

Wylie Planning and Zoning Commission Regular Meeting

February 15, 2022 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

A. Consider, and act upon, Minutes from the February 1, 2022 Regular Meeting.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for an office/warehouse use on 0.718 acres, being Lot 1, Block A of the Creek Bend Industrial Addition, located at 100 Kristen Lane.
2. Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from Neighborhood Services (NS) to Planned Development - Multi-Family (PD-MF) to allow for an income adjusted multi-family social services development on 2.472 acres located at 511 West Brown Street (ZC 2022-01).
3. Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from Agricultural District (AG/30) to Planned Development - Single Family (PD-SF) to allow for single family residential development on 47.2995 acres generally located on Country Club Road approximately 2000' south of Parker Road (ZC 2022-02).

WORK SESSION

WS1. Hold a work session to discuss the status of the Comprehensive Master Plan and specifically Future Land Use.

RECONVENE INTO REGULAR SESSION

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on February 11, 2022 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

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

Texas Government Code Section:

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



Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Mary Bradley

Subject

Consider, and act upon, minutes from the February 1, 2022 Regular Meeting.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes are attached for your consideration



Wylie Planning and Zoning Commission Regular Meeting

February 01, 2022 – 6:00 PM

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

CALL TO ORDER

Chair Plunk called the meeting in order at 6:00PM. Commissioners present: Chair Cory Plunk, Vice Chair Rogers, Commissioner Norris, Commissioner Byrne, and Commissioner Butler. Commissioners Absent: Commissioner Taylor Newsom and Commissioner Jacques Lorraine.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Rogers gave the Invocation and Commissioner Norris led the 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. 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.

No citizens approached the Commissioners.

CONSENT AGENDA

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

- A. Consider, and act upon approval of the Minutes from January 18, 2022 Regular Meeting
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat, being a Replat of Lots 26R-1 & 26R-2, Block 2 of Brown and Burns Addition, establishing two lots on 0.603 acres, located on the northeast corner of N. Jackson Avenue and Jefferson Street.

A motion was made by Vice Chair Rogers and seconded by Commissioner Butler to approve the Consent Agenda as submitted. A vote was taken and carried 5 – 0.

REGULAR AGENDA

1. Hold a Public hearing to consider, and act upon a recommendation to the City Council to allow a change in zoning from Downtown Historic District – Residential only to allow commercial and/or residential uses, located at 401 N. Keefer within the Downtown Historic District. ZC 2022-04

Staff Comments

Mr. Haskins approached the Commissioners, stated that at the October 28, 2021 meeting, staff received direction from the Historic Review Commission to move forward with presenting a rezoning case for the property located at 401 N Keefer to allow both commercial and residential uses. The current base zoning is Downtown Historic District and will not change.

In accordance with Section 6.3 of the Zoning Ordinance, the DTH district allows for both commercial and/or residential uses in the same structure. However, some properties are restricted to residential uses only as adopted by Ordinance 2015-08. Residential only properties were those lots west of Keefer to Cotton Belt and those properties located north of Brown, west of the railroad tracks.

The subject property consists of two lots and is bordered on the east by St Louis Southwestern Railroad. The property has been the subject of several requests for modifications and renovations over the years. The Wylie Economic Development Corporation purchased the property in 2021 and is working with the railroad for expanded ingress and egress access on property directly to the east.

Notifications were mailed to 23 surrounding property owners. One response was received in opposition and two were received in favor of the request.

The Historic Review Commission considered the zoning request on January 27, 2022 and voted 6 -0 in favor of allowing commercial and/or residential uses on the property.

Commissioners Discussion

Chair Plunk questioned the intent of the property. Ms. Ollie approached the Commissioners stating that Wylie Economic Development Corporation purchased the property for a current owner within the Downtown Historic District, who wants to relocate their business. The access to the property is shown as Keefer, but never used as a thoroughfare street. If the request is recommended for approval by the P&Z Commission and ultimately approved by City Council, the next step is platting. The design is not complete on whether there will be two lots or if all three will be combined into one lot.

Commissioner Byrne questioned where the parking would be located. Ms. Ollie stated that the parking would be on-site. Wylie Economic Development is working with the railroad to allow parking on their lot. The property would not have direct backing access onto Brown, possible circular drive to access Brown.

Public Comments

Chair Plunk opened the Public Hearing on Item 1 at 6:17PM.

Ms. Mandy Wilson, Ms. Sandra Stone and Mr. Bob Heath all spoke in favor of the request and expressed concern for visibility. Mr. Haskins responded that when the property is platted, the visibility standards would be required.

Mr. Jason Griener approached the Commissioners stating that a business owner approached the Wylie Economic Development Corporation for assistance with the purchasing property from the railroad. The type of business is a hair salon.

Chair Plunk closed the Public Hearing for Item 1 at 6:22.

Commissioners Action

A motion was made by Vice Chair Rogers and seconded by Commissioner Norris, to recommend approval to the City Council for Item 1 as presented. A vote was taken and carried 5 – 0.

Chair Plunk asked if there was any other business. Mr. Haskins stated that the next meeting will be held on February 15, 2022.

ADJOURNMENT

A motion was made by Commissioner Butler and seconded by Commissioner Norris to adjourn the meeting at 6:27PM. A vote was taken and carried 5 – 0.

Cory Plunk, Chair

ATTEST:

Mary Bradley, Administrative Assistant II



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for an office/warehouse use on 0.718 acres, being Lot 1, Block A of the Creek Bend Industrial Addition, located at 100 Kristen Lane.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: BMW Developments LLC

APPLICANT: Triangle Engineering

The applicant is proposing to develop a 11,138 sq.ft office/warehouse building on 0.718 acres located on Lot 1, Block A of Creek Bend Industrial Addition. The property is zoned Light Industrial and allows for the proposed office/warehouse use.

The development is planned to contain five tenants and provides 15 parking spaces with two of them being ADA accessible.

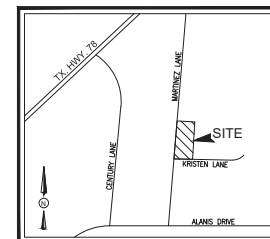
The site is in compliance with the 10% industrial landscaping requirements by providing 16% of landscaped area.

Access to the site is proposed from a 30' driveway from Martinez Lane and from the existing private road Kristen Lane.

The structure's exterior material consists of stucco, stone and metal. Entrances are emphasized with canopies and metal shades.

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.

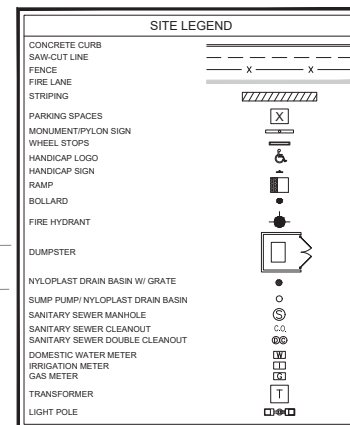
The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.



VICINITY MAP

SITE GENERAL NOTES

- GENERAL NOTES:**
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 - ALL EXISTING UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF EACH UNDERGROUND UTILITY TO BE EXPOSED IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER THE EXISTING UTILITIES ARE PROTECTED BY ANY OTHER MEANS. TO PREVENT THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED BY THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING THE UTILITY.
 - WHEN EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE CITY OF LOS ANGELES, CALIFORNIA CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY OTHER AGENCIES PERTINENT TO THE PROJECT.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS SHALL BE AT LEAST AS GOOD AS OR BETTER THAN THE ORIGINAL. FENCES, CHANNEL DITCHES, DRIVEWAYS, PRIVATE YARDS AND RAMPWAYS ANY CHANGES MADE AFTER CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE CITY OF LOS ANGELES SHALL BE RECORDED AND REMAINS MUST BE RECEIVED IN WRITING.
 - FOR CONSTRUCTION OF THE "RED LINE" MARKED PINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS NOT CONSTRUCTED IN ADDITION TO THE PLANS ON THE PROJECT.
 - ALL CURB RADII TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE PLANS.



EXISTING LEGEND

	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	WATER LINE
—S—S—S—	SANITARY SEWER LINE
	STORM DRAIN LINE (AS NOTED)
—E—E—E—	OVERHEAD ELECTRIC LINE
	SET IRON ROD (AS NOTED)
—X—X—X—	FOUND IRON ROD (AS NOTED)
⊗	"X" CUT FOUND
⊗	"X" CUT SET
—W—W—W—	WATER VALVE
—M—M—M—	WATER METER
—F—F—F—	FIRE HYDRANT
—S—S—S—	SANITARY SEWER MAIN HOLE
—E—E—E—	ELECTRIC VAULT
—C—C—C—	CABLE VAULT
—T—T—T—	TRAFFIC SIGNAL VAULT
—TS—TS—TS—	TRAFFIC SIGNAL
—P—P—P—	TELEPHONE PEDESTAL
—L—L—L—	LIGHT POLE
—P—P—P—	POWER POLE
—B—B—B—	BENCH MARK
—C—C—C—	CONTROL MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS

SITE DATA SUMMARY TABLE

SITE ACREAGE:		0.716 Acres (31,272.5 F)							
ZONING:		U - LIGHT INDUSTRIAL							
PROPOSED USE:		WAREHOUSE							
BUILDING AREA:	TOTAL:	11,138.2 SF							
		UNIT 101	UNIT 102	UNIT 103	UNIT 104	UNIT 105	UNIT 106	UNIT 107	UNIT 108
	WAREHOUSE:	2350.5 SF	60.0 SF	2228.0 SF	1712.3 SF	1400.2 SF	200.0 SF	1400.2 SF	1400.2 SF
	OFFICE:	376.0 SF	30.0 SF	30.0 SF	30.0 SF	30.0 SF	30.0 SF	30.0 SF	30.0 SF
	GRSOS	2025.3 SF	2084.6 SF	2055.3 SF	1685.4 SF	1724.0 SF			
NUMBER OF STORIES:		1							
BUILDING HEIGHT:		28'-6"							
BUILDING COVERAGE:		35.6%							
FLOOR AREA RATIO:		0.30							
NUMBER OF WAREHOUSES:		5							
IMPERVIOUS AREA:		26,309.5 F. (84.13%)							
PERVIOUS/LANDSCAPE AREA:		4,903.5 F. (15.87%)							
REGULAR PARKING REQUIRED:		15 SPACES							
1 SP PER 750 SF.									
REGULAR PARKING PROVIDED:		13 SPACES							
HANDICAP PARKING REQUIRED:		1 SPACES (1 VAN ACCESSIBLE)							
HANDICAP PARKING PROVIDED:		1 SPACES (1 VAN ACCESSIBLE)							
TOTAL PARKING PROVIDED:		13 SPACES							

PROJECT CONTACT LIST

<p align="center"><u>ENGINEER</u></p> <p>TRIANGLE ENGINEERING LLC 1784 W. McDERMOTT DRIVE, SUITE 110 ALLEN, TEXAS 75013 KIEW KAM, P.E. 469-331-8566</p>	<p align="center"><u>OWNER/DEVELOPER</u></p> <p>BMV DEVELOPMENTS LLC PO BOX 530036 IRVING TX 75063-0110 WAKAAS ABDRAZAK 972-207-4431</p>
<p align="center"><u>SURVEYOR</u></p> <p>TRAVERSE LAND SURVEYING, LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 MARK NACE 469-784-0321</p>	<p align="center"><u>ARCHITECTURE</u></p> <p>DMFG SAN SIMON PLACE, STE 228, 2121 N SPRING CREEK PKWY, PLANO, TX 75023 KHALID BAWJA 469-307-2643</p>

SITE PLAN

WAREHOUSE
100 KRISTEN LANE
CITY OF WYLIE
COLLIN COUNTY, TEXAS
CREEK BEND INDUSTRIAL ADDITION LOT 1, BLOCK A



T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 W. McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

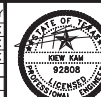
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
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KK	BD	03-30-21	SEE SCALE BAR	020-21	C-1.0
TX. P.E. FIRM #11525					

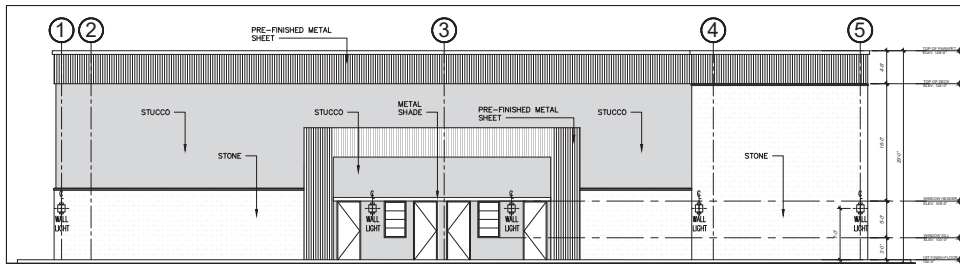
TX. P.E. FIRM #11529



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

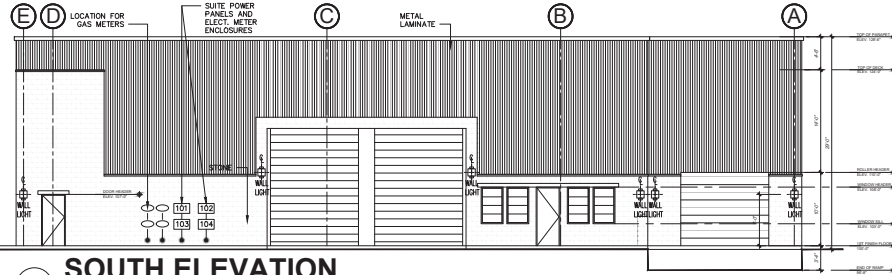


03/08/202



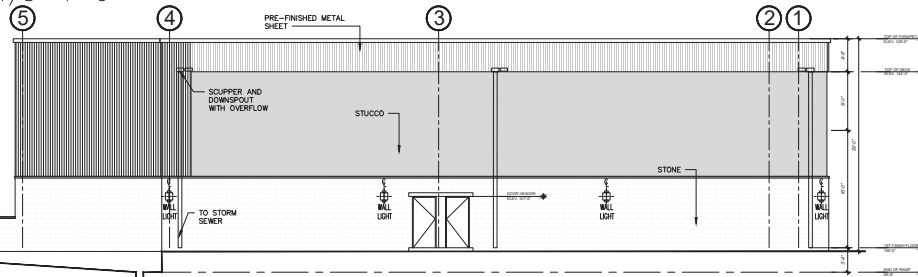
WEST ELEVATION

SCALE: 1/8"=1'-0"



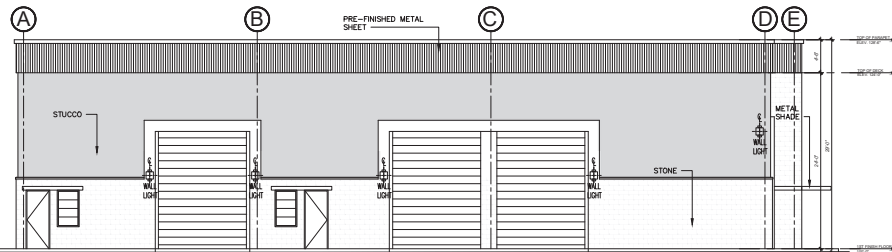
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"

ELEVATIONS	AREAS			FINISHES AND PERCENTAGE		
	TOTAL	GLAZING/DOORS		NET	STUCCO	STONE
		DOORS	GLAZING+ OPENING			
FRONT (WEST)	3160 SF	104 SF	30 SF	3026 SF	1206 SF	1057 SF
		3.3%	0.9%		39.9 %	34.9 %
SIDE (SOUTH)	3054 SF	49 SF	564 SF	2441 SF	0 SF	840 SF
		16.1%	18.5%		0 %	34.4 %
REAR (EAST)	3160 SF	46 SF	0 SF	3114 SF	1235 SF	1037 SF
		1.5%	0%		39.6 %	33.4 %
SIDE (NORTH)	3054 SF	52 SF	606 SF	2396 SF	1104 SF	809 SF
		17.0%	19.8%		46.1 %	33.8 %

FACADE MATERIAL AND MANUFACTURERS	
MATERIALS	MANUFACTURERS
METAL	PAC-CLAD or MBCI
STUCCO	SYNERGY
STONE	REPUBLIC



San Simeon Place, Ste 228
2121 W Spring Creek, Plano, TX 75023



P.O. BOX 59702
DALLAS, TEXAS 75209

SEAL:

MEP:

STRUCTURE:

WAREHOUSE
100 KRISTEN LANE
CITY OF WYLE TEXAS

WAKAAS ABRRAZAK
PO BOX 630036
IRVING, TX 75063-0110

PROJECT NAME:

OWNER NAME:

THE DRAWING AND WRITTEN MATERIAL HEREIN CONSTITUTE
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INSTRUMENT OF SERVICES ARE SUBJECT TO COPYRIGHT AND
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WAY WITHOUT THE EXPRESSED WRITTEN CONSENT.

ISSUED FOR APPROVAL

ISSUE RECORD: DATE:

SITE PLAN APPROVAL 10/20/2021

REVISION: DATE: DESCRIPTION:

ISSUE DATE: 10/20/2021

DRAWN BY: NO

CHECKED BY: KB

PROJECT NO: 090121

SHEET TITLE:

ELEVATIONS

SHEET NO:

AR-300



WYLLIE WAREHOUSE
MARTINEZ LANE
WYLLIE, TEXAS

E:
APPROVAL 05.27.2021
PLAN 11.19.2021
COMMENTS 12.16.2021
COMMENTS 02.09.2022

E:
2022

ET NAME:
ESCAPE PLAN

ET NUMBER:

1

[illegible]

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CM	8	Crape Myrtle 'Single trunk'	<i>Lagerstroemia indica</i> 'Single trunk'	8' H.	8' H., single trunk, tree form
LO	3	Live Oak	<i>Quercus virginiana</i>	12' H.	12' H., 8" spread, 5' clear straight trunk
RB	6	Red Bud	<i>Cereus canadensis</i>	8' H.	8' H., single, straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
NPH	105	Needlepoint Holly	<i>Ilex corata</i> 'Needpoint'	5 gal.	container, 30" H., 30" spread, full to base
MIS	54	Miscanthus	<i>Miscanthus sinensis</i>	5 gal.	container full, 24" spread
GROUND-COVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	275	Liriope "11P" Bermudagrass	<i>Liriope muscari</i> <i>Cynodon dactylon</i> "11P"	4" pots	container full, well rooted Solid Soil, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDING. PROVIDE EROSION PROOFING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAY.
3. ALL LAWN AREAS TO BE RESEED. SOULD SOULD BE LEFT IN A MINIMUM OF 2" OF FINE, FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON SITE CONSTRUCTION.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRANKLE SOIL FROM THE SAME SOURCE AS SECTION 02050. TOPSOIL SHALL BE FREE OF ROCKS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES SHALL BE SETTLED AND FILLING WITH TOPSOIL. THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3" DIAMETER AND LARGER, RED CLAY BLOCKS, STICKS, CONCRETE SPIDERS, ETC SHALL BE REMOVED PRIOR TO PLACING TOPSOIL. ANY LAWN POTS.
7. CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- [illegible]

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY UPSCALING. EXISTING AND PROPOSED SITE ELEMENTS SHALL BE VERIFIED BY ARCHITECT. ANY UPSCALING SHALL BE APPROVED BY ARCHITECT. ANY UPSCALING SHALL BE APPROVED BY ARCHITECT.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOD D500 BERBERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LANDSCAPE TABULATIONS

SITE LANDSCAPE:

Requirements: 10% of total site to be landscape area (31,273.75 s.f.)

Required	Provided
3,127.30 s.f. (10%)	5,013 s.f. (16.02%)

LANDSCAPING FOR PARKING LOTS: 17 parking spaces

Requirements- 50 s.f. of landscape for each parking space & all parking spaces shall be within 60 l.f. of a tree

Required	Provided
850 s.f. of landscape	935 s.f.
All spaces within 60 l.f. of a tree	Provided

DESIRABLE DESIGN ATTRIBUTE: Landscaping 10% or more in excess of 50 s.f. / space

VISUAL SCREENING: Required screening strip at least 5' wide, 36" ht., shrubs when planted, (1) flowering trees for 20 l.f. of area

Provided

LANDSCAPE STREET FRONTAGES (front yard excluding access drives - 3,780 s.f.)

Requirement 50% of the required front yard excluding landscape buffer. Trees shall be planted 30'-40' o.c.

Required	Provided
1,890 s.f.	3,150 s.f.
Street Trees 30'-40' o.c.	Provided

DESIRABLE DESIGN ATTRIBUTE: Increase minimum width of landscape buffer by

20%- 10' wide buffer required- 12' plus wide buffer provided

01 LANDSCAPE PLAN
SCALE 1"=20'-0"



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Item Number: 2

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from Neighborhood Services (NS) to Planned Development - Multi-Family (PD-MF) to allow for an income adjusted multi-family social services development on 2.472 acres located at 511 West Brown Street (ZC 2022-01).

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: KEP Brown Street Village

APPLICANT: Agape Resource and Assistance Center

Based on City Council guidance during a February 2021 work session, the applicant is requesting a Planned Development for an income adjusted multi-family development with on-site social services. The mission of the development is to offer an actively managed social services living facility as generally outlined in the applicants attached presentation.

