

Planning & Zoning Commission



June 2, 2015

Regular Business Meeting



Wylie Planning and Zoning Commission

NOTICE OF MEETING

**Regular Meeting Agenda
Tuesday, June 2, 2015 – 6:00 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building #100**

- Ron Smith**..... Chairman
- Dennis Larson**..... Vice Chairman
- David Williams** Commissioner
- Mike McCrossin** Commissioner
- Randy Owens** Commissioner
- Jerry Stiller** Commissioner

- Renaè Ollie** Planning Director
- Jasen Haskins**..... Sr. Planner
- Mary Bradley**Administrative Assistant

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: www.wylietexas.gov within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: www.wylietexas.gov.

The Chair and Commissioners request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

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.

CALL TO ORDER

Announce the presence of a Quorum.

INVOCATION & PLEDGE OF ALLEGIANCE

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must provide their name and address. The Commission requests that comments be limited to three (3) minutes. In addition, the Commissioners are not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

1. Consider and act upon approval of the Minutes from May 19, 2015, Regular Meeting.

REGULAR AGENDA

Regular Agenda

1. Consider and act upon a Site Plan for Texeq, for an Office/Warehouse use, generally located at 210 Security Court, Block A Lot 11 of Hooper Business Park.
2. Consider and act upon a Site Plan for Office/Warehouse use, generally located at 120 Security Court, Block B Lot 4 of Hooper Business Park.

Public Hearing

1. Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a Replat for Hooper Business Park, Block A, Lot 5R, to create two commercial lots, located at 103 Security Court.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on the 29th day of May, 2015 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: www.wylietexas.gov.

Carole Ehrlich, City Secretary

Date Notice Removed

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Wylie Planning and Zoning Commission

Minutes

Wylie Planning & Zoning Commission
Tuesday May 19, 2015 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

Chair Ron Smith called the meeting to order at 6:00 PM. In attendance were: Vice Chair Dennis Larson, Commissioner Randy Owens, Commissioner Diane Culver and Commissioner Jerry Stiller. Commissioner Mike McCrossin and Commissioner David Williams were both absent.

Staff present was Renae' Ollie, Planning Director, Jasen Haskins, Sr. Planner, and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Culver gave the invocation and Commissioner Owens led the Pledge of Allegiance.

CITIZENS COMMENTS

Chair Larson opened the Citizens Participation. With no one approaching the Commissioners, Chair Larson closed the Citizens Participation.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes from the May 5, 2015, Regular Meeting.

Board Action

A motion was made by Commissioner Culver and seconded by Commissioner Owens to approve the minutes as submitted. Motion carried 5 – 0.

REGULAR AGENDA

Public Hearing

Item 1

Hold a Public Hearing and consider, a recommendation to the City Council regarding a Replat of Lot 2, Block B of Woodbridge Centre, to subdivide into three commercial lots, generally located west of Woodbridge Parkway and south of FM 544.

Staff Presentation

Ms. Ollie stated that the plat will create three commercial lots. Lot 2A will serve as an open space/natural-scape lot. Clark Street Development will continue to own and maintain Lot 2A. The lot does not conform to the minimum 30 feet of frontage along a dedicated, improved street, and the topography and slope renders it undevelopable. The remaining two lots, Lots 2B and 2C will be sold and developed as commercial/retail purposes.

Public Comments

Chair Smith opened the Public Hearing. With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

Board Action

With no questions for the applicant, a motion was made by Commissioner Culver and seconded by Commissioner Stiller to recommend approval to the City Council for Replat Woodbridge Centre Lots 2A, 2B and 2C, Block B. Motion carried 5 – 0.

Item 2 ZC 2015-04

Hold a Public Hearing and consider, a recommendation to the City Council regarding a change in zoning from Agricultural (AG/30) to Planned Development Single Family Residential Homes on 49.086 acres tract of land. Property generally located off Stone Road and 1100' west of Kreymer Lane.

Staff Presentation

Ms. Ollie stated that the applicant is requesting to establish permanent zoning on approximately 30 acres of land, and amend PD 2014-32 on approximately 38 acres, of which 18 acres was annexed into the city in late 2014. The property totals 69.87 acres.

