

Planning & Zoning Commission



January 5, 2021

Regular Business Meeting



Planning & Zoning Commission

NOTICE OF MEETING

Regular Meeting Agenda

January 5, 2021 – 6:00 pm

Wylie Municipal Complex - Council Chambers

300 Country Club Road, Building #100

Wylie, TX 75098

Cory Plunk.....Chair
Bryan Rogers..... Vice Chair
Dan NorrisCommissioner
Taylor Newsom..... Commissioner
Mike McCrossin..... Commissioner
Charla Riner..... Commissioner
Brian Ortiz.....Commissioner
Jasen Haskins..... Planning Manager
Kevin Molina..... Senior Planner
Mary Bradley..... Administrative Assistant

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

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

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020.

Hearing impaired devices are available from the Secretary prior to each meeting.

CALL TO ORDER

Announce the presence of a Quorum

INVOCATION & PLEDGE OF ALLEGIANCE

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must fill out a non-agenda form prior to the meeting in order to speak. Commissioners request that comments be limited to three (3) minutes. In addition, Commissioners is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

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

EXECUTIVE SESSION

If during the course of the meeting covered by this notice, the Planning & Zoning Commission should determine that a closed or executive meeting or session of the Planning & Zoning 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 & Zoning Commission at the date, hour and place given in this notice as the Planning & 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.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for New Truck Parking Stop for an Outside Storage Use, on 1.24 acres of Lot 4, Block D of Regency Business Park Phase 2, property located at 218 Regency Drive.
2. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding a request for a change of zoning from Multi-Family (MF) to Planned Development - Multifamily (PD-MF), to allow for townhome development on 26.653 located at the northwest corner of County Line Road and Troy Road. **(ZC2020-17)**.
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)**.
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)**.

WORKSESSION

1. Hold a work session to discuss a townhome multi-family use or property generally located on SH788 north of Brown Street.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on December 31, 2020 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: www.wylietexas.gov.

Stephanie Storm, City Secretary

Date Notice Removed



Planning & Zoning Commission

Minutes

Regular Meeting

December 15, 2020 – 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 Charla Riner. Those absent: Commissioner Brian Ortiz and Commissioner Mike McCrossin.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Norris gave the invocation and Commissioner Newsom 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 1, 2020 Regular Meeting.**
- B. **Consider, and act upon a recommendation to City Council regarding a Final Plat of Liberty Private School Addition, being a replat of Lot 1, Block A, to establish two ETJ lots, property located at 1435 East FM544, in the City of Wylie's Extra Territorial Jurisdiction.**

- C. **Consider, and act upon a recommendation to the City Council, regarding a Preliminary Plat for Muddy Creek WasteWater Treatment Plant Addition, to create one lot on 50.38 acres, located at 5401 Pleasant Valley Road.**
- D. **Consider, and act upon a recommendation to the City Council, regarding a Final Plat for Muddy Creek WasteWater Treatment Plant Addition, to establish one lot on 50.38 acres, located at 5401 Pleasant Valley Road.**

Commission Action

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

REGULAR AGENDA

- 1. **Consider, and act upon, a Site Plan for Muddy Creek WasteWater Treatment Plant for a Sewage Treatment Plant Use, on 50.38 acres of Lot 1, Block A of Muddy Creek WasteWater Treatment Plant Addition. Property located at 5401 Pleasant Valley Road.**

Staff Discussion

Mr. Molina stated that the applicant is proposing to construct a 2,156 square foot office building in the Muddy Creek WasteWater Treatment Plant Addition. The exterior of the building will match the look of the adjacent existing office building located to the east. The site plan also includes a landscaped berm on the eastern and northern side of the development.

Board Action

A motion was made by Vice Chair Rogers, seconded by Commissioner Riner to approve the Site Plan for Muddy Creek WasteWater Treatment Plant for a Sewage Treatment Plant Use, on 50.38 acres of Lot 1, Block A of Muddy Creek WasteWater Treatment Plant Addition. Property located at 5401 Pleasant Valley Road. A vote was taken and the motion carried 5-0.

Vice Chair Rogers recused himself due to conflict of interest for Item 2.

- 2. **Consider, and act upon, a Site Plan for Steel Road Light Industrial for Light Industrial uses, on 3.198 acres of Lot 2, Block A of Steel Road Light Industrial Addition. Property located at 53 Steel Road.**

Staff Presentation

Mr. Molina stated that the applicant is proposing to construct six office/warehouse buildings in three phases on the property located 53 Steel Road. Each phase will construct two buildings and provide parking spaces for each building.

The first phase provides a combined square footage of 13,978 for two buildings and includes 27 parking spaces. The second phase provides a combined square footage of 13,625 for two buildings and includes 28 parking spaces. The final third phase provides a combined square footage of 12,000 and includes 19 parking spaces.

The site plan also includes 17,153 square feet of landscape area for the entire development.

Board Discussion

Mr. Bill Thomas, Engineering Concepts and Design, 201 Windco Circle, Suite 200, the engineer for the subject property, responding to Commissioner comments, stated that a loading dock will be provided for a proposed medical facility use, the trucks will load and unload the same day, there will be no long term storage.

Board Action

A motion was made by Commissioner Newsom, and seconded by Commissioner Norris, to approve the Site Plan for Steel Road Light Industrial for Light Industrial uses, on 3.198 acres of Lot 2, Block A of Steel Road Light Industrial Addition. Property located at 53 Steel Road. A vote was taken and carried 4-0.

Vice Chair Rogers returned to the meeting.

Chair Plunk stated that Item 3 was tabled at the December 1, 2020 meeting. A motion was made by Commissioner Riner, and seconded by Commissioner Newsom to remove Item Number 3 from the table. A vote was taken and carried 5 - 0.

- 3. Continue a Public Hearing, consider, and act upon a recommendation to the City Council regarding a change of zoning from Agricultural (AG) to Planned Development (PD), to allow for single family development on 13.041 acres located on Woodbridge Parkway across from Raymond Cooper Junior High School. (ZC 2020-13).**

Staff Presentation

Mr. Haskins stated that on December 1, 2020 the Commissioners recommended revisions to the request. The applicant has revised the zoning exhibit to reflect a full 50 feet right-of-way street as a second point of entry, as a 'pocket park.' In addition the applicant is providing a zoning exhibit outlining the park and project entry features. The revised Planned Development Conditions reduce the number of lots from 92 to 90. The revisions to the Conditions also allow for 15 feet setbacks on the cul-de-sac lots, however 20 feet setbacks will be required on the remaining lots.

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 Commissioner Norris, and seconded by Commissioner Newsom to recommend approval to the City Council regarding a change of zoning from Agricultural (AG) to Planned Development (PD), to allow for single family development on 13.041 acres located on Woodbridge Parkway across from Raymond Cooper Junior High School. (ZC 2020-13). A vote was taken and carried 5 - 0.

- 4. Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change of zoning from Planned Development (PD 2018-30) to Light Industrial (LI), to allow for light industrial development on 2.9068 acres located at 32 Steel Road. (ZC2020-16).**

Staff Presentation

Mr. Molina stated that the property is located at 32 Steel Road. The applicant is requesting a change of zoning from Planned Development 2018-30 to Light Industrial for marketing purposes.

A straight zoning designation will allow the subject property to be marketed and developed without the requirements of the Planned Development. The applicant has not submitted any plans for future development at this time.

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 and seconded by Commissioner Newsom to recommend approval to the City Council regarding a change of zoning from Planned Development (PD 2018-30) to Light Industrial (LI), to allow for light industrial development on 2.9068 acres located at 32 Steel Road. (ZC2020-16). A vote was taken and carried 5 - 0.

WORK SESSION

Hold a work session to discuss Food Trucks, Farmer's Markets, and Temporary Use Permits.

Mr. Haskins stated that the Parks Master Plan identified an interest from the community in allowing Food Truck Parks and Farmers Markets as both permanent and longer duration temporary uses. Staff is asking for direction for an amendment to the Zoning Ordinance to include Food Trucks, Farmer's Markets, and Temporary Use Permits.

Staff is recommending that stand alone uses, either a Food Truck or Farmers Markets be allowed with a Special Use Permit. The SUP will allow a case by case basis to determine the nature of the use and site design of each request.

Staff is also recommending adding food vendors or farmers market style sales to the Accessory Outside Sales uses to be added on a more permanent basis to existing commercial facilities. For example, retail shops having sidewalk sales or having a snow cone stand.

Finally, Staff has recommended changes to the Temporary Use Permit to redefine a temporary market and include food vendors in the use.

Public Comments

Mr. Haskins stated a comment was made by the Wylie Chamber of Commerce stating they were in favor of the amendments.

Ms. Angel Wygant, Wylie Economic Development Corporation, 250 S Highway 78, spoke in favor of allowing food trucks, stating that they are clean, sanitary, and professional.

Mr. Jeremy Meyer, President Downtown Merchants Association, spoke in favor of food trucks. He recommended these items: Food trucks allowed within the downtown area to have an oversight of the type of use, so as not to be in competition with the existing restaurants in the downtown area; limiting placement during on-going events; requiring a noise restriction to the generators; and a guidance policy for clean up.

Ms. Janet Smith, 506 Fairland Drive, business owner in the downtown area and spoke in favor of the amendment. Farmer's Market will boost and draw the public to the downtown area.

The Commissioners recommended that commercial facilities propose an area be designated to allow outside sales on one private space. Commissioners also recommended that outside sales or food trucks be allowed within a residential area with certain guidelines and restrictions. All Commissioners were in favor of Staff moving forward with making amendments to the Zoning Ordinance.

Ms. Bradley stated that the next meeting will be January 7, 2021.

ADJOURNMENT

A motion was made by Commissioner Newsom, and seconded by Commissioner McCrossin, to adjourn the meeting at 7:20 PM. A vote was taken and carried 7-0.

Cory Plunk, Chair

ATTEST:

Mary Bradley



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	January 05, 2021	Item Number:	1
Department:	Planning		
Prepared By:	Kevin Molina	Subdivision:	Regency Business Park
Date Prepared:	December 21, 2020	Zoning District:	Light Industrial
		Exhibits:	Site Plan

Subject

Consider, and act upon, a Site Plan for Truck Storage, on 1.240 acres of Lot 4, Block D of Regency Business Park. Property located at 218 Regency Drive.

Recommendation

Motion to **disapprove** a Site Plan for Truck Storage, on 1.240 acres of Lot 4, Block D of Regency Business Park. Property located at 218 Regency Drive.

Discussion

OWNER: Four Friends LLC

APPLICANT: Sid Kheradmand

The applicant is proposing to develop 1.240 acres of land for a truck storage use. The property is zoned within the Light Industrial zoning district and allows for outside storage. A similar use has been allowed onsite. A site plan is required due to the applicant making improvements and adding additional parking.

The development is creating 12 parking spaces that measure 13' X 80' for commercial truck parking. One-way access is provided with an entrance from Springwell Parkway and exit from Regency Drive.

Staff is recommending denial of the site plan due to missing information required by Zoning Ordinance 2019-23:

- 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 New 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

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

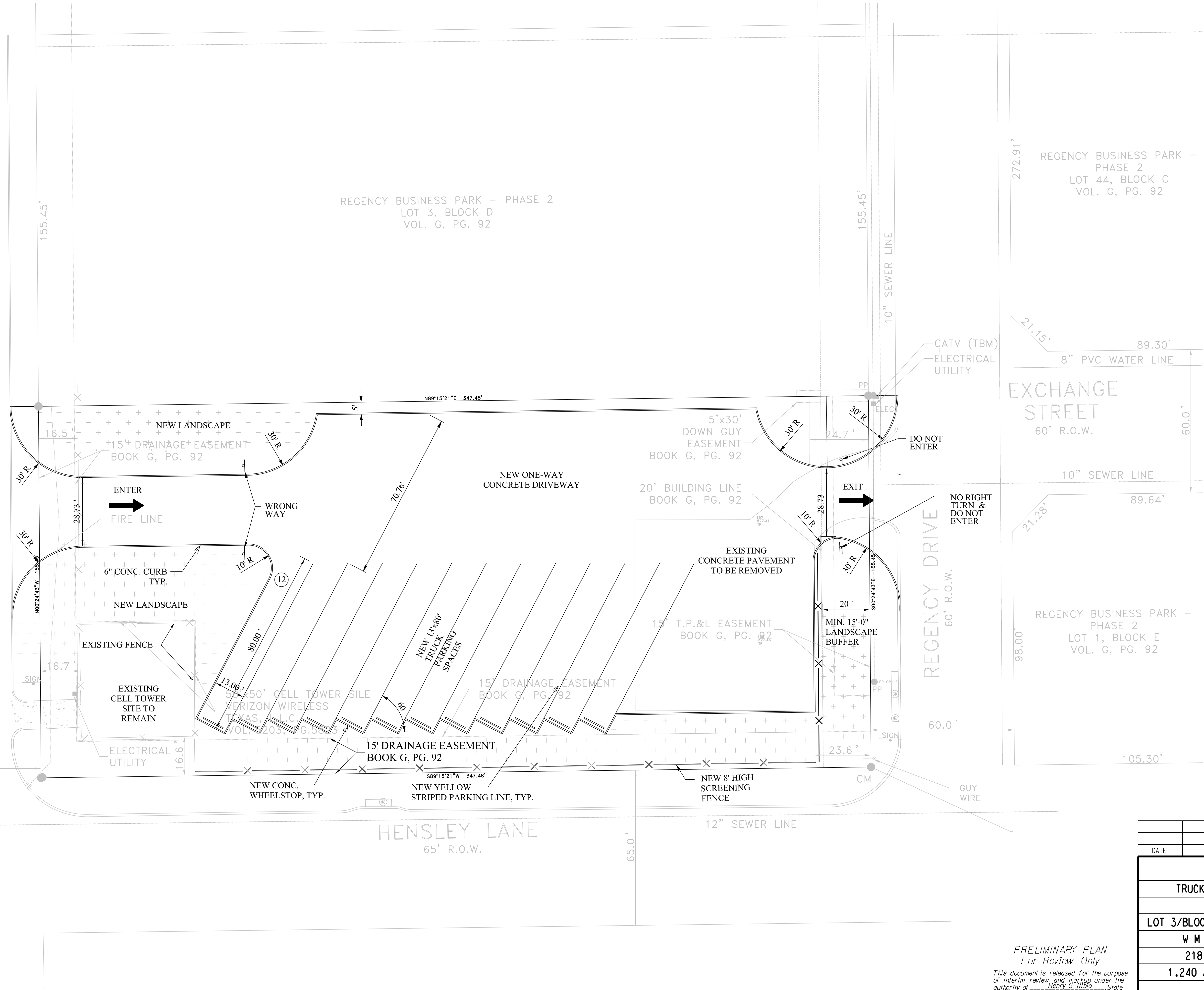
December 30, 2020



18" REINFORCED
CONCRETE

21" REINFORCED CONCRETE

SPRINGWELL PARKWAY
50' R.O.W.



PRELIMINARY PLAN
For Review Only
This document is released for the purpose of Interim review and markup under the authority of Henry G. Niblo, State License Number 68739, on 12/29/2020. This document is not to be used for construction, bidding or permit purposes.

SITE PLAN					
TRUCK TRACTOR-TRAILER STORAGE AREA					
NEW TRUCK PARKING STOP					
LOT 3/BLOCK D REGENCY BUSINESS PARK ADDITION					
W M SACHSE SURVEY, ABS NO. A0835					
218 REGENCY DRIVE, WYLIE, TEXAS					
1.240 ACRES - ZONING SU170603/S170603					
HENRY G. NIBLO, P.E.					
5231 KIWANIS ROAD DALLAS, TEXAS 75236 FIRM NO. F-11286					
DESIGN	DRAWN	DATE	SCALE	NOTES	NO.
H. NIBLO	H. NIBLO	DEC 2020	1"=20'	NONE	311T XXXX

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Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	January 5, 2021	Item:	2
Department:	Planning		
Prepared By:	Jasen Haskins, AICP	Subdivision:	Lake Park Villas
Date Prepared:	December 21, 2020	Zoning District:	Multi-Family Zoning Exhibits, PD Conditions
		Exhibits:	

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding a request for a change of zoning from Multi-Family (MF) to Planned Development - Multifamily (PD-MF), to allow for townhome development on 26.653 located at the northwest corner of County Line Road and Troy Road. (ZC2020-17).

Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) to the City Council regarding a request for a change of zoning from Multi-Family (MF) to Planned Development - Multifamily (PD-MF), to allow for townhome development on 26.653 located at the northwest corner of County Line Road and Troy Road. (ZC2020-17).

Discussion

OWNER: Lake Park Villas, LLC

APPLICANT: Michael Ryan Joyce

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.

The reason for the requested rezoning to a Planned Development is to allow for a change from a townhome development consisting of buildings with 5-7 units to one which includes 2-3 units per building.

This request stems from the original developer being unable to complete the property as originally planned. That plan included 165 townhomes in ~25 buildings. The original developer platted the property which was approved in 2017. Utility and roadway construction was completed and final platted in 2019. The project has been dormant since.

The applicant wishes to complete the project with duplexes, and a few triplexes, however the zoning ordinance calls for a minimum of 35' wide end lots. As all lots are end lots on a duplex, the applicant would not only have to replat the entire 26 acres to maintain the 35' wide minimum, but also incur an expense to move the utilities and reform the pad sites for the 72 lots on ~12 acres of phase 1.

The PD conditions allow all end lots within the development to be 30' in order to place duplexes. The PD also allows for duplexes with single car garages. All other aspects of the proposal are in keeping with the conditions of the current zoning district.

Staff has minimal concerns regarding the reduction of the end lots to 30'. The purpose of the 35' end lot is to both maintain open space and allow for fire access between larger townhome structures. The nature of a duplex development minimizes that purpose and the PD Conditions prevent townhomes larger than a triplex from being built without rezoning.

Staff does have concerns regarding the single car garages. The zoning ordinance requires a minimum 500 sq ft garage and the proposed PD conditions allow for 225 sqft. As Wylie is a third-ring suburb and the location of this development is located ~4 miles from the commercial center at FM544 and SH78, automotive trips are likely with the possibility of multiple vehicles in each household.

Notifications/Responses: 21 notifications were mailed; with no responses received in favor or in opposition of the request.

Council consideration on January 26, 2021

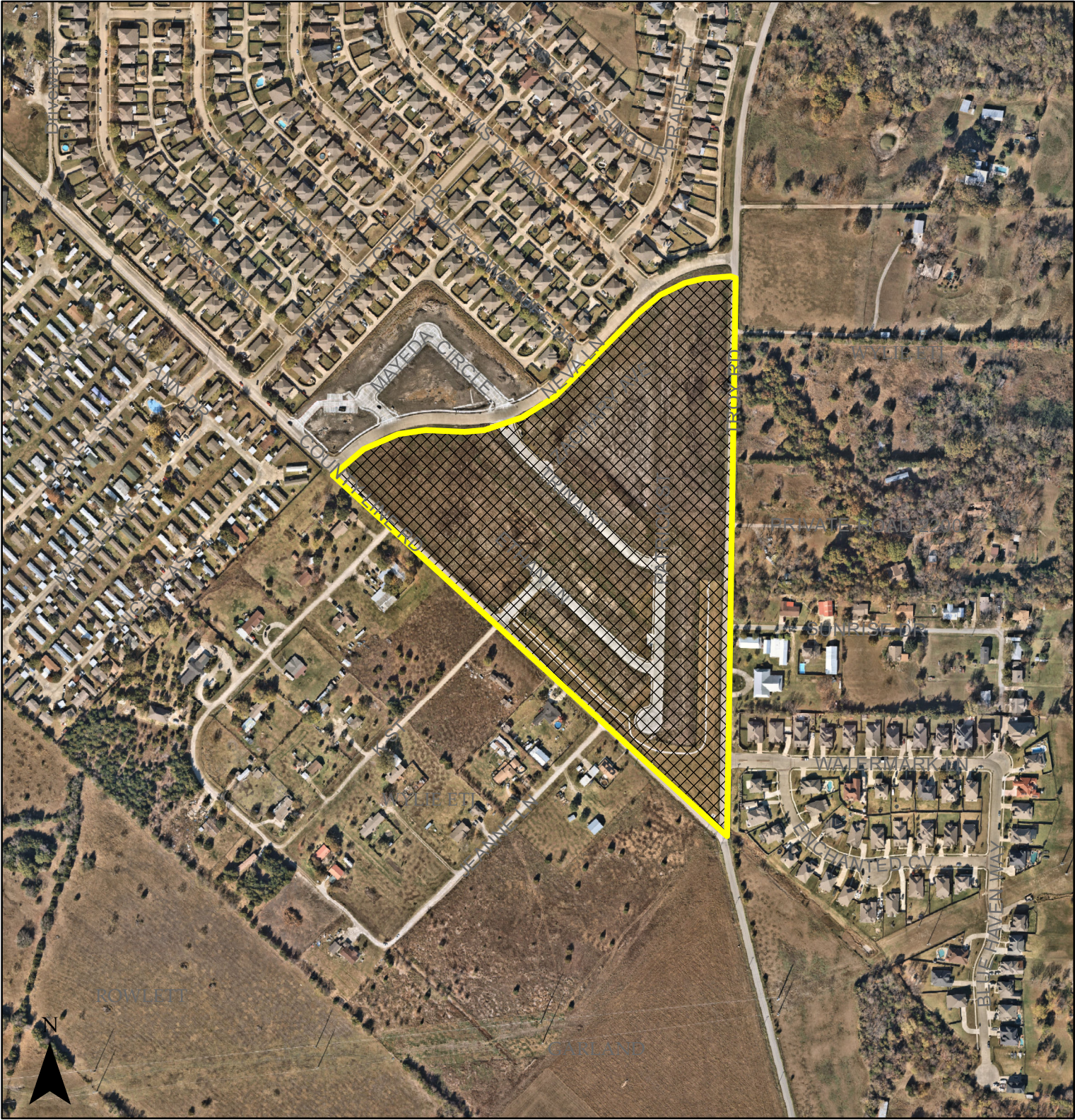
Approved By

Department Director

Initial
JH

Date
December 21, 2020

Locator Map



ZC 2020-17



Subject Property

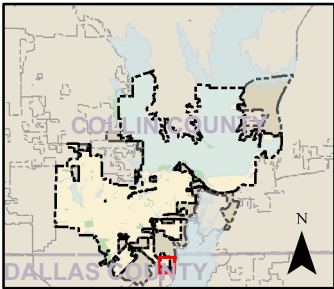
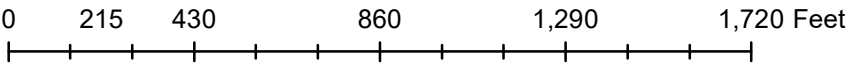


Exhibit “B”
Planned Development Conditions
ZC 2020-17
“Lake Park Villas”

I. PURPOSE:

The purpose of this Planned Development (PD) is to allow the continued development of the Lake Park Villas subdivision. with approved preliminary plat dated May 9th, 2017.

II. GENERAL CONDITIONS

- A. This Planned Development District shall not affect any regulations within the City of Wylie Zoning Ordinance, current or as amended, except as specifically provided herein.
- B. All regulations of the underlying Multi-Family District, including new residential development standards, as set forth in Articles 3, 5, and 7 of the City of Wylie Zoning Ordinance (adopted as of September, 2019) are included by reference and shall apply herein.

III. SPECIAL CONDITIONS

To facilitate the development of a duplex residential development the following conditions shall apply:

- A. Section 3.3.A.1 is amended as follows: The TH district is a single family residential district allowing between 2 and 3 attached houses on individual lots and requiring a minimum lot size of 3,000 square feet. The Townhouse District is intended to provide flexibility for development of properties that are providing open space, preserving natural areas of value, or avoiding areas with environmental hazards.

B. Figure 3-5 is amended as follows:

Figure 3-5 - Townhouse District	
Lot Size - minimums	
Lot Area (sq ft)	3,000 sq ft
Lot Width (feet)	30
Lot Width of Corner Lots (feet)	45
Lot Depth (feet)	100
Lot Depth of Double Front Lots (feet)	120
Dwelling Regulations	
Minimum Square Footage	1,000 - Duplex (2 dwellings) 1,200 - others (3+dwellings)
Design Standards Level of Achievement	See section 3.4 Residential Design Standards
Yard Requirements - Main Structure	
Front Yard (feet)	20
Side yard (Feet)	0 for interior or 5 for exterior
Side yard of Corner Lots (feet)	15
Side Yard of Allowable nonresidential use	NA
Rear yard (feet)	20
Rear yard Double Front Lots (feet)	45
Lot Coverage	60%
Height of Structures	
Main Structure(feet)	40
Accessory Structure (feet)	14

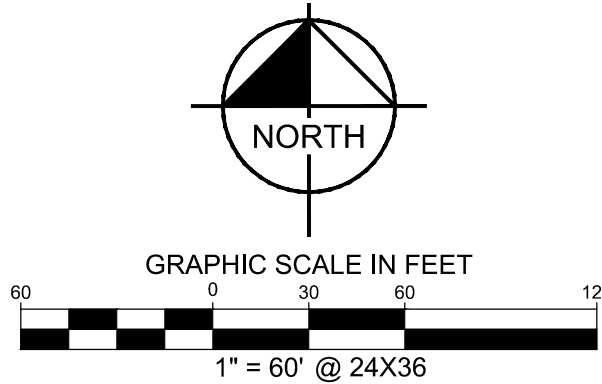
C. Section 3.F.10 shall be amended as follows:

10. Garage Entry
 - a. Base Standard

Garage doors shall be located on the primary street elevation of a residential unit. Each garage shall be a minimum of 225 square feet.

b. Desirable Design Attributes

Upgraded garage doors with carriage style hardware.

