

# **Planning & Zoning Commission**



## **September 6, 2011**

**Regular Business Meeting**



## Wylie Planning & Zoning Commission

# NOTICE OF MEETING

### Regular Meeting Agenda

Tuesday, September 6, 2011 – 6:30 pm  
Wylie Municipal Complex – Council Chambers  
300 Country Club Rd., Bldg. 100

Phillip Johnston..... Chair  
Gilbert Tamez..... Vice-Chair  
David Dahl..... Board Member  
Matthew Kirk..... Board Member  
Ramona Kopchenko..... Board Member  
Ron Smith..... Board Member  
Ruthie Wright..... Board Member

Renaé Ollie..... Planning Director  
Charles Lee..... Senior Planner  
Jasen Haskins..... Assistant 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](http://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](http://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 972.516.6023 or TDD 972.442.8170.*

### 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

- A. Consider and act upon approval of the Minutes from August 16, 2011 Regular Meeting.

**REGULAR AGENDA**

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**Action Agenda****Tabled Item 8-16-2011****Motion to remove from the table and:**

1. Consider and act upon approval of a Site Plan for Regency Business Park, Phase 3, Block B, Lot 15 for a 4,800 square foot Automotive Repair Minor use Facility on 0.844 acres, located at 2771 Capital Street.

**Public Hearing**

1. Hold a Public Hearing and consider a recommendation to the City Council, amending the zoning from Commercial Corridor (CC) to Light Industrial (LI), on 12.4 acres, generally located northeast of Centennial Drive and Eubanks Lane. **ZC 2011-05**

**ADJOURNMENT**

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**CERTIFICATION**

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*I certify that this Notice of Meeting was posted on this 2<sup>nd</sup> Day of September, 2011 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](http://www.wylietexas.gov).*

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**Carole Ehrlich, City Secretary**

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**Date Notice Removed**

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## Wylie Planning and Zoning Commission

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### **Minutes**

**Wylie Planning & Zoning Commission**  
**Tuesday, August 16, 2011 – 6:30 pm**  
**Wylie Municipal Complex – Council Chambers**  
**300 Country Club Road, Building 100**

### **CALL TO ORDER**

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Chairman Phillip Johnston called the meeting to order at 6:32PM. Present with Chairman Johnston were, Commissioner Vice-Chairman Gilbert Tamez, Commissioner Matt Kirk, Commissioner David Dahl, Commissioner Ramona Kopchenko, and Commissioner Ruthie Wright. Commissioner Ron Smith was absent.

Staff present was Renae' Ollie, Planning Director; Charles Lee, Senior Planner, Jasen Haskins, Assistant Planner, and Mary Bradley, Administrative Assistant.

### **INVOCATION & PLEDGE OF ALLEGIANCE**

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Commissioner Wright gave the invocation and Commissioner Dahl led the Pledge of Allegiance.

### **CITIZENS COMMENTS**

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Chairman Johnston opened the Citizens Participation. With no one approaching the Commissioners, Chairman Johnston closed the Citizens Participation.

### **CONSENT ITEMS**

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1. Consider and act upon approval of the Minutes from the August 2, 2011, Regular Meeting.

A motion was made by Commissioner Dahl, and seconded by Commissioner Tamez, to approve the minutes from August 2, 2011 Regular Meeting, as submitted. Motion carried 6 – 0.

### **REGULAR AGENDA**

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#### **Action Agenda**

1. Consider and act upon approval of a Site Plan for Regency Business Park, Phase 3, Block B, Lot 15 for a 4,800 square foot Automotive Repair Minor use Facility on 0.844 acres, located at 2771 Capital Street.

Mr. Haskins stated that the Applicant proposes a single story minor auto repair facility. The property is located east of New Heights Baptist Church off Hooper Road. The thoroughfare plan showed Capital Street as access from Hooper Road, but when the development of the church was complete, Capital Street was made into a Cul-de-Sac. The facility will be approximately 4,800 square foot on 0.0844 acres of land.

The Site Plan proposes six (6) labeled parking spaces, which is incorrect, should be only five (5) parking spaces. The current use from the Ordinance requires three (3), but the applicant is proposing additional.

The facility will be for specialty cars, therefore no outside storage or customer waiting. The cars will be delivered or picked up, it is more for hobby race cars and not vehicles used every day.

The Applicant was not in attendance.

The Commissioners expressed concerns on type of use of the property in the future, how the oil, tires and batteries will be contained and disposed, the location of dumpster or cart, the number of employees, the office space or lack of having an office area, and recommended having live screening on the east.

Chairman Johnston opened the floor for public comment. Mr. Steve Wright, addressed the Commissioners and stated the desire to know exactly what the applicant will be doing. Chairman Johnston closed the public comments.

The Commissioners discussed in length the definition of minor car repair from the Zoning Ordinance, and the type of work the applicant is proposing to perform. Mr. Haskins stated that the Certificate of Occupancy will regulate the type of work and enforced by Code Enforcement. The Commissioners may include certain stipulations on the Site Plan when a motion is made. Mr. Lee recommended that the Commission table the Site Plan until the next meeting and give direction to applicant to address.

A motion was made by Commissioner Dahl, and seconded by Commissioner Wright, to Table the Site Plan for Regency Business Park, Phase 3, Block B, Lot 15 for the September 6, 2011, meeting, with concerns by the Commission to be addressed by the applicant: trash disposal or dumpster with appropriate screening, the parking to be expanded, if outside storage is to be used let it be screened, if there is an office, let it be figured into the parking, and screening on the eastside property with live screen or appropriate allowed screening. Motion carried 6 – 0.

## **ADJOURNMENT**

A motion was made by Commissioner Tamez, and seconded by Commissioner Dahl, to adjourn the meeting at 7:10PM. All Commissioners were in consensus.

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**Phillip Johnston, Chairman**

**ATTEST:**

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**Mary Bradley, Administrative Assistant**

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# Wylie Planning and Zoning Commission

## AGENDA REPORT

Meeting Date:	<u>September 6, 2011</u>	Item Number:	<u>1</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Jasen Haskins</u>	Subdivision:	<u>Regency Business Park Addition, Lot 15 Block B</u>
Date Prepared:	<u>August 26, 2011</u>	Zoning District:	<u>Light Industrial (LI)</u>
		Exhibits:	<u>Site Plan/Landscape Plan &amp; Elevation</u>

### Subject

#### Tabled Item 08-16-11

#### Motion to remove from the table and:

Consider and act upon approval of a Site Plan for Regency Business Park, Phase 3, Block B, Lot 15 for a 4,800 square foot Automotive Repair Minor use Facility on 0.844 acres, located at 2771 Capital Street.

### Recommendation

Motion to Approve a Site Plan for Regency Business Park, Phase 3, Block B, Lot 15 for a 4,800 square foot Automotive Repair Minor use Facility on 0.844 acres, located at 2771 Capital Street.

### Discussion

#### **MOTION TO REMOVE FROM TABLE**

This item was tabled at the August 16th meeting to allow time for the applicant to attend the meeting and address concerns posed by the Commission.

**1. Will there be any outside storage of vehicles/equipment?**

There will not be any outside storage of vehicles/equipment.

**2. Please confirm if there will be any office space within the facility.**

There will not be any office space.

**3. Confirm dumpster location.**

Trash collection will be by bin service as opposed to dumpster service.