The request differs from the previously approved PD 2014-32 in regards to setbacks with lot width for corner lots being 75 feet in lieu of 90 feet, and lot depth going from 120 to 110 feet.

All lots which back onto park land shall provide a wrought iron fence of uniform design to be installed by the homebuilder. Approximately five acres

will be dedicated as park land. The Park Board unanimously approved the park land dedication plan, with the open space maintained by the HOA, but dedicated to the city. A Preliminary Plat must be submitted for approval prior to any permits being issued.

Public comment forms were mailed to 103 surrounding property owners. Nine comment forms received in opposition and no comment forms received in favor. One comment form was not marked in favor or in opposition.

Ms. Ollie read one comment form from Mr. Charles Osborne for the record that was submitted prior to the start of the meeting.

“Since we purchased our home in 2007 we have seen a continual deterioration of the area behind our home.

With the road work widening Brown Street and the construction of the homes in Kreymer Estates the creek area has been negatively impacted. During these 8 years a continuous buildup of silt has caused sandbarges blocking water flow, accumulating trash and vegetation. The city has done nothing to remedy this situation. Also the increase in vegetation is unsightly.

We believe zoning changes resulting in more construction will surely result in further deterioration of the quality of our area.”

Public Comments

Mr. Jim Douglas, Douglas Properties, 2309 K Avenue, Suite 100, Richardson, made a presentation to the Commissioners, and stated that the proposed request is amendment to PD 2014-32, with additional land to the east side. The Conditions of the PD 2014-32 is staying the same with the exception of setbacks to property on corner lots. The hike and bike trail was modified from the PD 2014-32. The trail is to the back of the lots, instead of being in the front. The hike and bike trail will also allow for children to walk to and from school. Signage and school crossing will be installed and moving the school zone back to include proposed property.

The creek will be cleaned out and maintained. The developer will clean out the creek by removing the dead debris and trash. The developer will work with the city of improving the old cemetery that is between the proposed property and Avalon Addition to the north.

Chair Smith opened the Public Hearing.

The following citizens spoke in opposition of the request, expressed concern of flooding from the creek.

Mr. Mike Wietecha, 303 S Foxwood Lane

Mr. Paul Davis, 511 S Foxwood Lane
Mr. Paul Curtis, 509 Foxwood Lane

Ms. Linda Cunningham, 205 Kings Court, Avalon Addition just had a question as to green space backing up to her property. Ms. Ollie stated that the current green space will continue being green space.

Chair Smith closed the Public Hearing.

Mr. Douglas stated that the flood study will be done after the preliminary plat is submitted. The water surface will not be raised to develop the property. The number of lots may change but will not go over the maximum number of lots. Once the creek is cleaned out, the potential of the creek flooding into the existing property owner's yard will be improved.

The Commissioners questioned who is responsible for the creek. Ms. Ollie stated that she would look at Stone Grove Plat to see what portions were dedicated to the city. If dedicated to the city when the plat was approved, then the city is responsible for maintaining and cleaning the creek. She can make phone call or research to find out who is responsible for the creek. Mr. Douglas stated that if owned by the city, the developer will join in with the city to clean and maintain the creek.

Board Action

A motion was made by Commissioner Culver, and seconded by Commissioner Owens, to recommend approval to the City Council for Change of Zoning Case 2014-04. Motion carried 5 – 0.

Miscellaneous

Ms. Ollie spoke on behalf of the staff and Commissioners in congratulating Ms. Diane Culver in her elected position to the City Council. We appreciate and thank her for her time to the Commissioners.

ADJOURNMENT

A motion was made by Commissioner Culver and seconded by Commissioner Owens to adjourn the meeting at 7:12PM. All Commissioners were in consensus.

