

Wylie Planning and Zoning Commission Regular Meeting

February 04, 2025 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider, and act upon, approval of the meeting minutes from the December 17, 2024 Planning and Zoning Commission Meeting.

REGULAR AGENDA

1. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Planned Development 2022-06 (PD 22-06) to Commercial Corridor and Commercial Corridor - Special Use Permit (CC & CC-SUP) on 5.43 acres to allow for a drive-through restaurant use and Commercial uses. Property located at 2310 W FM 544 and 2320 W FM 544 . (ZC 2024-12).
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 Single Family - 10 District (SF-10/24) to Townhouse District (TH) on 5.52 acres to allow for single-family attached development. Property located on the northwest corner of West Brown Street and Sanden Boulevard (ZC 2024-13).
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 District (AG/30) to Single Family - 10 District (SF 10/24) on 59.755 acres to allow for a single-family detached development. Property generally located at 1755 FM 1378 and 1813 & 2241 McMillen Road (ZC 2024-14).
4. 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 Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP) on 1.2 acres to allow for an Automobile Repair Major use. Property located at 2751 Capital St. (ZC 2024-15)

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 January 31, 2025 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

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

Texas Government Code Section:
§ 551.071 – Private consultation with an attorney for the City.



Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item:** A
Prepared By: Gabby Fernandez

Subject

Consider, and act upon, approval of the meeting minutes from the December 17, 2024 Planning and Zoning Commission meeting.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes from the December 17, 2024 Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

December 17, 2024 – 6:00 PM

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



CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00pm. In attendance were Chair Joshua Butler, Vice-Chair Rod Gouge, Commissioner Joe Chandler, Commissioner Keith Scruggs, and Commissioner Zeb Black. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, Development Engineering Manager Than Nguyen and Administrative Assistant Gabby Fernandez. Commissioner Zewge Kagnev arrived at 6:04 PM. Absent was Commissioner Franklin McMurrian.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice-Chair Gouge gave the Invocation and Commissioner Chandler led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

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

No one approached the Commissioners on Non-Agenda Items.

CONSENT AGENDA

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

- A. Consider, and act upon, approval of the meeting minutes from the November 19, 2024 Planning and Zoning Commission meeting.

BOARD ACTION

A motion was made by Commissioner Chandler, seconded by Vice-Chair Gouge, to approve the Consent Agenda as presented. A vote was taken and the motion passed 5 – 0.

REGULAR AGENDA

1. Hold a Public Hearing, consider and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Neighborhood Services (NS) to Neighborhood Services - Special Use Permit (NS-SUP) on 1.38 acres to allow for a motor vehicle fueling station with convenience store use. Property located at 1501 S Ballard Avenue. (ZC 2024-09).

Chair Butler opened the Public Hearing at 6:13 PM. Members of the public approached the Commission to voice their views on the recommendation. Chair Butler closed the Public Hearing at 6:39 PM.

BOARD ACTION

A motion was made by Commissioner Black, seconded by Commissioner Chandler to recommend disapproval of Regular Agenda Item 1 as presented. A vote was taken and passed 6-0.

2. Hold a Public Hearing, consider and act upon, a recommendation to City Council regarding the writing of an ordinance for an amendment to Planned Development 2001-28 to allow for a telecommunication use on 0.055 acres. Property located at 1401 Country Club Road with the tower site being assigned the address 1451 Country Club Road. (ZC 2024-10)

Chair Butler opened the Public Hearing at 6:48 PM. No one approached the Commission. Chair Butler closed the Public Hearing at 6:48 PM.

BOARD ACTION

A motion was made by Chair Butler, seconded by Vice-Chair Gouge to recommend approval of Regular Agenda Item 2 as presented. A vote was taken and passed 6-0.

3. Hold a Public Hearing to consider, and act upon, a recommendation to City Council regarding amendments to Zoning Ordinance 2015-09, Article 6, Section 6.3 Downtown Historic District.

Chair Butler opened the Public Hearing at 6:52 PM. No one approached the Commission. Chair Butler closed the Public Hearing at 6:52 PM.

BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Commissioner Chandler to recommend approval of Regular Agenda Item 3 as presented. A vote was taken and passed 6-0.

ADJOURNMENT

A motion was made by Vice-Chair Gouge, and seconded by Commissioner Chandler, to adjourn the meeting at 6:56 PM. A vote was taken and carried 6 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Planned Development 2022-06 (PD 22-06) to Commercial Corridor and Commercial Corridor - Special Use Permit (CC & CC-SUP) on 5.43 acres to allow for a drive-through restaurant use and Commercial uses. Property located at 2310 W FM 544 and 2320 W FM 544 . (ZC 2024-12).

Recommendation

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

Discussion

OWNER: Corporation of the Episcopal Diocese of Dallas

APPLICANT: ClayMoore Engineering

The applicant is requesting a change in zoning from Planned Development 2022-06 to Commercial Corridor - Special Use Permit (CC-SUP) on 2.8 acres on Lot 2A and Commercial Corridor (CC) on 2.63 on lot 2B as depicted on the Zoning Exhibit. The property is located at 2310 W FM 544 and 2320 W FM 544.

Lot 2B shall be rezoned to Commercial Corridor without any Special Use Permits. For lot 2A, the Special Use Permit (SUP) conditions allows for the drive-through restaurant use. In short, the applicant is requesting the entire property be removed from the existing PD, split the property into two lots, rezone both lots to Commercial Corridor, and apply a Special Use Permit to only Lot 2A for a drive-thru restaurant.

The development provides a 24' fire lane that loops around both structures with access from W FM 544. A total of 145 parking spaces with six being handicapped accessible are proposed. The drive-thru structure on Lot 2A measures 2,380 sf and the Commercial Corridor structure on Lot 2B measures 19,000 sf.

As presented, this Zoning Exhibit is in compliance with the design requirements of the Zoning Ordinance. Approval of the site development is subject to additions and alterations as required by the City Engineering Department. The Zoning Exhibit (Exhibit C) shall function as a conceptual plan. Separate site plan submittals shall be required prior to development commencing.


The property to the west is undeveloped and is within the FEMA flood zone AE. The property to the north is undeveloped and zoned commercial corridor. The property to the south is zoned within a Planned Development and developed with a senior living apartment complex. The property to the east is zoned Planned Developed and developed with a medical office building. There are four completed drive-thru restaurants within ½ mile (Arby's, Taco Bell, Wendy's and Starbucks). The site is located in the Regional Commercial sector of the future land use map and is consistent with the existing surrounding development and land use classification of the comprehensive plan.

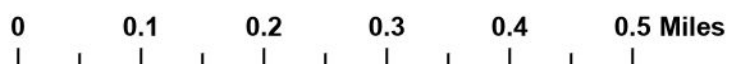
Notices were sent to seven property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor nor in opposition of the request.

Locator Map



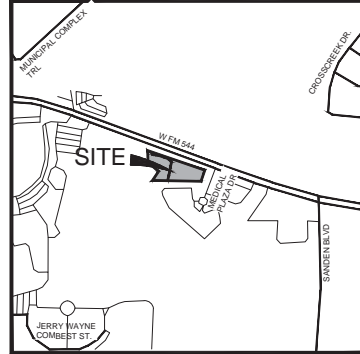
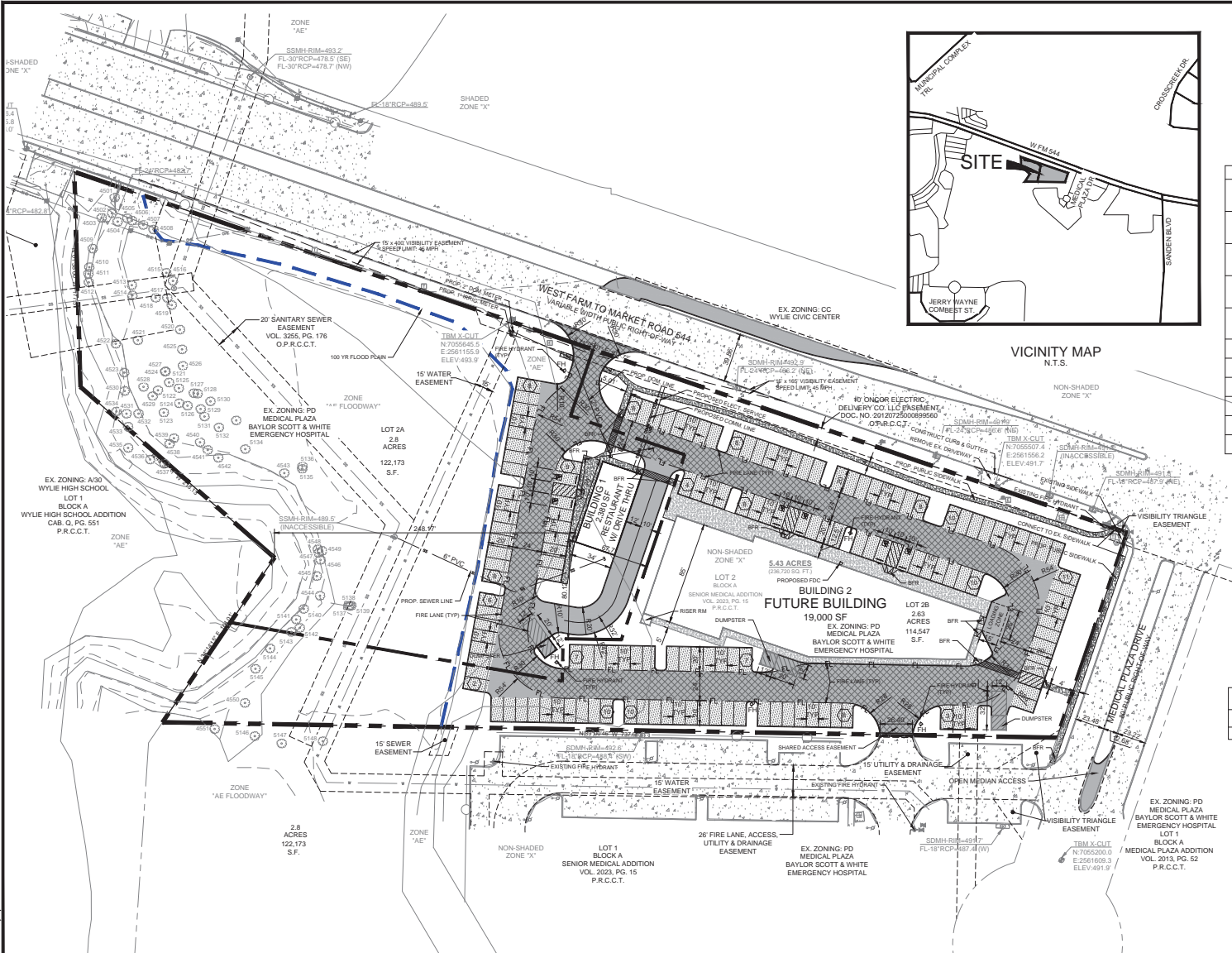
ZONING CASE:
ZC 2024-12

 SUBJECT property

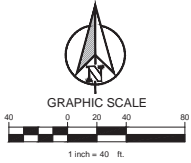


Date: 1/13/2025





VICINITY MAP
N.T.S.