**4. Confirm number of employees.**

There will be no employees. No commercial business will be conducted at this facility.

**5. If office space is provided ensure adequate parking spaces.**

There is no office space, but parking has been increased by one space and also includes appropriate landscaping.

**6. If any outside storage is planned now or in the future, screening on the east side must be provided.**

No outside storage is planned now or in the future under current owner. If property is sold and new owner has outside storage screening must be met in accordance with Ordinance.

**7. The parking space labeled #6 should be striped as 10x20 (2 spaces).**

7 parking spaces are provided.

The property totals 0.0844 acres and will include a single storey 4,800 square foot structure to be used as a Minor Automotive repair facility.

New Heights Baptist Church abuts the property to the east. Capital Street has undergone changes and no longer connects to Hooper, thus there is no access though the Church property.

Parking spaces have been provided as set forth in the Zoning Ordinance, and include overflow parking on site.

The site plan meets the required design standards set forth for non-residential/commercial developments.

Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

**Approved By**

**Department Director**

*Initial*

RO

*Date*

08/31/11

REMAINDER OF CALLED 28.31 AC. NEW HEIGHTS BAPTIST CHURCH  
(VOL. 5124, PG. 2836) D.R.C.C.T.  
LIGHT INDUSTRIAL ZONING

S 00°44'40" E 684.23'

LIGHT INDUSTRIAL ZONING  
NO SCREENING REQUIRED

10' BUILDING SETBACK

BLOCK B

LOT 15  
36,110 SQ. FT.  
0.844 ACRES

ZONED: LI

N 89°57'14" W  
150.01'

20' DRAINAGE EASEMENT

25' BUILDING SETBACK

20' DRAINAGE EASEMENT

10' BUILDING SETBACK

N 00°44'40" W  
255.88'

115'-11 1/2"

LOT 14  
38,520 SQ. FT.  
0.884 ACRES

ZONED: LI

25' BUILDING SETBACK

20' DRAINAGE EASEMENT

SITE PLAN

SCALE 1:20

20 10 0 20



15' DRAINAGE EASEMENT  
(INSTR. 20081121001356650) D.R.C.C.T.

BLOCK C

LOT 12  
54,056 SQ. FT.  
1.241 ACRES

ZONED: LI

60' UTIL ACCESS & DRAINAGE ESMT

64N SEW CONN  
VERIFY LOC

WATER CONN  
VERIFY LOC

CAPITAL STREET  
(60' ROW.)

16'-04"

16'-04"

150.00'

15'

U.E.

LOT 11  
55,526 SQ. FT.  
1.215 ACRES

ZONED: LI

## LANDSCAPING DESIGN REQUIREMENTS

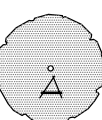
PG ELEMENT	BASE STANDARD	DESIRABLE
55 LANDSCAPING IN REQUIRED YARDS	X A. AT LEAST 20% OF SITE SHALL BE LANDSCAPED IN NS, CR, CC, & BG DISTRICTS. 10% OF SITE IN CR & CC DISTRICTS FOR SINGLE BLDGS OF 10,000 SF OR MORE. 10% OF SITE IN LI & HI DISTRICTS. NA B. LANDSCAPING IS REQUIRED IN THE FRONT YARD. NA C. LANDSCAPING IS REQUIRED IN THE SIDE AND REAR YARDS ADJACENT TO OR ACROSS THE STREET FROM RESIDENTIAL.	X A. LANDSCAPING THAT EXCEEDS THE MINIMUM BY 10%. X B. LANDSCAPING IN SIDE & REAR YARD NOT OTHERWISE REQUIRED.
60 LANDSCAPING OF PARKING LOTS	NA A. SITE PLANS REQUIRING MORE THAN 12 SPACES REQUIRED TO HAVE 50 SF OF LANDSCAPING PER SPACE. X B. NO PARKING SPACE FURTHER THAN 60' FROM LANDSCAPED AREAS ON SITE. NA C. PARKING ROWS 12 SPACES OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT END. NA D. ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES.	X A. LANDSCAPING 10% OR MORE IN EXCESS OF 50 SF/SPACE. NA B. PARKING LOTS WITH NO SPACE FURTHER THAN 40 FEET FROM A LANDSCAPED AREA. NA C. LANDSCAPED PEDESTRIAN CONNECTION TO MAIN ENTRANCE.
61 VISUAL SCREENING	NA A. REQUIRED SCREENING IN STRIP AT LEAST 5' WIDE, PLANTS 3' IN HEIGHT WHEN PLANTED, INCLUDE ONE FLOWERING TREE FOR EVERY 28 LINEAR FEET OF AREA.	
62 LANDSCAPING OF ST FRONTAGES	X A. AT LEAST 50% OF REQUIRED FRONT YARD DEVELOPED AS LANDSCAPED BUFFER AT LEAST 12' IN WIDTH. X B. TREES REQUIRED IN BUFFER, IN GROVES OR BELTS ON A 30' x 40' SPACING. X C. REQUIRED TREES AT LEAST 3" IN CALIPER. NA D. AT LEAST 4" THICKENING CONCRETE WALKWAY ON PERIMETER WHEN ADJACENT TO THOROUGHFARE.	NA A. USE OF ROCK WALLS OR OTHER NATURAL LANDSCAPE FEATURES. NA B. INCREASE IN MIN WIDTH OF LANDSCAPE BUFFER BY 20%. NA C. PROVISION OF SPECIAL BENCHES, PEDESTRIAN LIGHTING, OTHER STREETSCAPE ELEMENTS.

## SITE DESIGN REQUIREMENTS

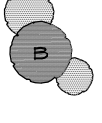
PG ELEMENT	BASE STANDARD	DESIRABLE
54 BLDG PLACEMENT	X A. ENTRANCES AND/OR FACADES ORIENTED TO THE STREET. NA B. BLDG FOOTPRINTS NO GREATER THAN 10,000 SF IN NS & CR DISTRICTS. NA C. MULTIPLE BLDGS PLACED TO CREATE PLAZAS, COURTYARDS, LANDSCAPED AREAS, W/CONNECTING WALKWAYS.	X A. BLDG AT FRONT YARD LINE. NA B. INDIVIDUAL BUILDINGS W/FOOTPRINTS > 10,000 SF. X C. FRONT FACADE ORIENTED TO THE STREET.
51 PARKING PLACEMENT	X A. TO EXTENT POSSIBLE, PARKING TO SIDE & REAR OF BLDG IN NS, CR, CC, & BG DISTRICTS. NA B. PARKING SPACES AT LEAST 10' FROM RESIDENTIAL LOT LINE. X A. MINIMUM WIDTH DRIVE OF 24', TURNING RADIUS OF 25'. X B. ACCESS DRIVE AT LEAST 150' FROM INTERSECTION. NA C. ACCESS DRIVES SERVING DEVELOPMENTS GREATER THAN 10,000 SF SHALL HAVE SEPARATED MEDIAN, OR BE SEPARATED AT LEAST 150' FROM EACH OTHER.	X A. SITE PLAN WITH NO PARKING IN FRONT OF THE BLDG. NA B. BLDG WITH NO MORE THAN ONE ROW PARKING IN FRONT.
56 ACCESS DRIVES	X A. MINIMUM WIDTH DRIVE OF 24', TURNING RADIUS OF 25'. X B. ACCESS DRIVE AT LEAST 150' FROM INTERSECTION. NA C. ACCESS DRIVES SERVING DEVELOPMENTS GREATER THAN 10,000 SF SHALL HAVE SEPARATED MEDIAN, OR BE SEPARATED AT LEAST 150' FROM EACH OTHER.	NA A. COMBINED ACCESS POINTS WITH ADJACENT TRACHTS. NA B. DIRECT CONNECTION BETWEEN BLDGS & STREET.
55 LOCATION OF SVC & LOADING AREAS	X A. SVC & LOADING AREAS SHALL NOT BE VISIBLE FROM A PUBLIC STREET OR ADJACENT RESD LOT. NA B. IF DEVELOPMENT UNABLE TO MEET THE ABOVE ARE REQUIRED TO HAVE MASONRY SCREENING WALLS W/GATES.	NA A. NOT VISIBLE FROM PUBLIC STREET BUT PROVIDE MASONRY SCREENING.