Ron Smith, Chair

ATTEST:

Mary Bradley, Administrative Assistant



Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date:	<u>June 2, 2015</u>	Item Number:	<u>1</u>
Department:	<u>Planning</u>	Subdivision:	<u>Hooper Business Park, Block A, Lot 11</u>
Prepared By:	<u>Jasen Haskins</u>	Zoning District:	<u>Light Industrial (LI)</u>
Date Prepared:	<u>May 21, 2015</u>	Exhibits:	<u>Site Plan, Landscape Plan, Elevations</u>

Subject

Consider and act upon a Site Plan for Texeq, for an Office/Warehouse use, generally located at 210 Security Court, Block A Lot 11 of Hooper Business Park.

Recommendation

Motion to approve a Site Plan for Texeq, for an Office/Warehouse use, generally located at 210 Security Court, Block A Lot 11 of Hooper Business Park.

Discussion

OWNER: Texeq, LLC – Richard Parker

ENGINEER: Charles Lambert RA

The property is located at the southwest corner of a cul-de-sac at 210 Security Court. The property is platted as Lot 11, Block A of the Hooper Business Park Addition. The property is 0.902 acres in size and is currently zoned Light Industrial (LI).

The applicant is proposing to develop one single story commercial building of 12,500 square feet for a Light Assembly use. The Light Assembly use permitted by-right within the LI District.

The proposed building will be constructed primarily of face brick with stone accents.

The Site Plan, Elevations, and Landscape Plan meet the base design standards and includes a tabulation of how the desirable design standards will be met.

The plan is recommended for approval.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>RO</u>	<u>05-28-15</u>

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Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date:	<u>June 2, 2015</u>	Item Number:	<u>2</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Jasen Haskins</u>	Subdivision:	<u>Hooper Business Park, Block B, Lot 4</u>
Date Prepared:	<u>May 22, 2015</u>	Zoning District:	<u>Light Industrial (LI)</u>
		Exhibits:	<u>Site Plan, Landscape Plan, Elevations</u>

Subject

Consider and act upon a Site Plan for Office/Warehouse use, generally located at 120 Security Court, Block B Lot 4 of Hooper Business Park.

Recommendation

Motion to approve a Site Plan for Office/Warehouse use, generally located at 120 Security Court, Block B Lot 4 of Hooper Business Park.

Discussion

OWNER: M & S Electric Service, Inc.

ENGINEER: Monk Consulting Engineers, Inc.

The property is located at 120 Security Court. The property is platted as Lot 4, Block B of the Hooper Business Park Addition. The property is 0.737 acres in size and is currently zoned Light Industrial (LI).

The applicant is proposing to develop one single story commercial building of 5,990 square feet for a Office/Warehouse use. The Office/Warehouse use is permitted within the Light Industrial District.

The proposed building will be constructed primarily of face brick with stone accents.

The property shares access and a fire lane with 126 Security Court. The properties will require an Amended Plat to dedicate the easement before a Certificate of Occupancy is issued.

The Site Plan, Elevations, and Landscape Plan meet the base and desirable design standards.

The plan is recommended for approval with the stipulation that the Amended Plat be completed before final occupancy of the building.

Approved By

Department Director

Initial
RO

Date
05-28-15

INSTALL: (1) 2" WATER TAPPING SLEEVE W/ (1) 3/4" METER BOX FOR IRRIGATION IN CITY R.O.W. (IN GRASS) INSTALL RPZ ON DOMESTIC LINE ON PRIVATE PROPERTY.

INSTALL: (1) 2" WATER TAPPING SLEEVE W/ (1) 3/4" METER BOX FOR IRRIGATION IN CITY R.O.W. (IN GRASS) INSTALL RPZ ON DOMESTIC LINE ON PRIVATE PROPERTY.

CONNECT TO EX. WATER & INSTALL (1) 8"x2" TEE FOR DOMESTIC (VERIFY SIZE IN FIELD)

NOTE: AMENDED PLAT TO BE COMPLETE PRIOR TO C.O. BEING ISSUED

ALTERNATIVE SEWER LOCATION (VERIFY IN FIELD)

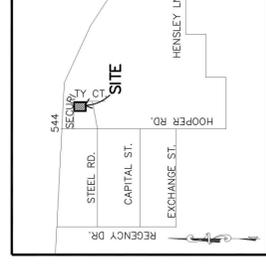
SECURITY COURT (60' R.O.W.)

