

Wylie Planning and Zoning Commission Regular Meeting

March 05, 2024 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider and act upon, approval of the meeting minutes from the February 20, 2024 Planning and Zoning Commission meeting.

REGULAR AGENDA

1. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural (AG/30) to Agricultural - Special Use Permit (AG/30-SUP) on 0.055 acres to allow for Telecommunications Tower. Property located at 5085 Bennett Road (ZC 2024-01).
2. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural (AG/30) to a Planned Development with single family attached, single family detached, commercial development and open space on 25.037 acres. Property located near 605 Country Club Road (ZC 2023-18).

WORK SESSION

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on March 1, 2024 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.



Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Gabby Fernandez

Subject

Consider and act upon, approval of the meeting minutes from the February 20, 2024 Planning and Zoning Commission meeting.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes from the February 20, 2024 Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

February 20, 2024 – 6:00 PM

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



CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00pm. In attendance were Vice-Chair James Byrne, Commissioner Joe Chandler, Commissioner Harold Gouge, Commissioner Zeb Black and Commissioner Keith Scruggs. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, Development Engineering Manager Than Nguyen and Administrative Assistant Gabby Fernandez. Absent was Commissioner Jennifer Grieser.

INVOCATION & PLEDGE OF ALLEGIANCE

Chair Butler gave the Invocation and Commissioner Gouge led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

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

No one approached the Commissioners on Non-Agenda Items.

CONSENT AGENDA

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

- A. Consider, and act upon, the approval of the February 6, 2024 Regular Meeting Minutes.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 2B1, Block A of Aldi Wylie Addition, amending one commercial lot on 1.162 acres, located at 3457 W FM 544.

Board Action

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

REGULAR AGENDA

1. Consider, and act upon, a Site Plan amendment for Lot 1R-4RR, Block C of Woodlake Village for the expansion of a car wash on 1.03 acres. Property located at 2010 N State Highway 78.
2. Hold a Public Hearing, consider and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.074 acres to allow for a drive-through restaurant use. Property located at 2806 W FM 544. (ZC 2023-19).
3. Hold a Public Hearing, consider and act upon a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Planned Development 2020-27 (PD 2020-27) to Planned Development (PD) on 20.433 acres. Property located from 2535-2701 S State Highway 78 (ZC 2023-20).

Commission Discussion on Regular Agenda Item 1

Senior Planner Molina approached the Commissioners, stating that the applicant is proposing a Site Plan amendment for an addition to a car wash by adding 271 sq. ft and reconfiguring the vacuum service stalls. Planner Molina stated that with this change, they would not be affecting any of the existing fire lanes and are still in compliance with landscaping requirements. The use did not require a special use permit because it was already an existing car wash.

Chair Butler questioned if it was just the office space that was being added to which Planner Molina stated that was correct, it would be a waiting area for vehicles that are being serviced.

Chair Butler asked if the site plan was being changed beyond what had previously been approved other than what had been discussed. Planner Molina stated that the access to the vacuum base is being moved to the West of the existing building.

Commissioner Byrne questioned if the move affected the fire lanes to which Planner Molina stated that the fire lanes are not next to the building, they are to the North.

Board Action on Item 1

A motion was made by Commissioner Byrne, seconded by Chair Butler, to approve Item 1 as presented. A vote was taken and carried 6 – 0.

Commission Discussion on Regular Agenda Item 2

Senior Planner Molina stated that the applicant is requesting a Special Use Permit (SUP). The site was previously Bush's Chicken and has since become a medical clinic and the property owner wants to lease space for a restaurant. Planner Molina explained that this is why they are requesting an SUP, as they would be changing uses. The applicant is asking for the SUP to function as a site plan. Planner Molina stated that staff has reviewed it as if it were a site plan and is in compliance with site plan requirements. Additional parking spaces will be added on the East side of the lot.

Senior Planner Molina stated that 15 notices had been sent out and 1 was in opposition. There are currently no tenants.

Chair Butler opened a public hearing at 6:10 pm. The architect of the project approached the Commission to answer any questions. No questions were asked. No one else approached the Commission. Chair Butler closed the public hearing at 6:11 pm.

Board Action on Item 2

A motion was made by Commissioner Gouge, seconded by Commissioner Chandler, to approve Item 2 as presented. A vote was taken and carried 6 - 0.

Commission Discussion on Regular Agenda Item 3

Senior Planner Molina presented a request from an applicant for a Planned Development amendment. Planner Molina explained that the purpose of the amendment is because the property does not maintain the same ownership. It was previously zoned as Multi-family with Commercial and was sold to the new applicants. The Town Home portion remains the same as the Serene Development.

Levi Wild with Wild Land Development Consulting presented to the Commission on behalf of the new property owner. He stated that something the developers liked about the property was the frontage on Highway 78 has a lot of traffic, which is a great opportunity for Commercial Development. They will be preserving the corridor along Highway 78 and on the back side, having a multi-family community there. Wild explained that they will be marketing toward young professionals with their amenities on the property. He said they would be maintaining the access points from the previous plan and changing everything internal to the property. With the Commercial Development along Highway 78, they're looking at having restaurants and more neighborhood services to recruit tenants. He stated that he has been working with the Wylie EDC to get connected with people who are active in the Marketplace.

Commissioner Byrne asked about what was being done with the body of water that transverses the two properties running through Sachse and Wylie. Director Jasen Haskins explained that the area was annexed into Wylie and belonged to the City of Wylie. The body of water is a floodway and has to stay where it is. Commissioner Byrne asked if there was a plan for a sidewalk crossing the body of water to which Director Haskins answered that they plan to connect it with a pedestrian bridge as mentioned in the development agreement.

Commissioner Byrne asked about the number of apartment units. Director Haskins explained that being limited to one and two bedrooms, there will be minimal impact on the school district. The Commission discussed the property's layout and Director Haskins stated that the density is not much more than what is normally required and while asking for 250 units, they are spreading them out well.

When asked about the commercial property, Levi Wild stated that they do not have any tenants, but are working with the EDC to secure interest.

Commissioner Byrne asked about turning lanes to which Presenter Levi Wild confirmed that there would be lanes added.

Chair Butler questioned the difference between the staggering of the development and the site plan changes. Director Haskins explained that the two main differences are this development splits the concurrency requirements that were in the previous project development for building all at the same time as well as asking for more apartment units. The previous development proposed more commercial properties to be involved.

Chair Butler asked if the City Council has seen the development from a work session perspective to which Director Haskins answered that they have not yet seen it. He explained that because it was so similar to the other development that was already approved, it was decided to move forward without a work session.

Chair Butler opened the public hearing at 6:22 PM. None approached the Commission. Chair Butler closed the public hearing at 6:22 PM.

Board Action on Item 3

A motion was made by Commissioner Gouge, seconded by Commissioner Black, to approve Item 3 as presented. A vote was taken and carried 6-0.

ADJOURNMENT

A motion was made by Commissioner Gouge, and seconded by Commissioner Chandler, to adjourn the meeting at 6:25 PM. A vote was taken and carried 6 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural (AG/30) to Agricultural - Special Use Permit (AG/30-SUP) on 0.055 acres to allow for Telecommunications Tower. Property located at 5085 Bennett Road (**ZC 2024-01**).

Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) as presented.

Discussion

OWNER: Wylie Independent School District

APPLICANT: Verizon Wireless

The applicant is requesting a Special Use Permit (SUP) on 0.055 acres to allow for a telecommunication site with a telecommunication tower. The property is located at 5085 Bennett Road and is leased from Wylie ISD within the Wylie East High School platted subdivision. The current zoning is Agricultural (AG/30).

The development consists of a 60'X40' lease area with a 100' monopole tower screened by an 8' tall CMU wall on top of a retaining wall. A 5' landscaping screening strip with flowering trees is proposed along the southern border of the site.

The site is to be accessed by a 30' fire lane access & utility easement that connects to Bennett Road. The applicant has obtained a utility crossing authorization permit from the North Texas Municipal Water District for this proposed driveway.

The Special Use Permit (SUP) is requesting for the Zoning Exhibit to act as the site plan for the development. Approval of the SUP shall act as site approval. As presented, this Zoning Exhibit is in compliance with the design requirements of the Zoning Ordinance. Approval of the site development is subject to additions and alterations as required by the City Engineering Department.

The adjacent property to the south and east are located outside of the city limits and are developed with single family homes and land within FEMA Flood Zone Hazard Zone A . The property to the north and west are developed with the Wylie East High School campus. The subject property lies within the Pubic/Semi Public sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

In accordance with Section 332.c.(7).B of Title 47 of the US Communications Act, any denial of an application must be in writing and supported by substantial evidence and cannot be based on environmental effects of radio transmissions nor the proposed cell service provider.

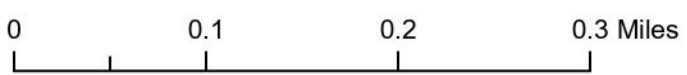
Notices were sent to one property owner within 200 feet as required by state law. At the time of posting, no responses were received in favor or in protest of the request.

Locator Map



ZONING CASE:
ZC 2024-01 SUP

 SUBJECT property

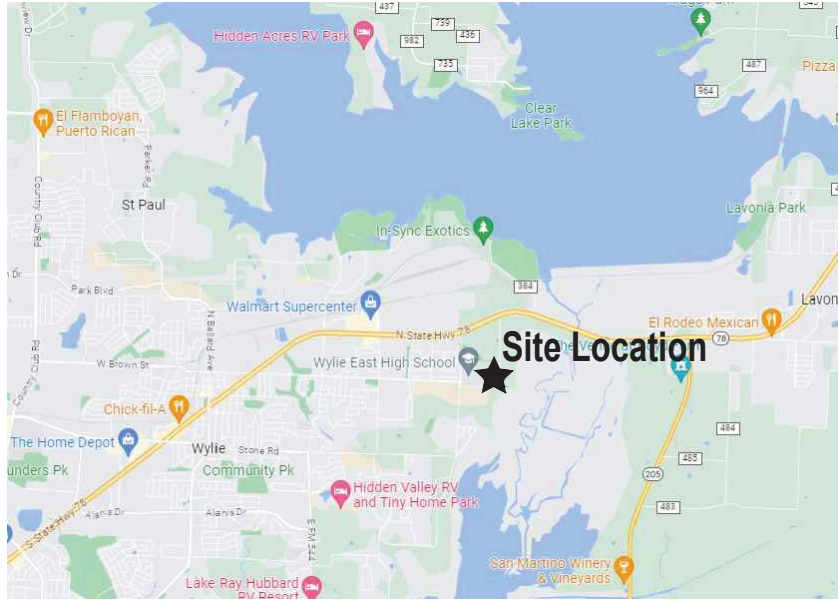


Date: 2/7/2024

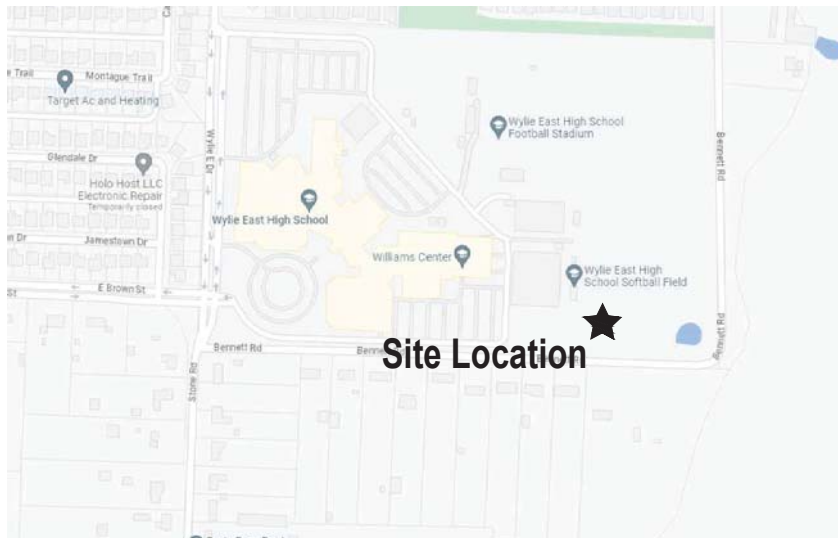




VICINITY MAP



ENLARGED MAP



PROJECT NEW TELECOMMUNICATION CELL SITE

SITE NAME
PILOT GROVE

SITE ADDRESS
**5085 BENNETT ROAD
WYLIE, TX. 75098
COLLIN COUNTY
33.015568°, -96.490606°**

LEGAL DESCRIPTION

BEING A LEASE AREA CONTAINING 0.055 ACRES (2,400 SQ.FT.) LOCATED IN THE F DEL PINA SURVEY, ABSTRACT NO. 688, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF LOT 1, BLOCK A OF THE WYLIE EAST HIGH SCHOOL ADDITION AS RECORDED IN PLAT BOOK 2008, PAGE 138, PLAT RECORDS OF COLLIN COUNTY, TX, SAID 63.5-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983:

SCOPE OF WORK: NEW CELLULAR COMMUNICATIONS SITE WITH 100' HIGH MONOPOLE TOWER

- NEW CELL SITE COMPOUND
- NEW CMU BRICK WALL
- NEW ELECTRIC & FIBER SERVICE TO SITE
- NEW COMMUNITY RACK FOR POWER/FIBER DEMARCS
- NEW 25' CONCRETE ACCESS ROAD
- NEW RETAINING WALL

ACTION

☐ APPROVED ☐ DENIED

STAFF _____ Date _____ Initials _____

P&Z _____ Date _____ Initials _____

NEIGHBORHOOD # _____

See the Staff Approval Letter or P&Z Result Memo for any conditions associated with the approval of this project.

PROJECT SUMMARY

SITE INFORMATION

JURISDICTION: COLLIN COUNTY
OCCUPANCY: UNMANNED
ZONE: AG/20
CONSTRUCTION TYPE: NEW CELL SITE MONOPOLE TOWER
COORDINATES: 33.015568°, -96.490606°
ELEVATION: 437.40' A.M.S.L.

PROPERTY OWNER

WYLIE ISD
OWNER CONTACT: SCOTT RODERICK
951 S. Ballard Ave.
WYLIE, TX 75098
PHONE: 972-429-3027

APPLICANT

VERIZON WIRELESS
6696 TRI COUNTY PARKWAY STE. 100
SCHERTZ, TX. 78154

SURVEYOR

H&S SURVEYING, INC.
201 N. BICKFORD,
EL RENO, OK 73036
PHONE: (405) 262-0249
FAX: (405) 262-5107
HSSURVEYING@AOL.COM

ENGINEER CONSULTANT

ALLPRO CONSULTING GROUP, INC.
9221 LYNDON B. JOHNSON FWY, SUITE 204
DALLAS, TEXAS 75243
OFFICE: (972) 231-8893
FAX: (866) 364-8375
CONTACT: CHYU ZHANG, P.E.

SHEET INDEX

T-1 COVER PAGE

WYLIE EAST FINAL PLAT (BY OTHERS)

SV-1 SURVEY (BY OTHERS)

EXHIBIT A-2

Z-1 OVERALL SITE PLAN
Z-2 ENLARGED & COMPOUND/LANDSCAPE PLAN
Z-3 ELEVATION / ANTENNA LAYOUT PLAN
Z-4 SITE DETAILS
Z-5 SITE DETAILS
Z-6 EROSION CONTROL DETAILS



TEXAS ONE CALL

CONTRACTOR TO CALL 48 HOURS BEFORE DIGGING!
PHONE: (800) 545-6005
INDEPENDENT LOCATORS TO BE USED ON ALL SITES

THESE DRAWINGS ARE SCALED FOR 24"x36" SHEET



ACG# 23-1664

DRAWN BY: MG

CHECKED BY: CZ

01/09/23/24 ISSUE FOR ZONING REVIEW

11/11/23/24 ISSUE FOR ZONING REVIEW

2/02/24/24 ISSUE FOR ZONING REVIEW



9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893
Fax: 866-364-8375
www.allproci.com
registration no. 8242

02/01/24

FOR ZONING -
REVIEW ONLY

PILOT GROVE

OWNER
WYLIE I.S.D.