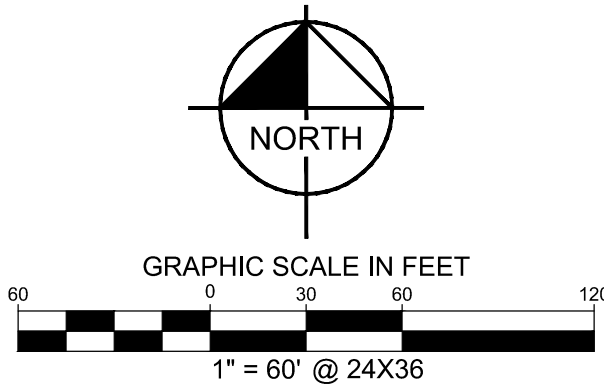
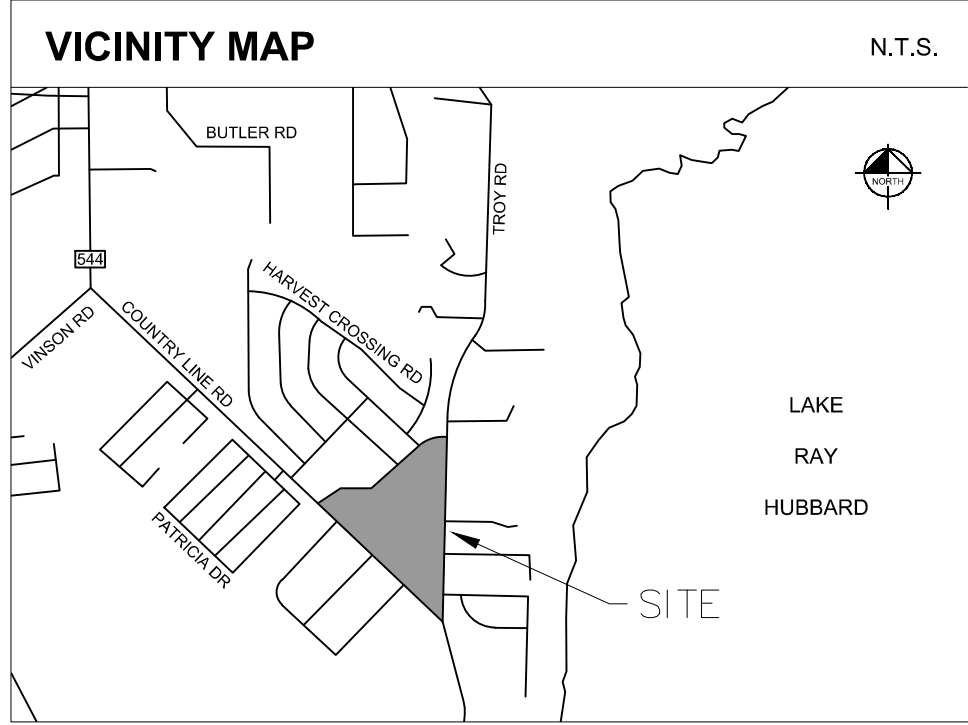
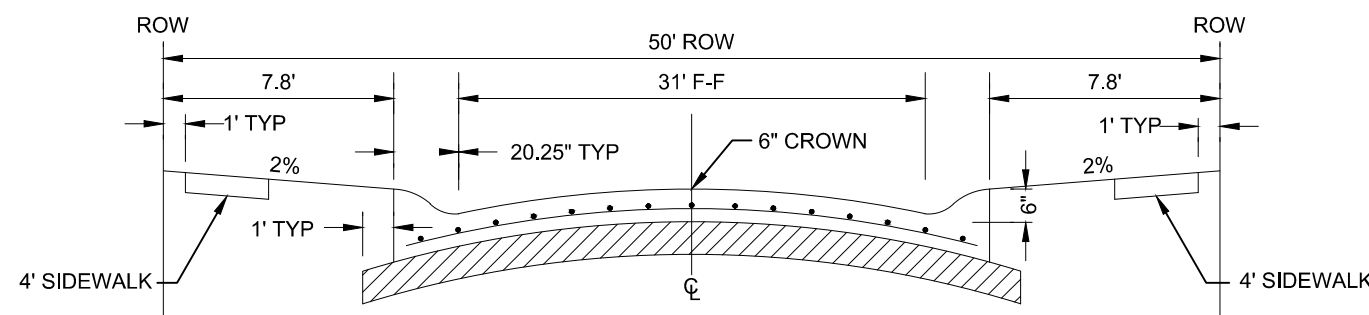
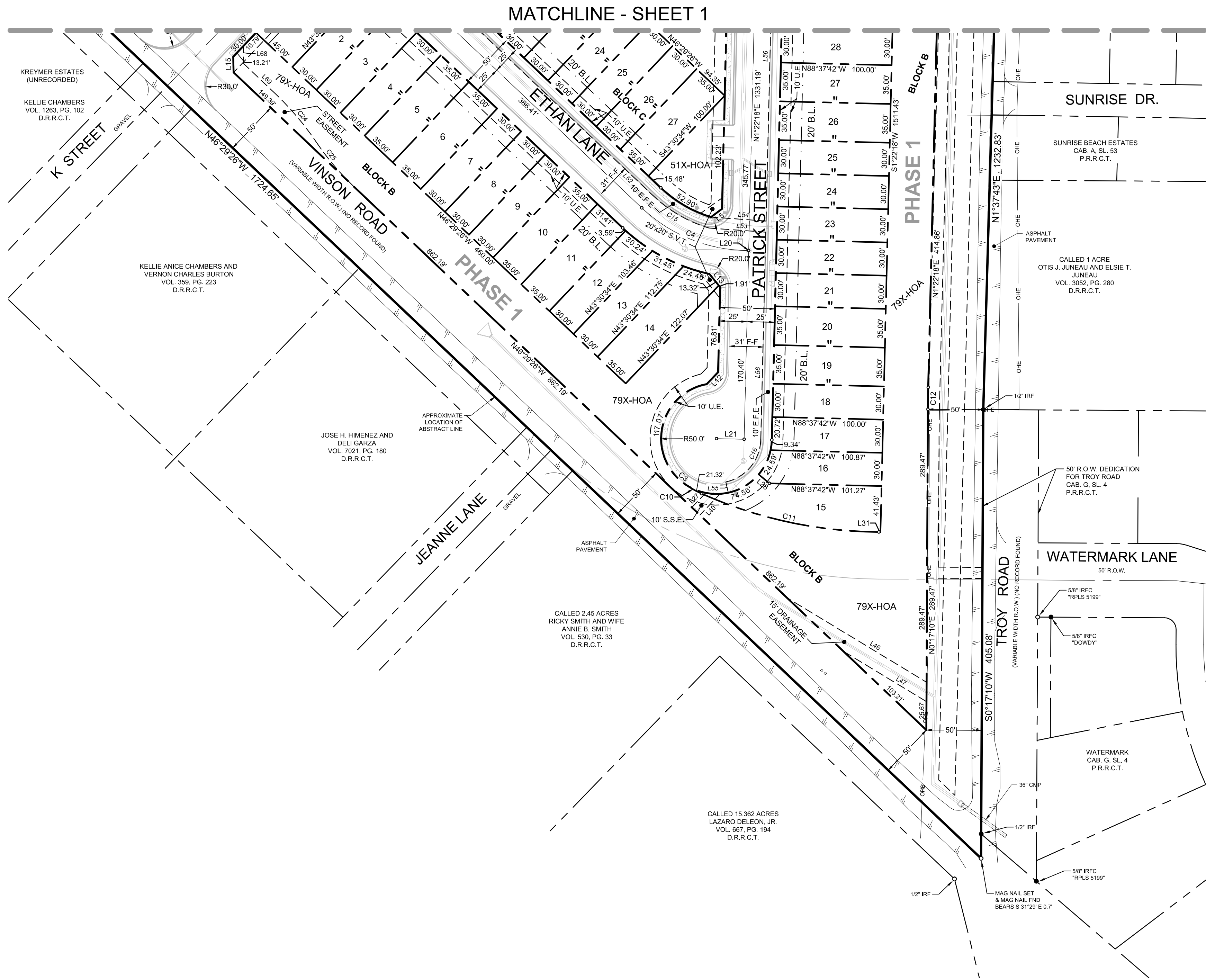
SEE SHEET No. 2 FOR LINE/CURVE TABLES & DETAILS

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

165 RESIDENTIAL LOTS
8 HOA LOTS
BEING 26.586 ACRES SITUATED IN THE
ATTERBERRY SURVEY, ABSTRACT NO. 6
CITY OF WYLIE, ROCKWALL COUNTY, TEXAS

APPLICANT:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact : Jay Marsh, P.E.

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- Notes :**
- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
 - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - Bearing system of this survey is based on the Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983.
 - FLOOD STATEMENT:** According to Map No. 48397C0010L, dated September 26, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Rockwall County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X (areas determined to be outside the 0.2% annual chance floodplain). This flood statement shall not create liability on the part of the surveyor.
 - Approximate Density is 6.28 Dwelling Units / Acre.
 - All HOA lots will be owned and maintained by the HOA.
 - No apurtenance between the height of 2' and 9' may be placed in visibility triangles or easements.
 - Certificate of Occupancy will not be issued for the property until all the onsite and offsite civil improvements, screening wall, and detention pond are constructed and accepted by the City.

BENCH MARK LIST

BM 50 - CITY OF WYLIE MONUMENT No. 5 LOCATED NORTH OF THE NORTHEAST INTERSECTION OF TROY ROAD AND COUNTY ROAD 732 (BEAVER CREEK).

ELEV = 454.277'

BM 51 - CITY OF WYLIE MONUMENT No. 2 LOCATED NORTH OF STATE HIGHWAY No. 78 AND WEST OF SOUTH BALLARD STREET NEAR THE SOUTHEAST CORNER OF THE BUILDING LOCATED AT 104 SOUTH BALLARD STREET.

ELEV = 550.238'

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

**PRELIMINARY PLAT
LAKE PARK VILLAS**

PHASE 1
BLOCK B, LOTS 1-31, 79X;
BLOCK C LOTS 15-49, 51X-52X;
BLOCK D, LOTS 14-19

PHASE 2
BLOCK A, LOTS 1-21X;
BLOCK B, LOTS 32-78X;
BLOCK C LOTS 1-14, 50X;
BLOCK D, LOTS 1-13, 20X-21X

165 RESIDENTIAL LOTS
8 HOA LOTS
BEING 26.586 ACRES SITUATED IN THE
ATTERBERRY SURVEY, ABSTRACT NO. 6
CITY OF WYLIE, ROCKWALL COUNTY, TEXAS

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale 1" = 60'
Drawn by JMH
Checked by KHA
Date APR. 2017
Project No. 063225200
Sheet No. 2 OF 3

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°10'06"E	13.83'	L21	S88°37'42"E	25.00'	L41	S89°47'35"E	228.61'	L61	N43°30'37"E	396.02'
L2	S88°30'34"W	14.14'	L22	S88°37'41"E	25.00'	L42	S46°22'18"W	49.47'	L62	N01°22'18"E	645.37'
L3	S01°29'26"E	14.85'	L23	S88°37'42"E	4.02'	L43	S46°22'18"W	40.69'	L63	N01°22'18"E	133.10'
L4	S04°14'36"E	14.87'	L24	S88°37'42"E	11.69'	L44	N88°37'42"W	105.02'	L64	N43°37'42"W	21.22'
L5	N53°00'57"E	12.41'	L25	N10°53'47"W	10.00'	L45	N88°37'42"W	111.23'	L65	S01°29'26"E	24.98'
L6	S40°55'41"E	14.79'	L26	N66°39'39"E	23.34'	L46	S58°48'39"E	147.35'	L66	N46°29'26"W	78.62'
L7	S61°47'35"E	15.19'	L27	S43°30'34"W	18.09'	L47	S58°48'39"E	87.65'	L67	N00°39'24"E	13.60'
L8	S24°05'57"W	13.98'	L28	S49°45'23"E	12.59'	L48	S88°30'34"W	10.10'	L68	S01°29'26"E	15.86'
L9	N88°30'36"E	14.14'	L29	S60°05'35"W	16.51'	L49	S46°29'26"E	10.00'	L69	N46°29'26"W	38.29'
L10	S41°31'05"W	15.29'	L30	S41°50'43"W	26.46'	L50	S45°26'55"E	109.98'			
L11	S40°52'32"E	14.87'	L31	N89°40'31"W	1.45'	L51	S45°26'55"E	110.07'			
L12	N43°37'08"E	14.87'	L32	S01°29'26"E	30.35'	L52	S46°29'26"E	912.59'			
L13	S39°00'33"E	15.24'	L33	S46°29'26"E	11.66'	L53	S85°56'29"E	51.38'			
L14	N88°30'34"E	14.85'	L34	S46°29'26"E	20.09'	L54	S85°56'29"E	49.79'			
L15	S01°29'26"E	14.14'	L35	S53°14'58"W	25.45'	L55	N12°14'42"W	10.00'			
L16	N50°18'05"E	13.14'	L36	S53°14'58"W	16.66'	L56	N01°22'18"E	187.39'			
L17	N50°26'30"W	12.36'	L37	N40°37'36"W	17.00'	L57	S88°15'00"E	50.84'			
L18	S01°29'24"E	14.14'	L38	N40°37'36"W	48.99'	L58	S88°15'00"E	49.91'			
L19	S43°30'34"W	25.00'	L39	N89°47'35"W	227.55'	L59	N46°29'26"W	462.93'			
L20	N90°00'00"E	0.11'	L40	S43°30'34"W	26.40'	L60	S46°29'26"E	50.00'			

CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH
C1	258°27'47"	50.00'	225.55'	S82°44'27"W	77.46'	C21	53°13'42"	165.00'	153.29'
C2	258°27'47"	50.00'	225.55'	S52°08'25"W	77.46'	C22	12°33'28"	236.36'	51.80'
C3	258°27'47"	50.00'	225.55'	S49°23'48"E	77.46'	C23	12°35'28"	263.71'	57.95'
C4	43°30'34"	140.00'	106.31'	S68°14'43"E	103.78'	C24	12°34'41"	264.00'	57.96'
C5	46°24'35"	150.27'	121.72'	S66°44'10"W	118.42'	C25	12°34'41"	236.00'	51.81'
C6	26°16'42"	280.00'	128.42'	S33°21'05"E	127.30'				
C7	43°25'26"	135.27'	102.52'	S68°13'29"E	100.09'				
C8	10°55'56"	400.00'	76.32'	S73°38'15"W	76.21'				
C9	60°21'15"	40.00'	42.14'	N28°48'19"W	40.21'				
C10	11°35'40"	90.00'	18.21'	S60°06'59"E	18.18'				
C11	23°45'42"	397.50'	164.85'	S77°47'40"E	163.67'				
C12	1°05'08"	1050.00'	19.89'	S00°49'44"W	19.89'				
C13	15°14'50"	400.00'	106.44'	S54°17'14"W	106.13'				
C14	19°37'03"	400.00'	136.96'	S58°21'45"W	136.29'				
C15	26°53'39"	125.00'	58.67'	S59°56'16"E	58.14'				
C16	76°23'00"	40.00'	53.33'	N39°33'48"E	49.46'				
C17	16°24'14"	175.00'	50.10'	S88°13'45"W	49.93'				
C18	32°06'12"	120.00'	67.24'	S62°32'33"E	66.36'				
C19	26°07'25"	265.00'	120.82'	S33°25'44"E	119.78'				
C20	2°14'54"	255.00'	10.01'	S21°32'41"E	10.01'				

OWNER:
Wylie Vinson Troy Holding, LLC
14160 N Dallas Pkwy, Suite 760
Dallas, TX 75254
Phone: 972-965-5866
Contact : Sam Fan

APPLICANT:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact : Jay Marsh, P.E.

STATE OF TEXAS §

COUNTY OF ROCKWALL §

CITY OF WYLIE §

WHEREAS WYLIE VINSON TROY HOLDING, LLC, are the sole owners of a tract of land situated in the Atterberry Survey, Abstract No. 6, City of Wylie, Rockwall County, Texas and being all of a called 26.586 acre tract of land described in Special Warranty Deed to Wylie Vinson Troy Holdings, LLC, as recorded in Instrument No. 20160000014754, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for the northwest corner of said 26.586 acre tract, being at the intersection of the centerline of Vinson Road, a variable width right-of-way, with the southeasterly right-of-way line of Neva Lane, a 60 foot wide right-of-way;

THENCE departing the centerline of said Vinson Road, along the northwesterly line of said 26.586 acre tract and the southeasterly right-of-way line of said Neva Lane, the following courses:

North 44°04'02" East, a distance of 40.28 feet to an "X" cut in concrete found at the beginning of a tangent curve to the right having a central angle of 51°18'08", a radius of 410.00 feet, a chord bearing and distance of North 69°43'05" East, 354.97 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 367.11 feet to a 5/8 inch iron rod found at the beginning of a reverse curve to the left having a central angle of 51°51'33", a radius of 470.00 feet, a chord bearing and distance of North 69°26'23" East, 411.03 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 425.40 feet to an "X" cut in concrete found for corner at the end of said curve;

North 43°30'37" East, a distance of 349.84 feet to a 5/8 inch iron rod found at the beginning of a tangent curve to the right having a central angle of 46°59'30", a radius of 410.00 feet, a chord bearing and distance of North 67°00'22" East, 326.92 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 336.27 feet to a mag nail set for the northeast corner of said 26.586 acre tract on the westerly line of a called 11.3668 acre tract of land described as Tract II in a deed to Shirley Ann Huffmeyer, as recorded in Volume 5174, Page 101, Deed Records, Rockwall County, Texas, same being in Troy Road, a variable width right-of-way, from which a mag nail found for witness bears South 87°20' East, 8.6 feet;

THENCE South 00°03'53" East, along the easterly line of said 26.586 acre tract, the westerly line of said Tract II, and crossing said Troy Road, a distance of 227.73 feet to a mag nail set for the southwest corner of said Tract II, being on the centerline of said Troy Road;

THENCE South 01°37'43" West, continuing along the easterly line of said 26.586 acre tract and along the centerline of said Troy Road, a distance of 1232.83 feet to a 1/2 inch iron rod found for the southwest corner of a called 1 acre tract of land described in a deed to Otis J. Juneau and Elsie T. Juneau, as recorded in Volume 3052, Page 280, said Deed Records, common to the northwest corner of Watermark, according to the plat thereof recorded in Cabinet G, Slide 4, Plat Records, Rockwall County, Texas;

THENCE South 00°17'10" West, continuing along the easterly line of said 26.586 acre tract and the centerline of said Troy Road, a distance of 405.08 feet to a mag nail set for the southerly corner of said 26.586 acre tract, being at the intersection of the centerline of said Troy Road with the centerline of aforesaid Vinson Road, from which a mag nail found for witness bears South 31°29' East, 0.7 feet;

THENCE North 46°29'26" West, departing the centerline of said Troy Road, along the southwesterly line of said 26.586 acre tract and the centerline of said Vinson Road, a distance of 1724.65 feet to the **POINT OF BEGINNING** and containing 26.586 acres (1,158,070 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **WYLIE VINSON TROY HOLDING, LLC**, ACTING HEREIN BY AND THROUGH HIS (ITS) DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **LAKE PARK VILLAS**, AN ADDITION TO THE CITY OF WYLIE, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF WYLIE'S USE THEREOF. CITY OF WYLIE, TEXAS SUBDIVISION ORDINANCE ADOPTED 2-25-03, AMENDED 7-24-07.

THE CITY OF WYLIE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WYLIE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this _____ day of _____, 20_____.

BY: **WYLIE VINSON TROY HOLDING, LLC**

By: _____
Sam Fan - Title

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

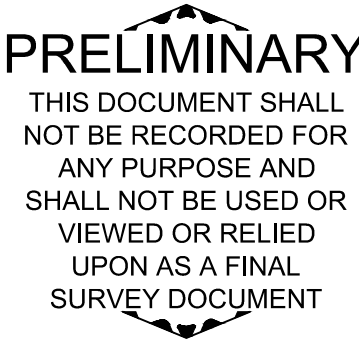
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Wylie, Texas.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779



STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

Notary Public, State of Texas

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission
City of Wylie, Texas
Date _____

APPROVED FOR CONSTRUCTION

Mayor
City of Wylie, Texas
Date _____

ACCEPTED

Mayor
City of Wylie, Texas
Date _____

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the **LAKESIDE ON TROY**, a subdivision or addition to the City of Wylie was submitted to the City Council on the _____ day of _____, 20_____, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said pla and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ____ day of _____, A.D. 20_____.

City Secretary
City of Wylie, Texas

PRELIMINARY PLAT LAKE PARK VILLAS

PHASE 1
BLOCK B, LOTS 1-31, 79X;
BLOCK C LOTS 15-49, 51X-52X;
BLOCK D, LOTS 14-19

PHASE 2
BLOCK A, LOTS 1-21X;
BLOCK B, LOTS 32-78X;
BLOCK C LOTS 1-14, 50X;
BLOCK D, LOTS 1-13, 20X-21X

165 RESIDENTIAL LOTS
8 HOA LOTS
BEING 26.586 ACRES SITUATED IN THE
ATTERBERRY SURVEY, ABSTRACT NO. 6
CITY OF WYLIE, ROCKWALL COUNTY, TEXAS

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034

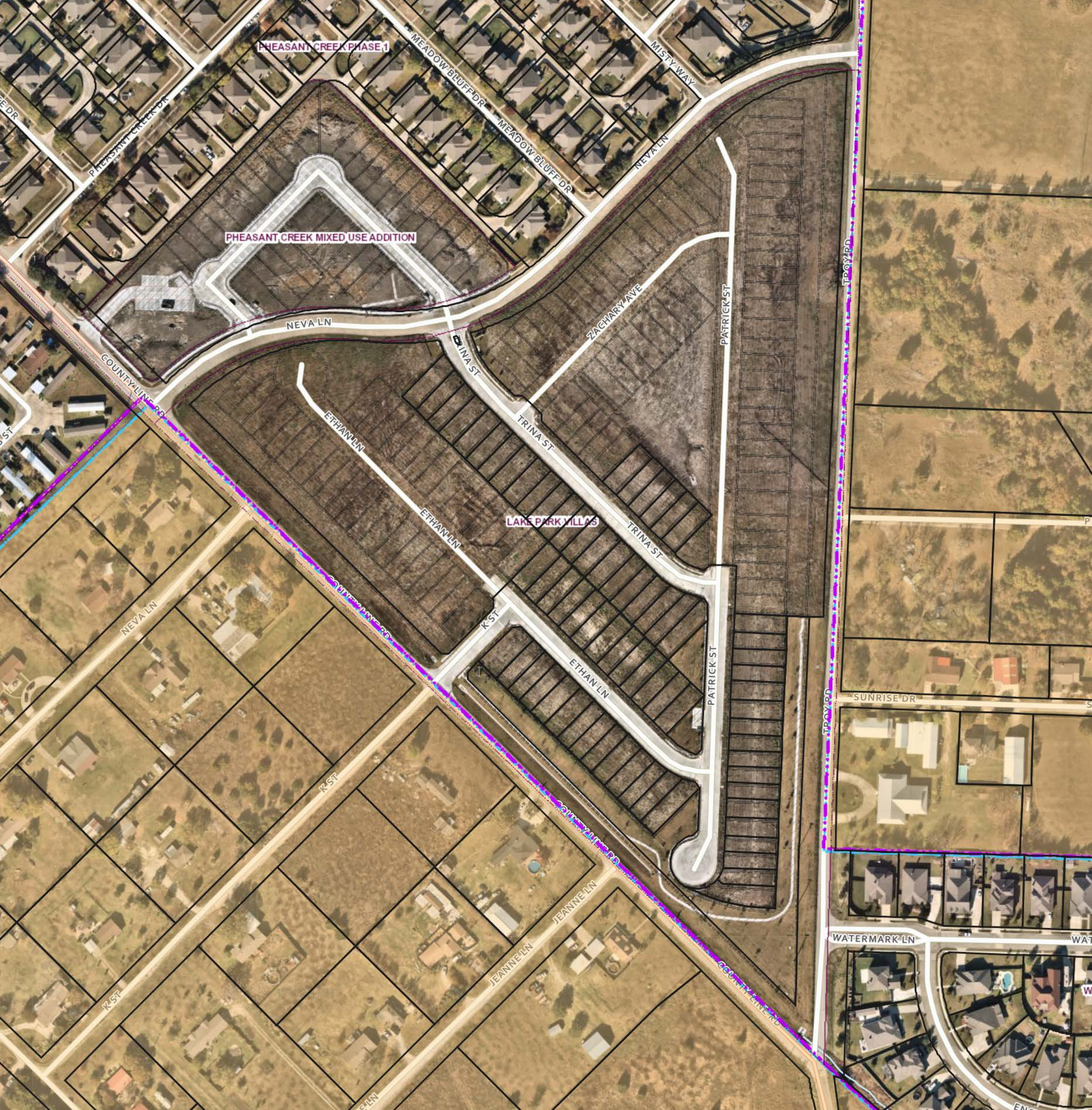
FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JMH	KHA	APR. 2017	063225200	3 OF 3

OWNER:
Wylie Vinson Troy Holding, LLC
14160 N Dallas Pkwy, Suite 760
Dallas, TX 75254
Phone: 972-965-5866
Contact : Sam Fan

APPLICANT:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact : Jay Marsh, P.E.



PHEASANT CREEK PHASE 1

PHEASANT CREEK MIXED USE ADDITION

LAKE PARK VILLAS



Wylie Lake Park Villas

- Objective – To amend the existing multifamily zoning to allow for a product that better serves the area while enhancing the street scape for the City and Residents of Wylie, TX.