## NOTES:

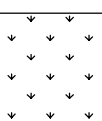
1. ZONING: LIGHT INDUSTRIAL (LI)
2. LANDSCAPING REQUIRED = 10%.
3. LANDSCAPING PROVIDED = 13.1%.
4. ALL LANDSCAPED AREAS TO HAVE AN AUTOMATED, SUBSURFACE IRRIGATION SYSTEM &/OR DRIP SYSTEM.
5. LANDSCAPING SHALL BE INSTALLED PER CITY OF WYLIE ORDINANCE, ARTICLE 7, SECTION 7.1.
6. REFER TO CITY OF WYLIE ZONING ORDINANCE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
7. LARGE TREES, FLOWERING TREES, AND EVERGREENS USED, SHALL BE SELECTED FROM CITY OF WYLIE SUGGESTED SPECIE LIST PER ARTICLE 3, PAGE 34.
8. PER ARTICLE 7, SECTION 7.1.F.3.A - SHADE TREES SHALL BE 14-16 FEET IN HEIGHT AS MEASURED FROM TOP OF ROOT BALL AND 3 INCHES IN CALIPER AS MEASURED 12 INCHES ABOVE GRADE.



DENOTES REQUIRED SHADE TREE



DENOTES REQUIRED FLOWERING TREES



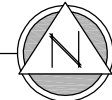
DENOTES AREA SERVED BY SUBSURFACE IRRIGATION OR DRIP SYSTEM

P&Z 09/06/11



VICINITY MAP

NOT TO SCALE



## SITE DATA SUMMARY:

**SYNOPSIS:**  
GROUND UP CONSTRUCTION OF A 4,800 SF SINGLE-STORY FACILITY ON A 36,110 SF (.844 AC) LOT LOCATED ON LOT 15 BLOCK B OF THE REGENCY BUSINESS PARK PHASE 3, LOCATED AT 2771 CAPITAL STREET, CITY OF WYLIE, COLLIN COUNTY, STATE OF TEXAS 75098.

**BUILDING/SITE DESIGN:**  
BRYAN ROGERS, BETTER DESIGN RESOURCES LLC  
P.O. BOX 1454, WYLIE, TX 75098  
PH: 214-713-6460 FAX: 972-429-0224

**CIVIL ENGINEERING:**  
CARTER CLARK, P.E., CLARK ENGINEERING  
P.O. BOX 367, CANTON, TX 75103  
PH: 903-880-1937

**SURVEY TECHNICIAN:**  
RANDY SMITH, LONESTAR FIELD COMPANY  
PH: 214-801-5966

ZONED: LI - LIGHT INDUSTRIAL

PROPOSED USE: AUTOMOTIVE REPAIR, MINOR

**PARKING REQUIREMENTS:**  
4,800 SF - AUTOMOTIVE REPAIR, MINOR =  
1:300 SF OFC + 1 PER SERVICE BAY  
ZERO SF OFFICE + 3 BAYS = 3 SPACES REQUIRED  
PARKING PROVIDED = 7 INCLUDING 1 VAN ACCESSIBLE HC SPACE

**LANDSCAPING REQUIREMENTS:**  
REQUIRED LANDSCAPING WITH SUBSURFACE IRRIGATION = 10%  
TOTAL LOT = 36,110 SF, REQUIRED LANDSCAPING = 3,611 SF  
LANDSCAPING PROVIDED = 4,243 SF

**REQUIRED TREES:**  
173 TOTAL LF FRONTAGE  
1 TREE/40LF FRONTAGE - 4 REQUIRED  
1 FLOWERING TREE/20LF FRONTAGE - 8 REQUIRED  
PROVIDED TREES =  
TREES @ 1/40 = 4, FLOWERING TREES @ 1:20 = 8

**LOT COVERAGE:**  
36,110 SF (100%) PERCENTAGE OF TOTAL LOT  
4,863 SF (13.2%) PARKING, FIRE LANE, SW  
4,800 SF (13.0%) BUILDING  
4,899 SF (13.3%) LANDSCAPE

2771 CAPITAL STREET  
LOT 15, BLOCK B, REGENCY BUSINESS PARK PHASE 3

**OWNER / APPLICANT:**  
WAYNE MANOR  
2901 WREN LANE  
RICHARDSON, TX 75082  
PH: 972-918-2519

**DESIGNER:**  
BRYAN ROGERS, BETTER DESIGN RESOURCES LLC  
P.O. BOX 1454, WYLIE, TX 75098  
PH: 214-713-6460 FAX: 972-429-0224