LEGAL DESCRIPTION
WYLIE EAST HIGH SCHOOL
ADDITION
63.5 ACRE TRACT
BLOCK A, LOT 1
VOLUME 2018 PAGE 349
PLAT RECORDS OF
COLLIN COUNTY, TX

ADDRESS
5085 BENNETT ROAD
WYLIE, TX. 75098
COLLIN COUNTY

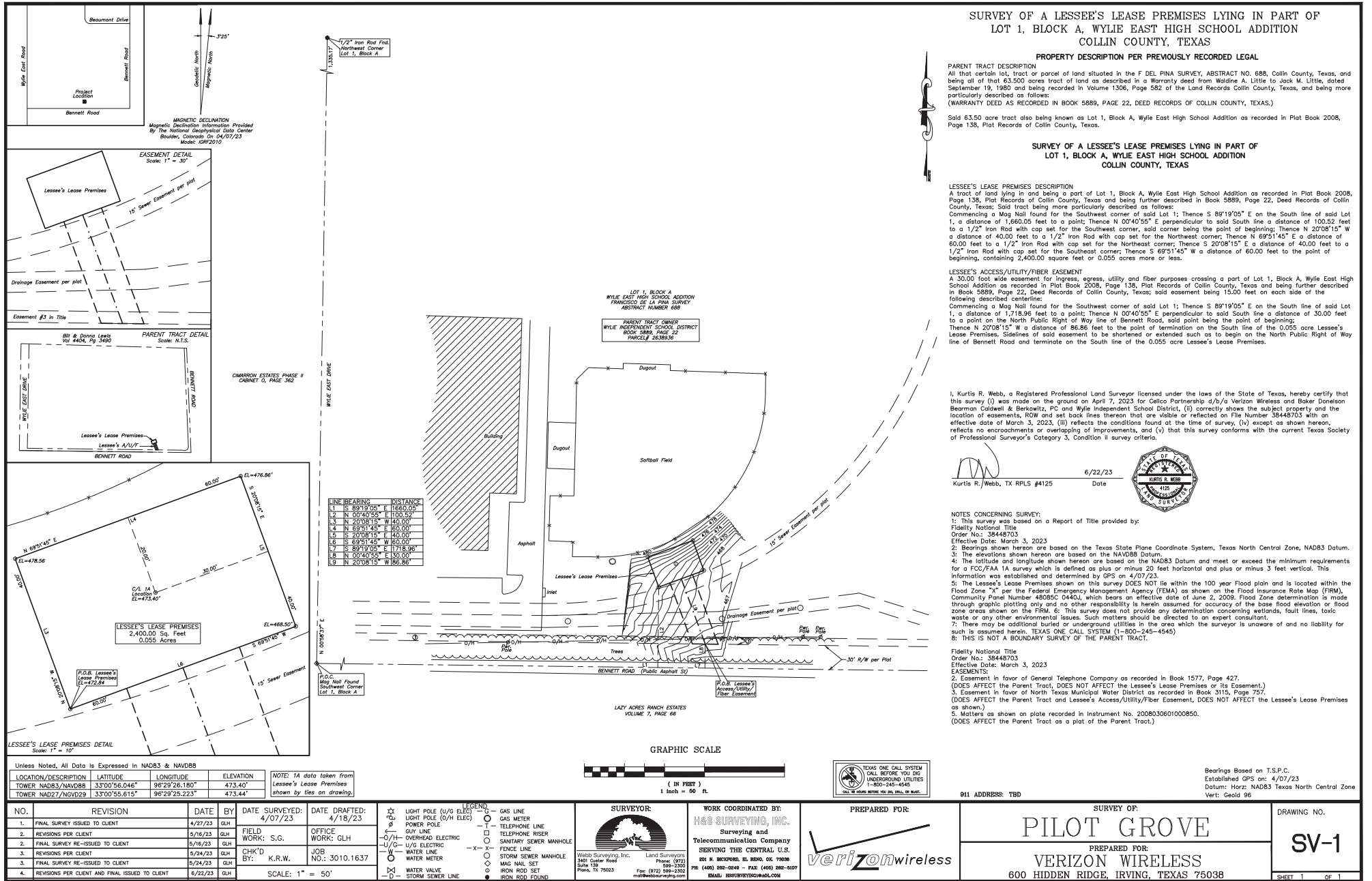
DATE: 08/31/23

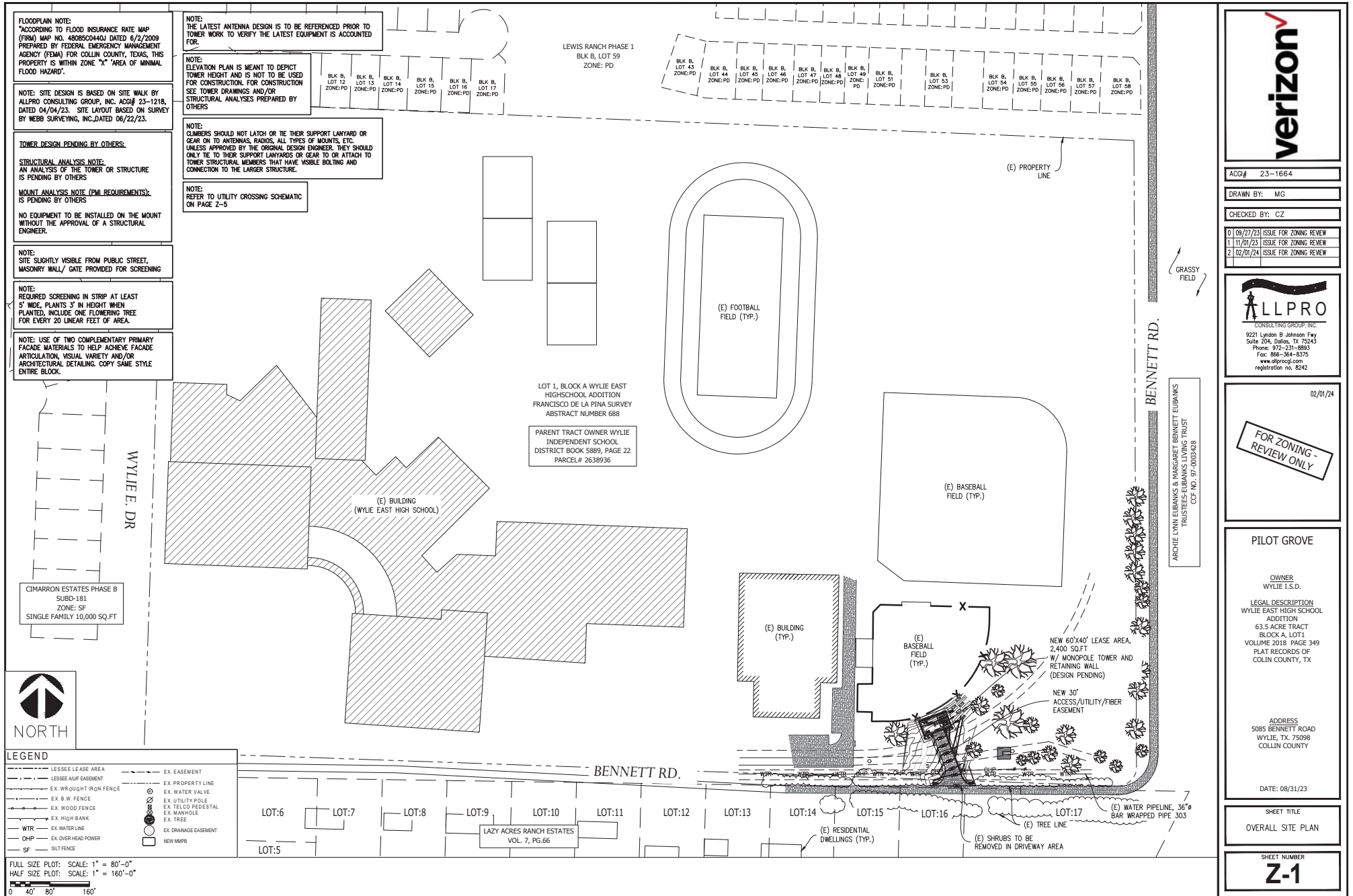
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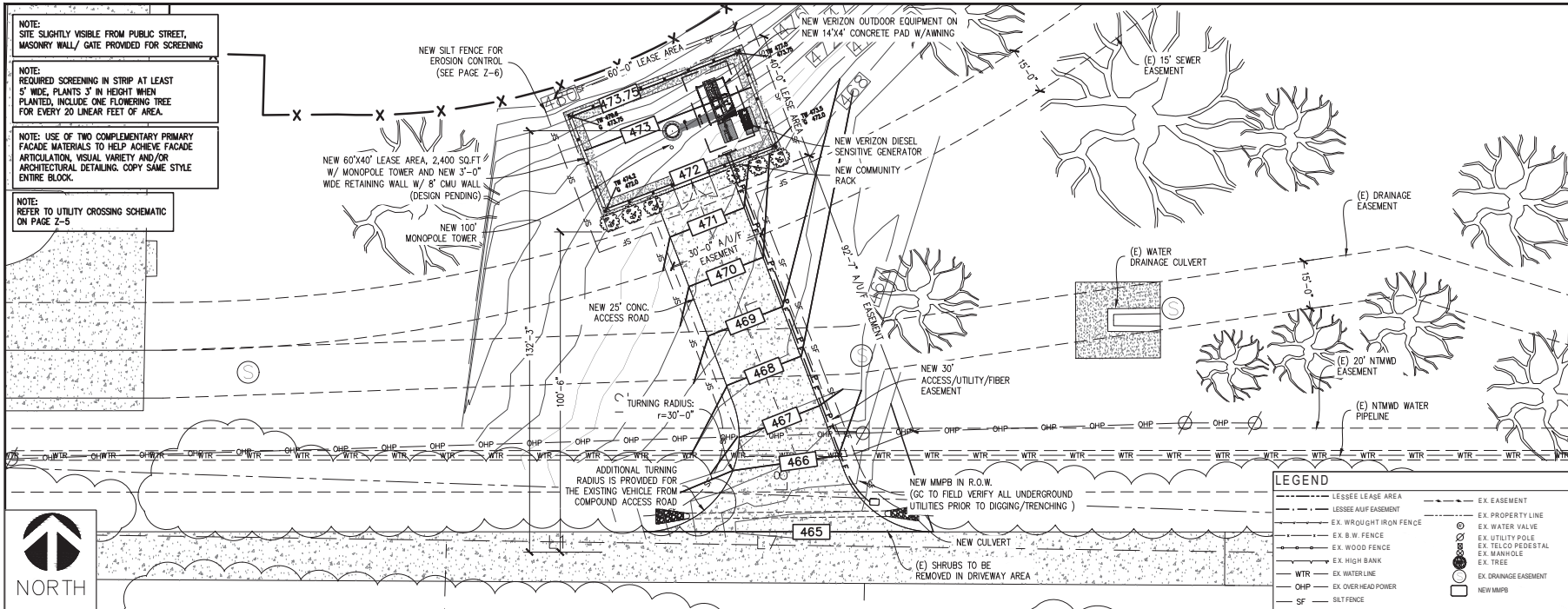
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SHEET NUMBER

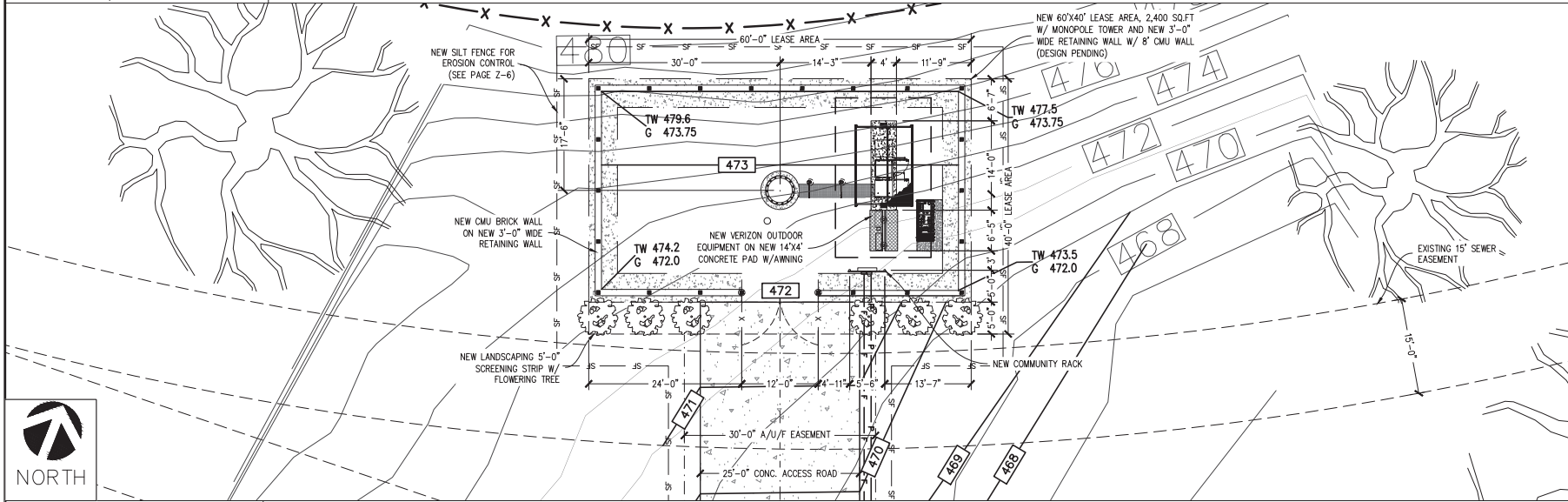
T-1







FOR 24" X 36" PLOT - 1/16" = 1' 0 4' 8' 16' 32'
FOR 11" X 17" PLOT - 3/64" = 1' ENLARGED SITE PLAN



FOR 24" X 36" PLOT - 1/8" = 1' 0 2' 4' 8' 16'
FOR 11" X 17" PLOT - 1/16" = 1' COMPOUND / LANDSCAPE PLAN

verizon

AC# 23-1664

DRAWN BY: MG

CHECKED BY: CZ

01/09/23 ISSUE FOR ZONING REVIEW

11/11/23 ISSUE FOR ZONING REVIEW

2/02/24 ISSUE FOR ZONING REVIEW

ALLPRO
CONSULTING GROUP, INC.
9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8883
Fax: 866-364-8375
www.allprogroup.com
registration no. 8242

02/01/24

FOR ZONING -
REVIEW ONLY

PILOT GROVE

OWNER
WYLIE I.S.D.

LEGAL DESCRIPTION
WYLIE EAST HIGH SCHOOL
ADDITION
63.5 ACRE TRACT
BLOCK A, LOT 1
VOLUME 2018 PAGE 349
PLAT RECORDS OF
COLIN COUNTY, TX

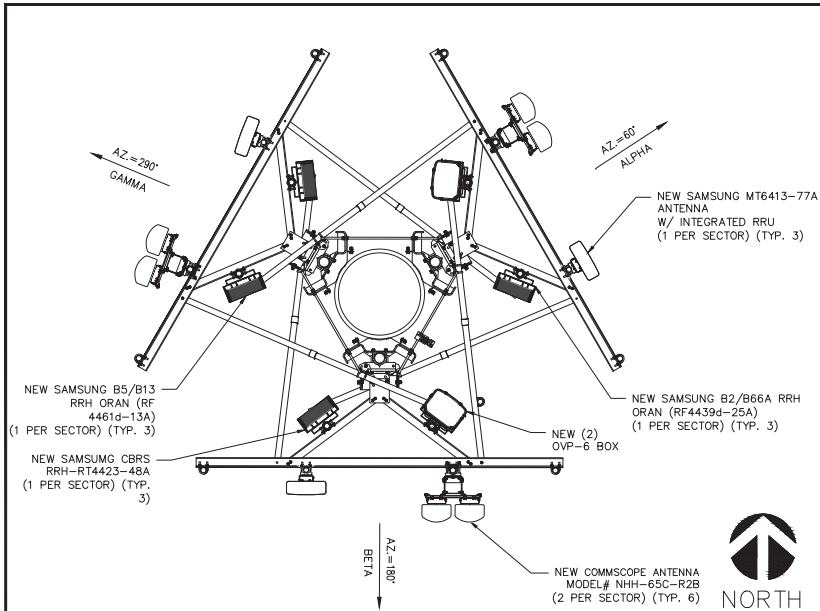
ADDRESS
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WYLIE, TX, 75098
COLLIN COUNTY

DATE: 08/31/23

SHEET TITLE
ENLARGED SITE PLAN &
COMPOUND /
LANDSCAPE PLAN

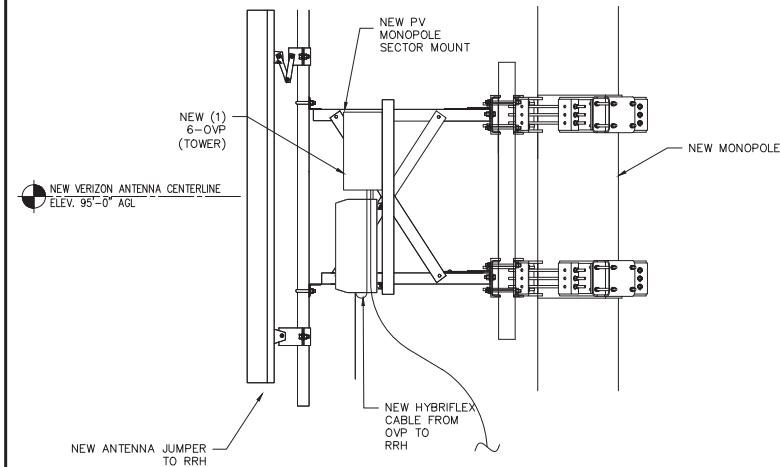
SHEET NUMBER

Z-2



FOR 24" X 36" PLOT - 1/2" = 1' 0 1' 2' 4'
FOR 11" X 17" PLOT - 1/4" = 1'

VERIZON ANTENNA LAYOUT



FOR 24" X 36" PLOT - 1 1/2" = 1' 0 3' 6' 9' 1'
FOR 11" X 17" PLOT - 3/4" = 1'

SECTION THRU ANTENNA SECTOR

FLOODPLAIN NOTE:
"ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 480500440J DATED 6/2/2009 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD".