PROPOSED 4" SIDEWALK

EX. FIRELANE & MUTUAL ACCESS

INSTALL xx LF OF 4" SDR-35 WASTEWATER LATERAL W/ DEL CLEANOUT @ 5' FROM BUILDING

CONNECT TO EX. SEWER LINE CLEANOUT PER CITY STANDARDS



LEGEND

- EX. SS — EXISTING SANITARY SEWER LINE
- EX. W — EXISTING WATER LINE
- M/WV — EXISTING WATER VALVE
- PP — EXISTING POWER POLE
- ⊙ — EXISTING LIGHT POLE
- ⊙ — EXISTING STORM MANHOLE
- ⊙ — EXISTING SS MANHOLE
- ⊙ — EXISTING
- PROPP — PROPOSED
- LS — LANDSCAPE
- RCP — REINFORCED CONCRETE PIPE
- min — MINIMUM
- max — MAXIMUM
- ▨ — FUTURE DEVELOPMENT

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF WYLE TO BE USED FOR CONSTRUCTION.

NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES LOCATED ON THESE PLANS HAVE BEEN IDENTIFIED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

INSPECTION NOTES:
 1) ALL INSPECTIONS MUST BE REQUESTED THROUGH THE CITY OF WYLE'S AUTOMATED TELEPHONE SYSTEM @ 972-442-8149 (REQUESTS MADE BEFORE 8AM CAN BE SCHEDULED FOR THE SAME BUSINESS DAY)
 2) INSPECTIONS CAN BE CANCELED @ THE DISCRETION OF THE SR INSPECTOR (DUE TO WEATHER CONDITIONS) OR BY CONTRACTOR (DUE TO PREVIOUS CONDITIONS)
 3) ANY QUESTIONS CAN BE ADDRESSED BY CONTACTING THE APPROPRIATE DEPARTMENT BETWEEN 8AM-9AM OR 4PM-5PM (LEAVE MESSAGE, IF NO ANSWER) BUILDING/ELECTRICAL:

PLUMBING/MECHANICAL:

SR. BUILDING INSPECTOR:

CITY OF WYLE DESIGN REQUIREMENTS (4 Required)

SITE DESIGN REQUIREMENTS
 Building Placement: b. Individual Buildings < 10,000 sq ft
 c. Front facade oriented to the street.
 Parking Placement a. Site Plan with no parking in front of building
 b. Direct connection between buildings and street
 Access Drives b. Use of Architectural detailing/materials to provide variety in visual appearance.

Architectural Design Requirements (3 Required)

Building Materials a. Use of 2 primary facade materials
 b. Copy same style entire block
 Building Articulation, Form and Massing b. Use of Architectural detailing/materials to provide variety in visual appearance.

NOTES:

- ALL WORK MUST CONFORM TO CITY OF WYLE STANDARDS.
- ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF WYLE STANDARDS AND DETAILS
- ALL PRIVATE DETAILS ARE SUPERSEDED BY STANDARD CITY DETAILS.

Parking Required = 11
 Office Warehouse (1 space/750 sq.ft.) = 8
 Handicapped Provided = 1
 Total Provided = 16

LANDSCAPE:
 Landscape Area Required: 3,209 sq.ft. (10% of 32,089 sq.ft.)
 Landscape Area Provided: 15,647 sq.ft.

SITE DATA:

LOT AREA: 0.737 Acres, 32,089 sq.ft.

PROPOSED USE: Office/Warehouse

LOT COVERAGE: 18.7%

FLOOR TO AREA RATIO: 5.4:1

BUILDING AREA: 5,990 SQ.FT. (OFFICE = 1,990) (WAREHOUSE = 4,000)