Wylie Lake Park Villas

- Preliminary Plat was approved on April 9, 2017 – 165 Town Home Lots
- Typical lot size 30' x 100'
- 35' x 100' end unit lots
- Phase 1 Development Construction Plan was approved in July 2018
- Phase 1 received final acceptance in January 2020
- Final Plat for Phase 1 has been recorded

Wylie Lake Park Villas

- 30'-35' Town home lots with 20' front yard setbacks
- Multi unit buildings in configurations varying from 2 - 7 units per building
- Minimum 3,000 square foot lots
- 0'-5' side yard setbacks
- 25' rear yard setbacks
- 1,000 – 1,200 square foot minimums

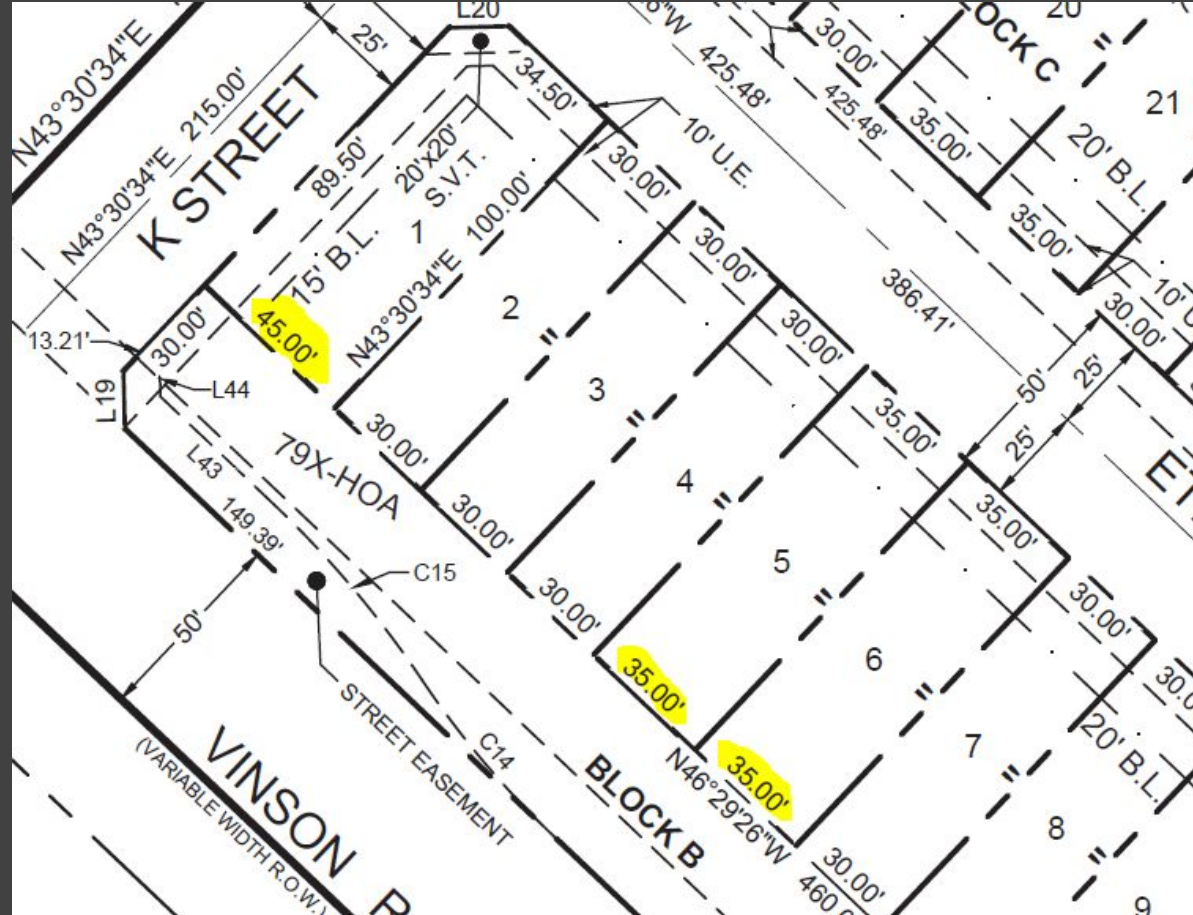
Proposed Amendments

- 30' minimum lot width on end unit buildings
- 20' rear building line set back
- 225 square foot minimum garage

What is 'end unit lot size' with town homes?

- The end of each building shall have a larger minimum lot size and additional setbacks in order to create open space between the buildings.

End Unit Lot Size



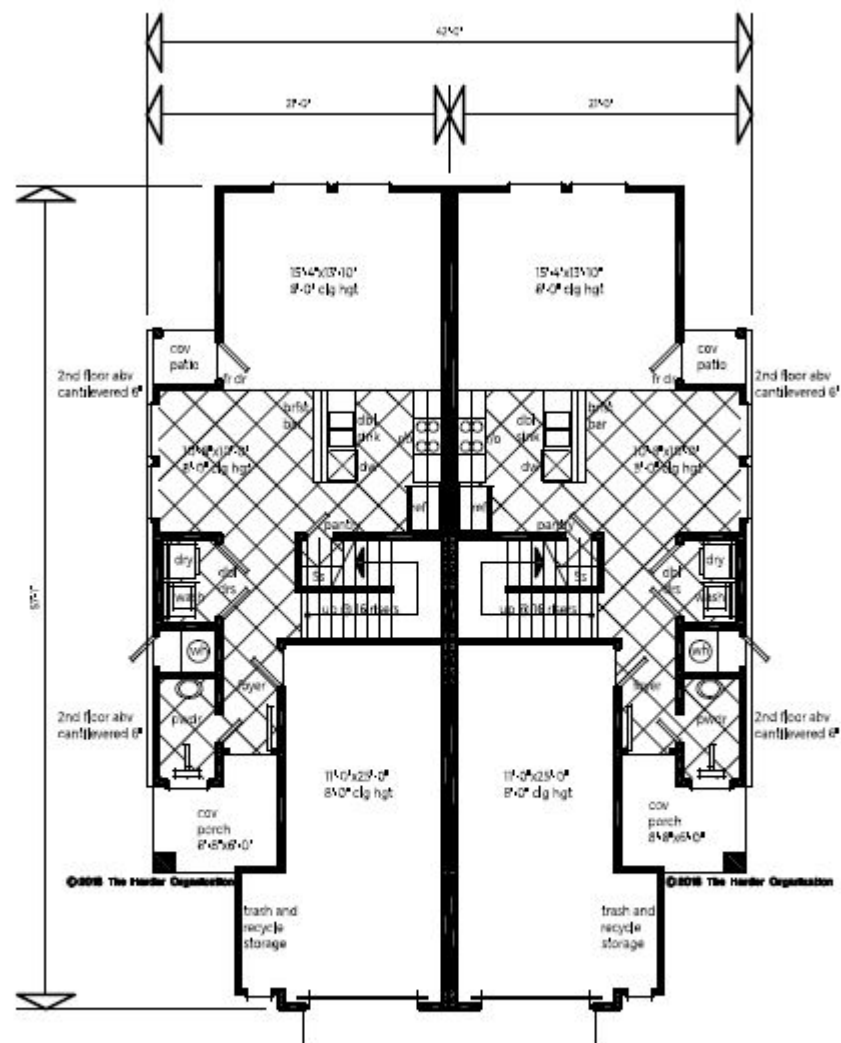
End Unit Lot Minimum 3,000 square feet





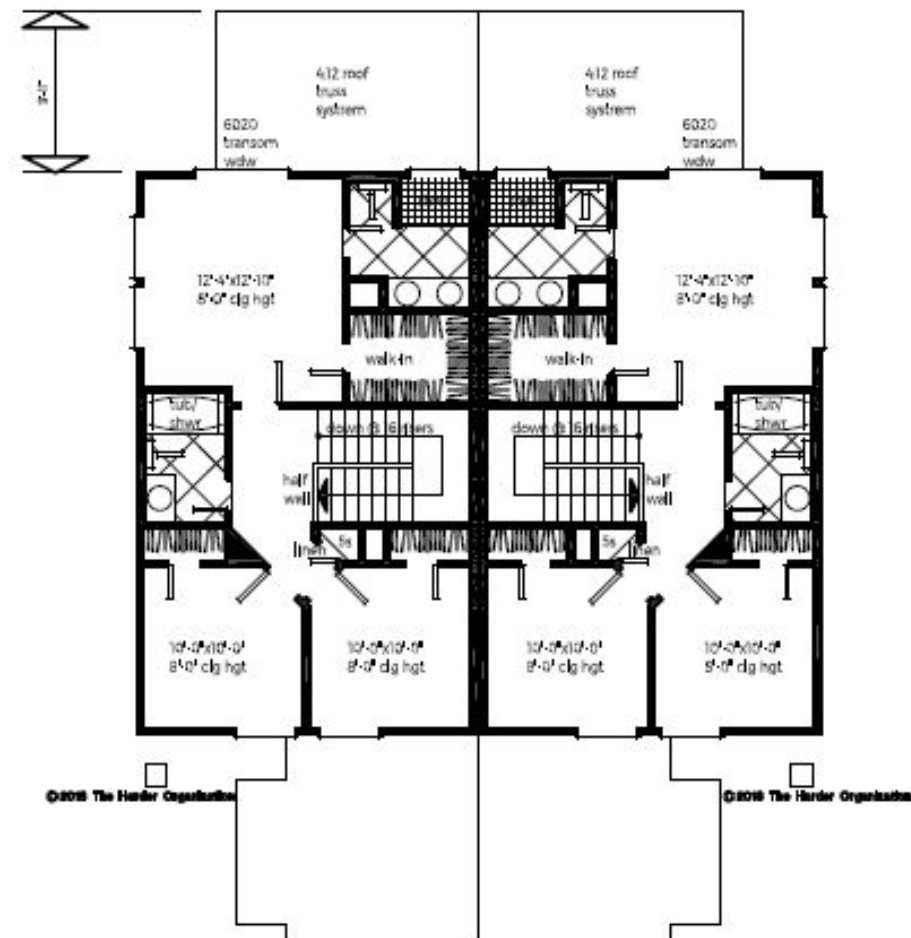
© 2018 The Hender Organization

twinhome
street view



twinhome
first floor plans a

standard
42'0"x35'0"
front loaded
1326 sq ft
rev 5/9/18

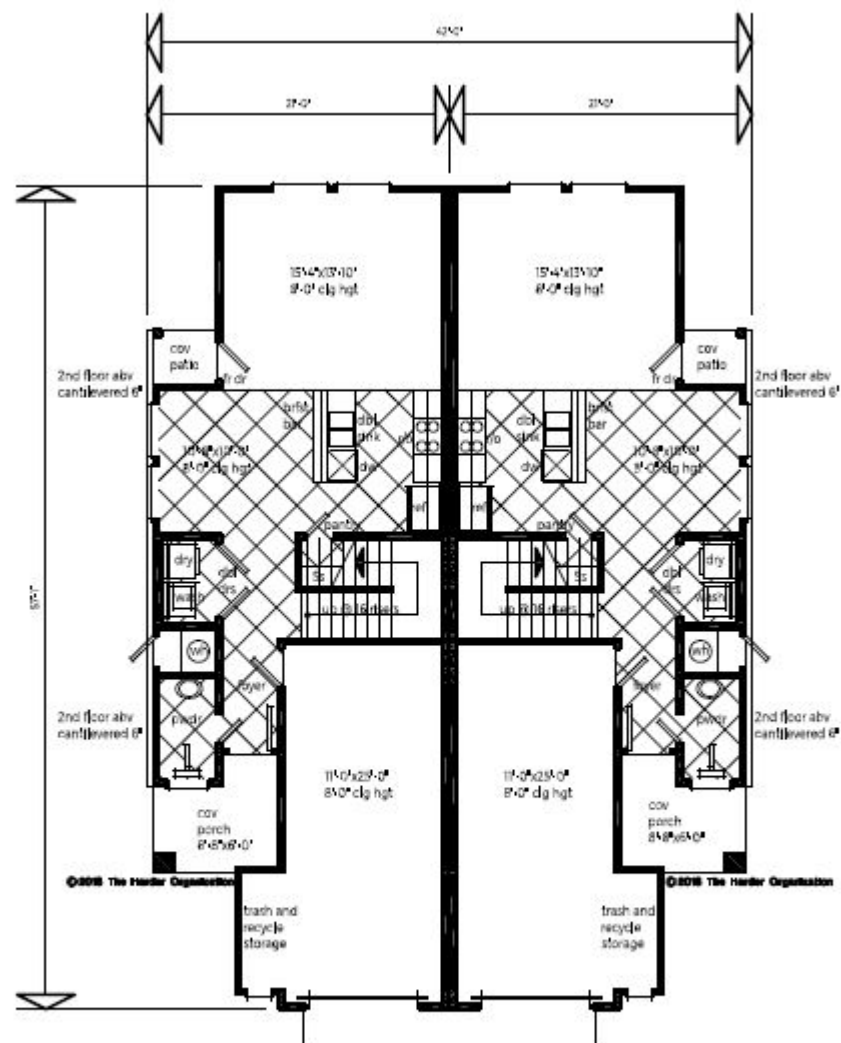


twinhome
second floor plans a

standard
42'0"x35'0"
front loaded
1326 sq ft
rev 2.3/9/18

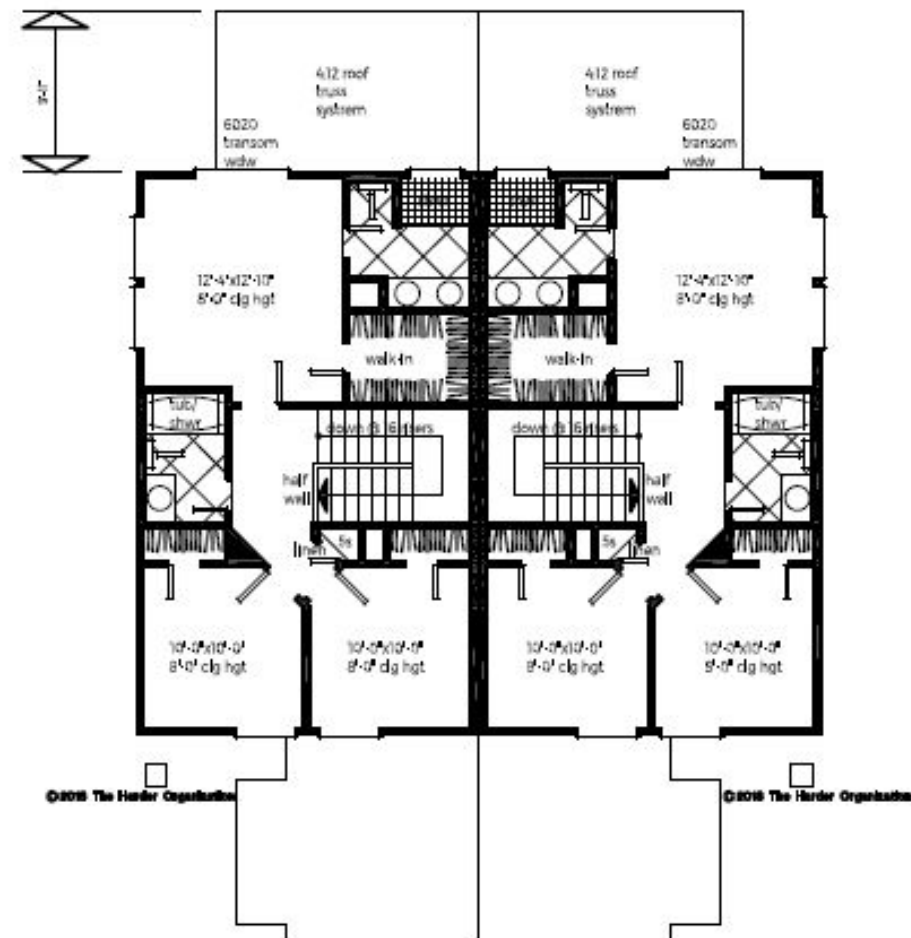
20' rear yard setback

- Currently requires 25' rear yard setback
- Twin Home increases side yards availability
- Increased depth of allowable living area
- Increased side yards provide for more yard area
- Decreased total width of usage on lot



twinhome
first floor plans a

standard
42'-0" x 57'-1"
front loaded
1326 sq ft
rev 5/9/18



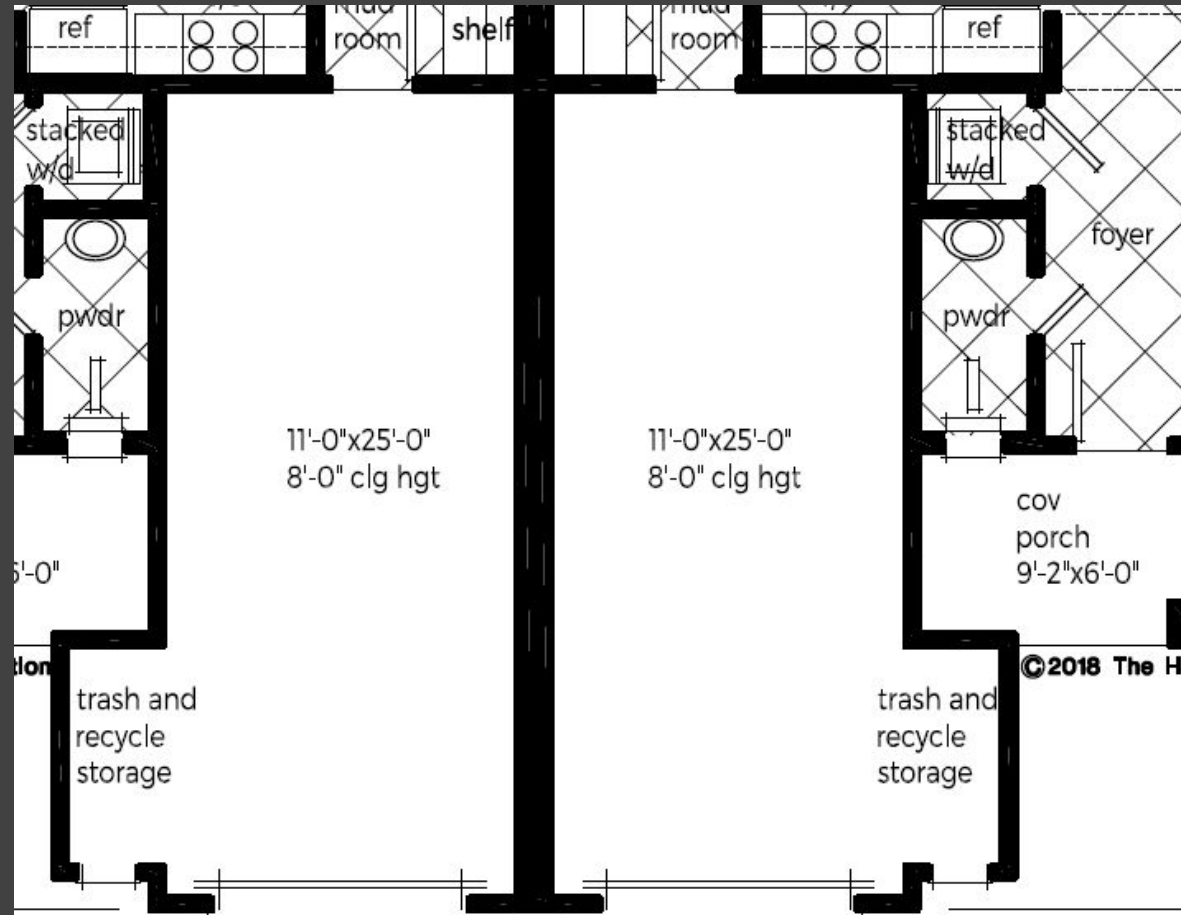
twinhome
second floor plans a

standard
42'-0" x 57'-1"
front loaded
1326 sq ft
rev 2.3/9/18

225 square foot minimum garage

- Requesting a reduction in the minimum garage square footage to accommodate the twin home concept
- Increased curb appeal by limiting the total garage door along the façade
- Provide additional storage area in garage area for trash cans, bicycles and other items

Garage Area of Twin Home





twinhome
street view

Why Twin Homes?

- Increased street view with single family appeal
- Increased affordability for citizens
- Increased usable back yard space with increased side yards
- Able to utilize with the existing preliminary plat with no changes

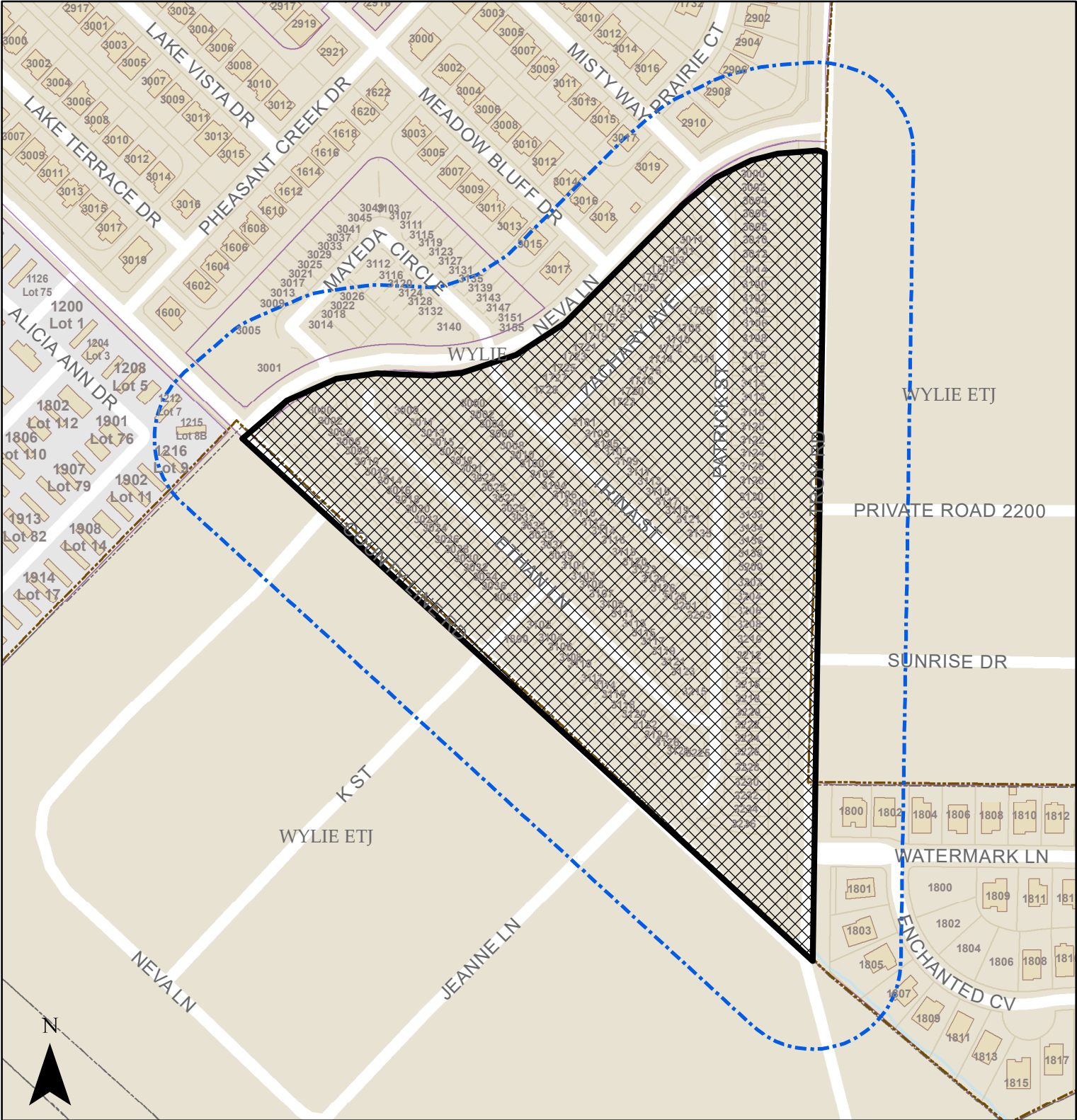


twinhome
street view

Thank You



Notification Map



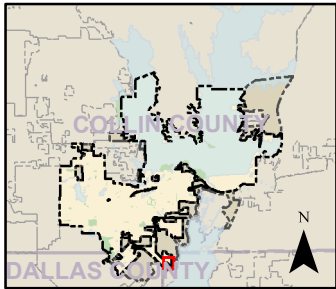
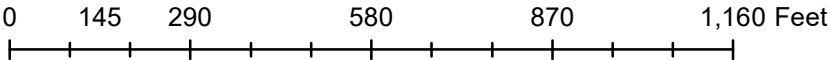
ZC 2020-17



200 Foot Notification Buffer



Subject Property



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Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	January 5, 2021	Item:	3
Department:	Planning		
Prepared By:	Jasen Haskins, AICP	Subdivision:	Samuel B Shelby Survey
Date Prepared:	December 22, 2020	Zoning District:	Multi-Family Zoning Exhibits, PD Conditions

Subject

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**).

Recommendation

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

Discussion

OWNER: Pilikia 'Ania, LLC

APPLICANT: Colton Tapp

The applicant is requesting to rezone 3.92 acres located at 425 North Ballard Avenue. The property is currently zoned Agricultural District (AG/30).

The reason for the requested rezoning to Planned Development - Multi Family is to allow for a development consisting of two apartment buildings of ~94 units. The applicant is requesting a PD to allow for a denser, urban style multi-family development.

To achieve the goal of an urban style, the applicant is proposing PD conditions to allow for a density of 24 units per acre versus the 15 units per acre called out in the zoning ordinance; 1.75 parking spaces per unit vs 2.00; One bedroom unit square footage of 650 vs 900; 50' building height vs 40'; and 4:12 roof pitch vs 8:12.

Other general conditions include a 6' sidewalk v 5'; landscaping every 10 parking spaces v 12; and a trash compactor v dumpsters.

The zoning exhibit includes an aesthetic railroad style water tower, a dog park, and a resident/emergency connection to Jackson Street.

The Comprehensive Plan labels the area “Urban Core” which “preserves and replicates the historic character of Wylie, as well as builds upon a mixed-use type of development that creates a unique pedestrian-friendly atmosphere.”

Staff identifies that gradually and responsibly increasing the residential density in and near the DTH District can be beneficial to the vibrancy of the downtown area. Multi-family zoning may be appropriate. While doing so, the historic nature and architecture of new and existing development should be considered.

Notifications/Responses: 40 notifications were mailed; with no responses received in favor and four received in opposition of the request from within the notification area. Twelve other comments, outside the notification area, were received, all in opposition of the request.