NOTE: SITE DESIGN IS BASED ON SITE WALK BY ALLPRO CONSULTING GROUP, INC. ACG# 23-1218, DATED 04/04/23. SITE LAYOUT BASED ON SURVEY BY WEBB SURVEYING, INC. DATED 06/22/23.

STEALTH TOWER DESIGN PENDING BY OTHERS:

STRUCTURAL ANALYSIS NOTE:
AN ANALYSIS OF THE TOWER OR STRUCTURE IS PENDING BY OTHERS

MOUNT ANALYSIS NOTE (PM REQUIREMENTS):
IS PENDING BY OTHERS

NO EQUIPMENT TO BE INSTALLED ON THE MOUNT WITHOUT THE APPROVAL OF A STRUCTURAL ENGINEER.

NOTE:
NEW ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION TO AVOID ANY INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS. IF INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS IS DISCOVERED DURING FIELD VERIFICATION, PLEASE CONTACT ALLPRO CONSULTING GROUP INC. FOR DESIGN REVISION PRIOR TO ANY NEW ANTENNA INSTALLATION.

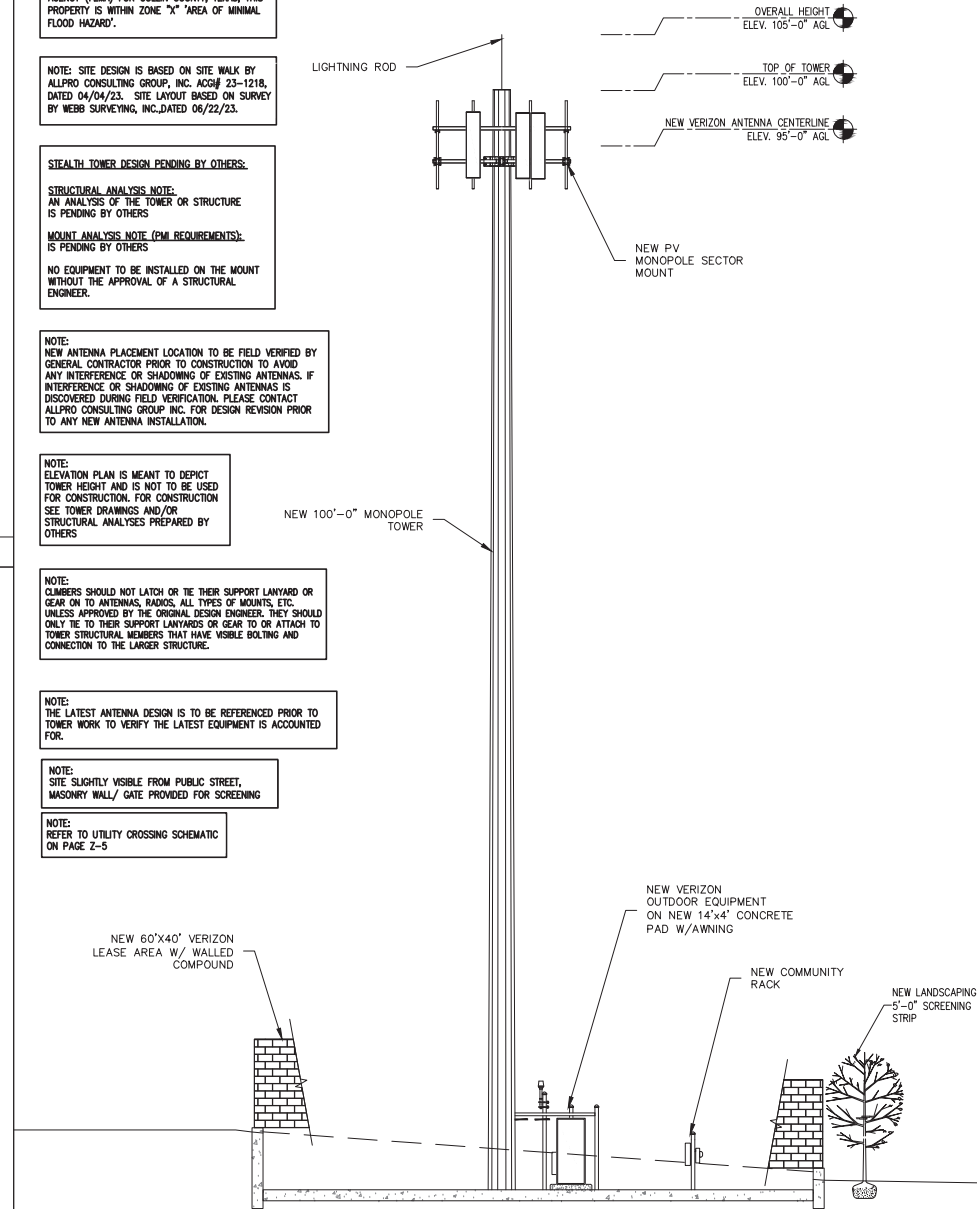
NOTE:
ELEVATION PLAN IS MEANT TO DEPICT TOWER HEIGHT AND IS NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE TOWER DRAWINGS AND/OR STRUCTURAL ANALYSES PREPARED BY OTHERS

NOTE:
CLIMBERS SHOULD NOT LATCH OR TIE THEIR SUPPORT LANYARD OR GEAR ON TO ANTENNAS, RADIOS, ALL TYPES OF MOUNTS, ETC. UNLESS APPROVED BY THE ORIGINAL DESIGN ENGINEER. THEY SHOULD ONLY TIE TO THEIR SUPPORT LANYARDS OR GEAR TO OR ATTACH TO TOWER STRUCTURAL MEMBERS THAT HAVE VISIBLE BOLTING AND CONNECTION TO THE LARGER STRUCTURE.

NOTE:
THE LATEST ANTENNA DESIGN IS TO BE REFERENCED PRIOR TO TOWER WORK TO VERIFY THE LATEST EQUIPMENT IS ACCOUNTED FOR.

NOTE:
SITE SLIGHTLY VISIBLE FROM PUBLIC STREET, MASONRY WALL/ GATE PROVIDED FOR SCREENING

NOTE:
REFER TO UTILITY CROSSING SCHEMATIC ON PAGE Z-5



FOR 24" X 36" PLOT - 3/16" = 1' 0 2' 4' 8'
FOR 11" X 17" PLOT - 3/32" = 1'

ELEVATION - LOOKING EAST

verizon

ACG# 23-1664

DRAWN BY: MG

CHECKED BY: CZ

01/09/23/23 ISSUE FOR ZONING REVIEW

11/10/23 ISSUE FOR ZONING REVIEW

02/01/24 ISSUE FOR ZONING REVIEW

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02/01/24

FOR ZONING -
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PILOT GROVE

OWNER
WYLIE I.S.D.

LEGAL DESCRIPTION
WYLIE EAST HIGH SCHOOL
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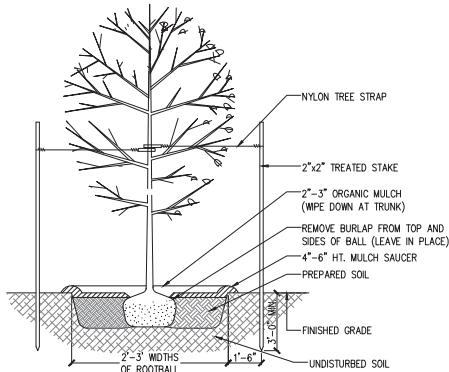
SHEET TITLE
ELEVATION &
ANTENNA LAYOUT

SHEET NUMBER

Z-3

PLANTING SCHEDULE						
TYPE	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	QUANTITY
IO	ILEX OPACA	AMERICAN HOLLY	1"-3/4" MIN.	8' MIN.	-	8
MC	MYRTICA CERIFERA	SOUTHERN WAX MYRTLE	-	24"-36"	24"-36"	30

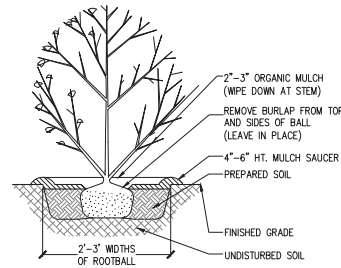
*TREE CONTAINER TO BE MIN. 25 GAL OR EQUIVALENT BALL AND BURLAP.



1 TREE PLANTING DETAIL

GENERAL PLANTING NOTES:

1. ALL PLANT MATERIALS SHALL BE SPECIFIED TO BE EQUAL TO OR BETTER THAN THE STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY AND LANDSCAPERS ASSOCIATION (ANLA).
2. PLANTING SEASON RESTRICTIONS: ALL BALLED AND BURLAPPED PLANTS SHALL BE INSTALLED BETWEEN OCTOBER 1 AND NOVEMBER 15 UNLESS OTHERWISE AUTHORIZED BY THE LANDSCAPE ARCHITECT. ALL CONTAINER GROWN PLANTS SHALL BE INSTALLED BETWEEN SEPTEMBER 15 AND MAY 15 UNLESS OTHERWISE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
3. FINISHED GRADES ON GRADING PLANS THAT OCCUR IN SHRUB BEDS SPECIFY TOP OF FINISHED MULCH GRADES. LANDSCAPE CONTRACTOR SHALL NOT EXCEED THESE GRADES WHEN BEDS ARE COMPLETE.
4. TOP OF MULCH SHALL FINISH 1" BELOW ADJACENT PAVEMENT.
5. VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE "PLANT SCHEDULE" SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. UPON DISCREPANCIES, THE PLANTING PLAN SYMBOLS SHALL GOVERN.
6. NEW PLANTING SHALL BE LOCATED AS SHOWN ON PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL SITE ELEMENTS AND UTILITIES. IF DISCREPANCIES OCCUR, OR IF OBSTRUCTIONS BELOW GROUND OR OVERHEAD ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. NECESSARY ADJUSTMENTS SHALL BE MADE ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
7. MAINTENANCE WILL INCLUDE IRRIGATION AND THE REMOVAL OF INVASIVE CLIMBERS FROM PROPOSED VEGETATION UNTIL THE PROPOSED VEGETATION HAS HAD OPPORTUNITY TO BECOME ESTABLISHED.

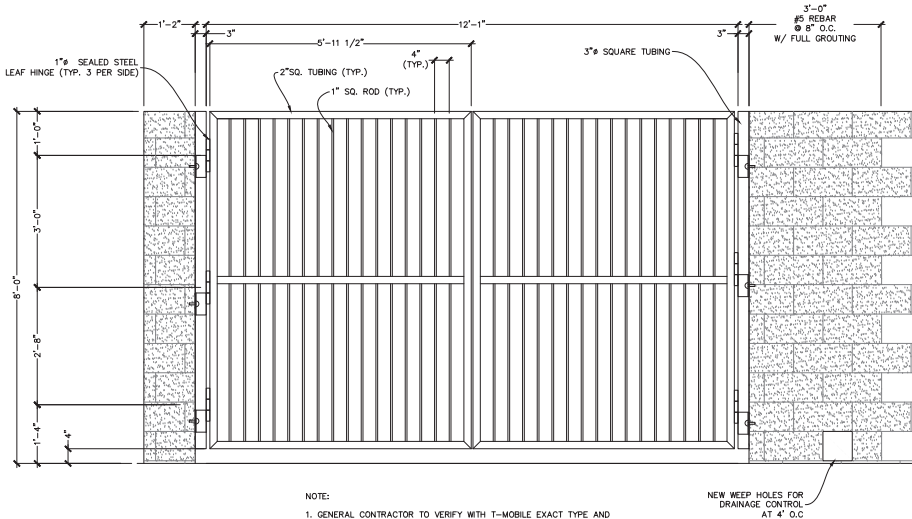


2 SHRUB PLANTING DETAIL

LANDSCAPING

SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

1



NOTE:

1. GENERAL CONTRACTOR TO VERIFY WITH T-MOBILE EXACT TYPE AND LOCATION OF HINGES FOR MOUNTING GATE TO CHU.
2. GENERAL CONTRACTOR TO VERIFY ALL GATE DIMENSION PRIOR TO CONSTRUCTING GATE.

NEW WEEP HOLES FOR
DRAINAGE CONTROL
AT 4' O.C.

FENCE DETAIL

SCALE: 1 1/2" = 1'-0" (24x36)
(OR) 3/4" = 1'-0" (11x17)

3

MASONRY

1. MASONRY STRENGTH
 - A. HOLLOW CONCRETE MASONRY UNITS: GRADE N, LIGHTWEIGHT WITH A COMPRESSIVE STRENGTH OF F = 1500 PSI ON THE NET AREA.
 - B. GROUT: 2000 PSI, MINIMUM 28 DAY COMPRESSIVE STRENGTH. VIBRATE GROUT IMMEDIATELY AFTER POURING AND AGAIN AFTER 5 MINUTES. GROUT SHALL CONFORM TO ASTM C476 AND UBC 2103. MIX GROUT FOR AT LEAST FIVE MINUTES AND UNTIL MIX HAS BEEN ATTAINED. GROUT SHALL HAVE SUFFICIENT WATER ADDED TO PRODUCE A CONSISTENCY FOR POURING WITHOUT SEGREGATION USE GROUT WITHIN 1.5 HOURS OF ADDITION OF MIXING WATER.
 - C. MORTAR: CEMENT-LIME TYPES, 1800 PSI MINIMUM 28 DAY COMPRESSIVE STRENGTH. CONFORM TO UBC 2103.
 - D. 2,500 PSI STRENGTH CONCRETE AT 28 DAY 3" TO 5" SLUMP.
2. LAY UNITS IN RUNNING BOND. CORNERS SHALL HAVE A STANDARD BOND BY OVER-LAPPING UNITS.
3. MAXIMUM GROUT LIFT WITHOUT CLEAN-OUTS SHALL BE 4'-0"
4. TIE VERTICAL REINFORCING AT EACH END OF BAR AND AT 4'-0" MAXIMUM VERTICAL SPACING USING SINGLE WIRE LOOP TYPE TIES AS MANUFACTURED BY A.A. WIRE PRODUCTS COMPANY OR APPROVED ALTERNATE.
5. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTROL JOINTS.
6. GROUT SOLID ALL WALLS IN CONTACT WITH EARTH, RETAINING WALLS, STEM WALLS, AND AS NOTED ON DRAWINGS.
7. GROUTED MASONRY SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ALL ELEMENTS OF THE MASONRY ACT TOGETHER AS A STRUCTURAL ELEMENT.
8. KNOX PADLOCK KEYED TO WYLIE FIRE DEPARTMENT WILL BE REQUIRED ON GATE FOR FD ACCESS TO SITE IN EMERGENCIES. GATE LOCKING MECHANISM MUST SUPPORT MULTIPLE LOCK ACCESS. CONTRACTOR MUST SUPPLY KNOX PADLOCK FOR FD INSTALLATION.



ACQ# 23-1664

DRAWN BY: MG

CHECKED BY: CZ

01/09/27/23 ISSUE FOR ZONING REVIEW

11/11/23 ISSUE FOR ZONING REVIEW

02/01/24 ISSUE FOR ZONING REVIEW



02/01/24

FOR ZONING -
REVIEW ONLY

PILOT GROVE

OWNER
WYLIE I.S.D.