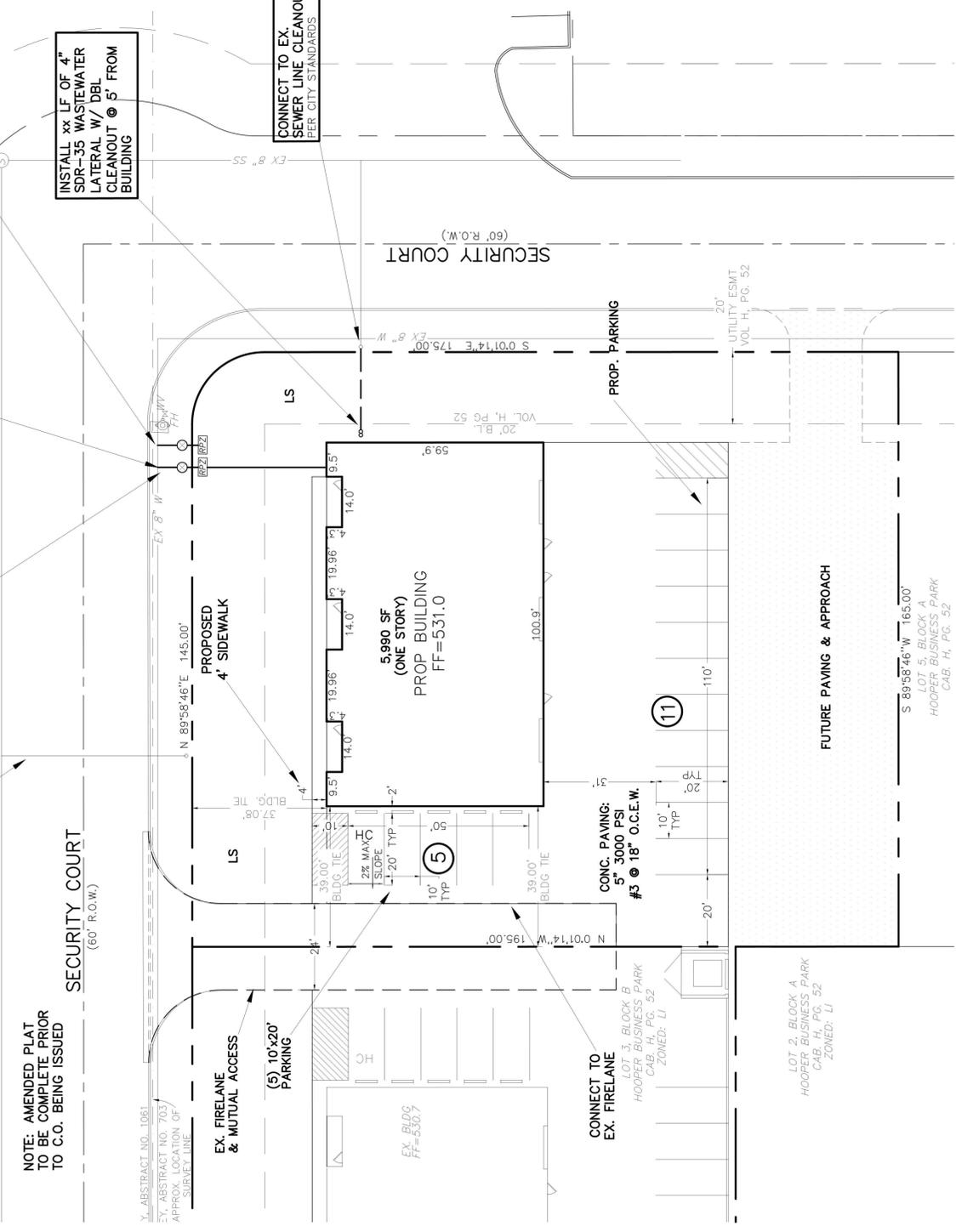
BUILDING HEIGHT: 17' (one story)

BUILDING SETBACKS: FRONT: 20' SIDE: 20'

IMPERVIOUS AREA (including buildings): 16,442 SQ.FT.

ZONING: LIGHT INDUSTRIAL (LI)

CONC. PAVING: 5" 3000 PSI #3 @ 18" O.C.E.W.



