

Planning & Zoning Commission



February 2, 2021

Regular Business Meeting

Wylie Planning and Zoning Commission Regular Meeting

February 2, 2021 - 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 the 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. The Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, the 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 Planning and Zoning 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 Minutes from the January 5, 2021 Regular Meeting.
- B. Consider, and act upon, a recommendation to City Council regarding a Final Plat, being a Replat of Lot 2, Block A of the Holiday Inn Express Wylie Addition, establishing two commercial lots on 2.988 acres, generally located on the southwest corner of FM 544 and Sanden Boulevard.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for a Restaurant with Drive-In or Drive-through Service (Fuzzy's Taco Shop), on 0.6180 acres. Property located at 910 W FM 544.
- 2. Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a change of zoning from Agricultural District (AG/30) to Townhouse District (TH), to allow for single family attached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and WA Allen Boulevard. (ZC 2021-01)

WORK SESSION

- a. Hold a Work Session to discuss potential amendments to the Zoning Ordinance regarding the requirement for Special Use Permits on various uses, the distance requirements for alcohol sales from daycares, and aligning local and state law as they relate to massage establishments.
- b. Hold a Work Session to discuss options for joint work sessions with other Boards, Commissions, and Councils.

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 January 29, 2021 at 5:00 p.m. on the outside bulletin Commission 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 Planning and Zoning 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 Planning and Zoning Commission at the date, hour and place given in this notice as the Planning and Zoning 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.

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Planning & Zoning Commission

Minutes

Regular Meeting

January 5, 2021 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Chair Cory Plunk presided over the meeting and called the meeting to order at 6:00PM. Commissioners present: Chair Cory Plunk, Vice Chair Bryan Rogers, Commissioner Taylor Newsom, Commissioner Dan Norris, and Commissioner Mike McCrossin. Those absent: Commissioner Brian Ortiz and Commissioner Charla Riner.

Staff present: Mr. Jasen Haskins, Planning Manager, Kevin Molina, Senior Planner, Renae Ollie, Assistant City Manager, and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Rogers gave the invocation and Commissioner McCrossin led the 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 fill out a non-agenda form prior to the meeting in order to speak. Commissioners requests that comments be limited to three (3) minutes. In addition, Commissioners not allowed to converse, deliberate or take action on any matter presented during citizen participation

No one approached the Commissioners.

CONSENT AGENDA

- A. **Consider and act upon approval of the Minutes from the December 15, 2020 Regular Meeting.**

Commission Action

A motion was made by Commissioner McCrossin, seconded by Commissioner Newsom, to approve the Consent Agenda as presented. A vote was taken and the vote carried 5-0.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Truck Storage, on 1.24 acres of Lot 4, Block D of Regency Business Park Phase 2, property located at 218 Regency Drive.**

Staff Discussion

Mr. Molina stated that the applicant is proposing to develop 1.240 acres of land for truck storage use. Basically, staff is recommending denial due to the applicant not addressing the comments from staff.

Mr. Haskins stated that the applicant was not present. The purpose of the recommendation is that the 2019 legislative law requires all submitted site plans to be acted upon by the Planning and Zoning Commission within 30 days of submission. The Zoning Ordinance 2019-23 require the following information and all was missing from the site plan:

- Section 4.3.E.1.a(1): Show landscaping meets 10% requirement
- Section 4.3.E.4.a((2)&(3): Landscaping along street frontage not met
- Section 4.3.E.4.a(4): Sidewalk shall be provided on Hensley
- Section 8.1.C.4.a(5): Provide a vicinity map
- Section 8.1.C.4.d(5): Location of all existing and proposed fire lanes and hydrants
- Section 8.1.C.4.e(2): Location and size of proposed plant materials, including paving.
- Section 8.1.C.4.e(3): Number and type of each landscape element
- Section 8.1.C.4.e(4): Height and type of all fencing or buffering
- Section 8.1.C.4.e(8): Location of visibility triangles where required
- Section 8.1.C.4.g(1): A preliminary drainage plan of the area showing the size and location of each existing and proposed drainage way and retention or detention area.
- Section 8.1.C.4.g(2): The proposed method of providing water and sewer utilities

Board Action

A motion was made by Commissioner McCrossin, seconded by Vice Chair Rogers to disapprove based upon the deficiencies given by staff, the Site Plan for Truck Storage, on 1.24 acres of Lot 4, Block D of Regency Business Park Phase 2, property located at 218 Regency Drive. A vote was taken and the vote carried 5-0.

- 2. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding a request for a change of zoning from Multifamily (MF) to Planned Development - Multifamily (PD-MF), to allow for townhome development on 26.653**

acres located at the northwest corner of County Line Road and Troy Road. (ZC2020-17).

Staff Presentation

Mr. Haskins stated that the applicant is requesting to rezone 26.653 acres located on the northwest corner of County Line Road and Troy Road. The property is currently zoned multi-family and was platted in 2017 as townhome development. The applicant desires to develop duplexes, and a few triplexes in lieu of the original platted townhomes development.

The original developer completed the utility and roadway construction but was unable to complete the development as originally planned. The original plan included 165 townhomes in about 25 buildings. The project has been dormant since.

The applicant is requesting to use the completed plat, utilities, and roadway for a duplex and triplex development. The reason for the proposed Planned Development is to allow all end lots to be 30 feet in order to place duplexes. The PD also allows for single car garages.

Notifications were mailed to 21 surrounding property owners, with no responses in favor or in opposition of the request.

Board Discussion

Mr. Ryan Joyce, 1189 Waters Edge Drive, Rockwall, applicant for the subject property stated that the property was originally platted as a 165 townhome development, and infrastructure for 72 units completed. Mr. Joyce gave a presentation to the Commissioners stating that the desire is to utilize the existing plat with no changes to the infrastructure. The duplexes (twinhomes) will be approximately 1,200 to 1,500 square feet. The 'twinhomes' will have a single family appeal and increase usable backyard space with increased side yards. The single car garage for each unit will be 225 square feet in lieu of the 500 square feet requirement from the Zoning Ordinance. In addition, a small storage area to the side of the garage will allow trash cans and bicycles.

Commissioners questioned if the layout for the property that does not include infrastructure in place, could be configured according to the zoning ordinance. Mr. Joyce stated that the financial aspect would not allow it to be re-configured. The Commissioners expressed concern for the width of the driveways to be shared with both residents, and recommended widening the driveway on both sides. Mr. Joyce stated that adding double width driveways to each unit is possible.

Public Comments

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

Board Action

A motion was made by Vice Chair Rogers, seconded by Commissioner Newsom to recommend approval with conditions of having double wide driveway to the City Council, regarding a request for a change of zoning from Multifamily (MF) to Planned Development - Multifamily (PD-MF), to allow for townhome development on 26.653 acres located at the northwest corner of County Line Road and Troy Road. (ZC 2020-17). A vote was taken and motion carried 5-0.

3. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding a request for a change of zoning from Agricultural District (AG/30) to Planned Development - Multifamily District (PD-MF), to allow for multifamily development on 3.92 acres located at 425 North Ballard Avenue (ZC2020-18).

Staff Presentation

Mr. Haskins stated that the applicant is requesting rezoning to Planned Development - Multifamily to allow for two apartment buildings of 94 units. The applicant is requesting a PD to allow for a dense urban style multifamily development.

The PD Conditions stipulate a density of 24 units per acre versus the 15 units per acre; 1.75 parking space per unit versus 2.00; the square footage for a one bedroom unit to be 650 in lieu of 900 square feet; a building height of 50 feet in lieu of 40 feet and a 4:12 roof pitch in lieu of 8:12.

The PD Conditions also include a five feet in lieu of six feet sidewalk; landscaping every 10 parking spaces in lieu of 12 and a trash compactor in lieu of dumpsters.

Comment forms were mailed to 40 surrounding property owners. Three comment forms received in favor, two were within the 200 feet notification area and one outside the 200 feet notification area, a letter from the Downtown Merchants Association generally in favor of customers. Forty-two comment forms were received in opposition and fourteen were inside the 200 feet notification area and twenty-six were outside the required notification area.

Board Discussion

Mr. Gabriel Northington, Cross Architects, 879 Junction, Allen, Texas, representing the architect firm for the subject property, gave a presentation stating that the development will consist of two apartment buildings three-story in height. Seventy of the units will be one bedroom and twenty-four will be two bedrooms, totalling 94 apartment units. The access to the development will be off Ballard and a gated access off North Jackson.