LEGAL DESCRIPTION
WYLIE EAST HIGH SCHOOL
ADDITION
63.5 ACRE TRACT
BLOCK A, LOT1
VOLUME 2018 PAGE 349
PLAT RECORDS OF
COLIN COUNTY, TX

ADDRESS
5085 BENNETT ROAD
WYLIE, TX, 75098
COLLIN COUNTY

DATE: 08/31/23

SHEET TITLE

SITE DETAILS

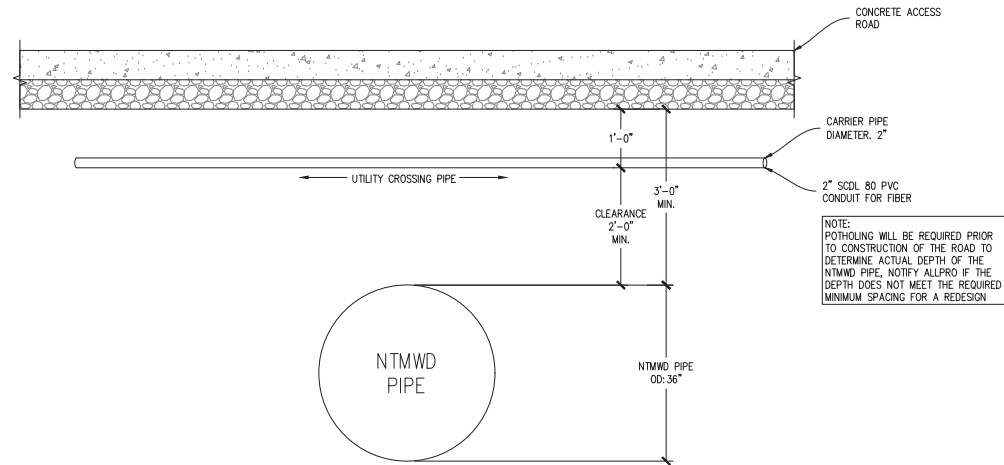
SHEET NUMBER

Z-4

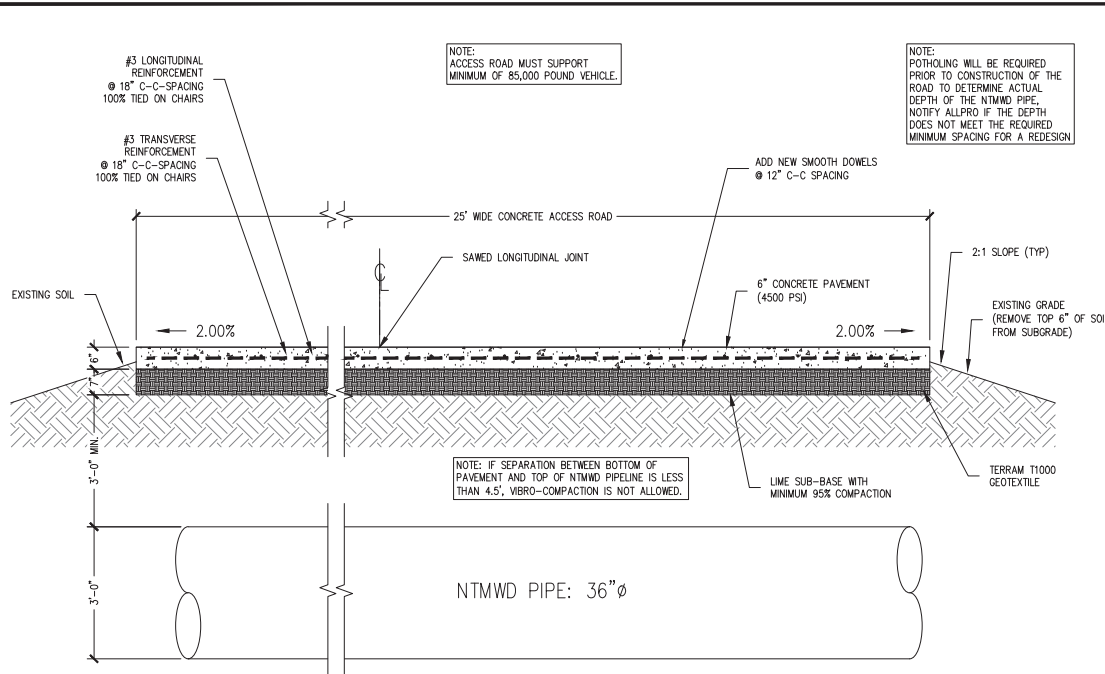
NTMWD NOTES:

- A. NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) 36-INCH WATER/WASTEWATER PIPELINE IS LOCATED WITHIN LIMITS OF CONSTRUCTION.
- B. OPERATION OF HEAVY EARTHMOVING EQUIPMENT, COMPACTION EQUIPMENT OR HEAVY CONSTRUCTION EQUIPMENT, SUCH AS CONCRETE TRUCKS, SHALL BE RESTRICTED TO SPECIFIC CROSSING POINTS ACROSS NTMWD EASEMENTS, AS APPROVED BY THE NTMWD. THE CROSSINGS SHALL BE DESIGNATED AND VERIFIED TO PROVIDE A MINIMUM OF FIVE-FEET OF COVER.
- C. TO ASSURE THAT PLACING OF SIGNIFICANT LOADS OVER THE NTMWD PIPELINE DOES NOT DAMAGE THE EXISTING PIPELINE, NO MATERIALS SHALL BE STOCKPILED ON THE NTMWD EASEMENT WITHOUT AUTHORIZATION FROM THE NTMWD. IF THE CONTRACTOR DESIRES TO USE NTMWD'S EASEMENT FOR STOCKPILE OF MATERIALS, CONTACT NTMWD ENGINEERING AT (972) 442-5405 SO YOUR PLANS FOR USE OF NTMWD'S EASEMENT CAN BE REVIEWED.
- D. A MINIMUM OF 4.5 FEET SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF NTMWD PIPELINE IS REQUIRED. IN ADDITION, IF SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF PIPELINE IS LESS THAN 4.5 FEET, LIME STABILIZED IS NOT PERMITTED AND A THICKENED PAVEMENT SECTION IS REQUIRED.
- E. CROSSING OF THE NTMWD EASEMENT WITH OTHER UTILITIES, SUCH AS TV CABLE, PHONE, GAS AND ELECTRIC, SHALL BE COORDINATED WITH THE NTMWD TO AVOID DAMAGE TO THE NTMWD FACILITIES.
- F. OUTDOOR LIGHTING, LANDSCAPING, SCREENING WALLS OR OTHER FACILITIES SHALL NOT BE INSTALLED IN NTMWD EASEMENTS WITHOUT WRITTEN APPROVAL OF THE NTMWD.
- G. UNLESS OTHERWISE SHOWN OR REQUIRED, A MINIMUM OF TWO-FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING THE NTMWD PIPELINES. DIRECTIONAL BORE CROSSINGS REQUIRE A MINIMUM OF FOUR-FOOT CLEARANCE.
- H. BORE CROSSINGS ONLY TO BE PERFORMED BETWEEN 9:00 AM AND 4:00 PM TUESDAY THRU THURSDAY
- I. NO TREES ARE ALLOWED WITHIN NTMWD EASEMENT, ONLY CREPE MYRTLES, SHRUBS, AND BUSHES
- J. A NTMWD REPRESENTATIVE IS REQUIRED TO BE ON-SITE FOR ANY WORK IN THE VICINITY OF NTMWD PIPELINES, FEATURES, OR FACILITIES
- K. THE CONTRACTOR SHALL CONTACT NTMWD LINE LOCATES AT (469) 626-4569 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMWD FACILITIES.
- L. FOR CROSSING UNDER NTMWD LINES BY OPEN CUT, SHORING IS TO BE USED TO MINIMIZE EXPOSING THE NTMWD LINE. TRENCH WILL BE LIMITED TO 4-FEET WIDE MAXIMUM.

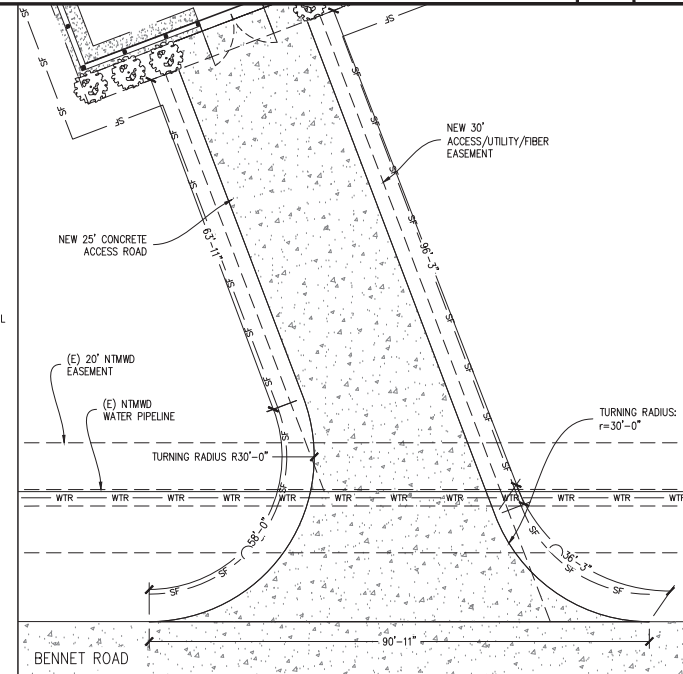
Crossing Schematic



UTILITY CROSSING SCHEMATIC

SCALE: 1
NTS

ACCESS DRIVE DETAIL

SCALE: 1 1/2" = 1'-0" (24x36)
(OR) 3/4" = 1'-0" (11x17)

TURNING RADIUS DETAIL

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

verizon

ACG# 23-1664

DRAWN BY: MG

CHECKED BY: CZ

01/09/23 ISSUE FOR ZONING REVIEW

11/10/23 ISSUE FOR ZONING REVIEW

02/01/24 ISSUE FOR ZONING REVIEW

ALLPRO

CONSULTING GROUP, INC.
9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8883
Fax: 866-364-8375
www.allprogroup.com
registration no. 8242

02/01/24

FOR ZONING -
REVIEW ONLY

PILOT GROVE

OWNER:
WYLIE I.S.D.LEGAL DESCRIPTION
WYLIE EAST HIGH SCHOOL
ADDITION
63.5 ACRE TRACT
BLOCK A, LOT1
VOLUME 2018 PAGE 349
PLAT RECORDS OF
COLIN COUNTY, TXADDRESS
5085 BENNETT ROAD
WYLIE, TX, 75098
COLLIN COUNTY

DATE: 08/31/23

SHEET TITLE

SITE DETAILS

SHEET NUMBER

Z-5

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE APPLICABLE STATE ADOPTED "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL" AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" OF THE STATE ENVIRONMENTAL PROTECTION AGENCY.
2. A SOIL EROSION CONTROL FENCE SHALL BE INSTALLED BEFORE DISTURBING THE GROUND AND SHALL BE PROVIDED AS SHOWN ON THE PLAN. THE CONDITION OF THE FENCE SHALL BE INSPECTED REGULARLY AND AFTER EVERY RAINSTORM THAT MIGHT PRODUCE RUNOFF. DAMAGED OR DETERIORATED ITEMS SHALL BE REPLACED AND MAINTAINED IN AN EFFECTIVE CONDITION.
3. SOIL EROSION CONTROL MEASURES SHALL BE INCLUDED IN CONTRACTOR BID AND PRICING.
4. THE ENTIRE SITE SHALL BE GRADED SO THAT NO STORM WATER RUNOFF AND LIKEWISE SOIL SEDIMENT CAN FLOW UNRESTRICTED FROM THE SITE.
5. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT.
6. MAINTAIN SOIL EROSION CONTROL MEASURES THROUGH THE DURATION OF THIS PROJECT.
7. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN REACHING ONE HALF THE HEIGHT OF THE BARRIER.
8. ALL SOIL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN PAVED OR VEGETATED.
9. ANY EXCESS TOPSOIL THAT IS TO BE STOCKPILED FOR A PERIOD LONGER THAN 2 WEEKS SHALL BE PROTECTED BY EXCAVATING A TRENCH COMPLETELY AROUND THE STOCKPILE TO PREVENT THE ESCAPE OF SOIL MATERIAL THROUGH STORM WATER RUNOFF. STOCKPILES THAT ARE TO REMAIN LONGER THAN 14 DAYS SHALL BE SEEDDED WITH AN APPROPRIATE GROUND COVER.
10. TO PREVENT SOIL FROM LEAVING THE SITE ON CONSTRUCTION VEHICLE WHEELS, TEMPORARY GRAVEL ROADS AT WORK ENTRANCES SHALL BE CONSTRUCTED AND SHALL EXTEND INTO JOB SITE. THE EXISTING PAVEMENT SURFACES SHALL BE INSPECTED DAILY FOR SOIL DEBRIS AND SHALL BE CLEANED WHEN NECESSARY.
11. REPLACE SOIL EROSION CONTROL MEASURES WITH SEED, SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT.
12. SOIL EROSION CONTROL MEASURES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN PROJECT IS COMPLETED.

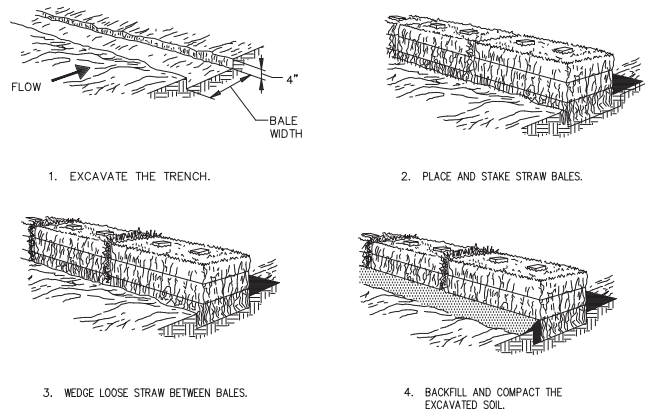
SOIL EROSION AND SEDIMENT CONTROL NOTES

SCALE:
NTS 4

NOT USED

SCALE:
NTS 3

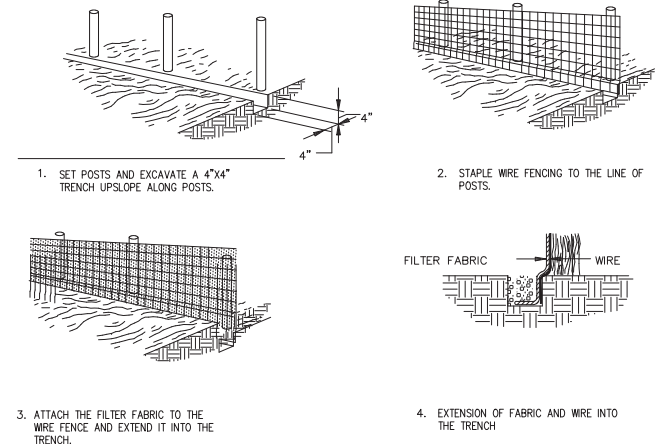
NOT USED

SCALE:
NTS 2

STRAW BALE BARRIER

GRADING NOTES:

1. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC...) ALL MATERIAL NOT SUITABLE FOR SUB GRADE IN ITS PRESENT STATE. IF THE MATERIAL, AFTER REWORKING, REMAINS UNSUITABLE THEN THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL AT HIS EXPENSE. ALL SUB GRADES SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REWORKED OR REPLACED.
2. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL DITCHES, PIPES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTABLE BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURES IN OPERABLE CONDITION.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE.
4. ALL DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE OWNER IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED. THE CONTRACTOR SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHEN WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.