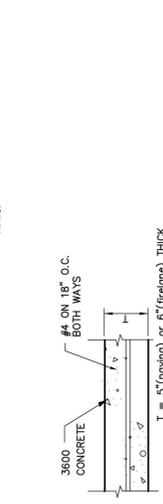
FUTURE PAVING & APPROACH

CONNECT TO EX. FIRELANE

CONNECT TO EX. SEWER LINE CLEANOUT

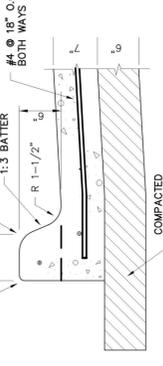


LONGITUDINAL BUTT JOINT (NEW TO OLD CONCRETE) N.T.S.

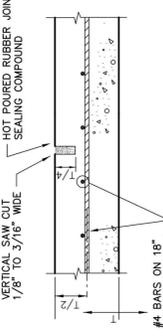


PAVING DETAIL N.T.S.

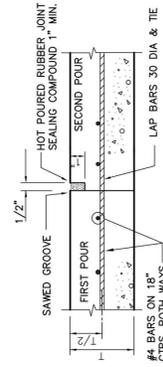
INTEGRAL CURB N.T.S.



SAWED CONTRACTION JOINT N.T.S.



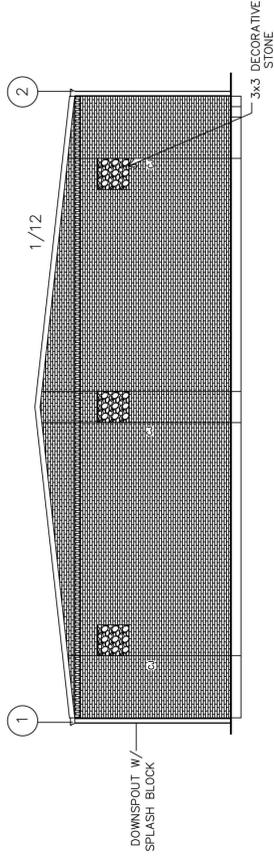
CONSTRUCTION JOINT N.T.S.



CONSTRUCTION JOINTS @ 40' O.C. TYP.

SITE PLAN

M & S ELECTRIC
 SECURITY CT
 HOOPER BUSINESS PARK
 Lot 4, Block B, 0.737 Acres
 City of Wyle, Comal County, Texas
 M & S ELECTRIC SERVICE, INC.
 P.O. Box 310, Lavon, Texas 75166
 Contact: Mike Sargent 214-802-3188
 DEPRECIATED BY
 MONK CONSULTING ENGINEERS, INC.
 1200 W. State Street, Garland, Texas 75040
 972-272-1763 Fax: 972-272-8761
 © 2015 Monk Consulting Engineers, Inc., All Rights Reserved
 PROJECT NO.: 2015-09 REC. NO.: F-2587
 date: 5/19/15 scale: 1" = 20'



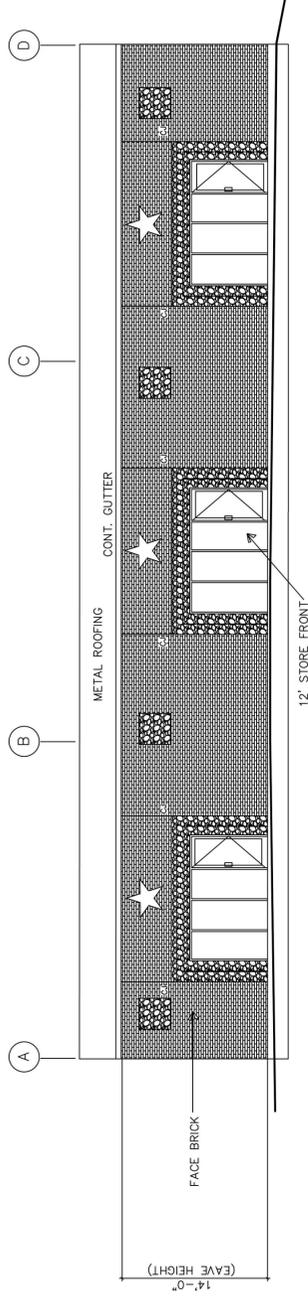
2 SIDE ELEVATION
SCALE : 1/8" = 1'