LEGEND	
[Pattern]	LIGHT DUTY CONCRETE PAVEMENT
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT
[Pattern]	HEAVY DUTY FIRE LANE PAVEMENT
[Pattern]	PROPOSED CONCRETE SIDEWALK
[Pattern]	PROPOSED DUMPSTER CONCRETE PAVING
[Pattern]	PROPOSED CONCRETE CURB AND GUTTER
[Line]	PROPERTY LINE
[Line]	FULL-DEPTH SAWCUT
[Line]	FIRE LANE
[Line]	EASEMENT LINE
[Symbol]	PARKING COUNT

BUILDING NO.	ADDRESS
BUILDING 1	2320 W FM 544
BUILDING 2	2310 W FM 544

ZONING CASE	
DIRECTOR OF DEVELOPMENT SERVICES	
DATE	
VICTORY GROUP SHOPS AT WYLLIE	
2310 & 2320 FM 544, TX 75098	

OWNER:
CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS
6100 ROSS AVE. DALLAS, TX 75209

ENGINEER:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76092
PH: 817.281.0272
CONTACT: CLAY CRISTY, P.E.

LEGAL DESCRIPTION:
LOT 2, BLOCK A
SENIOR MEDICAL ADDITION

ZONING:
SUP

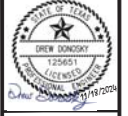
LOT	EX. ZONING	PROP. ZONING	PROPOSED USED	GROSS LOT AREA ACRE SF	LOT COVERAGE %	TOTAL BUILDING FLOOR AREA SF	FLOOR TO AREA RATIO	PARKING PROVIDED	PERVIOUS AREA SF	IMPERVIOUS AREA SF	PERCENT IMPERVIOUS %	HEIGHT
LOT 2A	PD	CC - SUP	RESTAURANT WITH DRIVE THRU	2.8 122,173	1.95	2,380	1.95	31 (STANDARD - 25; HC - 2)	98,491	23,682	19.38	29'-10"
LOT 2B	PD	CC	RETAIL	2.63 114,547	16.59	19,000	16.59	114 (STANDARD - 110; HC - 4)	37,593	76,954	67.18	29'-10"

PROPOSED DEVELOPMENT SCHEDULE:
JANUARY 1, 2025

ARCHITECT:
HODGES ARCHITECTURE
13842 OMEGA RD
FARMERS BRANCH, TX 75244
PH: 972.367.1000

SURVEYOR:
EAGLE SURVEYING
222 SOUTH ELM ST., SUITE #200
DENTON, TX 76201
PH: 840.222.3009
CONTACT: MASON DECKER

PLOTTED BY: DREW DONOSKY
 PLOT DATE: 12/30/2024 11:14 AM
 PLOT SIZE: 2024-02-04-108 VICTORY SHOPS AT WYLLIE HIGH FM 544 WYLLIE (CARD) SHEETS ZONING EXHIBITING
 LAST SAVED: 12/19/2024 4:17 PM



**VICTORY GROUP
SHOPS AT WYLLIE**
 2310 FM 544
 WYLLIE, TX

ZONING EXHIBIT

DESIGN	MBT
DRAWN	MBT
CHECKED	CC
DATE	11/18/2024
SHEET	
EXH-1	

Form No. 2024-108

EXHIBIT “B”**Conditions For Special Use Permit
Victory Shops at Medical Plaza
2024-XX****I. PURPOSE:**

This Special Use Permit shall be established to provide Commercial use, including restaurant w/ drive thru to support the economic growth within the region.

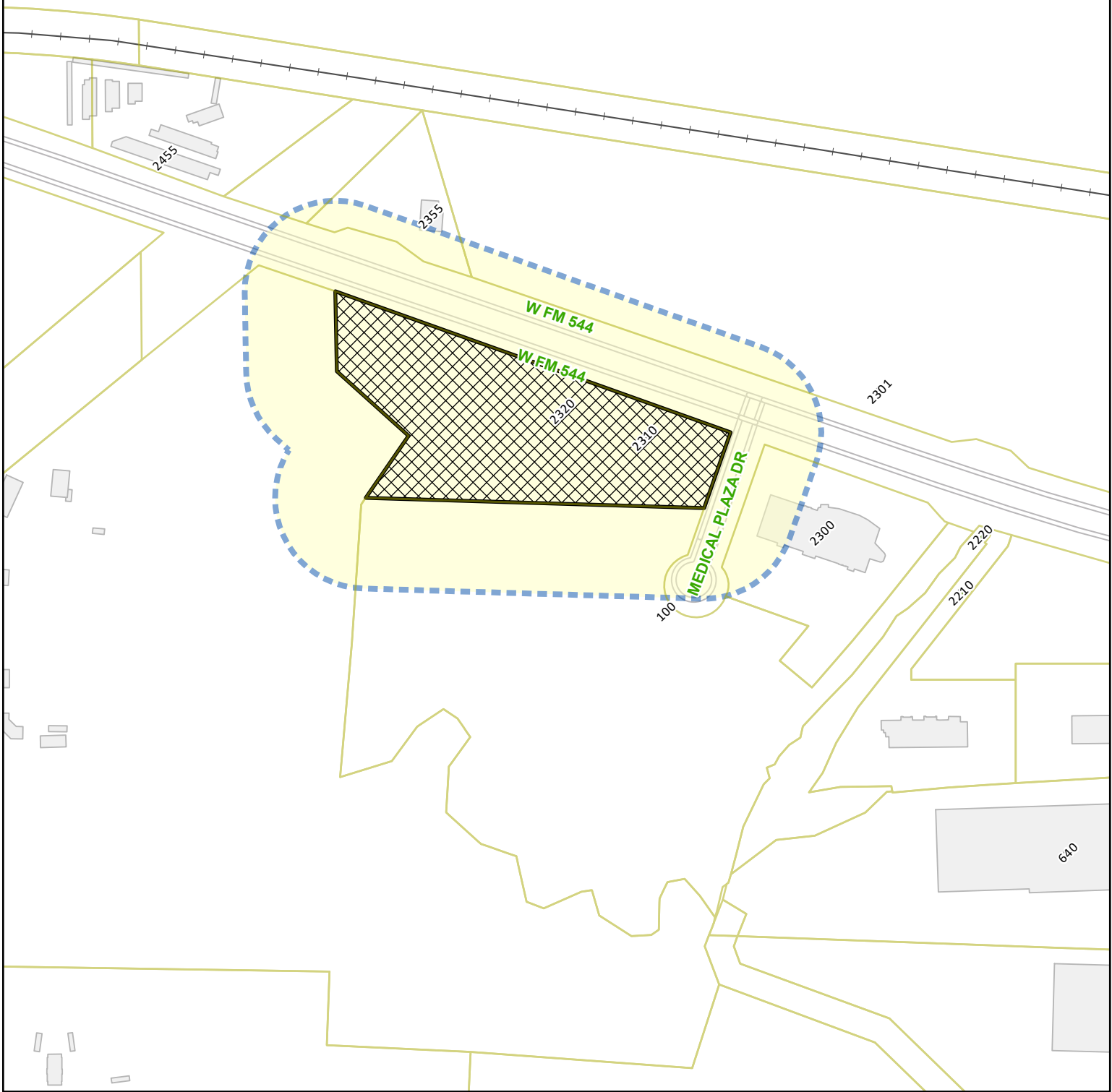
II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations of the Commercial Corridor District (CC) set forth in Article 4, Section 4.1 of the Comprehensive Zoning Ordinance (adopted as of June 2023), except as specifically proved herein.
2. The design and development shall take place in general accordance with the Zoning Exhibit (Exhibit C).

III. SPECIAL CONDITIONS:

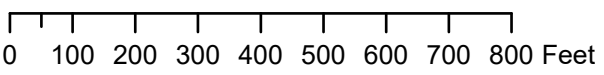
1. All allowed uses in the Commercial Corridor District (CC) set forth in Article 5 of the Comprehensive Zoning Ordinance (adopted as of June 2023), in addition to those listed in this paragraph shall be allowed by-right uses.
 - a. Restaurant with Drive in or Drive-Through Service.

Notification Map

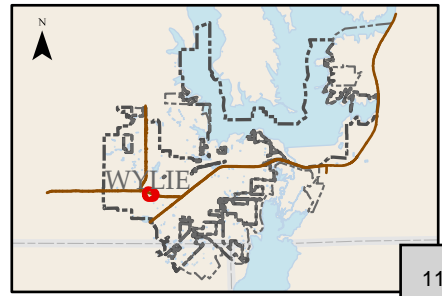


ZONING CASE:
ZC 2024-12

 SUBJECT property
  200 foot Notification Buffer



Date: 1/13/2025





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning Item Number: 2
 Prepared By: Kevin Molina

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 Single Family - 10 District (SF-10/24) to Townhouse District (TH) on 5.52 acres to allow for single-family attached development. Property located on the northwest corner of West Brown Street and Sanden Boulevard (ZC 2024-13).

Recommendation

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

Discussion

OWNER: Meezan Investments

APPLICANT: Meezan Investments

The property is located on the northwest corner of West Brown Street and Sanden Boulevard.

