie Planning and Zoning Commission Regular Meeting

November 05, 2024 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider, and act upon, approval of the meeting minutes from the October 15, 2024 Planning and Zoning Commission Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Lots 1-3, Block A of Estacado Wylie Addition, establishing two commercial lots on 1.726 acres and one manufactured home park lot on 8.066 acres. Property located at 1001, 1003 & 1005 S State Highway 78.

REGULAR AGENDA

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 November 01, 2024 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.

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: Gabby Fernandez

Subject

Consider, and act upon, approval of the meeting minutes from the October 15, 2024 Planning and Zoning Commission meeting.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes from the October 15, 2024 Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

October 15, 2024 – 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 6:00pm. In attendance were Chair Joshua Butler, Commissioner Joe Chandler, Vice-Chair Harold Gouge, Commissioner Keith Scruggs, Commissioner Zeb Black, and Commissioner Franklin McMurrian. Staff present were: Community Services Director Jasen Haskins, Development Engineering Manager Than Nguyen and Administrative Assistant Gabby Fernandez. Absent was Commissioner Zewge Kagnev.

INVOCATION & PLEDGE OF ALLEGIANCE

Chair Butler gave the Invocation and Vice-Chair Gouge led the 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.

No one approached the Commissioners on Non-Agenda Items.

CONSENT AGENDA

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

- A. Consider, and act upon, approval of the meeting minutes from the October 1, 2024 Planning and Zoning Commission meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Lot 1, Block A of Wylie ISD School Complex, creating one lot on 47.463 acres, generally located near 1204 Kreymer Lane.

BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Commissioner Chandler, to approve the Consent Agenda as presented. A vote was taken and the motion passed 6 – 0.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 1, Block A of Wylie ISD School Complex for the development of an Intermediate and Junior High School on 47.463 acres. Property generally located near 1204 Kreymer Lane.

BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Commissioner McMurrian to approve Item 1 as presented. A vote was taken and the motion passed 6-0.

2. Consider, and act upon, a Site Plan for Lot 1, Block B of Premier Industrial Park South for an addition to an existing manufacturing use. Property located at 930 Hensley Lane.

BOARD ACTION

A motion was made by Commissioner Black, seconded by Commissioner Chandler to approve Item 1 as presented. A vote was taken and the motion passed 6-0.

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 Neighborhood Services (NS) to Townhouse District (TH) on 1.84 acres to allow for single-family attached development. Property located at 701 West Brown Street (ZC 2024-07).

Chair Butler opened the public hearing at 6:35 PM. 5 members of the community addressed the Commission. Chair Butler closed the public hearing at 6:53 PM.

BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Commissioner McMurrian to recommend disapproval of Item 3 as presented. A vote was taken and the motion passed 6-0.

ADJOURNMENT

A motion was made by Commissioner Chandler, and seconded by Vice-Chair Gouge, to adjourn the meeting at 6:59 PM. A vote was taken and carried 6 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: B

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Lots 1-3, Block A of Estacado Wylie Addition, establishing two commercial lots on 1.726 acres and one manufactured home park lot on 8.066 acres. Property located at 1001, 1003 & 1005 S State Highway 78.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Estacado Interest

APPLICANT: JPH Land Surveying

The applicant has submitted a Final Plat to create Lots 1-3, Block A of Estacado Wylie Addition on 9.792 acres. The property is located at 1001, 1003 & 1005 S State Highway 78. The purpose of the Final Plat is to subdivide an existing mobile home park (MHP) into three lots for the development of two commercial pad sites and maintain the remaining MHP lot. The two commercial developments are part of an approved Special Use Permit for the construction of a fueling station and car wash (Ordinance 2023-17). The Preliminary Plat for the development was approved in July of 2023.

The plat is dedicating a fire lane and access easement which includes 30' of access for an existing lot platted as Lot 1 of Wylie Mobile Home Park located to the southeast of the subject property.

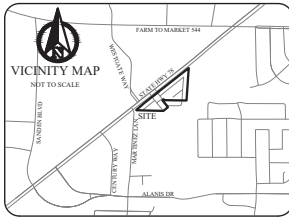
The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

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.

