

Wylie Planning and Zoning Commission Regular Meeting

November 19, 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 November 5, 2024 Planning and Zoning Commission Meeting.
- B. Consider, and act upon, a recommendation to the City Council regarding a Final Plat of Villas at Kreymer creating 67 residential lots and five HOA lots on 21.91 acres, generally located on Kreymer Lane approximately 1400' north of E Stone Road.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Lot 7, Block A of Greenway Addition for the development of a multi-tenant retail use on 1.214 acres. Property located at 961 S Westgate Way.

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 15, 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.

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: Gabby Fernandez

Subject

Consider, and act upon, approval of the meeting minutes from the November 5, 2024 Planning and Zoning Commission meeting.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes from the November 5, 2024 Planning and Zoning Commission meeting are attached for your consideration.

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

Chair Joshua Butler called the meeting to order at 6:00pm. In attendance were Chair Joshua Butler, Commissioner Joe Chandler, Commissioner Keith Scruggs, and Commissioner Zeb Black. Staff present were: Community Services Director Jasen Haskins, Development Engineering Manager Than Nguyen and Administrative Assistant Gabby Fernandez. Absent was Commissioner Zewge Kagnew, Vice-Chair Rod Gouge and Commissioner Franklin McMurrian.

INVOCATION & PLEDGE OF ALLEGIANCE

Chair Butler gave the Invocation and Commissioner Black 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 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.

BOARD ACTION

A motion was made by Commissioner Chandler seconded by Commissioner Scruggs, to approve the Consent Agenda as presented. A vote was taken and the motion passed 4 – 0.

ADJOURNMENT

A motion was made by Commissioner Chandler, and seconded by Commissioner Black, to adjourn the meeting at 6:02 PM. A vote was taken and carried 4 – 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 the City Council regarding a Final Plat of Villas at Kreymer creating 67 residential lots and five HOA lots on 21.91 acres, generally located on Kreymer Lane approximately 1400' north of E Stone Road.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: SGG Single Family LLC

APPLICANT: Roome Land Surveying

The applicant has submitted a Final Plat for Villas at Kreymer, creating 67 residential lots and five HOA lots on 21.91 acres. The property was zoned Single Family 10/24 in December of 2016 and allows for single family detached lots with a minimum lot size of 10,000 square feet.

The development was formerly named Serene Villas and has an approved preliminary plat from August of 2021. The developer has changed the name of the subdivision name to Villas at Kreymer.

The development provides three points of access with access to Kreymer Lane from Harmony Way, to the Kreymer East Phase 2 subdivision via Falcons Way and to the Avalon Addition Phase 2 subdivision via McBeth Way.

The development contains five HOA lots that are to be owned and maintained by the Homeowners Association.

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.



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for Lot 7, Block A of Greenway Addition for the development of a multi-tenant retail use on 1.214 acres. Property located at 961 S Westgate Way.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Fm Capital Investments LLC

APPLICANT: PETITT-ECD

The applicant is proposing to develop a multi-tenant retail building which measures 11,944 sq.ft. on Lot 7 Block A of Greenway Addition on 1.214 acres located at 961 S Westgate Way.

The development is proposed to contain a specialty food store, a restaurant and general retail use. The property is zoned Community Retail and allows for the proposed uses.

The development is providing 51 parking spaces with three being ADA accessible. A loading space is also being provided as required for buildings over 10,000 sq.ft by the Zoning Ordinance. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance.

Access to the site is proposed from a 24' fire lane that connects to Westgate Way and loops around the main structure with access to the northern developed lot which contains a Home Depot.