**ARCHITECTURAL DESIGN REQUIREMENTS
BUILDING MATERIALS**

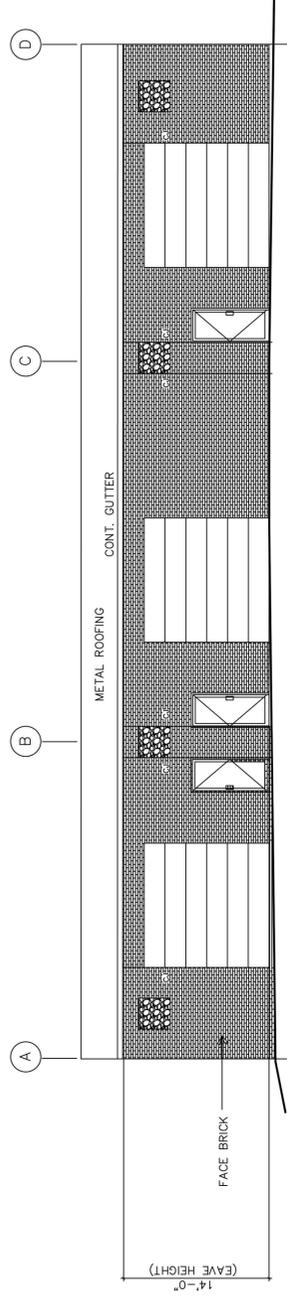
- 20 % OF FACADE IS STONE.
FACADE TOTAL S.F. = 1360 S.F.
BRICK = 835 S.F.
STONE = 273 S.F.
- ROOF PITCH IS 1/12 < 2/12.
- MATERIAL MATCHES THE SURROUNDING BUILDINGS.

BUILDING ARTICULATION

- FACADE VARIATION PROVIDED.
43% OF FACADE IS OFFSET.
- ENTRANCES EMPHASIZED WITH STONE DETAILING.



1 FRONT ELEVATION
SCALE : 1/8" = 1'



3 REAR ELEVATION
SCALE : 1/8" = 1'

BUILDING ELEVATIONS
M & S ELECTRIC

SECURITY COURT
HOOPER BUSINESS PARK
Lot 4, BLOCK B, 0737 ACRES
City of Wylie, COLLIER County, Texas
M & S ELECTRIC SERVICE, INC.
P.O. Box 310, Lavan, Texas 75166
Contact: Mike Sargent 214-822-5188
CHARLES VOIGT ARCHITECTS
1200 W. STATE ST.
GARLAND, TX 75040
972-667-3397

date: 5/19/15
scale: 1/8" = 1'

A301



Wylie Planning & Zoning

AGENDA REPORT

Meeting Date:	<u>June 2, 2015</u>	Item Number:	<u>1</u>
Department:	<u>Planning</u>	Subdivision:	<u>Hooper Business Park, Block A, Lot 5R</u>
Prepared By:	<u>Renae' Ollie</u>	Zoning District:	<u>Light Industrial (LI)</u>
Date Prepared:	<u>May 27, 2015</u>	Exhibits:	<u>Replat</u>

Subject

Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a Replat for Hooper Business Park, Block A, Lot 5R, to create two commercial lots, located at 103 Security Court.

Recommendation

Motion to recommend approval to the City Council regarding a Replat for Hooper Business Park, Block A, Lot 5R, to create two commercial lots, located at 103 Security Court.

Discussion

OWNER: Clark Family LP **ENGINEER: HD Fetty Land Surveyor, LLC**

The property totals 2.80 acres and will create two light industrial lots. The purpose of the Replat is to create two lots from the remainder of Lot 5R. A Replat of Lot 7 was approved in November 2014 which combined Lots 6 and 7 and a portion of Lot 5R to create Wylie Elite Cheer Gym, a Recreational, Entertainment and Amusement use.

Aluma Graphics presently occupies the building on lot 5R. There is an unoccupied building on lot 6R, for a future Minor Auto Repair (personal vehicles) and Warehouse use.

Staff Recommends approval subject to additions and alterations as required by the City Engineering Department.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>RO</u>	<u>05-28-15</u>