The site is currently zoned as Neighborhood Services. The requested PD would allow for a maximum of 40 units in courtyard style buildings of approximately four units each as generally shown in the Zoning Exhibit. The proposal includes a density of roughly 16 units per acre. The units include studio, one, two, and three bedroom apartments at 450, 650, 800, and 1100 square feet, respectively.

The proposal includes amenities such as a staffed community center, Xeriscape landscaping, and an urban garden. Due to the nature of the development and the residents served, the PD conditions include a provision for reduced parking of one space per unit, plus additional spaces for the community center parked at general standards.

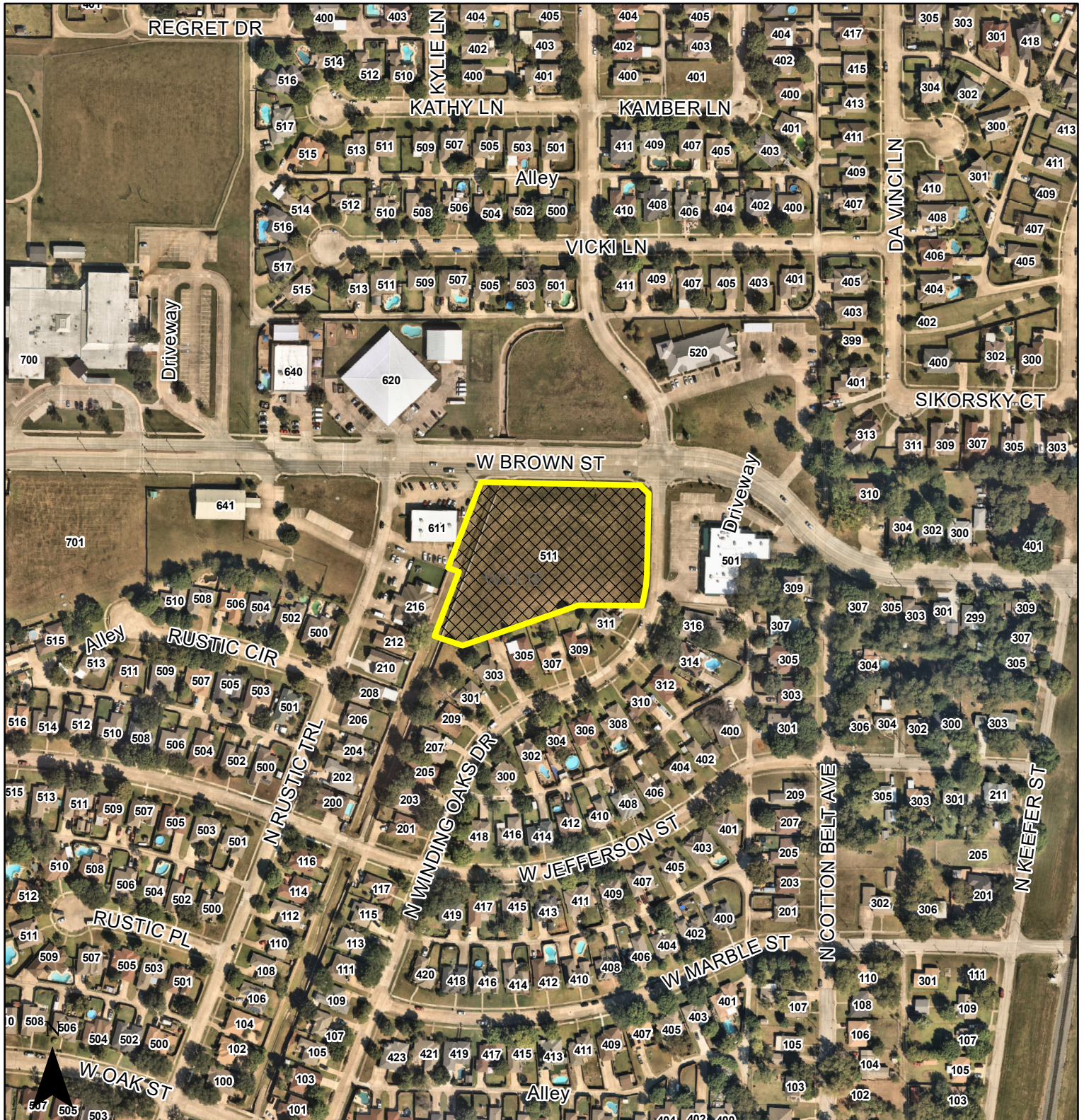
The surrounding properties to the north, east, and west are zoned Neighborhood Services and are currently occupied by daycare, restaurant, and retail uses. Properties to the south are zoned Single-Family 10/24 and contain residential uses. The proposal is in line with the land use of the Comprehensive Plan. The project faces Brown Street which is a four lane secondary thoroughfare.

A replat and site plan will be required should zoning be approved.

Notifications/Responses: 31 notifications were mailed in accordance with state law; with no responses returned in favor and nine received in opposition to the request.

Locator Map

02/15/2022 Item 2.

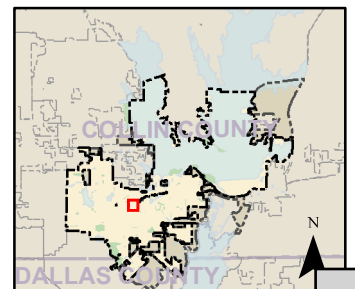


ZC 2022-01; Jericho Village



Subject Property

0 130 260 520 780 1,040 Feet



Jericho Village™ Apartments**EXHIBIT “B”****Planned Development Conditions****I. PURPOSE:**

The purpose of this Planned Development is to provide a community of mixed income, affordable apartments in a suburban village setting. The community will provide wrap-around services through an on-site community center for social workers to assist Villagers with support such as access to childcare, transportation, workforce training, and counseling. By offering mixed-income rental homes and support services, the goal of Jericho Village™ will be to provide individuals and families with both economically attainable housing and the tools needed to retain or attain economic, emotional, and physical stability.

II. GENERAL CONDITIONS:

1. These Planned Development Conditions shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021), except as specifically provided herein.
2. The design and development of the Jericho Village™ Apartments shall take place in general accordance with the Zoning Exhibit (Exhibit C). The approval of a corresponding plat and site plan shall be required before the commencement of development.

III. SPECIAL CONDITIONS:

3. Section 3.3.B of the City of Wylie Zoning Ordinance is amended as follows:

Planned Development - Multi-Family

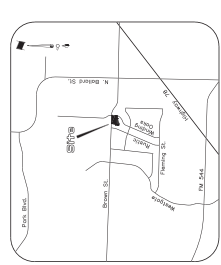
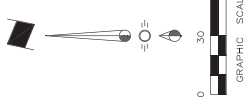
- A. Purpose - The purpose of this Planned Development is to allow for an affordable apartment development and on-site social services.

- B. Permitted Uses - Uses shall be limited to Multi-family dwelling, Accessory Community Center, and reasonable outdoor use as depicted on the zoning exhibit.
- C. Development Standards: Following are the yard, lot and space requirements for the PD, including density, height, lot and unit size

Minimum unit size (square feet)	Studio - 450, One Bedroom- 650, Two Bedroom – 800, Three Bedroom - 1100
Maximum density	16 units per gross acres / 40 Units maximum
Community center	Maximum 3,000 SF
Building Separation	10' minimum
Front Setback	20'
Side Setback	10'
Rear Setback	10'
Maximum height of main structure	36'

- D. Additional Provisions: Section 7.1 Residential Adjacency and Proximity Standards of the Zoning Ordinance shall not apply. Setbacks are as noted in II.1.C above.

- Section 4.3.D Land Design Standards are amended as follows: Desired Land Design requirements are achieved by projects in accordance with the following criteria using generally accepted Xeriscape standards.
- Section 5.1.B.7 Parking Requirements are amended to allow one parking space per dwelling unit and one parking space per 200 square feet of publicly accessible square feet in the community center for parking spaces as generally depicted on the zoning exhibit.



SYNOPSIS
Existing Zoning: NS
Proposed Zoning: PD
Proposed Use: Multi-Family
Lot Area: 2.472 Acres (107,669 Sq. Ft.)
Building Area: 18,194 Sq. Ft.
Lot Coverage: 16.9%

ZONING EXHIBIT

JERICO VILLAGE

2.472 Acres

Situated In The

S.B. SHELBY SURVEY ~ ABST. 820

WYLE COLLIN COUNTY, TEXAS

Owner:

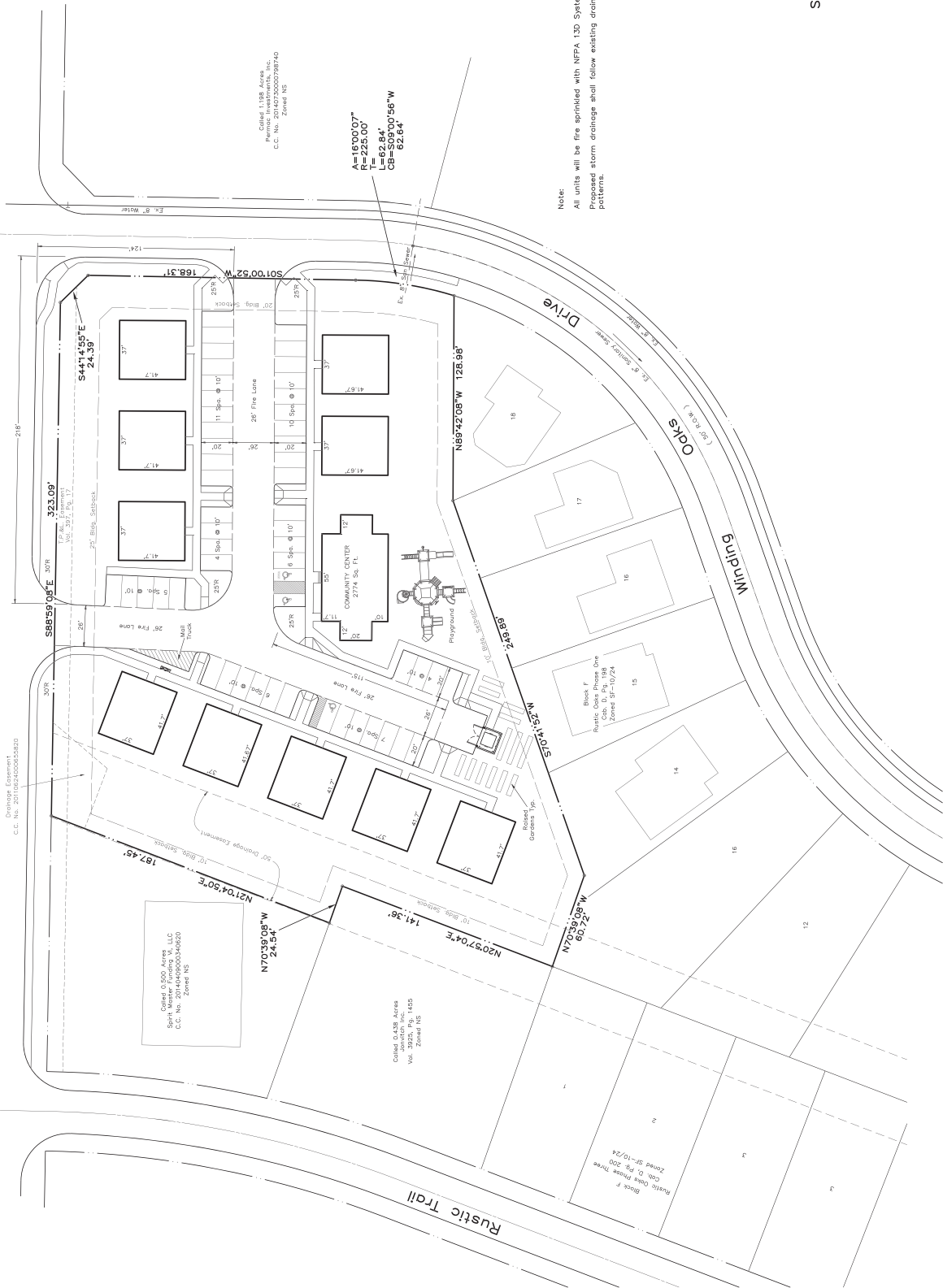
Apple Resource & Assistance Center, Inc.
PO Box 861654
Plano, TX 75086
Telephone 469 814-0453
jnet@shop4gope.com

Prepared By:

S&B Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Ft. Worth, TX 76102
Telephone 972 359-1733
seth@sbengineering.com
January 10, 2022

West Brown Street

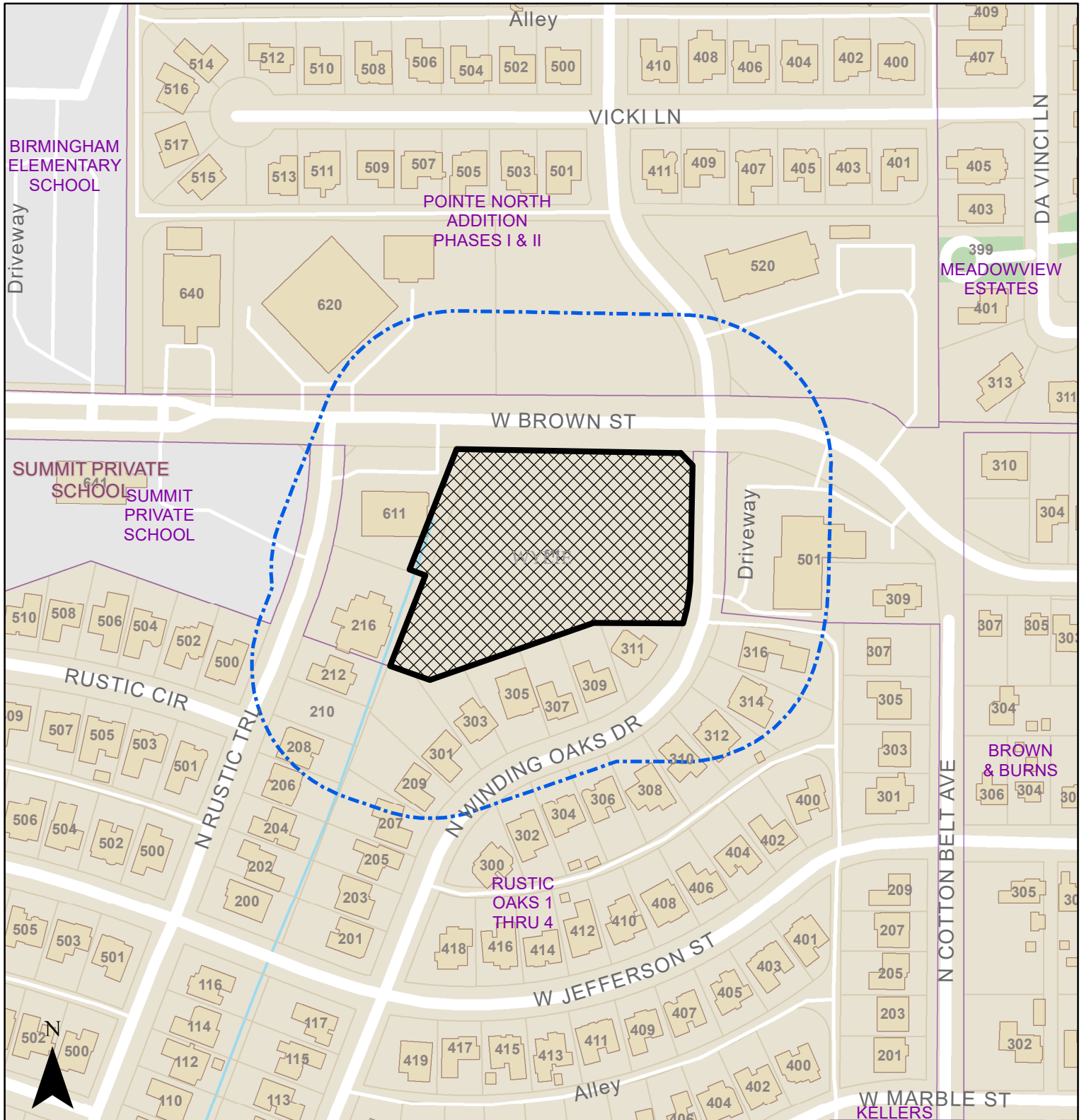
(90' R.O.W.)



Note:
All units will be fire sprinkled with NFPA 13D System.
Proposed storm drainage shall follow existing drainage patterns.

Notification Map

02/15/2022 Item 2.



ZC 2022-01; Jericho Village

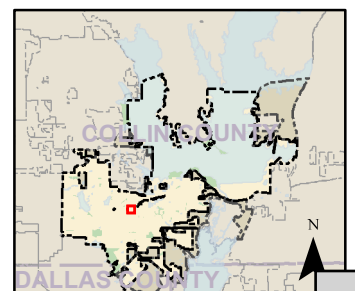


200 Foot Notification Buffer



Subject Property

0 95 190 380 570 760 Feet



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 #2022-01.
☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.
 Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

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

Tuesday, February 1, 2022 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
 City Council meeting:

Tuesday, February 22, 2022 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Xiaowu Gu and Xingyuan Ma
(please print)

Address: 301 N Winding Oaks Dr. Wylie, TX 75098

Signature: 

Date: 01/23/2022

COMMENTS:

PUBLIC COMMENT FORM*(Please type or use black ink)*

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.

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Date, Location & Time of
 City Council meeting:

Tuesday, February 22, 2022 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

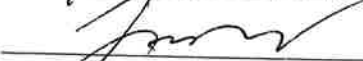
LA RAY DOYLE

(please print)

Address:

303 N. WINDING OAKS DR Lot 14
 WYLIE TX 75098

Signature:



Date:

JAN 28, 2022

COMMENTS:

I WOULD BE FINE WITH THE ZONING REQUEST IF THE
 BEER & WINE STORE WAS NOT ACROSS THE STREET. IF THIS IS TO BE
 A AFFORDABLE HOUSING (SECTION 8) MAKING THIS STORE NEEDS TO MOVE

ALSO WHAT KIND OF FENCE OR WALL TO BE BUILT BETWEEN THE JERVO VILLAGE
 AND THE 6 HOMES THAT WILL SHARE PROPERTY LINES

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 #2022-01.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.

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Planning & Zoning

Commission meeting:

Tuesday, February 1, 2022 6:00 pm

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

Date, Location & Time of

City Council meeting:

Tuesday, February 22, 2022 6:00 pm

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

Name:

JOSHUA VANDERTOOR

(please print)

Address:

311 N. WINDING OAKS DR.

WYLIE, TX 75098

Signature:

[Signature]

Date:

01-10-2022

COMMENTS:

I OWN THE PROPERTY ON THE CORNER AND DO NOT WANT
MULTI-FAMILY HOUSING NEXT DOOR, ESPECIALLY IF IT WILL LOWER
PROPERTY VALUES.

PUBLIC COMMENT FORM*(Please type or use black ink)*

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

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I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.

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Planning & Zoning

Commission meeting:

Tuesday, February 15, 2022 6:00 pm

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

Date, Location & Time of

City Council meeting:

Tuesday, February 22, 2022 6:00 pm

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

Name:

Raul Orta / Mary M. Orta
(please print)

Address:

312 N. Winding Oaks Dr.
 Wylie, TX 75098

Signature:

Raul Orta Mary M. Orta

Date:

Feb. 01, 2022

COMMENTS:

That is to much For such a small property.

Put single Family Homes.

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, February 15, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 22, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: VERNON ROBBINS
(please print)

Address: 308 N. WINDING OAKS DR.
WYLIE, 75098

Signature: Vernon Robbins

Date: 1-19-2022

COMMENTS:

Concerned about Supervision & reduced property
value.

PUBLIC COMMENT FORM*(Please type or use black ink)*

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

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☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.

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Planning & Zoning
Commission meeting:

Tuesday, February 15, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 22, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Jim Jo Rude
(please print)
Address: 309 N Winding Oaks Dr
Wylie, Tx 75098-4311
Signature: Jim Jo Rude
Date: 1-18-2022

COMMENTS:

This could potentially be unsafe for the surrounding neighborhood. Not knowing who will live there and what problems they bring with them like angry partners or spouses. Also, would be an eye sore and traffic mess like Winding Oaks and Flemming with cars parked up and down the street that blocks passing and being able to see pulling in or out. That intersection is a nightmare. I now avoid it even though it is a easier route to take.

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 #2022-01.



I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.

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

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Planning & Zoning

Commission meeting:

Tuesday, February 15, 2022 6:00 pm

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

Date, Location & Time of

City Council meeting:

Tuesday, February 22, 2022 6:00 pm

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

Name:

(please print)

Address:

Signature:

Date:

Parkers

314 N Winding Oak Dr
Wylie TX

Lana K Parker

1-19-2022

COMMENTS:

PUBLIC COMMENT FORM*(Please type or use black ink)*

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

☐ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-01.