Field: FC
Drafter: SGT | DF/W6278
Revision:
Revision:

MONTMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
CRS: 1/2" rebar stamped "JPH Land Surveying" set
MNS: Mag nail & rubber stamped "JPH Land Surveying" set
TBM: Site benchmark
"+" cut in concrete
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US SyFUTACS, X3, NCZ
Elevations, if shown, are NAVD83 (Geoid 18)
Bearings are based on the TACS, X3, NCZ
Distances & areas shown are represented in surface values

LEGEND OF ABBREVIATIONS
US SyFUTACS United States Survey Feet
TACS, X3, NCZ Texas Coordinate System of 1983, North Central Zone
NAVD83 North American Vertical Datum of 1988
P.R.C.C.T. Plat Records of Collin County, Texas
O.P.R.C.C.T. Official Public Records of Collin County, Texas
D.R.C.C.T. Deed Records of Collin County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line
R.O.W./F.K.A. Right of Way/Formerly Known As



Boundary Line Data Table		
Line #	Bearing	Distance
L1	N89°02'17"W	24.27'
L2	S81°12'34"W	37.89'
L3	N2°48'25"E	9.65'
L4	N51°14'43"E	36.13'
L5	N51°32'32"E	24.20'
L6	S51°32'32"E	18.00'

GENERAL PLAT NOTES:

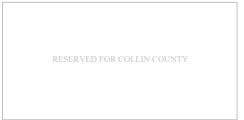
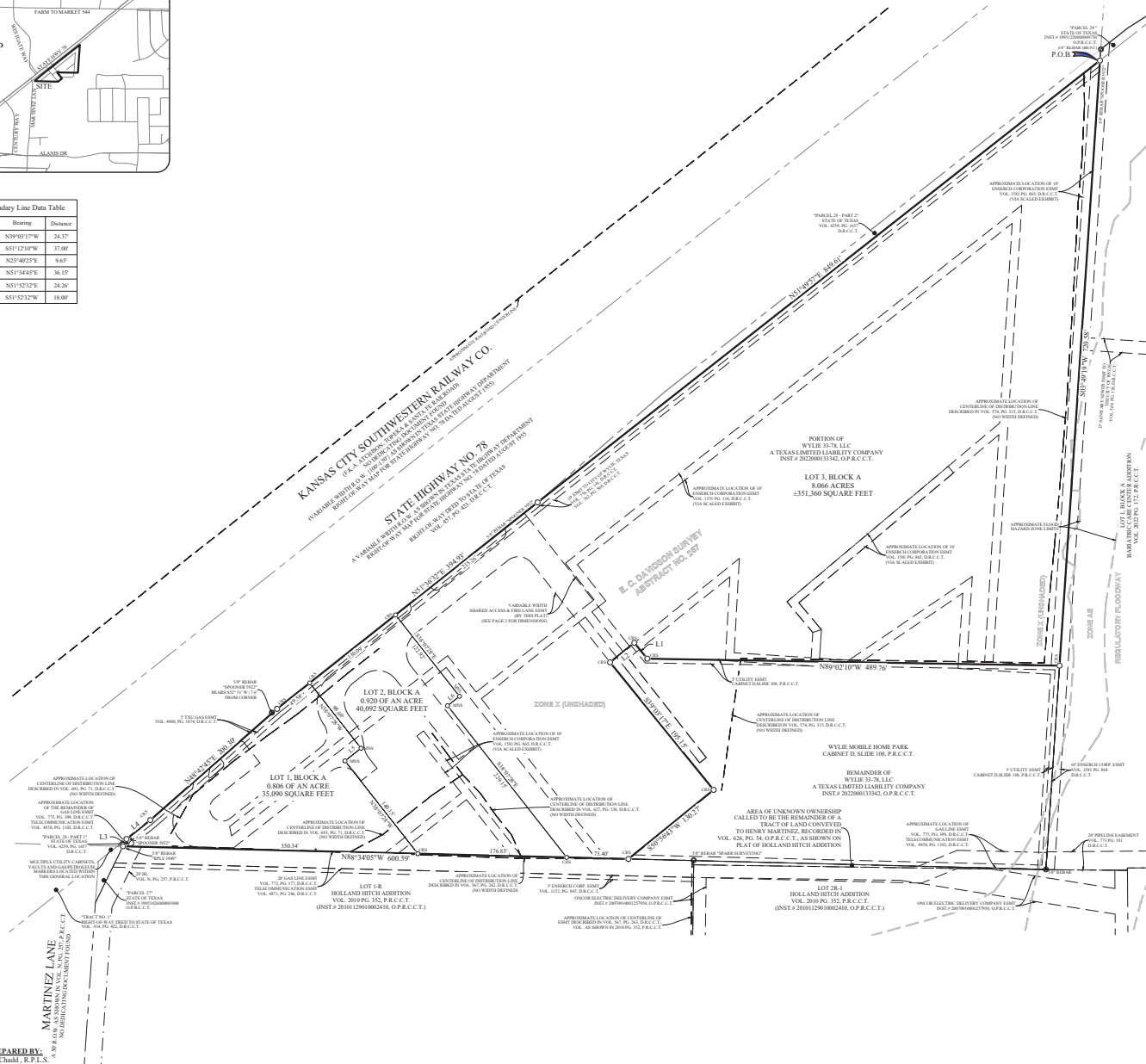
- Notice: Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State planning statutes and is subject to fines and withholding of utilities and building certificates.
- This property lies within ZONE(S) X (Unshaded) & AE of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 4808SC0201, dated 2009/06/02, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.
- The fieldwork was completed on January 17, 2023.
- This plat was prepared with the benefit of a title commitment provided by Chicago Title Insurance Company, GPO 20017457, effective November 15, 2022, and issued November 28, 2022.