SILT FENCE

EROSION CONTROL DETAIL

SCALE:
NTS 1

verizon

ACG# 23-1664

DRAWN BY: MG

CHECKED BY: CZ

0 09/27/23 ISSUE FOR ZONING REVIEW
 1 11/01/23 ISSUE FOR ZONING REVIEW
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PILOT GROVE

OWNER
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LEGAL DESCRIPTION
 WYLIE EAST HIGH SCHOOL
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 63.5 ACRE TRACT
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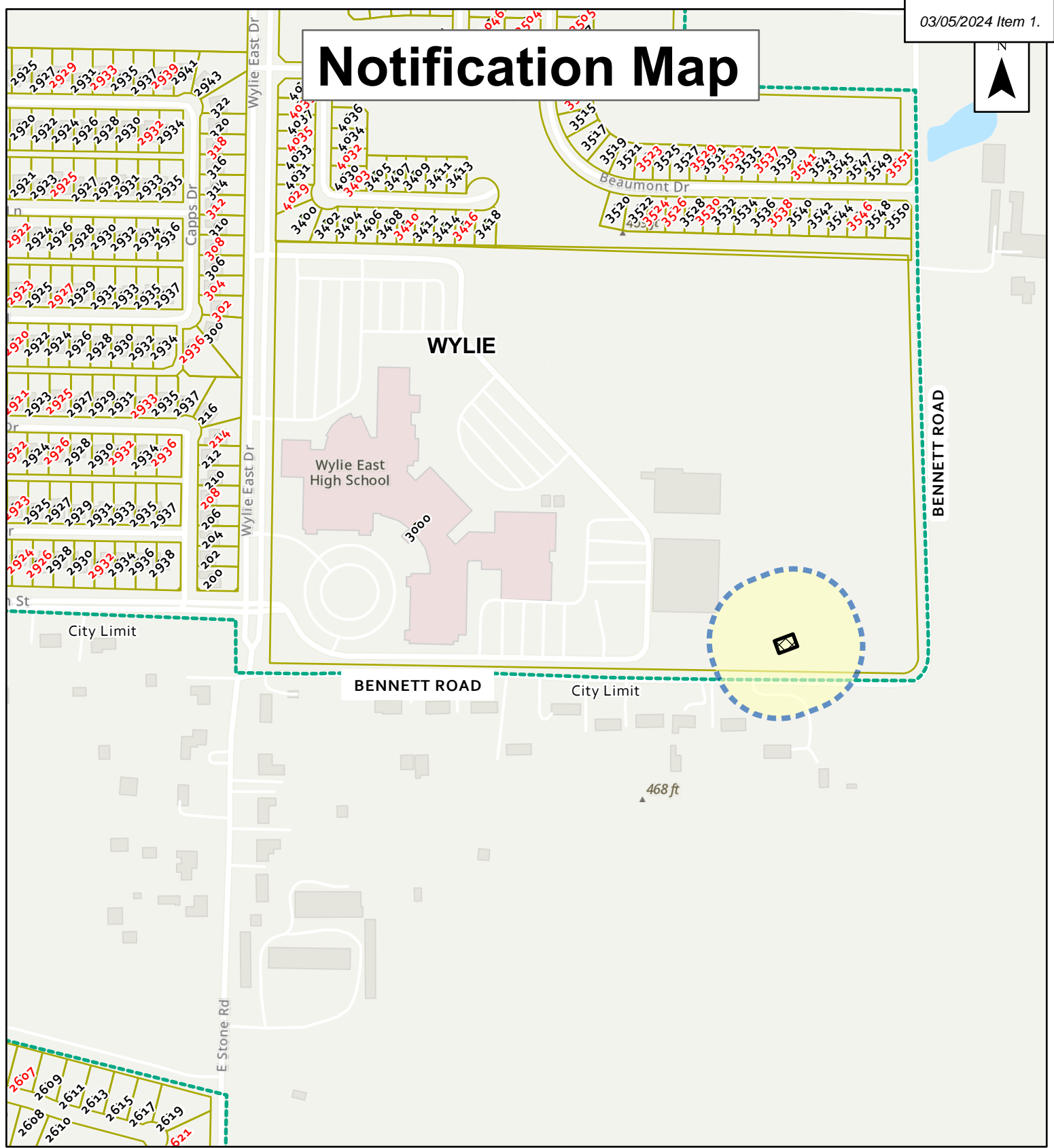
DATE: 08/31/23

SHEET TITLE
 EROSION CONTROL DETAILS




SHEET NUMBER

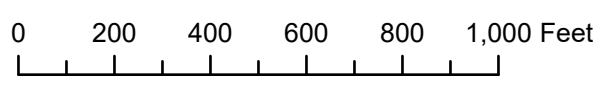
Z-6

Notification Map

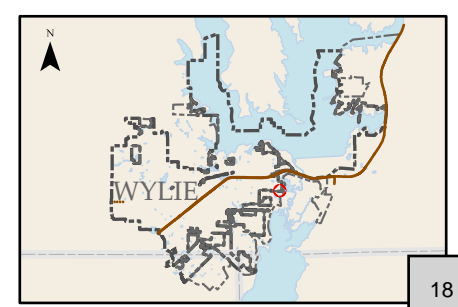


ZONING CASE: ZC 2024-01 SUP

 SUBJECT property  200 foot Notification Buffer  Parcel Lines



Date: 2/7/2024





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural (AG/30) to a Planned Development with single family attached, single family detached, commercial development and open space on 25.037 acres. Property located near 605 Country Club Road (**ZC 2023-18**).

Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) as presented.

Discussion

OWNER: Scott Residential

APPLICANT: Dr. Abdul Lateef Khan

The applicant is requesting a change in zoning from Agricultural (AG/30) on 25.037 acres to allow for a Planned Development with 14.5 acres of land to be developed for single family detached homes, four acres developed for townhomes, 2.7 acres developed for commercial development, and 3.8 acres reserved for open space. The property is generally located near 605 Country Club Road.

A previous 2023 zoning request was denied. Nearby citizens and the City Council expressed several concerns. The applicant has addressed several of those concerns, including:

- All single family homes will be built to current zoning ordinance architectural standards, including roof slope and facade design.
- The street connection from Washington Place to the Presidential Estates subdivision shall be used only for emergency access.
- The zoning exhibit has been modified to contain less commercial development in lieu of additional single family development that borders the subdivision of Presidential Estates.
- The townhome lots have a front setback of 5' for a brownstone style neighborhood with rear entry vehicular access through a 24' wide alley which will also serve as a fire lane.

The single family portion of the development contains 50 residential lots. The townhome portion contains 32 residential lots. The commercial portion allows for the potential development of 23,800 sq.ft. of commercial space.

The 3.8 acres of open space shall be owned and maintained by the HomeOwners Association and provides the potential for court type sports, a playground, and open space areas. The open space shall be required to be screened from FM 1378 by an 8' tall wrought iron fence with brick columns.

The Planned Development prohibits the following uses within the commercial development:

- sexually oriented business, equipment rental, automobile rental, automobile repair minor, car wash, vehicle display, sales or service, smoke shop, smoking establishments, any and all uses listed under sections 5.2.H and 5.2I of the Zoning Ordinance (adopted as of June 2023).

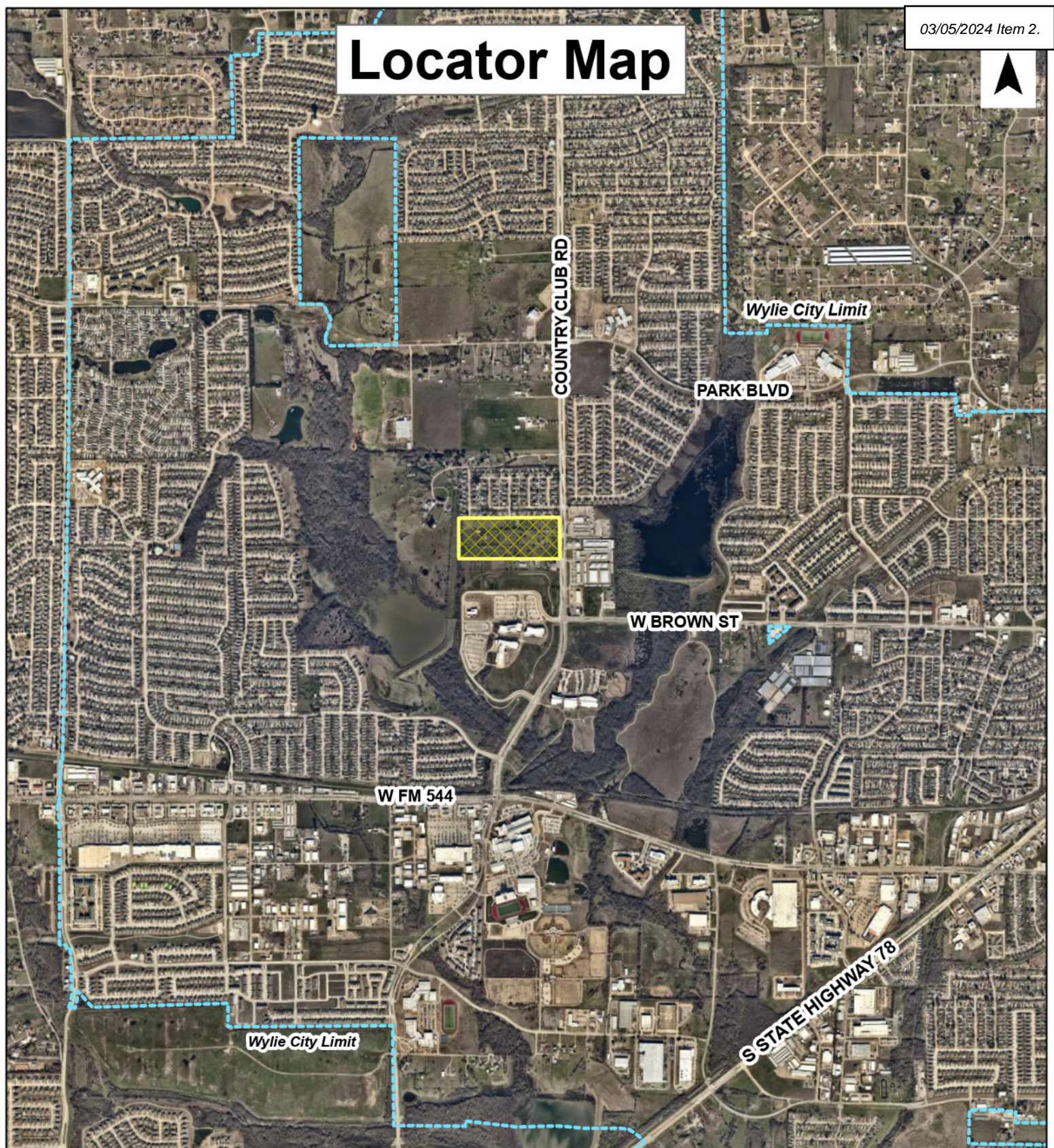
If zoning is approved, a site plan review shall be required for the commercial development. Preliminary and Final Plats shall be required for the entire development.

The property to the north is developed with the Presidential Estates single family subdivision. The property to the south is developed with Fire Station #2. The property to the west is developed as a farm and ranch style single family home. The property to the east is developed with commercial uses and a bus parking area for the Wylie School district.. The subject property lies within the Local Commercial and Low Density Residential sectors of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Country Club Road is categorized as a Type B roadway and is listed as a major thoroughfare within the Thoroughfare Plan, being the highest street capacity the city maintains. Based on the most recent traffic counts, Country Club is well under capacity. The Comprehensive Plan shows the North Central Texas Council of Government (NCTCOG) performance measurement for Level-of-Service for the section of Country Club Road adjacent to the subject property being in the "A", "B" and "C" category, defined as traffic flow that moves at or above the posted speed limit. Travel time in this category is not hindered because of congestion because traffic volumes are much less than the actual capacity, with few exceptions at limited times of the day.

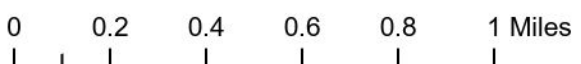
Notices were sent to 41 property owners within 200 feet as required by state law. At the time of posting, four responses were received in opposition within the notification area and none in favor of the request. Fifteen additional protest responses were received outside of the notification area.

Locator Map



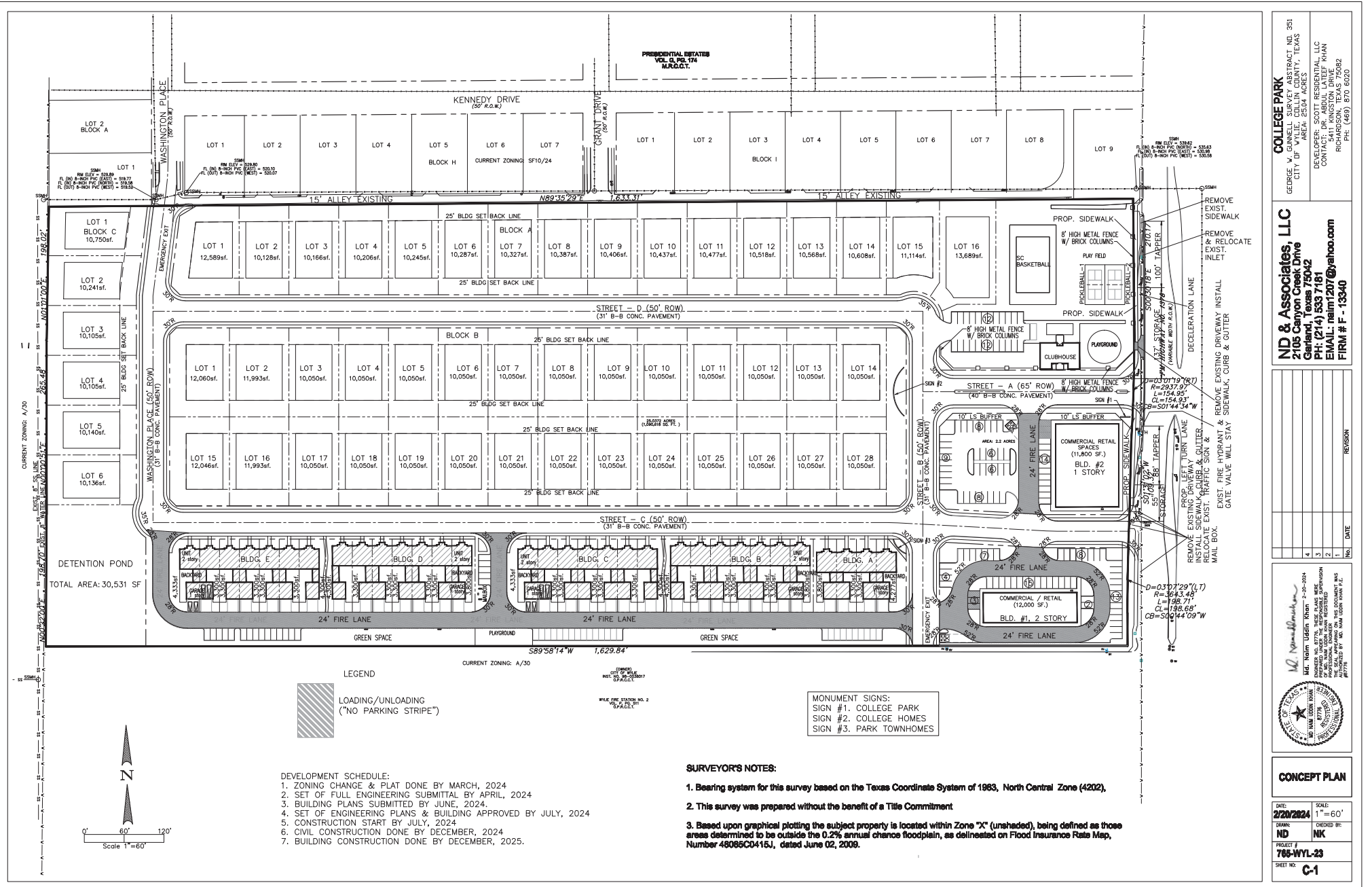
ZONING CASE:
ZC 2023-18

 SUBJECT property



Date: 2/8/2024







SITE DATA TABLE

LEGAL DESCRIPTIONS:

BEING a 25.0372 acre tract situated in the George W. Gunnell Survey, Abstract No. 351, Collin County, Texas and being all of a tract of land described in a deed to Wylie Partners, LP as recorded in Instrument Number 20180530000658260 of the Official Public Records Collin County, Texas (O.P.R.C.C.T.) and all tract of land described in a deed to Abdul R. Khan and Abdul L. Khan, as recorded in Instrument Number 20150608000672830, (O.P.R.C.C.T.) and all of a tract of land described in a deed to Scott Residential, LLC as recorded in Instrument Number 20181105001376830, 20181106001376890 (O.P.R.C.C.T.) and all of a tract of land described in a deed to ALK Real Estate Investment, LLP, as recorded in Instrument Number 20170302000278350 (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set at the northeast corner of said Wylie Partners, LP, and the southeast corner of Presidential Estates, an addition to the City of Wylie as record in Volume G, Page 174, Map Records of Collin County, Texas, and on the west right-of-way line of FM Highway No. 1378 (a variable width right-of-way), for a corner;

THENCE South 00 degrees 30 minutes 18 seconds East along the east line of said Wylie Partners, LP, and on the west right-of-way line of said FM Highway No. 1378, a distance of 210.17 feet to a 1/2-inch Iron rod found at the southeast corner of said Wylie Partners, LP and the northeast corner of said Khan tract, and at the beginning of a curve to the right having a radius of 2937.97 feet and a chord bearing and distance of South 01 degrees 44 minutes 34 seconds West, 154.95 feet;

THENCE Along the east line of said Khan tract and the west right-of-way line of said FM Highway No. 1378, and along said curve to the right having a delta of 03 degrees 01 minutes 19 seconds and a arc length of 154.95 feet to a 1/2-inch iron rod set, for corner

THENCE South 01 degrees 31 minutes 02 seconds West, along the east line of said Khan tract and the west right-of-way line of said FM Highway No. 1378, a distance of 109.32 feet to a 5/8-inch iron rod found with cap stamped "TXDOT", at the southeast corner of said Khan tract and the northeast corner of said ALK Real Estate Investment, LLP, and the beginning of a curve to the left having a radius of 3643.48 feet and a chord bearing and distance of South 00 degrees 44 minutes 09 seconds West, 198.68 feet;

THENCE along the east line of said ALK Real Estate Investment, LLP, tract and on the west right-of-way line of said FM Highway No. 1378 and along said curve to the left having a delta of 03 degrees 07 minutes 29 seconds, and an arc length of 198.71 feet to a 1/2-inch iron rod set at the southeast corner of said ALK Real Estate Investment, LLP, tract and the north line of a tract of land described in a deed to City of Wylie, as recorded in Instrument Number 98-0038017, (O.P.R.C.C.T.), for a corner;

THENCE South 89 degrees 58 minutes 14 seconds West, along the south line of said ALK Real Estate Investment, LLP tract, and on the north line of said City of Wylie tract a distance of 1629.84 feet to a 1/2-iron rod found at the southwest corner of said ALK Real Estate Investment tract and the northwest corner of said City of Wylie tract, for a corner;

THENCE North 00 degrees 22 minutes 00 seconds East, along the west line of said ALK Real Estate Investment tract, a distance of 198.70 feet to a 3/8-Inch Iron rod found at the northwest corner of said ALK Real Estate Investment tract, and the southwest corner of said Scott Residential, LLC, for a corner;

THENCE North 00 degrees 00 minutes 51 seconds East, along the west line of said Scott Residential, LLC tract, a distance of 265.48 feet to a 3/8-inch Iron rod found at the northwest corner of said Scott Residential, LLC tract, and the southwest corner of said Wylie Partners, LP tract, for a corner;

THENCE North 01 degrees 01 minutes 00 seconds East, along the west line of said Wylie Partners, LP tract, a distance of 198.02 feet to a 5/8-inch Iron rod found at the northwest corner of said Wylie Partners, LP tract, and the southwest corner of said Presidential Estates, for a corner;

THENCE North 89 degrees 35 minutes 29 seconds East, along the north line of said Wylie Partners, LP tract and the south line of said Presidential Estates, a distance of 1633.31 feet to the POINT OF BEGINNING AND CONTAINING 1,090,618 square feet or 25.0372 acres of land, more or less.

GENERAL NOTES:

1. ALL USES PERMITTED BY THE CITY OF WYLIE, TEXAS.
2. ALL SURFACE MATERIALS OF PUBLIC STREETS, ACCESS DRIVEWAYS AND SIDEWALKS SHALL MEET OR EXCEED MINIMUM CITY STANDARDS & SPECIFICATIONS.
3. FINAL STREET LAYOUT, LOT CONFIGURATIONS, DIMENSIONS & AREAS MAY VARY PROVIDING NO VARIANCES OF THE CITY OF WYLIE.
4. LANDSCAPE SHALL COMPLY WITH THE CITY OF WYLIE RULES AND REGULATIONS.
5. 6' HIGH MASONRY SCREENING FENCE WILL BE CONSTRUCTED WEST, NORTH & SOUTH SIDE OF THE BOUNDARY LINE.
6. A HOMEOWNERS ASSOCIATIONS WILL BE FORMED TO MAINTAIN COMMON & EASEMENT AREAS AS PER THE CITY REQUIREMENTS.
7. TOWNHOMES LOT WILL HAVE 500 SF GARAGES.
8. ALL SINGLE FAMILY HOUSES WILL HAVE FRONT GARAGE ENTRY.

**DEVELOPER/OWNER
& APPLICANT**

SCOTT RESIDENTIAL, LLC
CONTACT: DR. ABDUL LATEEF KHAN
5411 KINGSTON DRIVE
RICHARDSON, TEXAS 75082
PH: (469) 870 6020

ARCHITECT


OCULUS ARCHITECTS, INC.
CONTACT: FOKRUDDIN KHONDKAR, AIA, NCARB
14310 RICH BRANCH DR.
NORTH POTOMAC, MD 20878

CIVIL ENGINEER

ND & ASSOCIATES, LLC
CONTACT: NAIM KHAN, P.E. CFM
603 CHERRY TREE LANE
WYLYE, TEXAS 75098
PH. 214 533 7181
E-MAIL: naim1207@yahoo.com


ND & Associates, LLC
2106 Canyon Creek Drive
Galliano, Texas 75042
PH: (214) 533 7181
EMAIL: nalim207@yahoo.com
FIRM # F - 13340

[illegible]

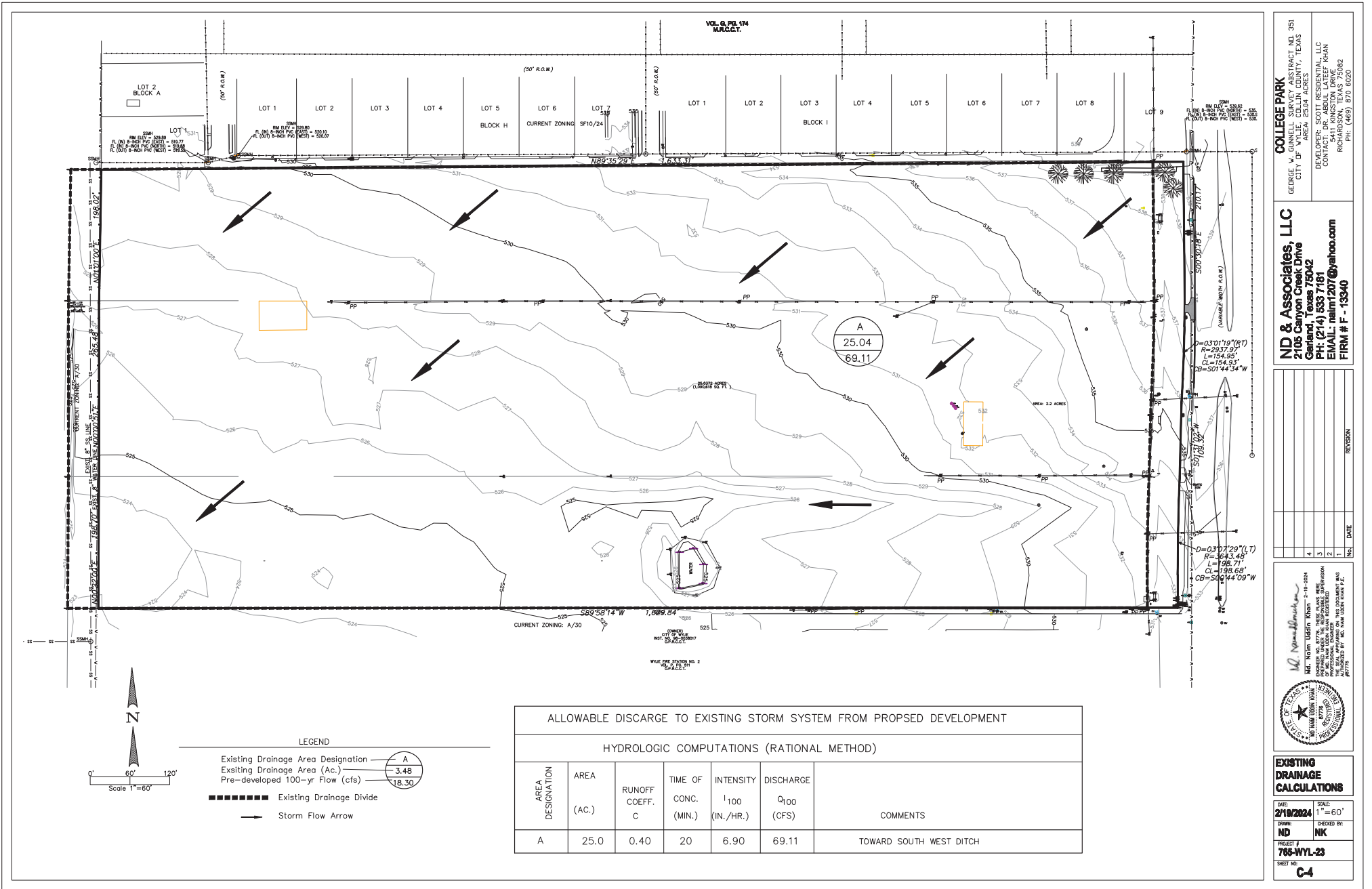

 Md. Naim Uddin Khan 2-19-2024
 ENGINEER NO. 87776, THESE PLANS WERE
 REVIEWED BY ME AS A PROFESSIONAL SUPERVISOR
 OF MD. NAIM UDDIN KHAN REGISTERED
 PROFESSIONAL ENGINEER
 THIS SEAL APPEARING ON THIS DOCUMENT WAS
 ISSUED BY MD. NAIM UDDIN KHAN P.E.
 #87776

SITE DATA	
DATE: 2/19/2024	SCALE: N.T.S.
DRAWN: ND	CHECKED BY: NK
PROJECT # 765-WYL-23	
SHEET NO: C-2	

[illegible]


 Md. Naim Uddin Khan
 2-19-2024
 ENGINEER NO. 9776. THESE PLANS WERE
 PREPARED UNDER THE RESPONSIBLE SUPERVISION
 OF THE ENGINEER WHOSE NAME IS REGISTERED
 PROFESSIONAL ENGINEER
 THE SEAL APPEARING ON THIS DOCUMENT WAS
 AUTHORIZED BY NO. NAIM UDDIN KHAN P.E.
 #9776

DATE: 1/19/2024	SCALE: 1"=60'
DRAWN BY: ND	CHECKED BY: NK
PROJECT # 705-WYL-23	
SHEET NO: C-3	



COLLEGE PARK
 GEORGE V. GUNNELL SURVEY ABSTRACT NO. 351
 CITY OF WYLLIE, COLLIN COUNTY, TEXAS
 AREA 23.04 ACRES

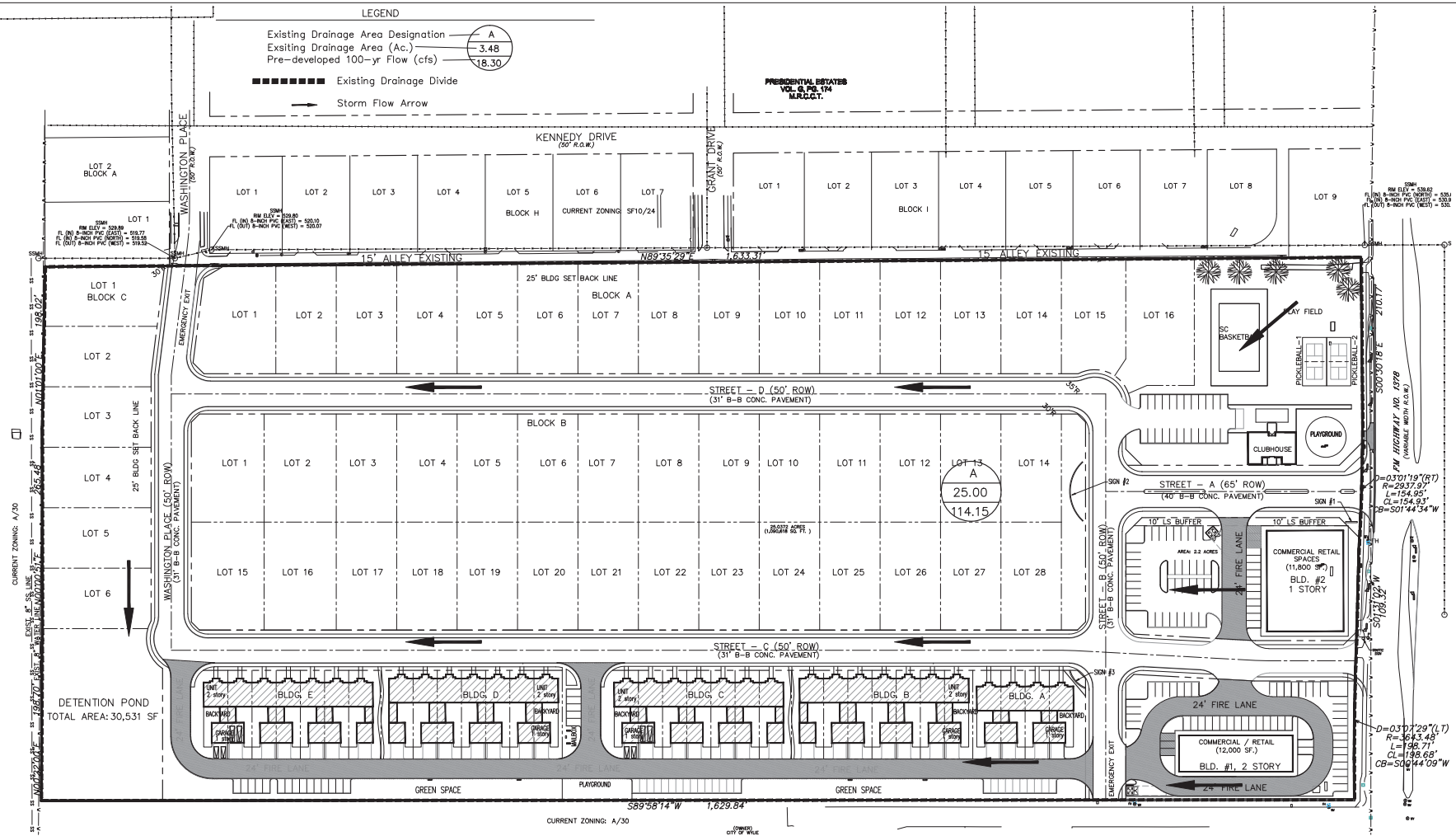
ND & Associates, LLC
 2105 Canyon Creek Drive
 Garland, Texas 75042
 PH: (214) 533 7181
 EMAIL: ndm1207@yahoo.com
 FIRM # F - 13340

NO.	DATE	REVISION
1		
2		
3		
4		

Mr. Naim Uddin Khan
 Mr. Naim Uddin Khan
 1-1-2024
 PREPARED BY: NAIM UDDIN KHAN
 CHECKED BY: NAIM UDDIN KHAN
 AUTHORIZED BY: NAIM UDDIN KHAN
 6/7/79
 NAIM UDDIN KHAN, INC.

EXISTING DRAINAGE CALCULATIONS

DATE: 2/18/2024
 SCALE: 1"=60'
 DRAWN BY: ND
 CHECKED BY: NK
 PROJECT # 765-WYL-23
 SHEET NO. C-4



COLLEGE PARK
 GEORGE V. GUNNELL SURVEY ABSTRACT NO. 351
 CITY OF WASHINGTON COUNTY, TEXAS
 DEVELOPER: SCOTT RESIDENTIAL, LLC
 CONTACT: DR. ABDUL LATEEF KHAN
 5411 KINSTON DRIVE
 RICHMOND, TEXAS 77406
 PH: (469) 870 6020

ND & Associates, LLC
 2105 Canyon Creek Drive
 Garland, Texas 75042
 PH: (214) 533 7181
 EMAIL: naim1207@yahoo.com
 FIRM # F - 13340

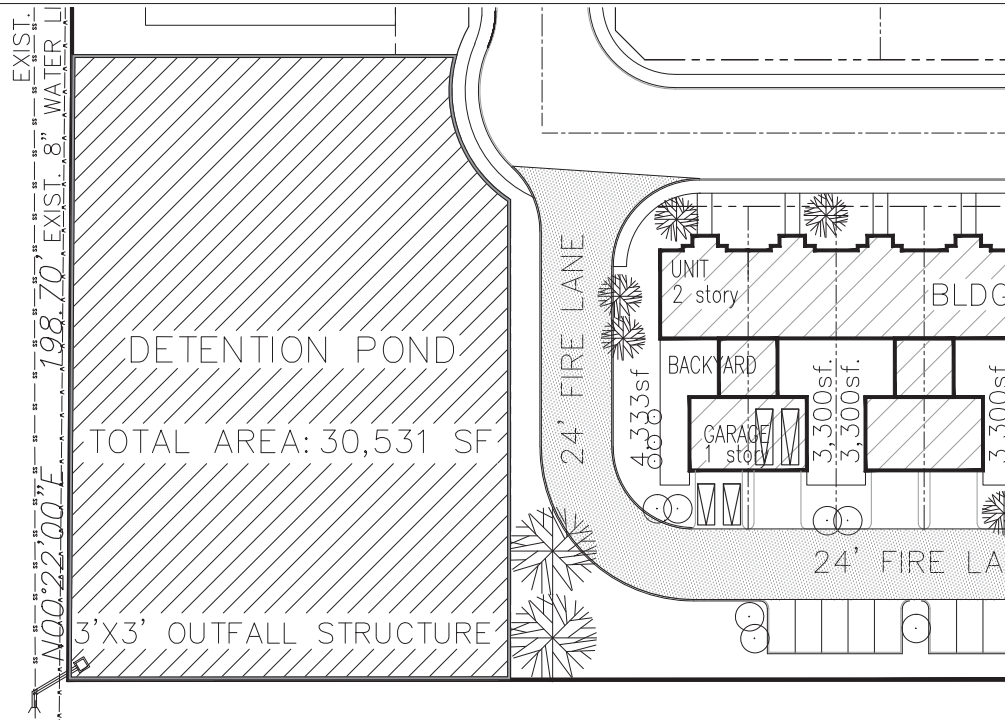
NO.	DATE	REVISION
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7		

ND & Associates, LLC
 2105 Canyon Creek Drive
 Garland, Texas 75042
 PH: (214) 533 7181
 EMAIL: naim1207@yahoo.com
 FIRM # F - 13340



PROP. DRAINAGE AREA MAP & CALCULATIONS

DATE: 2/17/2024
 SCALE: 1"=60'
 DRAWN: ND
 CHECKED BY: NK
 PROJECT: 785-WYL-23
 SHEET NO: C-5



DETENTION POND CALCULATIONS

1. RAINFALL INTENSITY CALCULATIONS

	100-year	25-year	10-year	5-year
e	0.7370	0.7588	0.7739	0.7890
b	86.7090	76.0690	68.9510	64.2590
d	11.0000	11.0000	11.0000	11.0000

2. Determine Allowable Discharge From the Proposed Development

Pre-Developed Flow	5-yr	10-yr	25-yr	100-yr
A	25.00	25.00	25.00	25.00
C	0.4	0.4	0.4	0.4
Tc	20	20	20	20
I	4.28	4.84	5.62	6.90
Q (cfs)	42.80	48.40	56.20	69.01

4. DETENTION POND NOTES:

- THE POND MIGHT BE ENGINEERED DETENTION POND WITH RETAINING WALL ON ALL SIDES.
- TOTAL DEPTH OF POND WILL BE 3.10' WHICH INCLUDES 1' FREEBOARD FOR 100-YR RAINFALL EVENT.
- MULTI-STAGED OUTFALL STRUCTURE WILL BE DESIGNED TO RELEASE 100-YR, 25-YR, 10-YR AND 5-YR RAINFALL.
- FLOW SPRADER WILL BE BUILT AT OUTFALL TO MAKE THE CONCENTRATED FLOW TO SHEET FLOW.
- DETENTION POND AREA WILL BE DEDICATED AS A DRAINAGE EASEMENT.
- POND WALL WILL BE 1' WIDE ON THE TOP AND 2' INSIDE THE EASEMENT.
- RAMP WILL BE PROVIDE AT MAX 6:1 SLOPE FOR MAINTENANCE VEHICLE.
- POND WILL BE MAINTAINED BY THE HOA.