The applicant is requesting a zoning change from Single Family - 10 District (SF-10/24) to Townhouse District (TH) to allow for the development of 28 single family attached units on 5.52 acres for the purpose of selling the units individually. The application is for straight zoning with no variances or exceptions.

Access to the townhome units is proposed via public streets that connect to West Brown Street and Sanden Boulevard.

A preliminary plat shall be required if this zoning is approved that shows compliance with requirements of the lot size, dwelling size, setbacks and architectural requirements for the Townhouse District zoning found in Section 3.2 and Section 3.4 the Zoning Ordinance.

The development shall be required to establish an Home Owners Association for the maintenance of the open space areas and maintenance of 6'tall wrought iron fence with brick columns along W Brown St.

The developer has provided conceptual elevations of the townhouse units that contain brick, stone and stucco. The units are proposed to be two stories in height.

The property to the north and west is undeveloped and is within the FEMA flood zone AE. The property to the east contains a townhome development. The property to the south is owned by the city and is the location of the East Meadow Trail and future East Meadow Splash Pad.

The subject property lies within the Parks and Open Space sector of the Comprehensive Future Land Use Plan. Development within this sector's main purpose is to designate existing and planned parks and open space areas to serve the community. The Parks and Recreation department has provided a statement stating that the city is unlikely to pursue the subject property for park development.


The Future Land Use plan provides guidance and helps to inform development decisions; however, it is not the City zoning map, which regulates the use of land. The map is not the endpoint of discussions, but rather an important element to evaluate along with other site specific considerations.

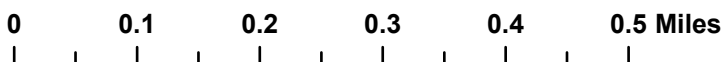
Notices were sent to sixteen owners within 200 feet as required by state law. At the time of posting, no responses were received in opposition nor in favor of the request.

Locator Map

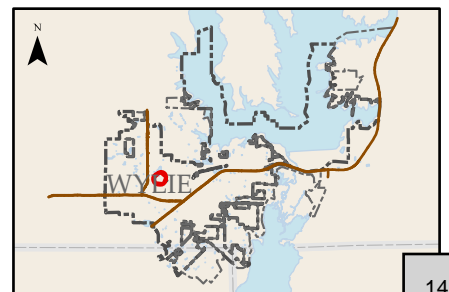


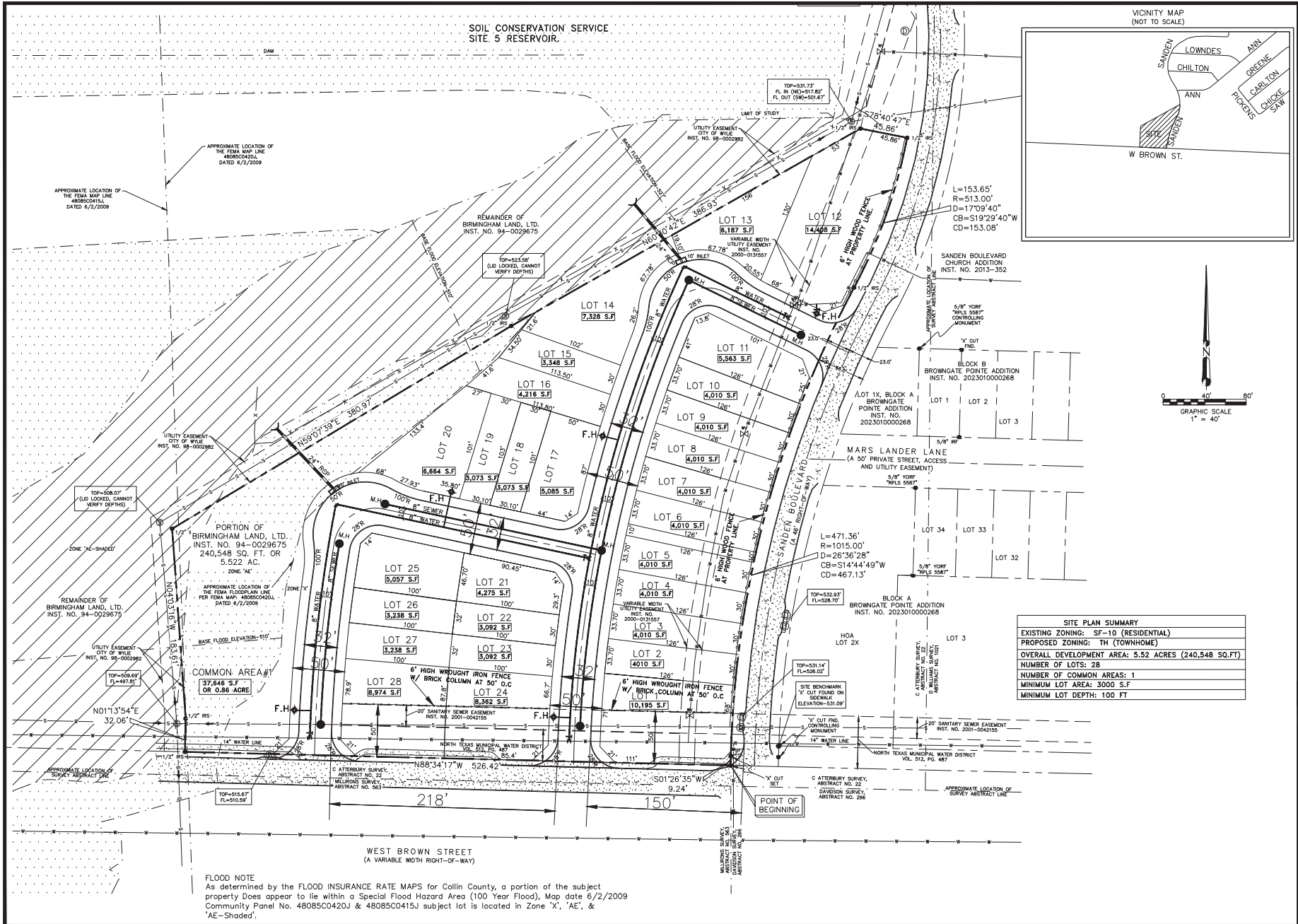
ZONING CASE:
ZC 2024-13

 SUBJECT property



Date: 1/13/2025



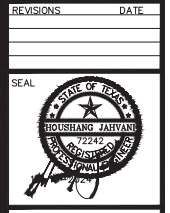


FLOOD NOTE
 As determined by the FLOOD INSURANCE RATE MAPS for Collin County, a portion of the subject property does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 6/2/2009 Community Panel No. 48085C0420J & 48085C0415J subject lot is located in Zone 'X', 'AE', & 'AE'-Shaded.

TOWNHOMES
 W BROWN STREET
 WYLIE, TEXAS

JAHVANI CONSULTING ENGINEERS, INC.
 TYPE REGISTRATION NO. F-10198

2121 N. JOSEY LANE, #200
 CARROLLTON, TEXAS 75006
 TEL: (214) 718-9489
 jahvani@hotmail.com



DWG. TITLE:
ZONING EXHIBIT

DRAWN BY: HJ
 SCALE: 1" = 40'

DATE 12-19-2024

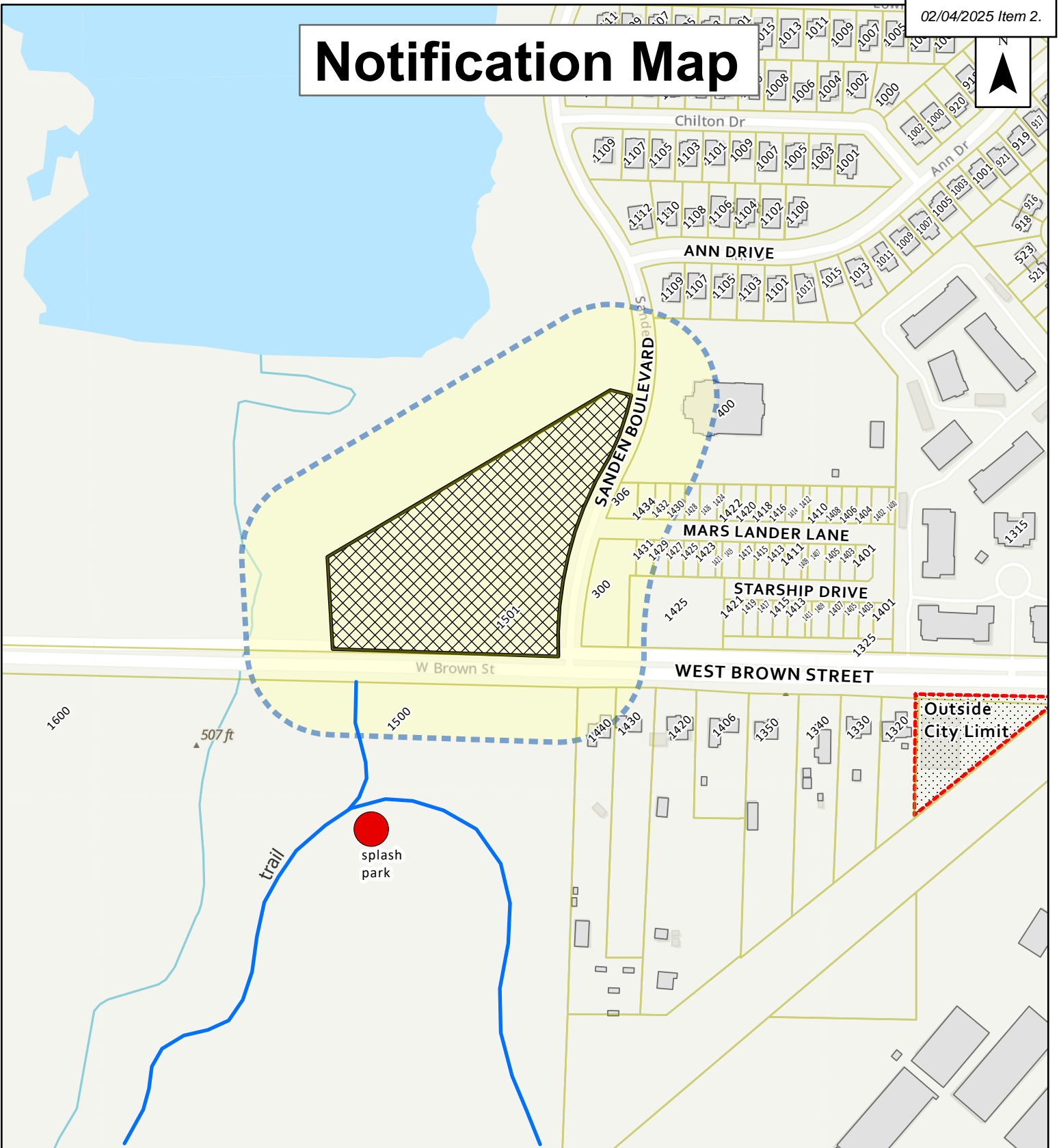
1 OF 1
 SHEET NUMBER



ROOF PITCH TO BE 8 TO 12 PITCH FRONT TO BACK

MATERIAL LEGEND	
[Pattern]	BRICK
[Pattern]	STONE
[Pattern]	HARDY SIDING
[Pattern]	WOOD
[Pattern]	STUCCO
[Pattern]	GLASS
[Pattern]	CONCRETE
[Pattern]	GRASS