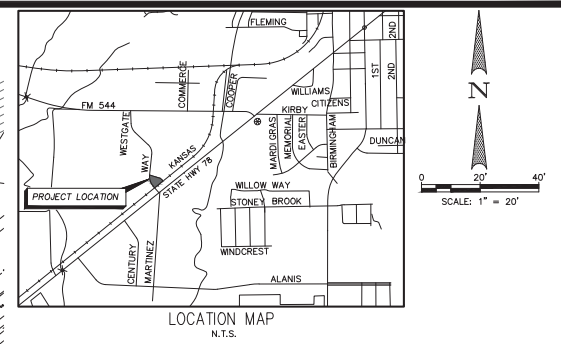
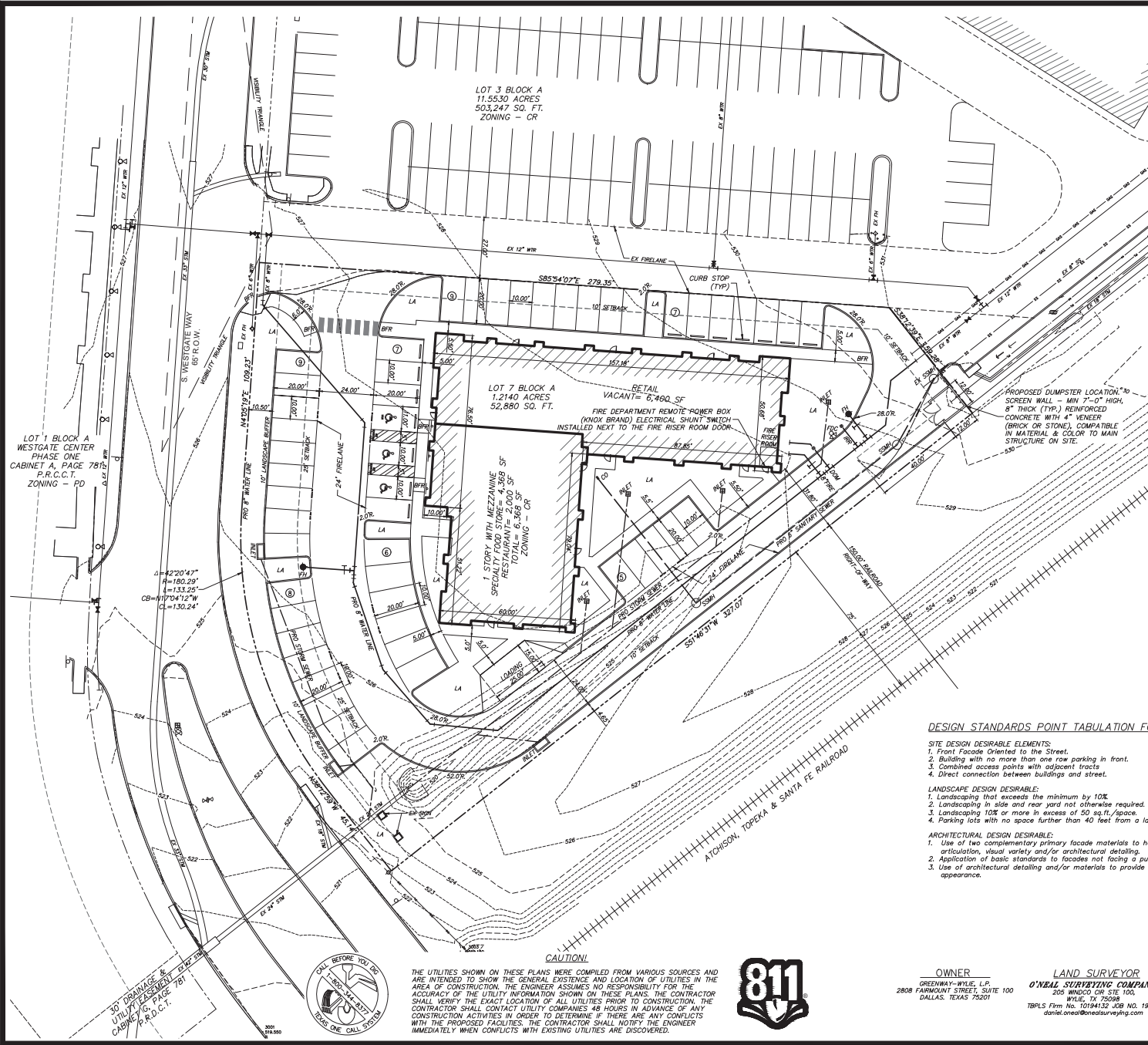
An amended plat shall be required for the dedication of fire lane easements prior to building permit finals being issued.

The site is providing 11,211 sq.ft. of landscaping being 21% of the overall landscaped area which complies with the 20% minimum landscaping requirement. The landscape plan includes a 10" landscape buffer with sidewalks along Westgate Way. Additional tree plantings are provided along the southern border and within the parking areas.

The structure's exterior material consists of brick, stone, and EIFS. Entrances are emphasized with canopies and recessed architectural features. All structures at or over 6,000 sq.ft. shall be required to have a fire sprinkler system installed.

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.



- SITE PLAN NOTES**
1. ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
 2. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR EDGE OF PAVEMENT.
 3. NO APPURTENANCE BETWEEN THE HEIGHT OF 2' AND 9' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
 4. ALL FIRE HYDRANTS TO BE PLACED 2'-5' FROM ALL CURBS.
 5. SUBJECT TRACT IS LOCATED IN ZONE X (UNSHADED) AREAS TO BE DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AREA FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS - MAP NUMBER 48055C04204, EFFECTIVE JUNE 2, 2009.
- LEGEND**
- PROP. MANHOLE
 - PROP. CLEANOUT
 - PROP. VALVE
 - PROP. FIRE HYDRANT
 - ⑩ PARKING COUNT

SITE DATA TABLE	
CITY CASE NUMBER	24-00068
ZONING	CR - COMMUNITY RETAIL
CURRENT USE	NONE
PROPOSED USE	SPECIALTY FOOD STORE, RESTAURANT & RETAIL
LOT AREA	52,880 S.F. - 1.2140 AC
BUILDING SQUARE FOOTAGE:	
PROPOSED BUILDING - SPECIALTY FOOD STORE	4,388 S.F.
PROPOSED BUILDING - RESTAURANT	2,000 S.F.
PROPOSED BUILDING - RETAIL	6,400 S.F.
PROPOSED BUILDING TOTAL	11,944 S.F.
PROPOSED BUILDING HEIGHT	29'-11"
BUILDING COVERAGE	22.6%
OPEN SPACE	11,211 S.F. (21.2%)
IMPERVIOUS COVERAGE	41,669 S.F. (78.8%)
PARKING:	
SPECIALTY FOOD STORE PARKING REQUIRED (1:300)	15 SPACES
RESTAURANT PARKING REQUIRED (1:100)	20 SPACES
RETAIL PARKING REQUIRED (1:400)	16 SPACES
TOTAL PARKING REQUIRED	51 SPACES
HANDICAP PARKING PROVIDED	3 SPACES
TOTAL PARKING PROVIDED	51 SPACES

SITE PLAN
THE GREENWAY ADDITION
961 S. WESTGATE WAY
LOT 7 BLOCK A
1.2140 ACRES 52,880 SF
PART OF THE
DUKE STRICKLAND SURVEY, ABSTRACT NO. 841,
E.C. DAVIDSON SURVEY, ABSTRACT NO. 267,
CITY OF WYLIE, COLLIN COUNTY, TEXAS

- DESIGN STANDARDS POINT TABULATION FOR SITE:**
- SITE DESIGN DESIRABLE ELEMENTS:**
1. Front Facade Oriented to the Street.
 2. Building with no more than one row parking in front.
 3. Combined access points with adjacent fronts.
 4. Direct connection between buildings and street.
- LANDSCAPE DESIGN DESIRABLE:**
1. Landscaping that exceeds the minimum by 10%.
 2. Landscaping in side and rear yard not otherwise required.
 3. Landscaping 100% or more in excess of 50 sq.ft./space.
 4. Parking lots with no space further than 40 feet from a landscaped area.
- ARCHITECTURAL DESIGN DESIRABLE:**
1. Use of two complementary primary facade materials to help achieve facade articulation, visual variety and/or architectural detailing.
 2. Application of basic standards to facades not facing a public street.
 3. Use of architectural detailing and/or materials to provide variety in visual appearance.



OWNER
GREENWAY-WYLIE, L.P.
2808 FAIRMOUNT STREET, SUITE 100
DALLAS, TEXAS 75201

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
205 WINDO OR STE 100
WYLIE, TX 75098
TBP's Firm No. 10194132 JOB NO. 19126
daniel.oneal@onealsurveying.com

ENGINEER
PETITT-ECO
1000 D. WHITERS, P.E.
201 WINDO CIRCLE
SUITE 200
WYLIE, TEXAS 75098
972-941-8400 FAX 972-941-8401 FAX

PETITT-ECO
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS PERM 880, JG, 00145
801 BRICK CREEK, SUITE 200, IRVING, TEXAS 75039
(972) 941-8400 FAX (972) 941-8401
OCTOBER 2024

CITY CASE NO 24-00068
PERMIT NO 5124-00007

C PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED. IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION	QUANTITY
LARGE TREES				
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	7
QUERCUS VIRGINIANA	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	3
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	5
QUERCUS MUEHLBERGII	CHINGAPIIN OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	2
TAXODIUM DISTICHUM	POND CYPRESS	65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	9
ORNAMENTAL TREES				
CHILOPSIS LINEARIS	DESERT WILLOW	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	1
VITEX ANGNUS-CASTUS	VITEX	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	1
SHRUBS				
ILEX CRENATA BURFORDII	NANA DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER	115
LOROPETALUM 'EMERALD SNOW'	DWARF YAUPOIN	3 GALLON	24" ON CENTER	16
SALVIA GREGII 'HOTLIPS'	HOT LIPS CHERRY SAGE	3 GALLON	24" ON CENTER	32
GROUNDCOVER / PERINNEL				
EUONYMUS COLORATA	PURPLE WINTERCREEPER	1 GALLON	16" ON CENTER	140
TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	1 GALLON	16" ON CENTER	265
LAWN				
CYNODON	SOLID SOD BERMUDA			

D PREPARATION GENERAL NOTES

- PLAN PREPARED BY:
MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA
DALLAS, TEXAS 75206
PHONE: (214) 739-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
- ALL AREAS SHALL BE IRRIGATED BY A LICENSED IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
- ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.

E PLANTING GENERAL NOTES

- ALL SOIL EXCAVATION MAY BE DISPOSED OF ON SITE.
- IF A LIVE UTILITY IS ENCOUNTERED DURING EXCAVATION, CONTACT OWNER'S REPRESENTATIVE.
- SEE PLANTING SPECIFICATIONS FOR A COMPLETE DESCRIPTION OF PLANT MATERIAL AND INSTALLATION.
- ALL BEDS MUST BE LAID OUT AND APPROVED PRIOR TO THE INSTALLATION OF THE IRRIGATION FOR COORDINATION.
- ALL PLANT MATERIAL SHALL BE STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
- ALL PLANTING DETAILS ARE TYPICAL.
- ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS MUST BE EITHER HYDROMULCHING OR SOLID SODDED UNLESS NOTED.

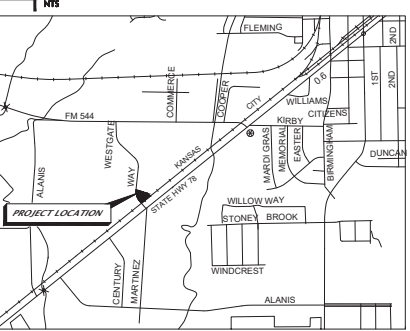
F LANDSCAPE DESIGN NOTES

- LANDSCAPING THAT EXCEEDS THE MINIMUM BY 20%. 52,880 + .2 = 10,576 REQUIRED. 11,211 S.F. PROVIDED - 21.2%
- LANDSCAPING IN SIDE AND REAR YARD NOT OTHERWISE REQUIRED.
- LANDSCAPING 10% OR MORE IN EXCESS OF 50 SQ. FT. / SPACE.
- LANDSCAPE PEDESTRIAN CONNECTION TO MAIN ENTRANCE.
- PARKING LOT WITH NO SPACE FURTHER THAN 40' FROM A LANDSCAPE AREA.

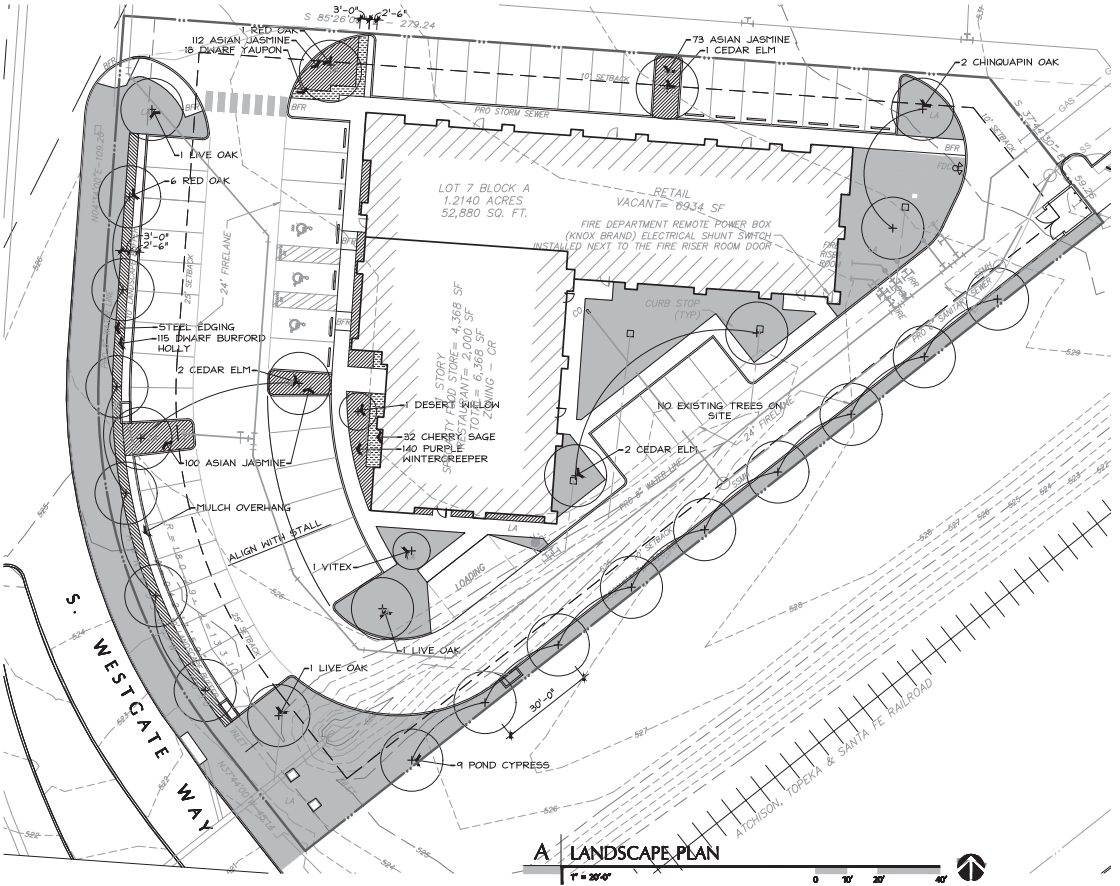
G LANDSCAPE REQUIREMENTS

- LANDSCAPING IN SIDE AND REAR YARD NOT REQUIRED.
- PARKING LOT OPEN SPACE
62' x 80' = 3,150 SQUARE FEET REQUIRED
4,800 SQUARE FEET PROVIDED
- RIGHT OF WAY PLANTING
SOUTH WESTGATE WAY 260' / 30' 9" 3" CALIPER TREES REQUIRED
3" CALIPER TREES PROVIDED
- PARKING
ALL PARKING WITHIN 60' OF A TREE

B VICINITY MAP



Wylie Retail
Wylie, Texas



A LANDSCAPE PLAN

1" = 20'-0"

Scale

Revisions

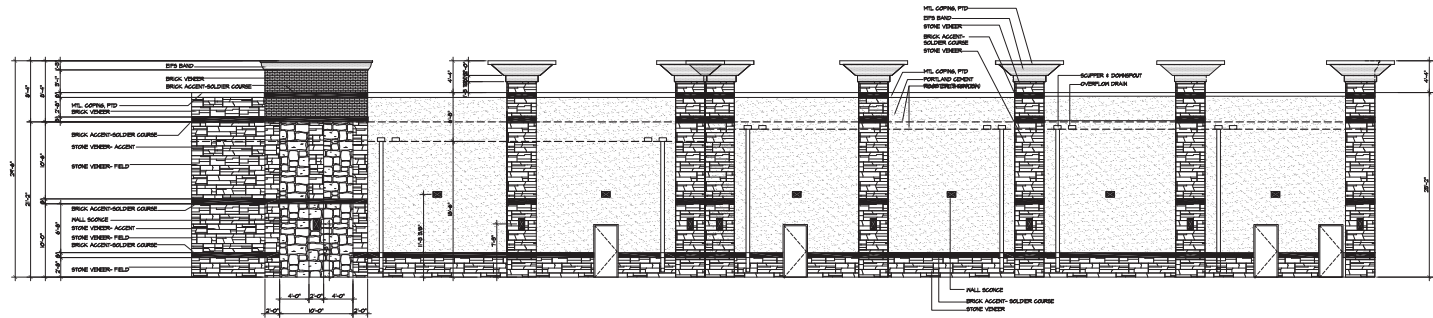
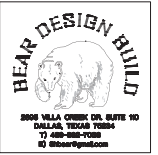
Issue Date

1 November 2024

Sheet Name
LANDSCAPE PLAN
AND NOTES

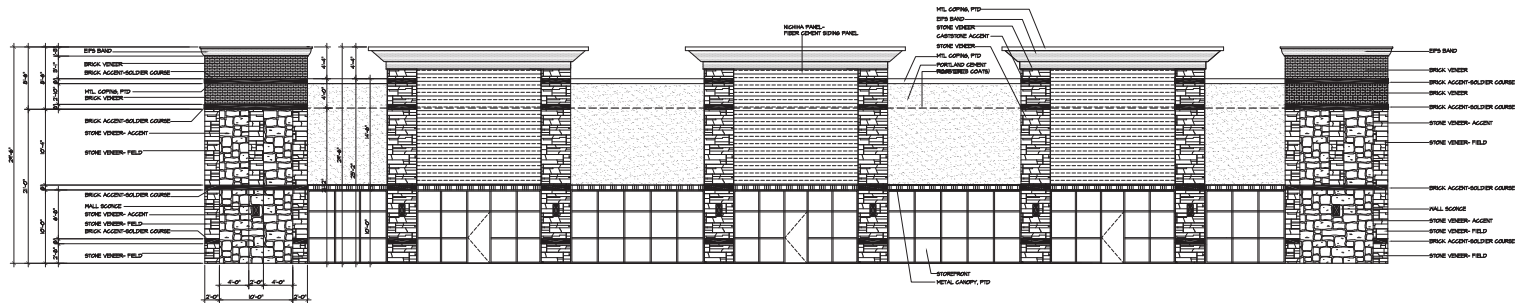
Sheet Number

L1.01



02|REAR ELEVATION- SOUTH

1/8"=1'-0"