Council consideration on January 26, 2020.

Approved By

Department Director

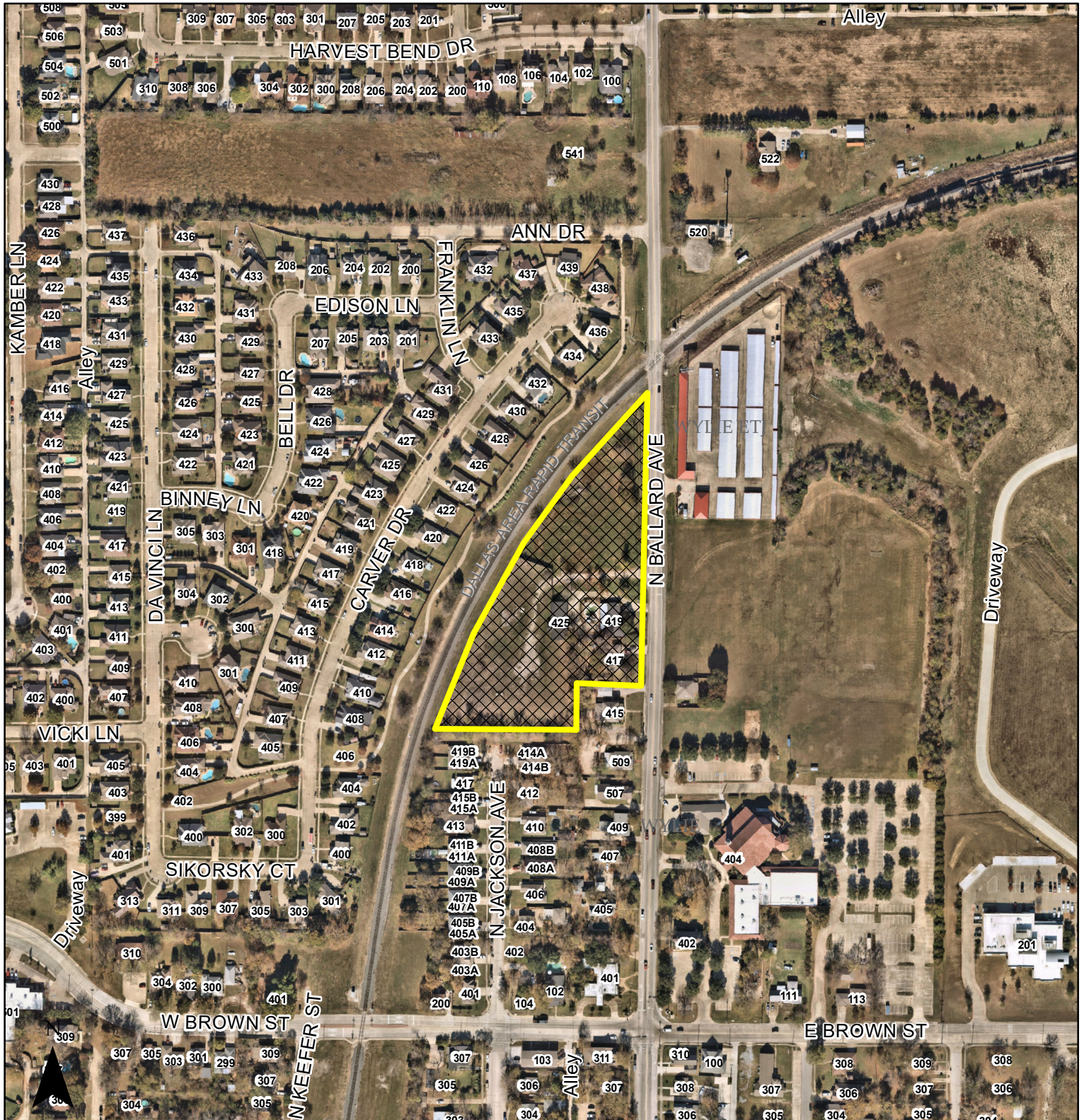
Initial

JH

Date

December 22, 2020

Locator Map



ZC 2020-18; North Ballard Station Apartments; 425 N Ballard Ave



Subject Property

0 150 300 600 900 1,200 Feet

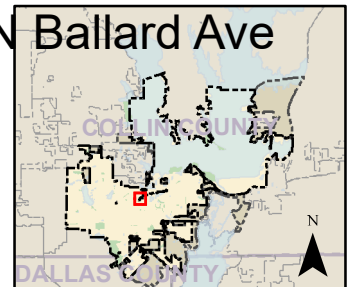


EXHIBIT A

Planned Development District

North Ballard Station Apartments

PD #2020-xx

1.3 Relationship to Other Plans – This Planned Development shall not affect any regulations within the Comprehensive Zoning Ordinance (adopted September 2019) except as provided herein, and the accompanying concept plan (Exhibit B).

3.3.B.1 Purpose – The purpose of this Planned Development-Multi Family (PD-MF) is to allow for an Urban Density residential development in a walkable living environment, changing from Agricultural (AG). This PD will address the semi-urban residential needs - walkable from The Downtown Historic District- and its aim to develop character around the railroad of the City of Wylie.

3.3.B.3 Design Standards –

All regulations of the Multi-Family District (MF) set forth in Article 3, Section 3.3 of the Comprehensive Zoning Ordinance (adopted September 2019) are hereby replaced with the following:

Figure 3-6 - Multifamily District (MF)	
Lot Size	PROPOSED
Lot Area (sq. ft.)	170,620'; 3.917 Acre
Lot Width (feet)	
Lot width of corner Lots (feet)	NA
Lot Depth (feet)	
Lot Depth of Double Front Lots (feet)	NA
Dwelling Regulations	
Minimum Square Footage	1BR - 650 sf; 2 BR-950 sf; 3 BR- none
Maximum Density	24 UNITS/ GROSS ACRE
Building Separation between detached buildings (feet)	
Design Standards Level of Achievement	See Figures 3-9 and Exhibit B-Concept Elevations
Yard Requirements – Main Structures	
Front Yard (feet)	20 feet
Side Yard (feet)	60 feet
Side Yard of Corner Lots (feet)	
Side Yard of allowable nonresidential use (feet)	
Rear Yard (feet)	60 feet
Rear Yard Double Front Lots (feet)	
Height of Structures	
Main Structure (feet)	50
Accessory Structure (feet)	20

3.4.C Design Standards Review – All development within this PD will achieve all of the design standards from Article 3, replacing Figures 3-9 (a), (b), and (c) “Requirements” and the applicable sections of ‘base’ and ‘desirable’ standards as follows:

a. Land Design Requirements	
ELEMENT	PROPOSED
Public Open Space Easements	N/A
Perimeter Screen Along Thoroughfares	NONE REQUIRED
Perimeter Walkways and Landscape	a) Mixture of Large canopy and Ornamental trees averaging 50' OC along 6' wide sidewalk b) Benches at Open Space Nodes
Lighting and Furnishings along open space easements and trails	N/A

b. Street and Sidewalk Requirements	
ELEMENT	PROPOSED
Curvilinear Streets	Curved road along rear. See Exhibit D
Entry Features and Medians	Decorative Railroad Water Tank
Signage at Entries	Monument Sign
Street Name Signs	N/A
Pedestrian Crosswalks	N/A
Sidewalk Locations	N/A
Mail Boxes	Club Integrated
Sidewalk Lighting	Low-illumination with solar controls, bollard lighting at 250' at sidewalk
Perimeter Alleys	N/A

c. Architectural Requirements	
ELEMENT	PROPOSED
Building Bulk and Articulation	Architectural articulation at unit placement
House Numbers	N/A
Exterior Façade Material	30% Brick; 70% Fiber Cement
Porch	Exterior Patios; Interior breezeways at entries
Chimneys	N/A
Roof Pitch	4:12 Roof Pitch
Roof Materials	Metal Standing Seam Accents; Architectural Shingles
Roof Eaves	True trim soffit
Garage entry	N/A
Dwelling Size	1BR- 650; 2BR- 950
Fencing	Wrought Iron; Precast along Railroad
Landscaping	N/A
Outdoor Lighting	Wall Sconces; decorative light bollards; decorative wall-packs
Conservation/Sustainability	N/A

3.4.D.3.a Provision of Public Pathways – Perimeter walkways and landscape, Base Standard - All Residential Developments shall provide a six-foot minimum concrete public walkway with a ten-foot minimum width landscape buffer at the front perimeter of the development to provide access to the subdivision.

Large canopy trees shall be provided at 50 ft. O.C. The walkway may be located partially in the landscape buffer and partly within the street right-of-way parkway and must be placed a minimum of five foot off the curb. Minimum size for shade trees shall be 3 inches in caliper and 14 to 16 feet in height. Ornamental shade trees shall have a minimum diameter of 3 inches, while ornamental flowering trees shall be eight to ten feet in height.

A side entrance is designed to connect with the adjacent single-family development on Jackson Avenue, which further extends walkable paths to downtown.

4.3.E.2.4 Landscaping of Parking Lots –All parking rows shall have landscaped areas every 10 spaces.

5.1.B.7 Parking – Parking for the entire site shall be set at a total of 1.75 spaces per dwelling unit.

5.2.B.7b Multifamily Dwelling Additional Provisions – (2) A playground shall not be required. (3)(a) Numbers shall be installed on each building and onsite staff will act as a directory. (3)(b) A trash compactor shall be provided in lieu of lidded dumpster(s). (3)(d) Covered mail boxes shall be incorporated into the design at the clubhouse.

7.2.a Multi-Family Proximity Slope – Side and rear setbacks of 60' shall be required in lieu of a 2:1 slope requirement.

7.I.1 Screening – A solid masonry screen wall of 6 feet high shall be constructed along the entirety of the western boundary of the property adjacent to railroad property. Wrought iron fencing, with masonry columns no less than 50' on-center, and no less than 5' in height shall be constructed along the southern and eastern boundaries as generally depicted in Exhibit B.

BUILDING KEY



SITE DATA

SITE ACRES	3.92
SITE UNITS	94
SITE DENSITY	24.0

3-STORY RESIDENTIAL BUILDINGS
2-STORY CLUBHOUSE 7,000 S.F.

(1) 3-STORY BLDG A -70 UNITS 28,800 NET S.F.
(1) 3-STORY BLDG B -24 UNITS 9,250 NET S.F.

PARKING TABULATION

PARKING REQUIRED	
TOTAL PARKING	1.75(94) 165
H.C. PARKING	4
CLUB	13
TOTAL REQUIRED	165

PARKING PROVIDED
UNCOVERED SPACES 165

TOTAL PARKING PROVIDED 165
PARKING RATIO 1.75

SIDEWALKS 5'-0" WIDE
TYPICAL PARKING SPACE



HANDICAP AISLE SPACE



VAN HANDICAP AISLE SPACE



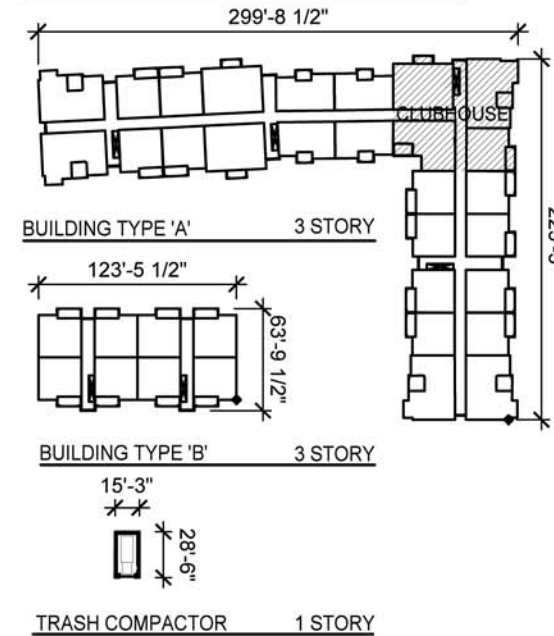
SITE NOTES

- CONTRACTOR TO INSTALL ALL EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING TO BE DIRECTED AWAY FROM ADJACENT RESIDENCES. (REF. TO MEP PLANS FOR DESIGN)
- SEE CIVIL ENGINEERING AND LANDSCAPE PLANS FOR UTILITIES, DIMENSIONS CONTROL, GRADING, DRAINAGE, PAVEMENT, PARKING SPACES, HC RAMPS AND ALL SIDEWALKS.
- CONTRACTOR TO INSTALL ALL SIGNAGE.
- REFER TO MEP PLANS FOR LIGHTING SPECIFICATIONS, HVAC, GAS, TELEPHONE AND ELECTRICAL SERVICE LOCATIONS.
- REFER TO LANDSCAPE FOR FENCE AND GATE DETAILS.
- * ASTERISK DENOTES FIRE SPRINKLER RISER ROOM.
- PREMISES SHALL BE IDENTIFIED BY NUMBERS IN SUCH A POSITION AS TO BE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. LETTERS OR NUMBERS SHALL BE A MINIMUM OF 6 INCHES HIGH AND A MINIMUM OF 0.5 INCHES WIDE AND OF CONTRASTING COLOR TO THE BACKGROUND ITSELF.

LEGEND

PROPERTY LINE	---
EASEMENTS/SETBACKS	---
FIRE LANE	---
ADA ACCESSIBLE ROUTE	
TARGET MARK	+
HANDICAP PARKING	♿
HANDICAP VAN PARKING	V
HANDICAP UNIT DESIGNATION	♿
TRAFFIC DIRECTIONAL ARROWS	→
A/C CONDENSING UNIT	■
FIRE SPRINKLER RISER ROOM	*

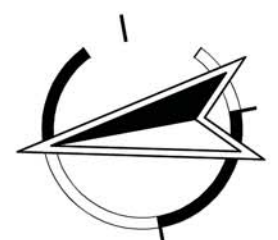
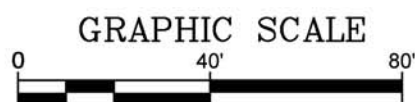
BUILDING LEGEND



PROPOSED REZONING AGRICULTURAL TO MULTI-FAMILY. COMBINED SITE ADDRESS ARE UNDER SAME OWNERSHIP.

NORTH BALLARD STATION, LLC
COLTON TAPP
2250 SACHSE ROAD
WYLIE, TEXAS 75098
COLTON.TAPP@GMAIL.COM
469-371-6247:

- 425 N. BALLARD AVENUE PER COLLIN CENTRAL APPRAISAL DISTRICT (TRACT 1)
- 419 N. BALLAD AVENUE POSTED ON SITE (TRACT 1)
- 417 N. BALLARD AVENUE PER COLLIN CENTRAL APPRAISAL DISTRICT (TRACT 2)



01 SITE & ADDRESS PLAN
SCALE: 1" = 40'

12/10/2020



ARCHITECT:
CROSS ARCHITECTS, PLLC
879 NORTH JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.396.6644
F: 972.312.8666
WWW.CROSSARCHITECTS.COM

NORTH BALLARD STATION
WYLIE, TEXAS

DATE: 12/10/2020

PROJECT NUMBER: 20074

REVISIONS

NO DATE

DRAWINGS ISSUED FOR:
XXXXXX
SHEET NUMBER

EXHIBIT B

SITE PLAN

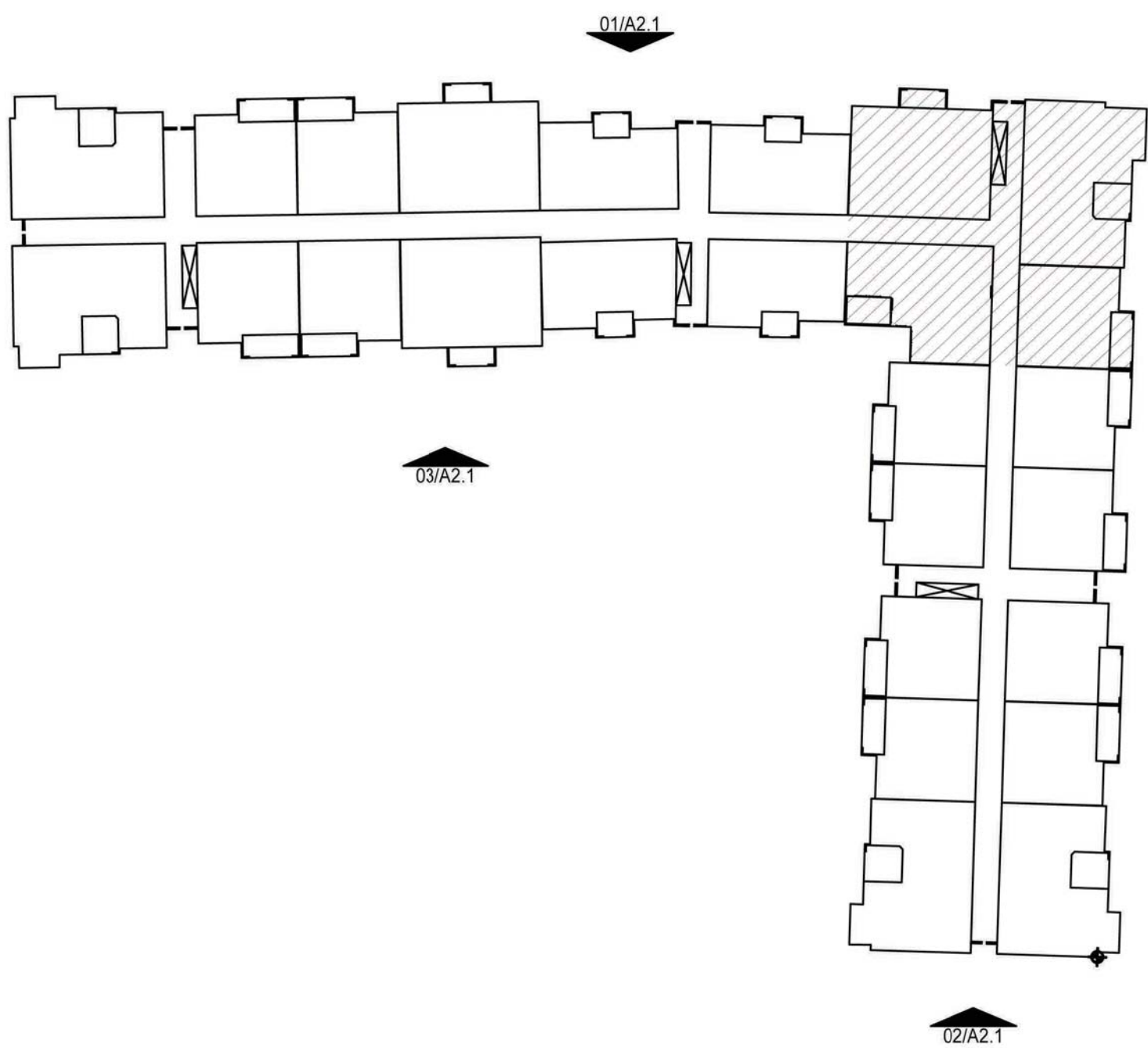
COPYRIGHT © 2020

NORTH BALLARD STATION APARTMENTS
WYLIE, TEXAS

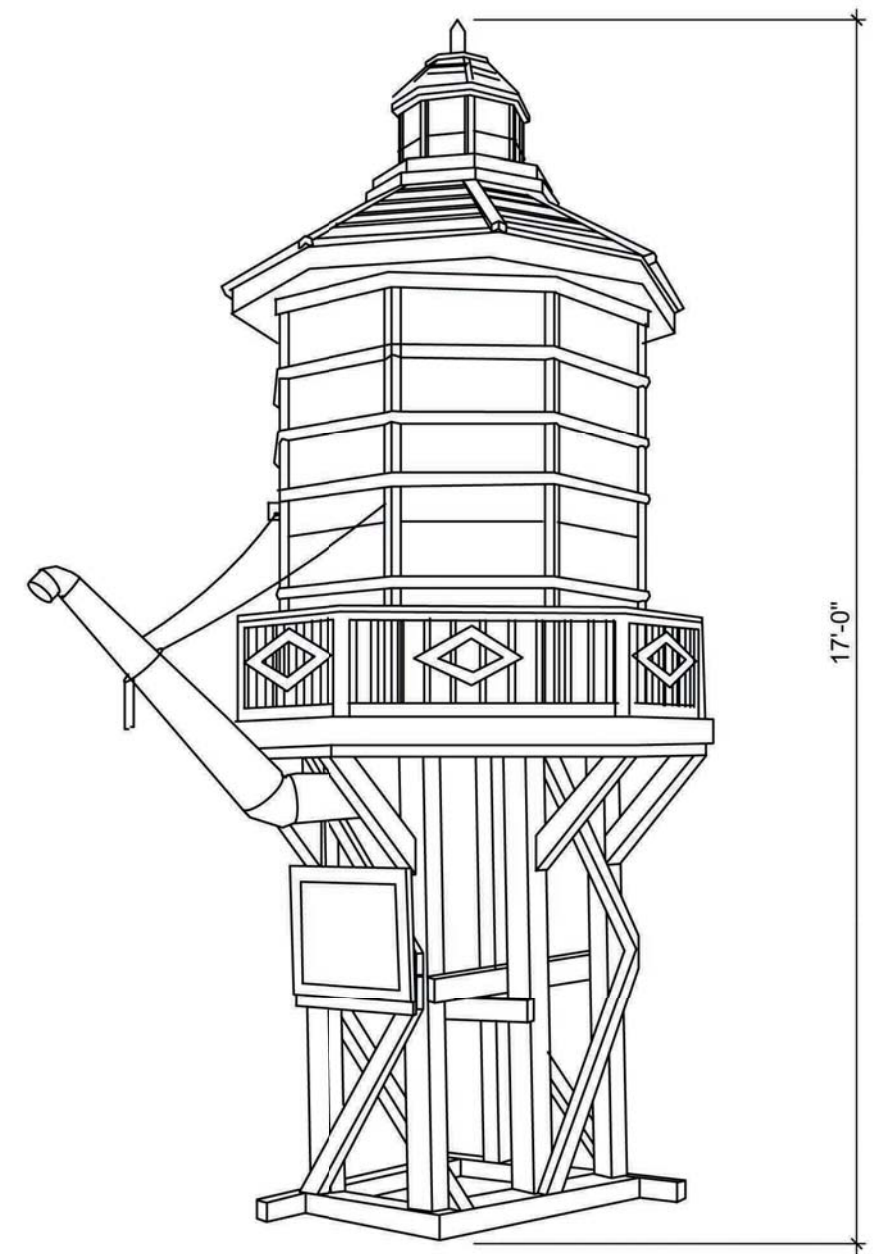
EXHIBIT C

CONCEPTUAL
ELEVATION

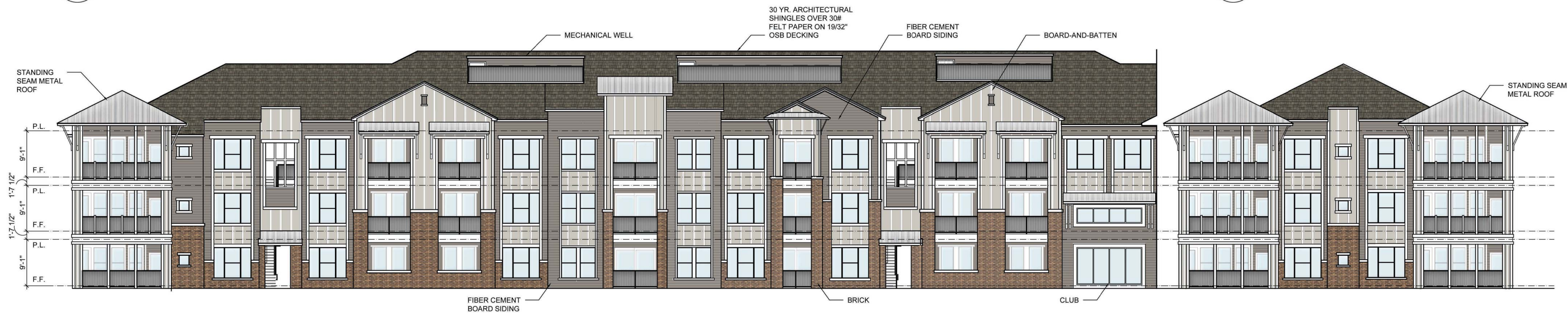
COPYRIGHT © 2020



04 BUILDING TYPE 'A' KEY



05 RAILROAD TRIBUTE WATER TANK
SCALE: 3/8"=1'-0"



03 BUILDING TYPE 'A' BACK ELEVATION
SCALE: 3/32"=1'-0"

REAR ELEVATION



02 BUILDING TYPE 'A' BACK ELEVATION
SCALE: 3/32"=1'-0"



FRONTAGE ELEVATION

01 BUILDING TYPE 'A' FRONT ELEVATION
SCALE: 3/32" = 1'-0"

EXHIBIT D

Planned Development District

North Ballard Station Apartments

Proposed Timeline:

November submission review

December final submission

January P&Z meeting

January Council meeting

February Staff Approval

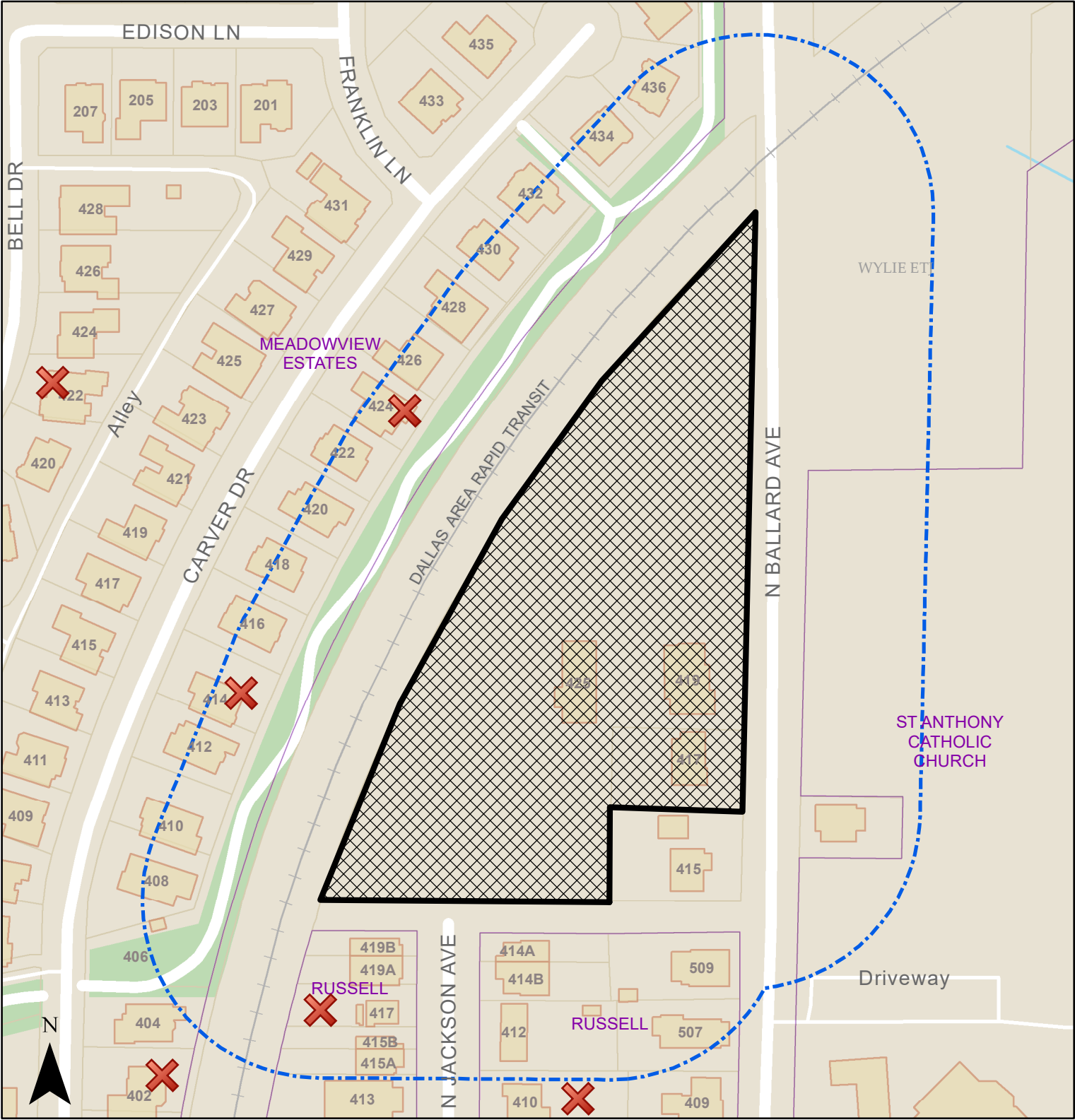
February Apply for Plat (60 days) and

Site Plan approval (30 days)

March Apply for Grading Permit

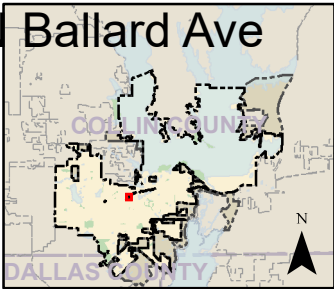
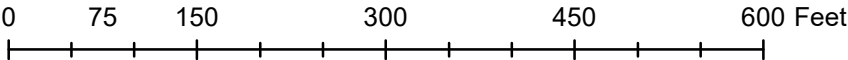
April Break Ground/ Plat approval

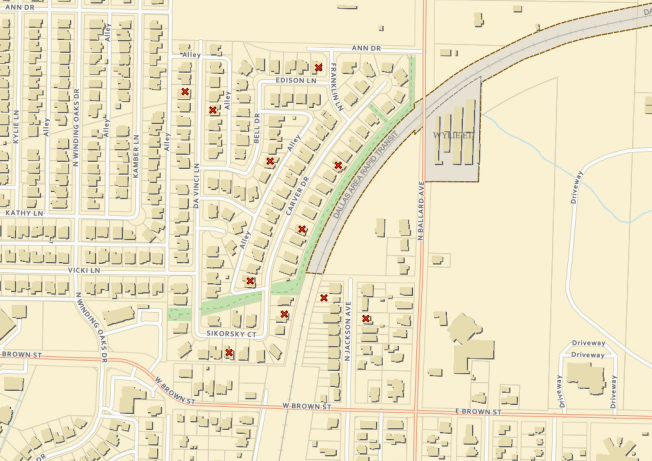
Notification Map



ZC 2020-18; North Ballard Station Apartments; 425 N Ballard Ave

 200 Foot Notification Buffer  Subject Property





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 #2020-18.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

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, January 5, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Jeffrey L Hahs, Deborah L Hahs
(please print)

Address: 424 Carver Dr.
Wylie, TX 75098

Signature: Jeffrey L Hahs Deborah L Hahs

Date: 12-28-2020

COMMENTS:

see attached sheet.

Jeffrey L Hahs, Deborah L Hahs

We are **against** the requested zoning for case #2020-18

We moved to Wylie in Dec. 2006. We happened to stumble across the Christmas Parade and fell in love with the area. The next day we walked around the downtown area and admired all the historical buildings and the houses along Ballard St. We purchased our home and moved in later that month.

Our backyard backs up to the railroad tracks, we are on **424 Carver Dr.** and are one of the few that received the notice because we live within 200 ft. of the proposed apartments.

Currently, we can look out the kitchen window and see cars sitting at a standstill on Ballard Street several times per day as they head towards the downtown area. Adding approx. 143+ vehicles from an apartment complex to the already congested area will only add further delays and likely cause more vehicles to use Meadowview Estates as a cut-through and increase the traffic significantly through our neighborhood adding more obstacles for the children in this community as they ride their bikes, skateboard, and play outside. The cars that use our community as a cut-through are usually speeding/following too close putting drivers and children in danger.

This will affect more households than just the ones that are 200 ft from the apartment complex. More than likely, it will increase traffic on Ann Dr., Franklin Ln, Edison Ln, Bell Dr., Binney Ln, Sikorsky Ct., Carver Dr., DaVinci Ln, and Vicki Ln continuing onto Winding Oaks and Brown St. as they exit the subdivision.

We are suggesting the entire subdivision and the households on Vicki Lane also receives this notice, because it does concern them as much as it does us.

The lights from the apartment complex will be shining into the back of the people's houses; a lot of them being bedrooms, including ours.

There will be increased noise level around the area while they do construction and noise from all the added cars, and new residents.

We bought our home in 2006, one of the reasons we purchased where we did was to be close to the historical downtown Wylie and second for our view in our backyard, not to be looking at a 3-story apartment building.

Privacy concerns. I would rather not go out into my backyard and see someone sitting on their balcony looking directly into my backyard.

I cannot imagine that the City of Wylie or the Wylie Historical Society would want apartment buildings next to the Historical area?

Thank you for listening to our concerns.

Deborah Hahs

Jeff Hahs

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Name:

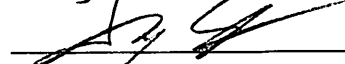
Jay + Ashley Starks
(please print)

Address:

414 Carver Dr

Wylie TX 75098

Signature:



Date:

12-16-2020

COMMENTS:

Traffic on Ballard is already atrocious. Construction traffic will make downtown Wylie inaccessible. You will also effectively shut down one entrance to Meadowview Estates.

This will ruin the work businesses have put into making downtown a more attractive place. The one elementary school is already at capacity and this will do nothing but strain resources.

Homeowners on the greenbelt feel betrayed by this. We will be there on the 5th 16th.

PUBLIC COMMENT FORM
(Please type or use black ink)

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

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Ralph Rozier III
(please print)

Address:

1040 Cove View Lane
St. Paul, Tx 75098

Signature:

Ralph Rozier

Date:

12-22-2020

COMMENTS:

I own property at 417 N. Jackson St.
and do not want apartments.

PUBLIC COMMENT FORM
(Please type or use black ink)

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

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☒ I am AGAINST the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

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Commission meeting:

Tuesday, January 5, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Bernadette Rozier
(please print)

Address:

1040 Cove View Lane
St Paul, Tx

Signature:

Bernadette Rozier

Date:

12-22-2020

COMMENTS:

I own property at 417 N. Jackson St.
and do not want apartments. Apartments
lower our property value.

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Jason C. Smith
(please print)

Address:

432 Carver Dr.

Wylie, TX 75098

Signature:

Jason C. Smith

Date:

12/23/2020

COMMENTS:

Obstructed view & lack of privacy.

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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☒ I am AGAINST the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

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Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

RAY CRAWFORD
(please print)

Address:

405 CARVER DR.
WYLIE, TX 75098

Signature:

Ray Crawford

Date:

12-28-2020

COMMENTS:

CONCERNED WITH INCREASED TRAFFIC FLOW INTO & OUT OF
MEADOWVIEW ESTATES NEIGHBORHOOD; POSSIBLE INCREASE
OF APARTMENT RELATED NOISE.

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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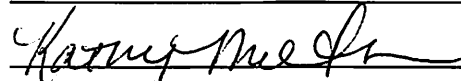
Name: Kathy Milton

(please print)

Address: 428 Da Vinci Ln

Wylie, TX 75098

Signature:



Date: 12/28/2020

COMMENTS:

I am opposed to the zoning change and building of a multi-housing unit. Currently traffic backs up from the light at Ballard and Brown to the north past the railroad tracks. Turning in our out of Meadowview Estates can be dangerous during those times. When there is a train, we see a steady stream of traffic cutting through the neighborhood; ignoring stop signs and speed limits. The additional traffic created from residents, visitors, and employees will only add to the congestion.

As you enter historic downtown Wylie, you are greeted by the historical homes and businesses on Ballard, the addition of this complex would detract from the beauty that is the downtown area of Wylie. Downtown Wylie has a reputation of being beautiful, friendly, and welcoming. I am always amazed at the reach of our tourism across this country.

Wylie is unique in many ways and as the applicant has similar holdings in Plano, if approved I believe we would see the same changes begin to take place in Wylie that have taken place in Downtown Plano surrounding thier buildings.

I urge the committee to deny this request without reservation.

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 #2020-18.



I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

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Tuesday, January 5, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Daniel Ross Grant

(please print)

Address: 431 Da Vinci Lane

Wylie, TX

Signature: _____

Date: December 29, 2020

COMMENTS:

THE construction of this massive complex will redefine the iconic Ballard part of Wylie. I believe that it will have a historically negative impact on this city's identity.

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

(please print)

Address:

Signature:

Date:

Chad & Julie Hurt

200 Edison Lane

Chad Hurt

Julie Hurt

12-30-20

COMMENTS:

Crazy! We like Ballard & downtown Wylie like it is now. Small & historic. Multi-family units bring traffic & crime. We don't want more apartments in Wylie. This is too close to my house. I can see the field out my front door & enjoy the beauty of it. I walk on the trail daily by the tracks & do not want to view a 3 story apartment building. People use our neighborhood as a cut through & we have many kids here. Increased population like this will make traffic much worse.



Zoning Case #2020-18

1 message

Jim Mortenson

Mon, Dec 28, 2020 at 2:54 PM

I am writing to **oppose** the zoning case #2020-18 to be heard January 5 and 26 2021. I believe the introduction of apartments in that specific location will create a terrible hindrance to traffic on Parker Road/N. Ballard Street.

--

JHM

422 Bell Drive
Wylie TX 75098

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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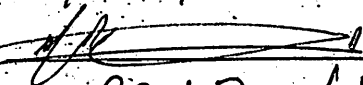
Name:

LAHOUCINE SANDABAD
(please print)

Address:

307 SIKORSKY CT
WYLLIE, TX 75098

Signature:



Date:

28 / Dec / 2020.

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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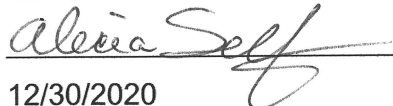
Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Alecia Self

(please print)

Address: 307 S. 2nd St.

Wylie, TX 75098

Signature: 

Date: 12/30/2020

COMMENTS:

The Planned zoning would increase traffic in an already congested area. When the train is going through, many cars cut through the neighborhood which creates an increase in the amount of cars, as well as lack of safety concern when people are speeding through the area. It would take away from the historical district in downtown and add to the already bottle necked hazardous traffic conditions through the middle of downtown. Currently turning left off of Jackson is already dangerous which is the preferred detour around downtown to avoid the extremely dangerous light at Ballard and Brown.

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 #2020-18.



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Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Gonzalo Figueroa IV

(please print)

Address: 2010 Trinity Lane Wylie, TX 75098

Signature: _____

Date: 12/30/20

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Alexis Self
(please print)
Address: 305 Stoneybrook Dr.
Wylie, TX 75098
Signature: Alexis Self
Date: 12/30/2020

COMMENTS:

Changing the zoning in this area would increase the traffic to an already congested area and increase the danger at an already land locked deadly intersection. The impact to our historic area is terrible. There are plenty of other 4 acre plots it could go. Try Ballard & 78!

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 #2020-18.



I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

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, January 5, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Susan McKenzie

(please print)

Address: 106 Harvest Bend Drive

Wylie, TX

Signature: 

Date: December 30, 2020

COMMENTS:

Please don't add to the traffic at this intersection! As it is now, EVERY day from around 4:30 until 6 it is next to impossible to get out onto Ballard, widening the road isn't even going to help this and now you're planning to add who knows how many more people to this area. Not to mention ruining our small town feel.

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Planning & Zoning
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Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: VERNA M SELF
(please print)

Address: 305 STONEYBROOK DR
WYLIE, TX 75098

Signature: Verna M Self

Date: 1-30-2020

COMMENTS:

Impacts traffic in the area,
increases risk of injury at an already
~~hazardous~~ ^{road hazardous} intersection. Takes away the
ambience of historic downtown Wylie.
We have a beautiful city, please don't
destroy it.

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 #2020-18.

☒ I am AGAINST the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

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Commission meeting:

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Tiffany Gruber
(please print)

Address:

402 Carver Dr.

Wylie, Texas 75098

Signature:

Tiffany Gruber

Date:

12/30/20

COMMENTS:

I am concerned about traffic and safety. There are already traffic issues in this part of Wylie - this would increase traffic and have an impact on the safety of this neighborhood and surrounding areas. There will be limited parking as well - this means cars will be parking on the ~~the~~ surrounding streets and areas not designated for apartment parking (similar problem on other side of Wylie w/ many complaints from property owners.).

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Brandon Gruber

(please print)

Address:

402 Carver Dr

Wylie, TX 75098

Signature:

Brandon Gruber

Date:

12/30/2020

COMMENTS:

I am concerned about traffic and safety. Ballard already has a traffic problem, and cars are speeding through the neighborhood to bypass it. There are a lot of children in this neighborhood. I also feel that building apartments this close to downtown will make Wylie lose its "small-town" appeal. Parking is always an issue with apartments. Overflow parking can create more issues in the future.

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Chris Allen + Tracy Allen
(please print)

Address: 410 N Jackson Ave.
Wylie Tx 75098

Signature: _____

Date: 12/18/20

COMMENTS:

We are against this for several reasons. We bought on Jackson Ave because it is a dead end street. We know who comes and goes and the neighbors watch out for each other. Connecting our street to the apartment complex will increase traffic, noise and possibly crime. I can just imagine people not wanting to stop at the red light on Brown and cut through the apartment complex to avoid the traffic light.

If Jackson Ave were to stay a dead end street, then I would be more inclined to approve.

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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☒

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Date, Location & Time of

City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

TIM EPPERSON

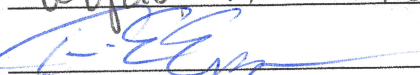
(please print)

Address:

210 MALTESE CIRCLE

WYLIE TX 75098

Signature:



Date:

12/30/2020

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Date, Location & Time of

City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

CARISA EPPERSON
(please print)

Address:

210 MALTESE CIRCLE
WYLLIE, TX 75098

Signature:

CEPPERSON

Date:

12/30/2020

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Date, Location & Time of

City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Rylee Epperson
(please print)

Address:

210 Maltese Circle
Wylie, TX, 75098

Signature:

Rylee Epperson

Date:

12/30/20

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

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

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☒

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Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Angela & Greg Pecina
(please print)

Address:

434 Carver Drive

Wylie, TX 75098

Signature:

Angela Pecina

Date:

12/28/2020

COMMENTS:

Our backyard directly backs up to the land. We will lose all privacy in our backyard based on the apartment location. Based on projected parking spaces it will also cause move traffic in our neighborhood and parking on our streets. We bought our house primarily for the location and the cul-de-sac which will have higher traffic now and not safe for our children. Not to mention the increased crime rate that comes with apartment dwellings.

We have a walking trail next to our home which will in turn become the parking lot overflow and walkway.

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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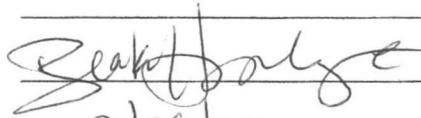
Name:

Blake Herpeche
(please print)

Address:

307 N Jackson Ave

Signature:



Date:

12/29/20

COMMENTS:

I look forward to expressing my reasons against
this proposed zoning change on the P&Z meeting on 1/5.

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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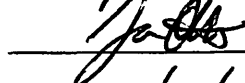
Name:

Jason Otts
(please print)

Address:

507 N Ballard Ave
Wylie, TX 75098

Signature:



Date:

01/04/2021

COMMENTS:

We just purchased this house on 507 N Ballard and were
just made aware that it is proposed to build an apartment
complex within 200 ft of this home. The proposed apartment
would tower over the house and obstruct the view in the backyard.
Please accept this as our formal petition against the requested
zoning.

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Date, Location & Time of
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Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: GLENIS DIXON
(please print)

Address: 514 N Ballard
Wylie

Signature: Glenis Dixon

Date: 12/28/2020

COMMENTS:

At this time Ballard has more
traffic than it can handle. I feel
the two entrances/exits would
increase the accidents on Ballard

PUBLIC COMMENT FORM
(Please type or use black ink)

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



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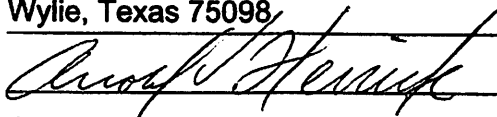
Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Arnold V Herrick

(please print)

Address: 612 Sumter Dr.

Wylie, Texas 75098

Signature: 

Date: Jan 4th 2021

COMMENTS:

This location is not a feasible one for a such a development. The current road infrastructure cannot handle the current vehicular load. Rush hour traffic on Ballard is usually backed up as far as north as the Masonic Lodge and quite often beyond that. East and West bound traffic on Brown is also affected (where Brown meets Ballard) during these times as well. Addition of a large, multifamily apartment Development will place an even greater strain on already crowded roads and intersections.

Any planned enhancements to road in that area will do little to nothing in alleviating this issue as any expansion will only help the current traffic issues and not the new issues that will be created by this development. I highly urge the council to vote against zoning change for this case and against any plans to place an apartment development in this location.

Thank You for Your Time & Consideration.

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Jal Dennis

(please print)

Address: 811 Crestview Lane

Wylie TX 75098

Signature: _____

Date: 12/30/2020

COMMENTS:

Please do not allow more apartments to be built on our historic drive, North Ballard Avenue. The traffic conditions in Wylie are horrible as you enter downtown from the north and to bring large multi-family housing to that area without a pre-installed traffic solution simply adds fuel to the fire. The businesses on Ballard Street for the most part will not stay open in the evenings to serve this population so it's not a benefit to the majority of that business community.

Thank you for allowing me to make this comment.



Mary Bradley <mary.bradley@wylietexas.gov>

Fwd: Proposed Apartment complex at Ballard

1 message

Jasen Haskins <jasen.haskins@wylietexas.gov>
To: Mary Bradley <mary.bradley@wylietexas.gov>

Tue, Jan 5, 2021 at 8:27 AM

**Jasen Haskins, AICP**

Planning Manager

City of Wylie

[300 Country Club Rd.](#)[Wylie, TX 75098](#)

972-516-6324

WARNING: Computer viruses can be transmitted via email. The recipient should check this email and any attachments for viruses. The City is not liable for damages caused by the transmission of a virus attached to this email or any errors or omissions caused by the transmission of this email when such errors or omissions are outside of the control of the sender.

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----- Forwarded message -----

From: **Chris Holsted** <chris.holsted@wylietexas.gov>
Date: Tue, Jan 5, 2021 at 8:04 AM
Subject: Fwd: Proposed Apartment complex at Ballard
To: Jasen Haskins <jasen.haskins@wylietexas.gov>

----- Forwarded message -----

From: **Aleksandra Rolfson** [REDACTED]
Date: Mon, Jan 4, 2021 at 10:50 PM
Subject: Proposed Apartment complex at Ballard

[REDACTED]

All,

I can not attend the January 5th meeting about this proposal, but I want to state that I am against this zoning change and building apartments.

I do have few questions about an LLC that's promoting this deal, as well as any other LLC registered in City of Wylie.

1. Is it common for an LLC's NOT to pay City of Wylie taxes on some of the properties that they own, such as Pilikia 'Aina LLC address [2220 Sachse Rd](#), as well as [2250 Sachse Rd](#)?
2. Is it common for LLC's NOT to have an Agg exemption filed with Collin CAD on the property, but get Agg loss on the market value of the property?

I am aware that Pilikia 'Aina LLC is well known within City's personnel as well as that Mr. Choya Tapp (President and Director of Pilikia 'Aina LLC) has deep roots in City of Wylie and has invested in downtown Wylie.

Thank you and have a great day,

Aleksandra Rolfson

Aleksandra Rolfson

Aleksandra Rolfson

--

[REDACTED]

[REDACTED]

[REDACTED]

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: MICHAEL K. PATTON
(please print)

Address: 3604 OLIVIA DR.
WYLIE, TX 75098

Signature: Michael K. Patton

Date: 01/04/2021

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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☒

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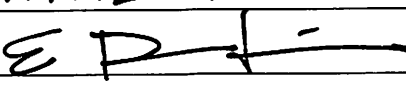
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Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: ELIAS RODRÍGUEZ
(please print)
Address: 418 CARVER DRIVE
WYLIE TX 75098
Signature: 
Date: 01/04/21

COMMENTS:

No. I see increased traffic in our subdivision
and don't like the thought of construction in
and around an already congested area -

No. No. No. No.

Besides I don't want the view from my patio to be
a 3 story apartment -

TAX ACCOUNT
RB51800401601

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Pamela Jackson
(please print)

Address:

420 Carver Dr.

Signature:

Pamela Jackson

Date:

1/4/21

COMMENTS:

I have lived on Carver Dr. for 6 yrs.
my husband bought this house for many
reasons but for 1 reason was because
we wouldn't ever have neighbors behind us due to train track
we've felt like we had a little bit of country
around us, with the quietness, not a lot of
traffic. No worry about as children play outside
This neighborhood residents care about our
community, we all work hard to keep our
properties looking pleasant - we have no trash
in our yards - but I'm sure that will not
last with the outside traffic cutting thro.
we all love our privacy in our back yards
don't take that away from us. Thanks, Pamela Jackson

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Date, Location & Time of
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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Pamela Jackson
(please print)

Address:

424 Carver Dr.

Signature:

Pamela Jackson

Date:

1/4/21

COMMENTS:

My husband owns this house at 424 Carver Dr. also which his son and grandson live there. we bought the house for the same reason as we bought 420 Carver Dr.

We do not need the extra congestion traffic on Ballard or Brown. It's a bad idea to leave your house from 3:30 until 7+ because Ballard is already a cut thro. for many many people. Our roads would start needing repairs. done. There's nothing good about this plan it needs not to happen.

Pamela Jackson

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Van T. Du
(please print)

Address:

422 Carver Dr.

Wylie, TX ~~75098~~ 75098

Signature:

Van T. Du

Date:

1/2/2021

COMMENTS:

We don't want any cut-through traffic. There are children that
play outside and we want them to be safe

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: IAN MUTSWIRI
(please print)

Address: 426 CARVER DR, WYLIE, TX
75098

Signature: 

Date: 12/30/20

COMMENTS:

Tax Account
PUBLIC COMMENT FORM
(Please type or use black ink)

R 117300202 RB1

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 #2020-18.

X

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

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Tuesday, January 5, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Updated
Form

Name:

CHRISTINE WALK

(please print)

Address:

408A N. JACKSON AVE.

WYUE, TX 75098

Signature:

Christine Walk

Date:

1-1-2021

COMMENTS:

I am a twelve year resident of N. Jackson Ave in Wylie. As a home owner my property & street are very important to me & my family. (Which our street is like a large family.) Being such a small street we are already bursting at the seams unable to support the vehicles & traffic for the current residence, there is no way to allow hundreds more vehicles. We are also not interested in our property values to decrease, noise, crime, or traffic to increase. We are a small neighborhood not a throughway. Our street is perfect the way it is, finally getting rid of the junkies, drug dealers, trailer trash, rude nasty unwanted people, now being a close community. We are not interested in massive amounts of people or traffic ruining our neighborhood. We are & will always be against anything like this. We are a small residential/historic neighborhood & want to keep it that way. We moved here because it is quiet & want to keep it that way. Residential = NO Apartments !!! Leave our street alone. Walk

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 #2020-18.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

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

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

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Name: Johnathan Walk
(please print)
Address: 408A N Jackson
Wylie, Tx
Signature: Johnathan Walk
Date: 1/4/2021

COMMENTS:

The increased traffic caused by 94 apartments would make leaving Jackson or Ballard almost impossible. Traffic already backs up past the train tracks during rush hour. Now add 191 more cars wanting to get into the apartments they would all come down the Jackson connection. Both Ballard and Jackson are too small to handle the increased traffic. Plus being next to the historic downtown district, the proposed building would stand out as being too "modern". The overall decrease in land value for neighboring houses would effect the people already on the street, and would set the precedent of Wylie removing a community in order for a "business" to receive lost income as a bad investment.

Tax Account
PUBLIC COMMENT FORM
(Please type or use black ink)

R 117300202 RB1

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

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Updated
Form

Name:

CHRISTINE WALK

(please print)

Address:

408A N. JACKSON AVE.

WYLLIE, TX 75098

Signature:

Christine Walk

Date:

1-1-2021

COMMENTS:

I am a twelve year resident of N. Jackson Ave in Wylie. As a home owner my property & street are very important to me & my family. (Which our street is like a large family.) Being such a small street we are already bursting at the seams unable to support the vehicles & traffic for the current residence, there is no way to allow hundreds more vehicles. We are also not interested in our property values to decrease, noise, crime, or traffic to increase. We are a small neighborhood not a throughway. Our street is perfect the way it is, finally getting rid of the junkies, drug dealers, trailer trash, rude mostly unwanted people, now being a close community. We are not interested in massive amounts of people or traffic ruining our neighborhood. We are & will always be against anything like this. We are a small residential/historic neighborhood & want to keep it that way. We moved here because it is quiet & want to keep it that way. Residential = NO Apartments !!! Leave our street alone!
CWALK

PUBLIC COMMENT FORM
(Please type or use black ink)

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

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Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Mark Isom
(please print)

Address: 409 N Ballard Ave
Wylie, TX 75098

Signature: Mark Isom

Date: 1/5/21

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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☒

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

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Name: DONALD W. CULP
(please print)

Address: 409 N. JACKSON (UNITS A+B)
WYLIE, TX 75098

TAX ID'S
R-5125-000-0030-1
R-5125-000-0040-1

Signature: Donald W. Culp

Date: 4 JANUARY 2021

COMMENTS:

I OWN THIS PROPERTY AS A RENTAL AND AM CONCERNED ABOUT THE INCREASE IN TRAFFIC ON JACKSON. THERE ARE A LOT OF CHILDREN ON THIS STREET AND MAKING IT A THROUGH STREET WILL NO DOUBT INCREASE TRAFFIC AS THIS WOULD BE A FASTER ROUTE TO BROWN. PARKING IS ALSO TIGHT ON JACKSON AND CONCERNED ABOUT APARTMENT RESIDENT USING THE STREET FOR OVERFLOW. ALL OF THIS IS LIKELY TO MAKE MY RENTAL PROPERTY LESS ATTRACTIVE AND REDUCE PROPERTY VALUE. PEOPLE ARE LEAVING ON JACKSON, IN PART, BECAUSE IT IS NOT A THROUGH STREET

ALSO CONCERNED ABOUT LONG TERM UP-KEEP OF THE APARTMENTS AND RISK OF TURNING INTO LOWER RENT UNITS, WHICH TENDS

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Name:

Charles morten

(please print)

Address:

410 Carver Dr.

Wylie Tx 75098

Signature:



Date:

1/31/20

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Susan Morton

(please print)

Address:

410 Carver Dr.

Wylie Tx 75098

Signature:

Smorton

Date:

1/31/20

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Name:

Ronnye Dunn

(please print)

Address:

410 W. OAK ST
Wylie TX 75098

Signature

Ronnye Dunn

Date:

12/28/2020

COMMENTS:

WE DO NOT NEED MORE TRAFFIC ZOOMING
DOWN BROWN - WEST OAK ETC.

APTS WILL DESTROY DOWNTOWN WYLIE. THERE
IS NO PARKING NOW AND TRYING TO GET DOWN
DALLAS IS BAD ENOUGH. PLEASE APTS
SHOULD BE PLACED AWAY FROM DOWNTOWN



Mary Bradley <mary.bradley@wylietexas.gov>

North Ballard Station Apartments

1 message

Brenda Goode [REDACTED]

Mon, Jan 4, 2021 at 1:58 PM

To: planning@wylietexas.gov

Cc: [REDACTED]

To put in plainly, no just no

I could list the obvious problems traffic is already at Ballard and Brown, you will be making anyway out of my neighborhood going west infinitely more problematic, the lowering of property values for close neighborhoods, etc. This type of structures should be kept to major thoroughfares such as 78, 544, Country Club.

What I can't imagine is why you want to so thoroughly blight the quaintness of that area of Wylie. We have so little to begin with. Why not lift it up and maintain it? You ought to be ashamed to think this is a good idea.

"Pave paradise and put up a parking lot."

Sincerely,

Brenda Goode - 26 year resident

[411 Kamber Ln, Wylie, TX 75098](#)

214 478-8582

[REDACTED]

At present I will not be at the meeting Tues. for obvious pandemic reasons. I am sure this timing helps your possible passage of this proposal.

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

W. G. Vick
(please print)

Address:

431 CARVER DR

WYLIE, TX 75098

Signature:

W. G. Vick

Date:

12-21-2020

COMMENTS:

APARTMENT COMPLEXES INCREASE
CRIME AND LOWER NEAR-BY PROPERTY VALUES.

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 #2020-18.

X I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

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

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

ANNA VICK
(please print)

Address:

431 CARVER DR

WYLIE, TX 75098

Signature

Anna L. Vick

Date:

12-21-2020

COMMENTS:

CRIME AND PROPERTY VALUE ARE
THE CONCERNS.

KEEP APT COMPLEXES OUT OF
RESIDENTIAL NEIGHBORHOODS.

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Tammy Boehm
(please print)

Address: 302 Da Vinci Ct
Wylie, TX 75098

Signature: Tammy Boehm

Date: 12-31-2020

COMMENTS:

I moved to Wylie 5 years ago for the small town appeal. There were high ratings for the education system and community safety. I settled my family in a quiet neighborhood. With the arrival of the college, everywhere I drive or walk is busy and built up. I understand progress and the importance of a strong local economy. However, "stuffing" a business or apartment complex or new housing in every possible piece of property detracts from the landscape and appeal of Wylie! I frequently walk the trail behind the subdivision next to the proposed new development. It is peaceful, private, enjoyable. I have concerns with the arrival of new apartments, the atmosphere of the trail and neighborhood will diminish. A few other concerns - there is a lot of traffic on Ballard and this will spill out right near an already congested intersection. Another subject of concern I have is with parking. With a large complex on a small piece of property - where is visitor parking? My concern is it will overflow into the currently quiet neighborhoods surrounding the proposed complex.

I am asking to please consider the quality of life for all the current residents as so many decisions are being made to "build up" Wylie and take away the small town appeal. What is the end goal? Thank you!

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Name:

Donald Dennis

(please print)

Address:

306 Autumn Breeze Dr

Wylie TX 75098

Signature:

Donald Dennis

Date:

12-31-2020

COMMENTS:

I am against the Zoning Change at 419-425 v. Ballard for these reasons

1. Increased traffic - Ballard at Brown ~~area~~ is already a traffic nightmare esp. during rush hour.
2. Multi use family dwellings do not fit in the neighborhood with single family dwellings all around.

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Tracy Lawson
(please print)

Address:

405 N. Ballard Ave.

Signature:

Tracy Lawson

Date:

1/3/2021

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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X I am AGAINST the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

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Name: Clinton Cook - TRUSTEE
(please print)

Address: 407 N JACKSON (APD 2507065, 2507064)
413 N JACKSON (APD 450764)

Signature: [Signature]

Date: 1/4/2021

COMMENTS:

Not enough drainage to support more
development.
Ruin neighborhood with high traffic

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Name:

Rahel Hodges
(please print)

Address:

408 BN Jackson Ave Wylie Tx
75098

Signature:

[Signature]

Date:

1-03-2021

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

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

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Name: Nadia Ibarra
(please print)

Address: 408 Carver Dr
Wylie TX 75098

Signature: _____

Date: 12/29/2020

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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☒

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Name: Mona Cooper
(please print)
Address: 205 Millstone Dr
Wylie TX 75098
Signature: Mona Cooper
Date: 1-5-21

COMMENTS:

① The traffic cannot handle a complex at this location. ② Vacancies due to unemployment & pending evictions. ③ Economy & unemployment are uncertain. Wylie doesn't need empty apts. ④ High number of renters decreases property values. How will this property add to the area? ⑤ Wylie has a historic downtown with a house on the historic registry. An apartment complex doesn't fit. ⑥ Crime is a concern given break ins. Recently there was an armed robbery at the Dollar Store.

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

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Name:

Kathleen Fuentes

(please print)

Address:

1111 Lakewood Dr.
Wylie TX 75098

Signature:

Kathleen Fuentes

Date:

1-5-2021

COMMENTS:

The area they are wanted to build is already to congested through downtown Wylie. Going to work through there is bad and coming home also. Please don't allow Apts. in that area.

Thank You

Kathleen Fuentes

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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☒

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: MEGAN QUILLIN
(please print)

Address: 202 AUTUMN BREEZE DR
WYLIE, TX 75098

Signature: Megan Quillin

Date: 12/31/2020

COMMENTS:

AN APARTMENT COMPLEX WILL INCREASE TRAFFIC IN THIS ALREADY
GRID LOCKED AREA OF BALLARD.
FAMILIES AND CHILDREN SHOULD NOT LIVE IN SUCH CLOSE PROXIMITY
OF THE RAILROAD TRACKS.
I'M WORRIED ABOUT THE INCREASE OF CRIME IN HARVEST BEND HAVING
APARTMENTS SO CLOSE.
PLEASE DON'T RUIN THE AMBIANCE OF HISTORICAL DOWNTOWN WYLIE!

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Name:

JASON Quillin
(please print)

Address:

202 Autumn Breeze Dr
Wylie Tx 75098

Signature:

Jason Quillin

Date:

12/31/2020

COMMENTS:

I Strongly feel that Allowing Another Apartment Building
to Go UP So Close to A neighboring Community as well as the
Train Tracks will Cause both an Influx of Crime as well as
Accidents as the Area is Already such a Busy Intersection
Please Dont Ruin The Ambiance of Historic Downtown
Wylie...

NORTH BALLARD
S T A T I O N

Team:

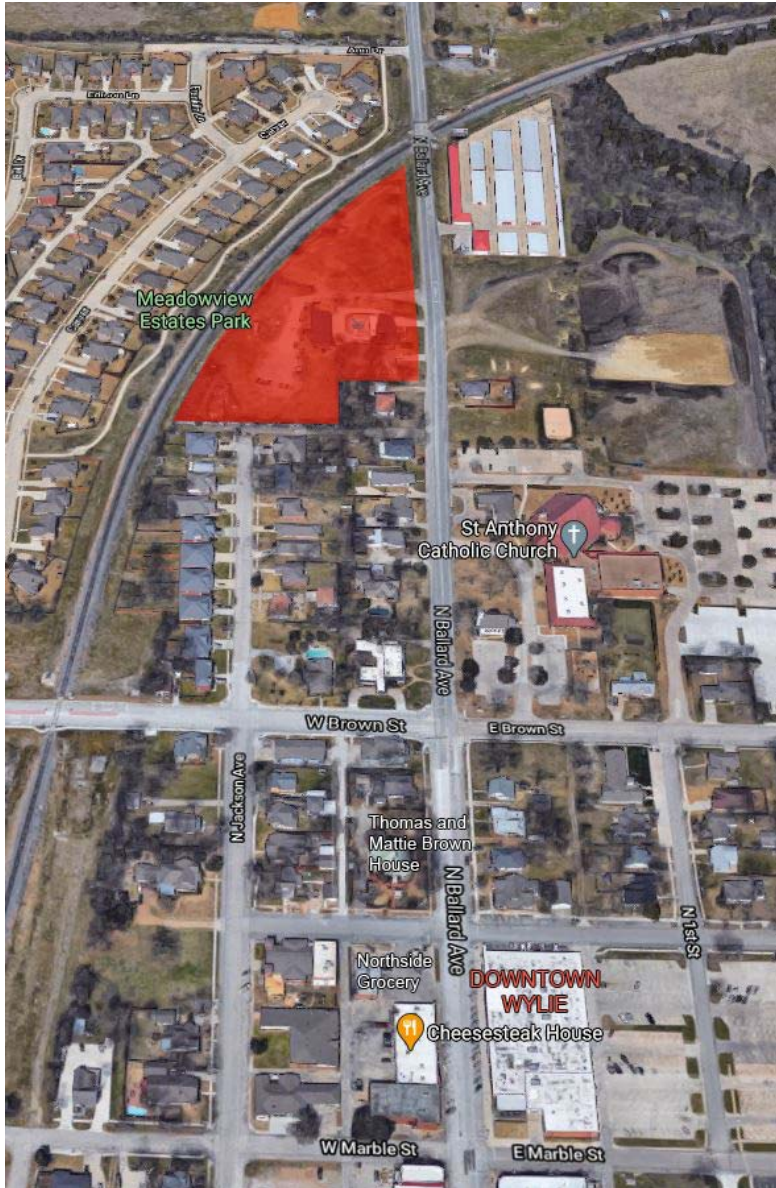
Owner - North Ballard Station, LLC

Member – Colton Tapp
Member – Alexis Tapp
Member – Choya Tapp

Architect - Cross Architects, PLLC

President – Brian Rumsey
Project Manager – Gabriel Northington
Project Lead – Ruth De La Cruz

Cross Architects is currently working on projects with multiple multifamily developers across the nation. We have completed over 150 multifamily developments all through out Texas, Florida, Arizona, North Carolina and Oklahoma.



Location:

- COMBINED LOTS:
 - 425 N. BALLARD AVE
 - 419 N. BALLARD AVE
 - 417 N. BALLARD AVE
- PROXIMAL TO:
 - St. Anthony's Church, 400 ft.
 - Meadowview Estates Park, 530 ft.
 - Historic Thomas and Mattie Brown House, 1,250 ft.
 - Northside Grocery , 1,500 ft.
 - Downtown Wylie, 1,500 ft.



BUILDING KEY



SITE DATA

SITE ACRES	3.92
SITE UNITS	94
SITE DENSITY	24.0

3-STORY RESIDENTIAL BUILDINGS
2-STORY CLUBHOUSE 7,000 S.F.

(1) 3-STORY BLDG A -70 UNITS 28,800 NET S.F.
(1) 3-STORY BLDG B -24 UNITS 9,250 NET S.F.

PARKING TABULATION

PARKING REQUIRED			
TOTAL PARKING			
1.75 PER UNIT	1.75(94)	165	
H.C. PARKING		4	
CLUB		13	
TOTAL REQUIRED		165	

PARKING PROVIDED
UNCOVERED SPACES

TOTAL PARKING PROVIDED
PARKING RATIO

SIDEWALKS 5'-0" WIDE
TYPICAL PARKING SPACE

HANDICAP AISLE SPACE

VAN HANDICAP AISLE SPACE

LEGEND

PROPERTY LINE	---
EASEMENTS/SETBACKS	---
FIRE LANE	---
ADA ACCESSIBLE ROUTE	
TARGET MARK	+
HANDICAP PARKING	♿
HANDICAP VAN PARKING	♿
HANDICAP UNIT DESIGNATION	♿
TRAFFIC DIRECTIONAL ARROWS	→
A/C CONDENSING UNIT	■
FIRE SPRINKLER RISER ROOM	*



01 SITE & ADDRESS PLAN

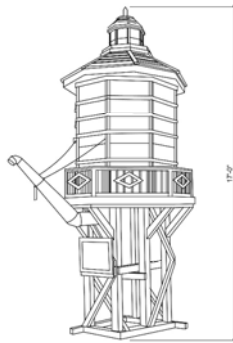


CROSS ARCHITECTS, PLLC
879 NORTH JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.395.8644
F: 972.395.8644
WWW.CROSSARCHITECTS.COM

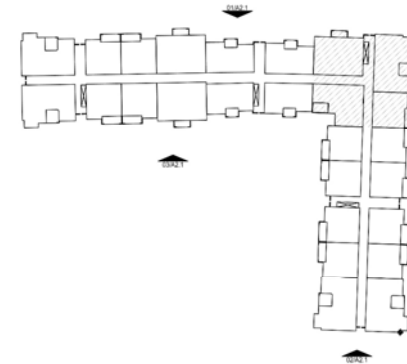
NORTH BALLARD STATION
WYLIE, TEXAS

DATE: 12/10/2020
PROJECT NUMBER: 20074
REVISIONS
NO. DATE

DRAWINGS ISSUED FOR:
XXXXXX
SHEET NUMBER
EXHIBIT B
SITE PLAN
COPYRIGHT © 2020



05 RAILROAD TRIBUTE WATER TANK
SCALE: 3/8" = 1'-0"



04 BUILDING TYPE 'A' KEY
SCALE: 3/32" = 1'-0"



03 BUILDING TYPE 'A' BACK ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION

02 BUILDING TYPE 'A' BACK ELEVATION
SCALE: 3/32" = 1'-0"



FRONTAGE ELEVATION

01 BUILDING TYPE 'A' FRONT ELEVATION
SCALE: 3/32" = 1'-0"

Multifamily District

Design Standards 3.3.B.3

Figure 3-6 - Multifamily District (MF)		
Lot Size	MF STANDARDS	PROPOSED PD
Lot Area (sq. ft.)	43,560	170,755'; 3.92 Acre
Lot Width (feet)	100 at street with length – width ratio of 1:3 or less	No Change
Lot width of corner Lots (feet)	NA	
Lot Depth (feet)	150 with length – width ratio of 1:3 or less	No Change
Lot Depth of Double Front Lots (feet)	NA	
Dwelling Regulations		
Minimum Square Footage	EF- 750 sf; 1 BR- 900 sf; 2 BR- 1,000 sf; 3 BR – 1,200 sf	1BR - 650 sf; 2 BR-950 sf; 3 BR- none
Maximum Density	15 Dwelling Units/Gross Acre	24 UNITS/ GROSS ACRE
Building Separation between detached buildings (feet)	20 or height of building, whichever is greater.	No Change
Design Standards Level of Achievement	See Section 3.4 Residential Design Standards	See Figures 3-9 and Exhibit B – Concept Elevations
Yard Requirements – Main Structures		
Front Yard (feet)	30 from any street frontage	20 feet
Side Yard (feet)	20 from any interior lot line	60 feet
Side Yard of Corner Lots (feet)	NA	NA
Side Yard of allowable nonresidential use (feet)	NA	NA
Rear Yard (feet)	20 from any interior lot line	60 feet
Rear Yard Double Front Lots (feet)	NA	NA
Height of Structures		
Main Structure (feet)	40	50
Accessory Structure (feet)	14	20

- **Total Parking required for Multi-Family Properties is 2 per unit:**
 - We would like to bring the parking ratio down to 1.75 parking stalls per unit.
- **Unit Sizes:**
 - Current requirements:
 - One Bedroom 900SF
 - Two Bedroom 1000SF
 - Proposed square footages:
 - One Bedroom 650SF
 - Two Bedroom 950SF
- **Maximum density allowed by City of Wylie is fifteen units per acre.**
 - We would like to propose having twenty-four units per acre.
- **Yard requirements from property line (Thirty feet for front yard/ twenty feet for side yard/ twenty feet for rear yard)**
 - Twenty feet to the front property line
 - Sixty feet to the side property line
 - Sixty feet to the rear property line
- **Building height proposed to top of roof ridge (Forty feet for buildings/Fourteen feet for accessory buildings):**
 - Fifty feet to the highest ridge for apartments
 - Twenty feet to the highest ridge for Accessory Structures.

NORTH BALLARD
S T A T I O N

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Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	January 05, 2021	Item:	4
Department:	Planning		
Prepared By:	Kevin Molina	Subdivision:	Creekside Estates
			Planned Development 1999-32
Date Prepared:	December 21, 2020	Zoning District:	32
		Exhibits:	Location Map, Notification Map, Comment forms

Subject

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**).

Recommendation

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

Discussion

OWNER: Residents of Creekside Estates **APPLICANT: Shonna Brown, Creekside HOA**

The applicant is requesting to amend Planned Development 99-32 to allow for a maximum fence height of 8' feet in lieu of 6' feet within the Creekside Estates residential development consisting of 327.5 acres.

The Creekside Estates residential lots are restricted to a fence height of 6' due to the development standards that were approved in 1999. The residents of the subdivision are requesting a 2' increase in height to match the City Ordinance. The Zoning Board of Adjustments has approved variances related to fence heights in this subdivision and the City of Wylie's base zoning in residential districts allow for a fence height of 8'.

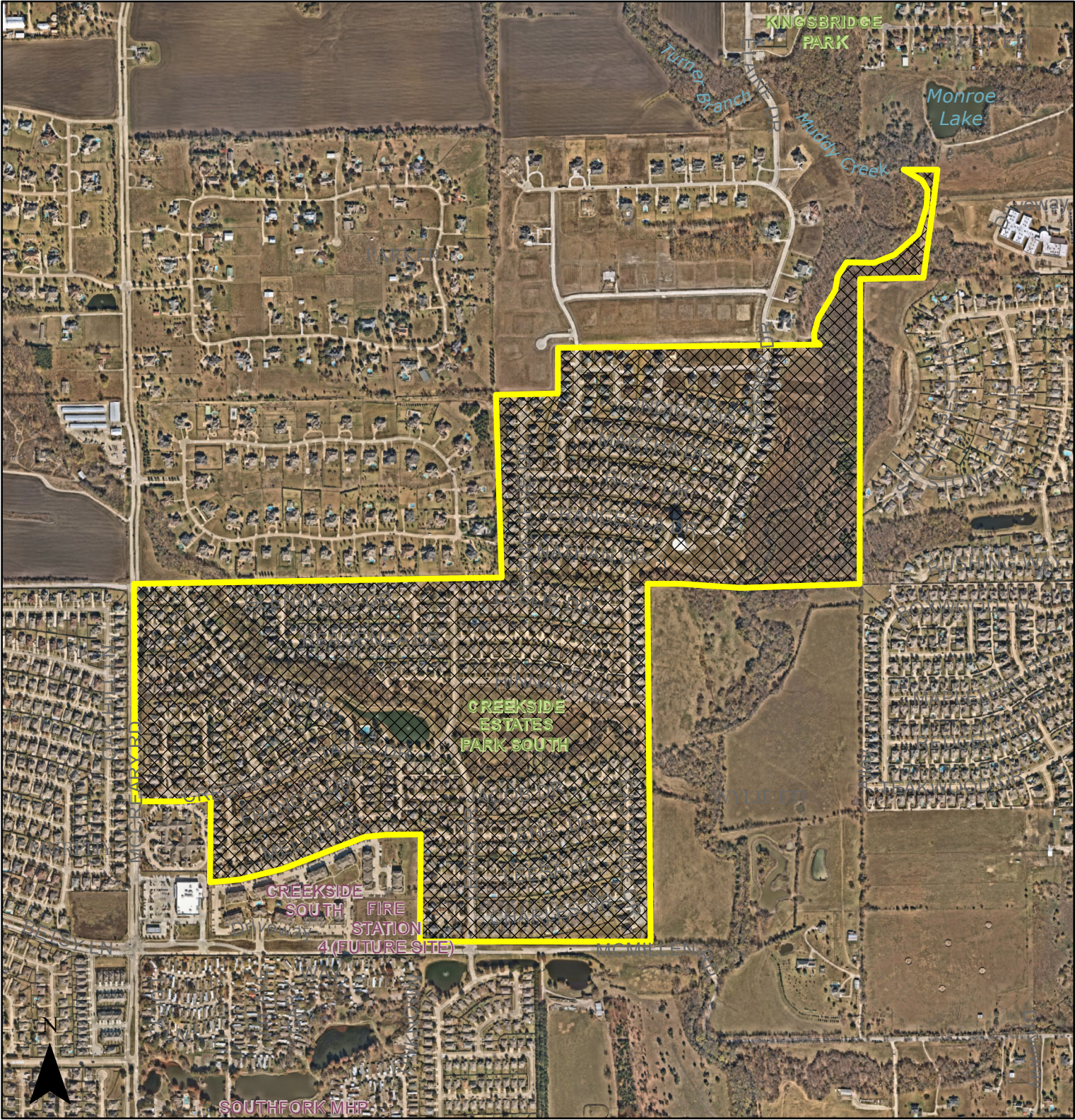
In accordance with State Law, 766 notifications were mailed to property owners within 200' of the subject property. 19 responses were received, 18 in favor and one opposed at the time of this posting.

Council consideration on January 26, 2021

Approved By

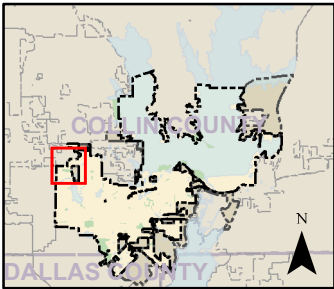
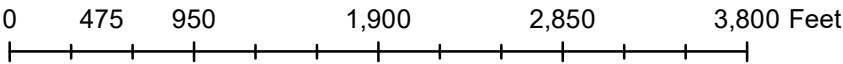
	<i>Initial</i>	<i>Date</i>
Department Director	JH	December 22, 2020

Locator Map



ZC 2020-19; Creekside Estates - all phases

 Subject Property



ORDINANCE # 2020-XX
PLANNED DEVELOPMENT DESIGN STANDARDS
CREEKSIDE ESTATES
CITY OF WYLIE
DECEMBER 17, 2020

SF-A – Single Family Residential Regulations

This classification shall conform to the City of Wylie SF-3 zoning classification except as noted below:

11.3 Area regulations.

(1) *Size of yards*

- (1) Front yard. There shall be a front yard having a depth of not less than 25 feet as measured from the front property line.
- (2) Side yard. There shall be a side yard on each side of the lot having a width of not less than 6 feet in width. A side yard adjacent to a side street shall not be less than 20 feet.
- (3) Rear yard. There shall be a rear yard, a depth of not less than 25 feet.

(2) *Size of lot*

- (1) Lot area. No building shall be constructed on any lot less than 7,200 square
 - (2) Lot width. The minimum width as measured as the front property line of the lot shall not be less than 60 feet.
 - (3) Lot depth. The minimum depth of the lot shall be not less than 100 feet.
- (3) Minimum dwelling size. The minimum floor area of any dwelling shall be 1,600 square feet exclusive of garages, breezeways and porches.