Notification Map



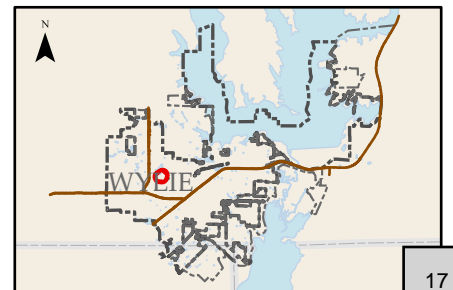
ZONING CASE:
ZC 2024-13

 SUBJECT property
  200 foot Notification Buffer

0 100 200 300 400 500 600 700 800 Feet



Date: 1/13/2025





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 District (AG/30) to Single Family - 10 District (SF 10/24) on 59.755 acres to allow for a single-family detached development. Property generally located at 1755 FM 1378 and 1813 & 2241 McMillen Road (ZC 2024-14).

Recommendation

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

Discussion

OWNER: D - Dreams Inc & Matthew Butsheck

APPLICANT: Skorburg Company

The property is generally located on the northwest corner of McMillen and FM 1378.

The applicant is requesting a zoning change from Agricultural District (AG/30) to Single Family - 10 District (SF 10/24) to allow for the development of 181 single family detached lots and seven open space lots on 59.755 acres. The application is for straight zoning with no variances or exceptions.

Access to the development is proposed via newly constructed public streets with access to FM 1378 and McMillen Road.

The development shall be required to provide 10,000 sf lots with dwelling units of a minimum square footage of 2,400 sf. Setbacks shall be required to be 25' for the front and rear and 10' for the sides.

The development is providing a 40' landscape buffer along McMillen and FM 1378. The open space lots shall be owned and maintained by an established Home Owners Association.

A preliminary plat shall be required if this zoning is approved that shows compliance with requirements of the lot size, dwelling size, setbacks and architectural requirements for the SF 10/24 District zoning found in Section 3.2 and Section 3.4 the Zoning Ordinance.

A traffic impact analysis shall be required at the time of platting due to dwelling units exceeding 100 units.

The Wylie Independent School district has provided a statement for staff regarding this development: Based on the projected number of homes and anticipated price range, the development would likely yield a minimal number of students and have no significant impact on overall enrollment or campus capacities.

The property to the north is zoned within the Country Ridge Estates Planned development and contains a residential subdivision with smaller residential lot sizes of 8,500 sf. The development adjacent to the east contains the Meadow Pond Planned Development for a proposal to develop an age restricted community. Across 1378 to the east is the Birmingham Farms Planned Development containing smaller residential lot sizes of 8,500 sf. The property to the south is zoned Single

Family Estate District and contains larger residential lot sizes of 1 acre. The property to the west is located outside of the city limits of Wylie within Collin County and contains 108 acres with three residences and three barns.

A portion of the subject property lies within the Low Density Residential sector. Development within this sector's main purpose is to provide areas for detached single-family homes on large lots. The remaining area lies within the Parks and Open Space sector of the Comprehensive Future Land Use Plan. The Comprehensive Plan Advisory Committee recommended this designation due to existing telecommunication towers that are present on the subject property.

The Future Land Use plan provides guidance and helps to inform development decisions; however, it is not the City zoning map, which regulates the use of land. The map is not the endpoint of discussions, but rather an important element to evaluate along with other site specific considerations.

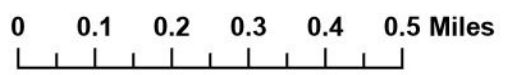
Notices were sent to seventy owners within 200 feet as required by state law. At the time of posting, 18 responses were received in opposition and one was received in favor of the request. An additional four responses were received in opposition and one in favor of the request outside of the notification area.

Locator Map

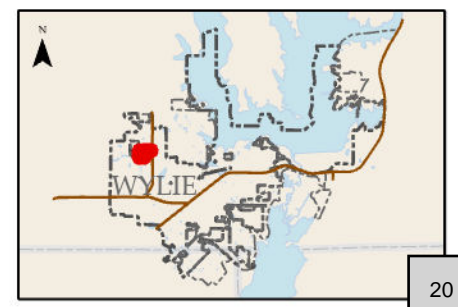


ZONING CASE:
ZC 2024-14

 SUBJECT property



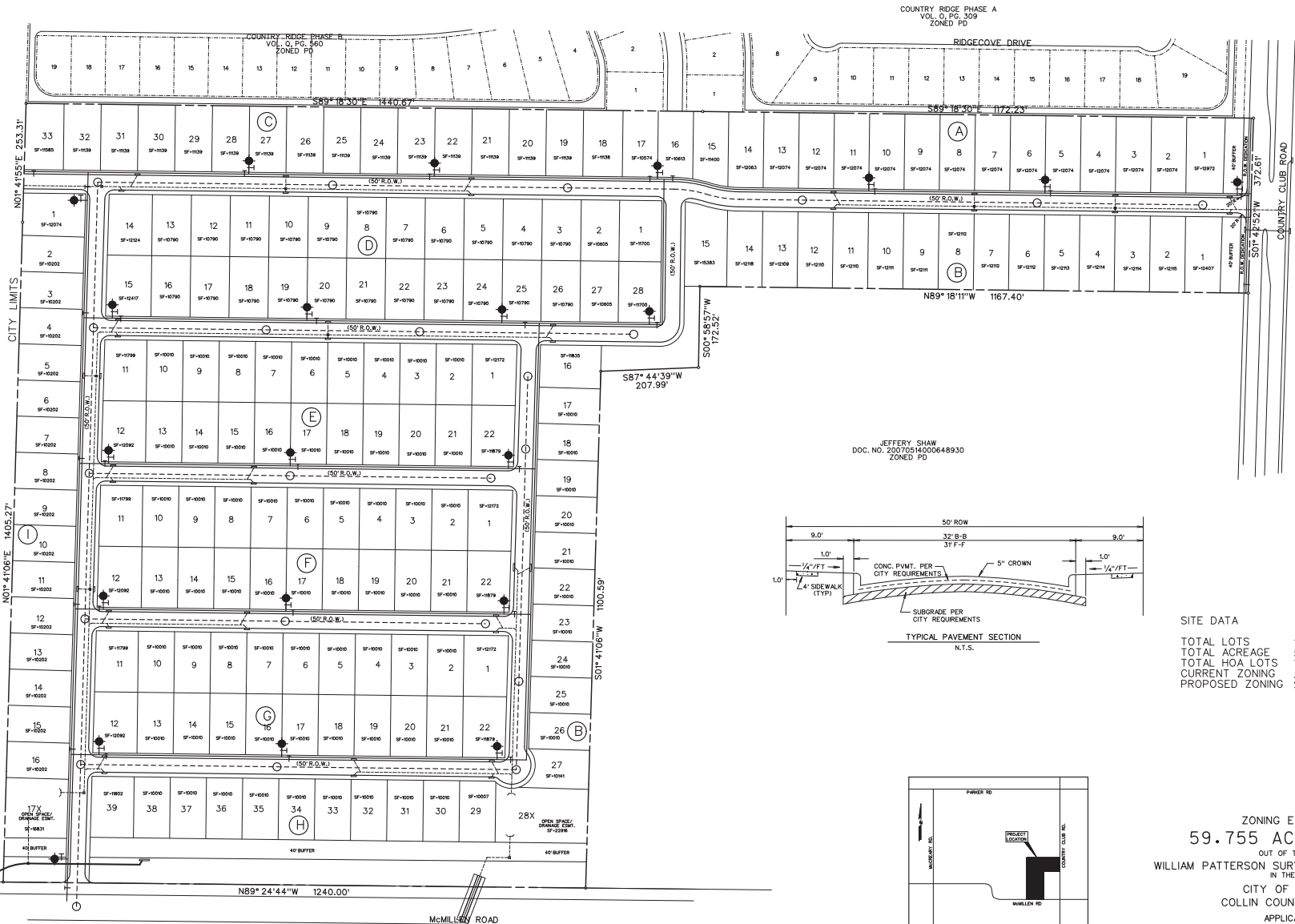
Date: 1/13/2025



0 50 100 200
SCALE: 1" = 100'



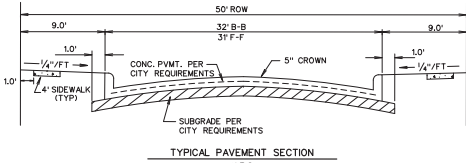
PAMELA THRONBURG
DOC. NO. 20100416000373400



COUNTRY RIDGE PHASE A
VOL. 0, PG. 309
ZONED PD

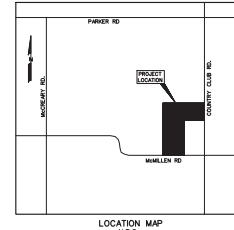
COUNTRY RIDGE PHASE B
VOL. 0, PG. 360
ZONED PD

