

# Wylie Planning and Zoning Commission Regular Meeting

September 19, 2023 – 6:00 PM

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



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## CALL TO ORDER

## INVOCATION & PLEDGE OF ALLEGIANCE

## COMMENTS ON NON-AGENDA ITEMS

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

## CONSENT AGENDA

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

A. Minutes from September 5, 2023 Regular Meeting

## REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 2B Block A of Aldi Wylie Addition for the development of an indoor athletic facility on 1.162 acres. Property located north of 3463 W FM 544.
2. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Neighborhood Services (NS) to Neighborhood Services - Special Use Permit (NS-SUP) on 1.814 acres to allow for a Smoke Shop Use. Property located at 456 Country Club Road Suite 126 (ZC 2023-16).
3. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural (AG/30) to Single Family 10/24 (SF 10/24) on 15 acres, Townhouse District (TH) on 3.8 acres, Commercial Corridor (CC) on 4 acres. Property located near 605 Country Club Road (ZC 2023-15).

## 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 September 15, 2023 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.

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*Stephanie Storm, City Secretary*

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*Date Notice Removed*

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

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

Texas Government Code Section:

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



## Planning & Zoning Commission

# AGENDA REPORT

Department: Planning

Item: A

Prepared By: Lillian Baker

### Subject

Consider, and act upon, minutes from the September 5, 2023 Regular Meeting.

### Recommendation

Motion to approve Item A as presented.

### Discussion

The minutes are attached for your consideration.

# Wylie Planning and Zoning Commission Regular Meeting

September 05, 2023 – 6:00 PM

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



## CALL TO ORDER

The meeting was called to order by Chair Joshua Butler at 6:00 p.m. In attendance were Chair Joshua Butler, Vice Chair Jacques Loraine, Commissioner Jennifer Grieser, Commissioner Rod Gouge, Commissioner Jim Byrne, Commissioner Keith Scruggs, Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, City Engineer Tim Porter, City Engineer Tim Porter, and Administrative Assistant Lillian Baker. Absent was Commissioner Joe Chandler.

## INVOCATION & PLEDGE OF ALLEGIANCE

The invocation was led by Commissioner Gouge and the pledge of allegiance was led by Chair Butler.

## COMMENTS ON NON-AGENDA ITEMS

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None approached the Commission.

## CONSENT AGENDA

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

- A. Minutes from August 15, 2023 Regular Meeting
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Moncada Addition, Lot 1, Block A establishing one lot on 0.59 acres in the City of Wylie Extra Territorial Jurisdiction, property located at 1202 Troy Road.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat of Wylie Retail Office Park, Lot 2R, Block A, being a Replat of Lot 2 & 3, Block A of Wylie Retail Office Park, establishing one commercial lot on 2.595 acres, generally located at 2045 N State Highway 78.

## Board Action on Consent Agenda

A motion was made by Vice Chair Loraine and seconded by Commissioner Grieser to approve the Consent Agenda as presented. A vote was taken and carried 6 – 0.



## REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 2R Block A of Wylie Retail Office Park for the development of a retail use on 2.595 acres. Property generally located at 2045 N State Highway 78.

### **Staff Comments on Regular Agenda Item 1**

Senior Planner Molina presented and provided an overview of the site plan, the property being built next to Marco's Pizza. The replat was to combine two plats in to one. The proposed use is for restaurant and retail space. The applicant is being required to build a masonry wall that is to match with the one on the adjacent lot. The applicant was requesting a waiver for the setback requirement, due to the sidewalk connection to the neighboring property. The setback request is an exception that is allowed. The building would be a brick and stucco material. The Commission asked for clarification on an area that was a storm inlet, that was thought to be a gate. Senior Planner Molina clarified that it was a storm inlet. The Commission also asked for clarification on the exemption/waiver. Senior Planner Molina informed the Commission that the Planning and Zoning Commission could allow for this exemption if there is an adjoining walkway to the neighborhood. The Commission also asked for further explanation of 3:1 setback that Senior Planner Molina clarified with an example. He stated that if a building height was 20' then that would be multiplied by 3. The amount would be a 60' setback. This calculation is made for privacy and to prevent visual clutter. The elevation was originally set at 30', but will be reduced to 28' or the developer would have to widen the fire lanes. The Commission also asked about the visibility triangle.

Engineer of project Georgia was present and addressed the visibility triangle and noted that it was taken into consideration and noted on plans. The Commission asked what the setback would be, to which Engineer Georgia stated it would be 59'. The Commission also asked about the placement of the building in relation to the adjacent business, Marco's Pizza. Engineer Georgia stated the build would be in alignment with the adjacent building and not obstruct its view or visibility.

### **Board Action on Regular Agenda Item 1**

A motion was made by Vice Chair Loraine and seconded by Commissioner Gouge to approve the Regular Agenda with the 3:1 waiver and to the elevation height not to exceed 28'. A vote was taken and carried 6 – 0.

## ADJOURNMENT

A motion was made by Commissioner Byrne and seconded by Vice-Chair Loraine to adjourn. A vote was taken and carried 6 – 0. Chair Butler adjourned the meeting at 6:14 p.m.

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*Joshua Butler, Chair*

## ATTEST

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*Lillian Baker, Secretary*



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 1

### Subject

Consider, and act upon, a Site Plan for Lot 2B Block A of Aldi Wylie Addition for the development of an indoor athletic facility on 1.162 acres. Property located north of 3463 W FM 544.

### Recommendation

Motion to approve as presented.

### Discussion

**OWNER: Pace Group LLC**

**APPLICANT: Triangle Engineering**

The applicant is proposing to develop a 14,001 sq.ft. indoor athletic facility on 1.162 acres located on Lot 2B Block A of Aldi Wylie Addition. The property is generally located north of 3463 W FM 544. The property is zoned Commercial Corridor - Special Use Permit (CC-SUP) approved in July of 2023 and allows for the proposed use.

The site plan generally matches the presented plan of the Zoning Exhibit.

The site is providing 19.3% landscaping which, in staff's opinion, meets the intent but not the letter of the Zoning Ordinance due the site not being directly visible from a public street. The landscape plan includes landscaped areas surrounding the entire building and around the parking areas. A reduction to the 20% landscaping requirement allows compliance with parking and vehicle maneuverability requirements.

The development provides 30 parking spaces with two being handicapped spaces. A 26' fire lane and access drive is provided which extends an existing driveway that connects to FM 544.

The structure's exterior material consists of brick and limestone. Entrances are emphasized with canopies and recessed architectural features. The structure shall be required to be sprinkled.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. 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.

<p><u>ENGINEER</u>          TRIANGLE ENGINEERING LLC          1782 W. MODERWITT DRIVE          ALLEN, TEXAS 75013          CONTACT: KARTAVYA PATEL, P.E.          PHONE: 469-331-8566</p>	<p><u>SURVEYOR</u>          BURNS SURVEYING          7509, PENNRIDGE CIRCLE          ROWLETT, TEXAS 75088          CONTACT: BARRY S. RHODES          PHONE: 214-236-1090</p>
<p><u>OWNER/DEVELOPER</u>          13493 LOYALA CT          FRISCO, TEXAS 75034          CONTACT: AMIT GUPTA          PHONE: 469-910-9761</p>	<p><u>ARCHITECTS</u>          ALLIANCE ARCHITECTS          1600 N. COLLINS BLVD #100          RICHARDSON, TEXAS 75080          CONTACT: ZACH J. WELDY          PHONE: 972-233-0400</p>

**ENGINEER**  
**TRIANGLE ENGINEERING LLC**  
 1782 W. McDERMOTT DRIVE  
 ALLEN, TEXAS 75013  
 CONTACT: KARTAVYA PATEL, P.E.  
 PHONE: 469-331-8566

**SURVEYOR**  
**BURNS SURVEYING**  
7509, PENNRIDGE CIRCLE  
ROWLETT, TEXAS 75088  
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**OWNER/DEVELOPER**  
13493 LOYALA CT  
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CONTACT: AMIT GUPTA  
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**ARCHITECTS**  
ALLIANCE ARCHITECTS  
1600 N. COLLINS BLVD #100  
RICHARDSON, TEXAS 75080  
CONTACT: ZACH J. WELDY  
PHONE: 972-233-0400

	1/2" IR SET		IRRIGATION VALVE		SLAB FINISHING
	5/8" IR SET		WATER VALVE		CONCRETE
	3/4" IR SET		VALVE		GRAVEL
	3/8" IR SET		IR VALVE		BRICK
	60-MIL F.O.U.D.		UTILITY POLE		FINE
	PK-MAL SET		WATER METER		WOOD DECK
	1/2" IR SET		WATER TAP		BUILDING WALL
	1" IR SET		GAS PIPING		FUE
	X-SET		TRANS. BOX		BUILDING LINE
	1" IR SET		GAS MANNER		BASELINE
	1" IR SET		OVERHEAD ANCHOR		BOUNDARY
	PORE FOR PORE		GUY WIRE AND/OR		FIBERGLASS LINE
	COR. MOUNTING		BRICK-FINISH FENCE		FINISHING STRIPS
	3/4" IR SET		BUSH FENCE		HINDCAP SPACE
	TELE BOX		CHAINLINE FENCE		
	CABLE BOX		WOOD FENCE		
	ELECTRIC BOX		PIPE RAIL FENCE		
	BRICK COLUMN		OVERHEAD ARCADE		
	STONE COLUMN		ASPHALT		
	STONE DRAIN-H/W		FIRE LINE STRIPE		
	SAN. SEW. LINE		BRICK RET. WALL		
	BOLLARD POST		LIGHT POLE		
	LIGHT POLE		COR. RET. WALL		
	SAN. SEW. MH				

CONCRETE CURB  
SAW-CUT LINE  
FENCE  
FIRE LANE  
STRIPING  
FIRE LANE HATCH  
EX. FIRE LANE HATCH  
SIDEWALK HATCH  
LANDSCAPE HATCH  
PARKING SPACES  
MONUMENT/PYLON SIGN  
WHEEL STOPS  
HANDICAP LOGO  
HANDICAP SIGN  
RAMP  
BOLLARD  
TRAFFIC ARROW  
FIRE HYDRANT  
DUMPSTER  
SANITARY SEWER MANHOLE  
SANITARY SEWER CLEANOUT  
SANITARY SEWER DOUBLE CLEANOUT  
SANITARY SEWER SAMPLE PORT  
GREASE TRAP  
DOMESTIC WATER METER  
IRRIGATION METER  
GAS METER  
TRANSFORMER  
LIGHT POLE  
POWER POLE

SITE ACREAGE	1.16 ACRES (50,621 S.F.)
ZONING	CC COMMERCIAL CORRIDOR
PROPOSED USE	INDOOR ATHLETICS
1ST FLOOR TOTAL AREA:	121,486 S.F. (BUILDING FOOTPRINT)
SEATING AREA:	62.5' F.
COURT AREA:	11,440 S.F.
OFFICE AREA:	503 S.F.
STORAGE AREA:	120 S.F.
OTHER AREA:	752 S.F.
2ND FLOOR TOTAL AREA:	1,115 S.F.
SEATING AREA:	804 S.F.
STORAGE AREA:	242 S.F.
OTHER AREA:	69 S.F.
BUILDING AREA:	14,001 S.F.
NUMBER OF STORES:	2
BUILDING HEIGHT:	29'-6"
BUILDING COVERAGE:	27.66%
FLOOR AREA RATIO:	0.28
IMPERVIOUS AREA:	9,874 S.F. (81.00%)
PERVIOUSLANDSCAPE AREA REQUIRED:	10,104 S.F. (20.00%)
PERVIOUSLANDSCAPE AREA PROVIDED:	4,044 S.F. (19.30%)
REGULAR PARKING REQUIRED:	28 SPACES
REGULAR PARKING PROVIDED:	28 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	30 SPACES

BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS EASEMENT	F.A.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
FIRE DEPARTMENT CONNECTION	FDC
UTILITY EASEMENT	U.E.
LANDSCAPE AREA	L.A.

**INDOOR ATHLETICS**  
F.M. 544 & McCREARY RD  
CITY OF WYLIE  
COLLIN COUNTY, TEXAS 75098  
ALDI WYLIE ADDITION, LOT 2B



T: 469.331.8566 | F: 469.213.7145 | E: [info@triangle-engr.com](mailto:info@triangle-engr.com)

W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

**Planning | Civil Engineering | Construction Management**

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
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05/08/23	SEE SCALE BAR	0
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TX. P.E. FIRM #11525

W FM 544  
120' RIGHT OF WAY



Know what's **below.**  
Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	05/08/23	1st SITE PLAN SUBMITTAL	KP
2	05/22/23	2nd SITE PLAN SUBMITTAL	KP
3	08/21/23	SITE PLAN & PRELIMINARY CIVILS	KP
4	09/07/23	SITE PLAN & PRELIMINARY CIVILS	KP
.	.	.	.
.	.	.	.











# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 2

### Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Neighborhood Services (NS) to Neighborhood Services - Special Use Permit (NS-SUP) on 1.814 acres to allow for a Smoke Shop Use. Property located at 456 Country Club Road Suite 126 (**ZC 2023-16**).