Additional Guidelines

- A.1 Exterior Wall Materials – A minimum of 75% of the dwelling's total exterior area, minus windows and doors, must be masonry veneer, such as brick, stone or stucco.
- A.2 Roofs – Roofs must be covered with composition material of at least 180 lb weight shingle and have a minimum pitch of 8:12.
- A.3 Fences and Walls- Fences may not exceed 8 feet in height. Fences must be made of masonry, wood or architectural metal. The use of chain link fencing is prohibited. Railroad ties may not be used for a retaining wall visible from the street.
- A.4 Screening -The owner of a lot must screen the following items from the view of the public and neighboring lots and dwellings, if any of these items exists on the lot:

1. Clotheslines
2. Drying Racks
3. Hanging clothes, lines, rugs and textiles of any kind
4. Yard maintenance equipment
5. Wood piles and compost piles
6. Accessory structures such as dog houses, gazebos, metal storage sheds and greenhouses
7. Garbage can and refuse containers

Plant material such as trees and bushes may be used for screening.

A.5 *House Elevation* – No like house elevation shall be constructed adjacent to each other

A.6 *Landscaping* – The following minimum landscape features shall be installed prior to the initial occupancy:

1. Trees – a minimum of 6 inches in total diameter shall be installed. This may be accomplished by one 6 inch tree or multiple trees whose diameters add up to at least 6 inches.
2. Shrubs – eighteen (18) 3 gallon shrubs across the front of the house
3. Grass – solid sod from the fence to the front curb

SF-B Single Family Residential Regulations

This classification shall conform to the City of Wylie SF-2 zoning classification except as noted below:

10.3 *Area regulations.*

(1) *Size of yards*

- (1) Front yard. There shall be a front yard having a depth of not less than 25 feet as measured from the front property line.
- (2) Side yard. There shall be a side yard on each side of the lot having a width of not less than 7 feet in width. A side yard adjacent to a side street shall not be less than 20 feet.
- (3) Rear yard. There shall be a rear yard, a depth of not less than 25 feet.

(2) *Size of lot*

- (1) Lot area. No building shall be constructed on any lot of less than 8,500 square feet.
- (2) Lot width. The minimum width as measured as the front property line of the lot shall not be less than 60 feet.
- (3) Lot depth. The minimum depth of the lot shall be not less than 100 feet.

- (3) *Minimum dwelling size.* The minimum floor area of any dwelling shall be 1,800 square feet exclusive of garages, breezeways and porches.

Additional Guidelines

- A.1 *Exterior Wall Materials* – A minimum of 75% of the dwelling's total exterior area, minus windows and doors, must be masonry veneer, such as brick, stone or stucco.
- A.2 *Roofs* – Roofs must be covered with composition material of at least 180 lb. weight shingle and have a minimum pitch of 8:12.
- A.3 *Fences and Walls* – Fences may not exceed 8 feet in height. Fences must be made of masonry, wood or architectural metal. The use of chain link fencing is prohibited. Railroad ties may not be used for a retaining wall visible from the street.
- A.4 *Screening* – The owner of a lot must screen the following items from the view of the public and neighboring lots and dwellings, if any of these items exist on the lot:
1. Clotheslines
 2. Drying racks
 3. Hanging clothes, linens, rugs and textiles of any kind
 4. Yard maintenance equipment
 5. Wood piles and compost piles
 6. Accessory structures such as dog houses, gazebos, metal storage sheds and greenhouses
 7. Garbage can and refuse containers

Plant material such as trees and bushes may be used for screening.

- A.5 *House Elevation* – No like house elevation shall be constructed adjacent to each other
- A.6 *Landscaping* – The following minimum landscape features shall be installed prior to the initial occupancy:
1. Trees – A minimum of 6 inches in total diameter shall be installed. This may be accomplished by one 6 inch tree or multiple trees whose diameters add up to at least 6 inches.
 2. Shrubs – eighteen (18) 2 gallon shrubs across the front of the house
 3. Grass – solid sod from the fence to the front curb

SF-C – Single Family Residential Regulations

This classification shall conform to the City of Wylie SF-1 zoning classification except as noted below:

9.2 *Area regulations.*

(1) *Size of yards*

- (1) Front yard. There shall be a front yard having a depth of not less than 25 feet as measured from the front property line.
- (2) Side yard. There shall be a side yard on each side of the lot having a width of not less than 8 feet in width. A side yard adjacent to a side street shall not be less than 20 feet.
- (3) Rear yard. There shall be a rear yard, a depth of not less than 25 feet.

(2) *Size of lot.*

- (1) Lot area. No building shall be constructed on any lot of less than 10,000 square feet.
 - (2) Lot width. The minimum width as measured as the front property line of the lot shall not be less than 60 feet.
 - (3) Lot depth. The minimum depth of the lot shall be not less than 100 feet.
- (3) Minimum dwelling size. The minimum floor area of any dwelling shall be 2,000 square feet exclusive of garages, breezeways and porches.

Additional Guidelines

- A.1 Exterior Wall Materials – A minimum of 75% of the dwelling's total exterior area, minus windows and doors, must be masonry veneer, such as brick, stone or stucco.
- A.2 Roofs- Roofs must be covered with composition material of at least 180 lb. weight shingle and have a minimum pitch of 8:12.
- A.3 Fences and Walls – Fences may not exceed 8 feet in height. Fences must be made of masonry, wood or architectural metal. The use of chain link fencing is prohibited. Railroad ties may not be used for a retaining wall visible from the street.
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- A.5 *House Elevation* – No like house elevation shall be constructed adjacent to each other

A.6 *Landscaping* – The following minimum landscape features shall be installed prior to the initial occupancy:

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2. Shrubs – eighteen (18) 2 gallon shrubs across the front of the house
3. Grass – solid sod from the fence to the front curb

WILLIAMS RD
(C.R. 298)

SOUTHERN MOBILE HOME PARK
CLAYTON / CAMBRIDGE JOINT VENTURE
CC NO. 82004-1227

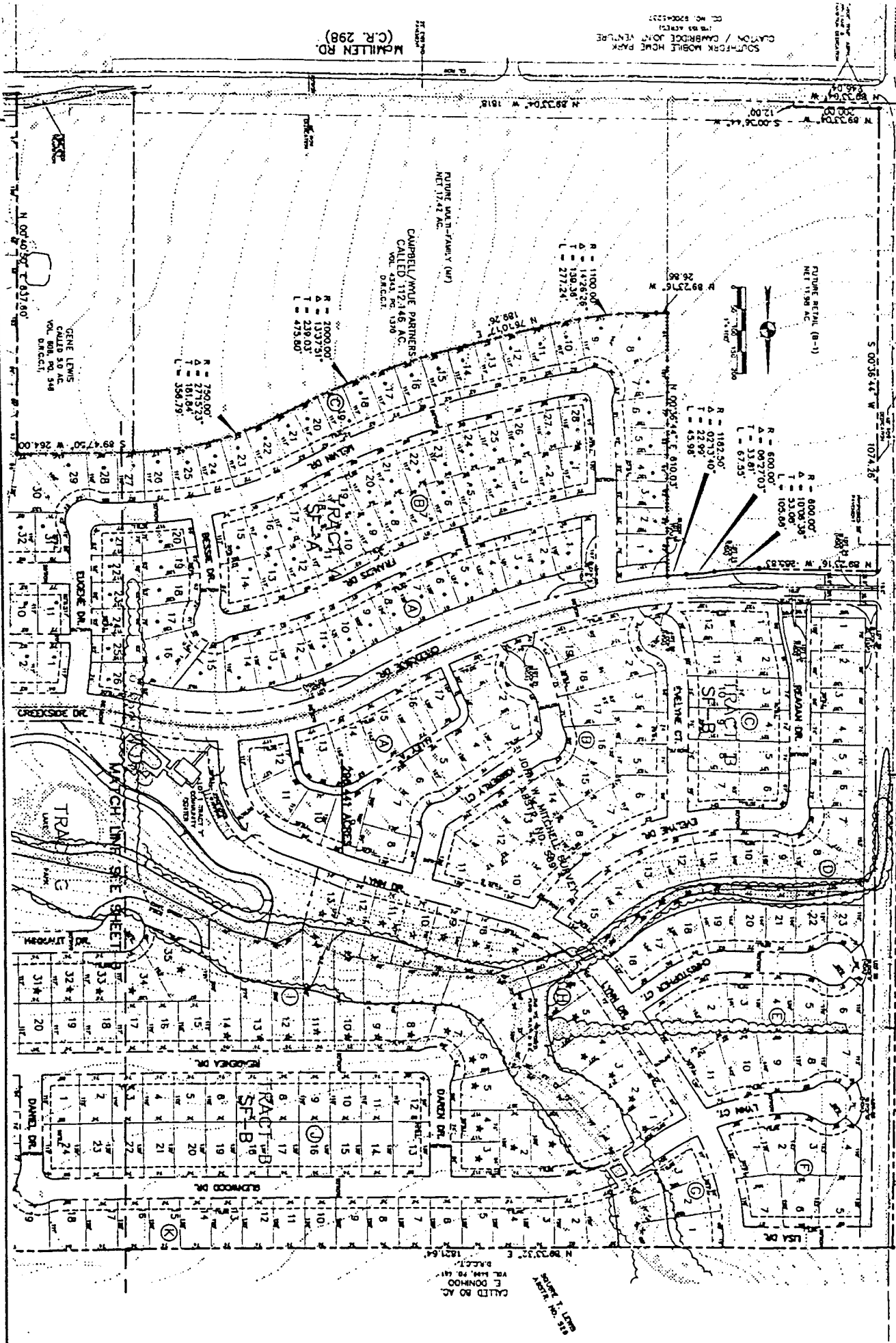
POINT OF BEGINNING

CC FILE NO. 82003310
(11.135 ACRES)

MCREARY RD.
(C.R. 245)
KANG TANG, TRUST
VOL. 2001, PG. 202

WATER 10' 318'

CR 247
SOUTH OF 10' 318'



Scale 1"=100' Date 08/07/08
Designed By: W.A.F.
Drawn By: D.C.P.
Checked By: R.A.B.

CREEKSIDE ESTATES
CITY OF WYLE, TEXAS

PRELIMINARY PLAT/
DEVELOPMENT PLAN

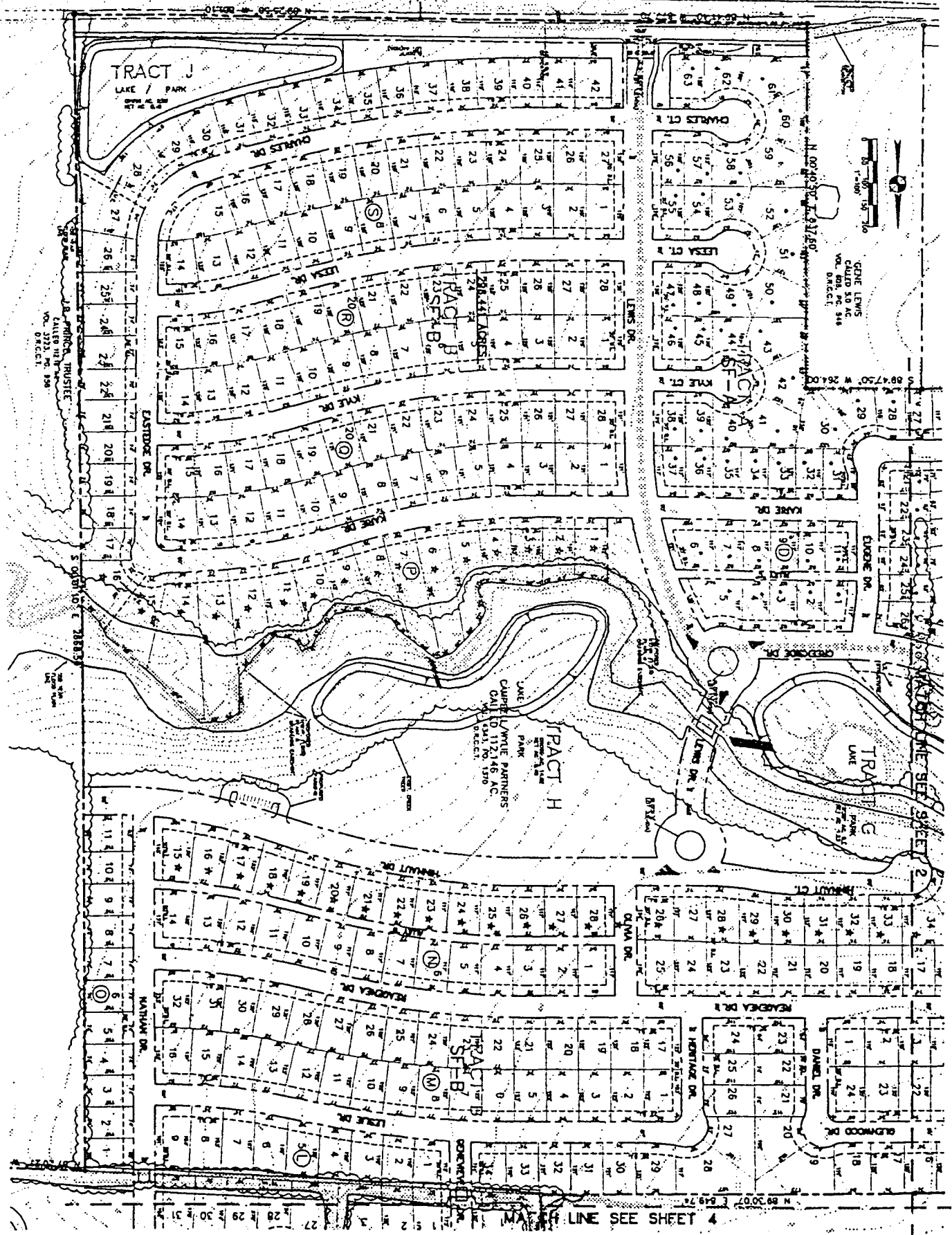
CAMPBELL/WILE PARTNERS
6325 DOWNS AVENUE
SUITE # 400
DALLAS, TX 75225

Bury+Pittman
Consulting Engineers and Surveyors

DEBRA S. THURMOND
 CALLED 51,056 AC
 CC FILE NO. 95-008042
 D.B. 1111, PC 270

ROBERT V. THURMOND, JR.
 CALLED 74,017 AC
 VOL. 1814, PC 758

MCWILLEN RD.
 (C.R. 298)



J.B. PITCHER, TRUSTEE
 CALLED 117,171 AC
 VOL. 3723, PC 598

LAKE WYLIE PARTNERS
 CALLED 112,146 AC
 VOL. 1341, PC 1590

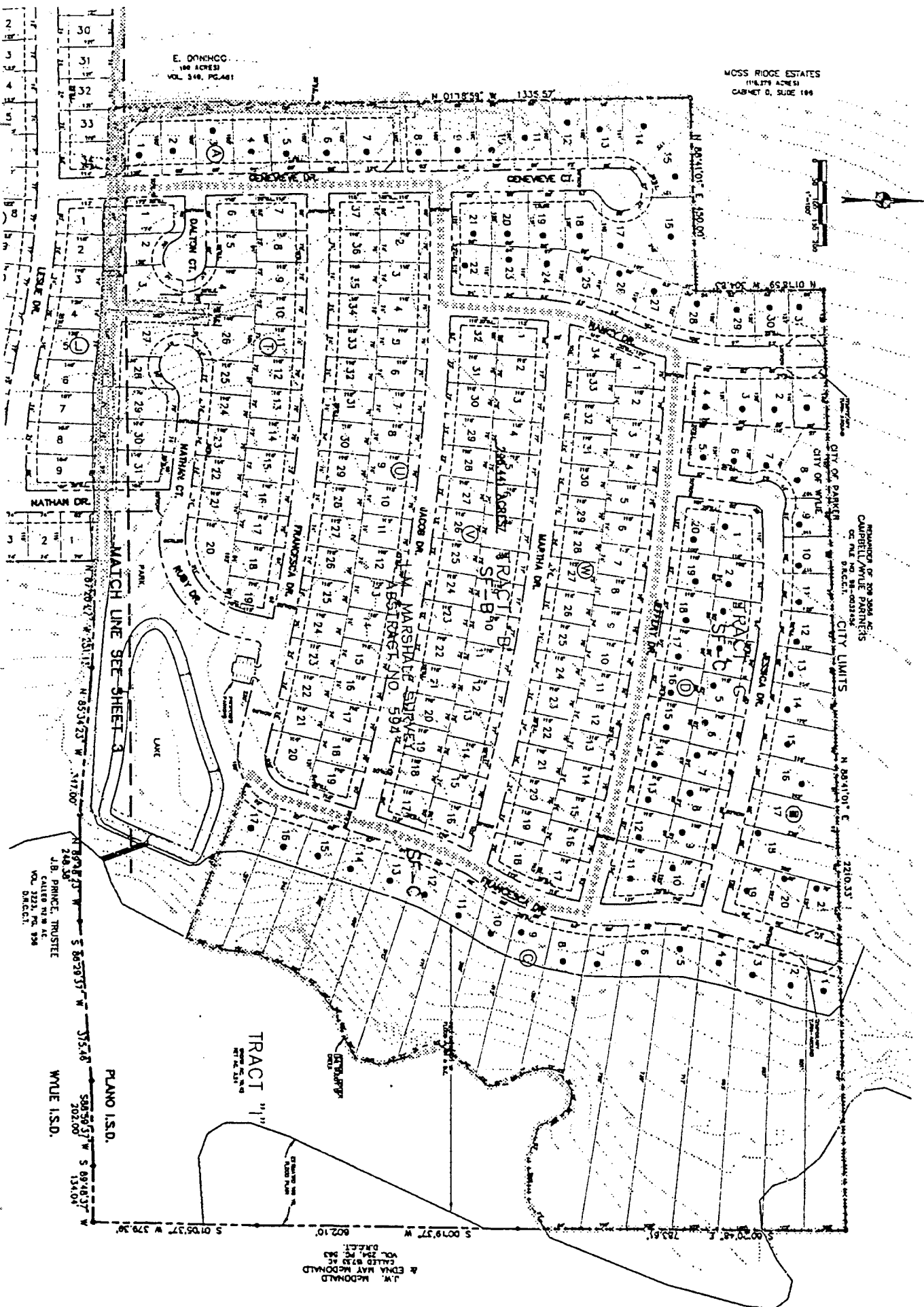
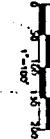
GENE LEWIS
 CALLED 58 AC
 VOL. 2642, PC 518

TRACT ONE SEE SHEET 2

MAINT. LINE SEE SHEET 4

E. DUNNICO
100 ACRES
VOL. 546, PG. 481

MOSS RIDGE ESTATES
114.279 ACRES
CABINET D, SLIDE 199



PLANO I.S.D.
WYUE I.S.D.

TRACT "I"

J.W. McDONALD
& EDNA HAY MC DONALD
VOL. 254, PG. 70, 71
DALE COUNTY, TEXAS

CREEKSIDE ESTATES
CITY OF WYLE, TEXAS

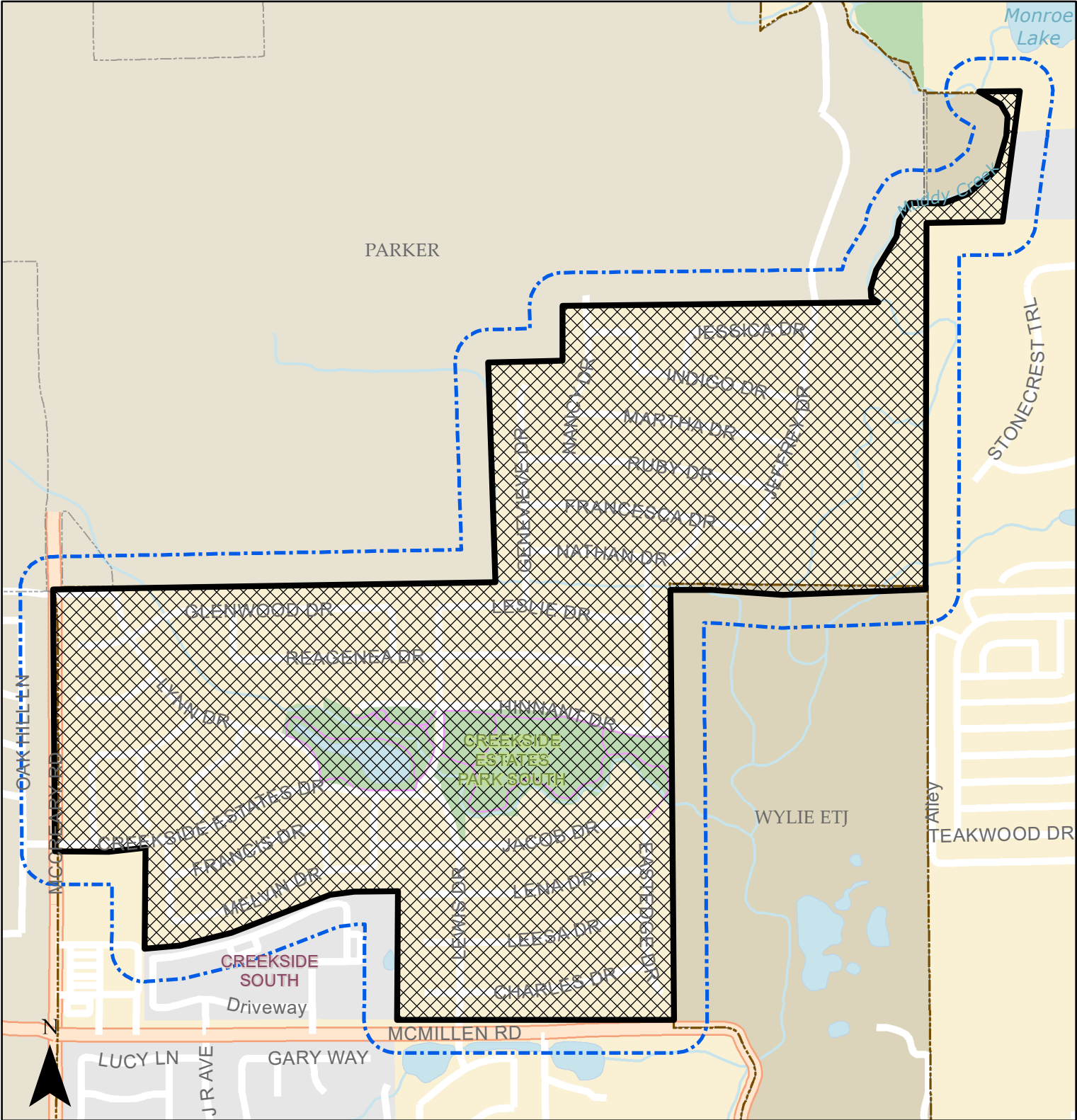
PRELIMINARY PLAT/
DEVELOPMENT PLAN

CAMPBELL/WYLE PARTNERS
8228 DOLAN AVENUE
SUITE # 450
DALLAS, TX 75229

Bury+Pittman
Consulting Engineers and Surveyors

Scale: 1"=100'	Date: 08/01/08
Drawn By: B.P.	
Checked By: B.P.	
Drawn By: B.A.	

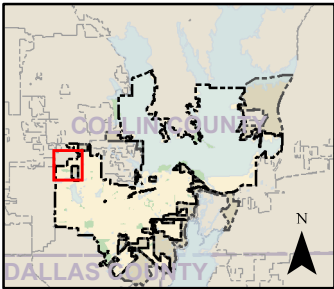
Notification Map



ZC 2020-19; Creekside Estates - all phases

 200 Foot Notification Buffer  Subject Property

0 400 800 1,600 2,400 3,200 Feet



PUBLIC COMMENT FORM

(Please type or use black ink)

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

X

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2020-19.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-19.

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, January 5, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

PAUL LOOK
(please print)

Address:

1415 Eugene Drive
Wylie, TX 75098

Signature:

[Signature]

Date:

20 Dec 2020

COMMENTS:

Many residences in the Creekside Estates Neighborhood
Already have replaced their original 6' fences with
8' fences (with city approval), including me.

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Dea Richard
(please print)

Address: 1514 Kimberly Ct
Wylie, Tx 75098

Signature: Dea Richard

Date: 12-18-2020

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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



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Commission meeting:

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of

City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Cynthia Crouch

(please print)

Address:

3006 Leslie Dr

Wylie TX 75098

Signature:

Cynthia Crouch

Date:

12/20/20

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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



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Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Tony Truong
(please print)

Address:

1634 Jeffrey Drive
Wylie, TX 75098

Signature:

[Signature]

Date:

12/21/2020

COMMENTS:

Tall fences make good neighbors.

PUBLIC COMMENT FORM

(Please type or use black ink)

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

☒

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☐

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-19.

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Commission meeting:

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Date, Location & Time of

City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Hakbum Lee

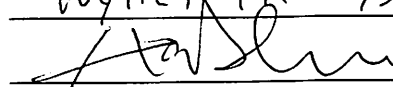
(please print)

Address:

1610 Jeffrey dr.

Wylie, TX 75098

Signature:



Date:

12/21 / 2020

COMMENTS:

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 #2020-19.



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Planning & Zoning

Commission meeting:

Tuesday, January 5, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Daniel M. Corpman
(please print)

Address:

3203 Reagena Drive
Wylie, Tx 75098

Signature:

Daniel M. Corpman

Date:

12/16/2020

COMMENTS:

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 #2020-19.

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

Tuesday, January 5, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: ANTHONY & CHI NGUYEN
(please print)

Address: 1612 JEFFREY DR.
WYLIE, TX 75098

Signature: 

Date: 12/18/2020

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

X I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2020-19.

 I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-19.

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Date, Location & Time of
Planning & Zoning

Commission meeting:

Tuesday, January 5, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

GLENN DUMKE

(please print)

Address:

1624 JEFFREY DR.

WYLIE TX. 75098

Signature:

Glenn Dumke

Date:

12-18-20

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

X

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Planning & Zoning

Commission meeting:

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Colleen & Richard Johnson
(please print)

Address:

3009 Nathah Dr.
Wylie, Tx 75098

Signature:

Colleen Johnson [Signature]

Date:

12/18/2020

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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☐ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-19.

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Date, Location & Time of

Planning & Zoning

Commission meeting:

Tuesday, January 5, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of

City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

ROBERT G. REYNOLDS

(please print)

Address:

3026 LENA DR.

WYLIE TX 75098

Signature:

Robert G. Reynolds

Date:

12-16-2020

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

 X I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2020-19.

 I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-19.

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

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City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Thomas Finke

(please print)

Address:

1530 1530 Lynn Dr.

Wylie TX 75098

Signature:

[Signature]

Date:

1/21/8/2020

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

X

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Nathaniel + Nicole Mucha
(please print)

Address:

1620 Jeffrey Drive
Wylie, TX 75098

Signature:

N. Mucha

Date:

12/18/2020

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

&

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

ROBERT & MEGAN GOODE
(please print)

Address:

1506 EVELYNE CT.

Signature:

[Signature]

Date:

12.16.20

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Robert Diaz
(please print)

Address:

3032 Francescu

Wylie TX 75098

Signature:

[Handwritten Signature]

Date:

12-17-20

COMMENTS:

8ft. fences make sense to better accommodate privacy of rear yards and pools. 8ft. fences are already being permitted in this area so the PD needs to change for these fences to comply.

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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City Council meeting:

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

JODY ROBERTS

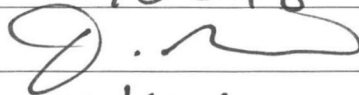
(please print)

Address:

3306 FRANCIS DR.

75098

Signature:



Date:

12/16/2020

COMMENTS:

8' FENCING LOOKS BETTER, LOOKS MORE DESIRABLE
WHICH = ↑ TAX REVENUE FOR CITY DUE TO ↑
PROPERTY VALUE. 8' IMPROVES PRIVACY AND CAN
DECREASE NOISE POLLUTION IN OUR BACKYARDS.
PLEASE APPROVE THE ZONING CHANGE REQUEST

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Kelly Slawson
(please print)

Address:

1506 Reagan Dr.

Wylie, TX 75098

Signature:

K. Slawson

Date:

12-16-20

COMMENTS:

Yes! We'd also love a taller fence someday
as we can see into all our neighbor's back
yards & more privacy in our own backyard
would be so nice! Please allow 8 foot fences
and make our dreams come true! Thank you kindly!

Happy New Year!!

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Christine Knight

(please print)

Address:

3210 Beagene Dr

Wylie, TX 75098

Signature:

Christine Knight

Date:

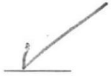
12/16/20

COMMENTS:

PUBLIC COMMENT FORM

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

Name:

Carolyn & Chuck Hasty
(please print)

Address:

1537 Daren Dr

Signature:

C. Hasty

Date:

12-17-2020

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
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Wylie, Texas 75098

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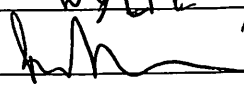
Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Pankaj Arora
(please print)

Address: 3022 TURQUOISE DR
WYLIE, TX 75098

Signature: 

Date: 12/17/2020

COMMENTS:

Increases cost. During pandemic, its hard to afford.



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>January 5, 2020</u>	Item:	<u>WS1</u>
Department:	<u>Planning</u>		
Date Prepared:	<u>December 30, 2020</u>	Discussion Item:	<u>ParkHaus</u>
		Exhibits:	<u>Developer Presentation</u>

Subject

Hold a work session to discuss a townhome multi-family use of property generally located on SH78 north of Brown Street.

Recommendation

Direction

Discussion

The developer is considering a multifamily townhome style use on the 17 acre property located at 901 N SH 78. They have requested a work session to discuss the potential development in lieu of a horizontal mixed-use development as suggested by the Comprehensive Master Plan.

The purpose of this 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.

The applicant intends to build the complex as a Planned Development with Multi-Family zoning district design standards. The comprehensive land use map identifies this area as being in the general urban sector and supports some high density residential development.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>November 24, 2020</u>



Single Family for Rent Housing Concept – Wylie, TX

Presented by: Provident Realty Advisors

Site Attributes

17.11 acres of developable acreage

Currently zoned Commercial Corridor

Situated within the General Urban Sector land use category

“Some high-density residential development may occur within the urban zone, if the development is in a mixed-use setting”



Permitted Commercial Uses

- Pad-retail
- School / Daycare
- Medical
- Health club
- Park
- Garden Office
- Mixed-Use
- Hotel
- Light-Industrial

To allow MF in a mixed-use concept, commercial must be developed concurrently.

Land-owner does not wish to subdivide the parcel limiting the site to a large single-tenant user or a developer willing to risk multiple spec build spaces.

Our analysis has shown a phased multi-use/multi-tenant approach to be unfeasible due to the large interest carry cost of the land and a prolonged commercial absorption schedule.

Retail Lease Landscape Saturated with National Users

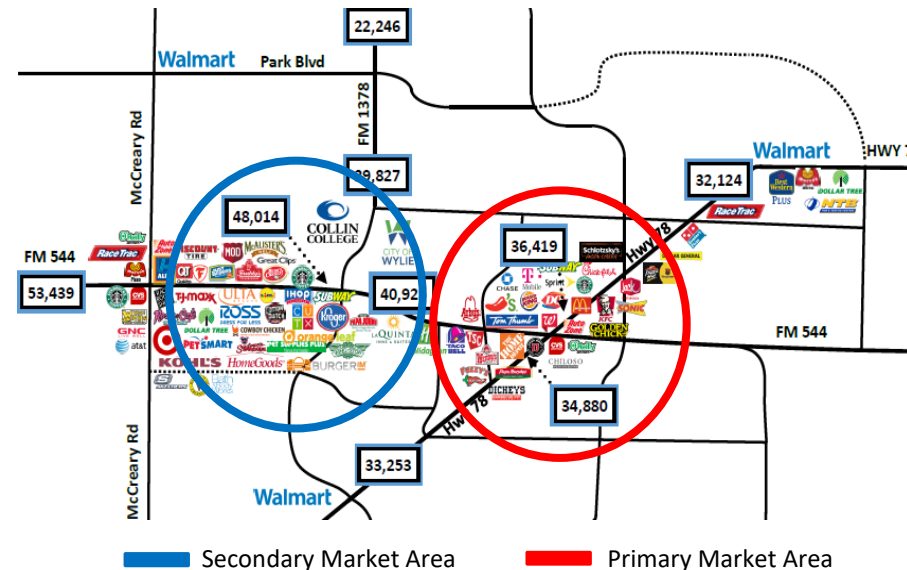
- Many of the market's pad-retail needs are addressed in the trade area.
- Multiple retailers have a second presence within a 5-mile area.
- Ample, more optimally located, inventory for lease, sale, or development for users at 544 & Hwy 78, or 544 & McCreary.

5-Mile Trade Area		
Type	Count	Miles to Site
Gas Station	10	0.0 - 5.5 miles
QSR	76	0.3 - 6.5 miles
Bank	14	1.2 - 5.7 miles
Auto	18	0.2 - 5.9 miles
Convenience Store	12	0.3 - 5.9 miles
Gym	10	0.9 - 5.7 miles
Hotel	3	1.6 - 2.5 miles

*Costar, Sampling of area retailers

Property Attributes	Low	Average	Median	High
Building SF	2,157	17,758	11,529	113,531
Floors	1	1	1	3
Typical Floor	2,157	15,393	11,529	113,531
Vacancy	0%	52.2%	33.3%	100%

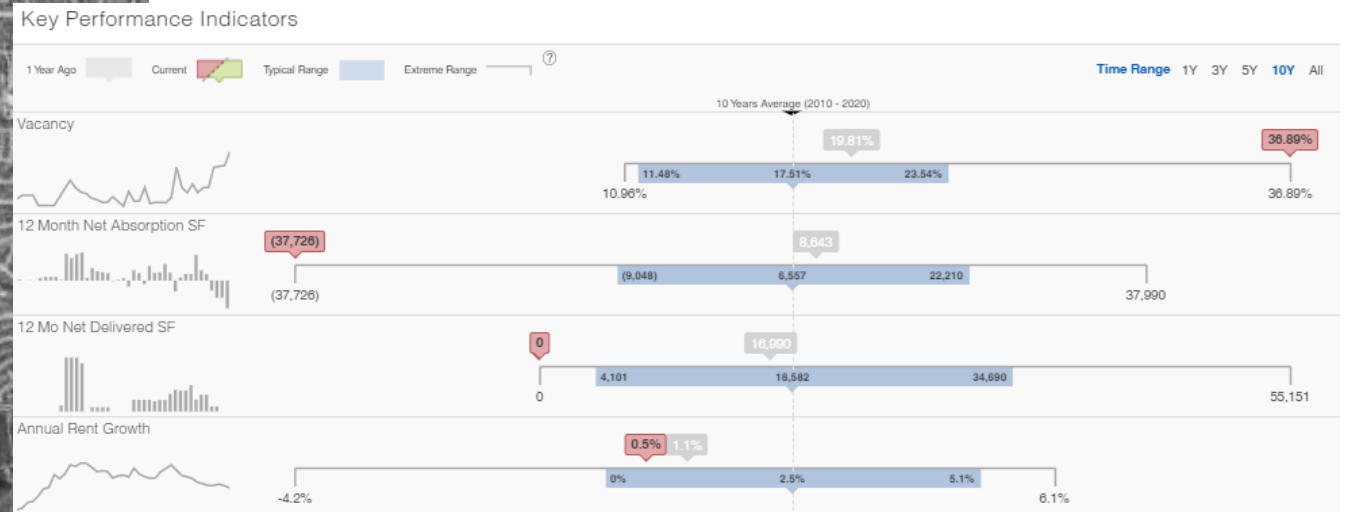
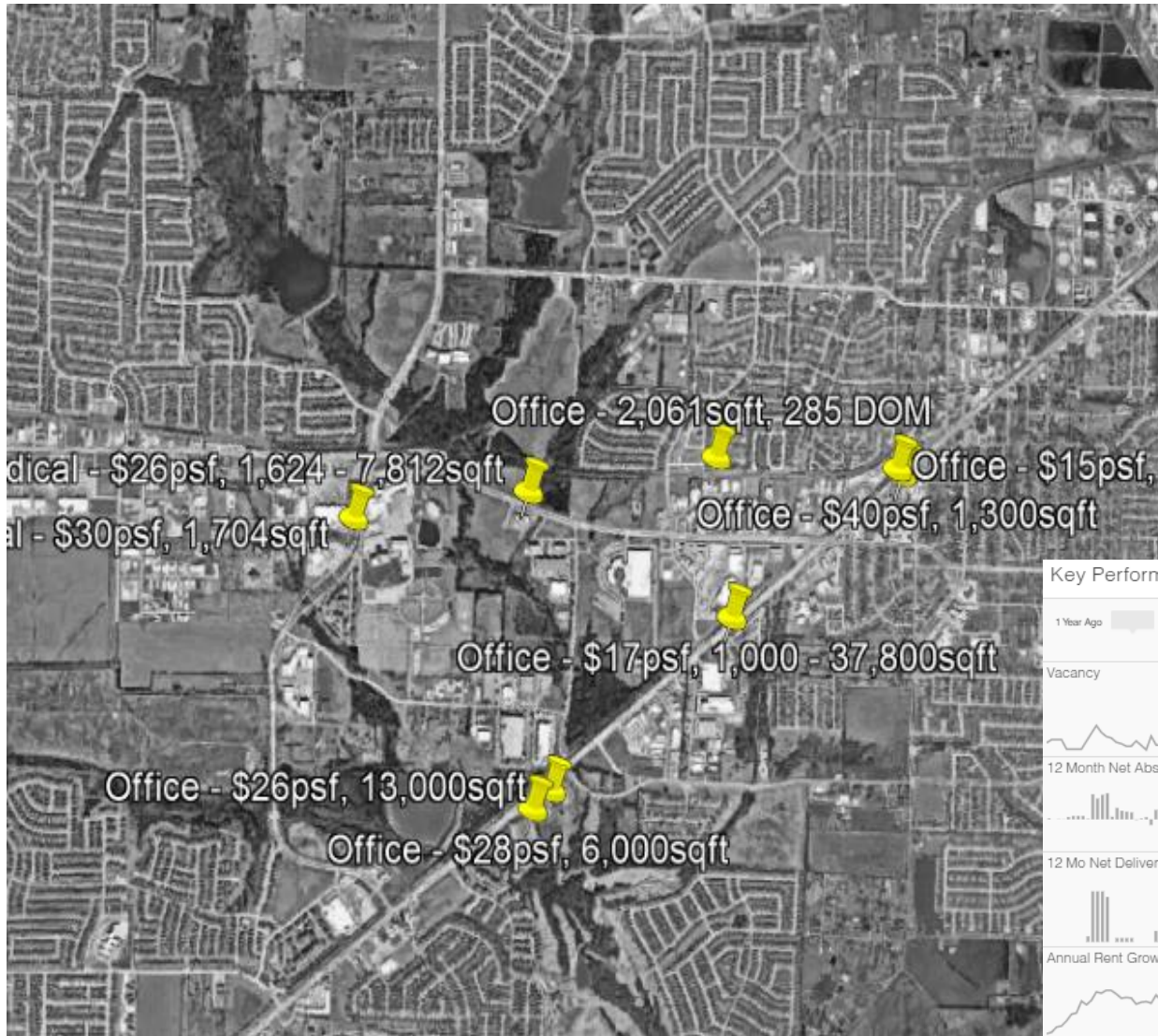
*Costar



5-Mile Radius	
Retailer	Count
Autozone	2
O'reilly	2
Chase	2
Bank of America	2
Dollar Tree	2
Walgreens	2
CVS	2
7-eleven	2
Racetrac	2
Wingstop	2
Papa Johns	2
Which Wich	2
Schlotzsky's	2
Wendy's	2
Chick-fil-a	2
Subway	2
Taco Bell	2
Starbucks	2
Sonic	2
Jack in the box	2

Leased Office Space

- Submarket's Leased Office Space Metrics Slide to 10-year Low.
- 27,000 square feet of available office space surveyed through Costar alone.



Commercial Qualitative Attributes



No protected turn. Access requires U-turn for heavy morning southbound traffic.



Mid-block site which could be addressed with protected turn at north side of property but will remain inferior to other sites at cross-streets.



Located at the edge of the trade area, north of multiple prime options.

Grim Outlook for Commercial

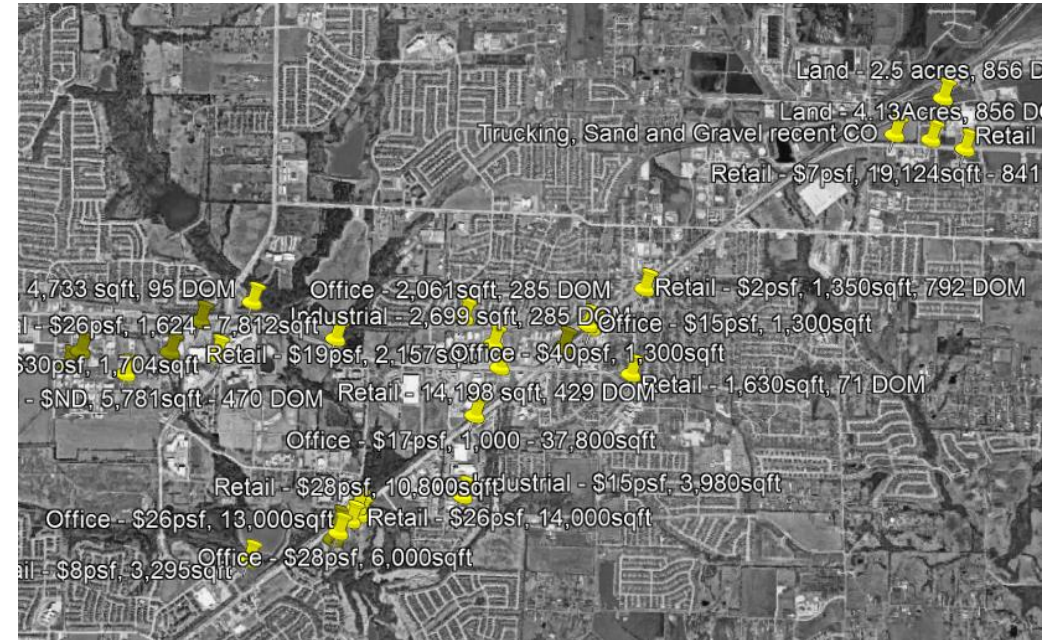
Preleasing retail or selling to owner / operator to develop concurrently is unlikely due to minimum viable rent/sales price needed by Provident to offset loss revenue presented by a reduction in proposed MF unit-count necessary to accommodate mixed-use.

Users will likely opt for more optimally located and priced alternatives.

Lease Comparison by Type				
	Total	Avg Sqft/Space	Avg \$PSF	Days On Market
Office	27,985	3,498	\$26.00	NA
Retail	121,572	8,684	\$19.88	367
Industrial	12,807	2,135	\$15.50	494
Average		5,799	\$21.59	423
Provident	10,000	5,000	\$25.00	240

Land Sale Comparison by Type				
Uses	Acreage	\$PSF	Days On Market	
CC	5.82	\$8.47	1,340	
NS	8.56	\$6.52	874	
AG	9.09	\$6.07	2,440	
PD-10	0.93	\$26.95	521	
Average	6.39	\$9.36	1,243	
Provident	1-3	\$28.00	300	

*Broker Data, Costar, Provident's Proforma'd needs.



ParcHAUS Proposed Use



Low-density, one- and two-story townhome style rental homes.

- Private gated community
- Attached garages
- Individual private yards
- Activated pond area with nature paths, community gardens, and connectivity to park space
- Generating an estimated \$800,000 (one stabilized) in annual ad valorem tax revenue, four full-time skilled jobs, and 192+ luxury residences for the community.

ParcHAUS Concept Elevations











Multifamily PD Proposed Use

Wylie Zoning Use Detail			
	CC/CR	MF	PD - Proposed
Permitted Uses			
	MF permitted if developed concurrently as a part of a mixed-use plan.	Permitted	MF permitted without consideration for commercial/mixed-use component.
Dwelling Regulations			
Minimum Square Footage	See MF	EF - 750sf; 1 BR - 900 sf; 2 BR - 1,000sf; 3 BR - 1,200sf	1 BR - 600sf; 2 BR - 970sf; 3 BR - 1300sf
Maximum Density	2-4 stories (36 and 50ft respectively)	15 Dwelling Units/Gross Acre	12 dwelling units/gross acre
Build Separation between detached buildings	See MF	20 or height of building, whichever is greater	8-10ft with 13D sprinklered buildings
Design Standards Level of Achievement	See MF	See Section 3.4 Residential Design Standards	See design concept photos.
Yard Requirements			
Front Yard (Feet)	25ft	30 from any street frontage	8-10ft curb to FOB for interior lot lines, 25 ft set back for perimeter of property
Side Yard	10ft	20 from any interior lot line	8-10ft
Rear Yard	10ft	20 from any interior lot line	8-10ft

Wylie Zoning Use Detail			
	CC/CR	MF	PD - Proposed
Development Guidelines			
Screening	See MF	Article 7.1.1.1 - Masonry screening shall be erect when MF district abuts a district zoned AG.	No screening to the AG zoned waterway to our east or west.
Parking	See MF	2 per dwelling	2 per dwelling. 200+ 200sqft attached/detached garages, 170+ 9'x18' head-in surface and 8'x22' parallel parked.
Laundry Facilities	See MF	2 washers 4 dryers/20 units.	1 washer and 1 dryer inside each dwelling unit.
Playground	See MF	Projects with >10 2-BR must provide central playgrounds equivalent to 15sf for every 2 BR dwelling unit.	A full size recreational court, dog park, walking trail, community garden, and pool.
Garage Entry	See MF	Minimum 500 sqft	Garage shall be a minimum of 200 sqft in size.
Exterior Façade Material	See MF	100% brick , stone or masonry stucco, with 20% stone or decorative brick accent	See design concept.

Design Requirements

4 of 6 Desirables

Figure 3-9 Land Design Requirements			
	Base Standard	Desirable	Provident
Public Open Space Easements	30 ft wide buffer with 8 ft wide trail to rear of houses beside open space and perpendicular 30' wide access from street.	Single-loaded street along open space.	Greater than 30ft buffer on east side
Perimeter Screen Along Thoroughfares	40 ft wide buffer, w/6 ft wrought iron between brick or stone columns (50 ft o.c.) or landscaped earthen berm (3:1 slope)	Increase buffer width by 10%, slip street/parkway with no residential lots backing or siding on thoroughfare	6ft decorative masonry screening along thoroughfares
Perimeter Walkways and Landscape	Large canopy trees 50 ft. o.c. and 5 ft concrete walk.	a. Mixture of large/canopy and small/ornamental trees and 8 ft walk/trail. b. Provide benches at nodes when adjacent to open space.	Mixture of large/canopy and small ornamental trees with 8ft walk/trail along eastern public open space adjacent to floodways.
Lighting and Furnishings along open space easements and trails	Solar-controlled lighting on 10-12 ft decorative poles every 100 ft, common throughout. Benches with backs every 1/2 mile or portion thereof when adjacent to open space. Decorative paving and cross-walks at street connectors.	a. Trees 30 ft o.c. maximum, with down lighting and ground-level lights. b. Exercise apparatus every ¼ mile	Exercise apparatus every 1/4 mile

Design Requirements Cont.

2 of 4 Desirables

Figure 3-9 Street and Sidewalk Requirements			
	Base Standard	Desirable	Provident
Curvilinear Streets	Curvilinear streets (minimum 25% between 3 & 23 degrees).		NA
Entry Features and Medians	Architectural features on stone screen wall or stone monument (no brick) within landscaped median to first cross street, with decorative paving and cross-walks.	Wrought iron accent panels, or water feature, or 2 or more different type/color of stone (can be synthetic or cultured).	Decorative round-about with wrought iron accents
Signage at Entries	Incorporated into screen wall or monument sign within median and illuminated by means other than street lights.		back-lit marque at streetside
Street Name Signs	Including block numbers, incorporated with street lighting coordinated throughout.	Unique neighborhood design, or backlighted.	Unique neighborhood design
Pedestrian Crosswalks	7 ft. wide, connected system of decorative pavers.	10 ft or wider, decorative pavers	7 ft wide, connected system of decorative pavers
Sidewalk Locations	5 ft concrete, both sides of street, meandering continuous pathway.		5ft concrete, both sides of street meandering continous pathway
Mail Boxes	Paired at lot line on SF-10 Lots or lower. Number plaque, brick same as resident.	Stone, same house exterior trim.	NA
Sidewalk Lighting	Low-illumination with solar controls, on decorative poles every 250' to 350' apart (intersections & mid-block alternating sides).		Low-illumination with solar controls, on decorative poles every 250' to 350' apart (intersections & mid-block alternating sides).
Perimeter Alleys	No alley connection to thoroughfare, or parallel alley screened from thoroughfares, no lots face thoroughfares		No alley connection to thoroughfare, or parallel alley screened from thoroughfares, no lots face thoroughfares

Design Requirements Cont.

Figure 3-9 Architectural Requirements			
	Base Standard	Desirable	Provident
5 or 9 Desirables	Building Bulk and Articulation	Minimum 25% of street façade offset minimum 2 ft, minimum 60% total area on 1st floor of all 2-story	Variance for 3-bedrooms
	House Numbers	Stone plaque with number beside main entry	Lighted front wall plaque
	Exterior Façade Material	100% brick, stone or masonry stucco, with 20% stone or decorative brick accent	Variance, see concept photo
	Porch	40 square feet covered front entry, and 100 sq ft covered back or side entry	60 square feet or larger front entry, or connected wrap-around two or more sides, or pitched cover incorporated into roof lines of house
	Chimneys	Chimney enclosed with masonry matching exterior walls and capped	40% stone to match house accent material
	Roof Pitch	8:12 minimum roof pitch; with articulation, dormers or hip/gable	NA
	Roof Materials	Architectural-grade overlap shingles, tile or standing seam metal, no wood shingles, Paint rooftop accessories to match	Architectural-grade overlap shingles, tile or standing seam metal, no wood shingles, Paint rooftop accessories to match
	Roof Eaves	No wood fascia or soffit	Hardie board
	Repetition of floor plan and elevation	7 lots skipped on same side of street before repeating similar floor plan and elevation, 4 lots skipped opposite side of street, and no identical or flipped floor plans side by side or directly across street	9 lots skipped on same side of street before repeating same or flipped, and 6 lots skipped on opposite side of street
	Garage entry	No doors facing primary street front. On a 2 & 1 configuration, single door may face street. Garage shall be a minimum of 500 square feet.	Garage shall be a minimum of 600 square feet in size.
	Dwelling Size	Minimum dwelling size exclusive of garages and breezeways	No doors facing primary street front. Variance for size: minimum of 200sqft single garage.
	Fencing	Front: 50% transparent, wood or wrought iron. Side/Rear: wood or wrought iron.	Minimum dwelling size exclusive of garages and breezeways
	Landscaping	Established front lawn and minimum 2 trees and 5 shrubs in front yard	Board on Board Or Wrought Iron
	Outdoor Lighting	Front entry and drive/garage illuminated by standard porch light	Automated, subsurface irrigation system
	Conservation/Sustainability	Complies with Energy component of Building Code	Front façade and drive/garage illuminated by down-light (tree-or housemounted) or up-light (house-mounted), and front- and side-yard activity area illuminated, wired to interior.

ParCHAUS Pulls Wylie Density North

- Increase patronage of struggling retailers north of downtown district.
- Improve the city's viability of future retail pads at SEC of 78 and Brown.
- Increase use of Oncor Park and promote walkability to downtown district.
- Provide an estimated net increase of \$1,800,000 in ad valorem tax revenue to the city's budget within the next 5 years compared to current vacant CC use.
- Provide a dignified, right-priced, unique rental housing option for growing Wylie population.