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 Planning & Zoning
 Commission meeting:

Tuesday, February 1, 2022 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
 City Council meeting:

Tuesday, February 22, 2022 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: HARVEY E. RUTHANNE PURDOM
 (please print)

Address: 302 N Winding Oaks
Wylie, TX 75098

Signature: Harvey E. Purdom Ruthanne Purdom

Date: 1-15-22

COMMENTS:

PUBLIC COMMENT FORM (Please type or use black ink)

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

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Date, Location & Time of
City Council meeting:

Tuesday, February 22, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Raul Orta

(please print)

Address:

312 N. Winding Oaks Dr.
Wylie TX 75098

Signature:

Raul Orta

Date:

01-14-2022

COMMENTS:

It would be good if you built houses the same size that is in the Neighborhood for single family homes. All these houses being built are too large for starter homes.



AGAPE PROVIDES A FOUNDATION OF SAFE, STABLE HOUSING

02/15/2022 Item 2.



EMPOWERING SUPPORT SERVICES



COUNSELING &
COACHING



CHILDCARE



EDUCATION
OPPORTUNITIES



TRANSPORTATION

————— *LACK OF ECONOMICALLY ATTAINABLE HOUSING DELAYS GRADUATION* —————

JERICO VILLAGE

A HOUSINGPLUS Empowerment Initiative

02/15/2022 Item 2.



Land | 2.472 acres

Structures / Amenities

- Ten 3- or 4-plex multi-family buildings
- Community Center & Garden
- Playground
- Outdoor gathering areas

Density | Max 40 multi-family units

Rent | Max 55% units for households making 50% AMI or below

Unit size | Studio, 1, 2 & 3 bedroom

Wylie Community & Agape families

- About 80% of units available to Wylie individuals
- Agape families can graduate from Agape into Jericho Village

JERICO VILLAGE

A HOUSINGPLUS Empowerment Initiative

02/15/2022 Item 2.

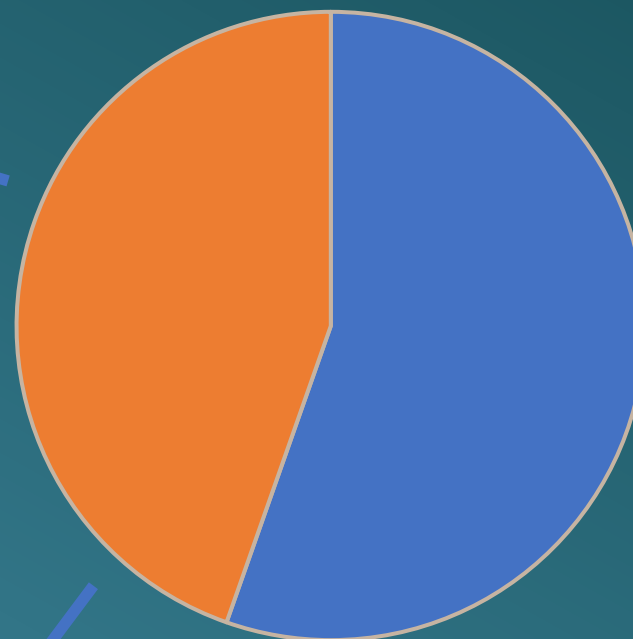
- NOT government funded; is NOT Section 8 housing
- Economically attainable rent from subsidized units to market rates.
- Specifically designed to blend into and enhance neighborhood
- Individual buildings resemble single family homes
- Safety and security is important – We are in discussion with Catholic Charities Dallas for
 - On site property management
 - On site social services
- Household stability is our goal
 - ALL Villagers will have access to Empowerment Support services
 - Families, especially children, can be stable!

JERICO VILLAGE FUNDING SOURCES

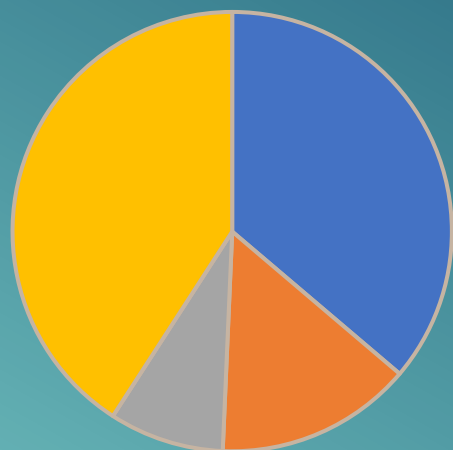
JERICO VILLAGE FUNDING - \$6,500,000

1ST MORTGAGE-
CONVENTIONAL
- 60% - \$ 3.6 MM

EQUITY - 40% -
\$2.9MM



EQUITY RAISED TO DATE \$1,715,000 - NEARLY 60%



THE KALETA A. DOOLIN
FOUNDATION - \$1,050,000

IN KIND - Professional
services & fees - \$420,000

BOARD & INDIVIDUALS -
\$425,000

REMAINING EQUITY TO RAISE
- \$1,185,000

As a nonprofit, Agape has more opportunities to raise public equity than a for profit, who often look to government funding as a tool to raise equity



2,772

WYLIE FAMILIES RECEIVED
FOOD ASSISTANCE IN 2020;
UP 181% OVER 2018



\$1,500

AVE RENT 1 BDR; UP 22\$ OVER
2021. \$50K ANNUAL SALARY >
\$1250 UNBURDENED HOUSING



JERICO VILLAGERS
WILL BE OUR
NEIGHBORS



28%

WYLIE ISD STUDENTS
ON FREE & REDUCED
LUNCHES



19%

WYLIE FAMILIES LIVE
AT/BELOW 185% OF POVERTY
THRESHOLD
(\$40K FOR FAMILY OF 3)

LET'S MAKE DREAMS COME TRUE TODAY!





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Item Number: 3

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from Agricultural District (AG/30) to Planned Development - Single Family (PD-SF) to allow for single family residential development on 47.2995 acres generally located on Country Club Road approximately 2000' south of Parker Road (ZC 2022-02).

Recommendation

Motion to accept the request to table.

Discussion

OWNER: Fred Monroe for Monroe Estate

APPLICANT: Skorgburg Company

REQUEST TO TABLE

The applicant is requesting to table a change in zoning from AG/30 to PD/SF based on feedback received during a recent City Council work session. The feedback generally consisted of concerns for the single family lot sizes, the limited amount of commercial property, and public access to the park. The applicant is in the process of re-working the site layout and PD Conditions and was not able to complete that work prior to this advertised public hearing.

As currently presented, the requested PD would allow for approximately 150 single family homes on minimum 5000 square foot lots. Home sizes are a minimum 1800 square feet (20% of total lots).

The proposal includes a dedication of approximately 17 acres of parkland and \$400,000 worth of park improvements recommended for approval by the Parks Board.

The surrounding properties to the north, east, and west are a mix of residential and commercial uses both in and outside of city limits. Properties to the south consist of an elementary school and community church. The proposal is in line with the land use of the Comprehensive Plan. The project faces Country Club Road which is a six lane major thoroughfare. As the project is in excess of 100 units a Traffic Impact Analysis may be required.

A preliminary plat will be required should zoning be approved.

Notifications/Responses: Five notifications were mailed in accordance with state law; with no responses returned in favor nor in opposition to the request.

PLANNED DEVELOPMENT STANDARDS

EXHIBIT “C”

MONROE FARMS

I. PURPOSE

Monroe Farms is a sustainable neighborhood with the intent to promote: (1) the natural features of the current landscape, (2) active public open space, and (3) high quality housing product that will make a beautiful and enduring community which upholds and enhances the quality of the surrounding environment. Monroe Farms strives to be a shining example of what Wylie has to offer.

The Neighborhood Service District, part of the Monroe Farms Planned Development, is a commercial development with the intent to promote convenient retail shopping, personal services, and/or professional offices serving the needs of Wylie residents. This commercial development strives to be a complementary component to the surrounding residential development and benefits Wylie, as a whole.

RESIDENTIAL

II. GENERAL CONDITIONS:

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

Figure 3-4 - Planned Development – Single Family (PD – SF)	
Lot Size (<i>Minimum</i>)	
Lot Area (sq. ft.)	5000
Lot Width (feet)	50
Lot width of corner Lots (feet)	55
Lot Depth (feet)	100
Lot Depth of Cul-de-sac Lots (feet)	86 (<i>average depth of 112</i>)
Dwelling Regulations	
Minimum Square Footage	
Maximum of 20% of the lots	1800
Minimum of 30% of the lots	2000
Minimum of 50% of the lots	2200
Design Standards Level of Achievement	See Section IV Design Conditions
Yard Requirements – Main Structures	
Front Yard (feet)	20

Front Yard of Cul-de-sac Lots (feet)	15
Side Yard (feet)	5
Side Yard of Corner Lots (feet)	10
Rear Yard (feet)	10
Rear Yard of Cul-de-sac Lots (feet)	5
Lot Coverage	75%
Height of Structures	
Main Structure (feet)	36
Accessory Structure (feet)	No Accessory Structures Allowed

III. SPECIAL CONDITIONS:

1. Maximum number of residential lots not to exceed 146 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. The second point of access into the development shall be gate restricted for emergency vehicle access only.
6. An approximately 16.9-acre Public Park shall be dedicated, along with improvements outlined in Exhibit "E", to the City of Wylie in accordance with City's Subdivision Regulations and approval by the City Council. All drainage, floodway, and utility easements will be determined with engineering plan approval.
7. Prior to issuance of a certificate of occupancy for any dwelling unit, Public Park improvements shall be installed.
8. A Homeowner's Association (HOA) shall be established that will be responsible for maintenance of all perimeter fencing, screening, HOA open space lots, HOA common areas, and landscaping within HOA areas.

IV. DESIGN CONDITIONS:

A. Land Design Standards

1. A single loaded street shall be constructed adjacent to the dedicated public park.
2. There shall be a 40' buffer with a 6' decorative metal fence with masonry columns every 50' built along Country Club Road.
3. The single loaded street adjacent to the dedicated public park shall be a desirable provided in this section.

B. Street and Sidewalk Standards

1. No curvilinear streets shall be required in the Planned Development.
2. A stone monument identifying the subdivision shall be placed in Lot 1 Block A open space. The monument shall be made with more than 1 type/color of stone.

3. All crosswalks within the subdivision shall be 7' wide with distinctive striping connecting to a pedestrian sidewalk system with pedestrian ramps complying with the American with Disabilities Act.
4. A 5' sidewalk shall be required throughout the subdivision.
5. A minimum 4' wide, dedicated lead walk, separate from a driveway, shall provide connection between the house and the driveway. This lead walk shall not connect to the street.
6. Mailbox clusters shall be provided in the subdivision with conformance with USPS.
7. Streetlights on decorative poles every 350' placed on alternating sides of the street throughout the subdivision.
8. Two or more different types/color of stone on the subdivision monument shall be a desirable provided in this section.

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. Architectural laminated shingles shall be used. 3-Tab Shingles are prohibited.
8. 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.
9. All homes within the community shall have front entry garages that face the street.
10. Three car (or more) garages are prohibited.
11. Each garage shall be a minimum of 400 square feet.
12. 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.
13. A minimum 6' high board on board cedar fence shall be built along the rear lot line by the home builder.
 14. Each residential dwelling shall have sodded front, side, and rear with a minimum of 2 trees and 5 shrubs in the front yard.
 15. Two desirables shall be provided in this section. An automated, subsurface irrigation system and board on board fencing.

COMMERCIAL

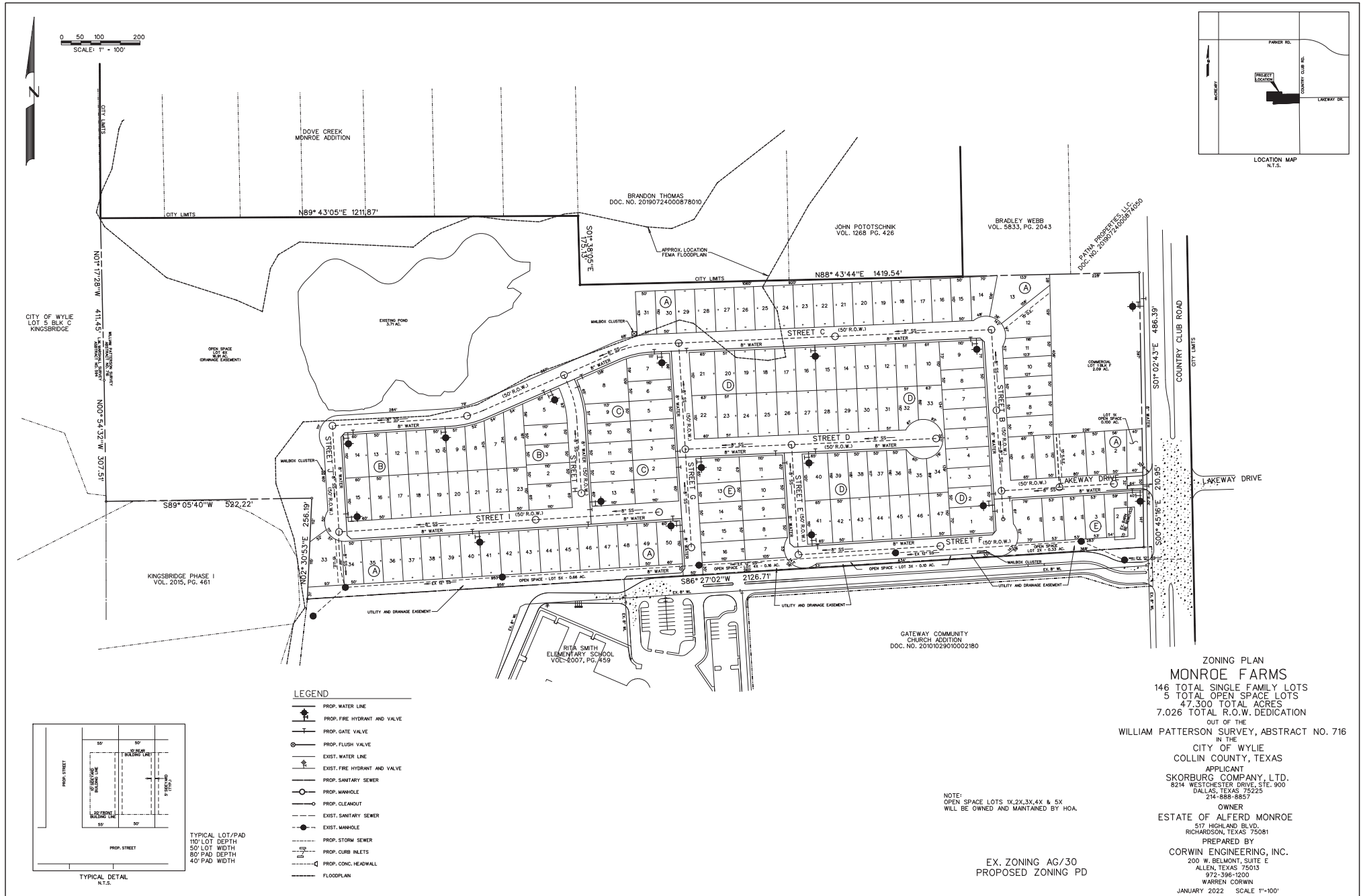
I. COMMERCIAL GENERAL CONDITIONS:

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 Neighborhood Service District (NS) set forth in Article 4, Section 4.1 of the Comprehensive Zoning Ordinance (adopted as of 2021) shall apply except for the following:

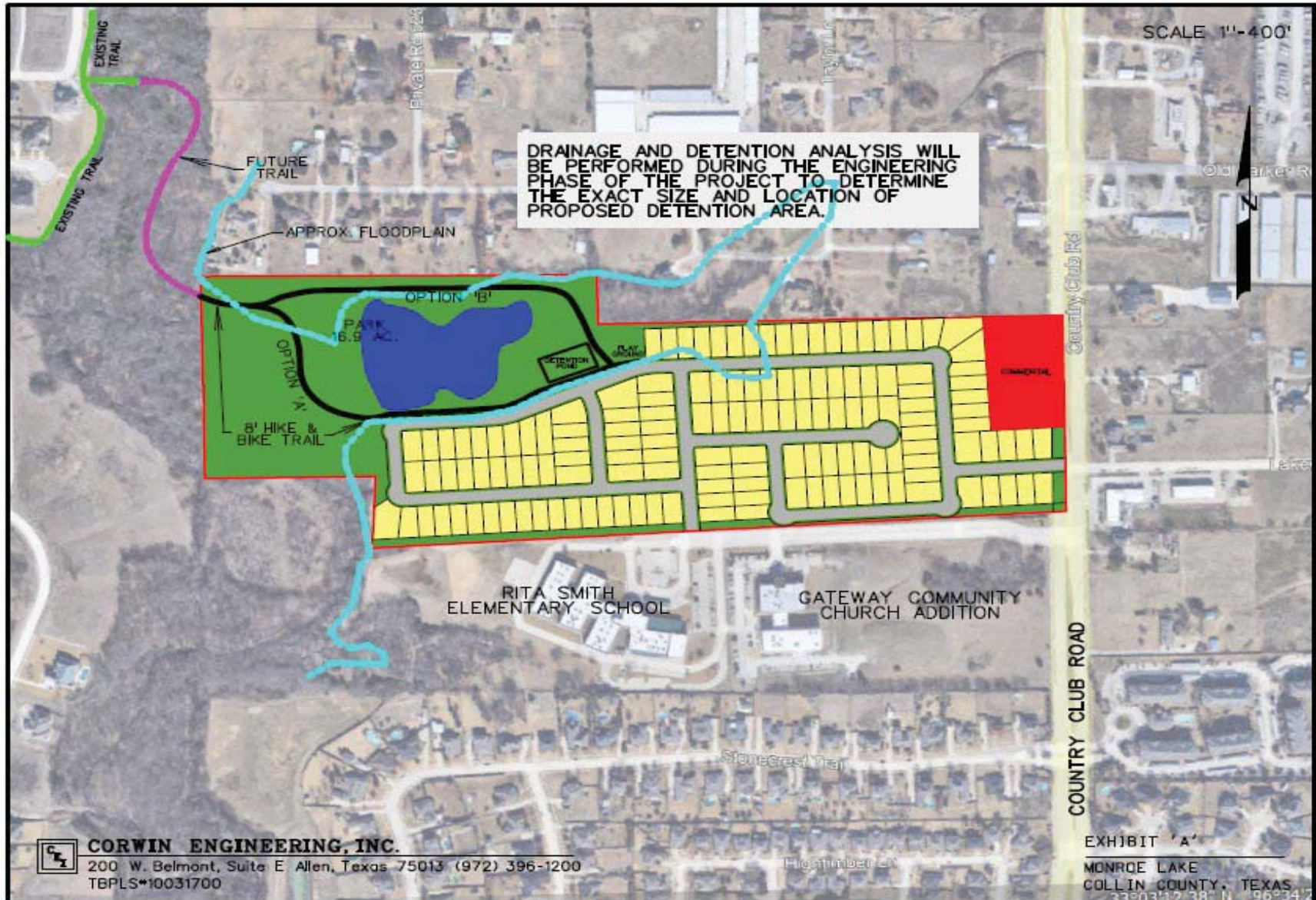
Figure 4-1 - Planned Development – Neighborhood Service (PD – NS)	
Height	
Height of Main Structure (feet)	35
Number of Stories	2
Residential Proximity	Combination of retaining wall and/or max 4:1 slope from residential lot line
Building Placement and Coverage	
Front Yard Setback (feet)	25
Side Yard Setback (feet)	10
Rear Yard Setback (feet)	10
Lot Coverage	45%
Buffering and Screening	
Nonresidential Use Adjacent to Single Family	Double Side & Rear Setback – 10' required landscaping w/ Screening
Nonresidential Use Adjacent to Multifamily	NA
Service and Loading Areas	Not visible from public street or adjacent residential uses

II. COMMERCIAL SPECIAL CONDITIONS:

1. No site layout will be approved with this proposal nor is a development schedule proposed. Future site design shall be in accordance with the rules, regulations provided in the City of Wylie Zoning Ordinance, Subdivision Regulations, and Figure 4-1 of this PD.