### Recommendation

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

### Discussion

**OWNER: Asif Anwar**

**APPLICANT: Asif Anwar**

The applicant is requesting a Special Use Permit (SUP) on 1.814 acres to allow for a Vape Shop use at 456 Country Club Road suite #126. The existing retail suite measures 1,363 sq.ft. The current zoning is Neighborhood Services (NS) and the requested SUP is to allow for Smoke Shop use.

The SUP conditions contain exemptions to the Zoning Ordinance by allowing a smoke shop use within the Neighborhood Services District and allowing for the use to be exempt from the following provisions found in Section 5.2.F.26:

- No smoke shop shall be established within 1,500 feet of another smoke shop.
- Shall not be closer than 300 feet to a public or private school measured in direct line from property line to property line, and in direct lines across intersections, due to Primrose Daycare.

The property to the north is developed with a multi-tenant retail building which contains a smoke shop which was in place before the ordinance amendment requiring SUPs for Smoke Shops. The adjacent property to the south is developed with a convenience store. The property to the east is developed with a daycare center. The property to the west is developed with a community college. The subject property lies within the Local Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to six property owners within 200 feet as required by state law. At the time of posting, one response was received in favor being the property owner of the adjacent Primrose Daycare center and one in opposition of the request being the property located south of the subject property.

If zoning is approved, a finish out permit for the retail suite and Certificate of Occupancy shall be required prior to the business opening.



# Locator Map

09/19/2023 Item 2.



ZONING CASE:  
ZC 2023-16 House of Vapes SUP

 SUBJECT property

0 0.1 0.2 0.3 0.4 Miles



Date: 8/24/2023





DATE:

CLIENT APPROVAL:

09/19/2023 Item 2.



## MEASUREMENTS

BUILDING LENGTH: 25'0"

BUILDING HEIGHT: 25'0"

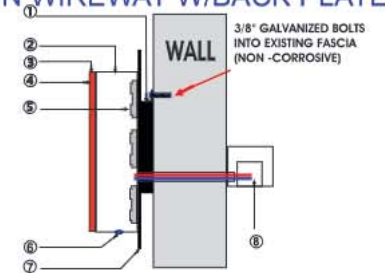
SIGN HEIGHT: 3'4"

SIGN LENGTH: 12'0"

SIGN SQ. FT. 40.8

## SIDE-SECTION VIEW

### LED CHANNEL LETTER ON WIREWAY W/BACK PLATE



- ① WIREWAY
- ② RETURN
- ③ TRIM CAP
- ④ ACRYLIC FACE
- ⑤ LEDS
- ⑥ WEEP HOLES
- ⑦ BACK PLATE
- ⑧ LED POWER SUPPLY

CLIENT: HOUSE OF VAPES

PHONE:

EMAIL:

ADDRESS:  
456 COUNTRY CLUB RD STE: 126CITY/STATE:  
WYLIE, TX 75098

SQ FT: 40.8

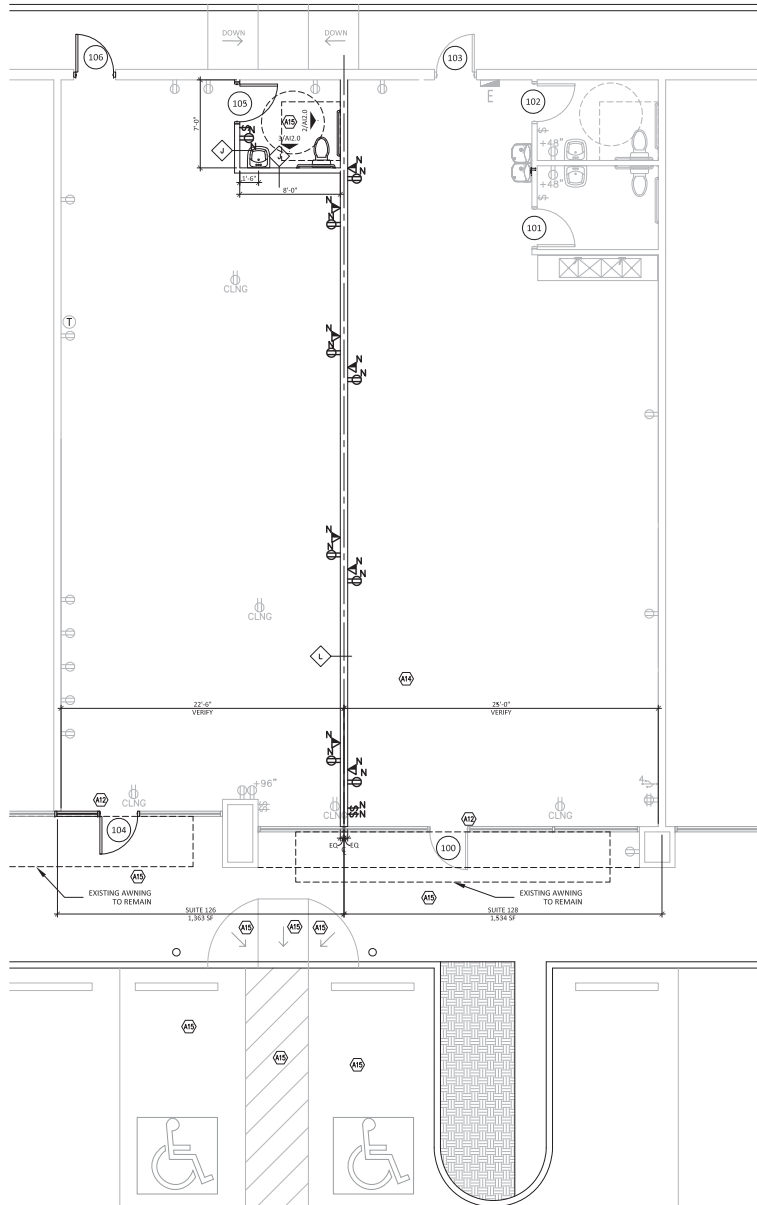
ELEVATION: WEST

**SIGN BUILDERS DFW**

972 • 522 • 8578 DALLAS, TX

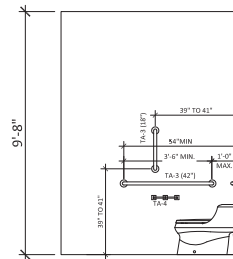




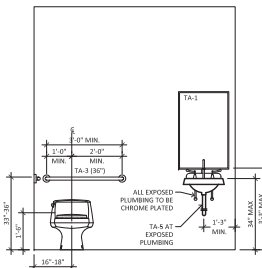


FLOOR PLAN  
SCALE: 1/4" = 1'-0"

NOTES APPLY THROUGHOUT U.O.



2 INTERIOR ELEVATION  
SCALE: 1/2" = 1'-0"



3 INTERIOR ELEVATION  
SCALE: 1/2" = 1'-0"

## GENERAL NOTES

- PROVIDE CHALK LINES OF PARTITION LAYOUT ON THE SLAB FOR OWNER APPROVAL PRIOR TO FRAMING.
- PARTITIONS WHICH TERMINATE AT EXTERIOR WINDOW MULLIONS ARE TO BE LOCATED CENTERLINE OF WALL AND MULLION AND PERPENDICULAR TO EXTERIOR WALL U.I.O. PROVIDE METAL WALL CAP MATCHING STOREFRONT AT WINDOW MULLION AND SOUND SEALANT AS REQUIRED. REFERENCE DETAIL 1/A4.0.
- PAPER FACED GYPSUM BOARD: PROVIDE LEVEL FOUR (4) GYPSUM BOARD FINISH THROUGHOUT U.I.O. USING PAPER JOINT TAPE, BEDDED WITH READY-MIXED VINYL-BASED JOINT COMPOUND AND FINISHED WITH READY-MIXED VINYL-BASED JOINT COMPOUND. IN PLENUM AREAS ABOVE CEILINGS PROVIDE LEVEL ONE (1) GYPSUM BOARD FINISH.
- PROVIDE LEVEL FOUR (4) PAINT FINISH THROUGHOUT U.I.O. TAPE, FILL, AND SAND EXPOSED JOINTS, EDGES, AND CORNERS TO PRODUCE SMOOTH SURFACE READY TO RECEIVE FINISHES. FEATHER COATS OF JOINT COMPOUND SO THAT CAMBER IS MAXIMUM 1/32". PROVIDE LIGHT SAND TEXTURE U.I.O.
- DIMENSIONS ON FLOOR PLAN TAKE PRECEDENCE OVER OTHER PLANS. ARCHITECT TO BE NOTIFIED OF ANY DEVIATION FROM CONSTRUCTION DIMENSIONS OR CLEARANCES AS DESIGNATED ON PLAN OR OF APPARENT CONSTRUCTION CONFLICT.
- DIMENSIONS MARKED +/- MEAN A TOLERANCE OF NO GREATER OR SMALLER THAN 2" FROM INDICATED DIMENSION. VERIFY DIMENSIONS EXCEEDING TOLERANCE WITH ARCHITECT.
- OBTAIN APPROVAL FROM ARCHITECT PRIOR TO MODIFYING COLUMN FURRING, RELOCATING PIPES, AND SIMILAR ITEMS. ADJUST ALL OTHER FIELD CONDITIONS REQUIRED TO FIT PLANS.
- PROVIDE ALL FRAMING, BRACING, BLOCKING, NAILERS, AND SHIMS AS REQUIRED FOR DOOR FRAMES, MEP WORK, ACCESSORIES, MISCELLANEOUS FIXTURES, AND FITTINGS.
- PROVIDE STRUCTURAL SUPPORT TO ALL EXISTING CONSTRUCTION AS REQUIRED TO INSTALL NEW OR DEMOLITION WORK.
- PROVIDE GYPSUM BOARD AND INSULATION WITH AT EXTERIOR WALLS AND COLUMNS AS REQUIRED BY CODE.
- WHERE FLOOR OUTLETS AND PLUMBING FIXTURES ARE REMOVED, INFILL FLOOR TO MATCH EXISTING FLOOR CONSTRUCTION.
- ALL PENETRATIONS (PIPING, CONDUIT, DUCTWORK, ETC.) THROUGH ANY FIRE RATED ASSEMBLY (STRUCTURAL ROOF DECK, WALL, OR FLOOR) SHALL BE COMPLETELY SEALED. LARGE OPENINGS SHALL BE SEALED WITH METAL LATH (OR CORRUGUM) AND CONCRETE TOPPING. THIS DOES NOT APPLY TO PENETRATIONS OF SHAFTS PROTECTED BY CONTINUOUS FIRE RESISTANT PARTITIONS.
- REPLACE ANY EXISTING DOOR THRESHOLDS WHICH DO NOT COMPLY WITH ADA. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. PATCH AND RESURFACE WALK AREAS AS REQUIRED.

## KEY NOTES



NOTES APPLY THROUGHOUT

- ALL NEW PARTITIONS ARE TO BE TYPE J SERIES, U.I.O. ALL PLUMBING PARTITIONS ARE TO BE TYPE J1 U.I.O. REFERENCE PARTITION DETAILS FOR PARTITION TYPES. REFERENCE REFLECTED CEILING PLAN FOR CEILING HEIGHTS. PROVIDE CONTROL JOINTS 2/A12.0.
- HOLD PARTITIONS TIGHT TO STRUCTURE AND EXISTING PLUMBING.
- ALL PARTITIONS ARE REQUIRED TO HAVE SOUND ATTENUATION BATTS.
- ADD, PATCH, AND REPAIR ALL EXISTING PARTITIONS AS REQUIRED.
- ALL DIMENSIONS TO BE VERIFIED AND ANY DISCREPANCIES PROMPTLY REPORTED TO ARCHITECT.
- VERIFY EXISTING CONDITIONS, PROVIDE PARTITION TYPE AS INDICATED.
- DIMENSIONS ARE FROM FINISH FACE OF WALL INCLUDING FINISHED SURFACE. DIMENSION STRINGS DO NOT INCLUDE WALL TYPES. ALL DIMENSIONS ARE AT 45 OR 90 DEGREES, U.I.O. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE FACE OF JAMB, U.I.O.
- ALL DIMENSIONS TO THE EXTERIOR WINDOW SILL ARE TO THE OUTSIDE FACE OF THE WINDOW SILL OR THE INNERMOST OBJECT, U.I.O.
- WHERE THE PARTITION TYPE IS SIMILAR TO A FIRE, SMOKE OR FIRE/SMOKE PARTITION, FIRE STOPPING SEALANT SHALL NOT BE USED IN LIEU OF ACOUSTICAL SEALANT AT THE PERIMETER OF THE PARTITION.
- VERIFY QUANTITY AND CONDITION OF EXISTING DOORS AND DOOR FRAMES BEFORE PURCHASING ANY NEW MATERIALS. REUSE EXISTING WHERE POSSIBLE. DOORS ARE TO BE TOUCHED UP FOR LIKE NEW CONDITION.
- NOT USED.
- AT ENTRY DOORS, PROVIDE ONE EACH ADA COMPLIANT SIGN. NOTING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". COORDINATE FINISH WITH OWNER. REFERENCE SIGNAGE SCHEDULE.
- RELOCATE EXISTING FIRE EXTINGUISHER AS REQUIRED.
- COORDINATE NEW EXTERIOR STOREFRONT SPECIFICATIONS WITH BUILDING OWNER.
- PRIOR TO BID CONTRACTOR TO VERIFY EXISTING CONDITIONS FROM PARKING TO ENTRY DOORS. MODIFY AS REQUIRED TO MEET TAS.
- PROVIDE NEW WIRING DEVICES, AND COVER PLATES THROUGHOUT. COLOR: WHITE.
- RE-INSTALL EXISTING WINDOW COVERINGS WHERE POSSIBLE. REPAIR OR REPLACE ANY DAMAGED ITEMS. PROVIDE NEW AS REQUIRED TO MATCH EXISTING.
- RELOCATE EXISTING AND PROVIDE NEW GRAB BARS TO MEET ADA/TAS AS REQUIRED. REFERENCE 02 AND 03 / A12.0.
- REPLACE ALL BROKEN STOREFRONT GLASS WITH NEW TO MATCH EXISTING.

## EXISTING POWER AND CIRCUITRY SYMBOLS LEGEND

SYMBOL	DESCRIPTION	MOUNTING	HEIGHT
	USB PORT RECEPTACLE	WALL	18" A.F.F.
	20A, 125V, 2 POLE, 3 WIRE GROUNDING DUPLEX RECEPTACLE	WALL	18" A.F.F.
	LIGHTING AND/OR POWER PANELBOARD	VARIES	
	WALL SWITCH	WALL	
	20A, 125V, 2 POLE, 3 WIRE GROUNDING DUPLEX RECEPTACLE	CEILING	
	NEW 20A, 125V, 2 POLE, 3 WIRE GROUNDING DUPLEX RECEPTACLE	WALL	18" A.F.F.

## EXISTING COMMUNICATION AND SECURITY SYMBOLS LEGEND

SYMBOL	DESCRIPTION	MOUNTING	HEIGHT
	THERMOSTAT	WALL	
	EXISTING TELEPHONE/DATA OUTLET, ROUTE 3/4" CONDUIT WITH PULL STRING TO ACCESSIBLE CEILING.	WALL	18" A.F.F.
	NEW TELEPHONE/DATA OUTLET, ROUTE 3/4" CONDUIT WITH PULL STRING TO ACCESSIBLE CEILING.	WALL	18" A.F.F.

## ELECTRICAL GENERAL NOTES

- SCOPE OF ELECTRICAL WORK SHALL BE ON THE TELEPHONE/ELECTRICAL PLAN AND THE REFLECTED CEILING PLAN. CONTRACTOR SHALL REFERENCE PLANS FOR QUANTITY AND LOCATION OF OUTLETS. DO NOT RELOCATE OUTLETS WITHOUT PRIOR APPROVAL.
- COORDINATE ALL ELECTRICAL WORK WITH OTHER VENDORS SUCH AS MECHANICAL, PLUMBING, DATA WIRING, LIFE SAFETY SUB CONTRACTORS, APPLIANCES, AND CASEWORK CONTRACTOR. WHERE CONFLICTS OCCUR, CONTRACTOR SHALL CONTACT ARCHITECT IMMEDIATELY.
- WHERE TELEPHONE OR DATA OUTLET ARE SHOWN ON THE PLANS, CONTRACTOR SHALL PROVIDE A PLASTER RING, 3/4" CONDUIT, AND (2) PULL STRINGS. CONDUIT SHALL EXTEND A MINIMUM OF 6" ABOVE TOP OF PARTITION. DATA/TELEPHONE WIRING IS PROVIDED AND INSTALLED BY OTHERS.
- ALL PENETRATIONS THROUGH ROOFS, DEMISING WALLS, ETC. REQUIRED FOR ELECTRICAL CONDUITS AND RACEWAYS SHALL BE APPROVED BY BUILDING MANAGEMENT. ALL PENETRATIONS SHALL BE PROPERLY SEALED TO RETAIN FIRE RATING AND SHALL BE 100% WATER TIGHT.

## INTERIOR MATERIAL SCHEDULE

KEY	DESCRIPTION	MANUFACTURER/STYLE	COLOR/ FINISH	REMARKS
F-1	SEALED CONCRETE			
P-1	FLAT PAINT	PPG	DELICATE WHITE PPG1001-1	PAINT THROUGHOUT
C-1	24" x 48" LAY-IN CEILING MATCH EXISTING		WHITE	

## FINISH KEY NOTES

- PROVIDE (2) 8"X8" SAMPLES OF ALL FINISHES TO ARCHITECT FOR APPROVAL PRIOR TO ORDER.
- ALL FLOORING IS F-1, ALL WALLS ARE P-1, AND ALL CEILINGS ARE C-1, U.I.O.

HODGES  
Architecture

www.hodgesusa.com 972.387.1000  
13642 Omega, Dallas, TX 75244



Project Number:  
22018-02

Drawn By: CG Checked By: GW

Issue Log

No.	Description	Date
1	OWNER REVIEW	2023-01-18
2	PERMIT	2023-01-24

The Architect, its consultants and subcontractors shall be responsible for the design and construction of the project. The Architect shall be responsible for the design and construction of the project. The Architect shall be responsible for the design and construction of the project. The Architect shall be responsible for the design and construction of the project.

A12.0  
ARCHITECTURAL  
FLOOR

## House of Vapes

## EXHIBIT "B"

## Conditions For Special Use Permit

## I. PURPOSE:

The purpose of this Special Use Permit is to allow for a Smoke Shop use within the Neighborhood Services Zoning District.

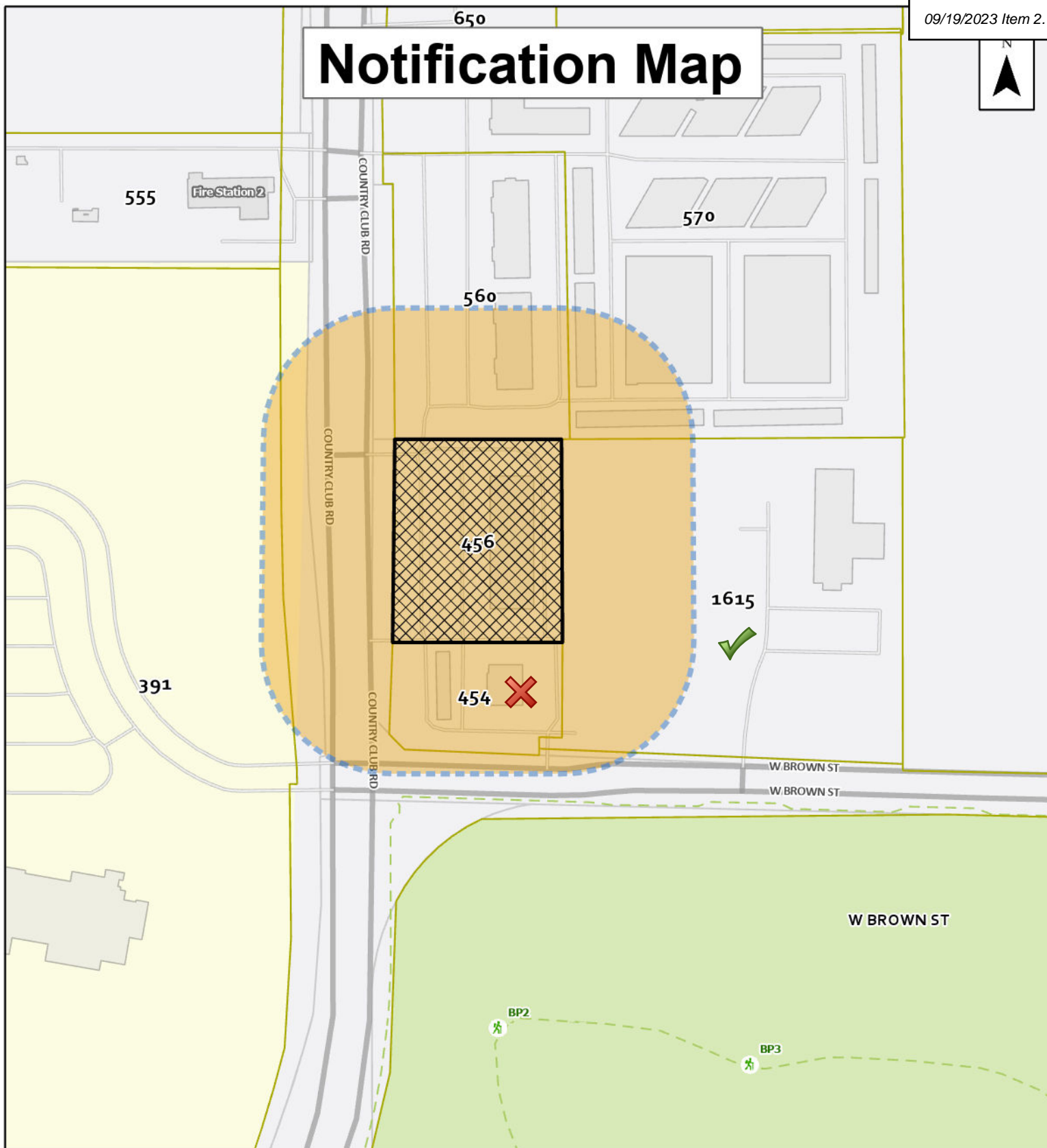
## II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations of the Neighborhood Services District (NS) set forth in Article 4, Section 4.1 of the Comprehensive Zoning Ordinance (adopted as of June 2023), except as specifically provided herein.
2. The design and development of the House of Vapes development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit B).

## III. SPECIAL CONDITIONS:

1. This Special Use Permit shall allow for a Smoke Shop use within the Neighborhood Services zoning district.
2. This Special Use Permit shall be exempt from the following provisions found in Section 5.2.F.26 of the Zoning Ordinance (adopted as of June 2023):
  - a. No smoke shop shall be established within 1,500 feet of another smoke shop.
  - b. Shall not be closer than 300 feet to a public or private school measured in direct line from property line to property line, and in direct lines across intersections.

# Notification Map



ZONING CASE:  
ZC 2023-16 House of Vapes SUP

 SUBJECT property  200 foot Notification Buffer

0 50 100 200 300 400 Feet



Date: 8/24/2023





## Public Comment Form

**First Name \***

Deepak

**Middle Name**

**Last Name \***

Madhav

**Address \***

Street Address

1615 W Brown St

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC #2023-16 456 Country Club

**Response \***

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

**Comments**

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

**Signature \***

*Deepak Madhav*

**Date of Signature**

9/8/2023



## Public Comment Form

**First Name \***

Osvaldo

**Middle Name**

**Last Name \***

Morales

**Address \***

Street Address

955 Meadowbrook Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC #2023-16 456 Country Club

**Response \***

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

**Comments**

This is being submitted on behalf of our property at 454 Country Club Rd. We are against the requested Zoning change for the Vape Shop. We need to protect our youth and having this in our neighborhood is detrimental to our youth.

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

**Signature \***

*Osvaldo Morales*

**Date of Signature**

9/10/2023



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 3

### Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural (AG/30) to Single Family 10/24 (SF 10/24) on 15 acres, Townhouse District (TH) on 3.8 acres, Commercial Corridor (CC) on 4 acres. Property located near 605 Country Club Road (**ZC 2023-15**).

### Recommendation

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

### Discussion

**OWNER: Scott Residential**

**APPLICANT: Dr. Abdul Lateef Khan**

The applicant is requesting a change in zoning from Agricultural (AG/30) on 25 acres to allow for 15 acres of land to be zoned Single Family 10/24 (SF10/24), 3.8 acres zoned Townhouse District (TH), 4 acres zoned Commercial Corridor (CC) and 2.2 acres reserved for open space. The property is generally located near 605 Country Club Road. The applicant is requesting straight zoning with no exceptions, therefore all development will be in compliance with the Zoning Ordinance design standards.

The development generally matches the conceptual plans that were presented at the work session held on 04/18 at P&Z and 05/09 at City Council, with some modifications based on work session and staff comments.

The single family portion of the development contains 46 residential lots. The townhome portion contains 30 residential lots. The commercial portion allows for the potential development of 26,292 sq.ft. of commercial space with three buildings.

The 2.2 acres of open space shall be owned and maintained by the Home Owners Association and provides two pickleball courts, half basketball court, play ground and common space areas.

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

The proposed zoning includes the creation of three residential streets with access to Country Club Road. A second point of access is the extension of Washington Place within the Presidential Estates Subdivision that was originally designed for joint access.

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

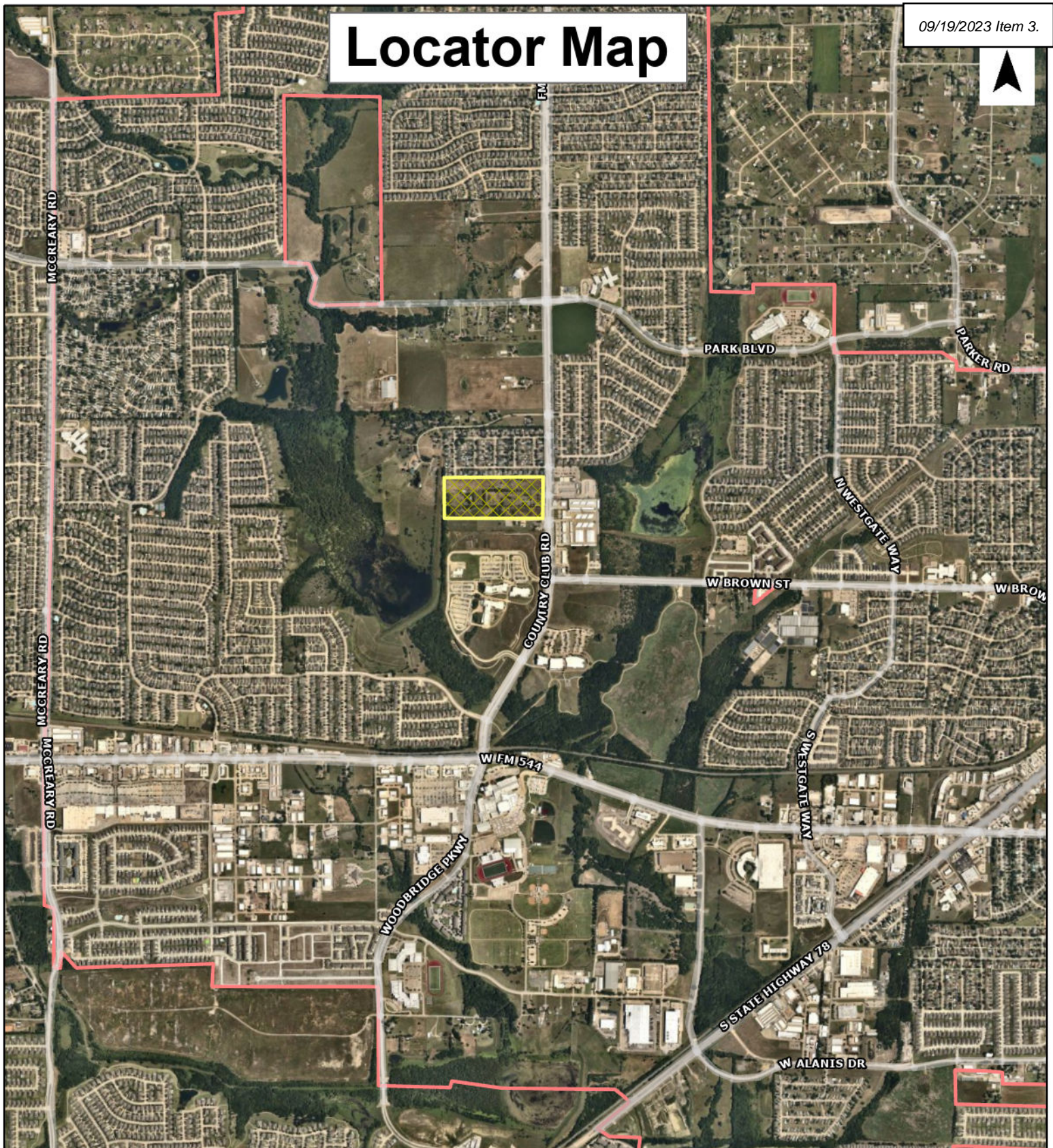
The property to the north is developed with the Presidential Estates single family subdivision. The property to the south is developed with Fire Station #2. The property to the west is developed as a farm and ranch style single family home. The property to the east is developed with commercial uses and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

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



# Locator Map

09/19/2023 Item 3.



ZONING CASE:  
ZC 2023-15 College Park

 SUBJECT property

0 0.2 0.4 0.6 0.8 Miles

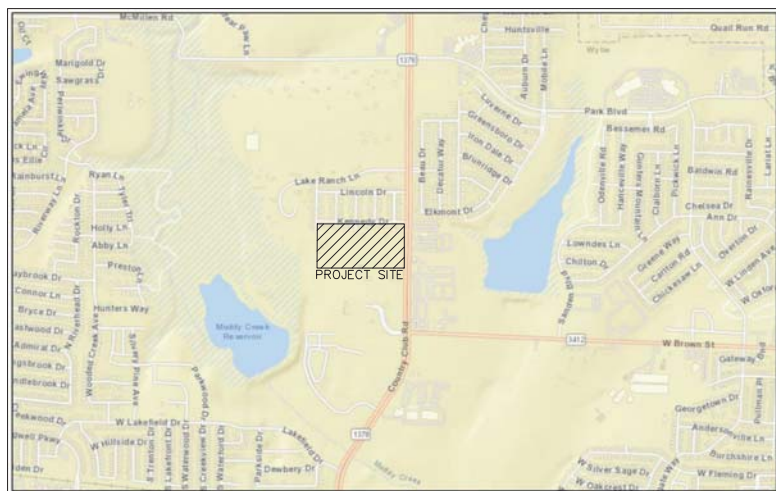


Date: 7/25/2023









## VICINITY MAP

NTS

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
210	Single-Family Detached Housing	43 Lots	464	35	9	26	45	28	17
215	Single-Family Attached Housing	32 Units	193	11	3	8	15	9	6
822	Strip Retail Plaza (< 40K SF)	30,000 SF	1,496	59	35	24	170	85	85
<b>Total:</b>			<b>2,153</b>	<b>105</b>	<b>47</b>	<b>58</b>	<b>230</b>	<b>122</b>	<b>108</b>
Internal Capture (AM = 0%, PM = 23%):			--	0	0	0	54	28	26
<b>Trips to Site:</b>			--	<b>105</b>	<b>47</b>	<b>58</b>	<b>176</b>	<b>94</b>	<b>82</b>
Pass-by Trips (AM = 0%, PM = 15%):			--	0	0	0	26	13	13
<b>New Trips to Site:</b>			--	<b>105</b>	<b>47</b>	<b>58</b>	<b>150</b>	<b>81</b>	<b>69</b>

## SITE DATA TABLE

	SF – 10/24 (SINGLE FAMILY)	TH (TOWNHOMES)	COMMUNITY COMMERCIAL	COMMON AREAS
TOTAL LAND AREA	15 ACRES	3.8 ACRES	4 ACRES	2.2 ACRES
TOTAL HOUSES	46	30	26,292 SF. BLDG.	
MIN. LOT AREA	10,000 SF.	3,000 SF.		
MIN. LOT WIDTH	75 FEET	30 FEET		
MIN. LOT DEPTH	100 FEET	100 FEET		
MAX. LOT COVERAGE	45%	60%		
MIN. DWELLING SIZE	2,400 SF.	1,200 SF.		
FRONT YARD	25 FEET MIN.	20 FEET MIN.		
SIDE YARD	10 FEET MIN.	0 FEET MIN.		
REAR YARD	25 FEET MIN.	25 FEET MIN.		
BUILDING HEIGHT	40 FEET	40 FEET	50 FEET	
PARKING PROVIDED				215 (9 HC PARKING)

**LEGAL DESCRIPTIONS:**

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

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

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

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

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

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

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

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

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

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

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

GENERAL NOTES:

1. ALL USES PERMITTED BY THE CITY OF WYLIE, TEXAS.
2. ALL SURFACE MATERIALS OF PUBLIC STREETS, ACCESS DRIVEWAYS AND SIDEWALKS SHALL MEET OR EXCEED MINIMUM CITY STANDARDS & SPECIFICATIONS.
3. FINAL STREET LAYOUT, LOT CONFIGURATIONS, DIMENSIONS & AREAS MAY VARY PROVIDING NO VARIANCES OF THE CITY OF WYLIE.
4. LANDSCAPE SHALL COMPLY WITH THE CITY OF WYLIE RULES AND REGULATIONS.
5. 6' HIGH MASONRY SCREENING FENCE WILL BE CONSTRUCTED WEST, NORTH & SOUTH SIDE OF THE BOUNDARY LINE.
6. A HOMEOWNERS ASSOCIATIONS WILL BE FORMED TO MAINTAIN COMMON & EASEMENT AREAS AS PER THE CITY REQUIREMENTS.
7. TOWNHOMES LOT WILL HAVE 500 SF GARAGES.
8. SINGLE FAMILY HOUSES OF BLOCK A, LOT 1 TO LOT 15 & BLOCK C, LOT 1 TO LOT 5 WILL HAVE FRONT GARAGE ENTRY (TOTAL 20). SINGLE FAMILY HOUSES OF BLOCK B, LOT 1 TO LOT 26 WILL HAVE REAR GARAGE ENTRY (TOTAL 26).

DEVELOPER/OWNER  
& APPLICANT

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

## ARCHITECT

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

## CIVIL ENGINEER

ND & ASSOCIATES, LLC  
CONTACT: NAIM KHAN, P.E. CFM  
603 CHERRY TREE LANE  
WYLIE, TEXAS 75098  
PH. 214 533 7181  
E-MAIL: [ngaim1207@vghoo.com](mailto:ngaim1207@vghoo.com)

## COLLEGE PARK

**COLLEGE PARK**  
GEORGE W. GUNNELL SURVEY ABSTRACT NO. 351  
CITY OF WYLIE, COLLIN COUNTY, TEXAS

DEVELOPER: SCOTT RESIDENTIAL, LLC  
CONTACT: DR. ABDUL LATEEF KHAN  
5411 KINGSTON DRIVE  
RICHARDSON, TEXAS 75082

## ND &amp; Associates, LLC

**IND & Associates, LLC**  
2105 Canyon Creek Drive  
Garland, Texas 75042

Garland, Texas 75042  
PH: (214) 533 7181

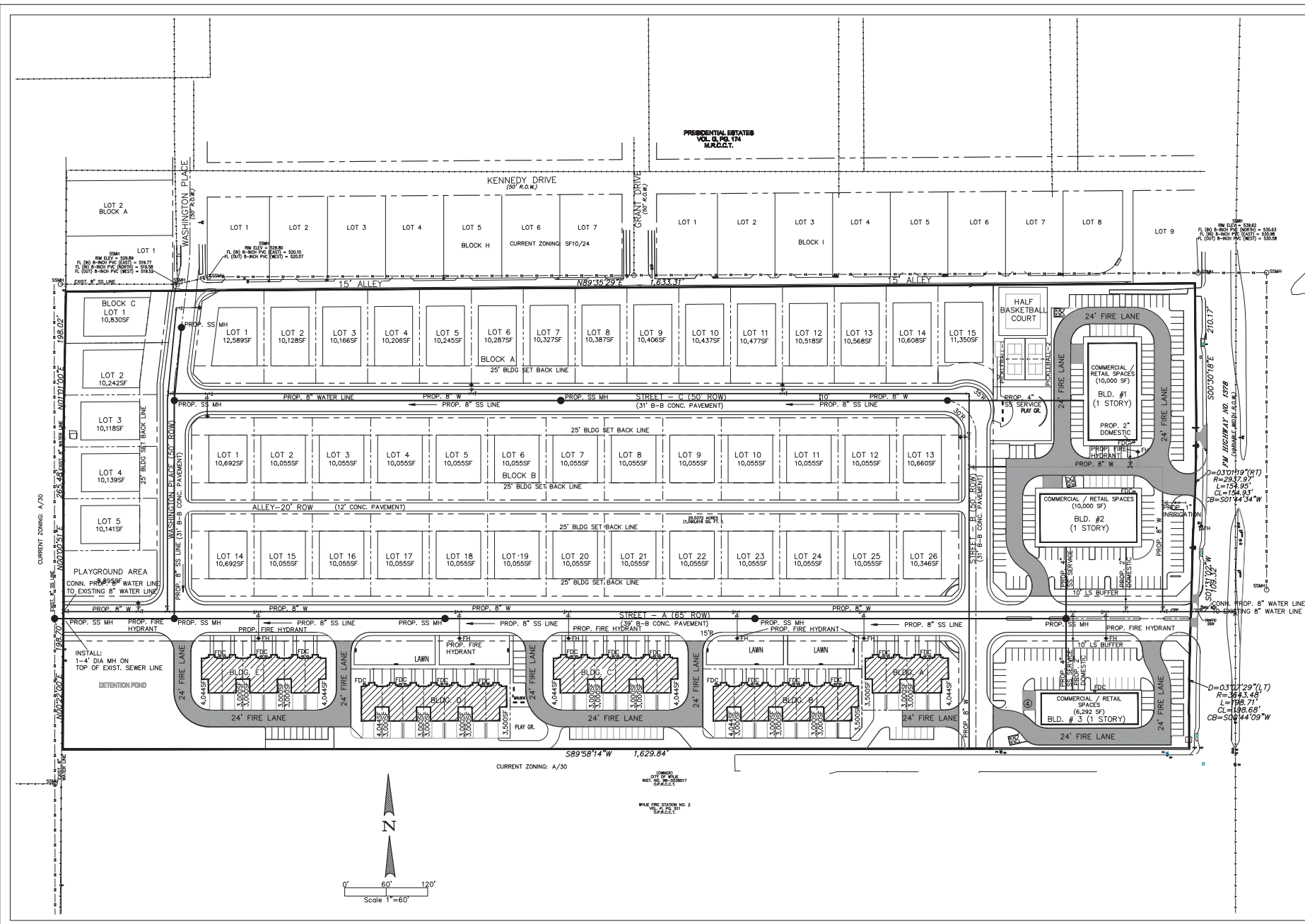
EMAIL: naim1207@yahoo.com  
EIRM # E - 13340