01|FRONT ELEVATION- NORTH

1/8"=1'-0"



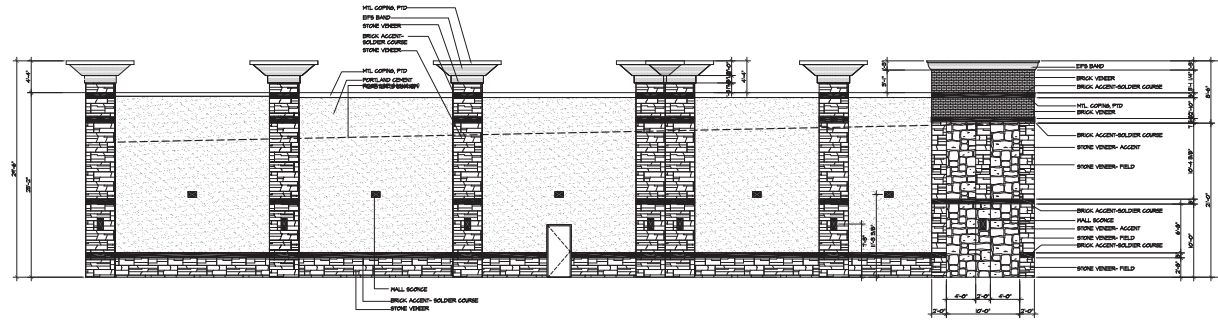
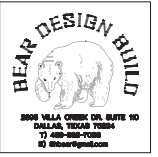
#	DATE	SUBMISSION
1	10/2/24	INITIAL REVIEW
2		
3		
4		
5		
6		
7		
8		
9		
10		

FOODISTAAN
951 WESTGATE WAY
WYLLIE, TX
75098

ENLARGED
ELEVATIONS

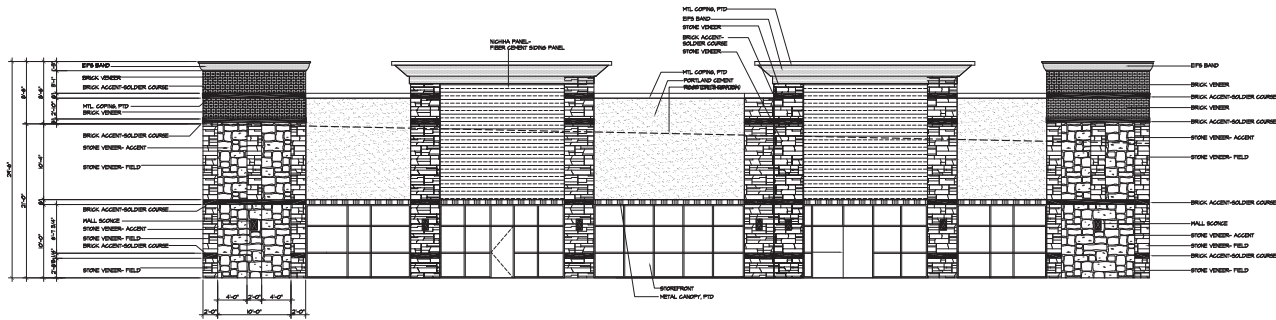
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JDB HLB

A4.01



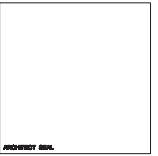
02 SIDE ELEVATION- EAST

1/8"=1'-0"



01 SIDE ELEVATION- WEST

1/8"=1'-0"



#	DATE	SUBMISSION
1	10/2/24	INITIAL REVIEW
2		
3		
4		
5		
6		
7		
8		
9		
10		

FOODISTAAN
951 WESTGATE WAY
WYLLIE, TX
75098

ENLARGED
ELEVATIONS

A4.02

28/06/2024

208 102