PUBLIC PARK IMPROVEMENTS EXHIBIT "E" MONROE FARMS



MONROE PARK & TRAIL COST PROJECTION									
Date: 12-8-21									
DESCRIPTION	Quantity	UNIT	PRICE	TOTAL COST					
6" Concrete Hike and Bike Trail 8' Wide	14,000	SQ. FT.	\$ 6.50	\$ 91,000					
6" Concrete Hike and Bike Trail 8' Wide Connection	1,400	SQ. FT.	\$ 6.50	\$ 9,100					
6" Concrete Pads for Benches and Tables along Trail	500	SQ. FT.	\$ 6.50	\$ 3,250					
Handicap Ramps	1	EA.	\$ 2,000.00	\$ 2,000					
Low Water Crossings	1	EA.	\$ 15,000.00	\$ 15,000					
Lake Draining and Dam Breach	1	EA.	\$ 40,000.00	\$ 40,000					
Play Ground									
Playground Structure and Swing Set (Mulch Base)	1	EA.	\$ 85,000.00	\$ 85,000					
Hardscape (Sidewalks, Pads, and Play Ground Border)	1	EA.	\$ 30,000.00	\$ 30,000					
Playground Drainage	1	EA.	\$ 12,500.00	\$ 12,500					
Park & Trail Improvements									
Picnic Table	2	EA.	\$ 2,000.00	\$ 4,000					
Park Trail Bench	4	EA.	\$ 1,250.00	\$ 5,000					
Trash Receptacle	4	EA.	\$ 1,250.00	\$ 5,000					
Park Trail Mileage Markers									
6" Posts	2	EA.	\$ 1,000.00	\$ 2,000					
ID Placards	2	EA.	\$ 500.00	\$ 1,000					
Installation	2	EA.	\$ 1,500.00	\$ 3,000					
General Site Prep and Grading	1	LS.	\$ 20,000.00	\$ 20,000					
Seeded Areas									
Bermuda Hydromulch for 8' Trail Buffer and Playground Area	4.0	AC.	\$ 3,500.00	\$ 14,000					
Irrigation									
Irrigation Design and Install for Seeding	1	LS.	\$ 60,000.00	\$ 60,000					
Irrigation Stamped Plan for Permit	1	LS.	\$ 1,500.00	\$ 1,500					
TOTAL			\$	401,850					

PARK FEE CALCULATION

Date: 12-8-2021

	No. of Lots	Park Fee	Total
Park Fee Based on Proposed Lot Count	146	\$ 2,000.00	\$ 292,000
Cost of Park Improvements (Trail and Playground)		\$	401,850
Total Park Improvements in Excess of Required Park Fees		\$	(109,850)
Park Fee Cash Contribution to City		\$	-
Park Land Dedication	2.8	Acres	
Park Land Dedication in Flood Plain	14.1	Acres	
Total Park Land Dedication	16.9	Acres	
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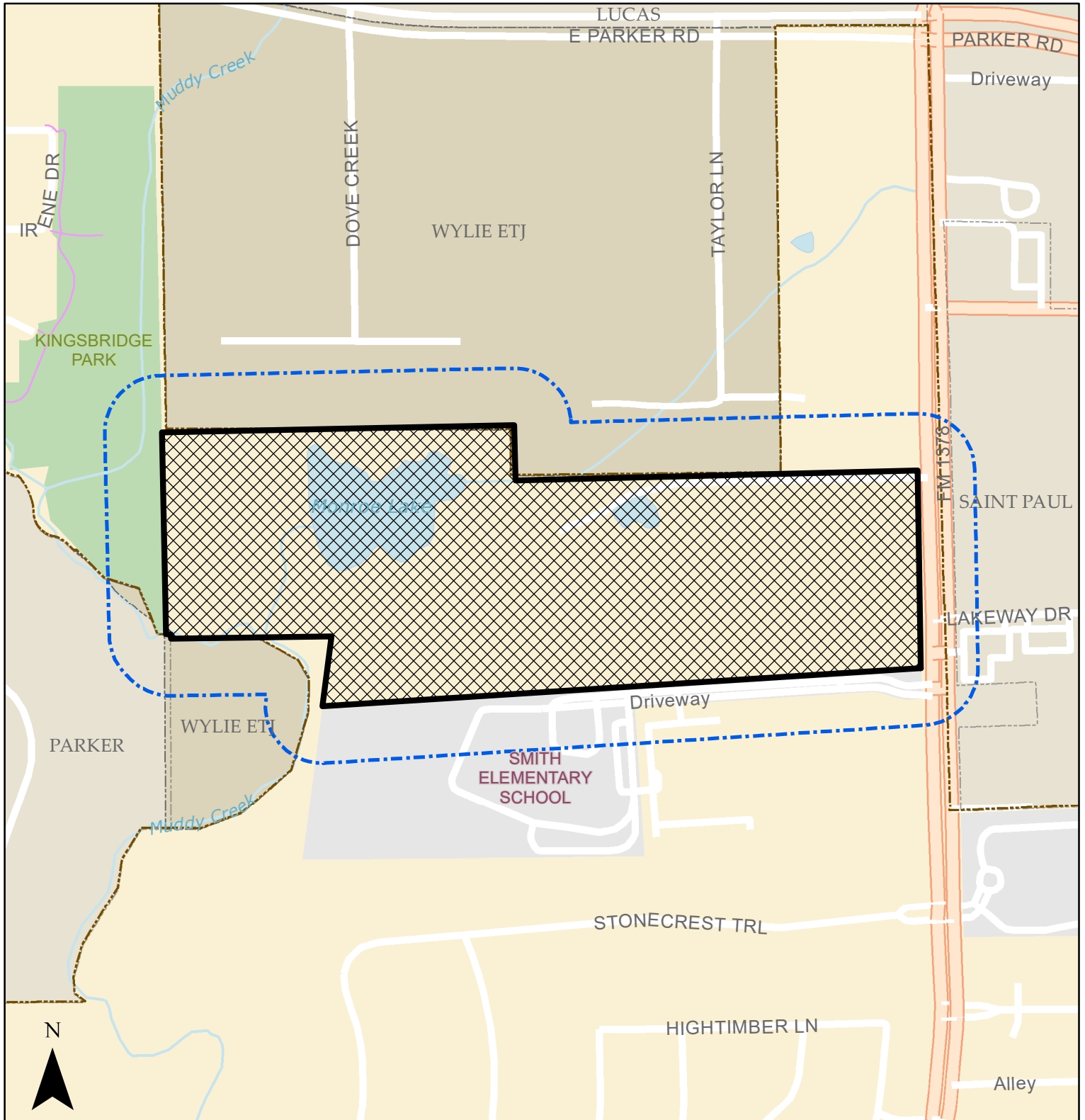
Note:

Developer to install park and trail improvements

City to be responsible for water and maintenance upon completion of the improvements.

Notification Map

02/15/2022 Item 3.



ZC 2022-02; Monroe Farms; 2301 FM 1378

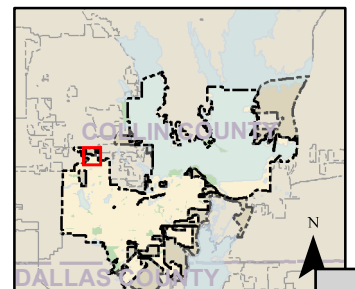


200 Foot Notification Buffer



Subject Property

0 230 460 920 1,380 1,840 Feet





MONROE FARMS

Planning and Zoning

February 15, 2022

Contents

- Skorborg Company Background
- Skorborg Company Projects in Wylie
- Property Location
- Proposed Zoning & Concept
- Park Dedication
 - Park Improvements
 - Monroe Lake
- Water Service & CCN Exchange
- Secondary Access
- City Council Work Session



The Skorborg Company

- Local, privately owned development firm with 40 years of experience
- Over 120 development projects in more than 33 different cities around DFW metroplex
- Over 25 current projects in active development or build out
- Reputation for building high-quality, long-lasting communities
- Projects range from small, infill locations to 800-acre multi-phase master planned communities



Projects Nearby

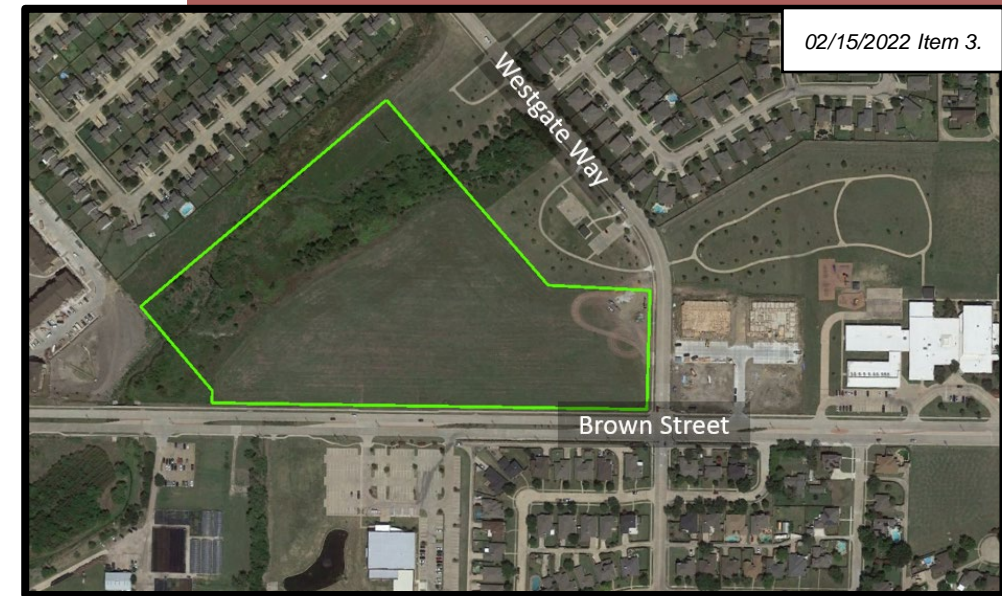
Current Developments in Wylie

Birmingham Bluffs

59 Home Single Family Development

5.3 Acre Park Dedication

Similar Park Dedication Concept



Birmingham Park Dedication



5.3 Acres of Dedication

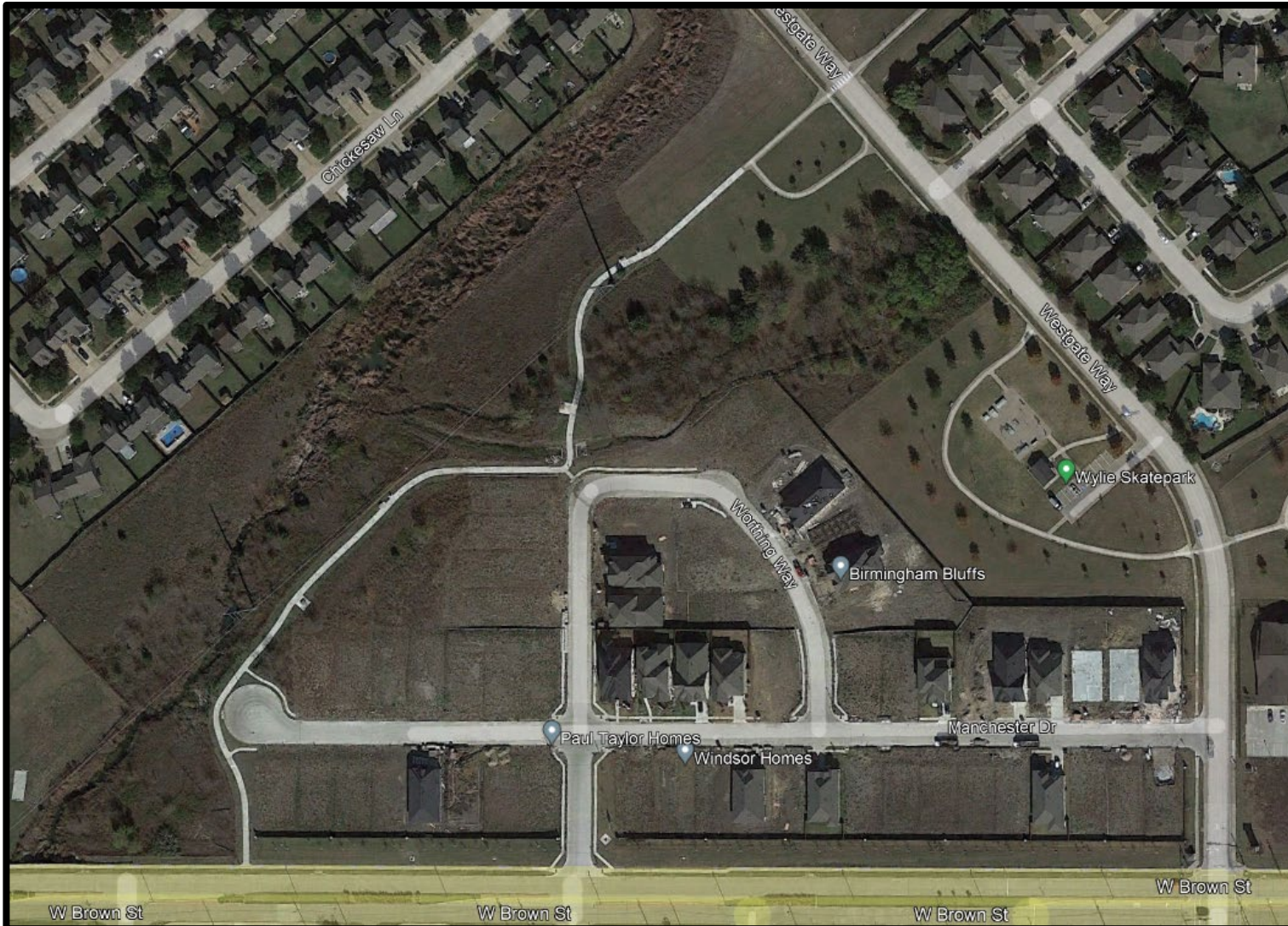
Developer to Build and Pay for 8' Trail Connection and Improvements

Proposed Estimated \$144,000 Improvements in Lieu of \$118,000 Park Fees

Unanimous Parks Board Recommendation of Approval 11/13/2017

Birmingham Park Final Trail Layout

02/15/2022 Item 3.



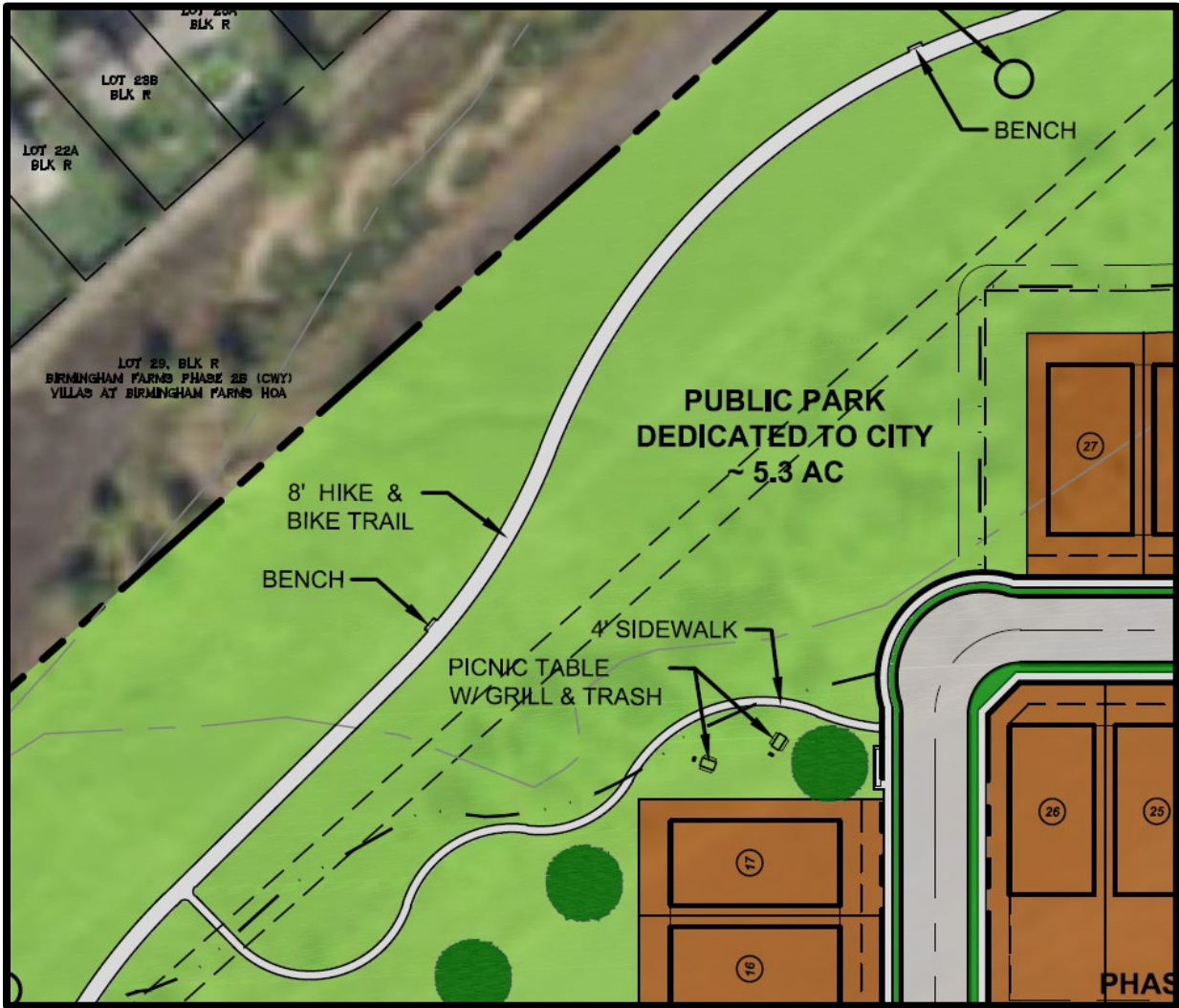
5.3 Acres of Dedication

Developer to Build and Pay for 8' Trail Connection and Improvements

Proposed Estimated \$144,000 Improvements in Lieu of \$118,000 Park Fees

Unanimous Parks Board Recommendation of Approval 11/13/2017

Birmingham Park Dedication

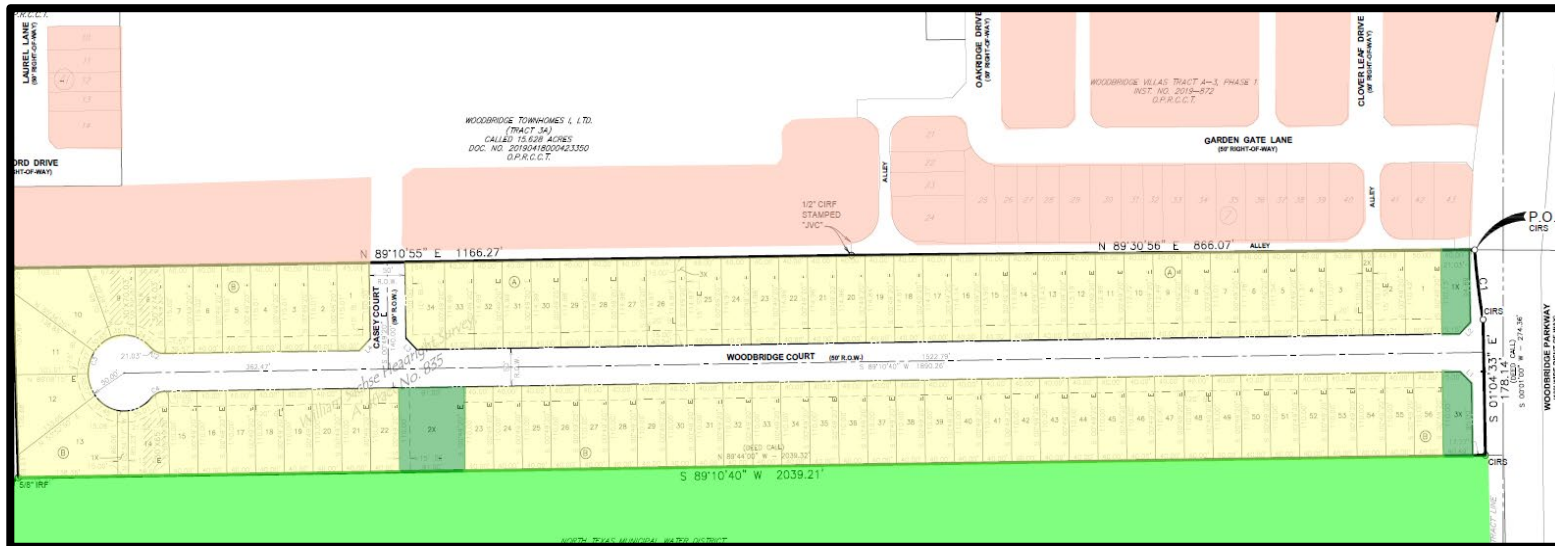


Projects Nearby

Current Developments in Wylie

Manors at Woodbridge

90 Home Single Family Development

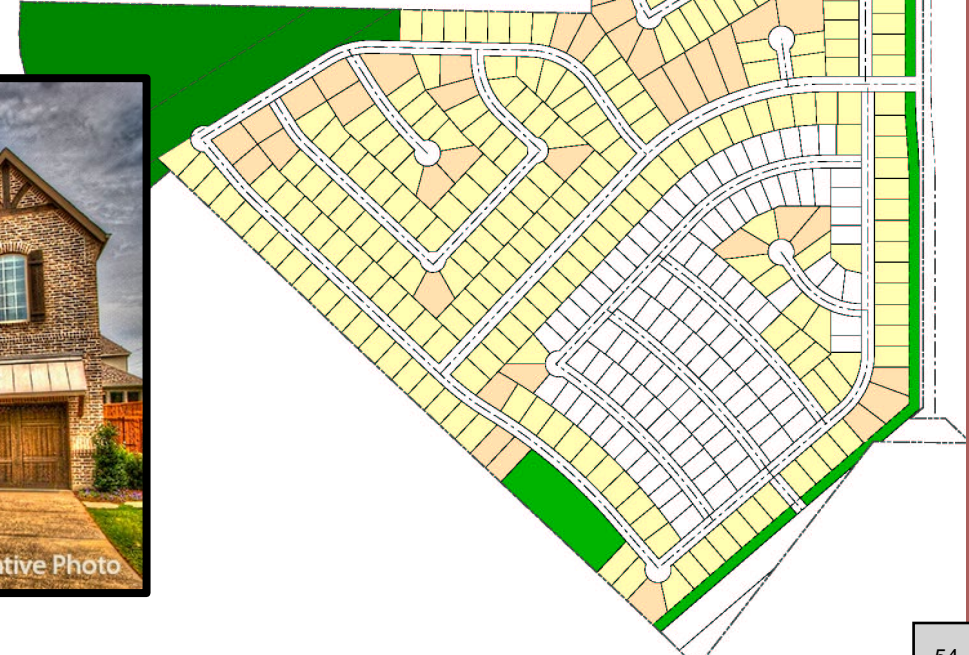
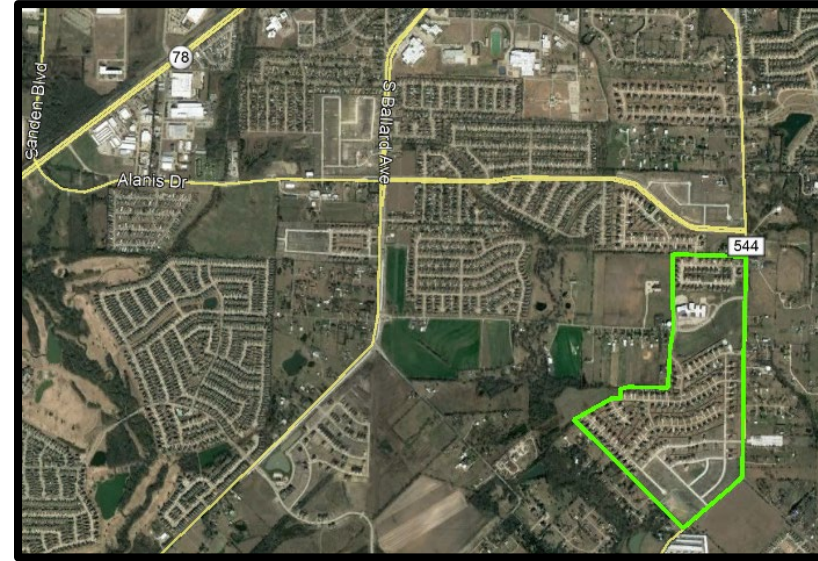


Projects Nearby

Developments in Wylie

Braddock Place

450 Home Master Plan
Approx. 28 Acres of Park

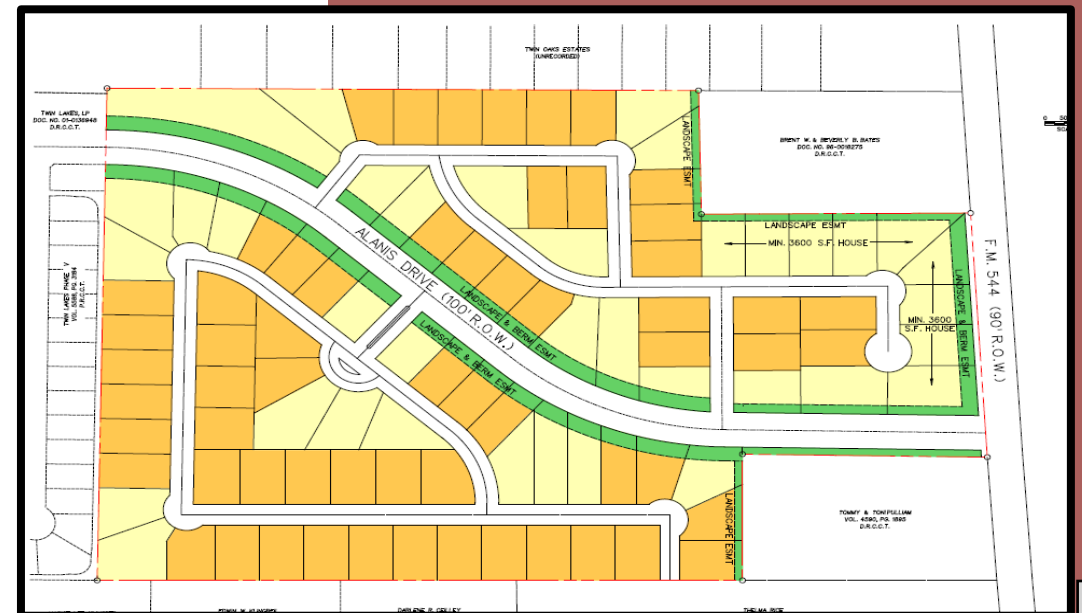
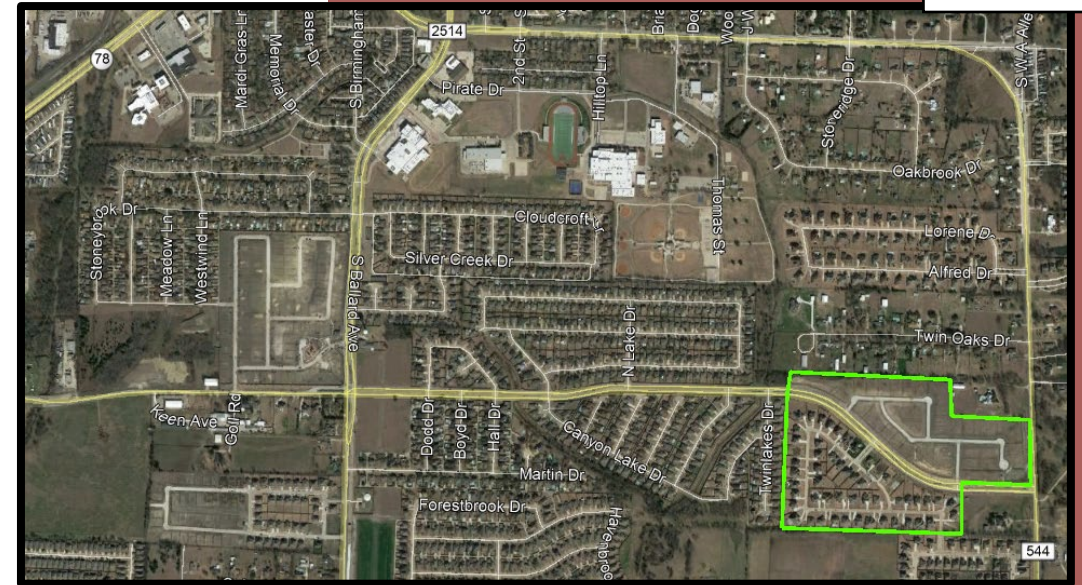


Representative Photo

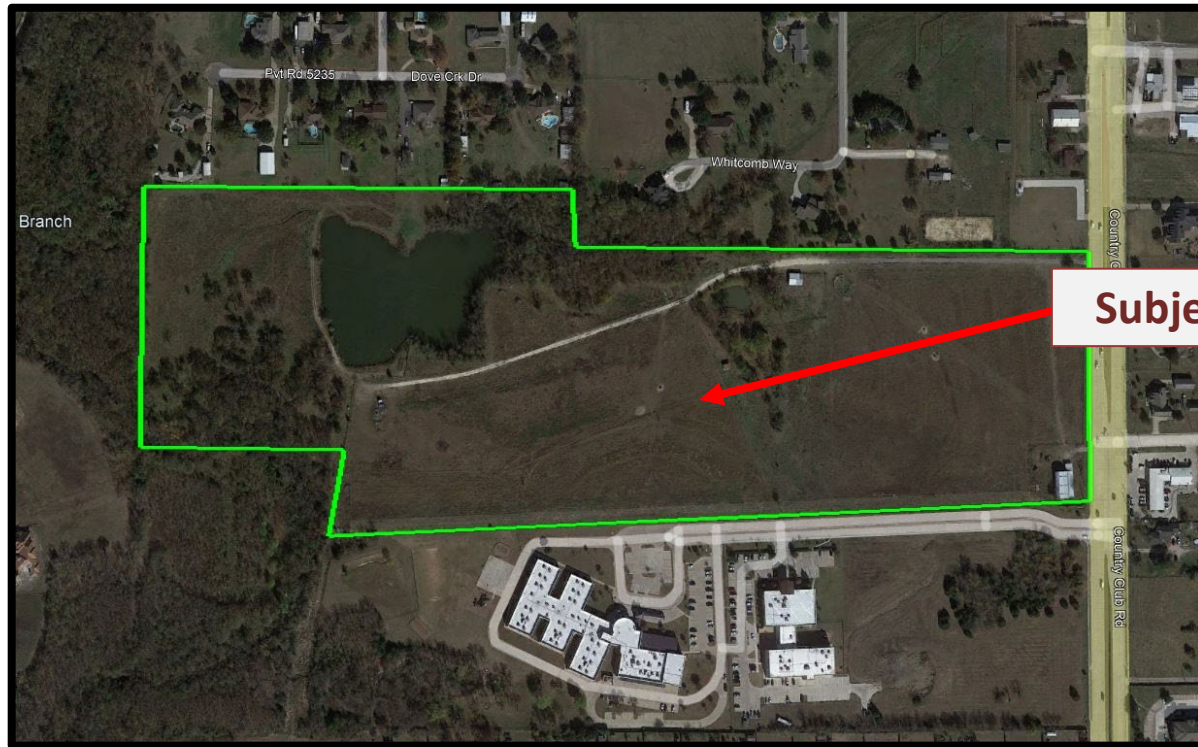
Projects Nearby

Developments in Wylie

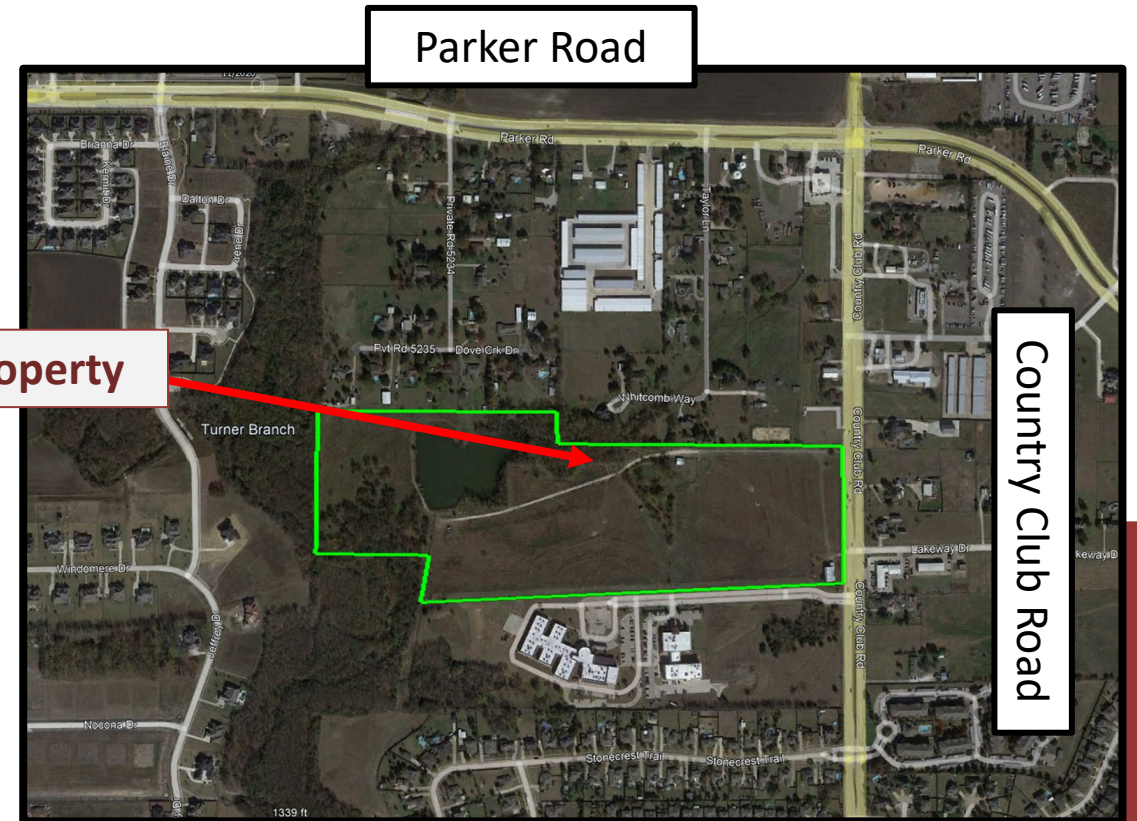
Alanis Crossing
97 Homes



Subject Location



Subject Property



Parker Road

Country Club Road

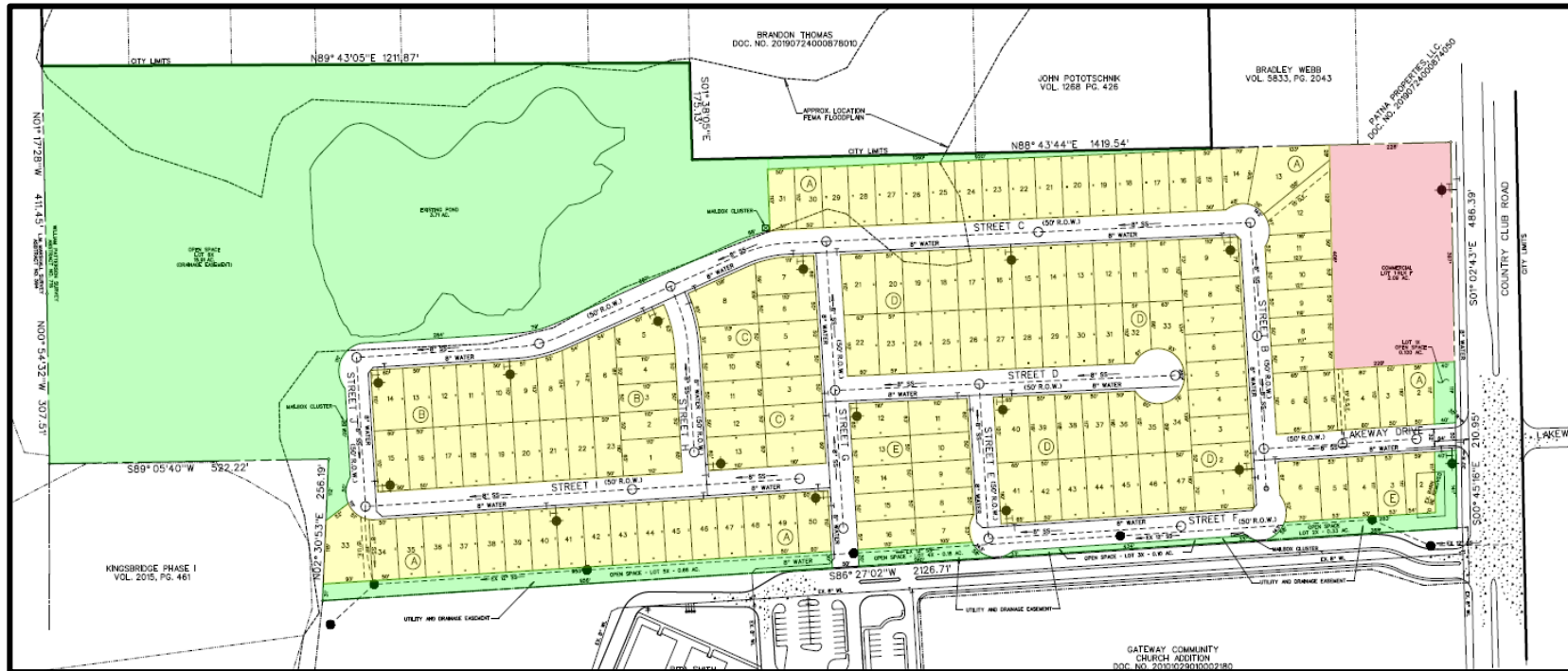


Proposed Zoning

Proposed Zoning

Monroe Farms – Proposed PD Zoning

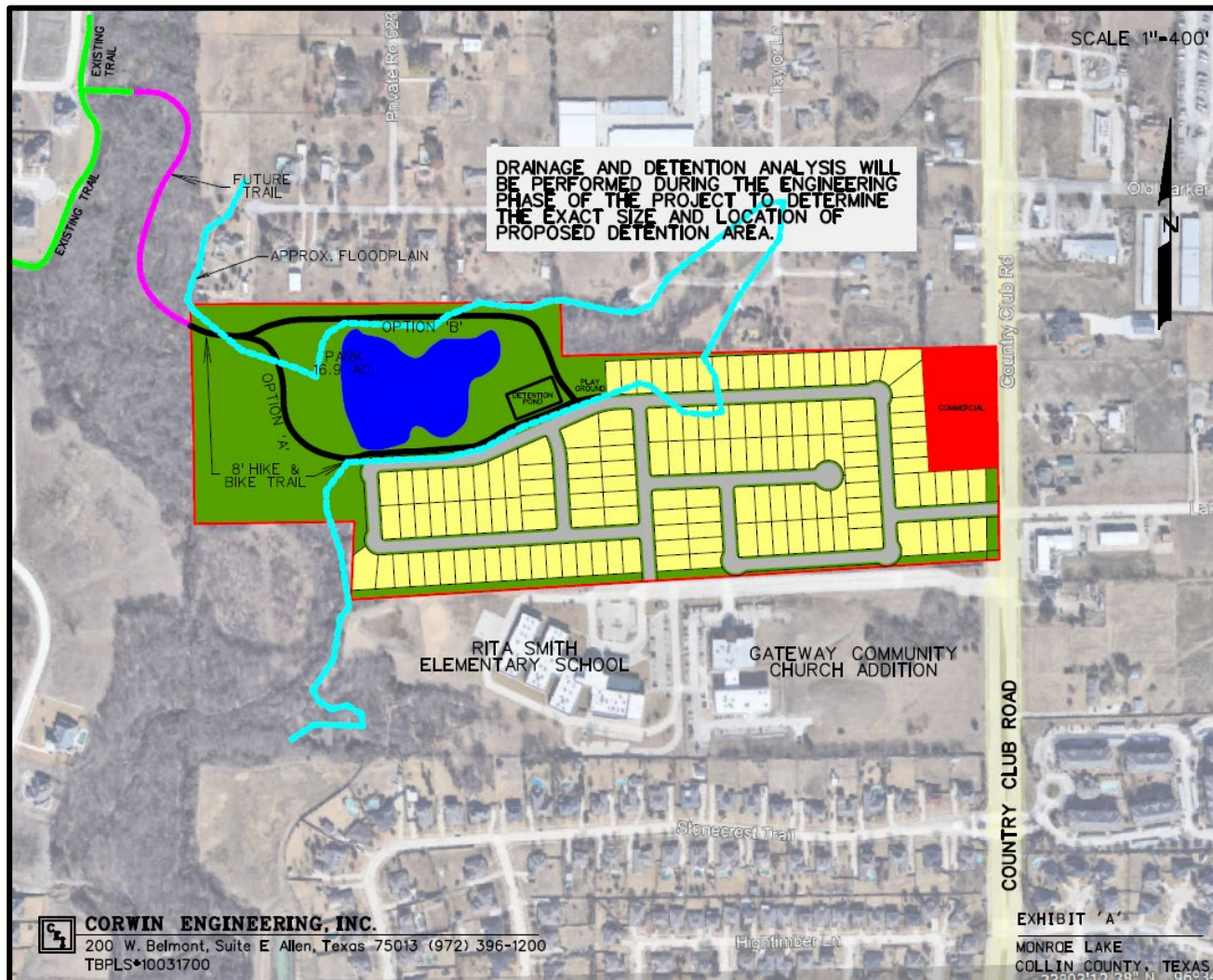
- +/- 47.3 Gross Acres
- Number of Units: 146 Single Family Homes
 - Lot Size: Typical 50' x 110'
- +/- 2.09 Acres - Future Commercial
- +/- 16.9 Acres - Park



Park Dedication

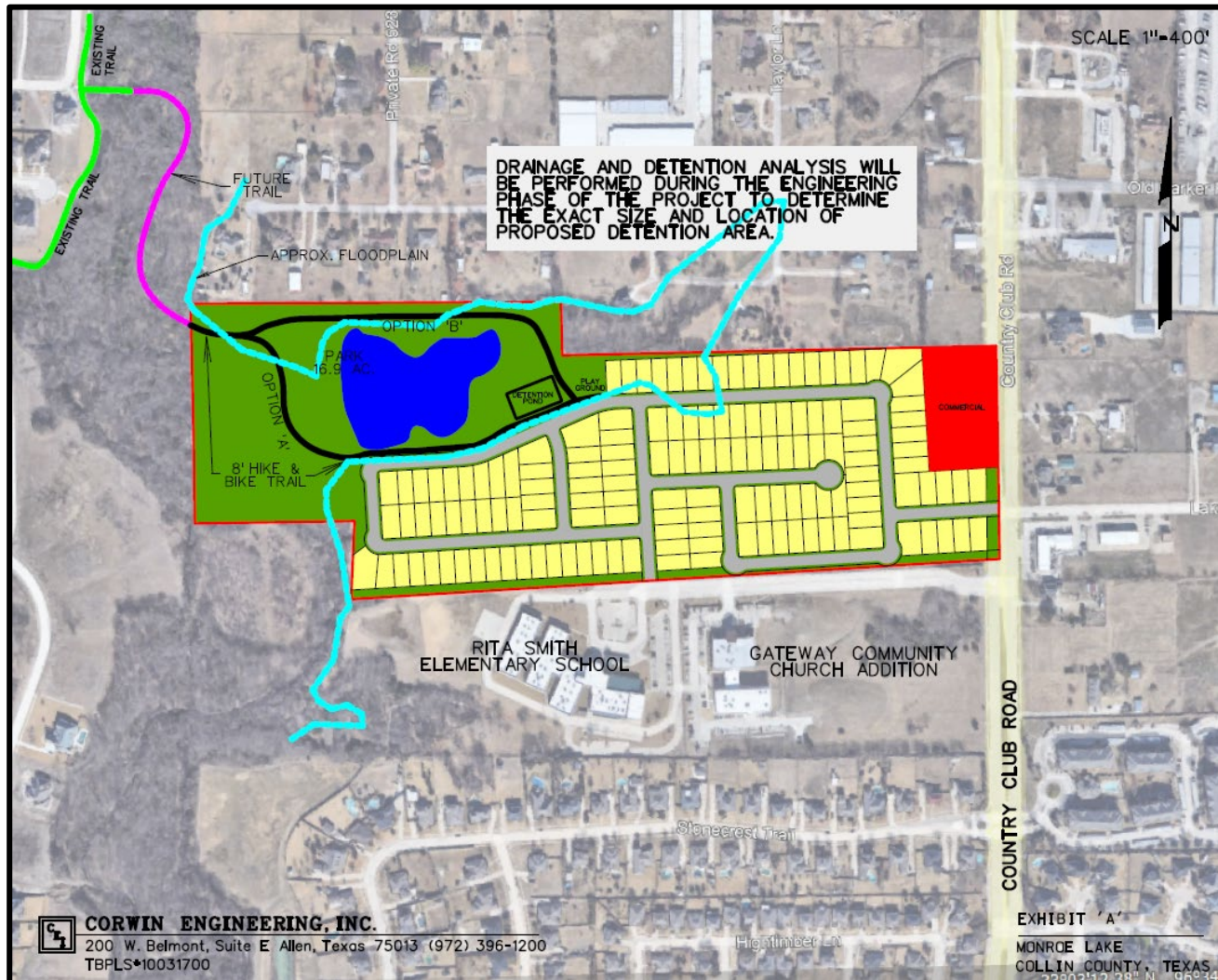
Parks & Recreation Board Meeting

Monroe Farms – Parks & Recreation Board Meeting



- Obtained Parks & Recreation Board Approval on December 13, 2021 for approximately 16.9 acres of Land and an estimated \$400,000 of improvements
- Vote was unanimous 7-0
- Discussion Points Approved at Meeting:
 - Improvements and Value of Improvements
 - Land Dedication
 - Removal of Monroe Lake

Dedication and Improvements

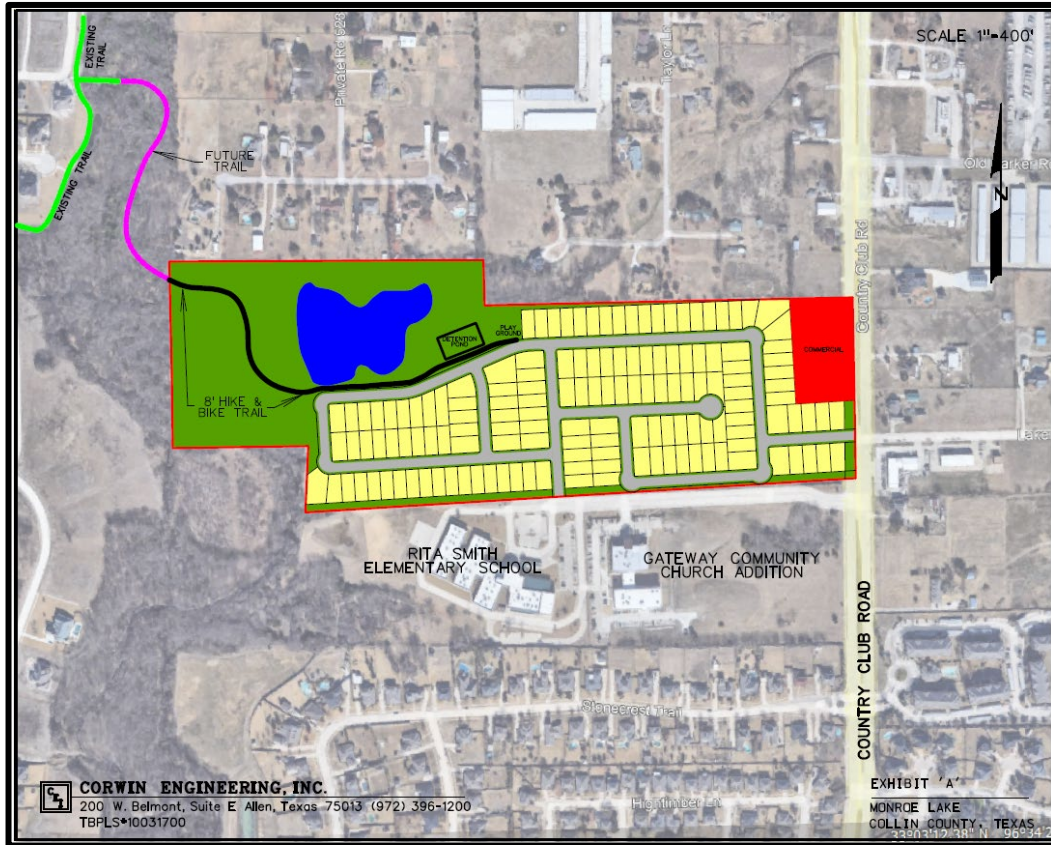


Monroe Park Dedication and Improvements

- 45 Acre Development
- 16.9 Acre Park
- 1750 LF of Hike and Bike Trail
- Trail Head and Markers
- Rest Areas
- Playground

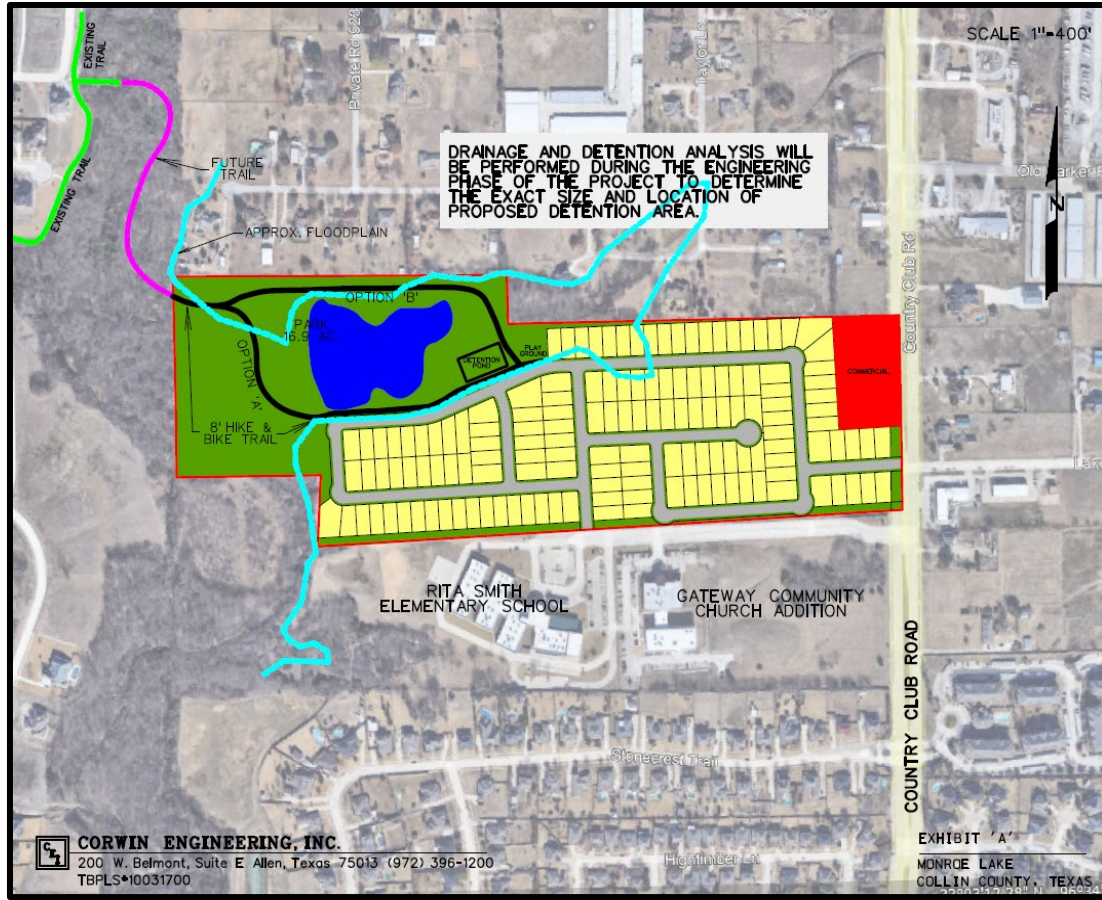
Projected Improvement Value

02/15/2022 Item 3.



DESCRIPTION	Quantity	UNIT	PRICE	TOTAL COST
6" Concrete Hike and Bike Trail 8' Wide	14,000	SQ. FT.	\$ 6.50	\$ 91,000
6" Concrete Hike and Bike Trail 8' Wide Connection	1,400	SQ. FT.	\$ 6.50	\$ 9,100
6" Concrete Pads for Benches and Tables along Trail	500	SQ. FT.	\$ 6.50	\$ 3,250
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Low Water Crossings	1	EA.	\$ 15,000.00	\$ 15,000
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Trash Receptacle	4	EA.	\$ 1,250.00	\$ 5,000
Park Trail Mileage Markers				
6" Posts	2	EA.	\$ 1,000.00	\$ 2,000
ID Placards	2	EA.	\$ 500.00	\$ 1,000
Installation	2	EA.	\$ 1,500.00	\$ 3,000
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Seeded Areas				
Bermuda Hydromulch for 8' Trail Buffer and Playground Area	4.0	AC.	\$ 3,500.00	\$ 14,000
Irrigation				
Irrigation Design and Install for Seeding	1	LS.	\$ 60,000.00	\$ 60,000
Irrigation Stamped Plan for Permit	1	LS.	\$ 1,500.00	\$ 1,500
TOTAL				\$ 401,850

Dedication and Improvements in Lieu of



PARK FEE CALCULATION

Date: 12-8-2021

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Park Fee Based on Proposed Lot Count	146	\$ 2,000.00	\$ 292,000
Cost of Park Improvements (Trail and Playground)			\$ 401,850
Total Park Improvements in Excess of Required Park Fees			\$ (109,850)
Park Fee Cash Contribution to City			\$ -

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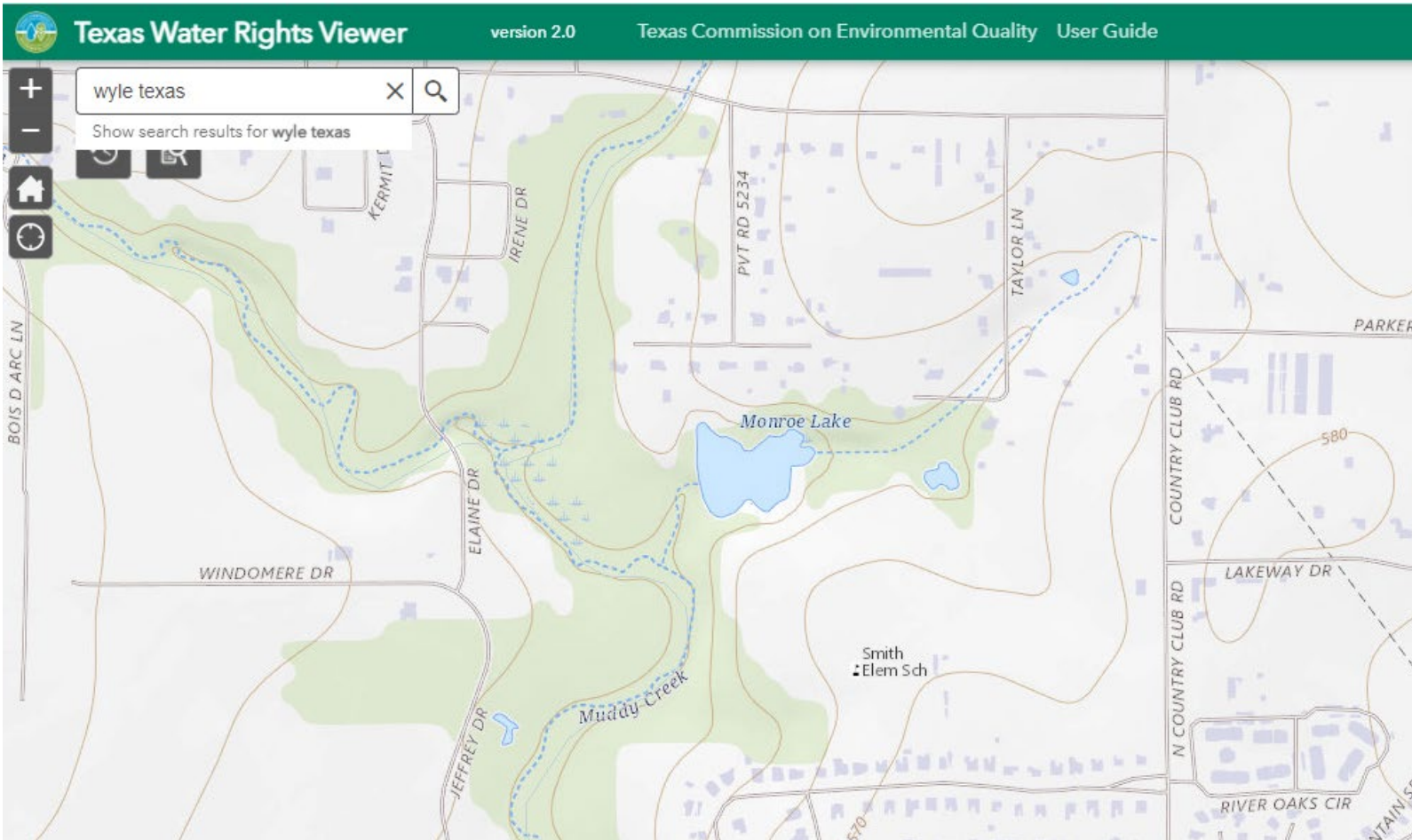
Note:

Developer to install park and trail improvements

City to be responsible for water and maintenance upon completion of the improvements.

Monroe Lake

Monroe Lake History



Lake History

- Built in Mid-1950's
- Constructed by Alfred Monroe (Father of Current Land-Owners)
- Built for Water Source for Cattle
- According to his Children, Alfred Monroe had help with cost, engineering and design from Federal sources.

Water Impoundment Rights



Water Impoundment Rights

- Monroe Lake was Constructed Prior to City of Dallas having water Rights over the area
- If Property Changes Hands or Changes Use, Owner or New Owner Must Apply for Impoundment Rights

Water Impoundment Rights

02/15/2022 Item 3.

Water Impoundment Rights

RE: Monroe Lakes Wylie Texas



Qualls, Denis <denis.qualls@dallascityhall.com>

To John Arnold

Cc Mike Gavin



WATER SUPPLY PROTECTION White Paper.pdf
130 KB

Reply Reply All Forward ...

Wed 12/8/2021 4:08 PM

Mr. Arnold:

Based on the information you have provided, it appears that the Monroe Lake would require a water rights permit form the Texas Commission on Environmental Quality (TCEQ). Assuming that the you pursue a water rights permit the City of Dallas, because the City has senior water rights below the Monroe Lake, will request special conditions in the water right permit to protect Dallas' senior water rights. Attached is a Water Supply Protection White Paper that describes several options for special conditions that have been approved in other water rights. The special conditions within the document are not an exhaustive list. Other special conditions can be proposed, which will be evaluated on a case by case basis.

An alternative to obtaining a water rights permit would be removing Lake Monroe. If it is decided to remove Lake Monroe, there are not specific issues with Dallas' water rights. However, I would be concerned how the removal takes place to insure sediment from the removal is not transported downstream to Lake Ray Hubbard.

Please let me know if you have any questions.

Denis Qualls, P.E.



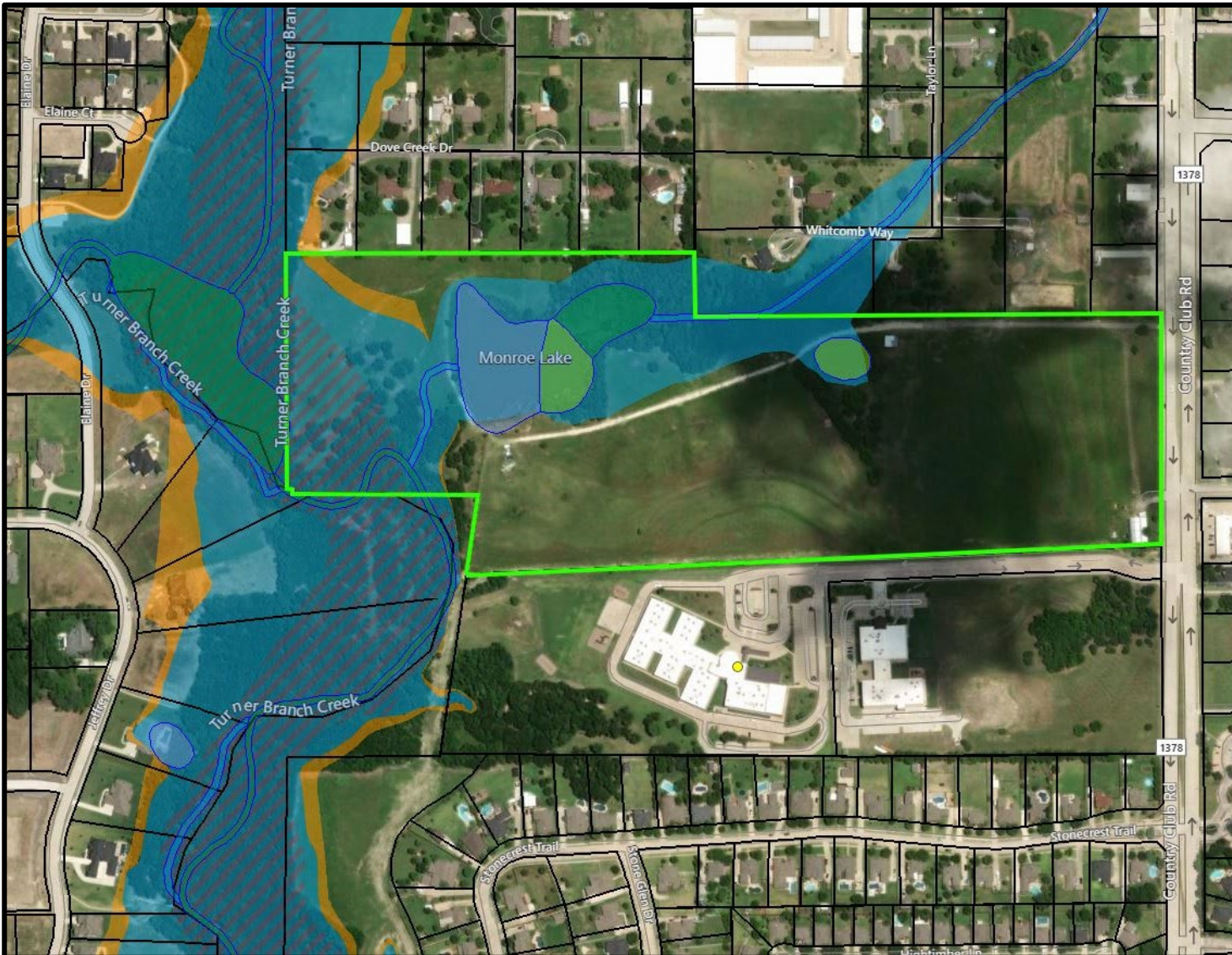
Denis W. Qualls, P.E., D. WRE.
Senior Program Manager, Planning
City of Dallas | DallasCityNews.net
Dallas Water Utilities
[1500 Marilla Street, 4AS](https://www.dallaswaterutilities.com)
[Dallas, TX 75201](https://www.dallaswaterutilities.com)
O: (214) 670-3843
denis.qualls@dallascityhall.com



****OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.****

- The City of Dallas will Protest according to City of Dallas Senior Program Manager of Water and Utilities
- To satisfy City of Dallas's Protest, Lake Monroe must keep a constant level of water and be provided with a second source of water at all times.

Option 1 : Keep Lake



Monroe Lake Option 1:

- Impoundment Process
- Legal Fees
- Dam Analysis
- Provide 2nd Water Source
 - NTMWD and Dallas Not Options
 - Drill Water Well
- Cost to Convert Lake
- Future Maintenance Cost

Cost to Convert & Maintain Lake

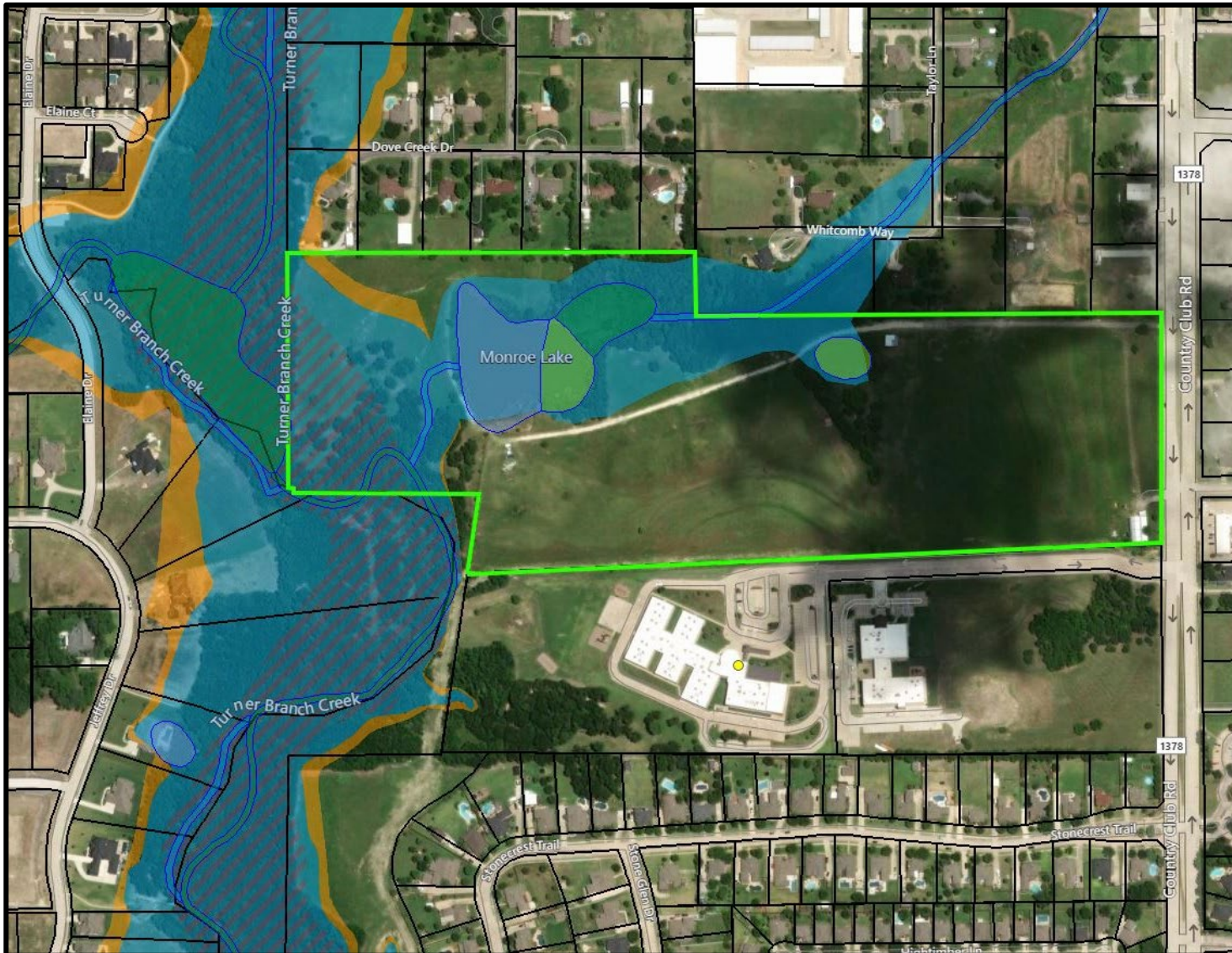
02/15/2022 Item 3.

Estimated Cost to Convert (Average Depth Well)	2021 Estimated Cost
Design and Dam Analysis	\$30,000.00
3rd Party Consultant Fees (TCEQ and WOTUS)	\$15,000.00
Legal Fees	\$60,000.00
Dam Improvements	\$45,000.00
Cost To Drill Well 12,000'-14,000' Depth	\$250,000.00
Irrigation Pump	\$15,000.00
Fountain	\$25,000.00
Water Level Control Device	\$15,000.00
Electricity (Fountain, Well, Water Level, and Irrigation)	\$22,500.00
Total	\$477,500.00

Similar Project Master Well Expenses (No Water Control Device)	2021	2020	2019	2018	2017	2016
Design, Legal, and Permitting						
Pump inspection and Repairs	24,424.48					
Minor Surface Repairs and Cleaning		2,100.00		6,700.77		
Maintenance						
Pump inspection and Repairs	24,424.48					
Minor Surface Repairs and Cleaning		2,100.00		6,700.77		
Average Water Bill Estimated	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00
North Texas Groundwater District						
Electricity (Fountain, Well, and Irrigation)	24,000.00	22,203.29	28,419.11	20,614.44	28,280.35	21,063.82
Total	51,924.48	27,803.29	31,919.11	30,815.21	31,780.35	24,563.82
6 Year Average Cost	\$33,134.38					

Option 2 : Breach Dam

02/15/2022 Item 3.



Monroe Lake Option 2:

- Park is dedicated immediately
- Avoid Legal Cost and Process
- Additional 3 acres of Land
- Conversion and Maintenance Savings
- No Risk of Fines from Breaching Impoundment Rules

Water Service & CCN Exchange

CCN SERVICE AREA

02/15/2022 Item 3.



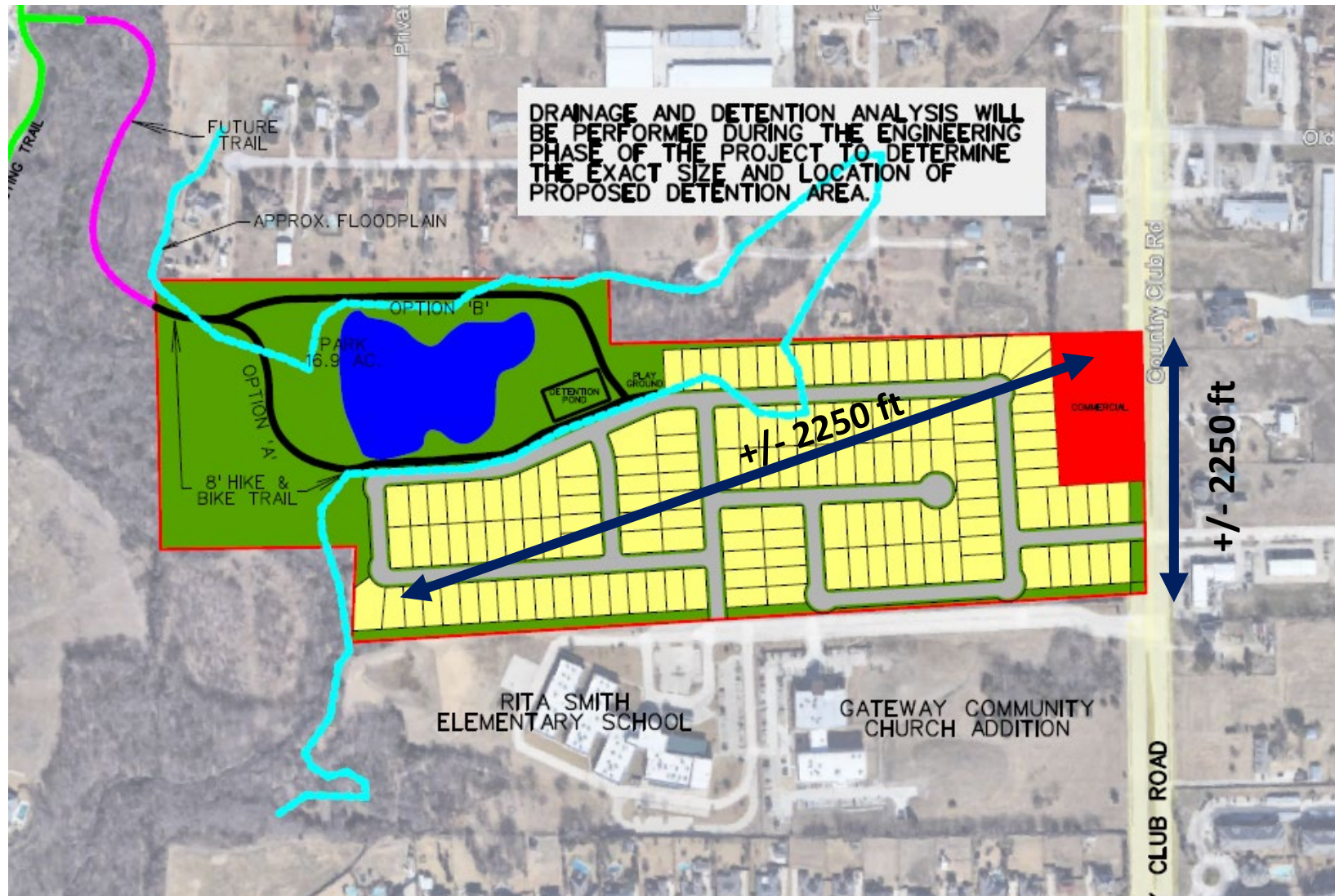
CCN SERVICE EXCHANGE

- Already servicing Rita Smith and Gateway Church
- Parker is billing per service agreement
- Connection is at Property Line
- City will get revenue from service
- Parker Staff presenting to Parker City Council on 2/1

Secondary Access

Secondary Access

02/15/2022 Item 3.



Wylie Diagonal Rule

- The distance between the two subdivision access point must be at least half the distance of the longest diagonal line across the subdivision

City Council Work Session

City Council Work Session

- Attended 1/25 City Council
- Proposed Zoning
 - Larger lot size
 - Increased retail along Country Club Rd
- Park Dedication
 - Expressed concern of lake maintenance being a taxpayer expense.
 - In agreement that the cost to maintain the lake is not feasible for the size of this HOA.
 - Didn't want the trail to connect to another City.
- Water Service & CCN Exchange
 - Amenable to CCN exchange if there is capacity, and we handle cost to transfer.
- Secondary Access
 - Amenable to the secondary access as long as there isn't a single loaded street adjacent to the existing school access road, that could be used as a second school drop off point, along the entire southern property line.



Request

- The Skorburg Company would like to respectfully request to table to allow us time to address City Council's comments as well as any the P&Z Commissions may have.





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Item Number: WS - 1

Subject

Hold a work session to discuss the status of the Comprehensive Master Plan and specifically Future Land Use.

Recommendation

Discussion

Discussion

For the past several months staff, the consultant, and the Comp Plan Advisory Committee (CPAC) have been working on the Revised Comprehensive Master Plan.

As of this writing accomplishment include:

- Draft of Chapter 1 - Plan introduction, is complete.
- Draft of Chapter 2 - Community Snapshot, is complete.
- Draft Comp Plan goals are complete
- Draft Strategies are being reviewed
- Draft Future Land Use Map (FLU) and definitions are in progress

As Future Land Use is a major component of the Comp Plan, staff is presenting the FLU map and definitions to the Commission for review and comment at this stage in the process.

ENVISION WYLLIE



2022 Comprehensive Plan

FEBRUARY 15, 2022 | P&Z MEETING

Project Update

- Process Reminder
- Overview and Discussion:
 - Future Land Use Map
 - Future Land Use Category Descriptions
- Next Steps





Process Reminder



Comprehensive Plan Advisory Committee



Comprehensive Plan Advisory Committee



Comprehensive Plan Advisory Committee


Schedule

Date	Meeting/Event	Type
➤ Monday, August 19, 2021	GPAC Kickoff	In-Person
➤ Monday, September 13, 2021	Community Open House #1 (Virtual Option — Sept. 3 rd through Sept. 19 th)	In-Person/Online
➤ Tuesday, October 12, 2021	Joint Workshop: Input Review and Goals	In-Person
➤ Thursday, November 11, 2021	GPAC: Housing, Special Planning Areas, Land Use Categories	In-Person
➤ Thursday, January 13, 2021	GPAC: Future Land Use, Transportation	In-Person
➤ Thursday, February 3-17, 2022	GPAC Survey: Detailed Strategies Online Survey	Online
Tuesday, February 22, 2022	City Council Update	In-Person
Thursday, March 3, 2022	CPAC: Review and Discuss Detailed Strategies	In-Person
Thursday, March 31, 2022	Community Open House #2 (Online: March 21-April 4)	In-Person/Online
Thursday, May 19, 2022	CPAC: Input Review, Finalize Plan (Complete draft plan sent in advance)	In-Person
Tuesday, June 14, 2022	Joint Workshop	In-Person
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Future Land Use Map

Future Land Use Map

What is the Future Land Use Map?

- Plan for what will the city look like in 15 to 20 years
- Map to cover the city limits and ETJ
- Text to describe the Future Land Use Categories
- Guide zoning decision and is part of the city's comprehensive plan



Future Land Use Map

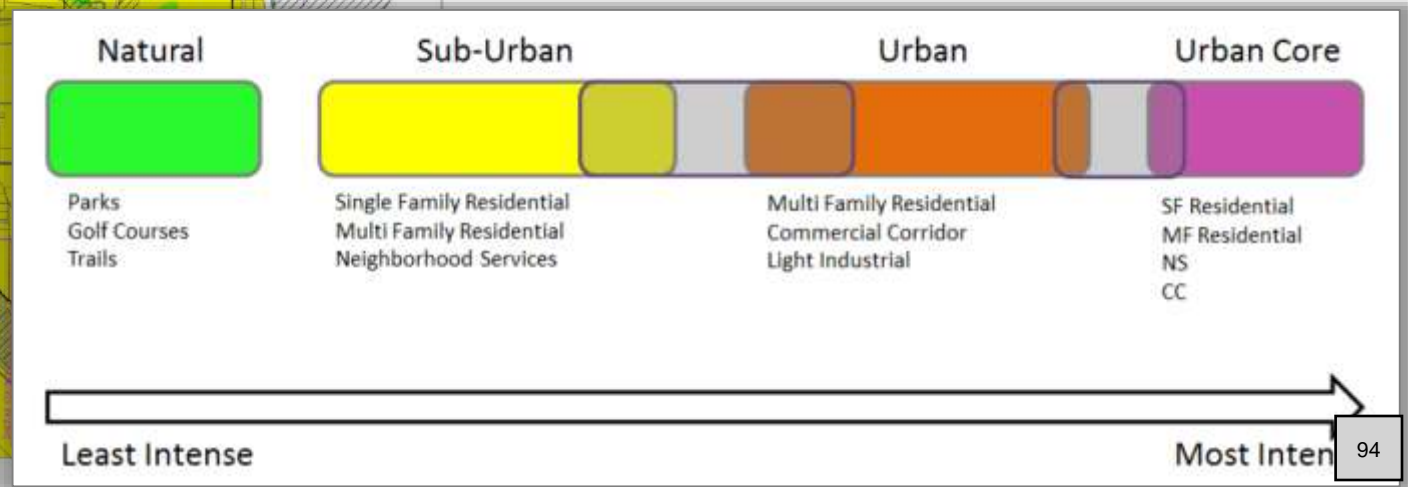
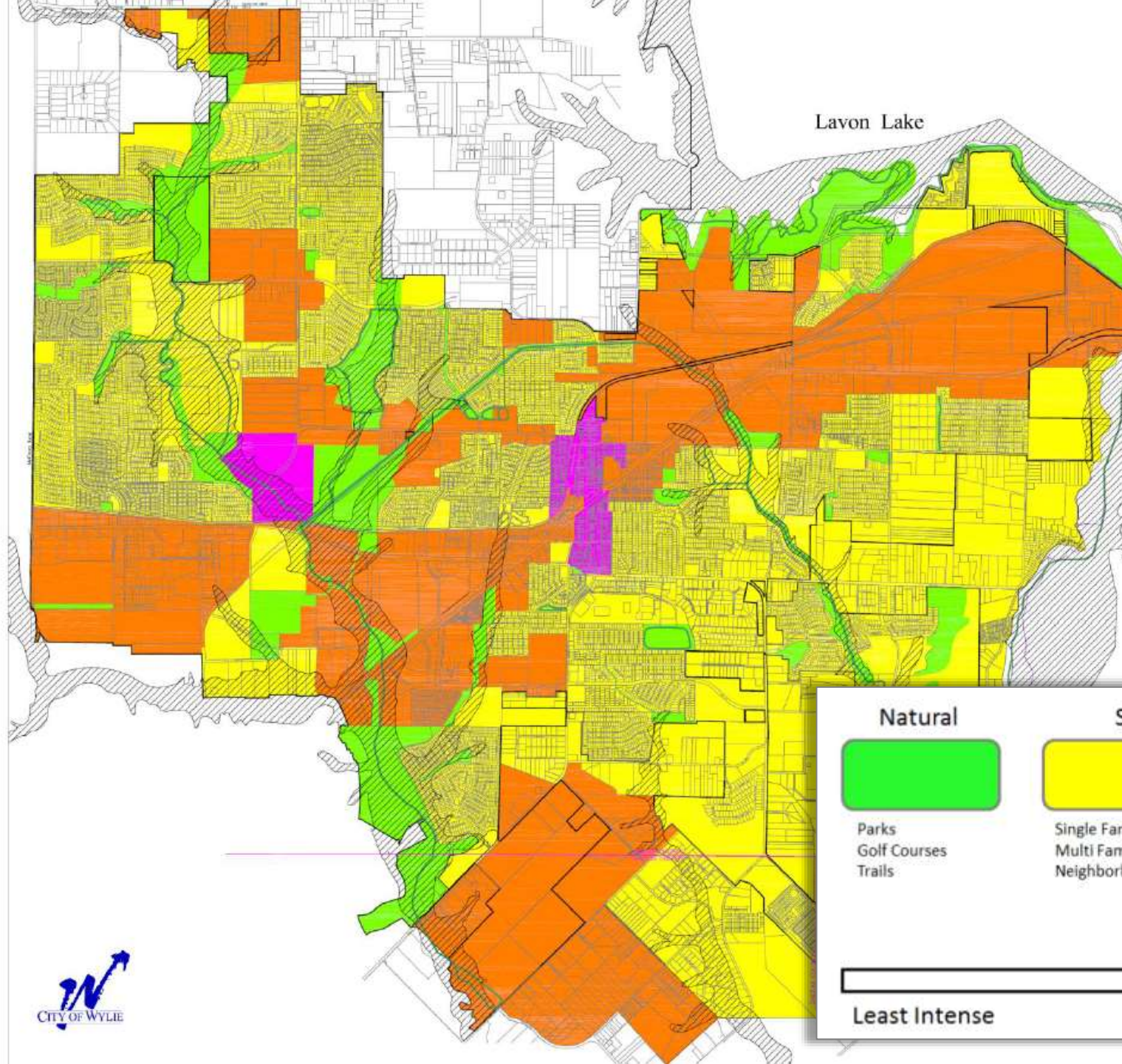
Helps guide decisions, such as:

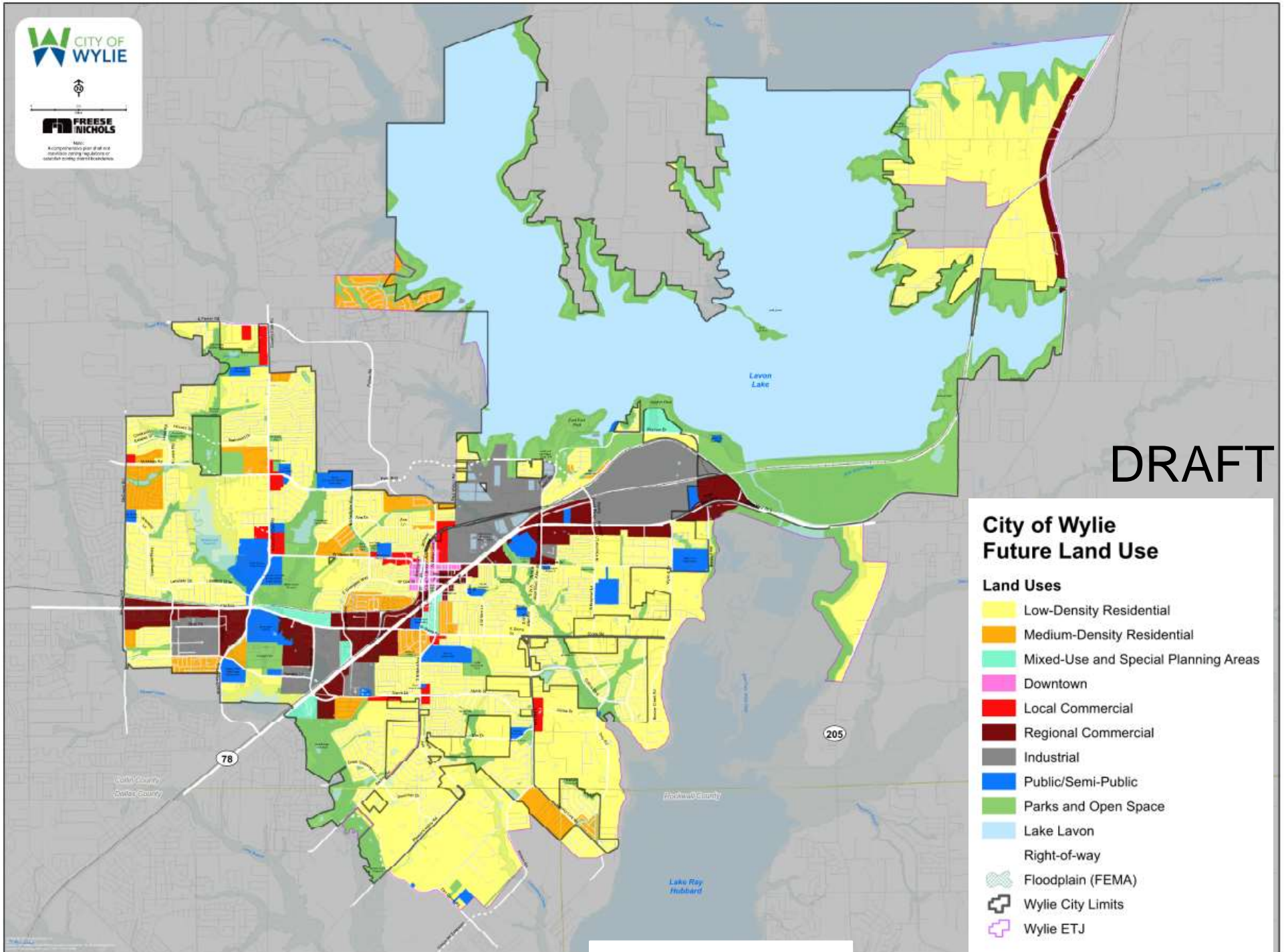
- Infrastructure investments
- Capital improvement planning
- Rezoning - but it is not the zoning map