BETTER DESIGN RESOURCES  
P.O. BOX 1454, WYLIE, TX 75098  
PHONE: 214-773-6460  
WWW.BETTERDESIGNRESOURCES.COM

LOT 15, BLOCK B, REGENCY BUSINESS PARK  
2771 CAPITAL STREET, WYLIE, TEXAS 75098

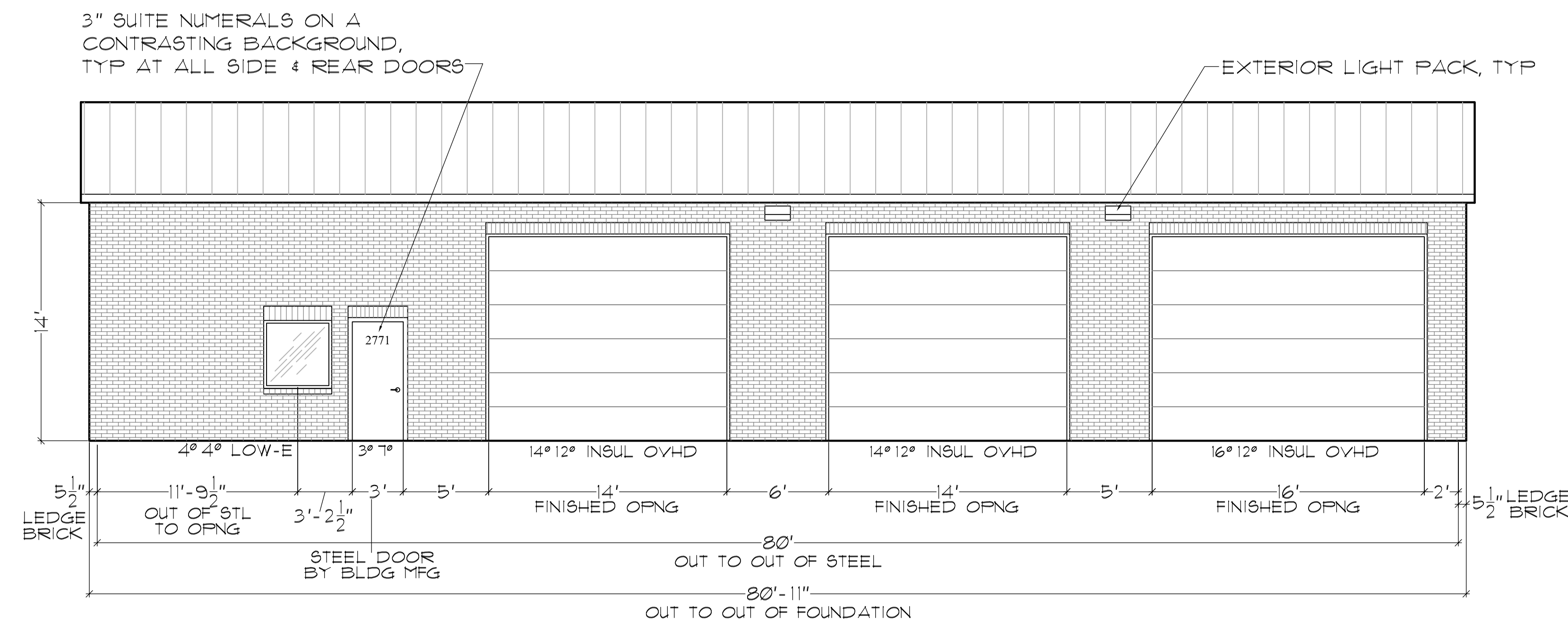
DRAWING REV:  
FOR:  
CONSTRUCTION

DRAWN BY:  
Bryan D. Rogers

DATE:  
08-30-11

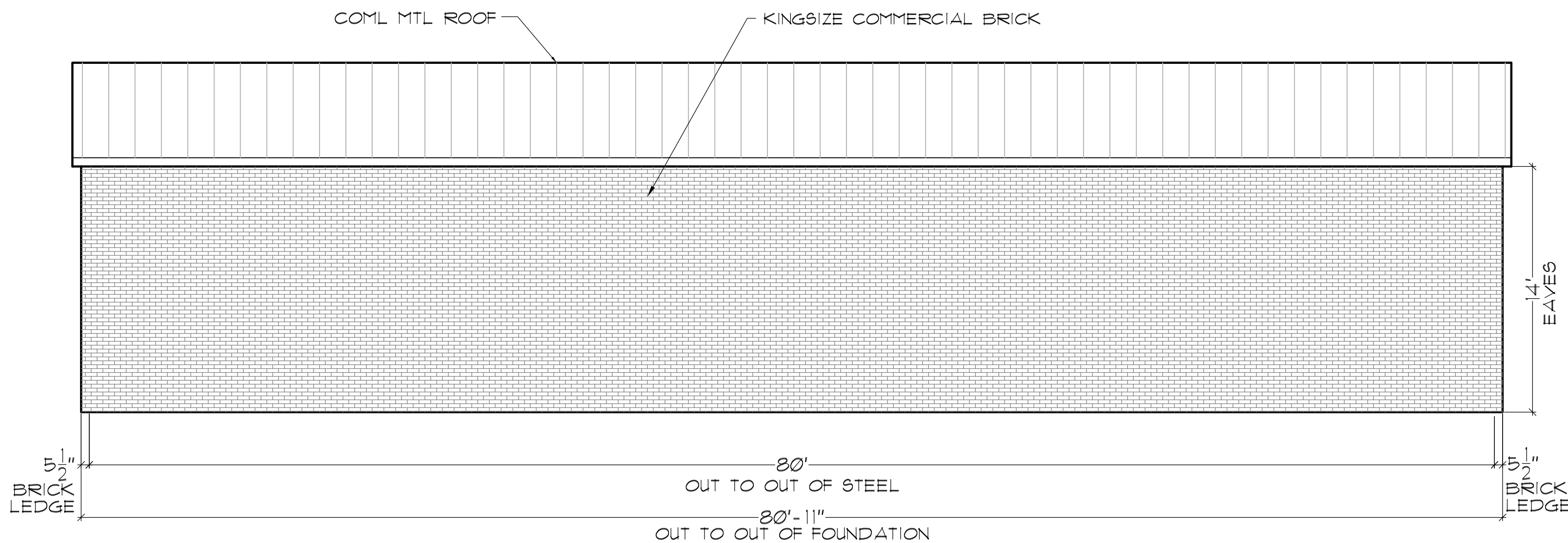
SHEET  
C1  
OF

SITE PLAN



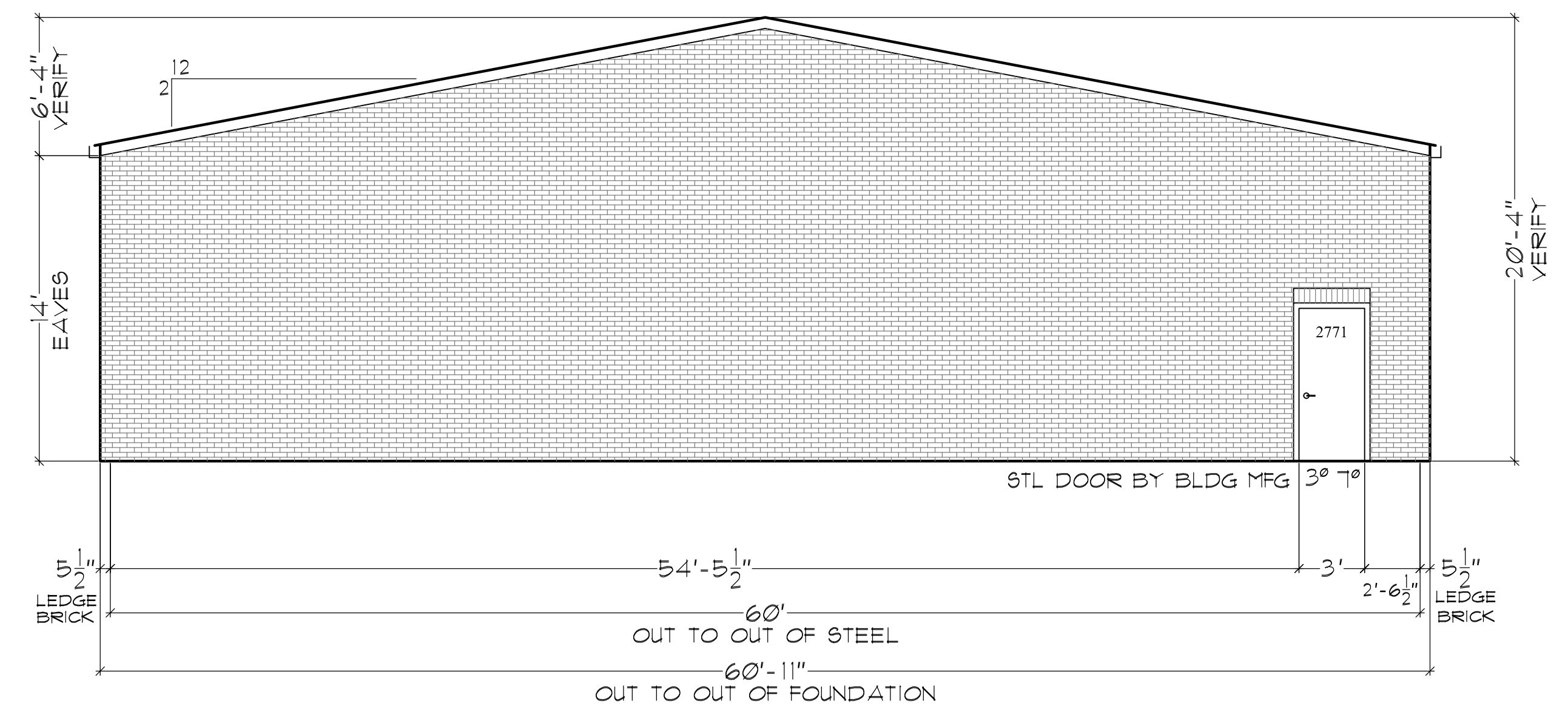
## EAST ELEVATION

SCALE: 3/16"=1'-0"



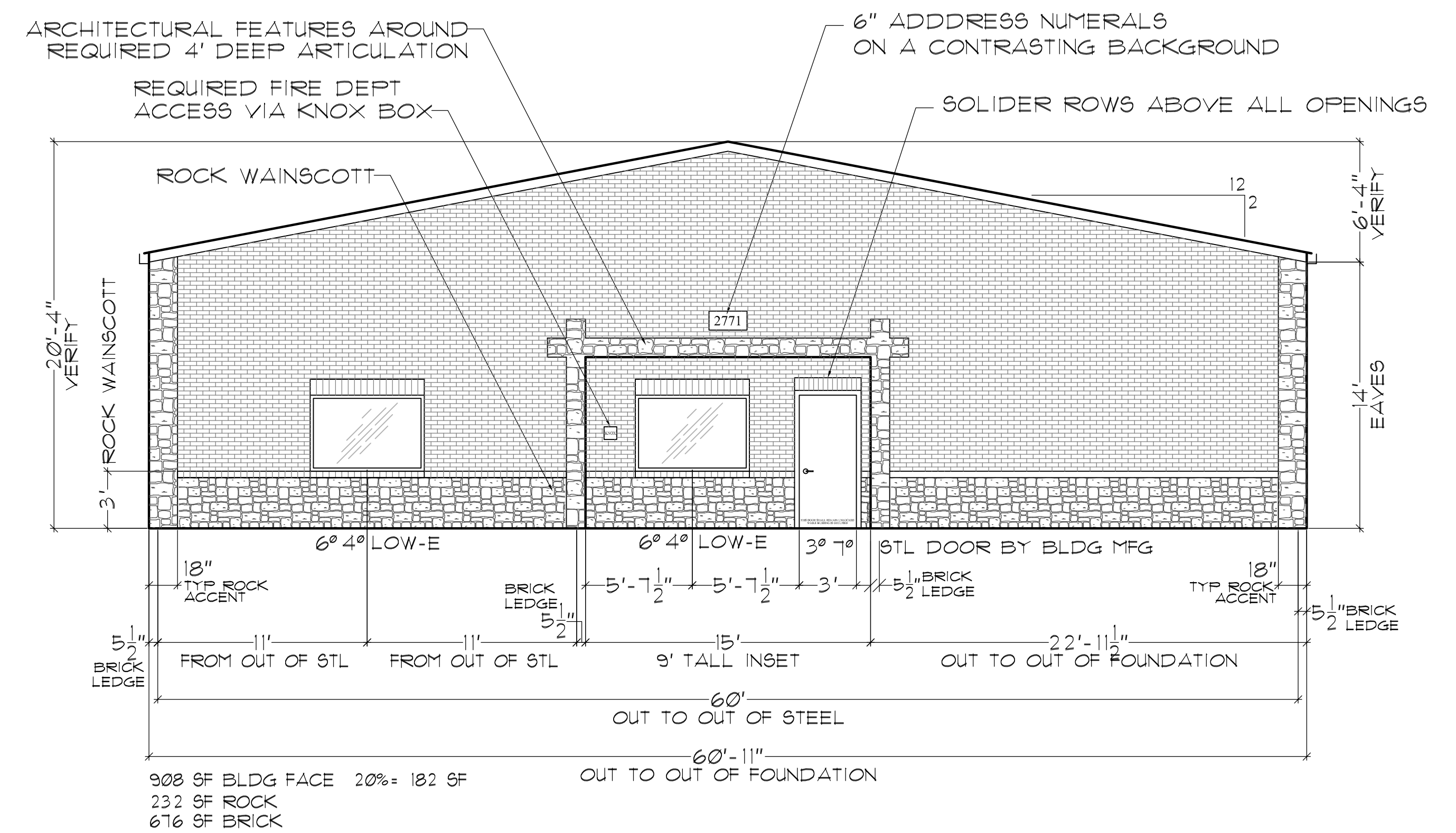
## WEST ELEVATION

SCALE: 3/16"=1'-0"



## NORTH ELEVATION

SCALE: 3/16"=1'-0"



## SOUTH ELEVATION

SCALE: 3/16"=1'-0"

### NOTES:

- 20% STONE IS REQUIRED ON BLDG FACE.  
PROPOSED BLDG FACE = 908 SF (100%)  
REQUIRED STONE = 182 SF (20%)  
STONE PROVIDED = 232 SF (25.5%)
- 25% OF BUILDING FACE IS REQUIRED TO BE OFFSET 4' DEEP.  
BUILDING FACE = 60'-11"  
REQUIRED = 15' X 4' DEEP  
PROVIDED = 15' X 4' DEEP
- WALL TIES TO BE INSTALLED PER IBC 2104.1.3 & 2109.6.3.1. THE MAXIMUM VERTICAL DISTANCE BETWEEN TIES SHALL NOT EXCEED 18" AND THE MAXIMUM HORIZONTAL DISTANCE SHALL NOT EXCEED 36". ADDITIONAL TIES SHALL BE INSTALLED AT ALL OPENINGS, SPACED NOT MORE THAN 36" APART AROUND THE PERIMETER AND WITHIN 12 INCHES OF THE OPENING.

### ARCHITECTURAL DESIGN REQUIREMENTS

PROJECT ELEMENT	BASE STANDARD	DESIRABLE
61 BUILDING MATERIALS	X A. BLDGS CONSTRUCTED OF BRICK WITH AT LEAST 20% STONE ON FRONT FACADE IN NS OR CC LI & HI DISTRICTS. TLT WALL CONSTRUCTION IS PERMISSIBLE IN LI & HI DISTRICTS.	X A. USE OF TWO COMPLEMENTARY PRIMARY FACADE MATERIALS TO HELP ACHIEVE FACADE ARTICULATION, VISUAL VARIETY, &/OR ARCHITECTURAL DETAILING.
	NA B. ROOFS WITH PITCH GREATER THAN 2/12 USE SPECIFIED ROOFING MATERIALS.	X B. COPY SAFE STYLE ENTIRE BLOCK.
	X C. BLDGS SHOULD COPY ARCHITECTURAL STYLES AND DETAILS, DESIGN THEMES, BLDG MATERIALS, & COLORS OF THE SURROUNDING NEW DEVELOPMENT CONTEXT WITHIN 200' OF A CORNER.	
62 BUILDING ARTICULATION, FORM & MASSING	X A. WALLS NOT EXCEED HEIGHT:WIDTH RATIO OF 1 TO 3 WITHOUT VARIATION IN MASSING OF FACADE. AT LEAST 25% OF FACADE OFFSET AT LEAST 4".	NA A. APPLICATION OF BASE STANDARDS TO FACADES NOT FACING A PUBLIC STREET.
	X B. ENTRANCES MUST BE EMPHASIZED WITH ARCHITECTURAL ELEMENTS.	X B. USE OF ARCHITECTURAL DETAILING &/OR MATERIALS TO PROVIDE VARIETY IN VISUAL APPEARANCE.
	NA C. GROUND FLOOR FACADES IN NS OR & CC DISTRICTS REQUIRED SPECIFIED FEATURES ALONG 60% OF LENGTH.	
63 ARCHITECTURAL COMPATIBILITY	NA A. BLDGS IN THE NS & CC DISTRICTS SHALL BE ARCHITECTUALLY COMPATIBLE WITH SURROUNDING NEIGHBORHOODS.	NA A. BLDGS WITH PITCH ROOFS MEETING MINIMUM REQUIREMENT OF RESIDENTIAL DEVELOPMENT.
	NA B. BLDGS IN CC DISTRICT ADJACENT OR WITHIN 200' OF RESIDENTIAL AREAS SHALL BE ARCHITECTUALLY COMPATIBLE.	X B. BLDGS WITH HIP ROOF SECTIONS, DORMERS OR TWO OR MORE GABLE ROOF SECTIONS AT RIGHT ANGLES TO EA OTHER.



# Wylie Planning and Zoning Commission

## AGENDA REPORT

<b>Meeting Date:</b>	<u>September 6, 2011</u>	<b>Public Hearing Item Number:</b>	<u>1</u>
<b>Department:</b>	<u>Planning</u>		
<b>Prepared By:</b>	<u>Renae' Ollie</u>	<b>Zoning Case Number:</b>	<u>2011-05</u>
			<u>Location Map, Zoning Exhibit/Conceptual Site Plan, Enlarged Site Plan, Filed Plat, List of LI Uses, Notification List/Map and Responses</u>
<b>Date Prepared:</b>	<u>August 4, 2011</u>	<b>Exhibits:</b>	

### Subject

Hold a Public Hearing and consider a recommendation to the City Council, amending the zoning from Commercial Corridor (CC) to Light Industrial (LI), on 12.4 acres, generally located northeast of Centennial Drive and Eubanks Lane. **ZC 2011-05**

### Recommendation

Motion to recommend approval to the City Council, amending the zoning from Commercial Corridor (CC) to Light Industrial (LI), on 12.4 acres, generally located northeast of Centennial Drive and Eubanks Lane. **ZC 2011-05**

### Discussion

Owner: Mr. C.T. Beckham

Applicant: Alan Adkins, Cinnamon Teal

The subject property is Lot 1, Block B of the Woodlake Village Addition and located at the northeast corner of Centennial Drive and Eubanks Lane and consists of 12.393 acres. The property is currently an undeveloped lot and is zoned CC.

Access to the property will be via Centennial Drive, with the rear of the property facing Kansas City Southern Railroad. The Railroad property is zoned Heavy Industrial (HI) District. The property is bordered on the west by Eubanks Lane and by Spring Creek Parkway on the east. The City of Wylie Public Safety Building, Wal-Mart Supercenter and other Woodlake Village outparcels are immediately south, across Centennial Drive.

The applicant is requesting to rezone the property to Light Industrial (LI) District to allow for Office/Warehouse uses as outlined in Article 5 of the current zoning ordinance. A Zoning Exhibit/Conceptual Site Plan is attached hereto and made part of this request. A final site plan must be submitted to the Planning & Zoning Commission for recommendation and approval prior to the release of any permits.

As reflected on the Conceptual Site Plan, the applicant is proposing nine (9) single story office/warehouse buildings averaging 15,000 s.f. each. The proposed development of the property if approved shall conform to current nonresidential design standards for Light Industrial Districts including tilt wall panel construction.

The subject lot is a long rectangular shaped lot with approximately 277' of depth and is adjacent to the Atchison, Topeka & Santa Fe Railroad and is located approximately 800' feet north of S.H. 78. Access to the property is from Eubanks Lane to the west and Spring Creek Parkway to the east, with no direct access from S.H. 78.

Fourteen (14) notifications were mailed to property owners within 200 feet in accordance with State Law. At the time of posting, zero responses were received opposing the request, and zero responses received supporting the request. Zoning request signs were provided and properly placed in accordance with *Article 8, Section 8.1.3 Posting property for zoning changes*.

**Approved By**

*Initial*  
RO

*Date*  
08/31/11

**Department Director**



**LOCATION MAP**  
**ZONING CASE #2011-05**



KBdesign, LLC  
6229 King Arthur Drive  
Dallas, Texas 75241  
Phone: 214.634.8332  
Fax: 214.634.8332



FOR THE RECORD ONLY  
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF KBdesign, LLC. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF KBdesign, LLC IS STRICTLY PROHIBITED AND MAY BE SUBJECT TO LEGAL ACTION.

Sheet 1 of 1

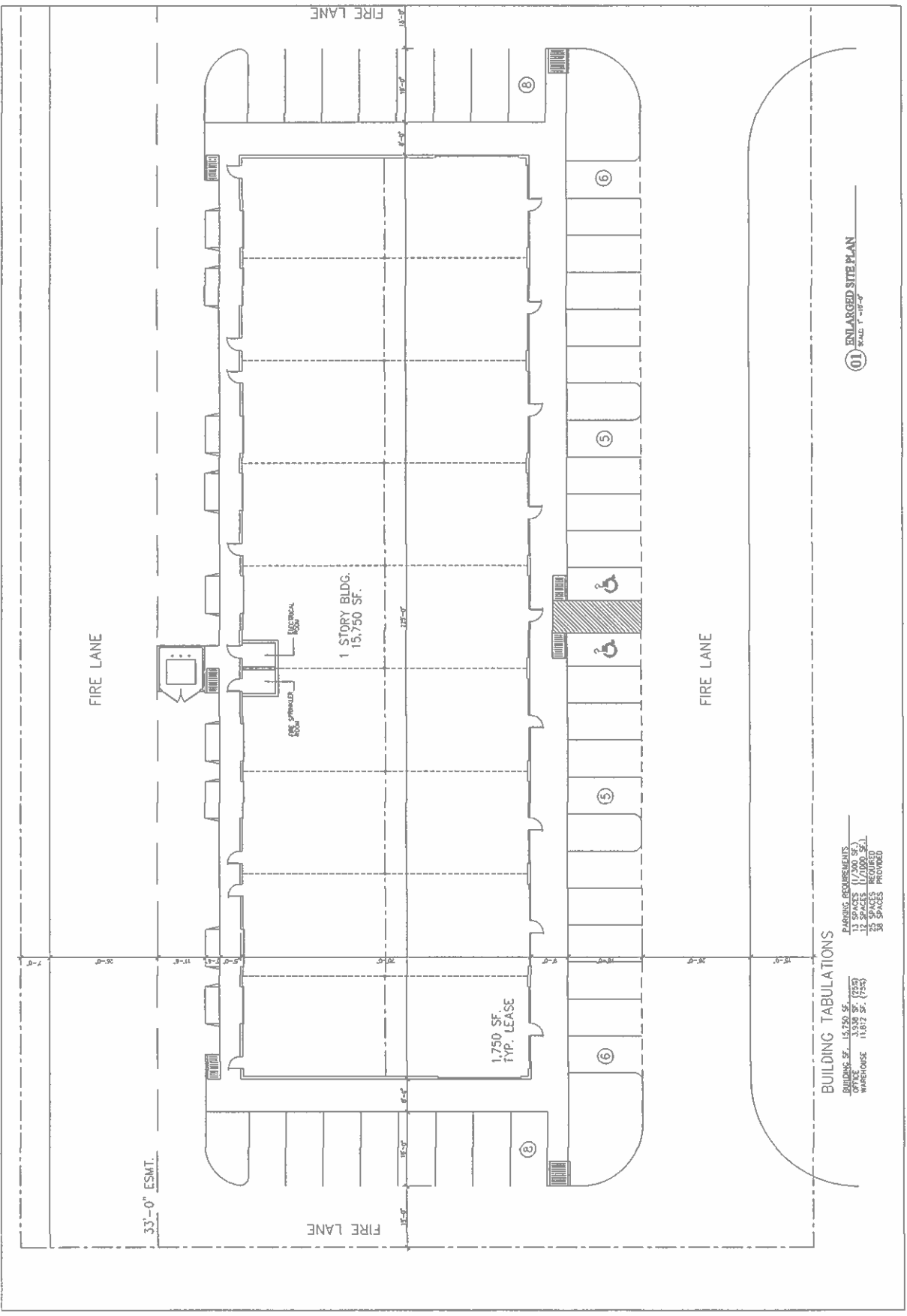
# WYLIE OFFICE WAREHOUSE

WYLIE, TEXAS

WYLIE, TEXAS  
DATE: 12/15/2023  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

NO: 20-00  
SYSTEM: [Name]  
DRAWING TITLE: [Name]

Sheet



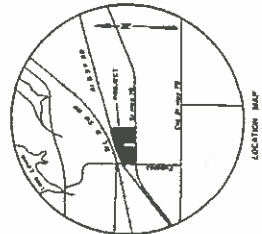
## BUILDING TABULATIONS

BUILDING SF.	15,750 SF.
OFFICE	3,938 SF. (25%)
WAREHOUSE	11,812 SF. (75%)

PARKING REQUIREMENTS	
13 SPACES (1,700 SF.)	
12 SPACES (1,000 SF.)	
25 SPACES REQUIRED	
25 SPACES PROVIDED	

**S2381**  
ISS 877. 40. 2381  
FROM 6-28-88 00004 1980-  
145 8000 89

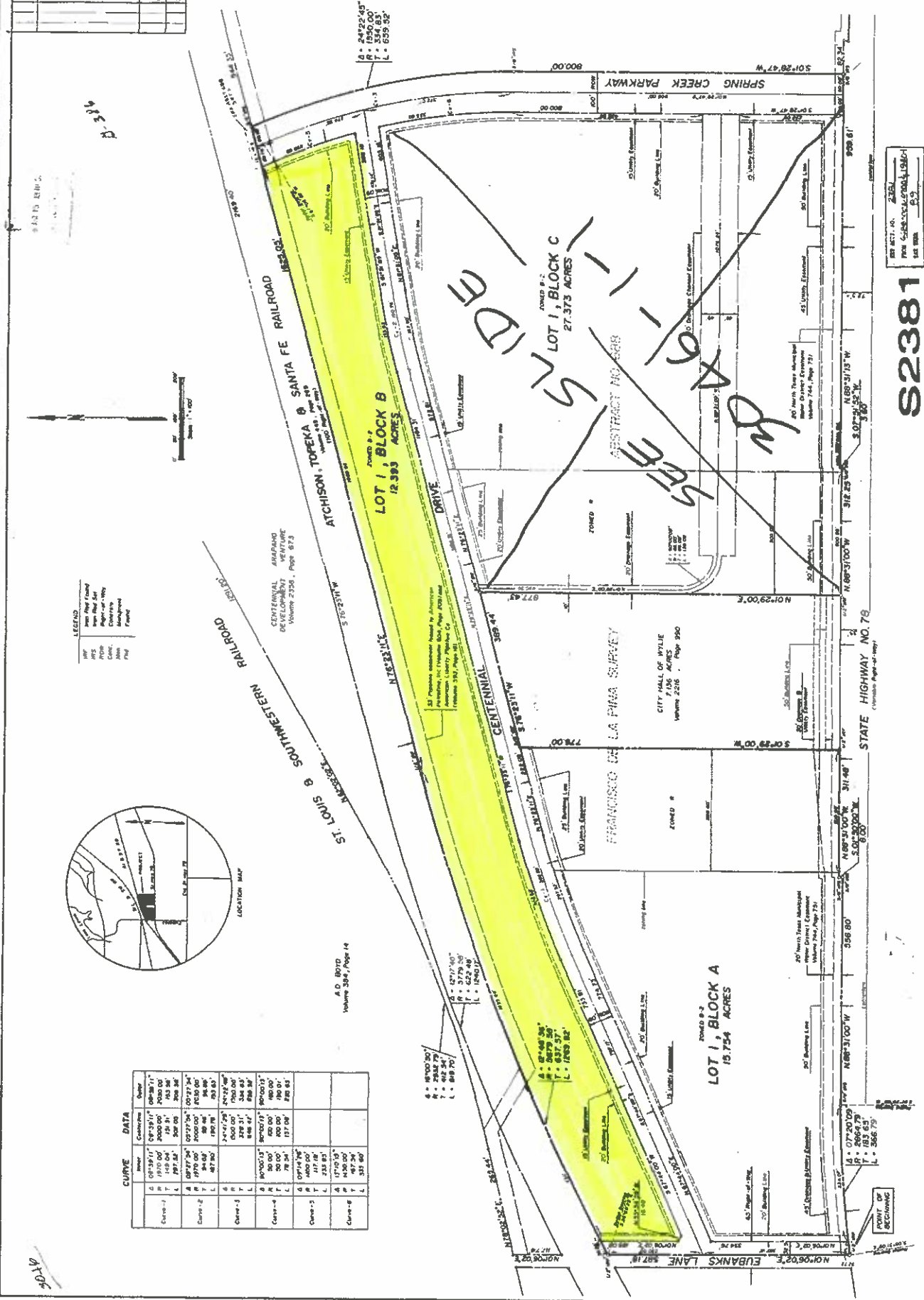
CURVE	DATA		
	Inner	Center	Outer
Curve-1	A	01'38"11"	03'35"11"
	B	13'50"00"	15'47"00"
	C	26'01"55"	27'58"55"
	D	38'13"50"	39'50"50"
Curve-2	A	01'38"11"	03'35"11"
	B	13'50"00"	15'47"00"
	C	26'01"55"	27'58"55"
	D	38'13"50"	39'50"50"
Curve-3	A	01'38"11"	03'35"11"
	B	13'50"00"	15'47"00"
	C	26'01"55"	27'58"55"
	D	38'13"50"	39'50"50"
Curve-4	A	01'38"11"	03'35"11"
	B	13'50"00"	15'47"00"
	C	26'01"55"	27'58"55"
	D	38'13"50"	39'50"50"
Curve-5	A	01'38"11"	03'35"11"
	B	13'50"00"	15'47"00"
	C	26'01"55"	27'58"55"
	D	38'13"50"	39'50"50"