PREPARED BY:
Jewel Chadd, R.P.L.S.
JPH Land Surveying, Inc.
785 Lonsome Dove Trail
Hurst, Texas 76054
Phone: (817) 431-4971

OWNER:
Wylie 33-78 LLC
Po Box 2580
Wylie, TX 75098-2580

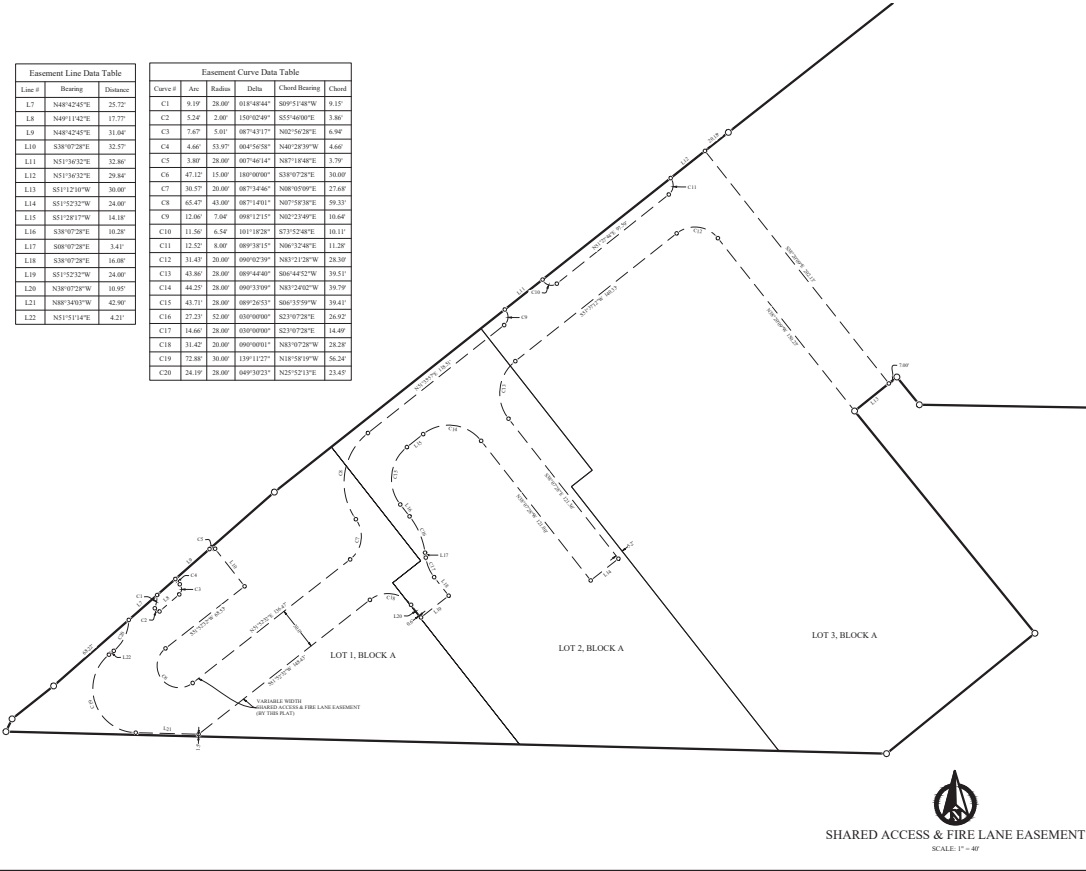
JPH Job/Drawing No. (see below)
2022.143.007.0001 S Highway 78 Wylie, Collin Co., Tx - Final Plat.dwg
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785 Lonsome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TSP/LS Form #10010500
DFW | Central Texas | West Texas | Houston | San Antonio