JEFFERY SHAW
DOC. NO. 20070514000648930
ZONED PD



SITE DATA

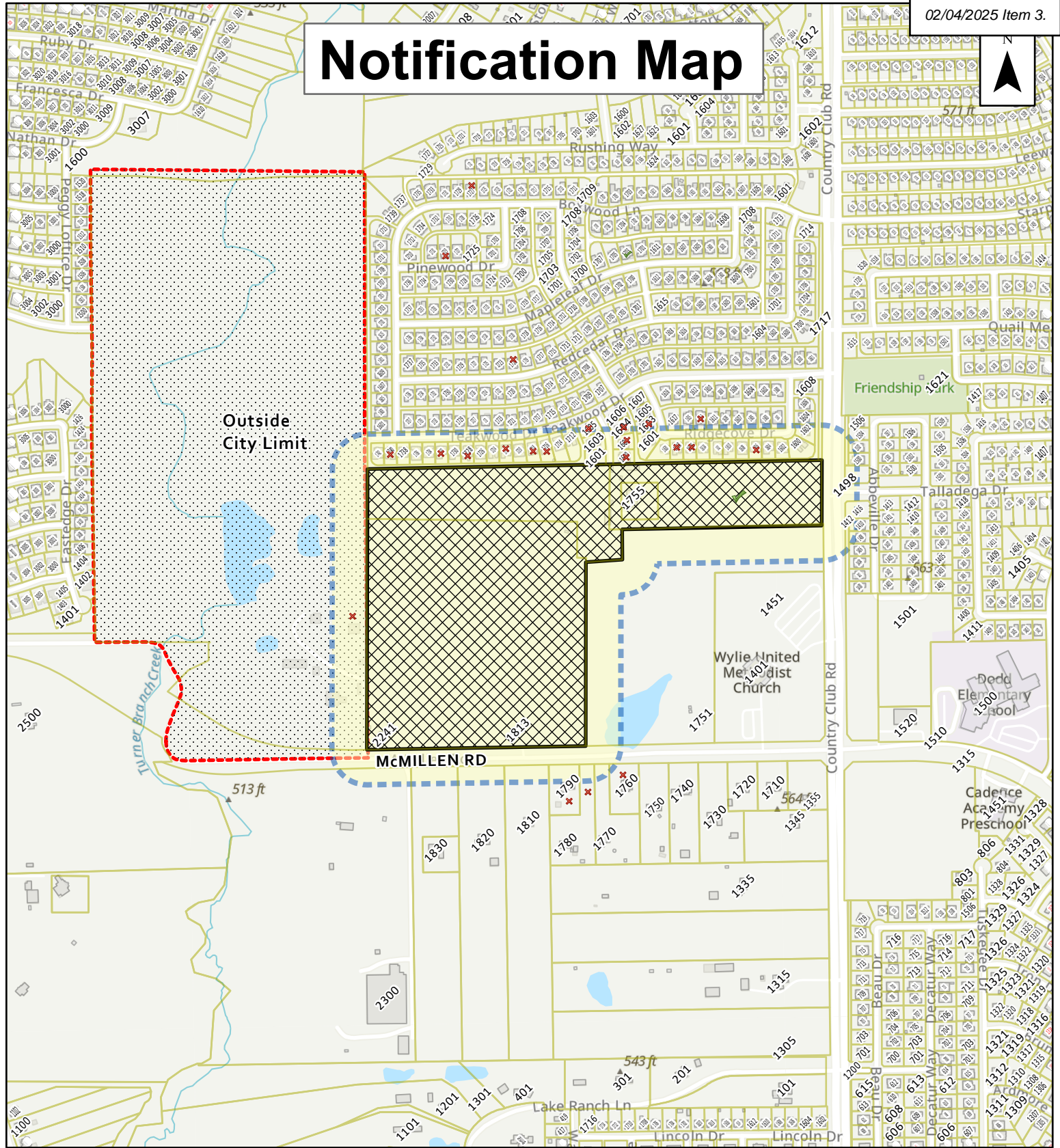
TOTAL LOTS	181 LOTS
TOTAL ACREAGE	59.755 AC.
TOTAL HOA LOTS	7 LOTS
CURRENT ZONING	AG/30
PROPOSED ZONING	SF10/24



ZONING EXHIBIT
59.755 ACRE TRACT
OUT OF THE
WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716
IN THE
CITY OF WYLIE
COLLIN COUNTY, TEXAS
APPLICANT
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225
214-888-8877
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-398-1000
WARREN CORWIN
JANUARY 2025 SCALE 1"=100'

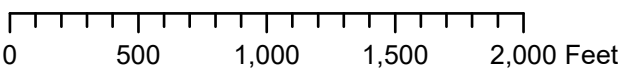
OWNERS
D-DREAMS INC MATTHEW BUTSCEK
3201 ROYALTY ROW 1755 FM 1378
IRVING, TEXAS 75062 WYLIE, TEXAS 75098

Notification Map

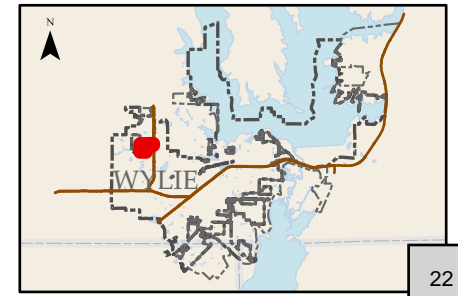


ZONING CASE:
ZC 2024-14

 SUBJECT property
  200 foot Notification Buffer



Date: 1/13/2025





PUBLIC COMMENT FORM

Submissions can now be made on-line at <https://records.wylietexas.gov/Forms/PublicComment> or by scanning the QR code in the upper right hand corner. (If completing the form below, 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 #2024-14.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-14.

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

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

Tuesday, February 04, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 24, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Peter Russell
(please print)

Address: 1600 Sweet Gum Dr,
Wylie TX 75085

Signature: *Peter Russell*

Date: 1/23/25

COMMENTS:



Public Comment Form

First Name *

Kristi

Middle Name

Last Name *

Thronburg

Address *

Street Address

1423 Bear Paw Lane

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

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

Comments

We are adjacent to the property in question and did NOT receive the formal notice of the proposition. We should have been notified by the city and not educated by social media. One our major concerns is the traffic issues of this development because we are living in the disaster of the s-curve project. Residents need more information and transparency from 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

1/20/2025



Public Comment Form

First Name *

Joshua

Middle Name

Last Name *

Hardy

Address *

Street Address

1602 Sweetgum Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

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

Comments

We are very concerned of the impact this will have on the quiet and small town feel we moved to Wylie for. We are also concerned on what this will do to our pre-HS schools. We are already at capacity at Smith and Dodd

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

Signature *



Date of Signature

1/19/2025



Public Comment Form

First Name *

Dinesh

Middle Name

Last Name *

Majumder

Address *

Street Address

1603 sweetgum dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

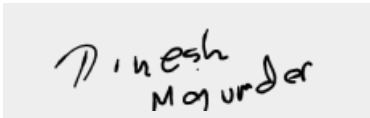
- I am FOR the requested zoning as explained on the public notice
- I am AGAINST the requested zoning as explained on the public

Comments

We don't want any construction vehicles on our sweetgum Drive road. We don't want our sweetgum dr road to be connected to the future neighborhood so no road should be made to connectthem. We want our privacy and we want a concert wall or proper partition to be built to detach the whole community from us. We are living here because we love the farm and nature and country side feeling so we don't want to disturb this concept and whatever decisions are made should be considered based on the opinion of the owners of the sweetgum dr property

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

Signature *



Date of Signature

1/19/2025



Public Comment Form

First Name *

Tiffany

Middle Name

Last Name *

Murdock

Address *

Street Address

1604 sweetgum dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

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

Concerned for drainage issues, value of the homes being less than ours, bringing our value down. Traffic congestion getting out on country club is already difficult.

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

Signature *



Date of Signature

1/22/2025



Public Comment Form

First Name *

Dang Trinh

Middle Name

Last Name *

Tran

Address *

Street Address

1605 Sweetgum Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

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

Comments

We don't want our Sweetgum neighborhood to be connected with future neighborhoods. Here is beautiful landscape around our homes. That's the reason why we move here

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

Signature *



Date of Signature

1/24/2025



Public Comment Form

First Name *

Jamie

Middle Name

Last Name *

Dunkle

Address *

Street Address

1606 Ridgecove Dr.

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

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

First, the 10-year plan for Wylie designates this land for a low-density neighborhood (Goal LU1). 181 homes on the land doesn't appear to be low-density. Second, many of our schools are already over-crowded. 181 homes will not lessen the burden on our schools. The printout says "7 HOA lots." Shouldn't it have 181 HOA lots? I'm concerned about the quality of a wall that would be built up against our alley. Another concern is the lack of privacy if two-story homes are built right behind our alley. Who is the proposed builder of these homes?

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

Signature *



Date of Signature

1/25/2025



Public Comment Form

First Name *

James

Middle Name

Ray

Last Name *

Creed

Address *

Street Address

1613 Ridgecove Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

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 moved here to be in a city with a small country town feeling, but it is becoming a big city with no small town feelings. Traffic is already bad enough so we do not need to add to it and make it worse. Please try to keep the small country railroad town it was and is.

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

Signature *



Date of Signature

1/18/2025



Public Comment Form

First Name *

Sumbul

Middle Name

Last Name *

Khan

Address *

Street Address

1616 ridgecove drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

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 zoning due to the following reasons

It will become overwhelming overcrowded in that area affecting the desirability and marketability of all the neighboring properties.

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

Signature *



Date of Signature

1/26/2025



Public Comment Form

First Name *

Dacey

Middle Name

Last Name *

Fitzgerald

Address *

Street Address

1618 Ridgecove

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

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

Comments

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

Signature *



Date of Signature

1/20/2025



Public Comment Form

First Name *

Cynthia

Middle Name

Cooper

Last Name *

Baughman

Address *

Street Address

1716 Teakwood Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

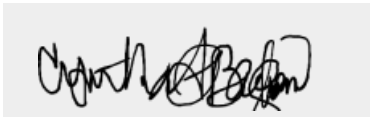
- I am FOR the requested zoning as explained on the public notice
- I am AGAINST the requested zoning as explained on the public

Comments

I understand that development has to happen but Wylie struggles to keep up with the infrastructure changes necessary to support the population as it stands. Do we have to add more congestion to the roads here? I have lived directly behind "the horse farm" that the Butschek family owns for over 19 years, back when 1378 was a two laned road. We have bought eggs and honey from them, love seeing the horses in the pasture, watching sunsets over the trees, and at one time their guineas used to visit us. This has always given us the feeling of living in the country and brought that small town feeling that we loved about Wylie when we moved here. Now Wylie is becoming just another crowded suburb and the Planning department wants to add to that.