**LEGEND**

WAF	WAF Found
WTS	WTS Red Set
PROB	Right-of-Way
CONE	Cones
MAN	Manpower
FLD	Field

No.	Date	Revisions	As



# LIGHT INDUSTRIAL (LI) Land Use Tables

A. Agricultural & Animal Related	
1. Animal Boarding/Kennel without Outside Pens	P*
B. Residential & Lodging	
1. Hotel or Motel	P
C. Institutional & Community Service	
1. Church/House of Worship	P*
2. Civic Center	P
3. College or University	P
4. Cultural Arts Facility	P
5. Day Care Facility	P*
6. Group Home	P*
7. Library	P
8. School (Public or Private) Elementary	P*
9. School (Public or Private) Secondary	P*
10. School, Business	P
11. School, Technical or Trade	P
D. Office	
1. Financial Institution (with drive thru)	P
2. Financial Institution (without drive thru)	P
3. Financial Institution, Alternative	S
4. General Office	P
5. Medical Clinic	P*
E. Recreational, Entertainment & Amusement	
1. Commercial Amusement or Recreation (Inside)	S
2. Commercial Amusement or Recreation (Outside)	S
3. Community Park, Rec Center, or Public Golf Course	P
4. Country Club or Private Golf Course	P
5. Golf Driving Range	S
6. Health Club	P
7. Neighborhood Park or Playground	P
8. Theater	S
F. Retail, Personal Service & Commercial	
1. Automobile Rental	P*
2. Automobile Repair, Major	S
3. Automobile Repair, Minor	P
4. Body Art Studio	P*

P = Permitted

P\* = Permitted with additional requirements

S = Special Use Permit

Revised August 2011

## LIGHT INDUSTRIAL (LI)

### Land Use Tables

5. Contractor's Maintenance Yard	S
6. Dry Cleaning or Laundry, Drop-Off or Self Service	P
7. Cleaners (Commercial)	P*
8. Equipment Rental	P
9. Food Processing	P
10. General Merchandise or Food Store 5,000 s.f. or less	P*
11. Home Improvement Center, Lumber, Brick, or Building Materials	P
12. Household Equipment & Appliance Repair	P
13. Motor Vehicle Fueling Station	P
14. Pawn Shop	P
15. Personal Service Use	P
16. Restaurant with Drive-In or Drive Thru Service	P*
17. Restaurant without Drive-In or Drive Thru Service	P*
18. Truck, Machinery & Heavy Equipment Sales, Service or Repair	S
19. Vehicle Display, Sales or Service	P
20. Beer & Wine Package Sales	P*

#### G. Utility, Transportation & Public Service

1. Airport, Heliport or Landing Field	P
2. Animal Shelter	P
3. Commercial Bus Station, Terminal or Service Facility	P
4. Commercial Radio or TV Transmitting Station	P
5. Electric Substation or Gas Regulator Station	S
6. Helipad	P
7. Local Utilities	P*
8. Mounted Antenna	P*
9. Police or Fire Station	P
10. Post Office	P
11. Radio, Television or Microwave Tower	S
12. Telecommunications Tower	P*
13. Telephone Exchange without Shops or Offices	P
14. Transit Passenger Shelter	P
15. Utility or Government Installation other than listed	P
16. Water Treatment Plant, Reservoir or Water Storage	P

#### H. Industrial & Manufacturing

1. Industrial (Inside)	P*
2. Industrial (Outside)	S
3. Light Assembly & Fabrication	P
4. Printing & Publishing	P

P = Permitted

P\* = Permitted with additional requirements

S = Special Use Permit

Revised August 2011

LIGHT INDUSTRIAL (LI)  
Land Use Tables

I. Wholesale, Distribution & Storage

1. Contractor's Maintenance Yard	P
2. Mini-warehouse (self-storage)	P
3. Office Showroom/Warehouse	P
4. Outside Storage	P
5. Recycling Collection Center	S
6. Warehouse/Distribution Center	S

J. Accessory Uses

1. Accessory Community Center (Private)	P*
2. Accessory Game Court (Private)	P*
3. Accessory Outside Display of Merchandise	P*
4. Accessory Outside Storage	P*
5. Amateur Communication Tower	P*
6. Caretakers Quarters/Domestic or Security Unit	P
7. Swimming Pool (Private)	P*

P = Permitted  
S = Special Use Permit

P\* = Permitted with additional requirements

Revised August 2011



# NOTIFICATION REPORT

APPLICANT C.T. "Sparkey" Beckham  
11027 Eastview Circle Dallas, Texas 75230

APPLICATION FILE 2011-05

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant C.T. "Sparkey" Beckham	11027 Eastview Circle Dallas, Texas 75230
2	Blk A	Woodlake Village Lot 1	R-2381-00A-0010-1	CT Beckham	11027 Eastview Circle Dallas, Texas 75230
3	Blk B	Woodlake Village Lot 1	R-2381-00B-0010-1	CT Beckham	11027 Eastview Circle Dallas, Texas 75230
4	Blk C	Woodlake Village 1R-3R1	R-2381-00C-1R3R-1	R&B Venture, LP	16475 Dallas Parkway, Ste 320 Addison, Texas 75001-6835
5	Blk C	Woodlake Village Lot 1R-6	R-2381-00C-01R6-1	Walmart	PO Box 8050 Bentonville, Arkansas 72712-8055
6	Blk B	Woodlake Village II Lot 1	R-3166-00B-0010-1	Texas National Guard Armory Board	2200 W. 35th Street #64 Austin, Texas 78703-1222
7	Blk B	Wylie Municipal Complex Lot 1	R-6688-002-1950-1	City of Wylie	300 Country Club Road #100 Wylie, Texas 75098
8	Blk A	Victoria Place Lot 4	R-9326-00A-0040-1	Wells Fargo Bank	5080 Spectrum Drive, Ste 500E Addison, Texas 75001-6409
9	Abst 688-2	Tract 198	R-6688-002-1980-1	Kansas City Southern Railway Co	PO Box 219335 Kansas City, Missouri 64121-9335
10	Abst 688-2	Tract 51	R-6688-002-0510-1	Kansas City Southern Railway Co	PO Box 219335 Kansas City, Missouri 64121-9335
11	Abst 688-2	Tract 86	R-6688-002-0860-1	St. Louis Southwestern RR Co North Texas	PO Box 959 Tyler, Texas 75710-0959
12	Abst 688-1	Tract 76	R-6688-001-0760-1	Municipal Water District	PO Box 2408 Wylie, Texas 75098
13	Abst 688-1	Tract 83	R-6688-001-0830-1	Collin County Commissioner's Court	825 N. McDonald Street #145 McKinney, Texas 75069-2178
14	Abst 688-1	Tract 78	R-6688-001-0780-1	Charles Bunting	1271 Red Ball Trail Greenville, Illinois 62246-2774
15					
16					
17					
18					