FINAL PLAT
LOTS 1, 2 & 3, BLOCK A
ESTACADO WYLIE ADDITION
BEING A 9.795-ACRE TRACT
SITUATED IN THE E. C. DAVIDSON SURVEY, ABSTRACT NO. 267
CITY OF WYLIE, COLLIN COUNTY, TEXAS
3 COMMERCIAL LOTS

PREPARED: NOVEMBER 2023
PAGE 1 OF 2

Easement Line Data Table		Easement Curve Data Table					
Line #	Bearing	Distance	Curve #	Ang.	Radius	Delta	Chord Bearing
L-7	N48°42'45"E	25.72	C1	8.39°	28.00'	818°48'40"	S89°51'48"W
L-8	N49°11'42"E	17.77	C2	5.24°	2.00'	150°02'40"	S55°46'00"E
L-9	N48°42'45"E	31.64	C3	7.67°	5.01'	087°43'17"	N02°56'28"E
L-10	S38°07'28"W	32.57	C4	4.66°	53.97'	004°56'58"	N40°28'39"E
L-11	S51°36'32"E	32.86	C5	3.80°	28.00'	007°46'14"	N07°10'40"E
L-12	S51°36'32"E	29.84	C6	47.12°	15.00'	180°00'00"	S38°07'28"E
L-13	S51°12'10"W	30.00	C7	36.57°	20.00'	087°34'46"	N08°05'09"E
L-14	S51°52'32"W	24.00	C8	65.47°	43.00'	087°14'01"	N07°58'38"E
L-15	S57°29'17"W	14.18	C9	12.86°	5.60'	009°12'12"	N02°12'49"E
L-16	S38°07'28"E	16.20	C10	11.56°	6.54'	101°19'23"	S73°32'48"E
L-17	S08°07'28"E	3.41'	C11	12.52°	8.00'	089°38'15"	N06°12'48"E
L-18	S38°07'28"E	16.08	C12	31.43°	20.00'	090°02'59"	N03°21'28"W
L-19	S51°52'32"W	24.00	C13	43.80°	28.00'	089°44'40"	S04°44'52"E
L-20	N38°07'28"W	10.93	C14	44.25°	28.00'	090°33'09"	N03°24'02"W
L-21	N38°34'03"W	42.80	C15	43.71°	28.00'	089°26'53"	S04°33'59"W
L-22	N51°51'14"E	4.21'	C16	27.21°	52.00'	030°00'00"	S23°07'28"E
			C17	14.60°	28.00'	030°00'00"	S23°07'28"E
			C18	31.42°	20.00'	089°00'01"	N03°07'28"E
			C19	72.86°	30.00'	139°11'27"	N18°58'39"E
			C20	24.19°	28.00'	049°39'23"	N25°52'37"E



STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Wylie 33-78, LLC, a Texas limited liability company, is the owner of that certain tract situated in the E. C. Davidson Survey, Abstract Number 267, City of Wylie, Collin County, Texas, said tract being a portion of the 12354-acre tract described in the General Warranty Deed with Vendor's Lien to the said Wylie 33-78, LLC, a Texas limited liability company, recorded under Instrument Number 202200013342, Official Public Records, Collin County, Texas; the subject tract is more particularly described as follows:

BEGINNING at a 5/8 inch capped rebar stamped "SPOONER 5922" found at the southeast corner of the tract described as "Parcel 28 - Part 2" in the deed to the State of Texas for the southeast right of way of State Highway No. 78 (a variable width right of way) recorded in Volume 4259, Page 1657, Deed Records, Collin County, Texas (D.R.C.C.T.), on the west line of Lot 1, Block A, Bariatric Care Center Addition, according to the plat recorded in Volume 2022, Page 172, Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE SOUTH 03°49'19" WEST, with the west line of the said Bariatric Care Center Addition, a distance of 720.58 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northeast corner of Wylie Mobile Home Park, according to the plat recorded in Cabinet D, Slide 108, P.R.C.C.T.;

THENCE with the perimeter and to the corners of the said Wylie Mobile Home Park, the following calls:

1. NORTH 89°02'10" WEST, a distance of 489.76 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
2. NORTH 39°03'17" WEST, a distance of 24.37 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
3. SOUTH 51°12'10" WEST, a distance of 37.00 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
4. SOUTH 39°03'17" EAST, a distance of 195.15 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
5. SOUTH 50°56'43" WEST, a distance of 130.27 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the south line of the aforementioned Wylie 33-78, LLC;

THENCE NORTH 88°34'05" WEST, with the said south line of the Wylie 33-78 tract, a distance of 600.59 feet to a 5/8 inch capped rebar stamped "RPLS 3909" found at the southeast corner of the tract described as "Parcel 28 - Part 1" in the deed to the State of Texas for the southeast right of way of State Highway No. 78 recorded in Volume 4259, Page 1657, Deed Records, Collin County, Texas (D.R.C.C.T.);

THENCE NORTH 25°40'25" EAST, with the southeast line of said "Parcel 28 - Part 1", a distance of 9.65 feet to a 5/8 inch capped rebar stamped "SPOONER 5922" found at the north corner of "Parcel 28 - Part 1", on the southeast line of the tract described in the Right-of-Way Deed to the State of Texas for State Highway No. 78 recorded in Volume 457, Page 423, D.R.C.C.T.;

THENCE with the said southeast right of way of State Highway No. 78, the following calls:

1. NORTH 51°34'45" EAST, a distance of 36.15 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
2. NORTH 48°42'45" EAST, a distance of 200.30 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which a found 5/8 inch capped rebar stamped "SPOONER 5922" bears SOUTH 52°51' WEST, a distance of 7.60 feet;
3. NORTH 51°36'32" EAST, a distance of 394.93 feet to a 5/8 inch capped rebar stamped "SPOONER 5922" found at the southwest corner of the aforementioned "Parcel 28 - Part 2";

THENCE NORTH 51°49'57" EAST, with the southeast line of the "Parcel 28 - Part 2", a distance of 499.61 feet returning to the **POINT OF BEGINNING** and enclosing 9.792 acres (± 426,541 square feet).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Wylie 33-78, LLC, a Texas limited liability company, acting herein by and through its (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as LOTS 1, 2 & 3, BLOCK A, **ESTACADO WYLIE ADDITION**, in addition in 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 subordinate to the public's and City of Wylie's use thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, 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 plating ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

Witness my hand this the ____ day of _____, 20____.

Authorized Signature of Owner

Printed Name and Title

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public and for the State of _____

My Commission Expires On: _____

SURVEYOR'S CERTIFICATION:

I, Jewel Chadd, 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.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
Date: TBD

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jewel Chadd, 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 purposes and considerations therein expressed.

Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public and for the State of Texas

My Commission Expires On: _____

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 LOTS 1, 2 & 3, BLOCK A, **ESTACADO WYLIE ADDITION**, an addition in the City of Wylie was submitted to the City Council on the ____ day of _____, 20____, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinafore subscribed

Witness my hand this the ____ day of _____, 20____.

City Secretary, City of Wylie, Texas



JPH Job Drawing No. (see below)
2022.143.007.1001 S Highway 78 Wylie, Collin Co., Tx - Final Plat.dwg
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785 Lonsome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TAPES & Form #10010500
DFW / Central Texas / West Texas / Houston / San Antonio

PREPARED BY:
Jewel Chadd, R.P.L.S.
JPH Land Surveying, Inc.
785 Lonsome Dove Trail
Hurst, Texas 76054
Phone: (817) 431-4971

OWNER:
Wylie 33-78 LLC
Po Box 2580
Wylie, TX 75098-2580

RESERVED FOR COLLIN COUNTY

FINAL PLAT
LOTS 1, 2 & 3, BLOCK A
ESTACADO WYLIE ADDITION
BEING A 9.792-ACRE TRACT
SITUATED IN THE E. C. DAVIDSON SURVEY, ABSTRACT NO. 267
CITY OF WYLIE, COLLIN COUNTY, TEXAS
3 COMMERCIAL LOTS

PREPARED: NOVEMBER 2023
PAGE 2 OF 2