Intended to be flexible and kept up-to-date

Future Land Use Map v. Zoning

The FLU Map is the vision; zoning is the regulations to achieve that vision





DRAFT

City of Wylie Future Land Use

Land Uses

- Low-Density Residential
- Medium-Density Residential
- Mixed-Use and Special Planning Areas
- Downtown
- Local Commercial
- Regional Commercial
- Industrial
- Public/Semi-Public
- Parks and Open Space
- Lake Lavon
- Right-of-way
- Floodplain (FEMA)
- Wylie City Limits
- Wylie ETJ

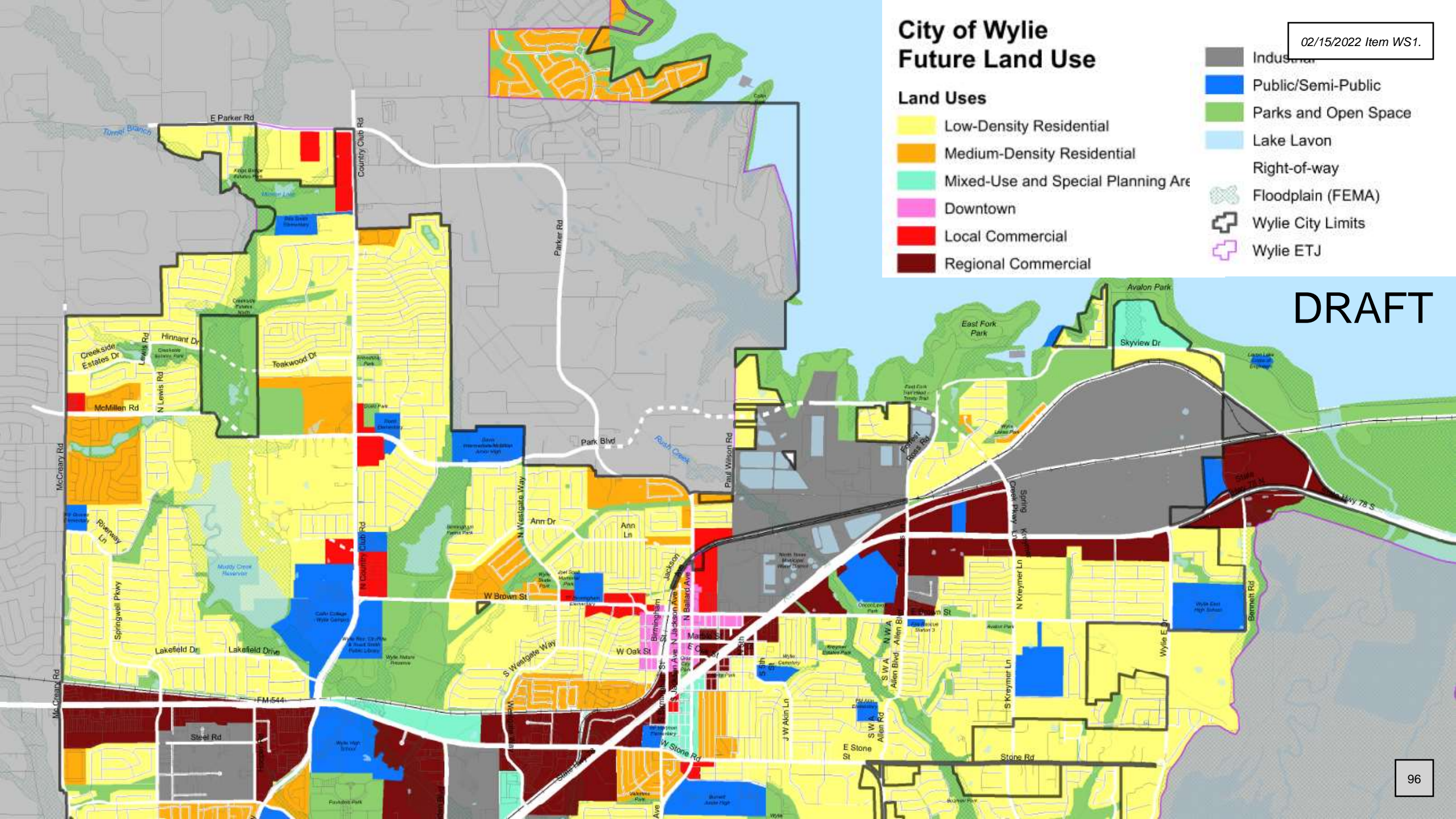
City of Wylie Future Land Use

Land Uses

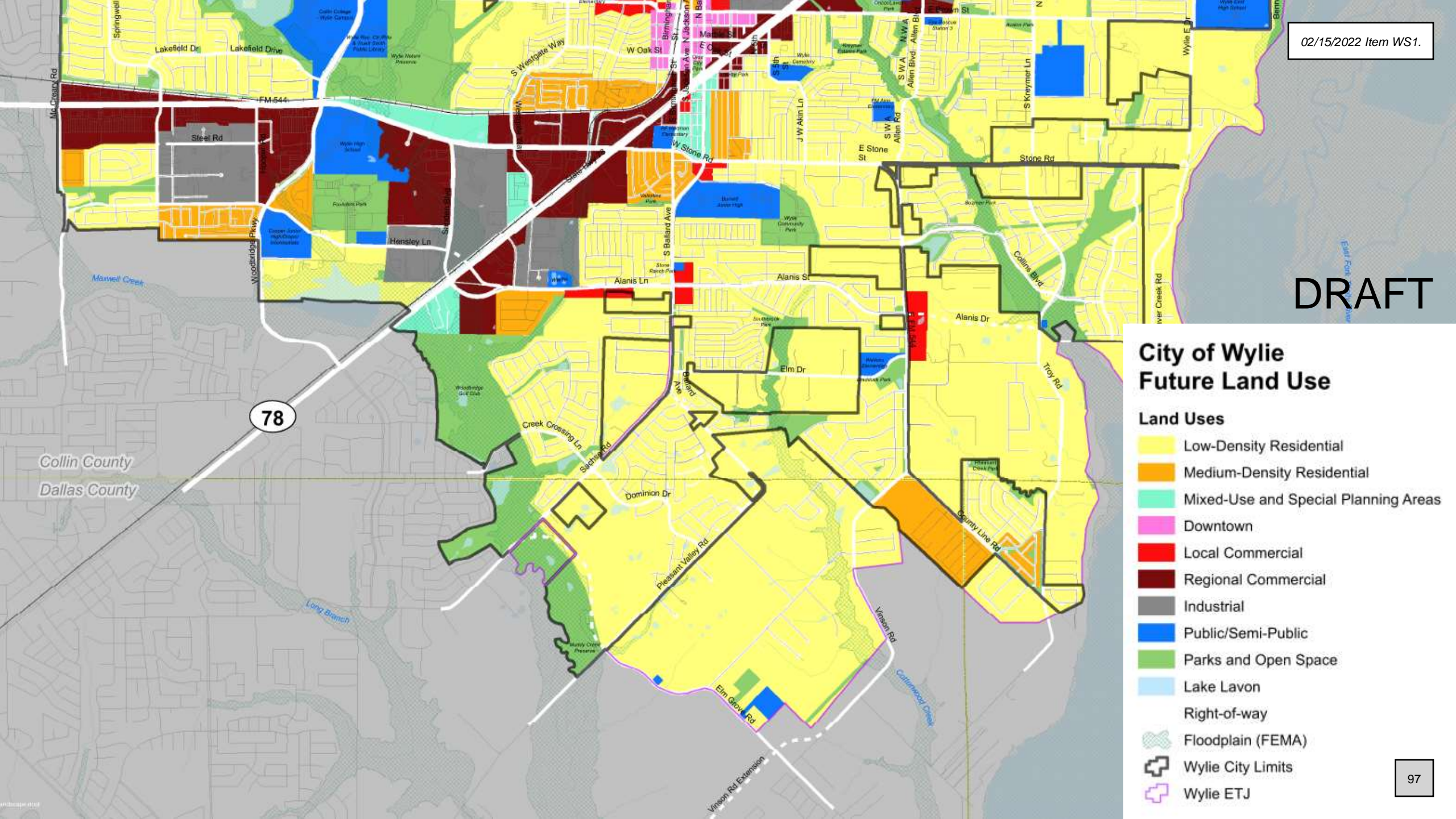
- Low-Density Residential
- Medium-Density Residential
- Mixed-Use and Special Planning Area
- Downtown
- Local Commercial
- Regional Commercial

- Industrial
- Public/Semi-Public
- Parks and Open Space
- Lake Lavon
- Right-of-way
- Floodplain (FEMA)
- Wylie City Limits
- Wylie ETJ

DRAFT



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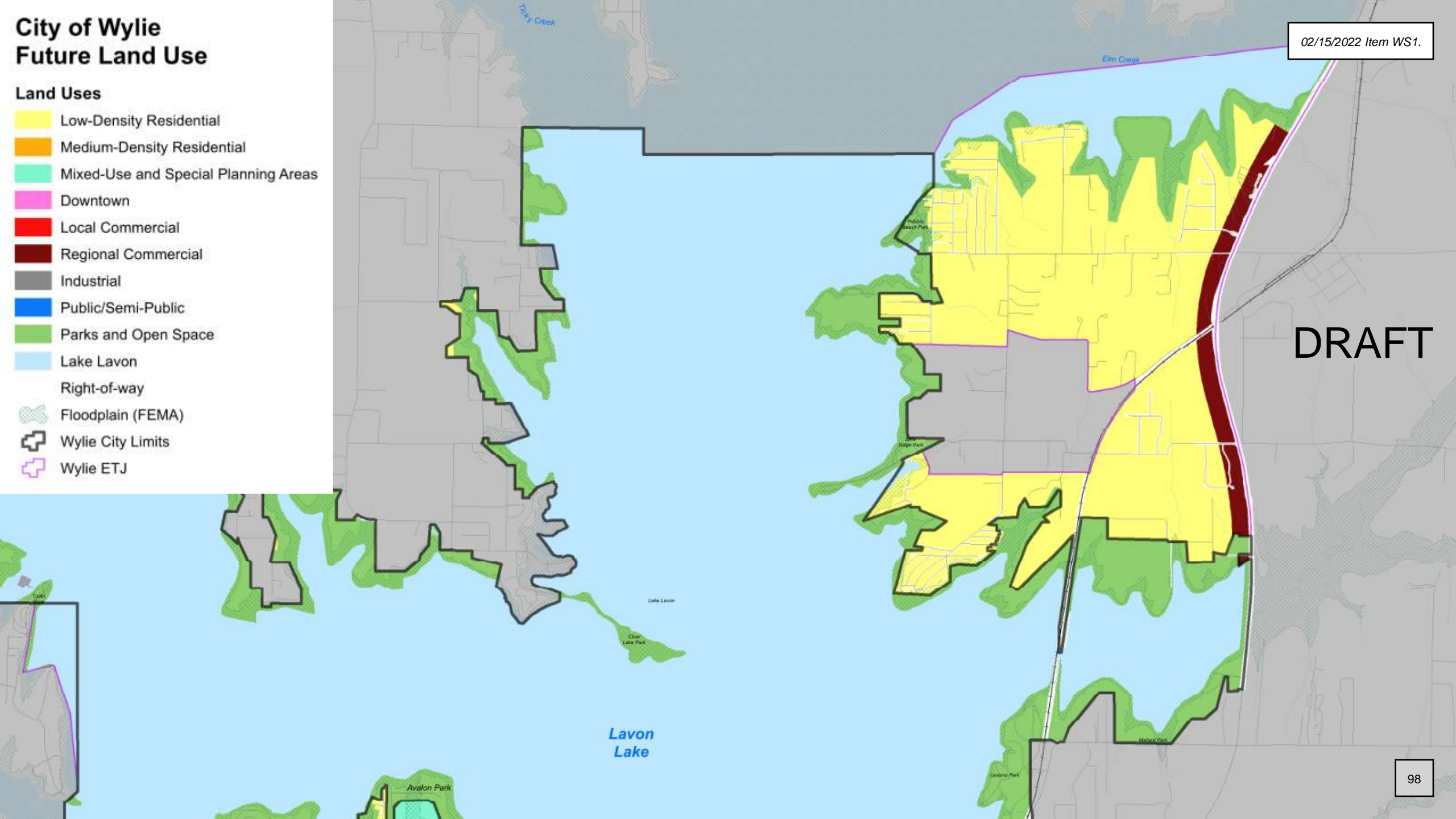


City of Wylie Future Land Use

- Land Uses**
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02/15/2022 Item WS1.

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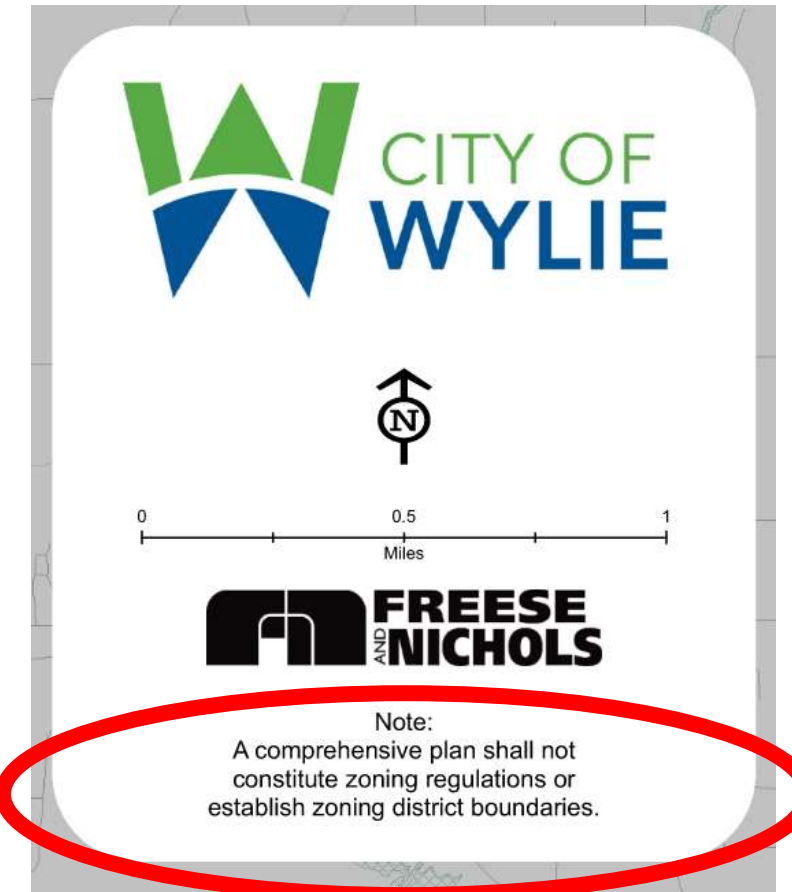


FLU Category Descriptions (1st DRAFT)

Category Descriptions Explain:

- The vision or purpose of the category
 - Main Purpose (e.g., uses or types of developments)
 - Secondary Purpose (e.g., uses or types of developments)
- The characteristics within the category
 - Design or look and feel of the area

Intended to provide a high-level view of an area for planning purposes (Please note: It is not intended to be as detailed as zoning)



FLU Category Descriptions (1st DRAFT)

CPAC Draft (Continuing Process with the CPAC)

- Initial Comments
- Continue CPAC Comments and Development
- Current Draft Version



Low-Density Residential

Main Purpose: Provide areas for agriculture, detached single-family homes on lots typically larger than a traditionally sized lot in Wylie.

Secondary Purpose: Provide limited areas and locations for nonresidential development that directly serves adjacent neighborhoods (e.g., convenience stores, dry cleaners). Local Commercial uses may be appropriate at the intersections of major or secondary thoroughfares.

Characteristics: Home developments intended to serve a range of housing needs, from affordable to higher-end housing options. Nonresidential uses are limited to arterial roadways.



Medium-Density Residential

Main Purpose: Provide areas for detached single-family homes on traditionally sized lots in Wylie.

Secondary Purpose: Provide limited areas and locations for duplex, townhouses, and nonresidential development that directly serves adjacent neighborhoods (e.g., convenience stores, dry cleaners). Also includes limited nonresidential development as outlined for Low-Density Residential.

Characteristics: New construction of traditional single-family neighborhoods. Nonresidential uses are limited to arterial roadways.



Mixed-Use & Special Planning Areas

Main Purpose: Provide areas for coordinated residential and nonresidential uses within a single development or planning area. Multi-family and high-density residential may be appropriate in the context of mixed uses.

Secondary Purpose: Provide unique destinations for people to visit, shop, dine, work, and live.

Characteristics: Horizontal or vertical mixture of residential and nonresidential uses. Standalone residential (e.g., multi-family developments) located at mid-block and not major street intersections.



Downtown

Main Purpose: Build upon the existing Downtown development pattern by encouraging appropriate infill and redevelopment of similar uses.

Secondary Purpose: Preserve and promote Downtown as the cultural center and key economic driver for Wylie.

Characteristics: Mixed-Use development aligned around historic Downtown Wylie and North Ballard Avenue. Development in this area should improve pedestrian spaces and pedestrian connectivity to surrounding neighborhoods to sustain and enhance an enjoyable and vibrant Downtown.



Local Commercial

Main Purpose: Provide small-scale commercial, retail, and offices uses that are compatible with and serve adjacent neighborhoods.

Secondary Purpose: None.

Characteristics: Single-story nonresidential uses that often serve as a buffer between neighborhoods and more intense uses



Regional Commercial

Main Purpose: Provide areas to allow for a broad range of commercial, retail, and office uses oriented toward major roadways.

Secondary Purpose: Heavy commercial or light industrial uses may be appropriate depending on compatibility with surrounding uses.

Characteristics: Single- or multi-story nonresidential uses that maximize major roadway frontage and intersection traffic and visibility.



Industrial

Main Purpose: Provide areas for light industrial, heavy commercial, office, and flex-space development and related uses.

Secondary Purpose: None.

Characteristics: These areas contain nonresidential uses of high intensity, typically involving industrial processes, and often located along rail lines and major thoroughfares.



Public/Semi-Public

Main Purpose: Designate existing governmental facilities (City, County, etc.), educational facilities, and places of worship.

Secondary Purpose: None.

Characteristics: Public facilities should portray a positive image of the community, with quality stone/brick materials and artistic features when possible, such as the City Hall/Public Library facility.



Parks & Open Space

Main Purpose: Designate existing and planned parks and open space areas to serve the community.

Secondary Purpose: None.

Characteristics: May be dedicated active recreation, passive open space, or floodplain.






Next Steps

Next Steps

1. CPAC to review the survey results before the next meeting
2. March 3: Next CPAC meeting to discuss survey results and revise the strategies before presenting at the March 31 Open House #2
3. Open House (Two Options):
 - ❑ Online: March 21-April 4
 - ❑ In-Person: Thursday, March 31, 2022

Schedule

Date	Meeting/Event	Type
Monday, August 19, 2021	GPAC Kickoff	In-Person
Monday, September 13, 2021	Community Open House #1 (Virtual Option — Sept. 3 rd through Sept. 19 th)	In-Person/Online
Tuesday, October 12, 2021	Joint Workshop: Input Review and Goals	In-Person
Thursday, November 11, 2021	GPAC: Housing, Special Planning Areas, Land Use Categories	In-Person
Thursday, January 13, 2021	GPAC: Future Land Use, Transportation	In-Person
Thursday, February 3-17, 2022	GPAC Survey: Detailed Strategies Online Survey	Online
Tuesday, February 22, 2022	City Council Update	In-Person
 Thursday, March 3, 2022	CPAC: Review and Discuss Detailed Strategies	In-Person
 Thursday, March 31, 2022	Community Open House #2 (Online: March 21-April 4)	In-Person/Online
Thursday, May 19, 2022	CPAC: Input Review, Finalize Plan (Complete draft plan sent in advance)	In-Person
Tuesday, June 14, 2022	Joint Workshop	In-Person
Tuesday, July 26, 2022	Joint Public Hearing	In-Person



Questions or Comments?



Thank You!