Commissioners questioned if commercial use can be on the first floor. Mr. Colton Tapp, 2250 Sachse Road, applicant, responded that the intent is not to be in competition with downtown merchants, therefore the use will be all multifamily.

Commissioners questioned the boundaries of the Downtown Historic District and to clarify the zoning for Downtown Historic District that does not allow multifamily. Ms. Ollie approached the Commissioners, stating that the boundaries of the Downtown Historic District do not apply to the

subject property; the intent was to allow transition from historic property to residential. Thus not to disrupt the historic use to the south and the residential development to the north and west of the subject property.

Public Comments

Chair Plunk opened the public hearing.

Sadie Byboth, Kurt Ulmer, Mona Cooper, Alicia Hollins, Jonathan Walk, Christine Walk, Elias Rodriguez, Ross Grant, Keith Huyck, Chris Allen, Jeff Milton, Donna Edge, Blake Herpeche, Hada Hahs, Lucy D. Fenimore and Susan Wilson all approached the Commissioners expressing concern of traffic, height of the buildings, access to North Jackson increasing the traffic, three-story apartments not transitioning from the historic area to single family residential, and the number of variances the applicant is requesting.

Chair Plunk closed the public hearing.

Mr. Tapp approached the Commissioners in response to concerns stating that a six foot wall will be constructed to the north of the property and to the west of the property. The widening of Ballard/Parker by TxDOT will include sidewalks along Ballard.

Board Discussion

Commissioners expressed major concern of traffic along Ballard and North Jackson, and that the project is not transitional from the historic district to residential district.

Board Action

A motion was made by Commissioner McCrossin, and seconded by Commissioner Newsom to recommend disapproval to the City Council regarding a request for a change of zoning from Agricultural District (AG/30) to Planned Development - Multifamily District (PD-MF), to allow for multifamily development on 3.92 acres located at 425 North Ballard Avenue (**ZC2020-18**). A vote was taken and carried 5 - 0.

Chair Plunk stated that the meeting will take a ten-minute break at 8:01PM. The meeting resumed at 8:09PM.

- 4. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding an amendment to Planned Development 99-32, to allow for a change to the maximum fence height, on 327.5 acres generally located north and east of McMillen Road and McCreary Road (ZC2020-19).**

Staff Presentation

Mr. Molina stated that the applicant is requesting to amend existing Planned Development Ordinance 1999-32 to allow for a maximum eight foot height fence in lieu of the required six foot maximum fence height.

The Creekside Estates subdivision was established and constructed in 1999. The height of the fence was stipulated in the ordinance. However, due to several homeowners desiring eight foot height fences, the Homeowners Association is requesting the modification.

Notifications were mailed to 766 property owners within 200 feet, 25 comment forms received in favor and two received in opposition of the request.

Board Discussion

Mr. Jim Lenox, 3004 Jacob Drive, representative of the Homeowners Association Committee stated that due to the restriction of the height of fence within the current Planned Development, several homeowners requested variance to construct an eight foot fence. This is not a mandatory requirement for the residents of Creekside Estates to construct an eight foot fence, but an option to construct a height maximum of eight feet.

Public Comments

Chair Plunk opened the public hearing.

Mr. David Andrews, 3004 Hinnant Drive, spoke in favor of the amendment.

Chair Plunk closed the public hearing.

Board Action

A motion was made by Commissioner McCrossin and seconded by Vice Chair Rogers to recommend approval to the City Council regarding an amendment to Planned Development 99-32, to allow for a change to the maximum fence height, on 327.5 acres generally located north and east of McMillen Road and McCreary Road **(ZC2020-19)**. A vote was taken and carried 5 - 0.

WORK SESSION

Hold a work session to discuss a townhome multi-family use of property generally located on State Highway 78 north of Brown Street.

Mr. Haskins stated that the developer is considering a multifamily townhome style use on a 17 acre tract of land located at 901 North State Highway 78.

The purpose of the work session is to determine if the development's current vision and design fits the location, density and aesthetics for the area prior to commencing an in-depth zoning application.

Board Discussion

Glenn Lanier, Thomas Hill and Dave Holland, 10210 North Central Expressway, Suite 300, Dallas, Texas, developers for the subject property gave a presentation stating that there is a creek on both sides of the property making it challenging to develop.

The Commissioners expressed desire to have commercial along Highway 78 and multifamily development along Brown. Highway 78 is a prime location for retail. Mr. Holland stated that the property has been dormant for years, concerned if there is a market for commercial use. Commissioners encouraged the developer to contact Wylie Economic Development Corporation to see if property is viable for commercial use in the current or in the future.

Ms. Bradley reminded the Commissioners of the joint work session with the City Council on January 12, 2021. The next Planning and Zoning Meeting is scheduled for February 2, 2021.

ADJOURNMENT

A motion was made by Commissioner Newsom, and seconded by Commissioner McCrossin, to adjourn the meeting at 8:50 PM. A vote was taken and carried 5-0.

Cory Plunk, Chair

ATTEST:

Mary Bradley

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Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	February 02, 2021	Item:	B
Department:	Planning		
Prepared By:	Kevin Molina	Subdivision:	Holiday Express Wylie Addition
Date Prepared:	January 27, 2021	Zoning District:	Planned Development (2021-03)
		Exhibits:	Final Plat

Subject

Consider, and act upon, a recommendation to City Council regarding a Final Plat, being a Replat of Lot 2 Block A of the Holiday Express Wylie Addition, establishing two commercial lots on 2.988 acres, generally located on the southwest corner of FM 544 and Sanden Boulevard.

Recommendation

Motion to recommend approval to the City Council regarding a Final plat, being a Replat of Lot 2 Block A of the Holiday Express Wylie Addition, establishing two commercial lots on 2.988 acres, generally located on the southwest corner of FM 544 and Sanden Boulevard.

Discussion

OWNER: Parker/ Scholz Properties LTD

APPLICANT: R.C. Myers Surveying, LLC

The applicant is proposing to subdivide one existing commercial lot into two lots on 2.988 acres. The property is zoned in Planned Development 2021-03 and allows for commercial uses.

The purpose of the replat is to create two lots that measure approximately 1.5 acres. The subject property is being subdivided for marketing purposes and no development plan has been submitted.

Development on each newly created lot will require the approval of an amended plat for fire, access, and utility easements, in addition to an approved site plan.

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. Council consideration on January 12, 2021

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	JH	January 28, 2021



Planning & Zoning Commission

AGENDA REPORT

Meeting Date: February 02, 2021
Department: Planning
Prepared By: Kevin Molina
Date Prepared: January 27, 2021

Item Number: 1
Subdivision: E C Davidson Survey
Zoning District: Commercial Corridor
Exhibits: Site Plan, Landscape Plan, Elevations

Subject

Consider, and act upon, a Site Plan for a Restaurant with Drive-in or Drive-through Service (Fuzzy's Taco Shop), on .6180 acres. Property located at 910 W FM 544.

Recommendation

Motion to **approve** a Site Plan for a Restaurant with Drive-in or Drive-through Service (Fuzzy's Taco Shop), on .6180 acres. Property located at 910 W FM 544.

Discussion

OWNER: Todd Knight

APPLICANT: Design Parameters

The applicant is proposing to redevelop an existing restaurant site located at 910 W FM 544. The property is zoned Commercial Corridor and allows for a restaurant use. The original site plan for the subject property was approved in 2008. The building has been unoccupied since 2015.

Proposed changes to the site include removing the order menu and reducing the length of the drive thru aisle. The modifications are being made to allow for pick-up of delivery service (via Uber Eats, Door Dash, etc.) or customer pre-orders (via mobile app). Vehicle stacking requirements remain in compliance for a pick-up window. In addition, the improved layout provides increased landscaping and outside seating.

Changes to the elevations include modifying the exterior colors, adding roll-up doors for access to the patio, and installing a patio structure for outside seating.

The site plan includes future cross access to the lot to the east.

A final plat was not completed with the original development, therefore an approved final plat will be required prior to the issuance of a Certificate of Occupancy for the site.

The site plan is in compliance with site, landscaping and architectural requirements of the Zoning Ordinance. 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.

Approved By

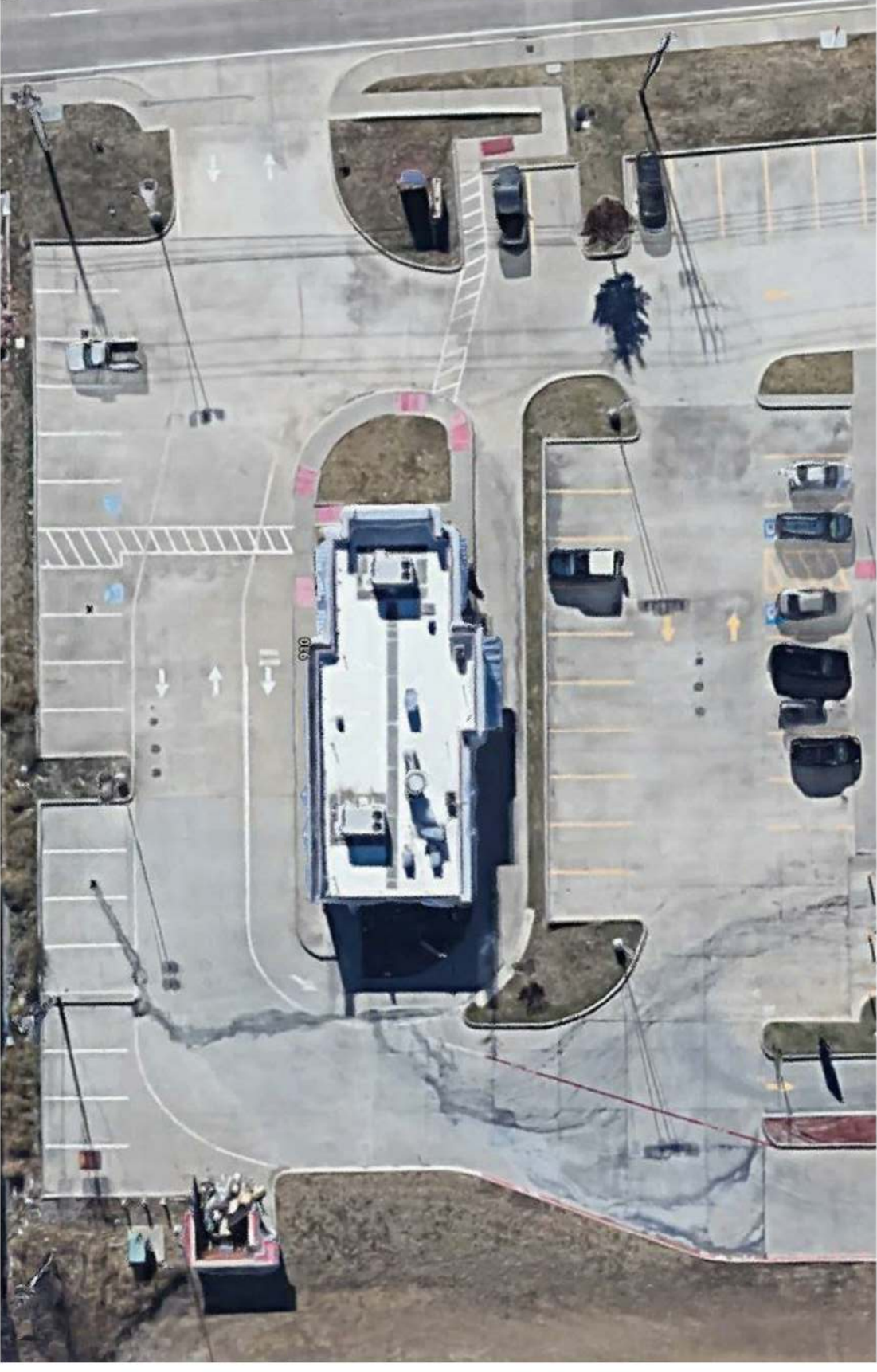
Department Director

Initial

JH

Date

January 28, 2021



FUZZY'S TACO SHOP
TENANT FINISH FOR
WYLLIE
910 FM 544
WYLLIE, TX

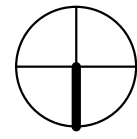
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DRAWN BY	JKB	
CHECKED BY	JKB	
NO.	DESCRIPTION	DATE
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2	SITE PLAN AMENDMENT	01.12.2021

1/12/2021 09:22:37 AM

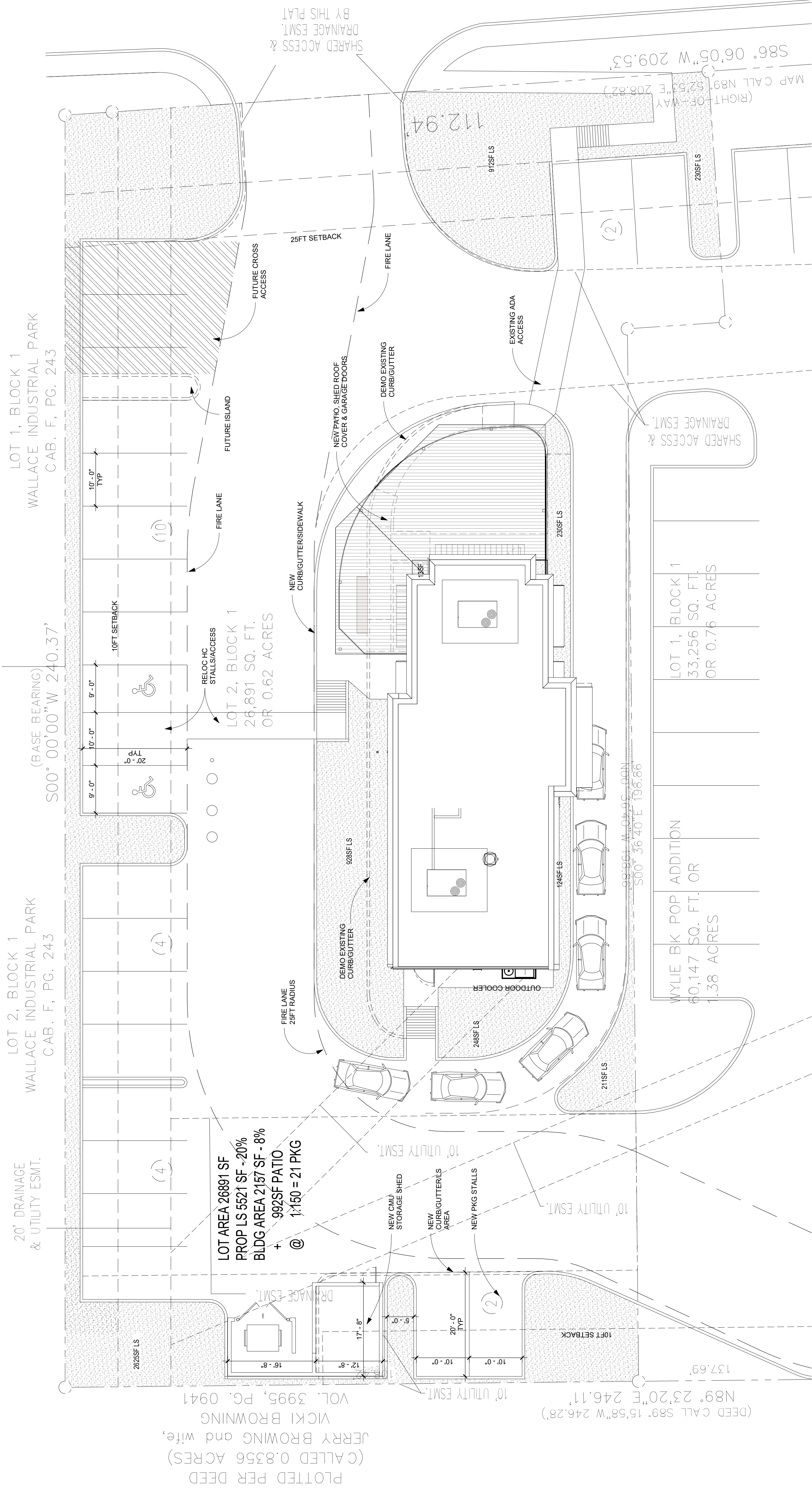
SITE PLAN

PDF1

copyright 2021



3 ARCHITECTURAL SITE PLAN
1" = 10'-0"



JEFFREY BAKER, ARCHITECT
6373 SILVER STREAM LN
FRISCO, TX 75034
PH: 214.784.5014
FX: 303.362.7361

TENANT FINISH FOR
FUZZY'S TACO SHOP
WYLIE
910 FM 544
WYLIE, TX

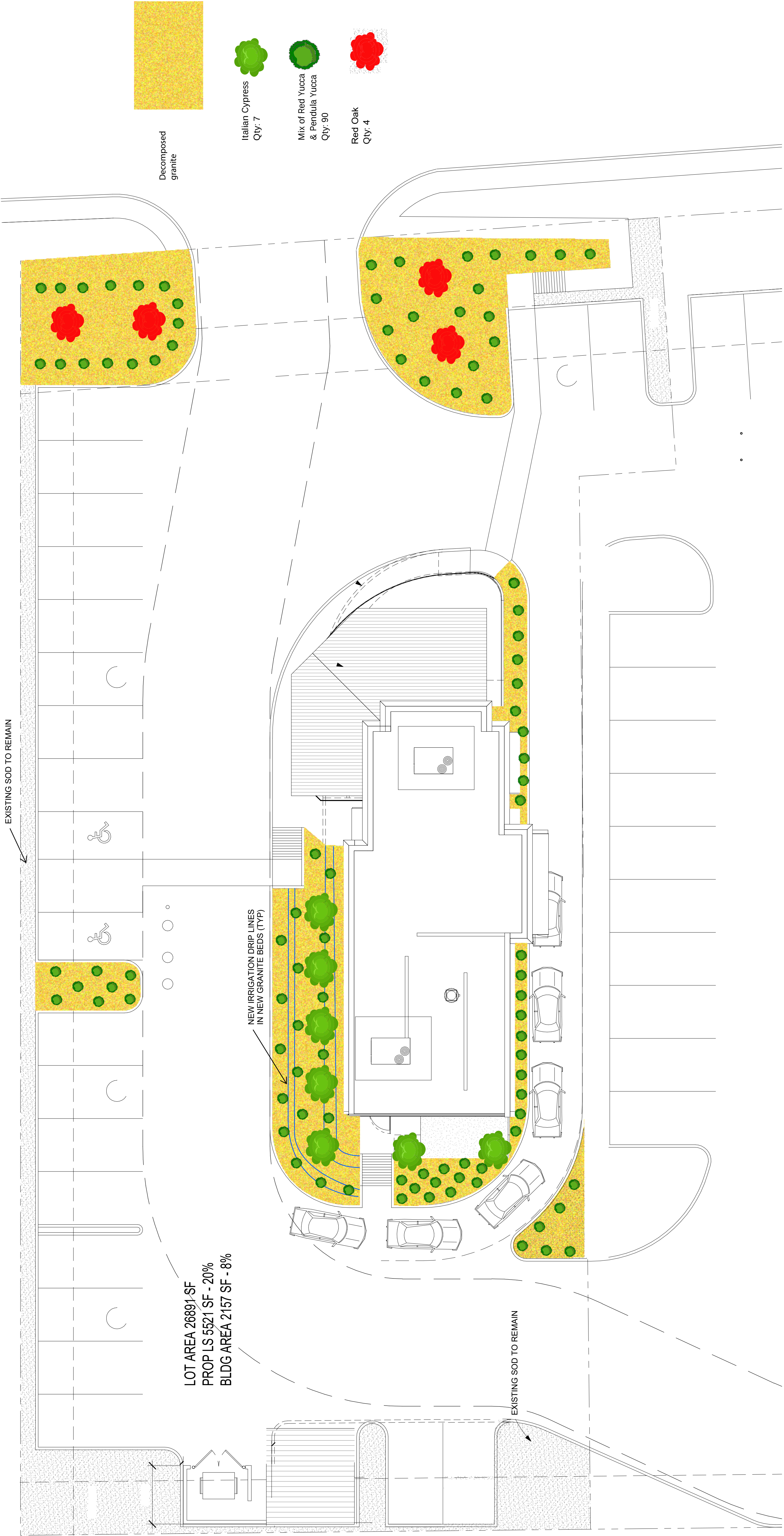
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2	SITE PLAN AMENDMENT	01.12.2021

12/30/2020
09:46:52
AM

LANDSCAPING

PFP3

copyright 2020



JEFFREY BAKER, ARCHITECT
6373 SILVER STREAM LN
FRISCO, TX 75034
PH: 214.784.5014
FX: 303.362.7361

WYLIE
FUZZY'S TACO SHOP
910 FM 544
WYLIE, TX

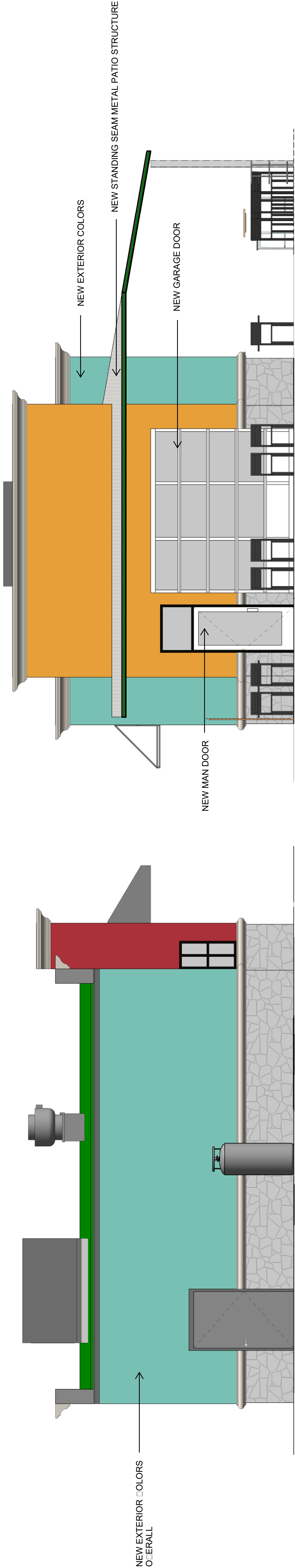
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12/30/2020
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ELEVATIONS

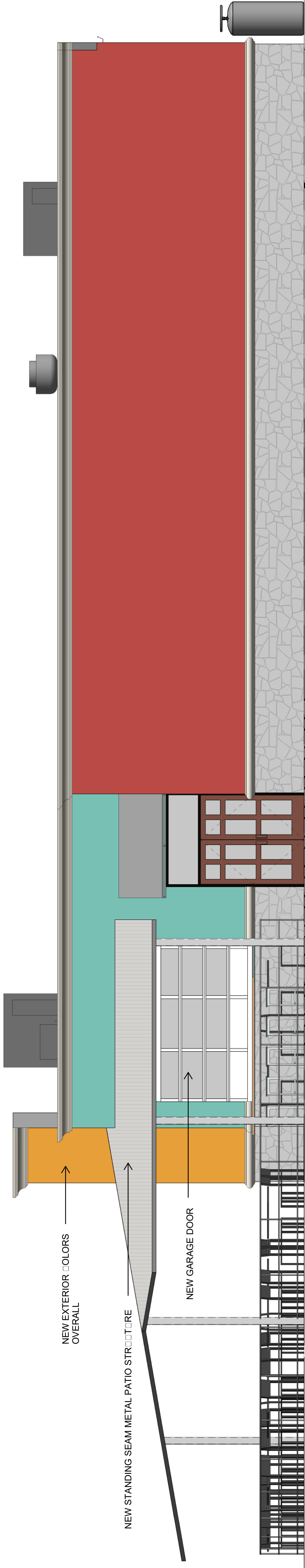
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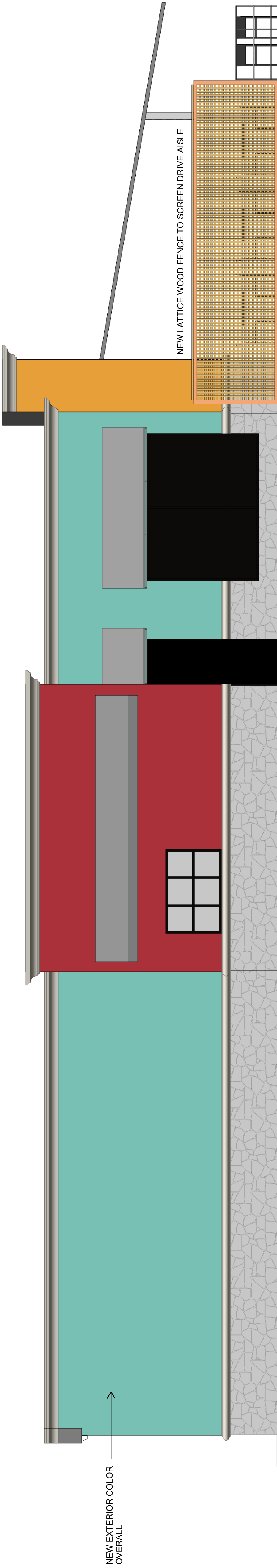


2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

3 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
1/4" = 1'-0"

BLACK OUT EXISTING WINDOWS/DOOR TO BAR



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	February 02, 2021	Item:	2
Department:	Planning		
Prepared By:	Kevin Molina	Subdivision:	Francisco De la Pina Survey, Abstract 685
Date Prepared:	January 25, 2021	Zoning District:	Townhouse (TH)
		Exhibits:	Zoning Exhibits

Subject

Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a change of zoning from Agricultural District (AG/30) to Townhouse District (TH), to allow for single family attached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and WA Allen Boulevard. (ZC2021-01)

Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) to the City Council regarding a change of zoning from Agricultural District (AG/30) to Townhouse District (TH), to allow for single family attached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and WA Allen Boulevard. (ZC2021-01)

Discussion

OWNER: Absar LLC

ENGINEER: ND & Associates

The applicant is requesting to rezone 1.83 acres located on the southwest corner of Brown Street and W.A. Allen Blvd. The property is currently zoned Agricultural. The reason for the requested rezoning to Townhouse is to allow for townhouse units on individually platted lots.

The properties adjacent to the subject property are zoned agricultural to the north, single-family residential to the west & south. The properties to the east are zoned neighborhood services and single-family residential. The subject property lies within the Sub-Urban Sector of the Comprehensive Land Use Plan. The proposed zoning and use are compatible with the Plan.

The applicant has provided a zoning exhibit to demonstrate the feasibility of developing the property under the Townhouse District zoning category. However, should the zoning be approved the zoning exhibit will not be made part of the ordinance. The applicant or developer may change the design and layout so long as such design or layout meets the current or amended Zoning Ordinance, Building Code, Fire Code, and any other relevant codes or ordinances at time of preliminary plat.

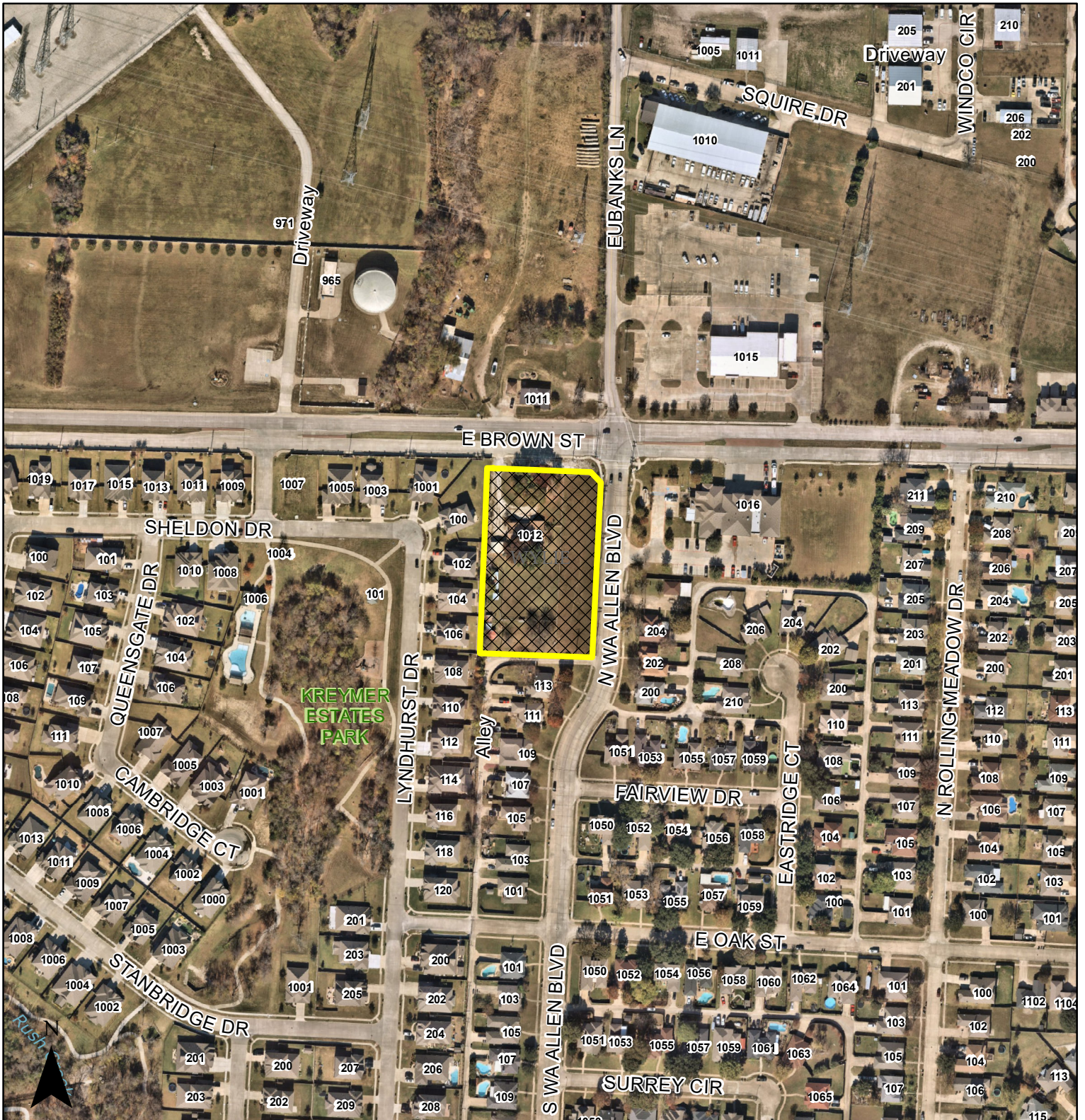
Notifications/Responses: 23 notifications were mailed; with three responses received in opposition and none in favor of the request.

Should the request be approved, the approval of a preliminary plat is required prior to development. Council consideration on February 23, 2021

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	JH	January 29, 2021

Locator Map

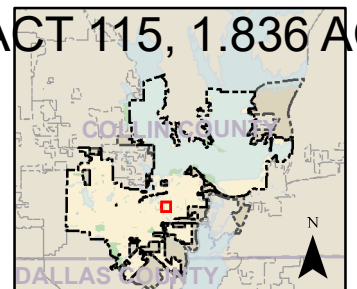


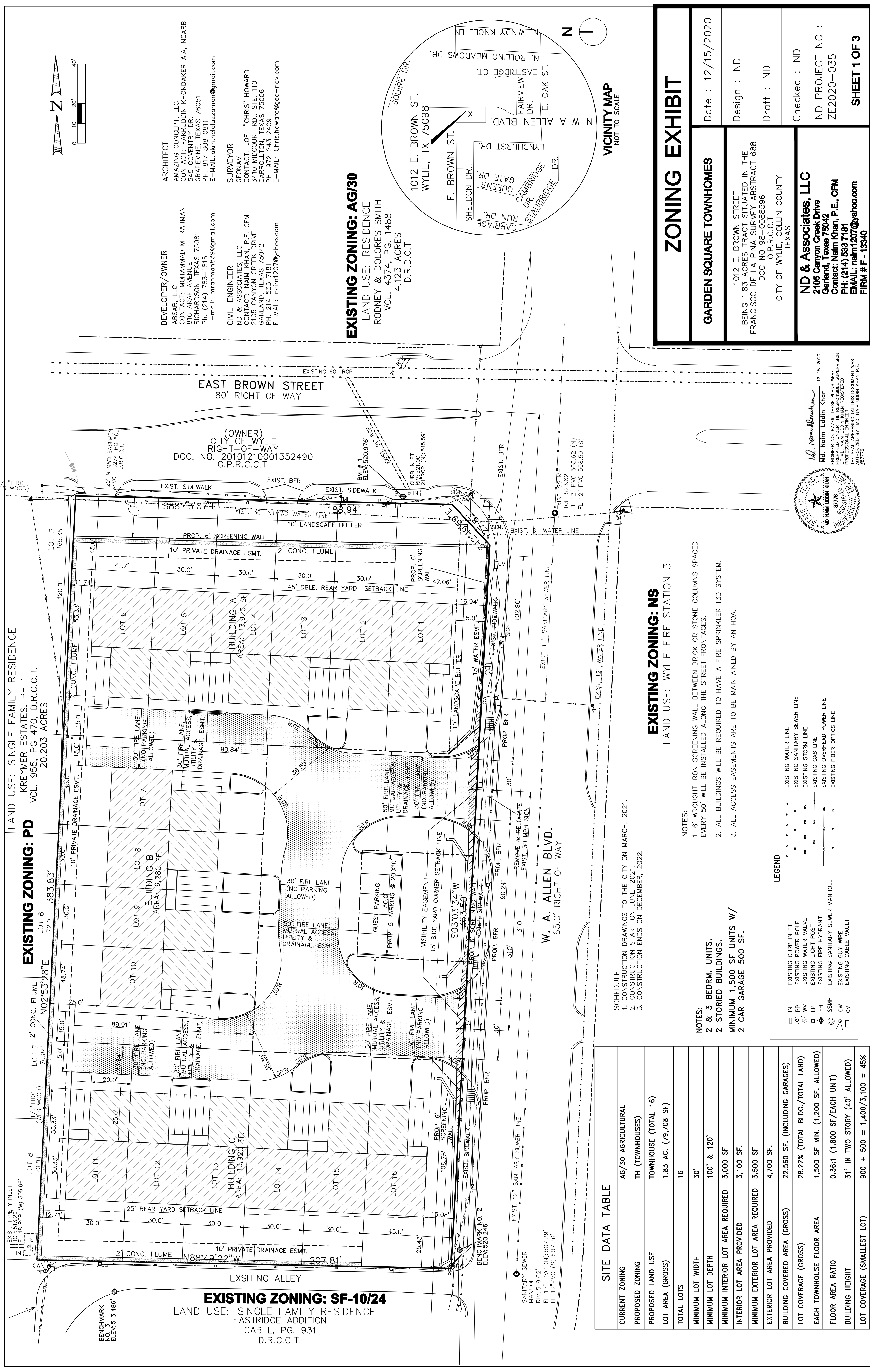
ABS A0688 F DE LA PINA SURVEY, SHEET 5, TRACT 115, 1.836 ACR



Subject Property

0 125 250 500 750 1,000 Feet



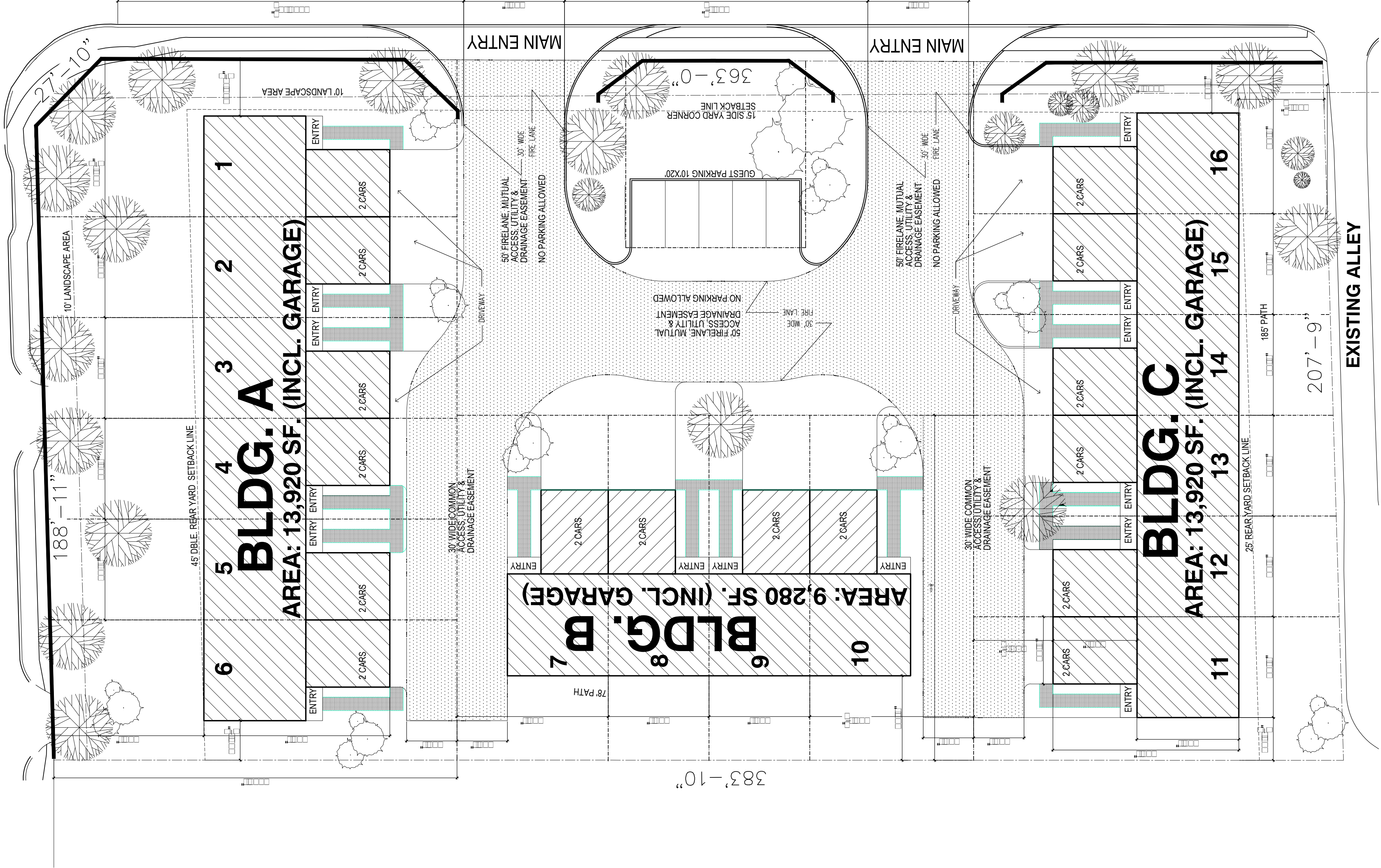


INDEX TO DRAWINGS:	
REV.	SHEET DESCRIPTION
A101	LOCATION, SHEET INDEX & PROPOSED SITE PLAN
A101	FIRE HOSE REACH PLAN
A201	NOT INCLUDED
A202	NOT INCLUDED
A203	NOT INCLUDED
A204	NOT INCLUDED
ARCHITECTURAL	A501 BLDG. 'A' EXTERIOR ELEVATIONS
	A502 BLDG. 'B' EXTERIOR ELEVATIONS
	A503 BLDG. 'C' EXTERIOR ELEVATIONS
CIVIL	C1 ZONING EXHIBIT
	C2 CONCEPT UTILITY
	C3 CONCEPT DRAINAGE

CODE DATA	
GENERAL INFORMATION:	
ZONING CHANGE REQUEST : AG/30 TO TOWNHOUSE DISTRICT	
CODE TYPE :	
ALL CURRENT LOCAL AMENDMENTS ARE ALSO PART OF THE FOLLOWING CODES:	
BUILDING CODE : IRC 2015	
OCCUPANCY TYPE : R4 TOWNHOUSES	
TYPE OF CONSTRUCTION	: TYPE V-B (PROTECTED)
	130 FIRE SPRINKLER SYSTEM IN ALL BUILDINGS.

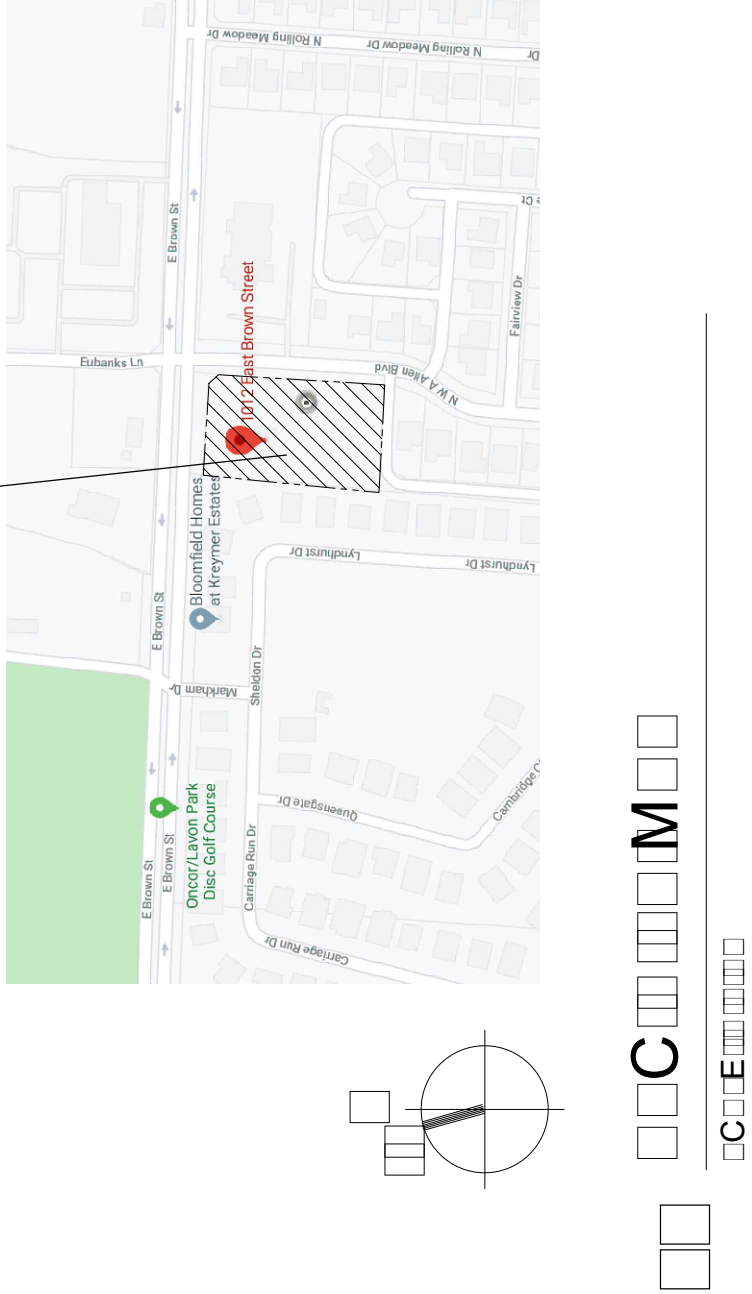
SITE DATA TABLE	
DESCRIPTION	
PRESENT ZONING	AG/30 AGRICULTURAL
PROPOSED ZONING	TH (TOWNHOUSES)
LOT AREA (GROSS)	1.83 AC. (79,708 SF.)
BUILDING COVERED AREA (GROSS)	22,560 SF. (INCLUDING GARAGES)
LOT COVERAGE (GROSS)	28.22% (TOTAL BLDG./TOTAL LAND)
EACH TOWNHOUSE FLOOR AREA	1,500 SF. MIN. (1,200 SF. ALLOWED)
FLOOR AREA RATIO	0.036:1 (1,800 SF. / EACH UNIT)
BUILDING HEIGHT	31' IN TWO STORY (40' ALLOWED)
EXTERIOR LOT AREA	4,700 SF. (3,500 SF. MIN. NEEDED)
INTERIOR LOT AREA	3,100 SF. (3,000 SF. MIN. NEEDED)
LOT COVERAGE (SMALLEST LOT)	900 + 500 = 1,400/3,100 = 45%

E. BROWN ST.



W.A ALLEN BLVD.

SITE



1012 E. BROWN ST.
Wylie, Tx 75098

LAND AREA: 1.8298 ACRES
PROPOSED 16 TOWNHOMES
LOT WIDTH: 30' MIN.
LOT DEPTH: 100' & 120' MIN.
LOT AREA: 3,000 SF MIN.
CORNER LOT AREA: 3,500 SF. MIN.

2 & 3 BEDRM. UNITS.
2 STORED BUILDINGS.
MINIMUM 1,500 SF UNITS W/
2 CAR GARAGE 500 SF.

REVISIONS:

OWNER/DEVELOPER
ABSAAR LLC.
MOHAMMED WIZANUR RAHMAN
816 Araf Avenue
Richardson, Tx 75081
PHONE: 214-783-1815
Email: mrahman839@gmail.com

ARCHITECT:
FORRUDDIN KHODAKER AIA, NCARB
AMAZING CONCEPT LLC.
545 COVENTRY DR.
Greenville, Tx 75042
CONTACT: (817) 808-0811
AHMED HEALUZZAMAN
Designer,
Email: oden.healuzzaman@gmail.com

SURVEYOR
GEONAV
3401 MIDCOURT RD., STE. 110
CARROLLTON, TX 75006
(972) 442-2409
CONTACT: JOEL "CHRIS" HOWARD
Email: Chris.howard@geo-nov.com

CIVIL ENGINEER
ND & ASSOCIATES, LLC.
2105 CANYON CREEK DR.
GARLAND, TX 75042
CONTACT: NAM KHAN, PE, CFM
Email: Nam1207@yahoo.com

1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED
REFER TO CIVIL & MEP DRAWINGS.
2. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
3. REFER TO CIVIL & SURVEY DRAWINGS FOR
LAND BOUNDARY & AREA
4. REFER TO CIVIL FOR ROAD CURBS, DETAILS &
DIMENSION CONTROL NUMBERS.
5. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
6. ALL ACCESS & EASEMENTS TO BE MAINTAINED BY
HOME OWNERS ASSOCIATION (HOA).

PROPOSED
SITE PLAN

DATE: 12.17.2020
DRAWN: AS SHOWN
DESIGNER: A HEALUZZAMAN

PROJECT # H-2020-03
SHEET NO: A101

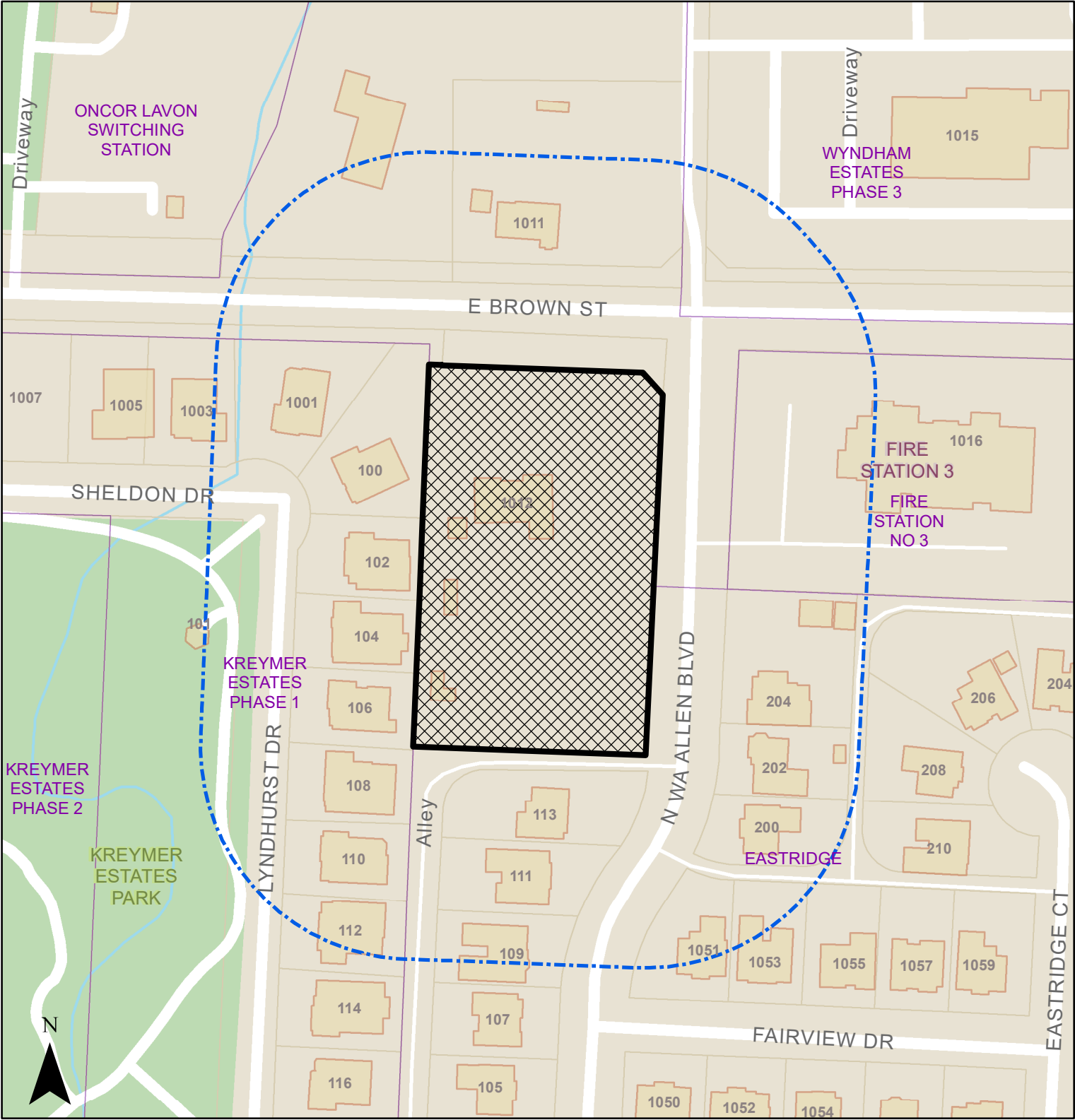
OWNER:
ABSAAR LLC.
Mohammad M. Rahman
816 Araf Avenue, Richardson, Tx 75081
PHONE: 214-783-1815
EMAIL: mrahman839@gmail.com

PROJECT:
GARDEN SQUARE TOWNHOMES
1012 E. Brown St., Wylie, Tx 75098

ARCHITECT OF THE RECORD:
Oculus Architects, Inc.
Fakrudin Khodaker AIA, NCARB
1430 Red Bank Dr.
North Potomac, MD 20878
Tel: (800) 228-9501

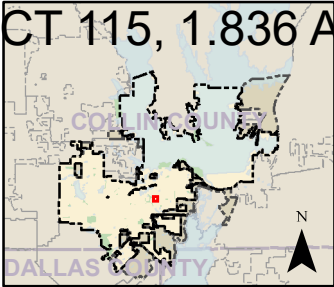
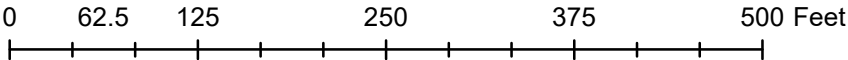
amazing concept
residential & commercial projects
545 Coventry Drive, Greenville, Tx 75042
Tel: (817) 808-0811
E-mail: oden.healuzzaman@gmail.com

Notification Map



ABS A0688 F DE LA PINA SURVEY, SHEET 5, TRACT 115, 1.836 ACR

 200 Foot Notifcation Buffer  Subject Property





Case Number 2021-01: Concerns from 102 Lyndhurst

1 message

Kyle Johnson [REDACTED]
To: planning@wylietexas.gov

Thu, Jan 14, 2021 at 4:55 PM

Planning and Zoning Commission,

I'm writing to express my concerns about the proposed zoning change for the Garden Square Townhomes, case number 2021-01. My home is at 102 Lyndhurst Dr and according to the zoning exhibit provided would share a property line with 3 townhomes. I have a few concerns that I don't see addressed on the materials provided, therefore I cannot say that I am for this zoning change but if my concerns are addressed in a satisfactory manner I could be fine with the zoning change. I just need to understand the answers to my concerns listed below:

1. **Privacy** - My lot sits about 5 feet lower than the proposed site for the townhomes. As I understand it the townhomes will be 2 stories. That will make it far too easy to look into my backyard or have a direct line of sight through my windows.
 - **My Request** - Plant mature deciduous trees behind or next to the townhomes that border Kreymer Estates, large enough to block the view from the townhomes into my yard or looking into my windows.
2. **Resale Value** - I have a second story balcony on the back of my house. Whether I am in my backyard or on that balcony I currently have views of very large mature trees. I am extremely concerned about that view changing to looking at the back of townhomes and that in turn impacting the resale value of my home or even just the length of time it takes to sell my home.
 - **My Request** - Plant mature deciduous trees behind or next to the townhomes that border Kreymer Estates, so that the view from my home is not townhomes.
3. **Drainage** - Because the Kreymer Estates lots on Lyndhurst sit lower than the proposed site I am very concerned about how the construction could impact the drainage.
 - **My Request** - A commitment to the bordering neighbors in writing from the developer to promptly correct drainage issues as they are discovered.

I'll plan to attend the meetings and I hope that there are satisfactory answers to the concerns posed above. I can certainly be moved to accept the zoning change as long as the developer is properly addressing the concerns of the neighbors.

Thanks,
Kyle Johnson
102 Lyndhurst Dr

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2021-01.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-01.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, February 2, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 23, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

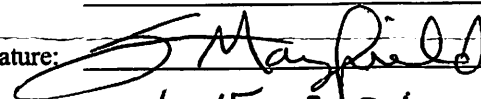
Name:

Sam & Debby Mayfield
(please print)

Address:

113 N. WA Allen Blvd

Signature:



Date:

1.15.2021

COMMENTS:

- I would be more inclined to support this request if:
- 1) The number of units was reduced significantly and only allowed across the west side of the property.
 - 2) Also concerned about type of townhomes. Are they income assisted homes?
 - 3) Where is the green space? All other projects in Wylie require greenspace this appears to have none.

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

☐ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2021-01.

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Date, Location & Time of
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Tuesday, February 2, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 23, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Denise O'Kane

(please print)

Address:

1003 Sheldon Dr.

Signature:

Denise O'Kane

Date:

25 Jan 2021

COMMENTS:



Planning & Zoning Commission

AGENDA REPORT

Meeting Date: February 2, 2021
Department: Planning
Prepared By: Jasen Haskins, AICP
Date Prepared: January 28, 2021

Item: WS - a
Subdivision: N/A
Zoning District: N/A
Exhibits: N/A

Subject

Hold a work session to discuss potential amendments to the Zoning Ordinance regarding the requirement for Special Use Permits on various uses, the distance requirements for alcohol sales from daycares, and aligning local and state law as they relate to massage establishments.

Recommendation

Direction

Discussion

Special Use Permits

At the conclusion of a joint work session with The Commission and Council, staff was directed to make recommendations for requiring Special Use Permits (SUPs) on some uses that are currently allowed by-right. These uses may disrupt adjacent properties, have unique development characteristics, or are difficult to redevelop due to the nature of the site or structure. Some uses for consideration are:

- Commercial Greenhouse / Nursery
- Theater
- Dry Cleaning (on-site)
- Motor Vehicle Fueling Station - CR
- Restaurant with Drive in
- Vehicle Sales
- Contractor's Maintenance Yard

Daycares

The City of Wylie currently regulates distance requirements for alcohol sales from schools and churches, as allowed by state law. State law also allows for the distance requirements to apply to Daycares, however, the city has not enacted that provision. If enacted, the provision would only apply to alcohol sales in establishments not also holding a food and beverage permit.

Massage Establishments

The City of Wylie ordinances classify all Massage Establishments as sexual oriented businesses (SOB). However, state law categorizes massage establishments, staffed exclusively by licensed massage therapists, as health care establishments. Amending the Zoning Ordinance to better define massage establishments and the provisions required for operation is warranted.

Approved By

Department Director

Initial
JH

Date
January 29, 2021

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Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>February 2, 2021</u>	Item:	<u>WS - b</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Jasen Haskins, AICP</u>	Subdivision:	<u>N/A</u>
Date Prepared:	<u>January 29, 2021</u>	Zoning District:	<u>N/A</u>
		Exhibits:	<u>N/A</u>

Subject

Hold a Work Session to discuss options for joint work sessions with other Boards, Commissions, and Councils.

Recommendation

N/A

Discussion

TBD

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>January 29, 2021</u>