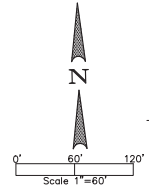
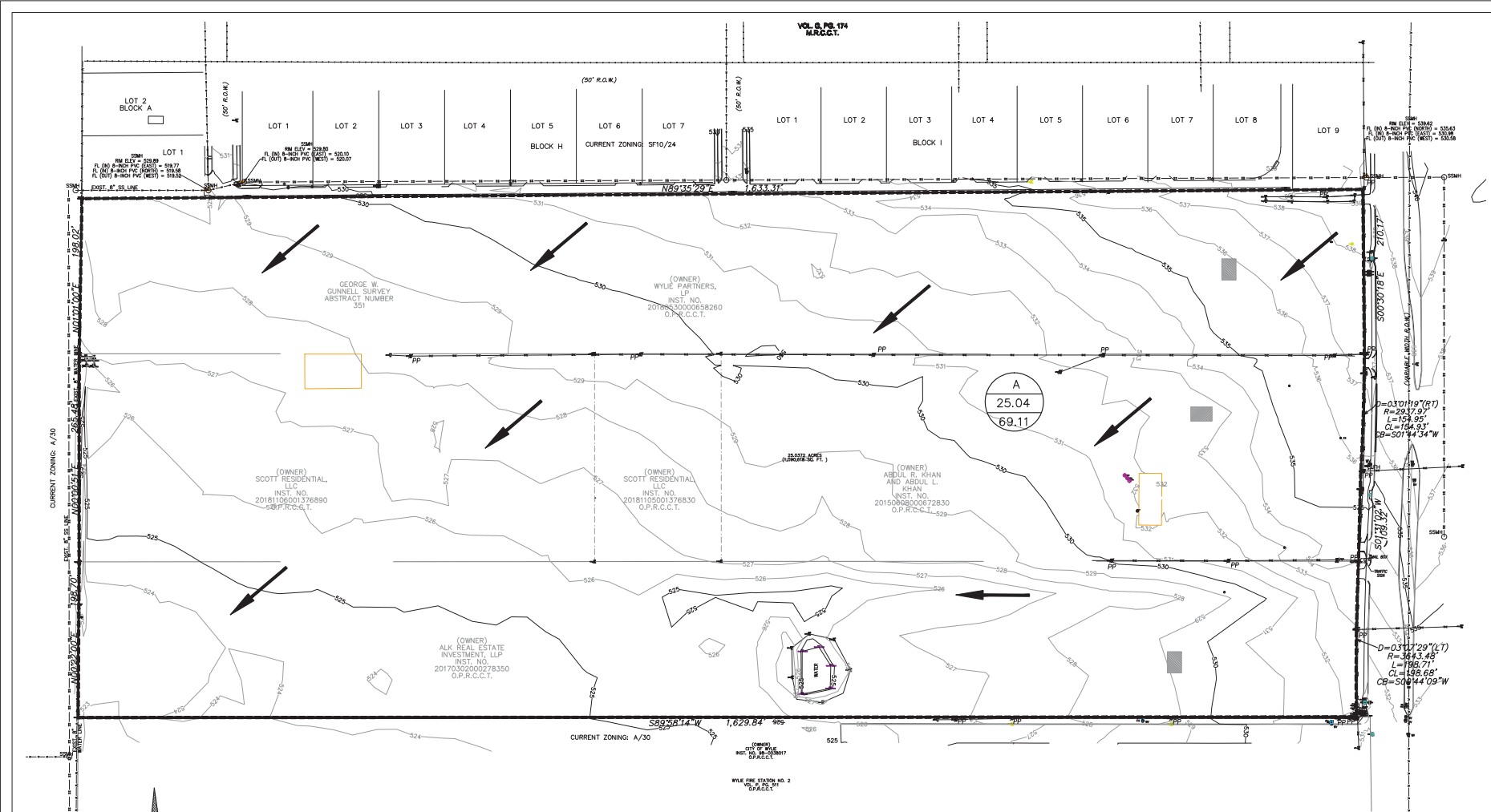
[illegible]


 Md. Naim Uddin Khan 9-05-2023  
 ENGINEER NO. 8776. THESE PLANS WERE  
 PREPARED UNDER THE RESPONSIBLE SUPERVISION  
 OF THE ENGINEER WHOSE NAME IS REGISTERED  
 PROFESSIONAL ENGINEER  
 THE SEAL APPEARING ON THIS DOCUMENT WAS  
 AUTHORIZED BY MD. NAIM UDDIN KHAN P.E.

## SITE DATA

DATE: <b>9/05/2023</b>	SCALE: <b>N.T.S.</b>
DRAWN: <b>ND</b>	CHECKED BY: <b>NK</b>
PROJECT # <b>765-WYL-23</b>	
SHEET NO: <b>C-2</b>	





**LEGEND**

Existing Drainage Area Designation A

Existing Drainage Area (Ac.) 3.48

Pre-developed 100-yr Flow (cfs) 18.30

Existing Drainage Divide

Storm Flow Arrow

ALLOWABLE DISCHARGE TO EXISTING STORM SYSTEM FROM PROPSD DEVELOPMENT						
HYDROLOGIC COMPUTATIONS (RATIONAL METHOD)						
AREA DESIGNATION	AREA (AC.)	RUNOFF COEFF. C	TIME OF CONC. (MIN.)	INTENSITY I <sub>100</sub> (IN./HR.)	DISCHARGE Q <sub>100</sub> (CFS)	COMMENTS
A	25.04	0.40	20	6.90	69.11	TOWARD SOUTH WEST DITCH

**COLLEGE PARK**  
 GEORGE V. GUNNELL SURVEY ABSTRACT NO. 351  
 CITY OF WALKER, COLLIN COUNTY, TEXAS  
 DEVELOPER: SCOTT RESIDENTIAL, LLC  
 CONTACT: DR. ABDUL LATIEF KHAN  
 PROJECT: 5411 KINGSTON DRIVE  
 RICHARDSON, TEXAS 75082  
 PHONE: (469) 870 6020

**ND & Associates, LLC**  
 2106 Canyon Creek Drive  
 Garland, Texas 75042  
 PH: (214) 533 7161  
 EMAIL: naim1207@yahoo.com  
 FIRM # - 13340

NO.	DATE	REVISION
1		
2		
3		
4		

*MD Naim Uddin Khan*  
 MD Naim Uddin Khan  
 6-16-2023  
 PREPARED, MADE THE RESPONSIBLE SURVEYOR  
 PROFESSIONAL ENGINEER  
 REGISTERED BY THE STATE OF TEXAS  
 EXPIRATION DATE 06/15/2026  
 LICENSE NO. 17776

**EXISTING DRAINAGE CALCULATIONS**

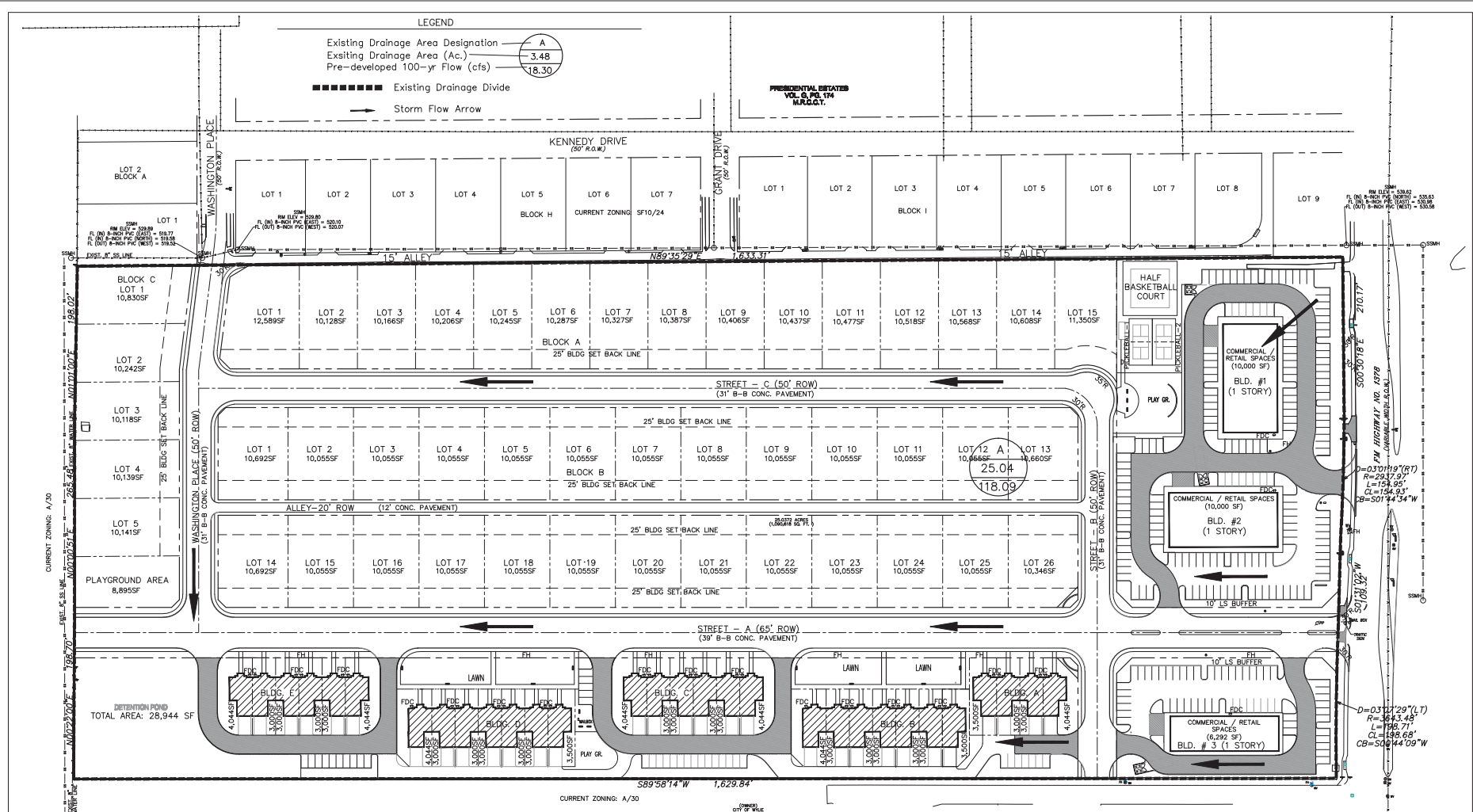
DATE: 09/19/2023 SCALE: 1"=60'

DRAWN: ND CHECKED BY: NK

PROJECT: 765-WYL-23

SHEET NO: C-4



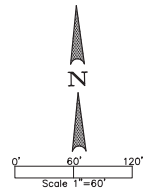


#### COMPOSITE "C" CALCULATIONS

TOTAL AREA: 25.04 AC  
 TOTAL SINGLE FAMILY = 15 ACRES  
 TOTAL TOWN HOMES = 3.80 ACRES  
 TOTAL COMMERCIAL = 4.04 ACRES  
 COMMON AREA = 2.20 ACRES

$$\text{COMPOSITE "C"} = \frac{A1 \cdot C1 + A2 \cdot C2 + A3 \cdot C3 + A4 \cdot C4}{A1 + A2 + A3 + A4}$$

$$\text{COMPOSITE "C"} = \frac{15 \cdot 0.50 + 3.8 \cdot 0.80 + 4.04 \cdot 0.90 + 2.20 \cdot 0.40}{25.04} = 0.60$$



#### ALLOWABLE DISCHARGE TO EXISTING STORM SYSTEM FROM PROPOSED DEVELOPMENT

##### HYDROLOGIC COMPUTATIONS (RATIONAL METHOD)

AREA DESIGNATION	AREA (AC.)	RUNOFF COEFF. C	TIME OF CONC. (MIN.)	INTENSITY I <sub>100</sub> (IN./HR.)	DISCHARGE Q <sub>100</sub> (CFS)	COMMENTS
A	25.04	0.60	15	7.86	118.09	TOWARD SOUTH WEST DITCH

**COLLEGE PARK**  
 GEORGE V. GUNELL SURVEY ABSTRACT NO. 351  
 CITY OF DALLAS, TEXAS  
 AREA 25.04 ACRES  
 DEVELOPER: SCOTT RESIDENTIAL, LLC  
 CONTACT: DR. ABDUL LATEEF KHAN  
 RICHARDSON, TEXAS 75082  
 PH: (469) 870 6020

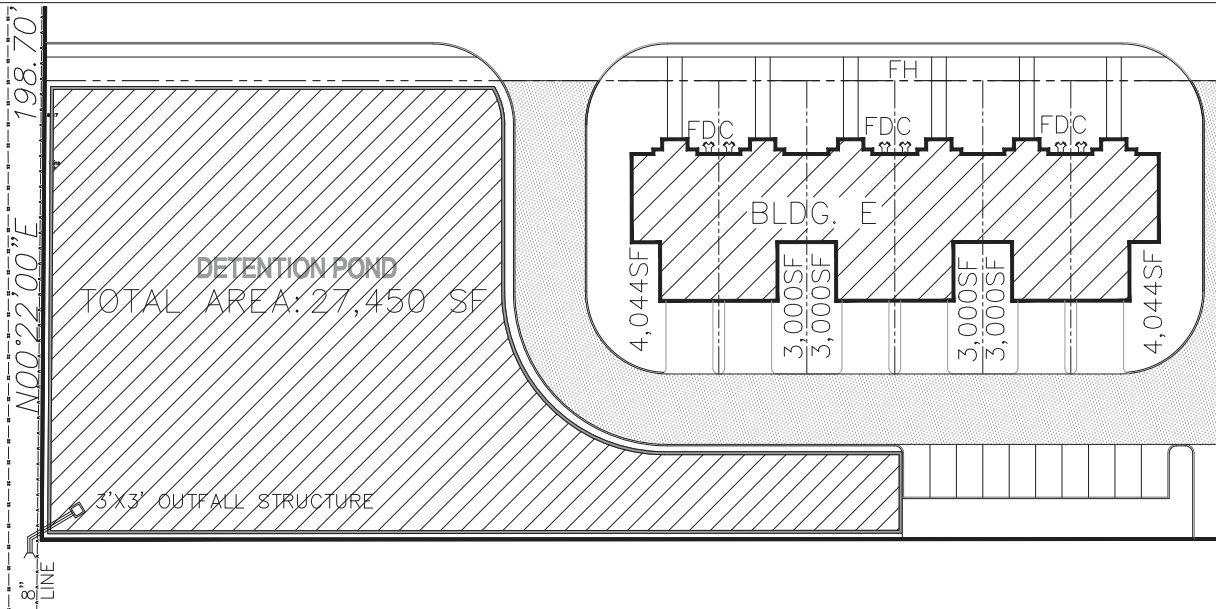
**ND & Associates, LLC**  
 2105 Canyon Creek Drive  
 Garland, TX 75042  
 PH: (214) 533 7181  
 EMAIL: ndaimt207@yahoo.com  
 FIRM # F - 13340

NO.	DATE	REVISION
1		
2		
3		
4		

Mr. Naim Uddin Khan 10-09-2023  
 ISSUED NO. 8776, THESE PLANS WERE  
 PREPARED BY ME OR UNDER MY CLOSE  
 PERSONAL SUPERVISION AND TO THE BEST  
 OF MY KNOWLEDGE AND BELIEF THEY  
 COMPLY WITH ALL CITY, STATE AND  
 FEDERAL REQUIREMENTS.  
 THE SEAL APPEARED ON THIS DOCUMENT WAS  
 #0776

**PROP. DRAINAGE AREA MAP & CALCULATIONS**

DATE: 09/19/2023 SCALE: 1"=60'  
 DRAWN: ND CHECKED BY: NK  
 PROJECT: 785-WYL-23  
 SHEET NO: C-5



### DETENTION POND CALCULATIONS

#### 1. RAINFALL INTENSITY CALCULATIONS

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

#### 2. Determine Allowable Discharge From the Proposed Development

##### 1a. Pre-Developed Flow-Area C

	5-yr	10-yr	25-yr	100-yr
A	25.04	25.04	25.04	25.04
C	0.4	0.4	0.4	0.4
Tc	20	20	20	20
I	4.28	4.84	5.62	6.90
Q (cfs)	42.87	48.48	56.29	69.12

4. THE POND WILL BE ENGINEERED DETENTION POND WITH RETAINING WALL ON ALL SIDES.  
TOTAL DEPTH OF POND WILL BE 3.6' WHICH INCLUDES 1' FREEBOARD FOR 100-YR RAINFALL EVENT.  
MULTI-STAGED OUTFALL STRUCTURE WILL BE DESIGNED TO RELEASE 100-YR, 25-YR, 10-YR AND 5-YR RAINFALL.  
FLOW SPRAYER WILL BE BUILT AT OUTFALL TO MAKE THE CONCENTRATED FLOW TO SHEET FLOW.  
DETENTION POND AREA WILL BE DEDICATED AS A DRAINAGE EASEMENT. POND WALL WILL BE 1' WIDE ON THE TOP AND 2' INSIDE THE EASEMENT. RAMP WILL BE PROVIDED AT MAX 6:1 SLOPE FOR MAINTENANCE VEHICLE POND WILL BE MAINTAINED BY THE HOA

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

100-yr Storm Event (Maximum Release Rate: 69.12 cfs)								
100-yr	Duration	I-100yr	C	Area	Pick Flow	Inflow	Outflow	Storage
	min.	in/hr		Acre	cfs	cu.ft.	cu.ft.	cu.ft.
10	9.20	0.60	25.04	138.15	82889	41471	41,418	41,418
15	7.86	0.60	25.04	118.03	106225	51839	54,386	54,386
20	6.90	0.60	25.04	103.68	124414	62207	62,207	62,207
30	5.62	0.60	25.04	84.37	151869	82942	66,926	66,926
40	4.78	0.60	25.04	71.84	172404	103678	68,726	68,726
50	4.19	0.60	25.04	62.95	188863	124414	64,450	64,450
60	3.75	0.60	25.04	56.29	202646	145149	57,497	57,497
70	3.40	0.60	25.04	51.08	214540	165885	48,655	48,655
80	3.12	0.60	25.04	46.88	225029	186620	38,409	38,409
90	2.89	0.60	25.04	43.41	234433	207356	27,077	27,077
100	2.70	0.60	25.04	40.50	242972	228091	14,881	14,881
110	2.53	0.60	25.04	38.00	250807	248827	1,980	1,980

#### c. 10-yr Storm Event (Maximum Release Rate: 48.48 cfs)

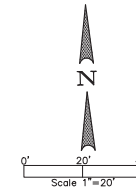
10-yr	Duration min.	I-5yr in/hr	C	Area Acre	Pick Flow cfs	Inflow cu.ft.	Outflow cu.ft.	Storage cu.ft.
10	6.54	0.60	25.04	98.20	58920	29086	29,834	
15	5.54	0.60	25.04	83.24	74916	36358	38,558	
20	4.84	0.60	25.04	72.65	87177	43630	43,547	
30	3.89	0.60	25.04	58.51	105325	58173	<b>47,152</b>	
40	3.29	0.60	25.04	49.42	118609	72716	45,893	
50	2.86	0.60	25.04	43.03	129078	87259	41,819	
60	2.55	0.60	25.04	38.26	137725	101803	35,923	
70	2.30	0.60	25.04	34.55	145103	116346	28,757	
80	2.10	0.60	25.04	31.57	151546	130889	20,657	
90	1.94	0.60	25.04	29.12	157274	145432	11,841	
100	1.80	0.60	25.04	27.07	162437	159976	2,461	
110	1.69	0.60	25.04	25.32	167142	174519	<b>-7,377</b>	

#### b. 25-yr Storm Event (Maximum Release Rate: 56.29 cfs)

25-yr	Duration	I-5yr	C	Area	Pick Flow	Inflow	Outflow	Storage
	min.	in/hr		Acre	cfs	cu.ft.	cu.ft.	cu.ft.
10	7.55	0.60	25.04	113.44	68063	33774	34,289	
15	6.42	0.60	25.04	96.47	86821	42217	44,604	
20	5.62	0.60	25.04	84.42	101299	50661	50,638	
30	4.54	0.60	25.04	68.28	122904	67548	55,356	
40	3.85	0.60	25.04	57.86	138863	84435	54,428	
50	3.36	0.60	25.04	50.51	151529	101322	50,207	
60	3.00	0.60	25.04	45.01	162052	118209	43,843	
70	2.71	0.60	25.04	40.73	171072	135096	35,976	
80	2.48	0.60	25.04	37.29	178983	151983	27,000	
90	2.29	0.60	25.04	34.45	186041	168870	17,171	
100	2.13	0.60	25.04	32.07	192422	185757	6,666	
110	2.00	0.60	25.04	30.04	198255	202644	-4,389	

#### d. 5-yr Storm Event (Maximum Release Rate: 42.87 cfs)

5-yr	Duration min.	I-5yr in/hr	C	Area Acre	Pick Flow cfs	Inflow cu.ft.	Outflow cu.ft.	Storage cu.ft.
10	5.82	0.60	25.04	87.39	52436	25721	26,715	
15	4.91	0.60	25.04	73.84	64546	32151	34,305	
20	4.28	0.60	25.04	64.27	77126	38582	38,544	
30	3.43	0.60	25.04	51.55	92787	51442	<b>41,345</b>	
40	2.89	0.60	25.04	43.39	104146	64303	39,843	
50	2.51	0.60	25.04	37.68	113031	77163	35,868	
60	2.22	0.60	25.04	33.42	120326	90024	30,303	
70	2.01	0.60	25.04	30.12	126519	102884	23,634	
80	1.83	0.60	25.04	27.48	131904	115745	16,159	
90	1.68	0.60	25.04	25.31	136673	128605	8,068	
100	1.56	0.60	25.04	23.49	140958	141466	-508	
110	1.46	0.60	25.04	21.95	144852	154327	-9,474	

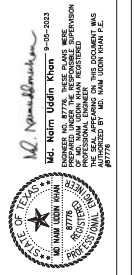


**COLLEGE PARK**  
GEORGE V. GUNELL SURVEY ABSTRACT NO. 351  
CITY OF WILLE, COLLIN COUNTY, TEXAS  
AREA 25.04 ACRES

DEVELOPER: SCOTT RESIDENTIAL, LLC  
CONTRACT NO. 19-0000000000000000  
5411 KINGSTON DRIVE  
RICHARDSON, TEXAS 75082  
PH: (469) 870 6020

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

NO.	DATE	REVISION
1		
2		
3		
4		

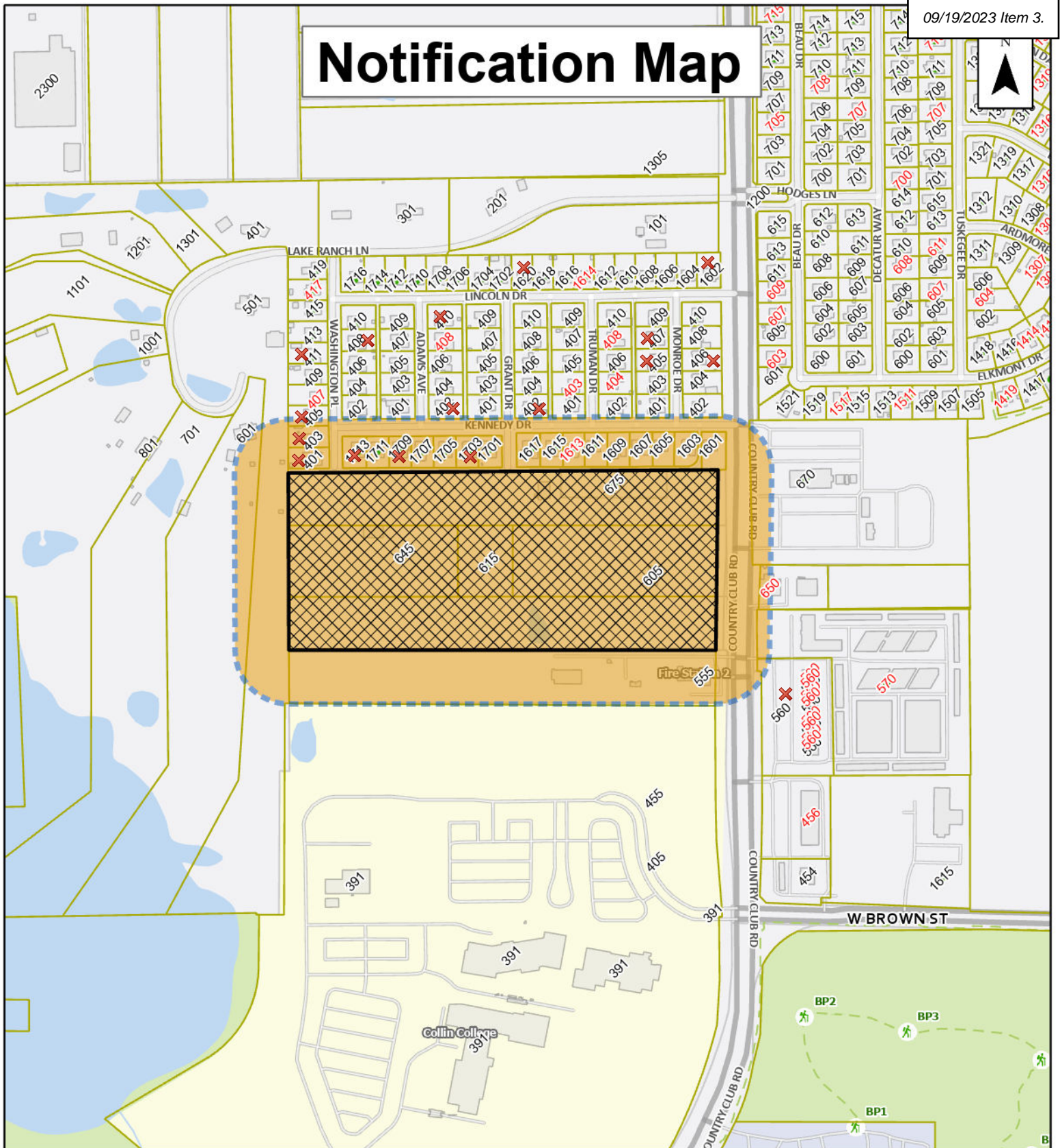


### DETENTION POND PLAN & CALCULATIONS

DATE: 9/19/2023	SCALE: 1"=20'
DESIGNED BY: ND	CHECKED BY: NK
PROJECT # 765-WYL-23	
SHEET NO: C-6	



# Notification Map



ZONING CASE:  
ZC 2023-15 College Park

 SUBJECT property  200 foot Notification Buffer

0 200 400 600 800 1,000 Feet



Date: 7/25/2023





## Public Comment Form

**First Name \***

Gary

**Middle Name**

**Last Name \***

Trentelman

**Address \***

Street Address

401 Washington pl

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

**Response \***

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

**Comments**

Increase traffic, electric grid, water runoff, wildlife

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

**Signature \***

**Date of Signature**

9/10/2023





## Public Comment Form

**First Name \***

Viktoria

**Middle Name**

**Last Name \***

Bray

**Address \***

Street Address

402 Adams Ave.

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

**Response \***

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

**Comments**

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

**Signature \***

A digital electronic signature of Viktoria Bray, appearing as a black ink scribble on a light gray background.

**Date of Signature**

9/8/2023



## Public Comment Form

**First Name \***

Linda

**Middle Name**

**Last Name \***

Houle

**Address \***

Street Address

402 Grant Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

**Response \***

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

**Comments**

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

**Signature \***

*Linda Houle*

**Date of Signature**

9/11/2023



## Public Comment Form

**First Name \***

Stephen

**Middle Name**

Paul

**Last Name \***

Monier

**Address \***

Street Address

403 Washington Pl

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

**Response \***

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

**Comments**

This change will mean the disturbance of a peaceful community of neighbors who have lived here for as much as 30 years. While we recognize the city's desire to grow, we question why it can't be done in a manner that does not disrupt the residents & children along Washington & Kennedy and threaten their peace, quiet & safety. There has already been increasing traffic from Kennedy to Washington, and that's as a dead-end street. We can only imagine how much more this extension will increase traffic. Has every other possibility been exhausted? We implore you to consider other options & the strong feelings of your long-standing residents. These decisions are so critical that they can result in residents deciding to move away from Wylie. While the financial weight of the few that might do this cannot compare to the potential revenue of a new sub division/retail, we hope that there is some value in tax-paying, loyal citizens and what they contribute to the fabric of the city.

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

**Signature \***

**Date of Signature**

9/12/2023



## Public Comment Form

**First Name \***

Stephen

**Middle Name**

Paul

**Last Name \***

Monier

**Address \***

Street Address

403 Washington Pl

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

**Response \***

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

**Comments**

This change will mean the disturbance of a peaceful community of neighbors who have lived here for as much as 30 years. While we recognize the city's desire to grow, we question why it can't be done in a manner that does not disrupt the residents & children along Washington & Kennedy and threaten their peace, quiet & safety. There has already been increasing traffic from Kennedy to Washington, and that's as a dead-end street. We can only imagine how much more this extension will increase traffic. Has every other possibility been exhausted? We implore you to consider other options & the strong feelings of your long-standing residents. These decisions are so critical that they can result in residents deciding to move away from Wylie. While the financial weight of the few that might do this cannot compare to the potential revenue of a new sub division/retail, we hope that there is some value in tax-paying, loyal citizens and what they contribute to the fabric of the city.

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

**Signature \***

**Date of Signature**

9/12/2023



## Public Comment Form

**First Name \***

Aaron

**Middle Name**

**Last Name \***

Gallagher

**Address \***

Street Address

405 Monroe Dr.

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

**Response \***

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

**Comments**

I am vehemently opposed to a rezoning of this tract to a mixed use.

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

**Signature \***

**Date of Signature**

9/12/2023



## Public Comment Form

**First Name \***

MARK

**Middle Name**

**Last Name \***

OSTERTAG

**Address \***

Street Address

405 WASHINGTON PL

Address Line 2

City

WYLIE

State / Province / Region

Texas

Postal / Zip Code

75098

**Case # \***

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

**Response \***

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

**Comments**

I am against the requested zoning.

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

**Signature \***

*mark ostertag*

**Date of Signature**

9/14/2023



## Public Comment Form

**First Name \***

Lindsay

**Middle Name**

**Last Name \***

Davis

**Address \***

Street Address

406 Monroe Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

**Response \***

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

**Comments**

I am against the area between Collin College and the alley behind Kennedy which is currently zoned "agriculture", being rezoned as "mixed use" commercial and residential.

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

**Signature \***

*Lindsay Davis*

**Date of Signature**

9/13/2023



## Public Comment Form

**First Name \***

Ronald

**Middle Name**

**Last Name \***

Ward

**Address \***

Street Address

406 Monroe Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

**Response \***

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

**Comments**

I am against the area between Collin College and the alley behind Kennedy which is currently zoned "agriculture", being rezoned as "mixed use" commercial and residential.

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

**Signature \***

**Date of Signature**

9/13/2023





## Public Comment Form

**First Name \***

Melissa

**Middle Name**

Y

**Last Name \***

Goens

**Address \***

Street Address

407 Grant Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

**Response \***

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

**Comments**

Traffic on Country Club is already heavy. We do not need additional noise and traffic. Please leave our area alone.

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

**Signature \***

**Date of Signature**

9/12/2023



## Public Comment Form

**First Name \***

Robert

**Middle Name**

**Last Name \***

Morris

**Address \***

Street Address

407 Monroe Dr.

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

**Response \***

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

**Comments**

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

**Signature \***

*Robert J. Morris*

**Date of Signature**

9/11/2023



## Public Comment Form

**First Name \***

Robin

**Middle Name**

Renee

**Last Name \***

Morris

**Address \***

Street Address

407 Monroe Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

**Response \***

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

**Comments**

Buses already use our neighborhood to turn around in, now more traffic on 78 as well in our neighborhood with the road that will connect the neighborhood. Wylie needs to STOP being greedy and only thinking about money and try to keep our town from being ran down with all the additions and all the land being no more. If we wanted to live in the slums we would of stayed in Dallas.

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

**Signature \***

*Robin Morris*

**Date of Signature**

9/12/2023



## Public Comment Form

**First Name \***

Loyd

**Middle Name**

**Last Name \***

Campbell

**Address \***

Street Address

408 Washington Pl

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

**Response \***

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

**Comments**

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

**Signature \***

A handwritten signature in black ink, appearing to read 'A. W. Campbell', is displayed within a light gray rectangular box.

**Date of Signature**

9/13/2023



## Public Comment Form

**First Name \***

Christopher

**Middle Name**

Kyle

**Last Name \***

Sanders

**Address \***

Street Address

410 Adams Ave

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

**Response \***

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

**Comments**

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

**Signature \***

A grey rectangular box containing a black electronic signature that appears to read 'OK JV'.

**Date of Signature**

9/7/2023



## Public Comment Form

**First Name \***

Ronda

**Middle Name**

**Last Name \***

Cheshire

**Address \***

Street Address

411 Washington Place

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

**Response \***

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

**Comments**

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

**Signature \***

*Ronda Cheshire*

**Date of Signature**

9/12/2023



## Public Comment Form

**First Name \***

Paul

**Middle Name**

**Last Name \***

Cheshire

**Address \***

Street Address

411 Washington Place

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

**Response \***

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

**Comments**

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

**Signature \***

A stylized, handwritten electronic signature in black ink on a light gray background.

**Date of Signature**

9/12/2023



## Public Comment Form

**First Name \***

Doug

**Middle Name**

**Last Name \***

Smaldino

**Address \***

Street Address

560 Country Club Road

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

**Response \***

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

**Comments**

I am the owner of the shopping center across the street from the proposed development. I have owned the shopping center since 2019 and I know the area very well. Based on my experience in this submarket area, very few tenants are looking for retail space along Country Club Road. There is already too much retail in the immediate area and it is very hard to find a tenant when a suite become vacant. This proposed development will add over 26,000 square feet of new retail space at a time when there is minimal demand for retail space. This will cause significant vacancy in this submarket for years to come, will add to an already tough leasing environment and will cause visual blight along Country Club Road from this vacancy. This will also cause rents to fall and property values/property tax revenues to decrease as well. These three retail buildings should be removed from the proposal and more housing should be added to this development as more housing is needed in the immediate area.

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

**Signature \***

DOUG SMALDINO

**Date of Signature**

9/13/2023





## Public Comment Form

**First Name \***

Elizabeth

**Middle Name**

**Last Name \***

Mccraw

**Address \***

Street Address

1602 Lincoln Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

**Response \***

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

**Comments**

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

**Signature \***

A stylized, handwritten signature in black ink on a light gray background.

**Date of Signature**

9/8/2023



## Public Comment Form

**First Name \***

Jill

**Middle Name**

**Last Name \***

Voorhees

**Address \***

Street Address

1620 Lincoln Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

**Response \***

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

**Comments**

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

**Signature \***

A black electronic signature, appearing as a stylized wavy line, is displayed on a light gray rectangular background.

**Date of Signature**

9/12/2023



## Public Comment Form

**First Name \***

Samantha

**Middle Name**

**Last Name \***

Thompson

**Address \***

Street Address

1703 Kennedy Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

**Response \***

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

**Comments**

I am strongly against this zoning! As the property owner of this home for 20 years. This will take away privacy, lower value of my investment, and sets up our neighborhood for possible crime/theft.

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

**Signature \***

A black and white image of a handwritten signature, appearing to be 'STP', on a light gray background.

**Date of Signature**

9/9/2023



## Public Comment Form

**First Name \***

Lesley

**Middle Name**

Wilsker

**Last Name \***

Wallace

**Address \***

Street Address

1709 Kennedy Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

**Response \***

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

**Comments**

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

**Signature \***

A stylized electronic signature in black ink, appearing to read 'Lesley Wilsker Wallace'.

**Date of Signature**

9/11/2023



## Public Comment Form

**First Name \***

Kevin

**Middle Name**

**Last Name \***

Scroggins

**Address \***

Street Address

1713 Kennedy Dr.

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

**Response \***

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

**Comments**

- I am concerned / afraid of a new thru fair/ street (Washington) next to my property. Children of all ages have played in my yard and on the street safely for many years and this will present a danger to them and other families.

- The proposed development will bring increased traffic in a quiet peaceful neighborhood, and with that increased traffic will bring a potential increase in various issues, from: noise, crime, litter / filth, to unsafe pedestrian space, psychological issues, accidents. All contribute to a lose lose to the residential home owner.

- I moved here over 20 years ago, and enjoyed living here because of the safe, peaceful, quiet environment it afforded me and my family after a hard days work and school. This proposed development will destroy that.

- Increase traffic increases pollution in several areas. Another big negative, at a time we as a nation and city we should be focusing on reducing pollution, you want to add to it!

-

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

**Signature \***

**Date of Signature**

9/12/2023





## Public Comment Form

**First Name \***

Roxanne

**Middle Name**

**Last Name \***

Scroggins

**Address \***

Street Address

1713 KENNEDY DR

Address Line 2

City

WYLIE

State / Province / Region

TX

Postal / Zip Code

75098-7105

**Case # \***

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

**Response \***

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

**Comments**

- I don't want Washington to become a thru street because the new traffic will present a danger to the children that play in this neighborhood. No longer will my yard be safe to play in.
- The new development will bring increased noise, pollution and unwanted traffic.
- Renters do not care for the neighborhood like owners who have invested in their property and area.
- I will no longer have the ability to enjoy a natural scene behind my house. I will be forced to look at whatever is developed.
- No longer will the animals that use this area as a home, their natural habitat will be destroyed!

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

**Signature \***

**Date of Signature**

9/13/2023



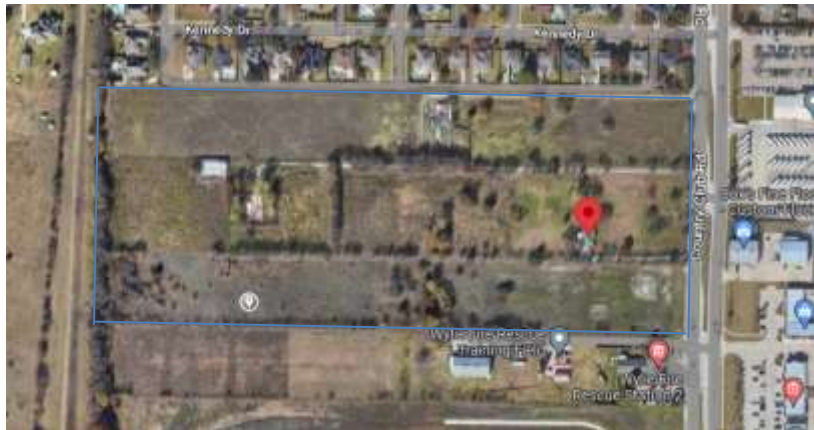
# COLLEGE PARK

## DEVELOPMENT PROPOSAL

SCOTT RESIDENTIAL, LLC

Land Area:

**TOTAL LAND: 25.0 AC.**



605 Country Club Rd.  
Wylie, TX 75098

SINGLE FAMILY HOMES AREA: 15.0 AC.

TOWNHOMES AREA: 3.8 AC.