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

Signature *



Date of Signature

1/27/2025



Public Comment Form

First Name *

Paul

Middle Name

T

Last Name *

Forristal

Address *

Street Address

1718 Teakwood Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

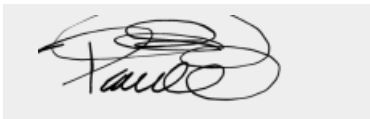
- I am FOR the requested zoning as explained on the public notice
- I am AGAINST the requested zoning as explained on the public

Comments

Too much of an increase in congestion of traffic. TOO close to existing neighborhood. No indication of the type of homes other than single family but based on how many are on the proposed plot, the homes are Much smaller which will lower our current property values because they back up right into our backyards and driveways. Too much burden on the current school systems that will service the homes.

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

Signature *



Date of Signature

1/23/2025



Public Comment Form

First Name *

Connie

Middle Name

Last Name *

Bray

Address *

Street Address

1721 Redcedar Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

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

Comments

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

Signature *

Date of Signature

1/19/2025



Public Comment Form

First Name *

Jill

Middle Name

Last Name *

Case

Address *

Street Address

1722 Teakwood Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

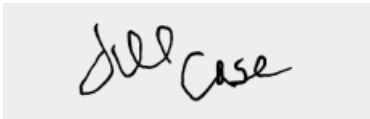
- I am FOR the requested zoning as explained on the public notice
- I am AGAINST the requested zoning as explained on the public

Comments

I am opposed to the proposed rezoning to build 181 single-story homes behind my property, which is currently a tranquil farm with horses, trees, and open fields. This area offers a unique, serene environment that blends country living with city convenience—a rare and invaluable feature for our neighborhood. The rezoning would not only destroy this cherished view and atmosphere but also strain our already overburdened infrastructure. Traffic on our road is already extreme, and adding 181 homes will exacerbate congestion, creating safety concerns and reducing the quality of life for existing residents. I urge the city to consider preserving the current land use and explore alternative solutions that prioritize maintaining the character of the neighborhood and addressing infrastructure limitations before permitting any development.

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

Signature *



Date of Signature

1/20/2025



Public Comment Form

First Name *

Mark

Middle Name

Last Name *

Bray

Address *

Street Address

1727 Boxwood Ln

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

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

Comments

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

Signature *



Date of Signature

1/19/2025



Public Comment Form

First Name *

Clinton

Middle Name

Last Name *

Baker

Address *

Street Address

1728 Teakwood Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

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 this for many reasons. This will obstruct the view and country like feel from my home, as well as cause traffic and noise congestion with construction, etc. This may also effect my property values and the values of other homes effect while also not lowering my taxes.

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

Signature *

Date of Signature

1/20/2025



Public Comment Form

First Name *

Michelle

Middle Name

Last Name *

Morgan

Address *

Street Address

1729 Pinewood Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

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

NO!

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

Signature *



Date of Signature

1/20/2025



PUBLIC COMMENT FORM

Submissions can now be made on-line at <https://records.wylietexas.gov/Forms/PublicComment> or by scanning the QR code in the upper right hand corner. (If completing the form below, 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 #2024-14.
 I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-14.

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

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

Tuesday, February 04, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 24, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Jeffrey D. Foote
(please print)
Address: 1732 Teakwood Drive
Wylie, TX 75098
Signature:
Date: 1-18-25

COMMENTS:

Represents an unwelcomed change to the land surrounding our home,
guarantees increased congestion on Country Club Rd., and threatens a
negative impact to home values.



Public Comment Form

First Name *

Andrew

Middle Name

Last Name *

Fujarski

Address *

Street Address

1740 Teakwood Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

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

Comments

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

Signature *



Date of Signature

1/20/2025



Public Comment Form

First Name *

Judy

Middle Name

Last Name *

Reeves

Address *

Street Address

1760 McMillen Road

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

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

In contrast to the previous proposal of an over 50 neighborhood, this new proposal will bring a lot more traffic and congestion to what once was a beautiful country road. The road construction that has already started and been abandoned on McMillen and has been very disruptive to the residents and business on this road. The yard within the easement in front of our houses has been full of construction debris and not maintained. Not to mention the disruption of bulk trash pickup and the inconvenience of the driving through a construction zone daily. The construction of the new proposal will prolong the construction in our front yards. Wylie is losing it's "small town charm" that it once had.

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

Signature *



Date of Signature

1/19/2025



Public Comment Form

First Name *

Misty

Middle Name

Lea

Last Name *

Lewis

Address *

Street Address

1780 McMillen Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

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

Comments

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

Signature *



Date of Signature

1/19/2025



Public Comment Form

First Name *

Amanda

Middle Name

Last Name *

Murphy

Address *

Street Address

1790 MCMILLEN RD

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

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

Reasons we are against: First of all, this road cannot handle any more traffic than is already on it, under the circumstances. Once the road is completed, this many homes will add too much traffic for McMillen Rd and Country Club. Traffic is already a beast on Country Club during rush hour. Also, there is a concern for the natural flow of the springs/creeks and runoff. From the plans provided, there is no water shed shown to account for the loss of natural soil to absorb rain. There is also a concern for the impact on the wild animals that live in the pasture and woods. The influx of families will bring too many kids to Smith and Dodd, and overcrowding will then be an issue. Our wish is that this area remain as close to natural as possible. That's been the draw of all who live in this area, including neighborhood residents across the pasture whose homes back up to it, as well as those who drove down this road each day, enjoying the trees and country-feel that is being 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

1/25/2025



Public Comment Form

First Name *

Rhonda

Middle Name

Last Name *

Joynt

Address *

Street Address

1703 Boxwood Ln

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

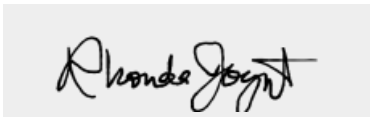
- I am FOR the requested zoning as explained on the public notice
- I am AGAINST the requested zoning as explained on the public

Comments

I have lived in the adjacent neighborhood (Country Ridge Estates) for 21 years and I believe the farm property owners have every right to sell their land. I'm in favor of zoning for single-family homes (opposed to apartments or mobile homes). Our neighborhood was once farmland too and I'm sure the Farm didn't love our neighborhood being built so close to them. The neighbors I know who are protesting have no good reasons except they don't want their "view" compromised

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

Signature *



Date of Signature

1/23/2025



PUBLIC COMMENT FORM

Submissions can now be made on-line at <https://records.wylietexas.gov/Forms/PublicComment> or by scanning the QR code in the upper right hand corner. (If completing the form below, 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 #2024-14.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-14.

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

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

Tuesday, February 04, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 24, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: CATHERINE BUTSCHER
(please print)

Address: 1755 FM 1378
Wylie TX 75098

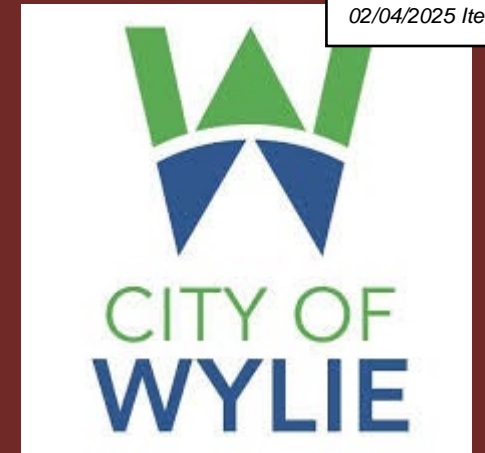
Signature: Catherine Butscher

Date: 1-29-25

COMMENTS:

Part of This Property belongs to me. I am in Favor of the Re Zoning for SF Homes.

I may not be able to attend The meeting due to a family member under Hospice given a few weeks to Live.



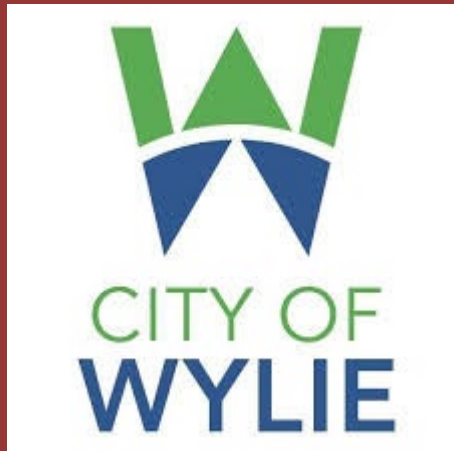
Country Club Estates

Case No. 2024-14

Planning & Zoning Commission Meeting

February 4, 2025

Contents



- Skorburg Company Background
- Subject Property
- Zoning Request
- Home Building Partners

Skorburg Company Background



The Skorburg Company

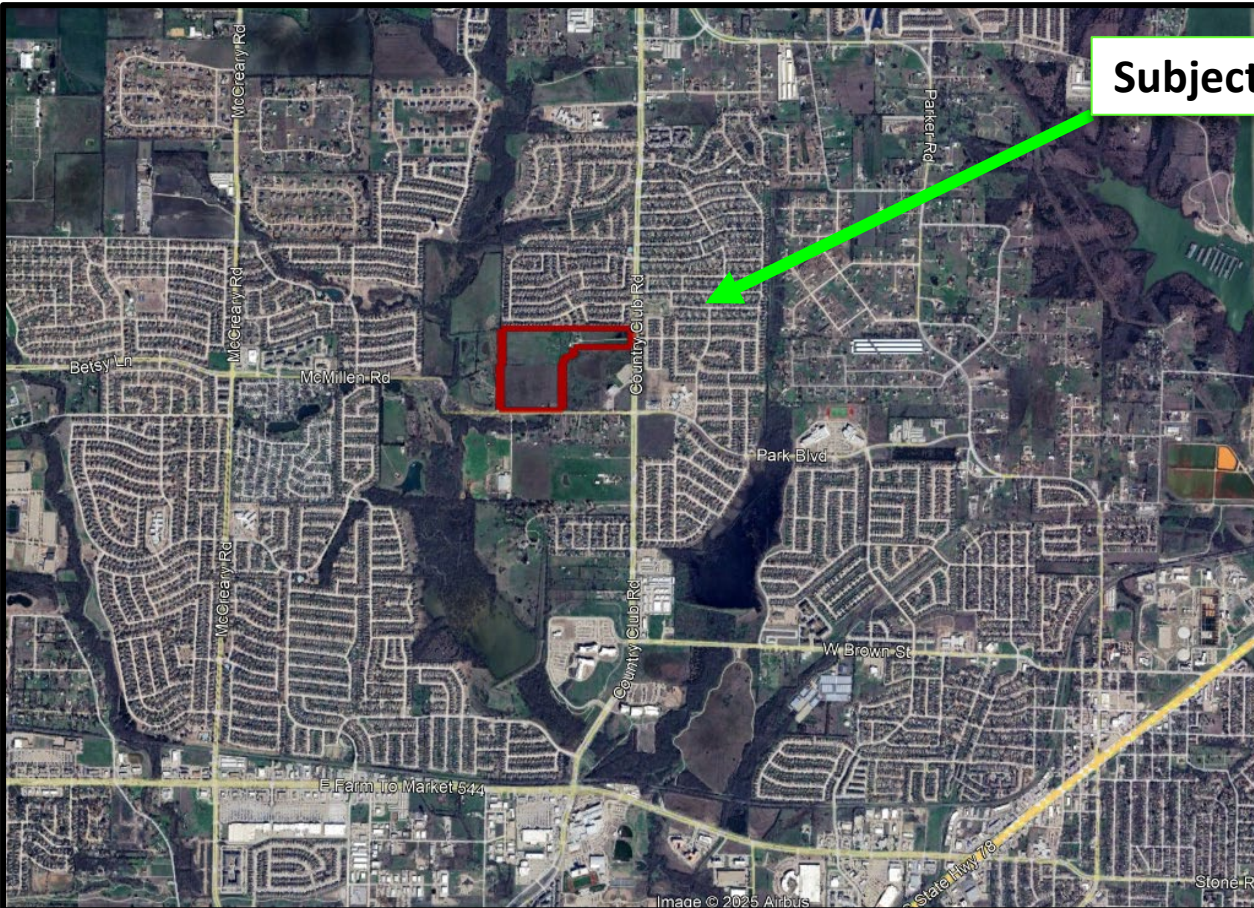
- Local, privately owned development firm with 40 years of experience
- Over 120 development projects in more than 33 different cities around DFW metroplex
- Over 25 current projects in active development or build out
- Reputation for building high-quality, long-lasting communities
- Projects range from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



Subject Property



Subject Property *Location*



Subject Property



McMillen Rd

Country Club Rd

Subject Property



Subject Property Overview

- **Location:** Northwest Corner of Country Club Rd & McMillen Rd
- **Size:** +/- 59.755 Acres

Zoning Request

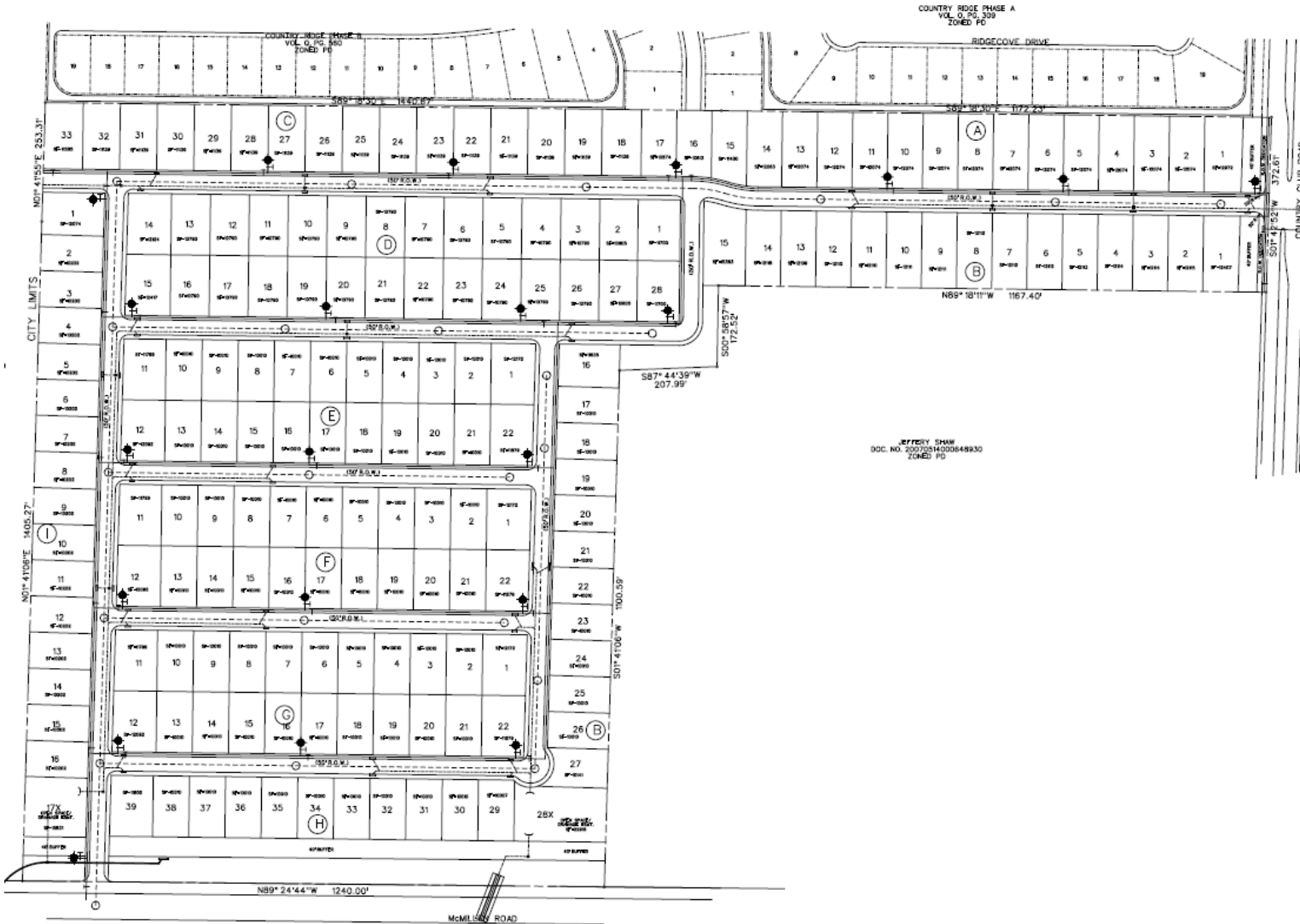


Country Club Estates – SF 10/24

Zoning Request

➤ Zoning: SF 10/24

* County Club Estates will be developed in full compliance with the SF 10/24 zoning district of the City of Wylie's Zoning Ordinance.



Home Building Partners





Projected Home Square Foot Range – **2,600 SF – 5,000 SF**

Projected Home Price Range – **High \$700,000 – High \$900,000**

Thank you.
We Would Appreciate
Your Support of
This Exciting Project.



Appendices



Wylie ISD Communication

02/04/2025 Item 3.


RE: [EXTERNAL]New Single-family Development Wylie, TX - Country Club Estates



Roderick, Scott <Scott.Roderick@wylieisd.net>

To: Neil Stenberg

Cc: John Arnold; Bryan Holland; Preston Crow

 You replied to this message on 1/23/2025 3:15 PM.



Thu 1/23/2025 9:56 AM

Hi Neil,

Sorry for the delay in getting back to you. **Based on the information you provided, 181 units would not significantly impact our capacity at our schools,** for example not every home will have elementary aged children so the kids would be disbursed over multiple campuses which minimizes the impact for us.

The new facilities are on the east side of the district and will not affect your proposed area.

You have provided ample information and we do not have any other questions at this time.

Thanks,

J. Scott Roderick, CPA

Assistant Superintendent for Finance and Operations

Wylie ISD

951 S. Ballard Ave.

Wylie, Texas 75098

Country Ridge – Drainage Issue & Solution



Location of drainage issue do to under sized drainage structure.



Country Ridge – Drainage Issue & Solution



Property Value Comparison

02/04/2025 Item 3.



**Collin County Appraisal District*



Imagery Date: 3/7/1995



Imagery Date: 1/2/2005



Imagery Date: 2/12/2024



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning Item Number: 4
 Prepared By: Kevin Molina

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 Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP) on 1.2 acres to allow for an Automobile Repair Major use. Property located at 2751 Capital St. (ZC 2024-15)

Recommendation

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

Discussion

OWNER: Wellstar Properties LLC

APPLICANT: 9a9 Consulting

The applicant is requesting a Special Use Permit (SUP) on 1.2 acres to allow for a Harvey's Collision Center business to occupy an existing 15,950 sf building located at 2751 Capital St. The existing structure was developed in 2022 as shell office/warehouse space. The current zoning is Light Industrial (LI) and the requested SUP is to allow for an automobile repair major use.

The SUP conditions allow for the requested use and allow for the site plan approval to be part of the SUP ordinance approval.

Changes to the site include the addition of a 6' tall wrought iron security fence with a gate that includes knox box access for public safety vehicles.

The development is to be accessed by an existing 24' fire lane with access from Capital Street.

The development shall be in compliance with all applicable regulations of the Zoning Ordinance including parking and noise regulations which state that noise shall not exceed 56 dBA at the property line during daytime hours or 49 dBA between 10 PM and 6 AM.

The adjacent property to the east is zoned Light Industrial and developed with a house of worship. The adjacent property to the north, east and south are zoned Light Industrial and developed with comparable uses. The subject property lies within the Industrial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to 11 property owners within 200 feet as required by state law. At the time of posting, one response was received in opposition and none in favor of the request.

Locator Map



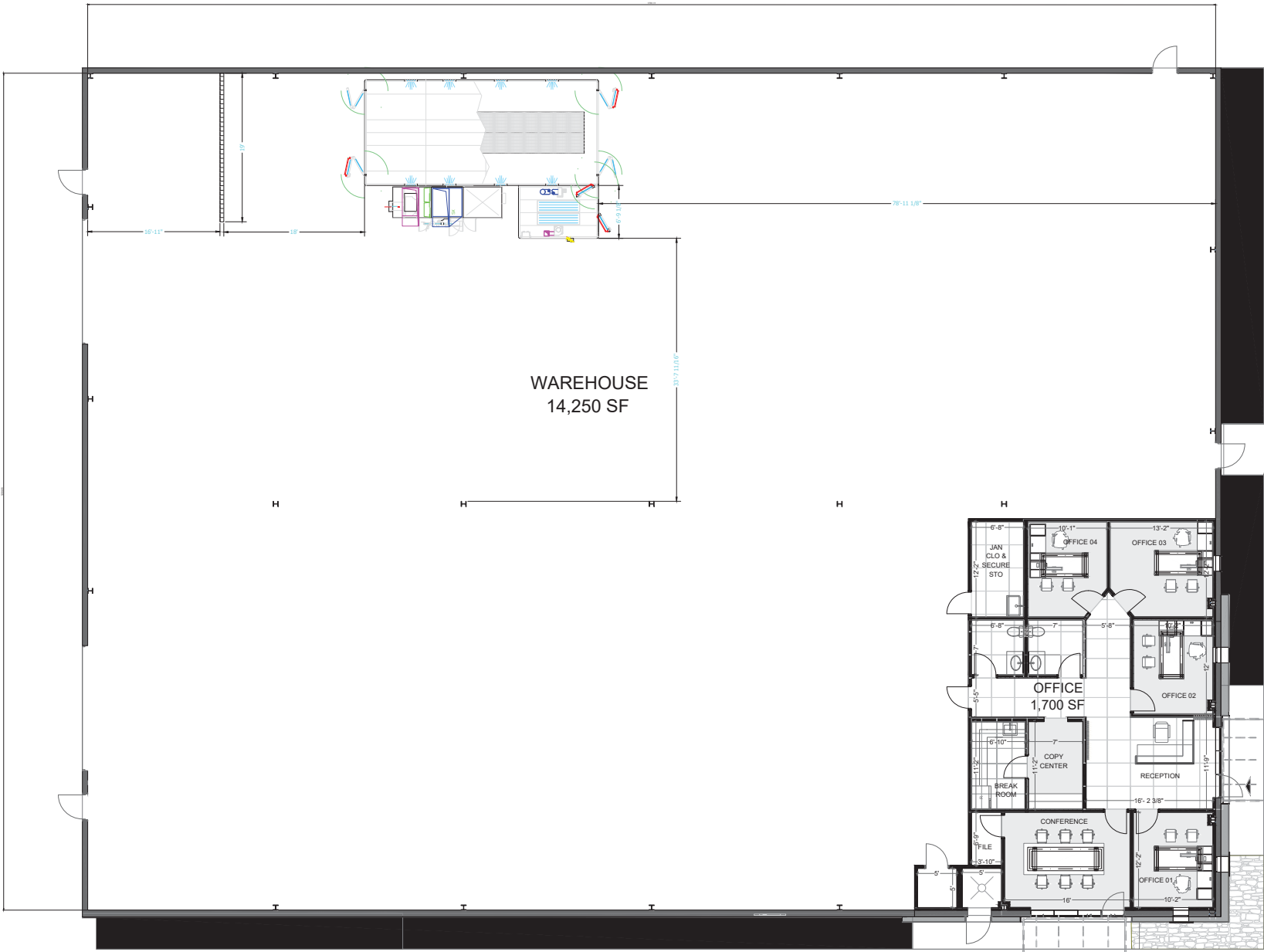
ZONING CASE:
ZC 2024-15

 SUBJECT property



Date: 1/13/2025





1 FLOOR PLAN BUILDING #1 1:175

2751 Capital Street, Wylie TX 75098

Harvey's Collision Center

EXHIBIT "B"

Conditions For Special Use Permit

I. PURPOSE:

The purpose of this Special Use Permit is to allow for an automobile collision repair center use classified as Automobile Repair, Major.

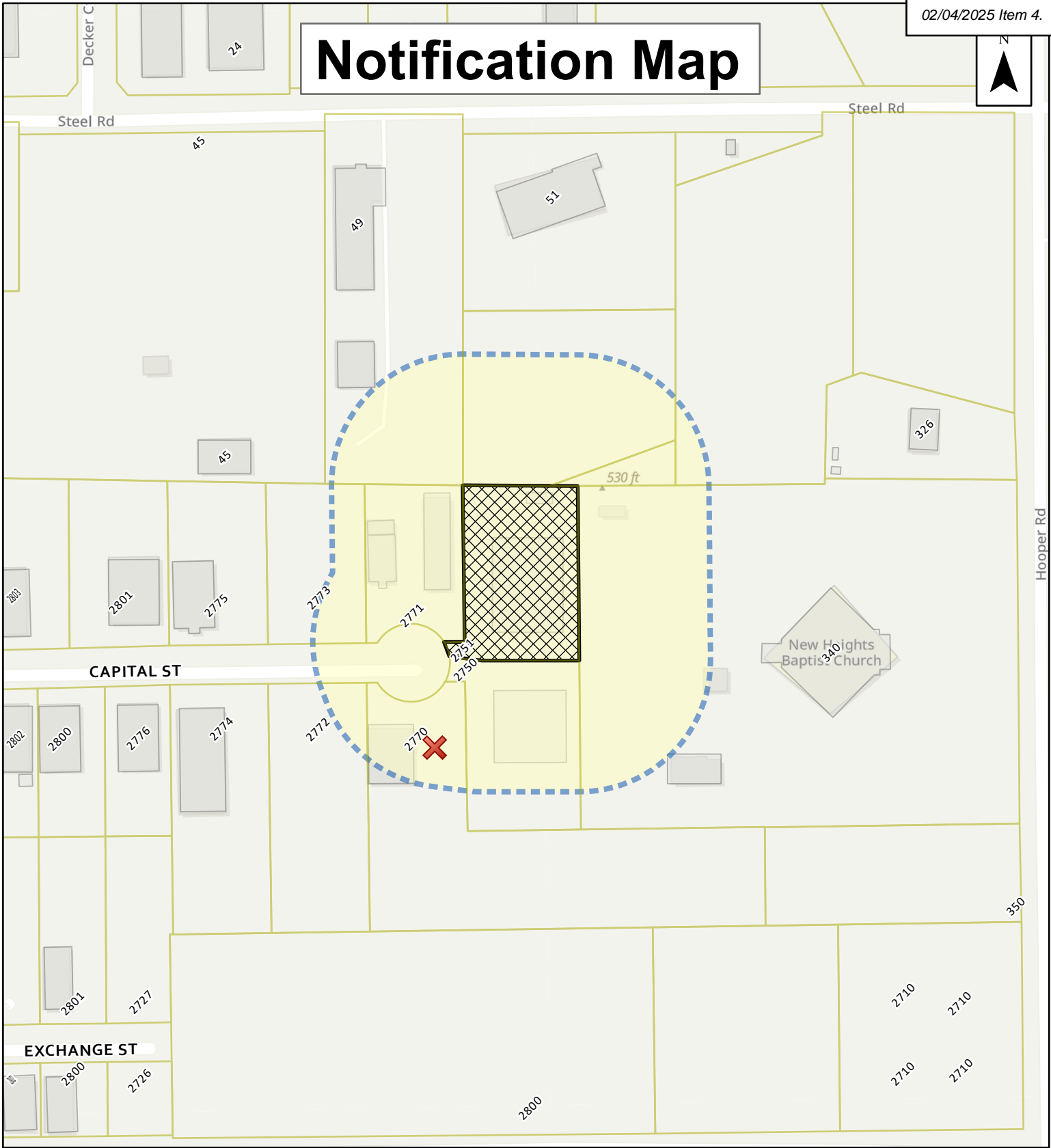
II. GENERAL CONDITIONS:

- 1. This Special Use Permit shall not affect any regulations within the Zoning Ordinance (adopted as of June 2023), except as specifically provided herein.
- 2. The design and development of the development shall take place in general accordance with the Zoning Exhibit (Exhibit C).

III. SPECIAL CONDITIONS:

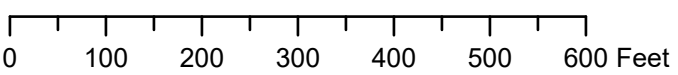
- 1. All allowed uses in the Light Industrial District (LI) set forth in Article 4 and 5 of the Comprehensive Zoning Ordinance (adopted as of June 2023), in addition to those listed in this paragraph shall be allowed by-right uses.
 - a. Automobile Repair, Major.
- 2. The zoning exhibit (Exhibit C) shall serve as the Site Plan for the Harvey's Collision Center. Approval of the Special Use Permit shall act as site plan approval.

Notification Map



ZONING CASE:
ZC 2024-15

 SUBJECT property
  200 foot Notification Buffer



Date: 1/13/2025





Public Comment Form

First Name *

Kim

Middle Name

Last Name *

Anderson

Address *

Street Address

2770 Capital Street

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-15 2751 Capital St.

Response *

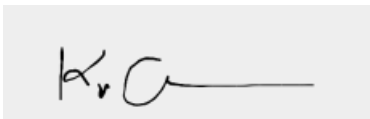
- I am FOR the requested zoning as explained on the public notice
- I am AGAINST the requested zoning as explained on the public

Comments

We have made a large investment on this street that has improved the value of our property and those around us. We have noticed other car repair shops in the area and how they do business and how keep their property up is sloppy with cars everywhere. We do professional services with clients visiting our location and our concern is that our street and culdesac would no longer be maintained and looking nice. With the addition of a car tune up shop across from us as renters, we have already seen a degradation of the area. They do donuts in the street which result in black marks, reckless driving which endangers our property and employees along with the loud noise. It is disruptive to our business operations. I am not for this zoning change for some of these reasons.

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

Signature *



Date of Signature

1/21/2025