3. Required Storage for 100-YR Storm Event With Maximum Release Rate for 100-YR Storm Event

a. 100-yr Storm Event (Maximum Release Rate: 69.01 cfs)							
100-yr	Duration	I-100yr	C	Area	Pick Flow	Inflow	Outflow
	min.	in/hr		Acres	cfs	cu.ft.	cu.ft.
	10	9.20	0.58	25.00	133.33	79998	41405
	15	7.86	0.58	25.00	113.91	102521	51756
	20	6.90	0.58	25.00	100.06	120074	62107
	30	5.62	0.58	25.00	81.43	146572	82810
	40	4.78	0.58	25.00	69.33	166391	103512
	50	4.19	0.58	25.00	60.76	182276	124215
	60	3.75	0.58	25.00	54.33	195578	144917
	70	3.40	0.58	25.00	49.30	207057	165620
	80	3.12	0.58	25.00	45.25	217180	186322
	90	2.89	0.58	25.00	41.90	226256	207025
	100	2.70	0.58	25.00	39.08	234498	227727
	110	2.53	0.58	25.00	36.68	242059	248430
							-6,370

c. 10-yr Storm Event (Maximum Release Rate: 48.40 cfs)

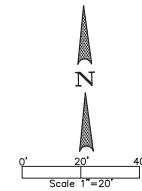
10-yr	Duration	I-5yr	C	Area	Pick Flow	Inflow	Outflow	Storage
	min.	in/hr		Acres	cfs	cu.ft.	cu.ft.	cu.ft.
	10	6.54	0.58	25.00	94.78	56865	29040	27,825
	15	5.54	0.58	25.00	80.34	72304	36300	36,004
	20	4.84	0.58	25.00	70.11	84137	43560	40,577
	30	3.89	0.58	25.00	56.47	101651	58080	43,571
	40	3.29	0.58	25.00	47.70	114472	72600	41,872
	50	2.86	0.58	25.00	41.53	124576	87120	37,456
	60	2.55	0.58	25.00	36.92	132922	101640	31,282
	70	2.30	0.58	25.00	33.34	140042	116160	23,862
	80	2.10	0.58	25.00	30.47	146260	130680	15,580
	90	1.94	0.58	25.00	28.11	151788	145200	6,588
	100	1.80	0.58	25.00	26.13	156771	159720	-2,949
	110	1.69	0.58	25.00	24.44	161313	174240	-12,927

b. 25-yr Storm Event (Maximum Release Rate: 56.20 cfs)

25-yr	Duration	I-5yr	C	Area	Pick Flow	Inflow	Outflow	Storage
	min.	in/hr		Acres	cfs	cu.ft.	cu.ft.	cu.ft.
	10	7.55	0.58	25.00	109.48	65689	33720	31,969
	15	6.42	0.58	25.00	93.10	83793	42150	41,643
	20	5.62	0.58	25.00	81.47	97766	50580	47,186
	30	4.54	0.58	25.00	65.90	118617	67440	51,177
	40	3.85	0.58	25.00	55.84	134020	84300	49,720
	50	3.36	0.58	25.00	48.75	146244	101160	45,084
	60	3.00	0.58	25.00	43.44	156400	118020	38,380
	70	2.71	0.58	25.00	39.31	165106	134880	30,226
	80	2.48	0.58	25.00	35.99	172741	151740	21,001
	90	2.29	0.58	25.00	33.25	179552	168600	10,952
	100	2.13	0.58	25.00	30.95	185711	185460	251
	110	2.00	0.58	25.00	28.99	191340	202320	-10,980

d. 5-yr Storm Event (Maximum Release Rate: 42.80 cfs)

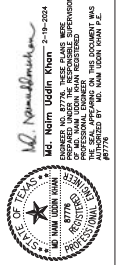
5-yr	Duration	I-5yr	C	Area	Pick Flow	Inflow	Outflow	Storage
	min.	in/hr		Acres	cfs	cu.ft.	cu.ft.	cu.ft.
	10	5.82	0.58	25.00	84.34	50607	25680	24,927
	15	4.91	0.58	25.00	71.26	64138	32100	32,038
	20	4.28	0.58	25.00	62.03	74436	38520	35,916
	30	3.43	0.58	25.00	49.75	89551	51360	38,191
	40	2.89	0.58	25.00	41.88	100513	64200	36,313
	50	2.51	0.58	25.00	36.36	109089	77040	32,049
	60	2.22	0.58	25.00	32.26	116130	89880	26,250
	70	2.01	0.58	25.00	29.07	122106	102720	19,386
	80	1.83	0.58	25.00	26.52	127303	115580	11,743
	90	1.68	0.58	25.00	24.43	131906	128400	3,506
	100	1.56	0.58	25.00	22.67	136042	141240	-5,198
	110	1.46	0.58	25.00	21.18	139800	154080	-14,280



COLLEGE PARK
 GEORGE W. GUNNELL SURVEY ABSTRACT NO. 351
 CITY OF WYLLIE, COLLIN COUNTY, TEXAS
 DEED RECORDED IN THE PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
 CONTACT: DR. ABUL LALEF KHAN
 5411 KINGSTON DRIVE
 RICHARDSON, TEXAS 75082
 PH: (409) 876 0020

ND & Associates, LLC
 2105 Canyon Creek Drive
 Garland, Texas 75042
 PH: (214) 533 7181
 EMAIL: naim1207@yahoo.com
 FIRM # - 13340

NO.	DATE	REVISION
1		
2		
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DETENTION POND PLAN & CALCULATIONS

DATE:	2/10/2024	SCALE:	1"=20'
DRAWN:	ND	CHECKED BY:	NK
PROJECT:	705-WYL-23		
SHEET NO:	C-6		

PLANNED DEVELOPMENT STANDARDS
EXHIBIT “C”
COLLEGE PARK
2023-XX-PD

I. PURPOSE

College Park is a sustainable neighborhood with the intent to promote a gradual transition of single family detached residential living with a higher density townhouse community. The neighborhood is accompanied by open spaced amenities and a commercial retail component.

SINGLE FAMILY DETACHED RESIDENTIAL

II. GENERAL CONDITIONS:

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. All regulations of the Single Family 10/24 set forth in Article 3, Section 3.2 of the Comprehensive Zoning Ordinance (adopted as of June 2023) shall apply except as specifically provided herein.
3. The development shall be in general conformance with Exhibit “B” (Zoning Exhibit).

A. SPECIAL CONDITIONS:

1. Maximum number of residential detached lots shall not exceed 50 lots.
2. Alleys shall not be required within the Single Family Detached tract of the Planned Development.
3. All homes within the community shall have front entry garages.
4. J-swing garage entries shall not be required.
5. The second point of vehicular access into the development shall be located off the existing street of Washington Place to the north and shall be gate restricted for emergency access only.
6. A Homeowner’s Association (HOA) shall be established that will be responsible for maintenance of all screening, HOA open space lots, HOA common areas, and landscaping within HOA areas.
 - a. A 8’ high metal fence with brick columns shall be required for the community park.

TOWNHOUSE RESIDENTIAL

III. GENERAL CONDITIONS:

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. All regulations of the Townhouse District set forth in Article 3, Section 3.3 of the Comprehensive Zoning Ordinance (adopted as of June 2023) shall apply except as specifically provided herein.
3. The development shall be in general conformance with Exhibit “B” (Zoning Exhibit).

A. SPECIAL CONDITIONS:

1. Maximum number of townhouse lots shall not exceed 32 lots.
2. The Townhouse units shall have a front setback of 5’ and shall provide rear entry vehicular access through a 24’ wide alley which will also be used as a fire lane.
3. A Homeowner’s Association (HOA) shall be established that will be responsible for maintenance of all HOA open space lots, HOA common areas, and landscaping within HOA areas.

COMMERCIAL

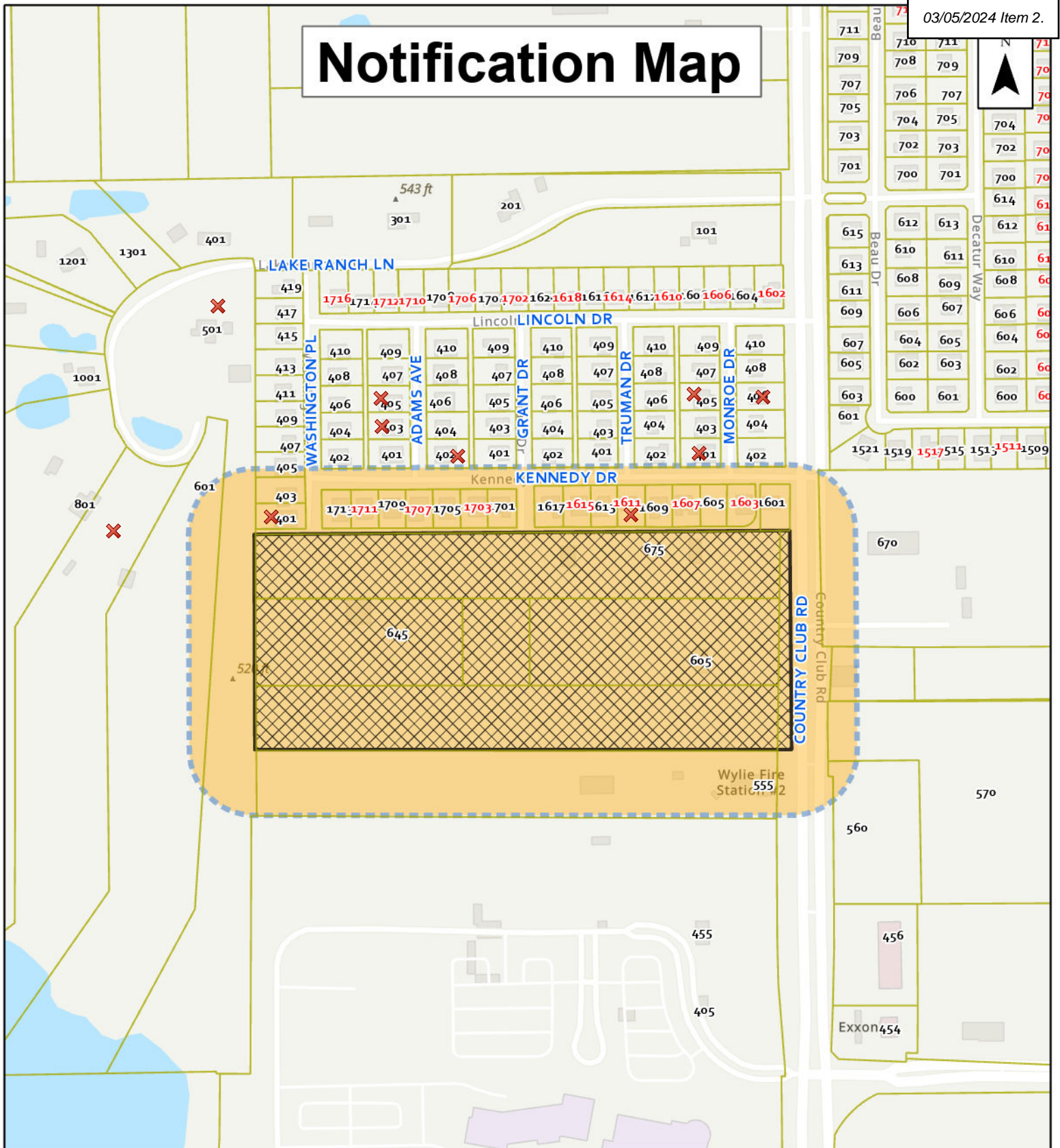
IV. GENERAL CONDITIONS:

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. All regulations of the Commercial Corridor District set forth in Article 4, Section 4.1.C of the Comprehensive Zoning Ordinance (adopted as of June 2023) shall apply except as specifically provided herein.
3. The development shall be in general conformance with Exhibit “B” (Zoning Exhibit).

A. SPECIAL CONDITIONS:

1. The following uses as defined in the June 2023 Comprehensive Zoning Ordinance shall be prohibited:
 - a. Sexually Oriented Business
 - b. Equipment Rental
 - c. Automobile Rental
 - d. Automobile Repair Minor
 - e. Car Wash
 - f. Vehicle Display, Sales or Service
 - g. Smoke Shop
 - h. Smoking Establishments
 - i. Any and all uses listed under Sections 5.2.H and 5.2.I of the Zoning Ordinance (adopted as of June 2023)

Notification Map



ZONING CASE:
ZC 2023-18



SUBJECT property



200 foot Notification Buffer

0 100 200 300 400 500 600 700 800 900 1,000 Feet



Date: 2/8/2024





Public Comment Form

First Name *

Steven

Middle Name

D

Last Name *

Curtis

Address *

Street Address

401 Monroe Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

We do not need the additional traffic in Presidential Estates.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

A grey rectangular box containing a black electronic signature that appears to read 'Steven D. Curtis'.

Date of Signature

2/22/2024



Public Comment Form

First Name *

Shaun

Middle Name

Last Name *

Keefer

Address *

Street Address

1611 KENNEDY DR.

Address Line 2

City

WYLIE

State / Province / Region

Texas

Postal / Zip Code

75098-7103

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

So many reasons to be against this. Increased traffic through our neighborhood via Adams/Kennedy Dr.. A 6ft wall up against our alley on Kennedy will make it difficult to get in the driveway especially on trash day. Increased crime with retail and townhomes. Houses looked like they belong in a gentrified neighborhood and don't fit the Wylie look. Houses packed together like sardines. The houses will be overlooking our 8ft privacy fence.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

2/19/2024



Public Comment Form

First Name *

Robert

Middle Name

E

Last Name *

Thompson

Address *

Street Address

807 Carlton Rd

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

A grey rectangular box containing a black electronic signature that appears to read 'Robert E. Thompson'.

Date of Signature

2/23/2024



Public Comment Form

First Name *

Michelle

Middle Name

Last Name *

Subia

Address *

Street Address

709 Overton Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

Too much traffic. Not enough space in schools as it is to house more students

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

2/19/2024



Public Comment Form

First Name *

Gabriel

Middle Name

Last Name *

Subia

Address *

Street Address

709 Overton Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

A digital electronic signature of Gabriel Subia, appearing as a cursive script in black ink on a light gray background.

Date of Signature

2/19/2024



Public Comment Form

First Name *

marc

Middle Name

Last Name *

Pieroni

Address *

Street Address

701 lake ranch rd

Address Line 2

City

wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

A stylized electronic signature in black ink, appearing to read 'MP' followed by a flourish.