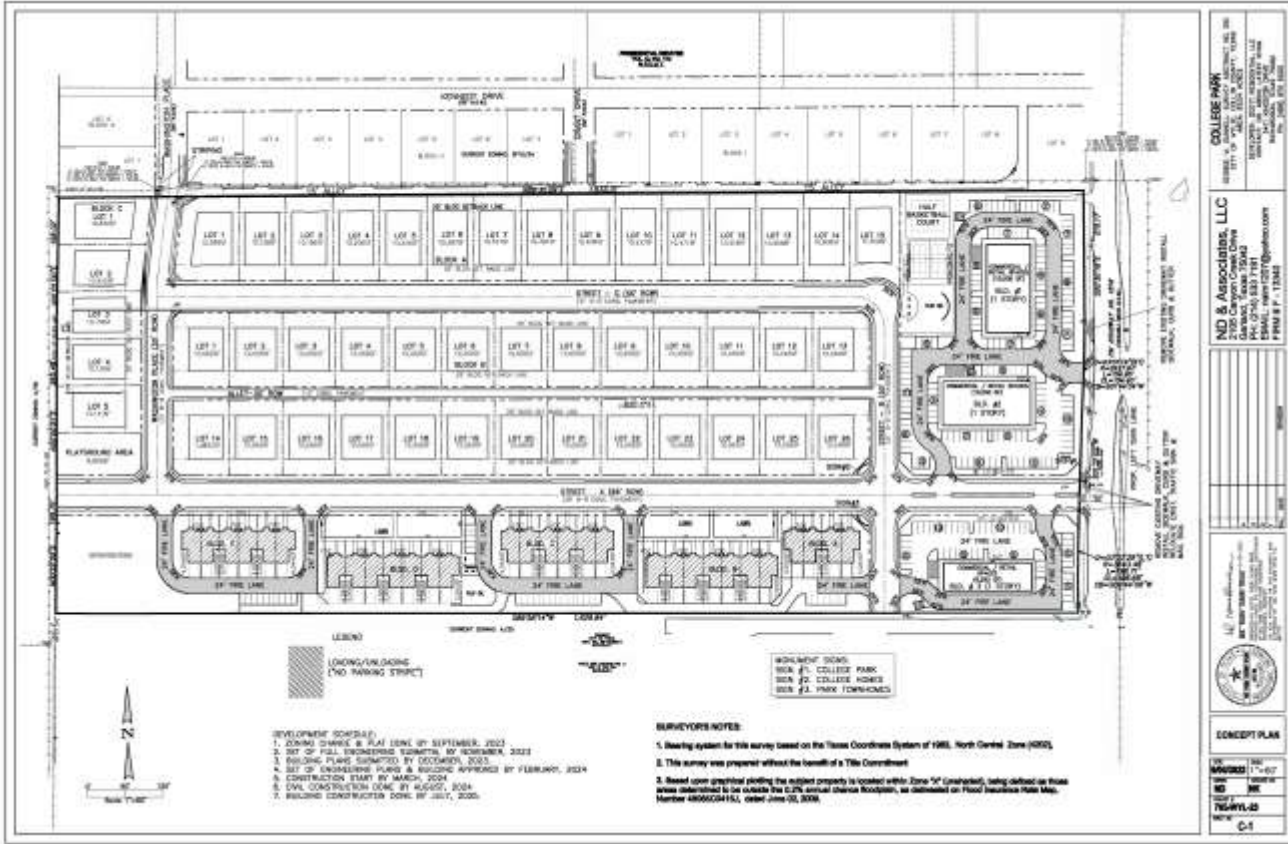
COMMERCIAL LAND AREA: 4.0 AC.

PLAY AREA: 0.8 AC.

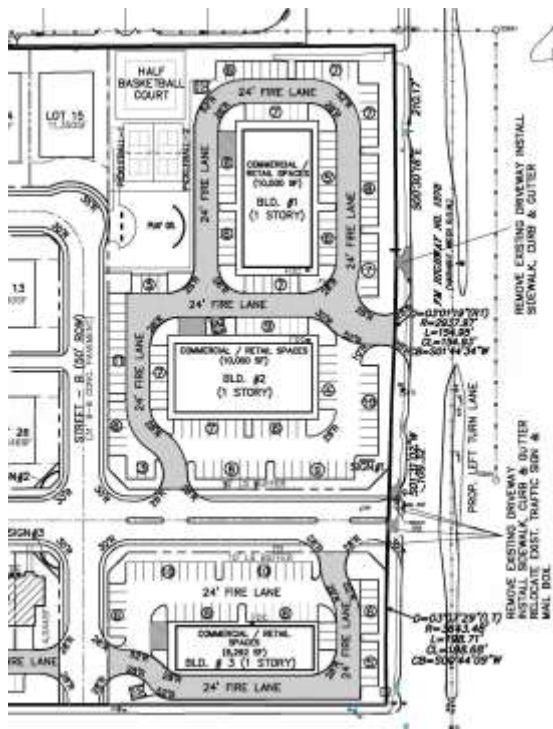
OPEN SPACE AREA: 0.8 AC.

DETENTION POND AREA: 0.6 AC.

# Zoning Exhibit: Concept Plan




# Commercial / Retail Areas:



Slope Roof Backside for Privacy SF:



# Zoning Exhibit: Site Data



**VICINITY MAP**  
N.T.S.

**LEGAL DESCRIPTIONS:**

**BEING** a 25.0372 acre tract situated in the George W. Gunnell Survey, Abstract No. 351, Collin County, Texas and being all of a tract of land described in a deed to Wylie Partners, LP as recorded in Instrument Number 20180300000000000000 of the Official Public Records of Collin County, Texas (J.P.A.C.C.T.), and all of a tract of land described in a deed to Abdul R. Khan and Abdul L. Khan, as recorded in Instrument Number 20150600000000000000 (J.P.A.C.C.T.) and all of a tract of land described in a deed to Scott Residential, LLC as recorded in Instrument Number 2018100000137000, 2018100000137000 (J.P.A.C.C.T.) and all of a tract of land described in a deed to ALC Real Estate Investment, LP, as recorded in Instrument Number 20190300000000000000 (J.P.A.C.C.T.) and being more particularly described by notes and bounds as follows:

**BEING** a 1/2-inch iron rod set at the northeast corner of said Wylie Partners, LP, and the southwest corner of Presidential Estates, an addition to the City of Wylie as recorded in Volume 16, Page 174, Map Records of Collin County, Texas, and on the west right-of-way line of FM Highway No. 1376 to vehicle width right-of-way, for a corner;

**THENCE** South 80 degrees 30 minutes 18 seconds East along the east line of said Wylie Partners, LP, and on the west right-of-way line of said FM Highway No. 1376, a distance of 1363.7 feet to a 1/2-inch iron rod found at the southeast corner of said Wylie Partners, LP and the northeast corner of said Khan tract, and at the beginning of a curve to the right having a radius of 2037.57 feet and a chord bearing and distance of South 51 degrees 44 minutes 34 seconds West, 254.35 feet;

**THENCE** Along the east line of said Khan tract and the west right-of-way line of said FM Highway No. 1376, and along said curve to the right having a delta of 53 degrees 55 minutes 19 seconds and a arc length of 234.35 feet to a 1/2-inch iron rod set, for a corner;

**THENCE** South 55 degrees 21 minutes 30 seconds West, along the west line of said Khan tract and the west right-of-way line of said FM Highway No. 1376, a distance of 129.32 feet to a 1/8-inch iron rod found with cap stamped "T8027", at the southeast corner of said Khan tract and the northeast corner of said ALC Real Estate Investment, LP, and the beginning of a curve to the left having a radius of 3543.46 feet and a chord bearing and distance of South 53 degrees 44 minutes 36 seconds West, 158.08 feet;

**THENCE** along the east line of said ALC Real Estate Investment, LP, tract and on the west right-of-way line of said FM Highway No. 1376 and along said curve to the left having a delta of 53 degrees 55 minutes 19 seconds and an arc length of 238.71 feet to a 1/2-inch iron rod set at the southeast corner of said ALC Real Estate Investment, LP, tract and the north line of a tract of land described in a deed to City of Wylie, as recorded in Instrument Number 88-0298512, J.P.A.C.C.T., for a corner;

**THENCE** North 80 degrees 30 minutes 18 seconds East, along the south line of said ALC Real Estate Investment, LP, tract, and on the north line of said City of Wylie tract a distance of 1626.88 feet to a 1/2-inch iron rod found at the southwest corner of said ALC Real Estate Investment tract and the northeast corner of said City of Wylie tract, for a corner;

**THENCE** North 80 degrees 22 minutes 30 seconds East, along the west line of said ALC Real Estate Investment tract, a distance of 128.70 feet to a 3/8-inch iron rod found at the northeast corner of said ALC Real Estate Investment tract, and the southwest corner of said Scott Residential, LLC, for a corner;

**THENCE** North 80 degrees 30 minutes 18 seconds East, along the west line of said Scott Residential, LLC tract, a distance of 265.48 feet to a 3/8-inch iron rod found at the northwest corner of said Scott Residential, LLC tract, and the southwest corner of said Wylie Partners, LP tract, for a corner;

**THENCE** North 51 degrees 21 minutes 30 seconds West, along the west line of said Wylie Partners, LP tract, a distance of 158.02 feet to a 1/8-inch iron rod found at the southwest corner of said Wylie Partners, LP tract, and the southwest corner of said Presidential Estates, for a corner;

**THENCE** North 89 degrees 36 minutes 29 seconds East, along the north line of said Wylie Partners, LP tract and the south line of said Presidential Estates, a distance of 1461.11 feet to the POINT OF BEGINNING AND CORNER 1, 0.00, 0.18 square feet or 25.0372 acres of land, more or less.

**WFO Country Club Road, Wylie - Trip Generation (PIS Trip Generation Manual, 2018 Edition)**

TYPE	Size	Capacity	Weekday	Thurs	Fri	Sat	Sun	PM Peak Hour
100	Single-Family Detached Housing	41 (1st)	304	275	9	18	22	22
115	Single-Family Attached Housing	53 (1st)	339	311	9	8	25	9
132	Lot & Retail Plaza (100-50)	25,000 (1st)	1,690	165	76	24	170	85
	<b>Total</b>		5,033	450	47	50	216	116
	<b>Internal Catchment Area = 85% (PM = 25%)</b>			353	41	38	176	88
	<b>Pass-by Trips (AM = 85% (PM = 15%)</b>			0	0	0	28	22
	<b>New Trips to Stop</b>		5,033	451	58	158	81	69

**GENERAL NOTES:**

- ALL UTILITIES SHOWN BY THE CITY OF WYLIE, TEXAS.
- ALL SURFACE MATERIALS OF PUBLIC STREETS, ALLEYS, DRIVEWAYS AND DRIVEWAYS SHALL MEET OR EXCEED MINIMUM CITY STANDARDS & SPECIFICATIONS.
- ALL UTILITIES SHALL COMPLY WITH THE CITY OF WYLIE RULES AND REGULATIONS.
- IF HIGH WASTEWATER TREATMENT PLANT WILL BE CONSTRUCTED, NORTH & SOUTH SIDE OF THE DRIVEWAY LINE.
- A HOMEOWNERS ASSOCIATION MAY BE FORMED TO MAINTAIN COMMONS & UPGRADES SHALL BE THE CITY REQUIREMENTS.
- TOWNHOMES LOT WILL HAVE 200 SF DRIVEWAY.
- SHALL BE 100' WIDE OF BLOCK A LOT 1 TO LOT 15 & BLOCK C LOT 1 TO LOT 1 & 20' WIDE DRIVEWAY DRIVE (TYPICAL). SHALL BE 100' WIDE OF BLOCK A LOT 1 TO LOT 15 & 20' WIDE DRIVEWAY DRIVE (TYPICAL).

**SITE DATA TABLE**

	SF - 10/24 (SINGLE FAMILY)	TH (TOWNHOMES)	COMMUNITY (COMMERCIAL)	COMMON AREAS
TOTAL LOTS AREA	15 ACRES	24 ACRES	4 ACRES	0.2 ACRES
TOTAL PLOTS	40	24	36,000 SF (36.00)	
MIN LOT AREA	15,000 SF	3,000 SF		
MIN LOT WIDTH	75 FEET	30 FEET		
MIN LOT DEPTH	100 FEET	100 FEET		
MIN LOT DRIVEWAY	40 FEET	30 FEET		
MIN DRIVEWAY	2,400 SF	1,200 SF		
MIN LOT	25 FEET MIN	20 FEET MIN		
MIN LOT	10 FEET MIN	10 FEET MIN		
MIN LOT	25 FEET MIN	20 FEET MIN		
MIN LOT	40 FEET	40 FEET	38 FEET	
MIN LOT			38 FEET	

**DEVELOPER/OWNER & APPLICANT**

SCOTT RESIDENTIAL, LLC  
CONTACT: SCOTT RESIDENTIAL, LLC  
11111 FORT WORTH DRIVE  
FARMERSBURG, TEXAS 76046  
PH: (817) 450-1000

**ARCHITECT**

SCOTT RESIDENTIAL, LLC  
CONTACT: SCOTT RESIDENTIAL, LLC  
11111 FORT WORTH DRIVE  
FARMERSBURG, TEXAS 76046  
PH: (817) 450-1000

**CIVIL ENGINEER**

ND & ASSOCIATES, LLC  
CONTACT: NATHAN HALL, P.E., CIVIL  
2001 CHERRY TRAIL ROAD  
WYLIE, TEXAS 75098  
PH: 214 343 1187  
E-MAIL: NATHAN@NDASOCIATES.COM

**WFO DATA**

LOT: 100  
BLOCK: 100  
PHASE: 100  
LOT: 100  
BLOCK: 100  
PHASE: 100  
LOT: 100  
BLOCK: 100  
PHASE: 100

# Building Elevations TH:



# Building Elevations TH:



# FRONT & BACK ACCESS TH:





# Building Front Entry TH:



## Building Elevations SF Front Entry:



## Building Elevations SF Backside Garage:





## Front & Back Garage Access SF:



# Building Front Entry SF:

