

Planning & Zoning Commission



May 18, 2021

Regular Business Meeting

Wylie Planning and Zoning Commission

Regular Meeting

May 18, 2021 - 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider and act upon approval of the Minutes from the May 04, 2021 Regular Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 4, creating 95 single family residential lots and four open space lots on 23.436 acres, generally located at the northeast corner of Pleasant Valley Road and Dominion Drive.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Albert Retail III a retail multi-tenant use on 1.046 acres. Property located at 2588 W FM 544, being Lot 8R, Block B of Woodbridge Centre, Phase I.
- 2. Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Agricultural (AG/30) to Planned Development - Single Family (PD-SF), to allow for a single family development on 4.6 acres, generally located at 601 & 595 Parker Road. **(ZC2021-14)**

WORK SESSION

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on May 14, 2021 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972-516-6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

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

Texas Government Code Section:

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

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Planning & Zoning Commission

Minutes

Regular Meeting

May 4, 2021 – 6:00 p.m.

(or immediately following the Parks Board Meeting)

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 called the regular meeting to order at 6:16PM and announced a quorum present. P&Z Commissioners in attendance: Chair Plunk, Vice Chair Bryan Rogers, Commissioner Taylor Newsom, Commissioner Jacques Loraine, Commissioner Brian Ortiz and Commissioner Dan Norris. Commissioner Charla Riner was absent.

Staff present: Mr. Jasen Haskins, Planning Manager, Kevin Molina, Senior Planner, Tim Porter, Public Works Director, Jenneen Elkhaid, Project Engineer Manager, Jason Griener, Director WEDC and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Rogers gave the invocation and Commissioner Loraine 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 April 20, 2021 Regular Meeting.

Commission Action

A motion was made by Commissioner Newsom, seconded by Commissioner Norris, to approve the Consent Agenda as presented. A vote was taken and the vote carried 6-0.

REGULAR AGENDA

- 1. Consider, and act upon, an amended Site Plan for Panda Express Restaurant with Drive Through Use on 0.883 acres. Property located at 2050 N Highway 78.**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is proposing to develop a Panda Express restaurant with drive-through at 2050 N State Highway 78. The property is zoned Commercial Corridor and the use is allowed by right. The exterior facade consists of stone, stucco, and composite decking.

The proposed site plan provides 28 parking spaces with two of them being ADA accessible. Eleven of the parking spaces will be on permeable surfaces. The permeable surface parking stalls are required as the development is exceeding the allowed 25 percent maximum required number of spaces.

Board Discussion

The Commissioners questioned the access to the property. Staff responded that the site plan is located within the parking lot of an existing development that provides access to State Highway 78 to the south and to Springcreek Parkway to the east. A separation is required and the distance is too close to have another access either from State Highway 78 or Springcreek Parkway.

Board Action

A motion was made by Vice Chair Rogers, and seconded by Commissioner Loraine to approve the Site Plan for Panda Express Restaurant with Drive Through Use on 0.883 acres. Property located at 2050 N Highway 78. A vote was taken and the vote carried 6 - 0.

- 2. Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a change of zoning from Commercial Corridor (CC) and Heavy Industrial (HI) to Planned Development (PD-CC-HI), to allow for a warehousing, light industrial and manufacturing use on 225.1 acres, generally located at the northeast corner of State Highway 78 and Springcreek Parkway. (ZC2021-11).**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is requesting to rezone 225.1 acres located on the northeast corner of State Highway 78 and Springcreek Parkway. The purpose of rezoning to Planned Development is to allow for the construction of warehousing, light industrial, manufacturing, and some commercial uses to support Kansas City Southern Intermodal facility. The development proposes a total of 2,455,100 square feet of building area and provides 1,760 parking spaces.

The Planned Development establishes uses allowed by right and uses allowed with a Special Use Permit. Uses that are not included within the Planned Development shall be prohibited.

The design standards of the Commercial Corridor zoning district are modified to allow for a mix of industrial and commercial uses, allow for 10 percent landscaping throughout the site, and extend the parking rows before a required landscaped island from 12 to 20 due to the nature of the use.

Public notification forms were mailed to 20 property owners, one comment received in favor and one comment received via email in opposition of the request.

The applicants, Mr. R.J. Agee, Northpoint Development, and Mr. Chris Carucci, Kansas City Southern, both gave a presentation to the Commissioners, stating that the intermodal facility is the fastest direct connection to ports either on the eastern coast, southern coast or western coast. The intermodal opened in 2015 and has doubled the capacity. The vision for the proposed development is to leverage traffic from the railroad and the proposed development. The proposed buildings will warehouse the items that are located within the rail cars. In lieu of truckers driving from the intermodal facility to warehouse facilities located elsewhere, the items will be moved from the train to a dock within a warehouse located within the proposed development. An initial traffic study has been conducted. The zoning exhibit proposes six large warehouse buildings. An eastern entrance is proposed at a later time. Road improvements may be required at a later time.

Public Comments

Chair Plunk opened the Public Hearing for Item 2, asking anyone wishing to speak to the Commissioner to come forward.

Mr. Jason Greiner, Wylie Economic Development, spoke in favor of the request, stating the driving economic value, taxing multiplier, and the generating of jobs.

Ms. Veronica Neudahl, a citizen, approached the Commissioners and questioned if the truck traffic will increase due to proposed development.

Chair Plunk closed the Public Hearing for Item 2.

Board Discussion

The Commissioners questioned the truck volume traveling through the city. The traffic engineer, Mr. Olson stated that in phase 1 of the development, the truck traffic volume will be approximately at 1,660 and at complete build-out the truck traffic volume will approximately be 1,810. Compared to the current truck traffic volume the increase will be 25 percent during morning peak hours and 10 percent in the evening peak hours.

The Commissioners expressed their desire for additional environmentally friendly elements to the buildings and additional landscaping along State Highway 78. Mr. Agee responded that he was open to include such elements. Staff stated that the landscaping will be 30 to 40 feet along the frontage of State Highway 78.

Board Action

A motion was made by Vice Chair Rogers, and seconded by Commissioner Norris to recommend approval with conditions that additional green elements to the building will be added, to the City Council regarding a change of zoning from Commercial Corridor (CC) and Heavy Industrial (HI) to Planned Development (PD-CC-HI), to allow for a warehousing, light industrial and manufacturing use on 225.1 acres, generally located at the northeast corner of State Highway 78 and Springcreek Parkway. (ZC 2021-11). A vote was taken and the vote carried 6 - 0.

3. **Hold a Public Hearing, consider, and act upon a recommendation to the City Council regarding a change of zoning from Commercial Corridor (CC) to Planned Development (PD-MF), to allow for a rental townhome development on 21.059 acres, generally located 500' northeast from the intersection of State Highway 78 and Brown Street. (ZC2021-13).**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is requesting to rezone 21.059 acres generally located 500 feet northeast from the intersection of State Highway 78 and Brown Street. The purpose is to allow for the construction of a 194 townhome development. The proposed density is 9.21 units per acre and is lower than the typical Multifamily zoning allowance of 15 units per acre.

A total of 416 parking spaces are provided on-site with a parking ratio of 2.14 spaces per unit.

The residential units are to be accessed by platted firelane access drives with one entrance from State Highway 78 and one entrance from East Brown Street.

Public comment forms were mailed to 16 property owners within 200 feet. Two comment forms were returned in favor and one in opposition of the request. A property owner distributed a petition to property owners within Kreymer Estates, 34 property owners signed the petition in opposition of the request, and all were outside the 200 feet.

Applicant Comments

Mr. Glen Lanier, Provident Realty, applicant, gave a presentation to the Commissioners, stating that each unit will have a maximum height of 25 feet. The average size of the bedrooms will be one-bedroom with 727 square feet, two-bedroom with 1,087 square feet and the three-bedroom with 1,300 square feet.

Mr. Sandy Stevens, Cole & Associates, Frisco, civil engineer, stated that the existing pond on-site will be used as a retention pond and the second pond on the east side of property will be potentially stormwater detention.

Mr. Josh Smith, Lee Engineering, performed a traffic impact analysis, and reported the proposed development is anticipated to generate significantly fewer trips than a comparable commercial development.

Public Comments

Chair Plunk opened the public hearing for Item 3 asking anyone present wishing to address the Commissioners to come forward.

Mr. Justin Dumloo, approached the Commissioners and spoke in favor of the request.

The following citizens approached the Commissioners and spoke in opposition to the request, citing drainage, flood, traffic and safety concerns: Ms. Sandra Braswell, Ms. Mary Price, Ms. Rebecca Roberson, Mr. Jeff Bitner, Ms. Veronica Neudahl, Mr. Bruce Moilan, Mr. Ted Kimbrough, and Ms. Michelle Costello.

Board Discussion

Chair Plunk questioned if Wylie Economic Development was present or left comments. Staff responded that in a conversation with Wylie Economic Development, the recommendation was that the frontage of property off State Highway 78 could be commercial or a mixed-use development.

Mr. Tim Porter, Public Works Director, approached the Commissioners, stating that when civil engineering plans are reviewed by the city, the developer/engineer must prove that there will be no negative impacts adjacent to the surrounding properties. The City of Wylie looks at anything within the Floodplain, not just the Floodway. The city will review three different views for a proposed development within 100-year floodplain: 1) water elevation does not increase; 2) the velocity of the water does not increase; and 3) the volume storage capacity does not increase. The long term design for the intersection of Brown and State Highway 78 is that the Texas Department of Transportation will construct the improvements by adding turn lanes off East Brown Street onto State Highway 78. Collin County is working on a plan to create a roadway from Parker to Springcreek Parkway, in order to relieve traffic congestion along State Highway 78.

Vice Chair Rogers questioned if the access to East Brown is across Douglas, Spence or Liberty. Mr. Lanier stated no, it will be located where an existing median cut is on East Brown Street. Vice Chair Rogers questioned the percentage increase to traffic. Mr. Smith stated that the estimated delay will be 20 seconds in traffic off East Brown Street, with 100 trips in peak hour and less than 120 trips in the evening peak hour.

Chair Plunk asked the Commissioners for their input, stating his desire is to oppose the request and see mixed use with commercial fronting State Highway 78. Commissioner Newsom, Commissioner Loraine, and Commissioner Norris were all in agreement with Chair Plunk desiring for mixed use with commercial use fronting State Highway 78. Commissioner Ortiz and Vice Chair Rogers were both in support of the request, and expressed concern regarding mixed use or commercial property sitting empty. Mr. Lanier stated that along State Highway 78 with the floodplain and meeting the required 300 feet setbacks for commercial development is not a good solution. Mr. Lanier further requested the item to be tabled to work out the issues. Staff stated that the item is a public hearing already advertised and will go to City Council on May 25, 2021. Commissioners desired to make a recommendation to City Council.

Board Action

A motion was made by Commissioner Newsom, and seconded by Commissioner Loraine, to recommend disapproval to City Council regarding a change of zoning from Commercial Corridor (CC) to Planned Development (PD-MF), to allow for a rental townhome development on 21.059 acres, generally located 500' northeast from the intersection of State Highway 78 and Brown Street. (ZC 2021-13). A vote was taken and the vote carried 4 -2, with Vice Chair Rogers and Commissioner Ortiz voting in opposition.

Ms. Bradley mentioned that the next Planning and Zoning Meeting is scheduled for May 18, 2021. Mr. Haskins polled the Commissioners to have a virtual meeting for June 1, 2021. All Commissioners were in agreement.

ADJOURNMENT

A motion was made by Commissioner Newsom, and seconded by Vice Chair Rogers, to adjourn the meeting at 8:30 PM. A vote was taken and carried 6-0.

Cory Plunk, Chair

ATTEST:

Mary Bradley



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	May 18, 2021	Item:	B
Department:	Planning		
Prepared By:	Kevin Molina	Subdivision:	Dominion of Pleasant Valley Planned Development (PD 2020-54)
Date Prepared:	May 07, 2021	Zoning District:	2020-54)
		Exhibits:	Preliminary Plat

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 4, creating 95 single family residential lots and four open space lots on 23.436 acres, generally located at the northeast corner of Pleasant Valley Road and Dominion Drive.

Recommendation

Motion to recommend **approval** to the City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 4, creating 95 single family residential lots and four open space lots on 23.436 acres, generally located at the northeast corner of Pleasant Valley Road and Dominion Drive.

Discussion

OWNER: Wylie DPV, LP

APPLICANT: J. Volk Consulting

The applicant has submitted a Preliminary Plat for Phase 4 of the Dominion of the Pleasant Valley Planned Development, Ordinance 2020-54.

The plat consists of 95 residential lots and four open space lots and conforms to the design standards of PD 2020-54. The Planned Development allows for a maximum of 1,104 single family residential lots. Within Phase 1-4 of the Dominion of Pleasant Valley Development there are 652 residential lots leaving 452 residential lots that can be developed in future phases.

The plat dedicates the necessary rights-of-way and utility easements. Open space lots are to be dedicated to the City of Wylie and maintained by the H.O.A.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department. The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code. Council consideration on June 08, 2021

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	JH	May 12, 2021

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	99.60	275.00	020°45'08"	99.06	N10° 59' 28" E
C2	1.19	1515.00	000°24'42"	1.19	N89° 16' 09" E
C3	743.71	1345.50	031°01'11"	734.28	N73° 42' 58" E
C4	13.81	1175.00	000°40'24"	13.81	S89° 13' 05" W
C5	211.19	360.00	033°36'44"	208.18	N31° 12' 37" W
C6	117.09	280.00	023°57'36"	116.24	N31° 21' 52" E
C7	59.59	34.50	089°57'35"	52.45	S72° 49' 27" E
C8	113.29	50.00	129°49'30"	90.57	S57° 48' 38" E
C9	49.99	34.50	083°01'02"	45.73	N16° 11' 14" E
C10	102.44	50.00	117°23'25"	85.44	N07° 57' 04" W
C11	54.69	285.00	010°59'38"	54.60	N04° 52' 54" W
C12	111.4	300.00	020°27'39"	111.4	N89° 41' 23" W
C13	33.55	500.00	003°50'41"	33.55	N89° 27' 06" E
C14	51.76	34.50	085°58'00"	47.04	N75° 28' 15" W
C15	61.42	50.00	070°23'02"	57.63	S88° 17' 26" W
C16	54.30	34.50	090°11'02"	48.87	N47° 36' 16" E
C17	91.75	50.00	105°08'32"	79.41	N32° 13' 57" E
C18	207.05	45.00	263°37'18"	67.73	S80° 40' 40" E
C19	7.73	1200.00	000°22'08"	7.73	N57° 41' 49" E

Line Table		
Line	Length	Direction
L14	24.25	N13° 08' 23" W
L15	14.28	N45° 02' 53" E
L16	20.19	S51° 25' 23" E
L17	22.43	N39° 48' 42" E
L18	13.77	N58° 23' 38" E
L19	21.94	S79° 29' 47" E
L20	11.92	S89° 42' 22" W
L21	21.21	S45° 36' 55" W
L22	20.00	N57° 30' 45" E
L23	21.21	S77° 29' 15" E
L24	217.20	N57° 30' 45" E
L25	52.08	N33° 51' 02" W
L13	53.54	N12° 56' 48" W

Line Table		
Line	Length	Direction
L14	21.21	N45° 36' 55" E
L15	21.21	N44° 23' 05" W
L16	20.19	S51° 25' 23" E
L17	22.43	N39° 48' 42" E
L18	13.75	N57° 34' 38" W
L19	21.94	S79° 29' 47" E
L20	11.92	S89° 42' 22" W
L21	21.18	S17° 36' 16" W
L22	20.00	N57° 30' 45" E
L23	21.21	S77° 29' 15" E
L24	217.20	N57° 30' 45" E
L25	52.08	N33° 51' 02" W

PROPOSED UNITS THIS PLAT		
SINGLE FAMILY "TYPE A" LOTS (70')	17	
SINGLE FAMILY "TYPE B" LOTS (60')	41	
SINGLE FAMILY "TYPE C" LOTS (50')	37	
TOTAL PHASE 4	95	

- NOTES:
- 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.
 - Open space lots shall be dedicated to the City of Wylie and maintained by the H.O.A. Per Ordinance 2020-54 (See Exhibit B, General Standards No. 4) with the exception of Lot 3X on Block T which will be both owned and maintained by the H.O.A.
 - No appearance between the height of 2' and 9' may be placed in visibility triangles in the "Zone X" area of minimal flood hazard.
 - Per FEMA FIRM Panel 48113C0235K dated July 7, 2014, the Final Plat limits lie in the Zone X" area of minimal flood hazard.
 - Per the City of Wylie Ordinance No. 2020-54 the zoning of this property was amended to allow a 5' rear yard encroachment.
 - A Certificate of Occupancy will not be issued for the property until all the offsite civil improvements, screening wall, and detention pond are constructed and accepted by the City.
 - The City shall not be responsible for the maintenance of any easement areas, although the City has the right to use the easement areas for public utility purposes and appurtenances is the property owner on which the easement is located.

VICINITY MAP

N.T.S.

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF

- AC Acre
- BL Building Line
- C1 Curve No.
- <CM> Control Monument
- DE Drainage Easement
- Esmt Easment
- L1 Line No.
- R.O.W. Right-of-Way
- SF Square Feet
- UE & SWE Utility Easement & Sidewalk Easement
- V.E. Visibility Easement
- W.M.E. Wall Maintenance Easement
- D.R.D.C.T. = Deed Records of Dallas County, Texas
- D.R.C.C.T. = Deed Records of Collin County, Texas
- M.R.C.C.T. = Map Records of Collin County, Texas

BENCHMARKS:

CM #2: Located north of State Highway No. 78 and west of South Ballard Street approximately 10.0' west and 10.4' south of the southeast corner of the building located at 104 South Ballard Street.

N: 7057346.76 E: 2569521.09
ELEV: 550.24' (PLAN) 550.37' (FIELD)

CM #4: Located in the northeast corner of Quail Meadow Park south of alley and west of White Iris Way. 14.5' feet south of the south line of alley concrete paving. 7.3 feet perpendicular to b.c. parking area.

N: 7065787.66 E: 2560973.09
ELEV: 562.91' (PLAN) 562.86' (FIELD)

CM #5: Located north of the northeast intersection of Troy Road & Collins Road 721' (East of the street). The monument is located approximately 8.5' west of the southeast corner of a chain link fence and 5.3' south of the south chain link fence.

N: 7050245.89 E: 2578669.13
ELEV: 454.28' (PLAN) 454.17' (FIELD)

PRELIMINARY PLAT

DOMINION OF PLEASANT VALLEY PHASE 4

23.436 ACRES

LOTS 1-3,17, BLOCK O; LOTS 1-3, 15-39, BLOCK P; LOTS 10-13, BLOCK Q; LOTS 1-21, BLOCK R; LOTS 1-20 BLOCK S; LOTS 2, 4-6, BLOCK T & LOTS 1-14, BLOCK U
95 SINGLE FAMILY LOTS
4 OPEN SPACES/COMMON AREAS

OUT OF THE

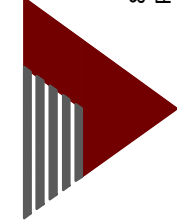
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)
GUADALUPE DE LOS SANTOS SURVEY ,
ABSTRACT NO. 1100 (COLLIN COUNTY)

CITY OF WYLIE

DALLAS COUNTY, TEXAS

10 May 2021

SHEET 1 OF 2

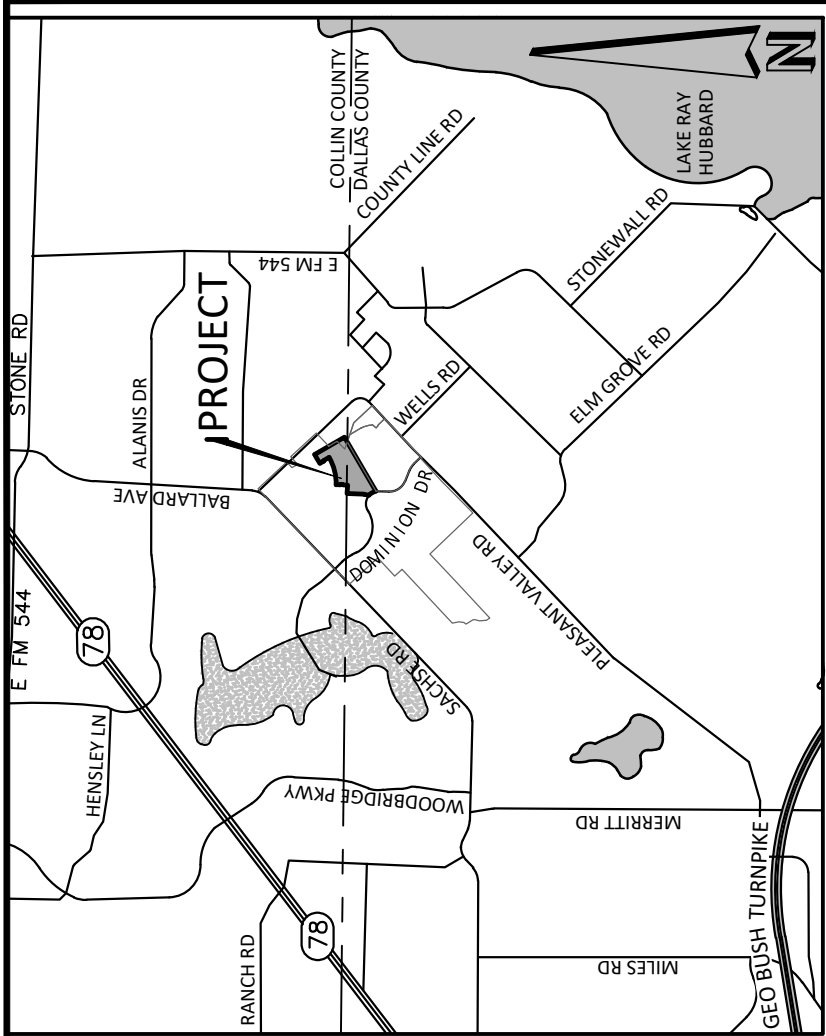


J. VOLK
consulting

830 Central Parkway East, Suite 300
Piano, Texas 75074
972.201.3100 Texas Registration No. F-11962

Owner/Applicant:
Wylie DPV Limited Partnership
c/o Team Phillips, Inc.
1914 Skilman Street, Suite 110-310
Dallas, Texas 75206
Phone: 214-535-1758
Contact: Nancy E. Phillips
Email: nancy@teamphillipsinc.com

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Piano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
Email: claudio.segovia@jvolkonsulting.com



LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
PHASE FOUR
23.436 acres

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1100, City of Wylie, Collin County, Texas and being part of the GUADALUPE DE LOS SANTOS SUEY, ABSTRACT NO. 1384, City of Wylie, Dallas County, Texas and being part of those tracts of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document Nos. 201300334380 and 20131029001473050, Deed Records, Dallas County, Texas and being all of that tract of land described in Deed to Wylie DPV, LP, as recorded in Document No. 20170622000816940, Deed Records, Collin County, Texas and Document No. 201700176627, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the northeast line of Dominion Drive, a 60 foot right-of-way, at the south end of a corner clip for the most southerly southeast corner of DOMINION OF PLEASANT VALLEY PHASE 2, an Addition to the City of Wylie, Collin County, Texas according to the Plat thereof recorded in Book 2018, Page 284 (Document No. 20180426010001840), Map Records, Collin County, Texas;

THENCE Northeasterly, with the east line of said Addition, the following eighteen (18) courses and distances:

North 13 degrees 08 minutes 23 seconds West, with said corner clip, a distance of 24.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the east line of Rosemary Drive, a 50 foot right-of-way, at the north end of said corner clip, said point being at the beginning of a non-tangent curve to the left having a central angle of 20 degrees 45 minutes 08 seconds, a radius of 275.00 feet and a chord bearing and distance of North 10 degrees 59 minutes 28 seconds East, 99.06 feet;

Northeasterly, with said east line of Rosemary Drive and said curve to the left, an arc distance of 99.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 00 degrees 36 minutes 56 seconds East, continuing with said east line of Rosemary Drive, a distance of 448.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 89 degrees 23 minutes 04 seconds East, leaving said east line of Rosemary Drive, a distance of 220.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the east line of Torch Lilly Lane, a 50 foot right-of-way;

North 00 degrees 36 minutes 56 seconds East, with said east line of Torch Lilly Lane, a distance of 116.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the south end of a corner clip;

North 45 degrees 02 minutes 53 seconds East, with said corner clip, a distance of 14.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the south line of Prairie Clover Way, a 50 foot right-of-way, at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 02 minutes 42 seconds, a radius of 1,915.00 feet and a chord bearing and distance of North 89 degrees 16 minutes 09 seconds East, 1.19 feet;

Easterly, with said south line and said curve to the left, an arc distance of 1.19 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 00 degrees 45 minutes 12 seconds West, leaving said south line, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the north line of said Prairie Clover Way at the south end of a corner clip;

North 44 degrees 58 minutes 16 seconds West, with said corner clip, a distance of 14.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the east line of said Torch Lilly Lane;

North 00 degrees 36 minutes 56 seconds East, with said east line of Torch Lilly Lane, a distance of 109.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of Lot 14, Block P of said Addition at the beginning of a non-tangent curve to the left having a central angle of 31 degrees 40 minutes 11 seconds, a radius of 1,345.50 feet and a chord bearing and distance of North 73 degrees 42 minutes 58 seconds East, 734.28 feet;

Easterly, with said curve to the left, leaving said east line of Torch Lilly Lane, an arc distance of 743.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southeast corner of Lot 4, Block P of said Addition;

North 32 degrees 07 minutes 07 seconds West, a distance of 170.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the north line of Mint Marigold Drive, a 50 foot right-of-way, at the beginning of a non-tangent curve to the right having a central angle of 00 degrees 40 minutes 24 seconds, a radius of 1,175.00 feet and a chord bearing and distance of South 58 degrees 13 minutes 05 seconds West, 13.81 feet;

Southwesterly, with said north line of Mint Marigold Drive and said curve to the right, an arc distance of 13.81 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southeast corner of Lot 4, Block O of said Addition;

North 31 degrees 26 minutes 43 seconds West, leaving said north line of Mint Marigold Drive, a distance of 124.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the northeast corner of said Lot 4;

North 58 degrees 23 minutes 38 seconds East, a distance of 13.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 60 degrees 01 minutes 10 seconds East, a distance of 64.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 58 degrees 25 minutes 06 seconds East, a distance of 63.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 57 degrees 30 minutes 44 seconds East, a distance of 120.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an external ell corner of said Addition;

THENCE South 32 degrees 29 minutes 15 seconds East, leaving the east line of said Addition, a distance of 680.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the east corner of the above mentioned Wylie DPV, LP tract;

THENCE South 44 degrees 35 minutes 15 seconds West, a distance of 281.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the northeast line of the above mentioned Wylie DPV Limited Partnership tract recorded in Document No. 201300334380 for the south corner of said Wylie DPV, LP tract;

THENCE South 72 degrees 50 minutes 30 seconds East, with said northeast line, a distance of 200.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 57 degrees 41 minutes 47 seconds West, leaving said northeast line, a distance of 1,482.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the northeast line of the above mentioned Dominion Drive at the beginning of a non-tangent curve to the left having a central angle of 33 degrees 36 minutes 44 seconds, a radius of 360.00 feet and a chord bearing and distance of North 31 degrees 12 minutes 37 seconds West, 208.18 feet;

THENCE Northwesterly, with said northeast line and said curve to the left, an arc distance of 211.19 feet to the POINT OF BEGINNING and containing 23.436 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WYLIE DPV LIMITED PARTNERSHIP, acting herein by and through its duly authorized officers, does hereby adapt this plat designating the hereinabove described property as DOMINION OF PLEASANT VALLEY, PHASE 4, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever the rights of way and easements hereinabove described. The streets, alleys, parks, easements, public places, and other improvements shown on this plat are dedicated to 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 subordinated to the public's and City of Wylie's use thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any building, fence, shrub, tree, or other improvement or growths which may be constructed or placed upon, over or across the construction easements or easements of their respective systems in and to 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____.

WYLIE DPV LIMITED PARTNERSHIP,
A Texas Limited Partnership

By: Webb Peak Development Partners LP,
Its General Partner
By: RNH Development Company,
Its General Partner

By: _____
Ronald N. Haynes, Jr., President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared _____, Owner's Agent, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

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

FOR REVIEW PURPOSES ONLY. PRELIMINARY,
THIS DOCUMENT SHALL NOT BE RECORDED,
FOR ANY PURPOSE.

RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 63885

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared Ryan S. Reynolds, Land Surveyor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires: _____

VISIBILITY, ACCESS, MAINTENANCE AND DRAINAGE EASEMENTS

The area or areas shown on the plat as Visibility, Access, Maintenance, and/or Drainage Easements are hereby given and granted to the City, its successors and assigns, as easements to provide visibility, right of access for maintenance, and drainage upon and across sold easements. The City shall have the right but not the obligation to maintain any and all landscaping within the easements. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the easements at any time. The ultimate maintenance responsibility for the easements shall rest upon the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the visibility easements. The City shall also have the right but not the obligation to add any landscape improvements to the easements, to erect any traffic control devices or signs on the easements and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the easements or any part thereof for the purposes and with all rights and privileges set forth herein.

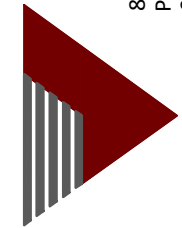
PRELIMINARY PLAT
DOMINION OF
PLEASANT VALLEY
PHASE 4
23.436 ACRES

LOTS 1-3,17, BLOCK O; LOTS 1-3, 15-39, BLOCK P;
LOTS 10-13, BLOCK Q; LOTS 1-21, BLOCK R; LOTS 1-20
BLOCKS; LOTS 2, 4-6, BLOCK T & LOTS 1-14, BLOCK U
95 SINGLE FAMILY LOTS
4 OPEN SPACES/COMMON AREAS

OUT OF THE

GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)
GUADALUPE DE LOS SANTOS SURVEY, ,
ABSTRACT NO. 1100 (COLLIN COUNTY)

CITY OF WYLIE
DALLAS COUNTY, TEXAS
10 May 2021
SHEET 2 OF 2



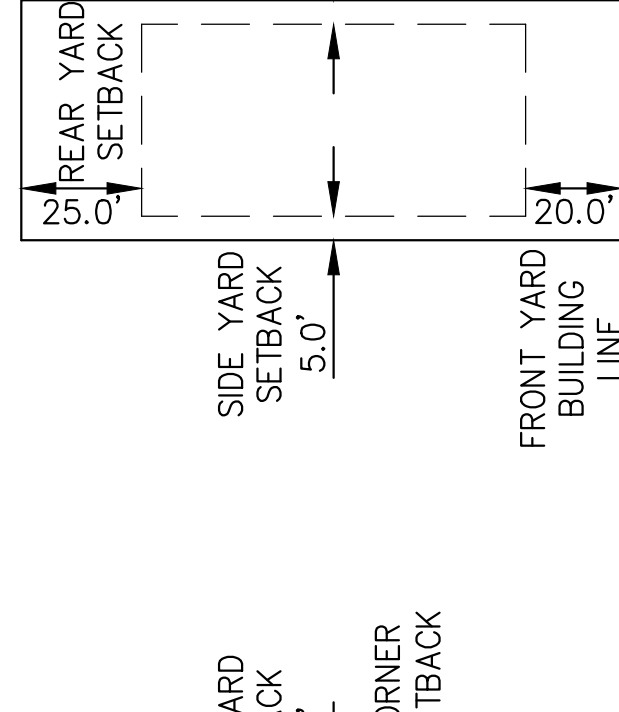
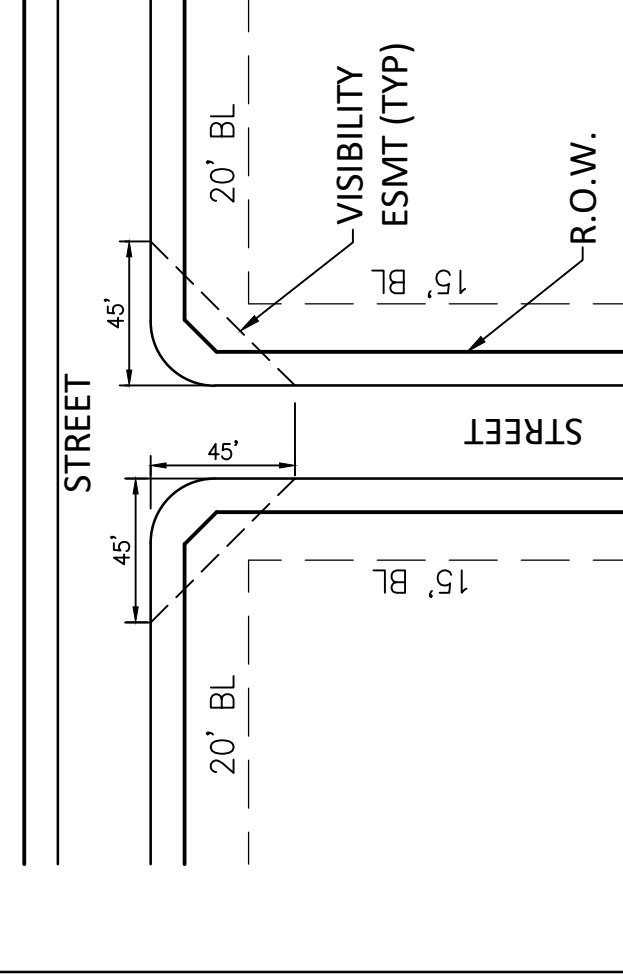
J. VOLK
consulting

880 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

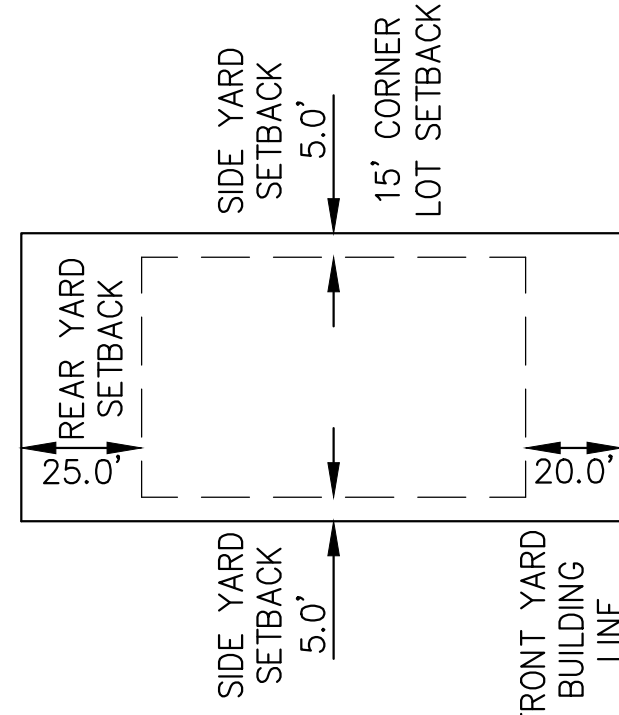
Owner/Applicant:
Wylie DPV Limited Partnership
c/o Team Phillips, Inc.
1914 Skillman Street, Suite 110-310
Dallas, Texas 75206
Phone: 214-535-1758
Contact: Nancy E. Phillips
Email: nancy@teamphillipsinc.com

Engineer/Surveyor:
J. Volk Consulting, Inc.
880 Central Parkway East, Suite 300
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
Email: claudio.segovia@jvolkconsulting.com

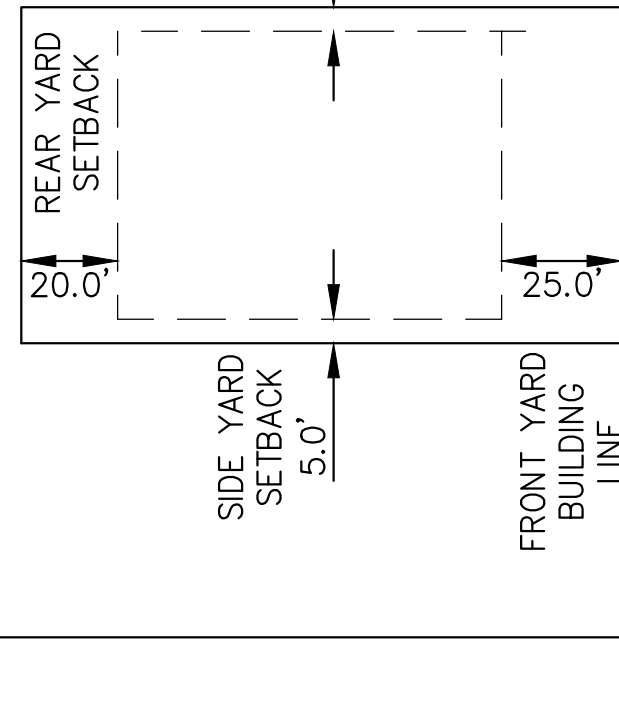
45' x 45' VISIBILITY EASEMENT (V.E.) DETAIL



TYPICAL 50' LOT
SETBACK DETAIL



TYPICAL 60' LOT
SETBACK DETAIL



TYPICAL 70' LOT
SETBACK DETAIL

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Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	May 18, 2021	Item:	1
Department:	Planning		
Prepared By:	Kevin Molina	Subdivision:	Woodbridge Centre
			Planned Development 2020-15
Date Prepared:	May 07, 2021	Zoning District:	(PD 2020-15)
			Site Plan, Landscape Plan,
		Exhibits:	Elevations

Subject

Consider, and act upon, a Site Plan for Albert Retail III a retail multi-tenant use on 1.046 acres. Property located at 2588 W FM 544, being Lot 8R, Block B of Woodbridge Centre, Phase I.

Recommendation

Motion to **approve** a Site Plan for Albert Retail III a retail multi-tenant use on 1.046 acres. Property located at 2588 W FM 544, being Lot 8R, Block B of Woodbridge Centre, Phase I

Discussion

OWNER: CSD Woodbridge LLC

APPLICANT: Cross Engineering Consultants

The applicant is proposing to develop an 8,000 sq.ft multi-tenant retail building with restaurant and commercial uses. The property is zoned within Planned Development 2020-15 and the uses are allowed by right.

The Zoning Board of Adjustments approved variances in March which allows for a reduction in the landscaping and parking requirements. This variance was approved due to TxDOT acquiring approximately 13' of frontage for the widening of FM 544. TxDOT has plans to construct a sidewalk along the street frontage of the subject property once FM 544 is widened.

The proposed site plan provides 34 parking spaces with two of them being ADA accessible and provides 15% of landscaping.

The structure is proposed to have an exterior that consists of stone and stucco. The building will have an exterior appearance that resembles the look of the existing structures found within the Woodbridge Centre Planned Development. As the structure is over 6,000 sqft, sprinkling will be required.

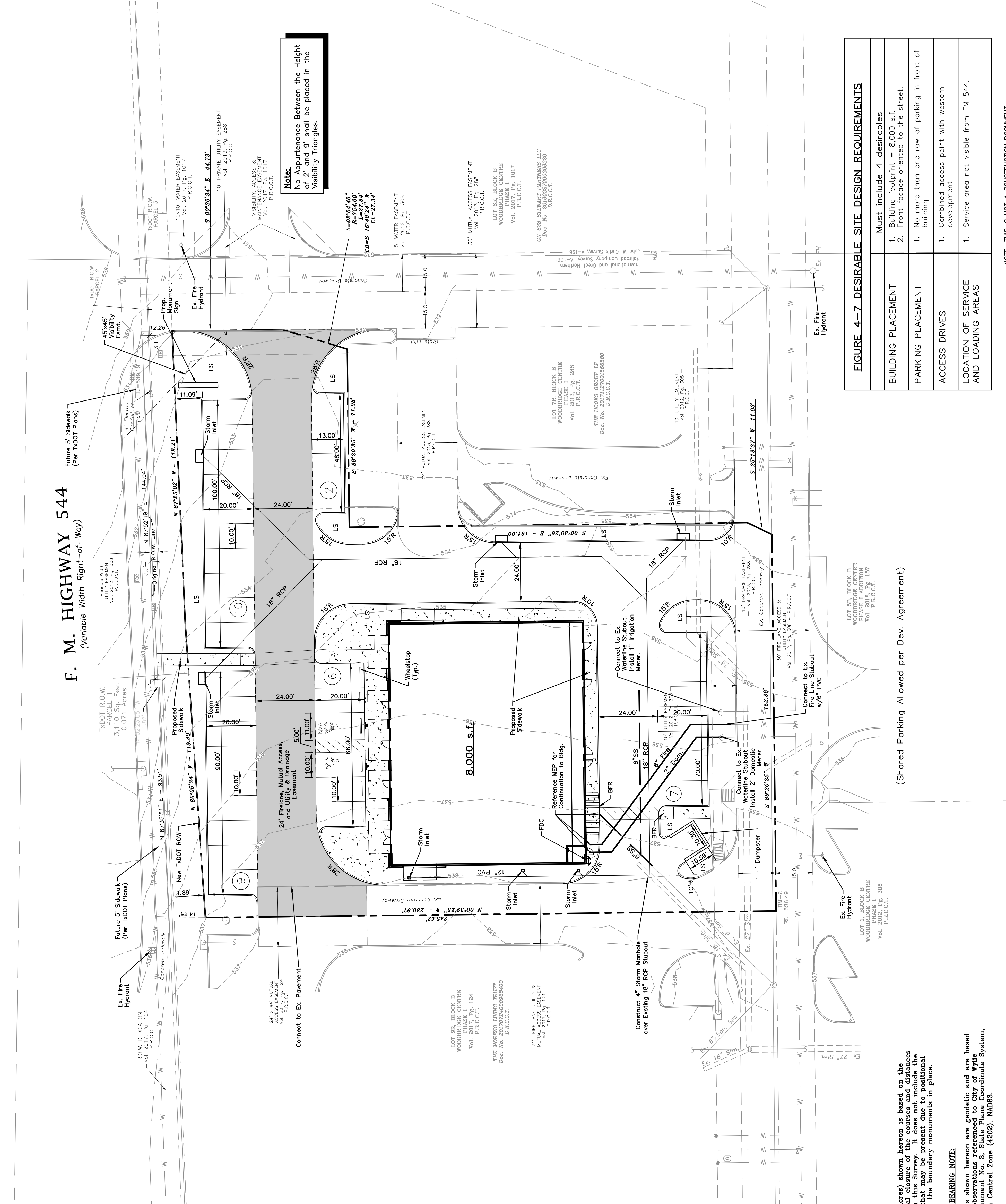
As presented, this site plan is in compliance with the design requirements of the zoning ordinance and allowances of variance case ZBA 2021-04 . Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	JH	May 12, 2021

F. M. HIGHWAY 544
(Variable Width Right-of-Way)



Note:
No Aperture Between the Height of 2 and 9 shall be placed in the Visibility Triangles.

LEGEND

- Firelane
- Proposed Sidewalk
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR
- Proposed Wheel Stop Typical
- Handicap Parking Sign
- LS
- Landscape Space

SYNOPSIS

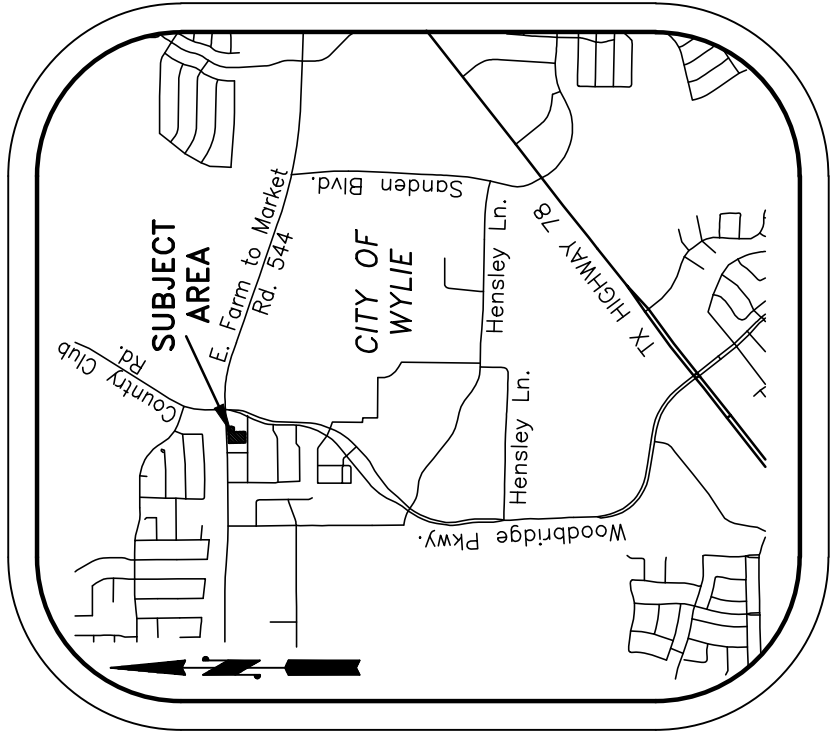
Zoning: PD - 2003-01
Proposed Use: Retail/Restaurant
Lot Area: 0.974 Acres Net (42,438 sf)
1.046 Acres Gross (Per Current Plat)

Building Areas: Building 8,000 sf
Lot Coverage: 18.85% (Total Bldg Area 8,000 sf)
Floor Area Ratio: 0.18 : 1
Building Height: 25'

Required Parking: Restaurant 1 = 12 Spcs.
Retail 1 = 5 Spcs.
Restaurant 2 = 15 Spcs.
Retail 2 = 6 Spcs.

Parking Required Total: 38 Parking Spaces
Parking Provided Total: 34 Parking Spaces on Site (2 Handicap Spc.)
(Adjacent Shared Parking Allowed per Dev. Agreement)

Landscape Coverage: 15.08% (Total Landscape Area 6,400 sf)



VICINITY MAP
NTS

FIGURE 4-7 DESIRABLE SITE DESIGN REQUIREMENTS

BUILDING PLACEMENT	Must include 4 desirables
	1. Building footprint = 8,000 s.f.
	2. Front facade oriented to the street.
PARKING PLACEMENT	1. No more than one row of parking in front of building
ACCESS DRIVES	1. Combined access point with western development.
LOCATION OF SERVICE AND LOADING AREAS	1. Service area not visible from FM 544.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

C.E.C.I.	C.E.C.I.	Scale:
Drawn By:	Checked By:	1"=20'

SITE BENCHMARKS

BM-1 = 1x00T "X" in concrete driveway on the west side of the drive entrance, on the south side of Farm to Market Road 544 and being the original northeast corner of the subject property.
Elev.=530.19

BM-2 = "X" in concrete driveway being the southwest corner of the subject property.
Elev.=536.49

CITY BENCHMARKS USED FOR CONTROL

CM 3 = Standard City of Wylie monument located on the southwesterly side of Wylie High School football stadium and near the northwest corner of Founders Park Sports Fields. Being 31.5 feet south of the back of curb, 41.6 feet north of the back of curb and 6.5 feet west of back of curb and approximately 111 feet north of chain link fence around Founders Park Sports Fields.
Elev. = 520.307

AREA NOTE:

The area (acres) shown hereon is based on the bearings shown hereon are geodetic and are based upon GPS observations referenced to City of Wylie County, Texas and based upon said scaled map and graphic plotting, such review revealed that the boundaries of the 100 Year Flood Plain are determined to be outside the 0.2% annual chance floodplain.

REFERENCE BEARING NOTE:

The bearings shown hereon are geodetic and are based upon GPS observations referenced to City of Wylie County, Texas and based upon said scaled map and graphic plotting, such review revealed that the boundaries of the 100 Year Flood Plain are determined to be outside the 0.2% annual chance floodplain.

FLOOD ZONE NOTE:

The Surveyor has reviewed Flood Insurance Rate Map No. 4806504151 (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the boundaries of the 100 Year Flood Plain are determined to be outside the 0.2% annual chance floodplain.

CROSS ENGINEERING CONSULTANTS

1730 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Dwayne Zim

SITE EXHIBIT

Albert Retail - Wylie III

SCSD-FINNELL, LTD.
City of Wylie, Texas

Sheet No.

SE

Project No.
20110

Owner:

SCSD-Finnell, LTD
14114 Dallas Pkwy #160
Dallas, TX. 75254

Project:

Albert Retail

2588 W Fm 544
Wylie, Texas 75098

Scale: as noted

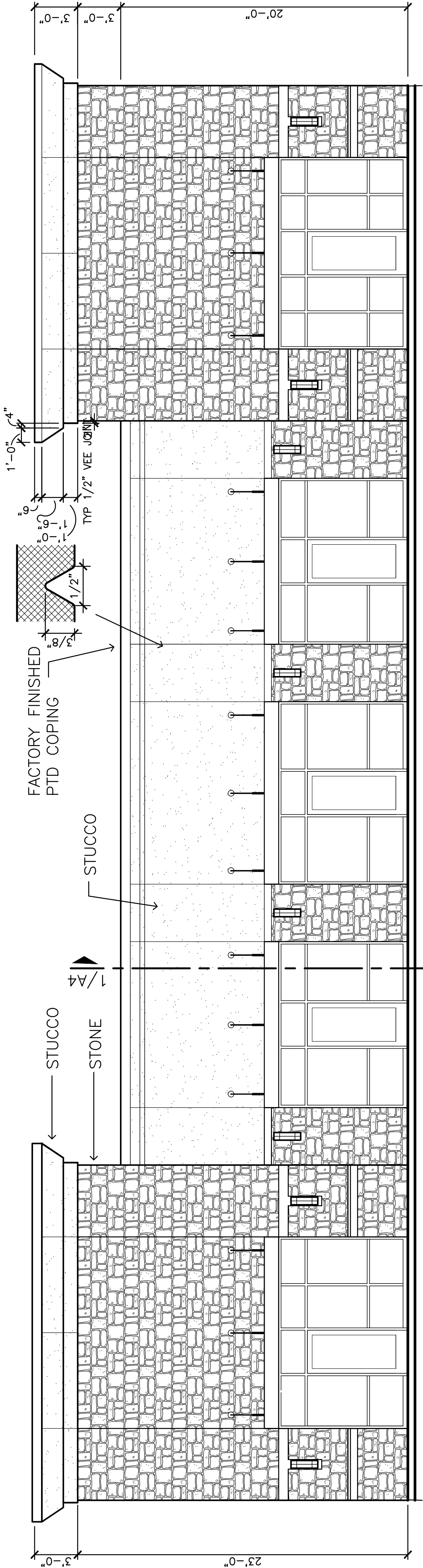
Issue For:

Review: 12-14-20

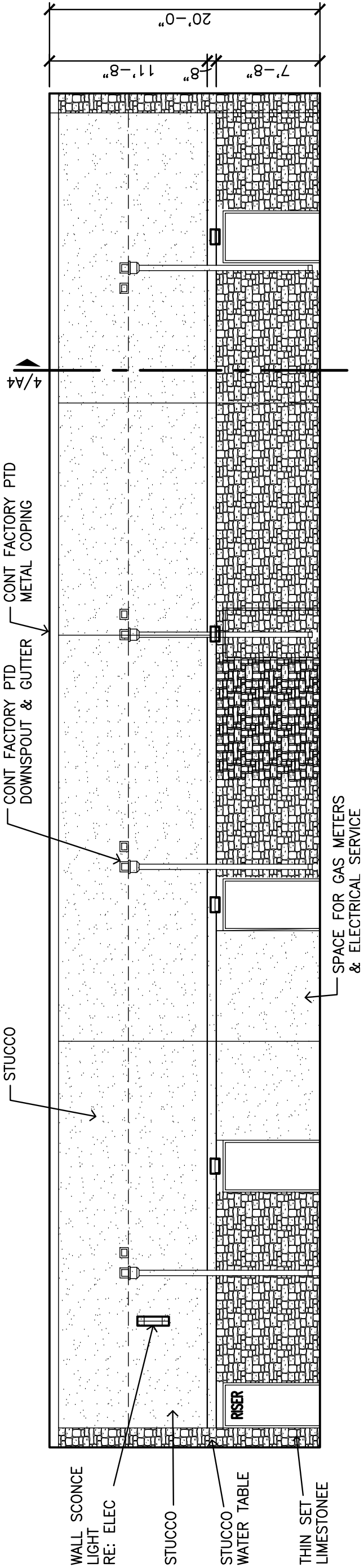
Permit: 3-15-21

Sheet Number:

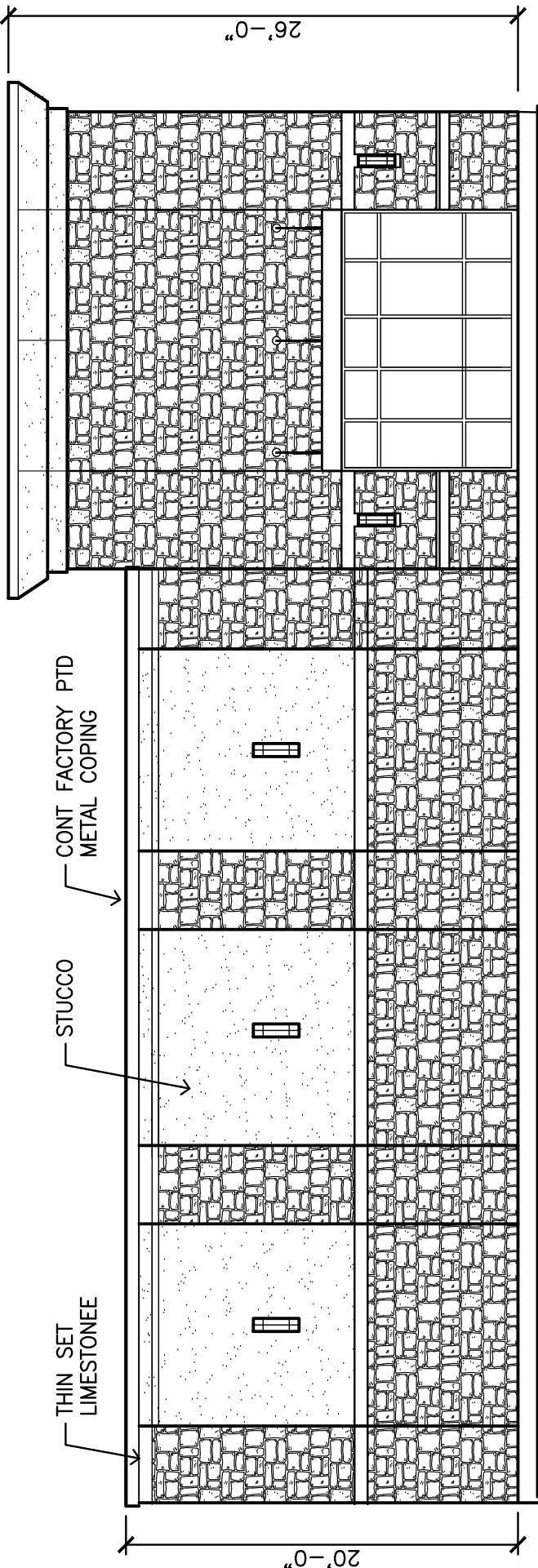
A2
Exterior Elev's



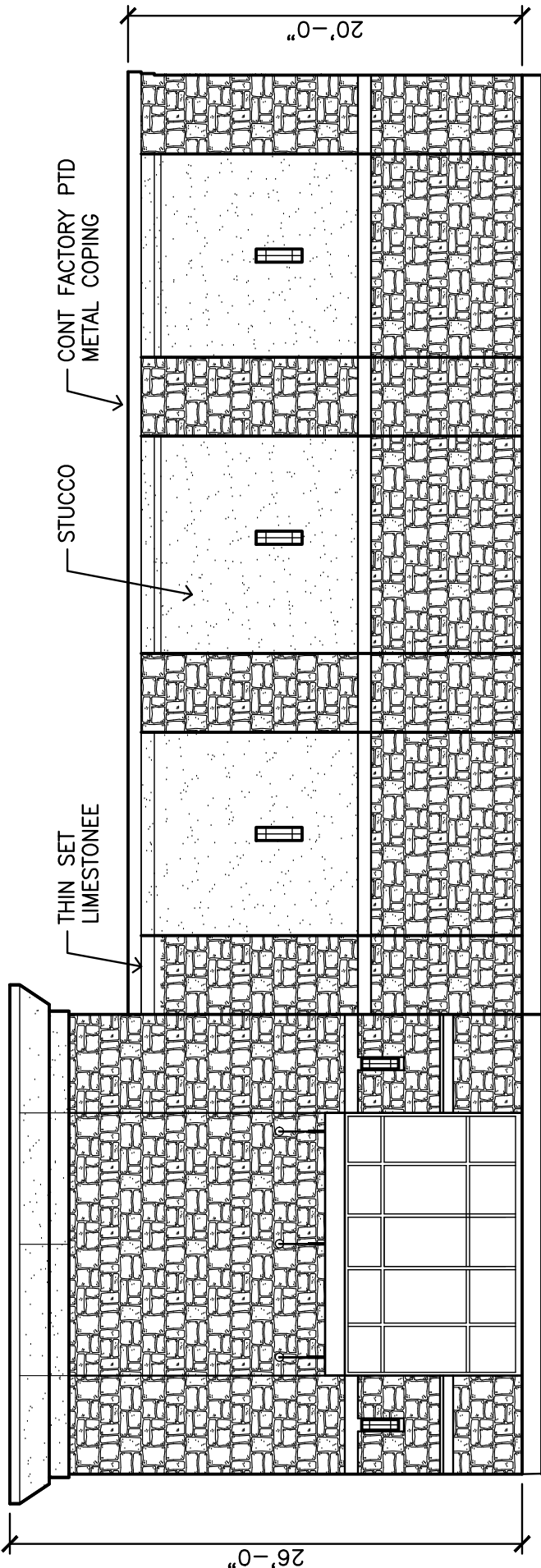
1 north elevation
scale: 3/16" = 1'-0"



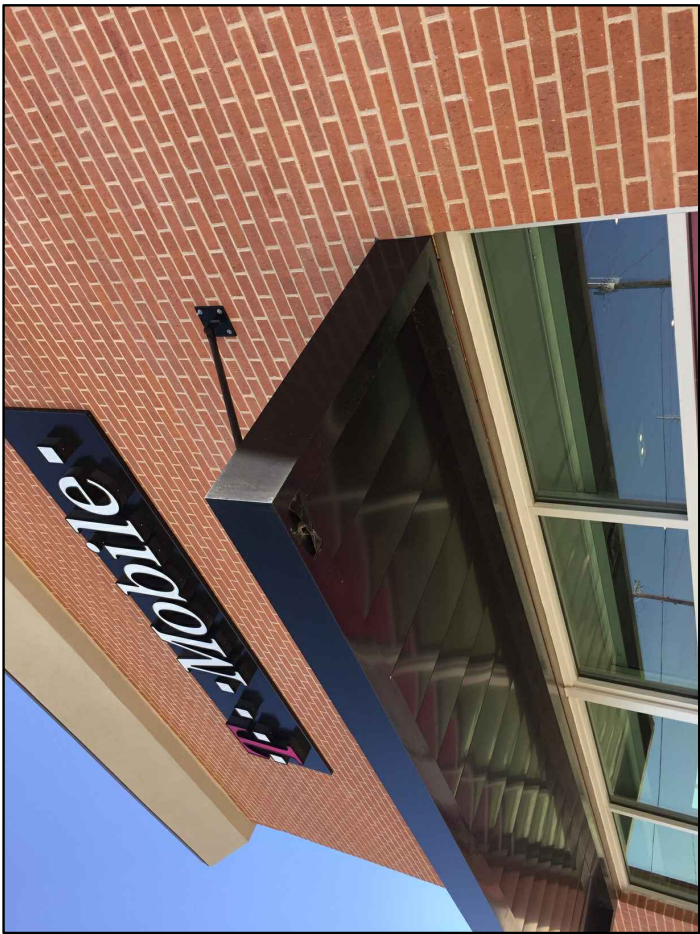
2 south elevation
scale: 1/8" = 1'-0"



3 east elevation
scale: 1/8" = 1'-0"



4 west elevation
scale: 1/8" = 1'-0"



6 awning photo
scale: n/a

AWNING EXAMPLE: COLOR (BRONZE TO MATCH STOREFRONT) AS SELECTED BY OWNER. DIMENSIONS AS SHOWN ON ROOF PLAN. TIE BACKS TO MATCH. CORNER DRAINS AS SHOWN. VENDOR: VICTORY AWNINGS 817-759-1600

EXTERIOR MATERIALS:

1. STOREFRONT, AWNINGS & ROOFING: DARK BRONZE ANODIZED ALUMINUM.
2. STUCCO COLOR FIELD: SHERWIN WILLIAMS SW 7039 VIRTUAL TAUPE
3. 1 1/2" STONE AND GROUT TO MATCH ADJACENT PROJECT
4. ALL STONE & STUCCO TO MATCH WYLE 2: 809 WOODBRIDGE PKWY

SUBMIT SAMPLES TO OWNER TO CONFIRM



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	May 18, 2021	Item:	2
Department:	Planning		
Prepared By:	Kevin Molina	Subdivision:	Abstract A0696 W D Penney Survey
Date Prepared:	May 07, 2021	Zoning District:	Planned Development Townhome (PD-TH)
		Exhibits:	Zoning Exhibits

Subject

Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Agricultural (AG/30) to Planned Development - Single Family (PD-SF), to allow for a single family development on 4.6 acres, generally located at 601 & 595 Parker Road. **(ZC2021-14)**

Recommendation

Motion to recommend **(approval, approval with conditions or disapproval)** to the City Council regarding a request for a change of zoning from Agricultural (AG/30) to Planned Development - Single Family (PD-SF), to allow for a single family development on 4.6 acres, generally located at 601 & 595 Parker Road. **(ZC2021-14)**

Discussion

OWNER: Tim Bennett

ENGINEER: Tim Bennett

The applicant is requesting to rezone 4.6 acres generally located 100' west from the intersection of Parker Road and Valley Mills Drive. The property is currently zoned Agricultural (AG/30). The purpose for the requested rezoning to a Planned Development is to allow for the construction of 20 single family lots and two open space lots

The Planned Development proposes a minimum residential lot size of 7,200 sq.ft. with setbacks of 25' in the front, 5' on the sides, and 10' in the rear. Residential lots on cul-de-sacs are proposed to be allowed a 20' front setback. These standards are similar to the existing Harvest Bend subdivision located east of the subject property.

Access to the 20 single family homes is provided by a public street built to city standards. The street is in compliance with fire code requirements and will contain a fire hydrant at the end of the cul-de-sac.

The Planned Development contains exterior building material requirements of 85% masonry with 15% of a cementitious fiber cement material and allows for garage sizes of 400 sq.ft.

The Planned development provides a 40' landscaped buffer along the street frontage with a 6' decorative metal fence with masonry columns. The home builder shall also be required to construct a 6' board on board cedar fence along the rear lot line of all the single family lots.

All open space lots shall be owned and maintained by the HomeOwners Association.

The properties adjacent to the subject property are generally zoned single family residential. The subject property lies within the General Urban Sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the plan.

Notifications/Responses: 27 notifications were mailed; with fourteen (14) responses received in opposition and none in favor of the request.

Should the request be approved, the approval of a preliminary plat is required prior to development. Council consideration on June 08, 2021

Approved By

Department Director

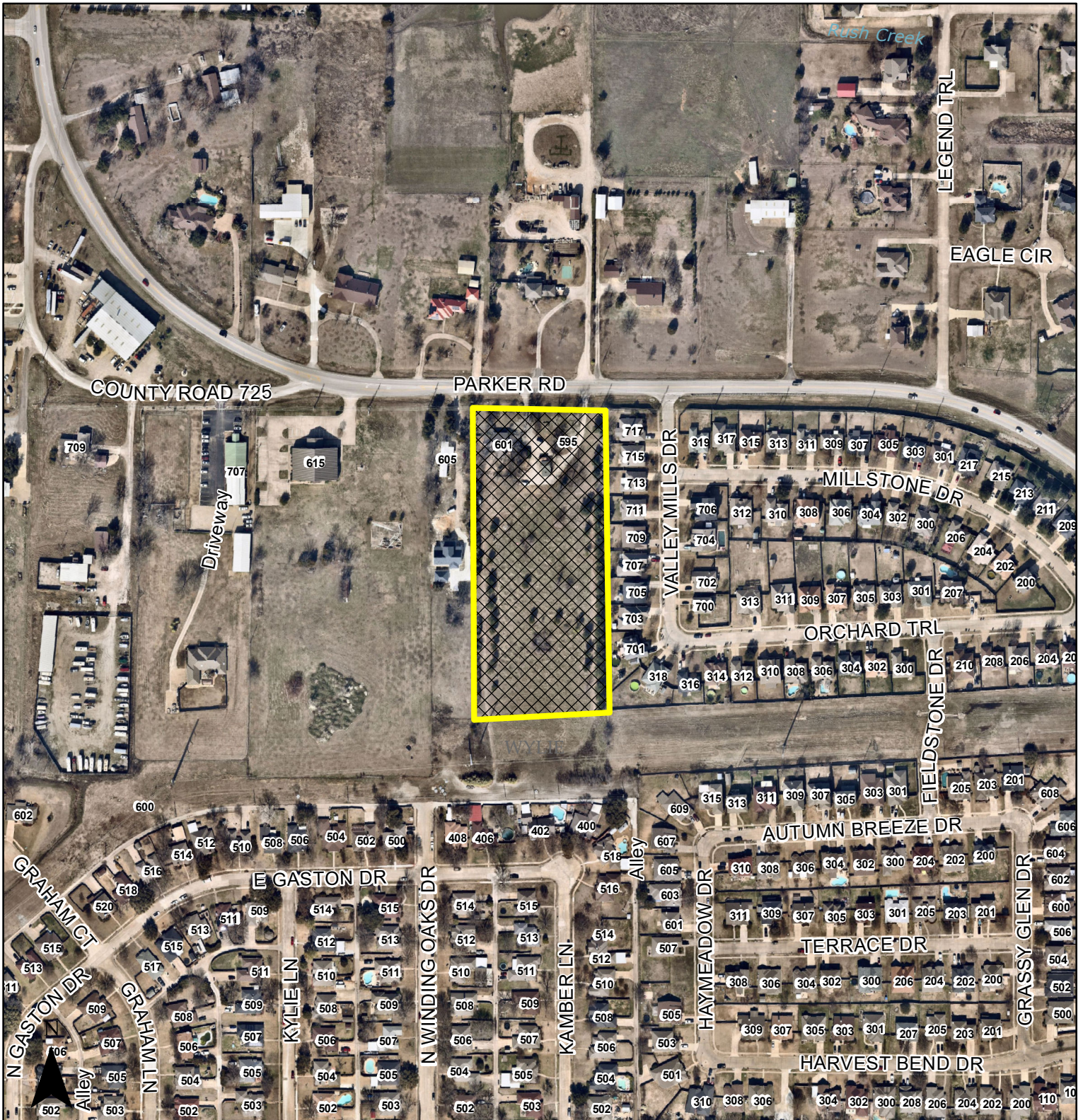
Initial

JH

Date

May 12, 2021

Locator Map

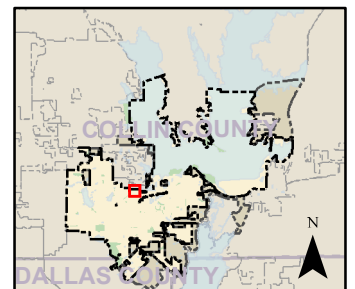


ZC 2021-14; Bennett Estates; 595 & 601 Parker Rd



Subject Property

0 145 290 580 870 1,160 Feet



PLANNED DEVELOPMENT STANDARDS
EXHIBIT “B”
BENNETT ESTATES

I. PURPOSE

The intent of Bennett Estates is to establish a long-lasting, high-quality community that contributes to the suburban lifestyle in the City of Wylie. The detached Single Family homes offered in Bennett Estates are very desirable for growing suburban areas.

II. GENERAL CONDITIONS:

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. All regulations of the Single Family 10/24 set forth in Article 3, Section 3.2 of the Comprehensive Zoning Ordinance (adopted as of March 2021) shall apply except for the following:

Figure 3-4 - Planned Development – Single Family (PD – SF)	
Lot Size (Minimum)	
Lot Area (sq. ft.)	7200
Lot Width (feet)	50
Lot width of corner Lots (feet)	65
Lot Depth (feet)	110
Lot Depth of Cul-de-sac Lots (feet)	85
Dwelling Regulations	
Minimum Square Footage	Maximum of 50% of the homes at a minimum of 1,800 Remaining homes at a minimum of 2,200
Design Standards Level of Achievement	See Section IV Design Conditions
Yard Requirements – Main Structures	
Front Yard (feet)	25
Front Yard of Cul-de-sac Lots (feet)	20
Side Yard (feet)	5
Side Yard of Corner Lots (feet)	5
Rear Yard (feet)	10
Rear Yard of Cul-de-sac Lots (feet)	10
Lot Coverage	50%
Height of Structures	
Main Structure (feet)	36

III. SPECIAL CONDITIONS:

1. Maximum number of residential lots not to exceed 20 lots.
2. No alleys shall be required within the Planned Development.
3. All homes within the community shall have front entry garages.
4. J-swing garage entries are not required.
5. All common area lots shall be owned, and maintained by the Homeowners Association in

perpetuity.

IV. DESIGN CONDITIONS:

A. Land Design Standards

1. No public open space easements are required in the Planned Development.
2. There shall be a 40' buffer with a 6' decorative metal fence with masonry columns every 50' built along Parker Road.
3. Desirables, as listed in the zoning ordinance, shall not be required.

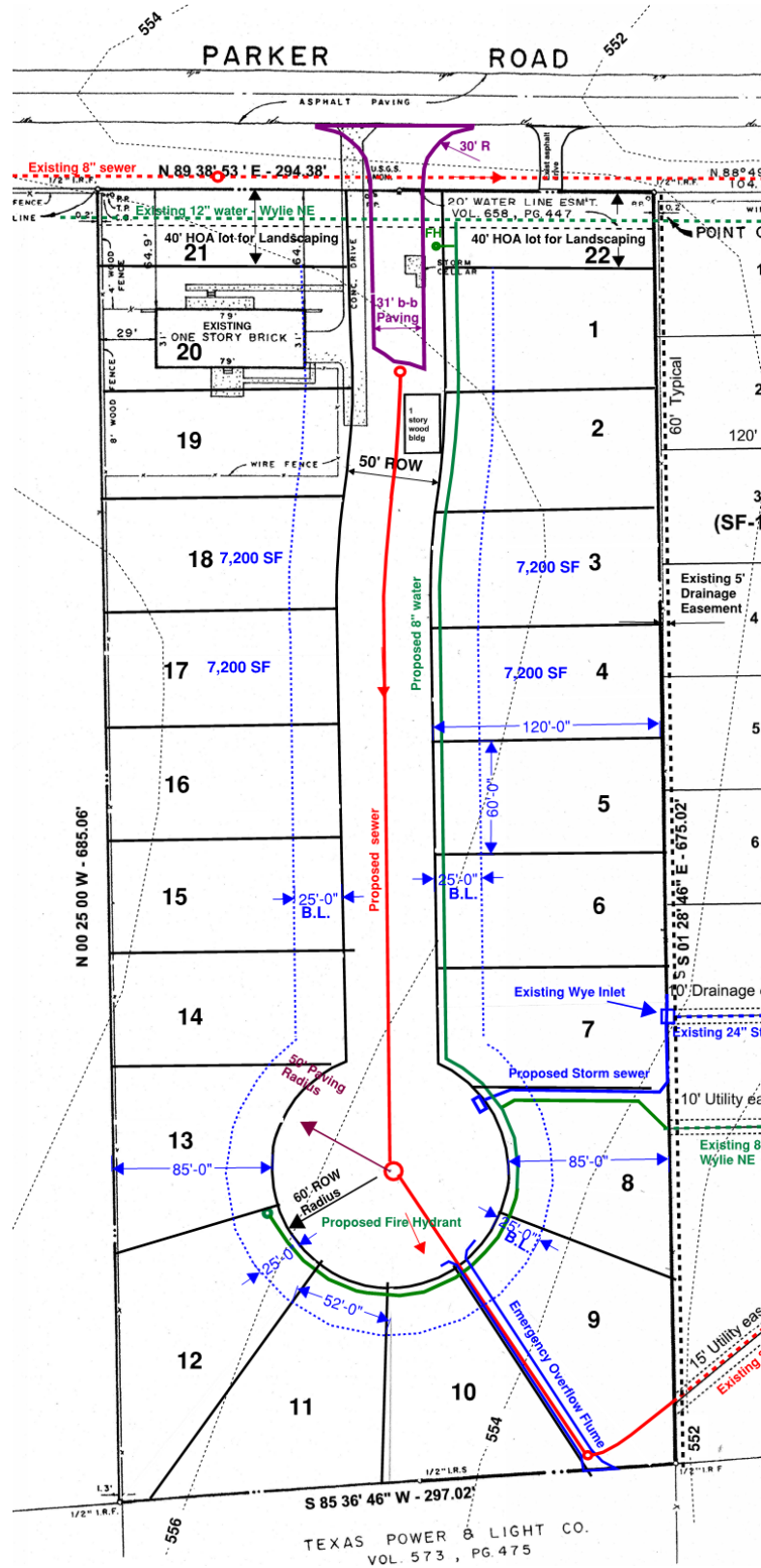
B. Street and Sidewalk Standards

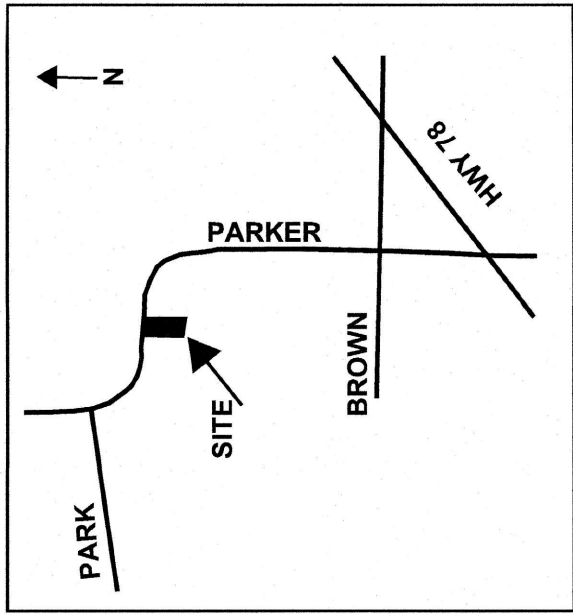
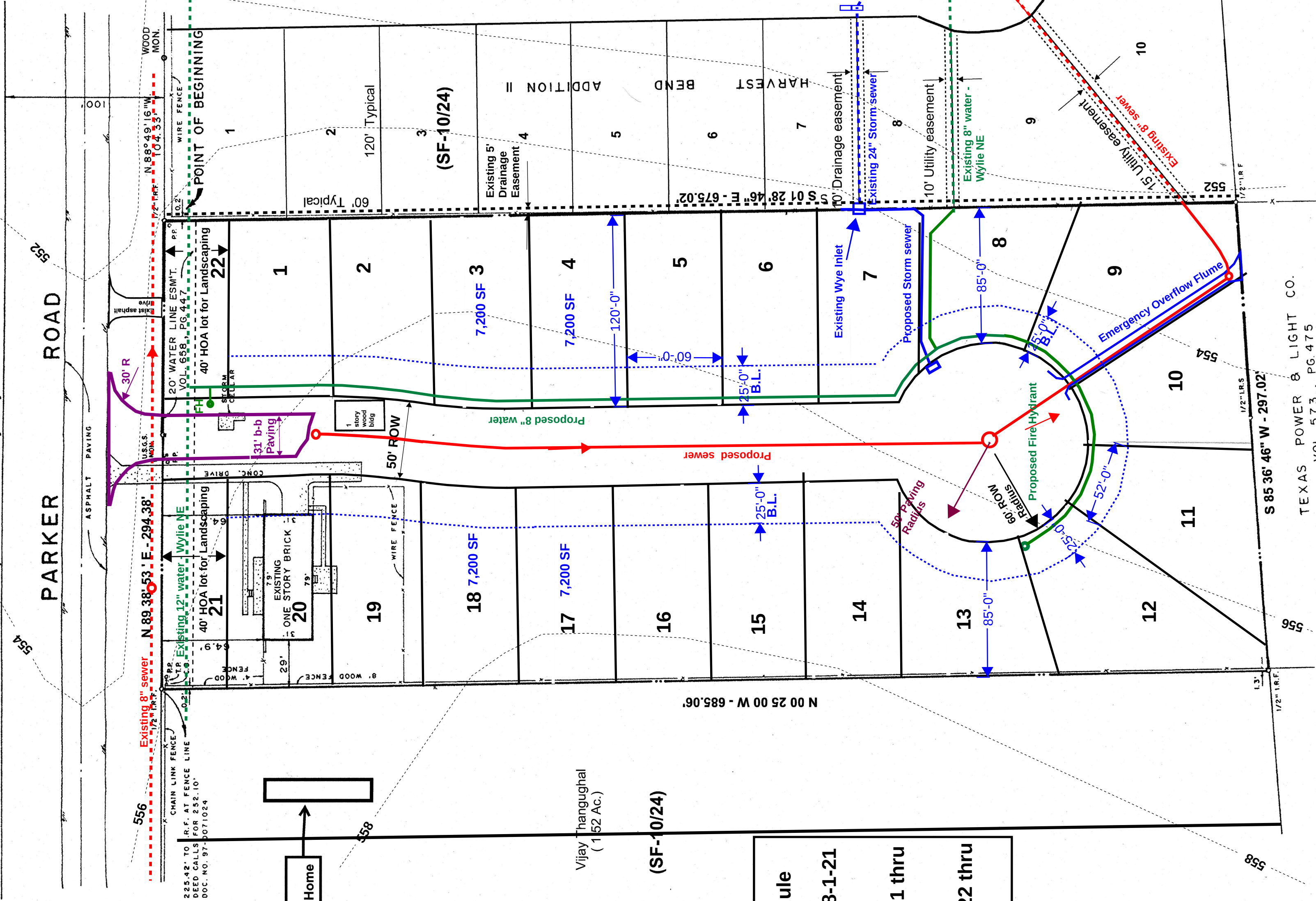
1. No curvilinear streets shall be required in the Planned Development.
2. A mailbox cluster shall be provided in the subdivision
3. Streetlights on decorative poles every 350' placed on the street throughout the subdivision.

C. Architectural Standards

1. At least 20% of the façade shall be offset a minimum of 1' either protruding from or recessed back from the remainder of the façade.
2. The minimum masonry percentage shall be 85% overall. The remaining 15% shall be cementitious fiber cement material.
3. 2nd story front elevation set back over brick shall be allowed with cementitious fiberboard.
4. A front-facing hip roof which faces the street, and which comprises greater than 35% of the total width of a house's façade shall be broken up with dormers or other architecturally compatible appurtenances.
5. Each single-family residential unit shall have a combined patio and/or porch total covered area of a minimum of 150 total square feet of floor area.
6. Minimum of 8:12 front elevation roof pitch on front elevations, except 3:12 roof pitches on porches/patios or dormers.
7. In order to encourage variety, the exterior facades of houses on the same side of the street shall vary within every 4 houses. The same exterior facade of home cannot be directly across the street from each other. When a house is constructed, the same combination of brick, stone, masonry-like materials, and paint shall not be used on other houses within four (4) lots on either side of that house. This shall be monitored by the Architectural Control Committee.
8. Each garage shall be a minimum of 400 square feet.
9. Each garage shall incorporate at least two of the following architectural features:
 - a. Sconce lighting
 - b. Decorative banding or molding
 - c. Decorative overhangs above garage doors
 - d. Eyebrow soldier course over garage doors
 - e. Decorative brackets on garage doors
 - f. Columns flanking garage doors.
10. A minimum 6' board on board cedar fence shall be built along the rear lot line by the home builder.
11. Each residential dwelling shall have an established front lawn with 1 tree and 5 shrubs. Each residential dwelling shall also have 1 tree in the backyard.

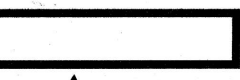
EXHIBIT "C-1"





LOCATION
MAP

Existing
Manufactured Home



0 25 50
SCALE: 1" = 50'

Vijay Thangughal
(1.52 AC.)

(SF-10/24)

Development Schedule

1. Zoning 4-1-21 thru 8-1-21
2. Engineering and preliminary plat 8-1-21 thru 12-1-21
3. Construction 12-1-22 thru 4-1-22

Legal Description of Property

BEING a tract of land situated in the W. D. Penny Survey, Abstract No. 696 in Collin County, Texas as conveyed to Timothy W. Bennett by deeds recorded in Document No. 2007061800827270, a 2.110 acre tract, and in Document No. 20080908001083900, a 2.543 acre tract of the official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner on the south line of Parker Road (a 100 foot right-of-way);

THENCE S. 01 degrees 28' 46" E., along the west line of Harvest Bend Phase 2, a subdivision in Wylie, Texas, as recorded in Document No. 20020102464 of the Collin County Plat Records, 675.02 feet to a 1/2" iron rod found for corner in the north line of a tract of land conveyed to Texas Power and Light Co. by deed recorded in Volume 573, Page 475 of the Deed Records of Collin County, Texas;

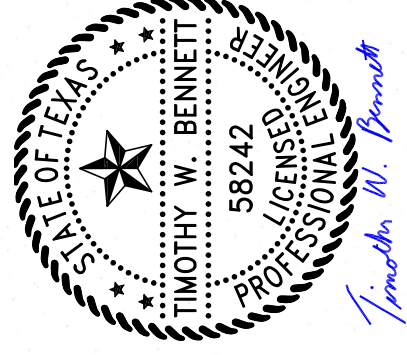
THENCE S. 85 degrees 36' 46" W., along the north line of the said Texas Power and Light tract, 297.02 feet to a 1/2" iron rod found in the east line of a 1.52 acre tract of land conveyed to Vijay Thangughal in Document No. 20190201000109240 of the official Public Records of Collin County, Texas for corner;

THENCE along the east line of said Vijay tract N. 01 degrees 25' 00" W 685.06 feet to a 1/2" iron rod found in the south line of Parker Road for corner;

THENCE along the south line of Parker Road, N 89 degrees 38' 53" E., 294.38 feet to the Point of Beginning and containing 4.653 acres (202,685 square feet) of land, more or less.

PD Zoning Exhibit

20 Lots on 4.6 Acres



SUBDIVISION NAME: BENNETT ESTATES

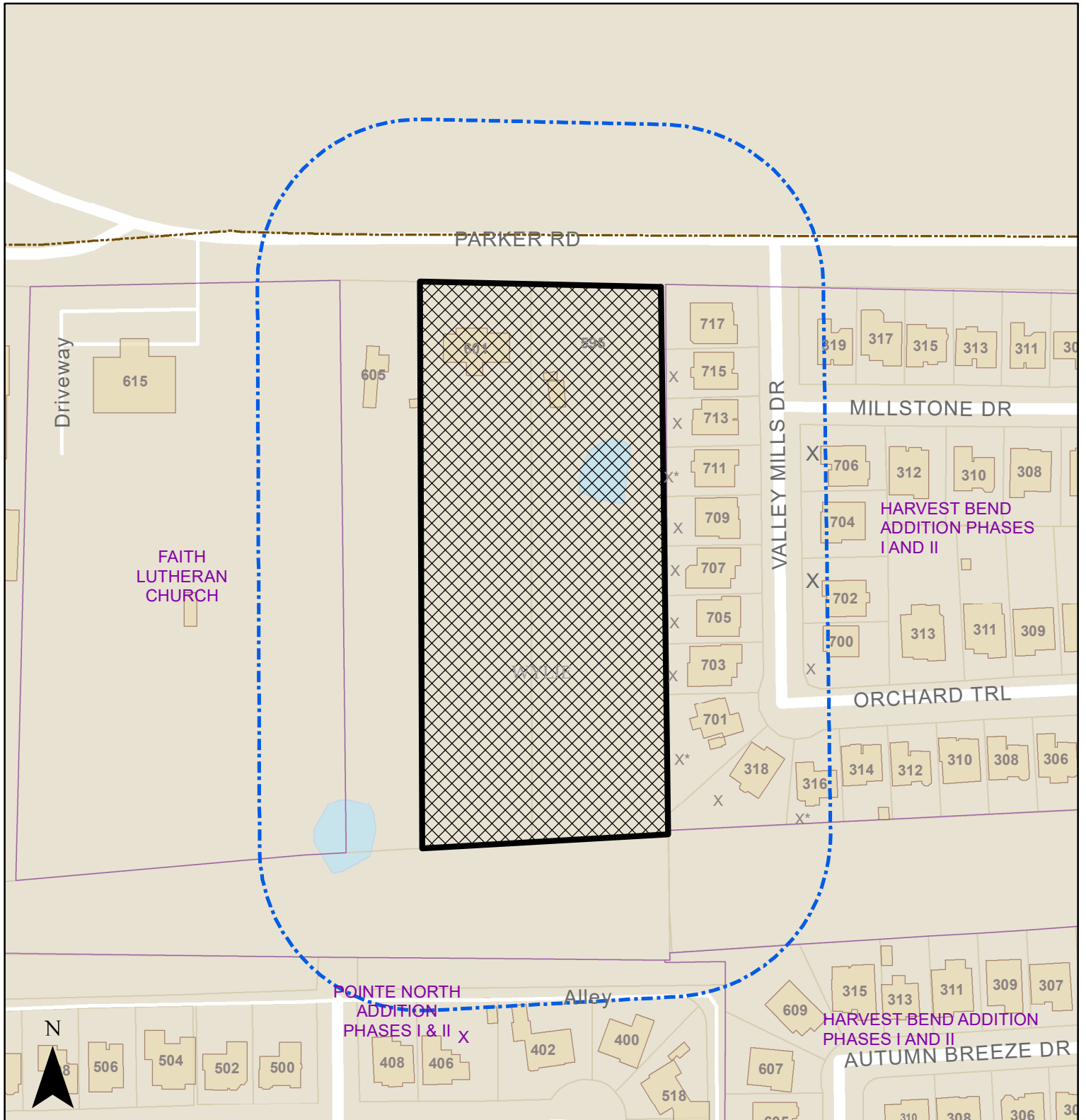
TIMOTHY W BENNETT , P.E. - OWNER & ENGINEER
601 PARKER RD
WYLIE TEXAS 75098
214 282 7450
TIMBENNETT2@VERIZON.NET

ROOME LAND SURVEYING, INC.
2000 AVENUE G # 810
PLANO, TEXAS 75074
972 423 4372
FRED@ROOMESURVEYING.COM

SCALE: 1"=50'

March 26, 2021

Notification Map



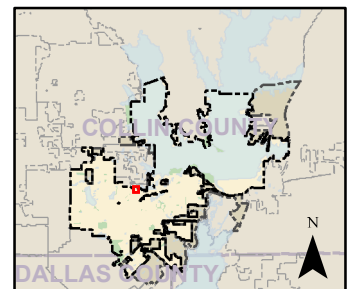
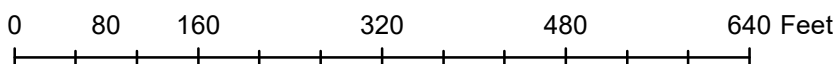
ZC 2021-14; Bennett Estates; 595 & 601 Parker Rd



200 Foot Notification Buffer



Subject Property



NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL
PROPOSED ZONING CHANGE

Zoning case number : 2021-14

Applicant : Tim Bennett

Location : 601 & 595 Parker Road

Property Description : Being part of Abstract A0696 W D Penney Survey, containing 4.6 acres.

Present Zoning : Agricultural District

Proposed Zoning : Planned Development – Single Family Detached

Applicant is proposing to develop a Single Family Detached Development on 4.6 acres.

Hello,

My name is Doug Hunt. My wife, Jacque Hunt, and I live at 703 Valley Mills Drive and have resided here for the last 18 years. In that time, we have seen our city grow and prosper, yet it still retains the small town appeal we experienced when we moved here from Plano.

Recently, the residents living on Valley Mills Drive received a letter and a map stating that the field located West and directly behind ten existing homes is being proposed for a zoning change.

I have spoken with many of the other residents of Valley Mills Drive as well as posted in our Harvest Bend Facebook page letting the know what is being proposed and how it would directly affect our neighborhoods, as well as other residents of Wylie and St. Paul.

I also cut and pasted the same post on two other Wylie Community/City Facebook pages as well, in order to let folks know what could be happening.

I can definitely say, there were ABSOLUTELY NO POSITIVE COMMENTS MADE BY ANYONE!

Most of the comments made mirrored each other in relation to concerns such as traffic, privacy, drainage, safety and destruction of one of the last few natural environments and ecosystems on the North side of the city. Below, I will list the concerns from myself and my wife, as well as neighbors.

Not interested in the noise and dust. The property in question is 4ft higher in elevation which means that when they grade the property to drain off, it will end up in our backyards and homes. Loss of the ecosystem and wildlife , loss of privacy, increase in traffic will also be a concern. Parker road is already a mess, we have two entrances/exits and sometimes we can wait for several minutes just to get out on Parker Road. Then at Brown & Ballard it is bottlenecked due to traffic and trains. Completely against this development as this is no doing anything for Wylie residents past, present, or future.

We also do not wish to have any two story homes behind us that can overlook directly into our yards. We voiced our concerns on the widening of Parker road and how it will affect us, but it was approved anyway. The way it is proposed in the entrance/exit to Harvest Bend #1 will only allow the right turn onto Parker Road which means all traffic wishing to turn left will have to use the north exit on Valley Mills Drive. It is already difficult to turn left as it is. With increased traffic flow and restricted entrance/exits, it will not get any better. We have had several wrecks at Paul Wilson Road and Parker Road due to excessive speed. A better way would be to install traffic lights down the length of Parker Road to regulate the flow. The plan is to make it

a six lane road which makes no sense because it funnels to a railroad track and downtown Wylie where it cannot be widened due to the placements of Historic Buildings.

Forcing all traffic through Harvest Bend #2 will cause more traffic noise, and we have a very active neighborhood full of children that play, ride bikes, skateboard, etcetera. That would increase the chance of injury to children. Wylie is starting to lose the small town feel that drew us due to all these homebuilders constantly constructing, soon we will just be an extension of Plano. The new houses built in Wylie are all higher priced and keep driving up the property tax of existing homes. You are quickly pricing us out of town. We have lost several neighbors due to the high property tax in Collin County.

Thank you for your time and consideration in this matter-

Sincerely,

Doug and Jacque Hunt

Name (printed)	Address (printed)	Signature
Kelley Walker	318 Orchard Trail	K. Walker
Jacque Hunt	703 Valley Mills Drive	Jacque Hunt
DOUG Hunt	703 VALLEY MILLS DR.	Doug Hunt
Ellen Freeman	316 Orchard Trail	Ellen Freeman
Regina Ward	701 Valley Mills Dr	Regina Ward
Clay Ward	701 Valley Mills Dr.	Clay Ward
Thomas Kunkin	700 Valley Mills Dr	Thomas Kunkin
Ellen Freeman	316 Orchard Trail	Ellen Freeman
Linda Wallace	713 Valley Mills	Linda Wallace
JEFF Lawson	705 Valley Mills Dr	Jeff Lawson
Rebecca Layton	711 Valley Mills Dr.	Rebecca Layton
John Gray		John Gray
GLORIA SUAREZ	715 Valley Mills Dr	Gloria Suarez
Denise Wallingford	706 Valley Mills Dr.	Denise Wallingford
Robin Linn	706 Valley Mills Dr.	Robin Linn
Bruce Bauman	707 Valley Mills Dr	Bruce Bauman
Carisa Boser	702 Valley Mills Dr	Carisa Boser
Patricia Bauman	707 Valley Mills Dr.	Patricia Bauman
Wilson Nease	709 Valley Mills Dr.	Wilson Nease

PUBLIC COMMENT FORM

(Please type or use black ink)

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

☐ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2021-14.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-14.

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, May 18, 2021 6:00 pm

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

Date, Location & Time of

City Council meeting:

Tuesday, June 8, 2021 6:00 pm

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

Name:

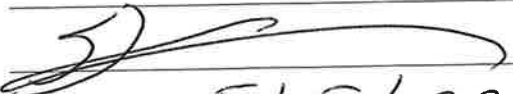
STEPHEN FARTHING

(please print)

Address:

400 E. GASTON DR.

Signature:



Date:

5/5/2021

COMMENTS:

I HAVE LIVED HERE FOR 21 YRS AND I
WOULD LIKE TO KEEP MY REAR ACCESS
PRIVACY AND MY LITTLE PIECE OF COUNTRY
IN THIS EVER GROWING CITY. I MOVED
HERE TO A SMALL TOWN & NOW IT IS A BIG
CITY AND I AM RETIRED AND NOT WANTING
TO MOVE, PLEASE LET ME KEEP MY LITTLE
BIT OF COUNTRY IN THIS GROWING CITY

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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Date, Location & Time of

City Council meeting:

Tuesday, June 8, 2021 6:00 pm

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

Name: Carisa Boser and Nosakhare Ugare
(please print)

Address: 702 Valley Mills Dr.
Wylie, Tx. 75098

Signature:  

Date: 5/10/2021

COMMENTS:

Our current Infrastructure simply can not take on more traffic or construction. When will our children play? There is no safe access to parks and recreation for the children in our neighborhood. This type of build will significantly increase the traffic through our neighborhood increasing safety hazards and limiting safe play areas for our children. Two story homes will drastically decrease privacy for the residents backed up to this new development. This type of Build only contributes to the loss of our natural open countryside views. These views will be lost forever to the detriment of us and future generations.

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 #2021-14.

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Tuesday, June 8, 2021 6:00 pm

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

Name:

Wilson Nease

(please print)

Address:

709 Valley Mills Dr.

Wylie, TX 75098

Signature:

Wilson Nease

Date:

May 10, 2021

COMMENTS:

I am strongly opposed to This proposal. We are very concerned about the already terrible traffic problems. This will only compound the problem! The other concerns are: ✓ Drainage from this property onto our property. ✓ Traffic ✓ The year of construction and property prep. ✓ The obvious loss of privacy with homes overlooking our property.

PUBLIC COMMENT FORM
(Please type or use block letters)

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: Bruce Bauman
(please print)

Address: 707 Valley Mills Dr

Signature: Bruce Bauman

Date: May 10/21

COMMENTS:

traffic is already too heavy on
Parker Rd. Need widen the road.
Privacy will be an issue

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: LOTHASINH KOUNLAVOUTH
(please print)

Address: 700 Valley Mills DR.
Wylie, TX. 75098

Signature: 

Date: 5/5/21

COMMENTS:

The concern is the traffic along Parker road.
As of right now one can not turn left
on Parker Road during rush hours.

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:

JEFF LAWSON
(please print)

Address:

725 VALLEY MILLS DR

Signature:

Jeff Lawson

Date:

5-9-21

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

Name: Linda Wallace
(please print)

Address: 713 Valley Mills Dr

Signature: Linda Wallace

Date: 5/9/2021

COMMENTS:

I was one of the first persons that built in Harvest Bend. I chose my lot because there was no one directly behind me. I did not want to be next to the power lines OK against Parker Road. If he builds it defeats the entire purpose of my lot purchase. I am against a new community. 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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Tuesday, June 8, 2021 6:00 pm

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

Name:

GLORIA SUAREZ

(please print)

Address:

715 Valley Mills Dr

Wylie, TX 75098

Signature:

[Signature]

Date:

05.08.2021

COMMENTS: Property ID: 2506304 R513600F00201

Please see attached

Zoning Case: 2021-14

From: Gloria Suarez

Address: 715 Valley Mills Dr.

Wylie, TX 75098

Signature: 

Date: May 9, 2021

Property ID: 2506384 R513600F00201

1. Drainage: My concern is increased drainage problems. My property sits between 22 to 26 inches below Location 601/595 Parker Rd. I have a retaining wall the entire width of my backyard. The retaining wall has 14 drain pipes which expel directly into the backyard. Any heavy rain, results in some pooling in the middle of my backyard. Additionally to ease the heavy drainage, I share a French drain with my next door neighbor, which spills onto Valley Mills Dr.
2. Traffic: The 2 lane black top Parker Rd. already is congested, and more so during rush hours. It's difficult and dangerous to make a left hand turn out of the Harvest Bend subdivision onto Parker Rd. A left hand turn, from Parker Rd. into Harvest Bend often backs up traffic, due to the numerous oncoming vehicles. I know there are plans to widen Parker Rd. I don't keep track of the number of wrecks that occur on Parker Rd., which in my opinion are due to speed and the S-curve, but I can see traffic congestion and accidents increasing with the widening of Parker Rd. and the 19 homeowners, who probably will own more than one car.
3. Fence: There will be reduced privacy from homes built behind my property. I have a 6 ft. cedar fence with a catwalk, built in 2016 (less than 1% covered by insurance). The new homes will automatically sit above my property, by approximately 2 ft. What promise do I have that the new fencing will be of comparable quality and structure? 8-10 ft. and stable?

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, June 8, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

DOUG & JACQUE HUNT
(please print)

Address:

703 VALLEY MILLS DRIVE

Signature:

Doug Hunt Jacquie Hunt

Date:

5-4-21 5-4-21

COMMENTS:

The property in question is on a 4 ft higher elevation than the existing neighborhood in Harvest Bend. Builders grade each property for run off. We don't need anymore coming our way. This would destroy one of the last habitats for the world in the area. A new neighborhood would expose our loss of privacy since they are 4 ft taller & will likely have 2 stories on some. But Parker Road is already difficult to access from our neighborhood at many times of the day. Wylie decided to widen Parker road which will increase traffic & cause more bottlenecks because of RR tracks & ends in 2 lanes at Blomington. It will also close off entrance in Harvest Bend 1 causing traffic to enter/exit from Harvest Bend 2. Would have been better to add lights to regulate traffic, maybe prevent some wrecks at Paul Wilson Road. You're taking away the reason we moved here to begin with.

PUBLIC COMMENT FORM

(Please type or use black ink)

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300 Country Club Road
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City Council meeting:

Tuesday, June 8, 2021 6:00 pm

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

Name:

Keeley Walker
(please print)

Address:

318 Orchard Trail
Wylie, Texas 75098

Signature:

K Walker

Date:

May 4, 2021

COMMENTS:

Not interested in noise, dust, the property is 4ft higher which means they grade the property to drain off and it will end up in our backyards/homes. Loss of ecosystem and wildlife, loss of privacy, increase in vehicles, Parker road is already a mess, we have two entrances/exits and sometimes we can wait several min just to get out on Parker road. Then at Brown & Ballard it's so bottlenecked due to traffic. Completely against this development as this is not doing anything for Wylie's redneck past, present, or future.

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Wylie, Texas 75098

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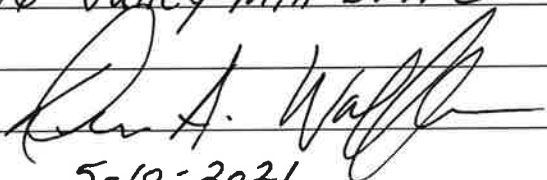
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City Council meeting:

Tuesday, June 8, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Denise Wallingford
(please print)

Address: 706 Valley Mill Drive

Signature: 

Date: 5-10-2021

COMMENTS:

Leading to more traffic - I moved to this area of Wylie
to get away from over crowded neighborhoods. - Beautiful open area