Date of Signature

2/19/2024



Public Comment Form

First Name *

Stephanie

Middle Name

J

Last Name *

Johnson

Address *

Street Address

503 Woodhollow Drive

Address Line 2

City

WYLIE

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Stephanie Johnson

Date of Signature

2/19/2024



Public Comment Form

First Name *

Mark

Middle Name

A

Last Name *

Johnson

Address *

Street Address

503 Woodhollow Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Mark Johnson

Date of Signature

2/19/2024



Public Comment Form

First Name *

marc

Middle Name

Last Name *

Pieroni

Address *

Street Address

501 lake ranch rd

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Marc Pieroni

Date of Signature

2/19/2024



Public Comment Form

First Name *

Lindsay

Middle Name

Last Name *

Davis

Address *

Street Address

406 Monroe Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

Do not want multi-family dwellings and increased traffic next to my home.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

A grey rectangular box containing a black electronic signature that appears to read 'Lindsay Davis'.

Date of Signature

2/23/2024



Public Comment Form

First Name *

Ronald

Middle Name

Last Name *

Ward

Address *

Street Address

406 Monroe Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

It will lessen property values and increase traffic. No thank you.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

A black and white image of a handwritten signature, 'Ronald Ward', on a light gray background.

Date of Signature

2/23/2024



Public Comment Form

First Name *

Rhoda

Middle Name

Last Name *

Ostertag

Address *

Street Address

405 Washington Pl

Address Line 2

405 Washington PL

City

Wylie

State / Province / Region

Texas

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

More traffic, and who will buy these condo/homes? Kids for the college? If so thats inviting trouble to Wylie. We do not even have enough teachers for the kids that live in Wylie now so why add more families!

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Rhoda Ostertag

Date of Signature

2/15/2024



Public Comment Form

First Name *

Aaron

Middle Name

Last Name *

Gallagher

Address *

Street Address

405 Monroe Dr.

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

For the second time, no. Absolutely not.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

2/19/2024



Public Comment Form

First Name *

Eunice

Middle Name

Last Name *

Navarro-Garcia

Address *

Street Address

405 Adams Ave

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

Too many homes in very little space will be adding to traffic congestion as well as noise and crime rates with so many people crammed into that area. We want to maintain the quiet, peaceful environment we currently have.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

2/25/2024



Public Comment Form

First Name *

Melia

Middle Name

Last Name *

Abreo

Address *

Street Address

403 Adams Ave

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

This is a concern due to increased traffic, safety of neighborhood, and school capacity.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

A digital signature of Melia Abreo, written in black ink on a light gray background.

Date of Signature

2/20/2024



Public Comment Form

First Name *

Viktoria

Middle Name

Reindl

Last Name *

Bray

Address *

Street Address

402 Adams Ave.

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

2/23/2024



Public Comment Form

First Name *

Gary

Middle Name

Herman

Last Name *

Trentelman

Address *

Street Address

401 Washington PL

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

A digital representation of a handwritten signature in cursive script, reading 'Gary Trentelman', displayed within a light gray rectangular box.

Date of Signature

2/15/2024



Public Comment Form

First Name *

Barbara

Middle Name

H

Last Name *

Curtis

Address *

Street Address

401 Monroe Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

We don't need the additional traffic in Presidential Estates.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

2/22/2024



Public Comment Form

First Name *

Steven

Middle Name

D

Last Name *

Curtis

Address *

Street Address

401 Monroe Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

We do not need the additional traffic in Presidential Estates.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

2/22/2024



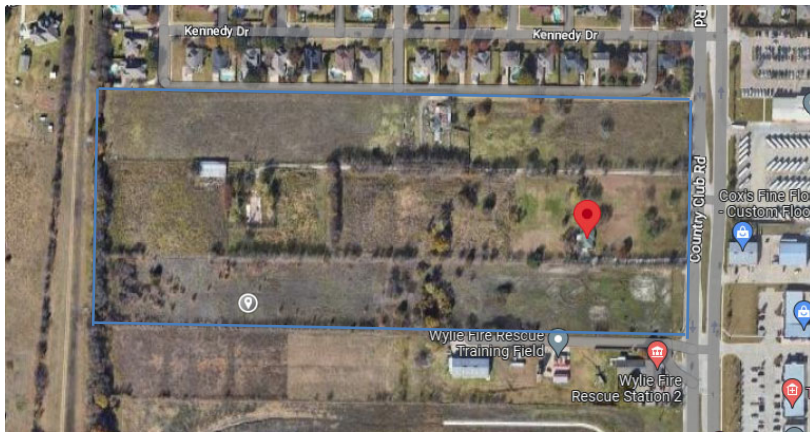
COLLEGE PARK

DEVELOPMENT PROPOSAL

SCOTT RESIDENTIAL, LLC

Land Area:

TOTAL LAND: 25.0 AC.



605 Country Club Rd.
Wylie, Tx 75098

LAND USED:

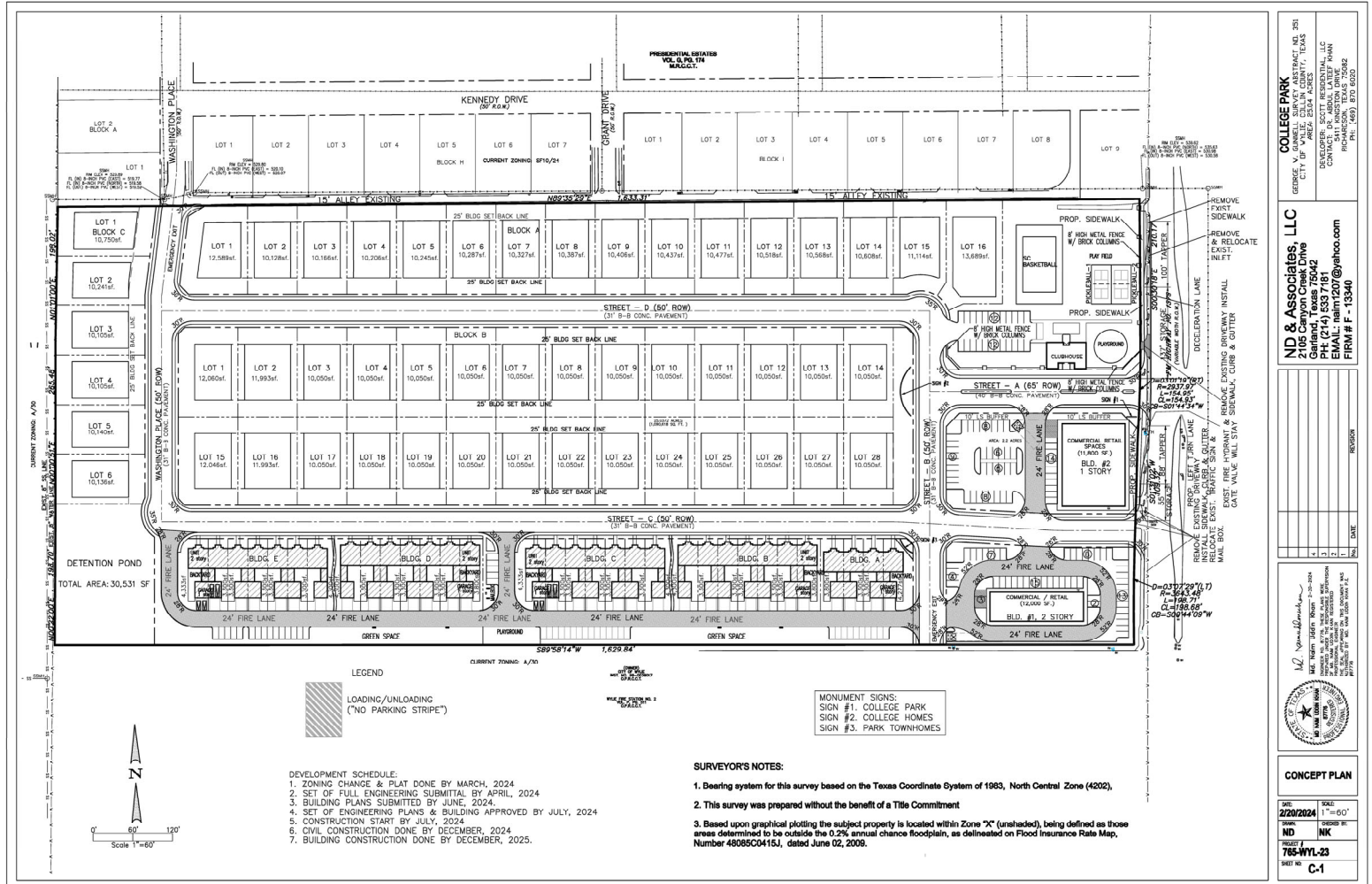
SINGLE FAMILY HOMES AREA: 14.5 AC.

TOWNHOMES AREA: 4.0 AC.

COMMERCIAL LAND AREA: 2.7 AC.

COMMON AREAS: 3.8 AC.

Concept Plan:



605 Country Club Road, Wylie - Trip Generation (ITE Trip Generation Manual, 11th Edition)

SITE DATA TABLE

LEGAL DESCRIPTIONS:

BEING A 25.0372 acre tract situated in George W. Gunnell Survey, Abstract No. 351, Collin County, Texas and being all of a tract of land described in a deed to Wylie Partners, LP, as recorded in Instrument Number 20180530000658260 of the Official Public Records Collin County, Texas (O.P.R.C.C.T.) and all of a tract of land described in a deed to Abdul R. Khan and Abdul L. Khan, as recorded in Instrument Number 20150608000672830 (O.P.R.C.C.T.) and all of a tract of land described in a deed to Scott Residential, LLC as recorded in Instrument Number 20181105001376830, and 20181106001376890 (O.P.R.C.C.T.) and all of a tract of land described in a deed to ALK Real Estate Investment, LLP, as recorded in Instrument Number 20170302000278350 (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch Iron rod set at the northeast corner of said Wylie Partners,LP, and the southeast corner of Presidential Estates, an addition to the City of Wylie as record in Volume G, Page 174, Map Records of Collin County, Texas, and on the west right-of-way line of FM Highway No. 1378 (a variable width right-of-way), for a corner;

THENCE South 00 degrees 30 minutes 18 seconds East along the east line of said Wylie Partners, LP, and on the west right-of-way line of said FM Highway No. 1378, a distance of 210.17 feet to a 1/2-inch iron rod found at the southeast corner of said Wylie Partners, LP and the northeast corner of said Khan tract, and at the beginning of a curve to the right having a radius of 2937.97 feet and a chord bearing and distance of South 01 degrees 44 minutes 34 seconds West, 154.95 feet;

THENCE Along the east line of said Khan tract and the west right-of-way line of said FM Highway No. 1378, and along said curve to the right having a delta of 03 degrees 01 minutes 19 seconds and a arc length of 154.95 feet to a 1/2-inch iron rod set, for corner

THENCE South 01 degrees 31 minutes 02 seconds West, along the east line of said Khan tract and the west right-of-way line of said FM Highway No. 1378, a distance of 109.32 feet to a 5/8-inch iron rod found with cap stamped "TXDOT", at the southeast corner of said Khan tract and the northeast corner of said ALK Real Estate Investment, LLP, and the beginning of a curve to the left having a radius of 3643.48 feet and a chord bearing and distance of South 00 degrees 44 minutes 09 seconds West, 198.68 feet;

THENCE along the east line of said ALK Real Estate Investment, LLP, tract and on the west right-of-way line of said FM Highway No. 1378 and along said curve to the left having a delta of 03 degrees 07 minutes 29 seconds, and an arc length of 198.71 feet to a 1/2-inch iron rod set at the southeast corner of said ALK Real Estate Investment, LLP, tract and the north line of a tract of land described in a deed to City of Wylie, as recorded in Instrument Number 98-0038017, (O.P.R.C.C.T.), for a corner;

THENCE South 89 degrees 58 minutes 14 seconds West, along the south line of said ALK Real Estate Investment, LLP tract, and on the north line of said City of Wylie tract a distance of 1629.84 feet to a 1/2-iron rod found at the southwest corner of said ALK Real Estate Investment tract and the northwest corner of said City of Wylie tract, for a corner;

THENCE North 00 degrees 22 minutes 00 seconds East, along the west line of said ALK Real Estate Investment tract, a distance of 198.70 feet to a 3/8-inch iron rod found at the northwest corner of said ALK Real Estate Investment tract, and the southwest corner of said Scott Residential, LLC, for a corner;

THENCE North 00 degrees 00 minutes 51 seconds East, along the west line of said Scott Residential, LLC tract, a distance of 265.48 feet to a 3/8-inch iron rod found at the northwest corner of said Scott Residential, LLC tract, and the southwest corner of said Wylie Partners, LP tract, for a corner;

THENCE North 01 degrees 01 minutes 00 seconds East, along the west line of said Wylie Partners, LP tract, a distance of 198.02 feet to a 5/8-inch iron rod found at the northwest corner of said Wylie Partners, LP tract, and the southwest corner of said Presidential Estates, for a corner;

THENCE North 89 degrees 35 minutes 29 seconds East, along the north line of said Wylie Partners, LP tract and the south line of said Presidential Estates, a distance of 1633.31 feet to the POINT OF BEGINNING AND CONTAINING 1,090,618 square feet or 25.0372 acres of land, more or less.

GENERAL NOTES:

1. ALL USES PERMITTED BY THE CITY OF WYLYE, TEXAS.
2. ALL SURFACE MATERIALS OF PUBLIC STREETS, ACCESS DRIVEWAYS AND SIDEWALKS SHALL MEET OR EXCEED MINIMUM CITY STANDARDS & SPECIFICATIONS.
3. FINAL STREET LAYOUT, LOT CONFIGURATIONS, DIMENSIONS & SPACING MAY VARY PROVIDING NO VARIANCES OF THE CITY OF WYLYE.
4. LANDSCAPE SHALL COMPLY WITH THE CITY OF WYLYE RULES AND REGULATIONS.
5. 6' HIGH MASONRY SCRRFFING FENCE WILL BE CONSTRUCTED WEST, NORTH & SOUTH SIDE OF THE BOUNDARY LINE.
6. A HOMEOWNERS ASSOCIATIONS WILL BE FORMED TO MAINTAIN COMMON & EASEMENT AREAS AS PER THE CITY REQUIREMENTS.
7. TOWNHOMES LOT WILL HAVE 500 SF GARAGES.
8. ALL SINGLE FAMILY HOUSES WILL HAVE FRONT GARAGE ENTRY.

DEVELOPER/OWNER
& APPLICANT

SCOTT RESIDENTIAL, LLC
CONTACT: DR. ABDUL LATEEF KHAN
5111 KINGSTON DRIVE
RICHARDSON, TEXAS 75082
PH: (469) 870 6020

ARCHITECT

OCULUS ARCHITECTS, INC.
CONTACT: FOKRUDDIN KHONDAKER, AIA, NCARB
14310 RICH BRANCH DR.
NORTH POTOMAC, MD 20878

CIVIL ENGINEER

ND & ASSOCIATES, LLC
CONTACT: NAIM KHAN, P.E. CFM
603 CHERRY TREE LANE
WYLIE, TEXAS 75090
PH. 214 533 7181
E-MAIL: naim1207@yahoo.com

COLLEGE PARK
MUNNELL SURVEY ABSTRACT NO. 351
WYLEE, COLLIN COUNTY, TEXAS
AREA 25.04 ACRES

OWNER: SCOTT RESIDENTIAL, LLC
ACT. DR. ABDUL LATEEF KHAN
5411 KINGSTON DRIVE
CHARLSON, TEXAS 75062
P-4: (469) 870 6020

ND & Associates, LLC
2105 Canyon Creek Drive
Garland, Texas 75042
PH: (214) 533-7181
EMAIL: nalim1207@yahoo.com
FIRM # F - 13340

[illegible]

W. Vonnahme
 MC. Nam Uddin Khan 2-19-2024
 REGISTERED IN 8779L THESE PLANS WERE
 RECORDED IN 8779L BY THE COUNTY CLERK
 OF MC. NAM UDDIN KHAN REGISTERED
 IN 8779L BY THE COUNTY CLERK OF
 THE STATE OF TEXAS. THIS DOCUMENT WAS
 AUTHORIZED BY MC. NAM UDDIN KHAN P.E.
 #87779

STATE OF TEXAS
 MC NAM UDDIN KHAN
 8779L
 REGISTERED
 2-19-2024

SITE DATA

DATE: 2/19/2024	SCALE: N.T.S.
ISSUING: ND	CHECKED BY: NK
PROJECT / 765-WYL-23	
SHEET NO: C-2	

Site Plan:



Commercial / Retails Birds Eye View:



Clubhouse:



TH Building:



Single Family Homes Example:

