

Wylie Planning and Zoning Commission Regular Meeting

October 05, 2021 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address 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 Minutes from the September 21, 2021 Regular Meeting.
- B. Consider, and act upon, a recommendation to City Council regarding a Final Plat for Lot 1, Block 1 of Dutch Bros Coffee Addition to establish one commercial lot on 1.022 acres, property located at 2817 FM 544.
- C. Consider, and act upon, a recommendation to City Council regarding a Final Plat for Westgate Development Subdivision, establishing two commercial lots on 6.024 acres, generally located at the northwest corner of FM544 and Westgate Way.
- D. Consider, and act upon, a recommendation to City Council regarding a Final Plat, being a Replat for New Haven Wylie Addition, establishing two commercial lots on 3.03 acres, generally located at 800 Brown Street.

REGULAR AGENDA

- 1. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding a request for a change of zoning from Commercial Corridor (CC) to Planned Development - Commercial Corridor / Multifamily (PD- CC/MF) on property generally located on the southwest corner of State Highway 78 and Wylie East Drive. (ZC2021-21)

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on October 1, 2021 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

If during the course of the meeting covered by this notice, the 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

Meeting Date:	<u>October 5, 2021</u>	Item:	<u>A</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Mary Bradley</u>	Subdivision:	<u>N/A</u>
Date Prepared:	<u>September 29, 2021</u>	Zoning District:	<u>N/A</u>
		Exhibits:	<u>N/A</u>

Subject

Consider and act upon approval of the Minutes from the September 21, 2021 Regular Planning & Zoning Meeting.

Recommendation

Motion to **approve** Item A as presented.

Discussion

The minutes from the September 21, 2021 regular meeting are attached for your consideration.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>September 29, 2021</u>



Planning & Zoning Commission

Minutes

Regular Meeting

September 21, 2021 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Chair Cory Plunk called the regular meeting to order at 6:00 PM and announced a quorum present. P&Z Commissioners in attendance: Chair Cory Plunk, Vice Chair Bryan Rogers, Commissioner Joshua Butler, Commissioner Taylor Newsom, Commissioner Jacques Loraine, Commissioner Dan Norris and Commissioner Charla Riner.

Staff present: Mr. Jasen Haskins, Planning Manager, Mr. Kevin Molina, Senior Planner, Ms. Jenneen Elkhaid, Project Engineer Manager and Ms. Mary Bradley, Administrative Assistant II.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Norris gave the invocation and Commissioner Loraine led the Pledge of Allegiance.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

There were no citizens present wishing to address the Commissioners on non-agenda items.

CONSENT AGENDA

- A. **Consider and act upon approval of the Minutes from the September 7, 2021 Regular Meeting.**
- B. **Consider, and act upon a recommendation to City Council regarding a Final Plat being a Replat for Woodlake Village, establishing five commercial lots on 15.58 acres, generally located on the northeast corner of State Highway 78 and Eubanks Lane.**
- C. **Consider, and act upon a recommendation to City Council regarding a Final Plat, being a Replat for Oaks Retail, establishing one commercial lot on 0.631 acres, located 705 N State Highway 78.**

Commission Action

A motion was made by Commissioner Newsom, seconded by Vice Chair Rogers, to approve the Consent Agenda as presented. A vote was taken and the motion carried 7-0.

REGULAR AGENDA

1. **Consider, and act upon, a Site Plan for a Fuel City Travel Center that includes a convenience store with motor fueling, a restaurant with drive-through service, truck fueling, and an automatic car wash. Property located on the northeast corner of State Highway 78 and Eubanks Lane.**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is proposing to develop a Fuel City Travel Center which contains a 9,235 square foot convenience store with an attached restaurant with drive-through service, a covered patio for outside seating and a 6,190 square foot automatic car wash on 7.79 acres. The site plan also provides motor and truck fueling stations. The site is zoned Planned Development Ordinance 2021-45.

The site proposes 82 parking spaces with four of them being ADA accessible. The car wash contains 15 visitor parking spaces and 21 vacuum service stalls.

The site provides two access points from Centennial Drive, one access point from Eubanks Lane, one access point from State Highway 78.

The landscaped area totals 22.8 percent and contains a 24 foot wide landscape buffer on the frontage of State Highway 78 and a 10 foot wide landscape buffer along Eubanks Lane and Centennial Drive.

Board Discussion

Commissioner Newsom questioned the deceleration lane on Eubanks Lane and State Highway 78. Ms. Elkhaliid addressed the Commissioners, stating that the draft plans for Eubanks widening includes a deceleration lane off State Highway 78.

Chair Plunk questioned the main access point. Staff responded that vehicles would use either Eubanks Lane or State Highway 78.

Commissioner Newsom asked if the trucks will be using Eubanks and State Highway 78 as a point of access. Ms. Elkhaliid stated that the engineering plans for the Fuel City Travel Center are still being reviewed, but show the trucks accessing the facility from Centennial or State Highway 78. Mr. Mark Dietz, The Dietz Group, addressed the Commissioners stating that the truck access and vehicle access are separate. The trucks will be encouraged to use either Centennial or State Highway 78. The intention is to obtain a curb cut from the Texas Department of Transportation to allow the trucks traveling north on State Highway 78 to access the facility.

Commission Action

A motion was made by Commissioner Butler and seconded by Commissioner Norris, to approve the Site Plan as presented. A vote was taken and the motion carried 7-0.

2. **Consider, and act upon, a Site Plan for Cyncar Plaza retail/office building on 0.631 acres. Property located 705 N State Highway 78, being Lot 3C-R of Block 2 of Oak Retail Addition.**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is proposing to develop a 9,133 square foot office/retail building on 0.631 acres. The site is located on a vacant lot which is part of an existing retail center that contains a 25 foot mutual access easement with main access from State Highway 78.

The proposed site plan provides 26 parking spaces with two of them being ADA accessible. The landscaped area totals 21.6 percent and provides most of the landscaping to the rear of the building. The applicant is requesting for the allowance of 14 parking spaces on the west side of the lot in lieu of the normally allowed 12 spaces per row without a landscape island.

Board Discussion

Chair Plunk asked for clarification of the type of use. Staff responded that the use would be multiple tenants for office/retail. Due to the parking ratio more intense uses such as a restaurant or commercial amusement would be a challenge.

Commissioner Newsom questioned the trash storage and the Commissioners discussed in length the health, safety and sanitation of a trash dumpster versus rollout bins. Staff responded that trash storage is not required and the site plan meets technical requirements.. After additional discussion, staff reminded the Commissioners of approving a Site Plan with conditions and the Commissioners agreed to conditionally approve the site plan, with the intention of removing the trash dumpster, based upon the citation from the Zoning Ordinance of Article 8.1.C.5.c(3) and 8.1.C.5.c(13), which states:

1. Section 8.1.C.5.c(3) of the Zoning Ordinance states that safety of the motoring and pedestrian public using the facility and area surrounding the site; and
2. Section 8.1.C.5.c(13) of the Zoning Ordinance states that such other measures as might secure and protect the public health, safety, morals and general welfare.

Commission Action

A motion was made by Vice Chair Rogers and seconded by Commissioner Newsom, to Conditional approve the Site Plan to remove the trash storage, citing Article 8.1.C.5.c(3) and (13) from the Zoning Ordinance. A vote was taken and the motion carried 7-0.

3. **Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a change of zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP), to allow for a restaurant with drive-through service on 0.975 acres, property located at 2027 N State Highway 78. (ZC 2021-22)**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is requesting a Special Use Permit (SUP) on 0.975 acres located at 2027 N State Highway 78 to allow for a restaurant with drive-through service. The property is located on Lot 5, Block A of Wylie Retail Office Park Addition.

The concept zoning exhibit proposes a new 2,867 square foot structure for a Taco Casa restaurant with a drive-through. Once the zoning is approved, a site plan will come back for approval by the Commission.

Nine notifications were mailed; with no responses returned in favor or in opposition to the request.

Board Discussion

The applicant, Mr. Wes Hoblit, Masterplan, gave a short presentation to the Commissioners stating that the restaurant will provide two drive-through lanes that merge into one. The parking spaces will be addressed at the time of site plan submission.

Public Hearing

Chair Plunk opened the public hearing on Item 3 at 6:50 p.m. asking anyone present wishing to address the Commissioners to come forward.

With no one coming forward, Chair Plunk closed the public hearing on Item 3 at 6:50 p.m.

Commission Action

A motion was made by Commissioner Newsom and seconded by Commissioner Riner to recommend approval for Item 3 as presented. A vote was taken and the motion carried 7-0.

Ms. Bradley stated that there is a meeting scheduled for October 5, 2021.

ADJOURNMENT

A motion was made by Commissioner Newsom, and seconded by Vice Chair Rogers, to adjourn the meeting at 6:52PM. A vote was taken and carried 7-0.

Cory Plunk, Chair

ATTEST:

Mary Bradley, Administrative Assistant II



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>October 05, 2021</u>	Item:	<u>B</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Dutch Bros Coffee</u>
			<u>Commercial Corridor - Special</u>
			<u>Use Permit (CC-SUP)</u>
Date Prepared:	<u>September 24, 2021</u>	Zoning District:	<u></u>
		Exhibits:	<u>Final Plat</u>

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Lot 1, Block 1 of Dutch Bros Coffee Addition to establish one commercial lot on 1.022 acres, property located at 2817 FM 544.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: 2819 West FM 544 Ventures, LLC

APPLICANT: Morrison Shipley

The applicant has submitted a Final Plat for Lot 1, Block 1 of Dutch Bros Coffee Addition to establish one commercial lot on 1.022 acres. The property is located at 2817 FM 544 and is zoned Commercial Corridor/Special Use Permit (CC/SUP) that allows for a restaurant with drive-through service. The preliminary plat for this property was approved in July 2021.

The purpose of the plat is to create one commercial lot and establish fire lane, access, utility and visibility easements for the development of a Dutch Bros Coffee Restaurant.

The plat provides firelane access from Springwell Parkway and FM 544.

Approval is subject to additions and alterations as required by the City Engineering Department.

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

Council consideration on October 26, 2021

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>September 28, 2021</u>



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>October 05, 2021</u>	Item:	<u>C</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Westgate Development Subdivision</u>
Date Prepared:	<u>September 24, 2021</u>	Zoning District:	<u>Commercial Corridor (CC)</u>
		Exhibits:	<u>Final Plat</u>

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Westgate Development Subdivision, establishing two commercial lots on 6.024 acres, generally located at the northwest corner of FM544 and Westgate Way.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: LMB Partnership

APPLICANT: John Davis

The applicant has submitted a Final Plat for Lot 1 and 2 Block A of Westgate Development Subdivision. The preliminary plat for this development was approved in August 2020.

The property is zoned Commercial Corridor. Lot 1 is being developed as a Brakes Plus automobile repair shop, for which a site plan was approved in August 2020. Lot 2 has no development plan at this time.

The plat includes a 30' wide shared fire lane, access, and utility easement with access from FM 544. The platted fire lane and access easement extends to Lot 2 for future development, but shall only be stripped to 150' from FM544 for coverage of the Brakes Plus automobile repair shop, due to Fire Design Standards and as approved on the site plan. Additional striping covering the entire fire lane to the north end of Lot 1 shall be provided when Lot 2 is developed.

An additional 24' wide access easement is provided that aligns with an existing access drive located east of the property. An access and parking agreement between the subject property and the property to the east exists as a separate document.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code. Council consideration on October 26, 2021

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>September 28, 2021</u>

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, L.M.B. PARTNERSHIP, LTD. and BPCO PROPERTIES, LLC, are the owners of a tract of land situated in the City of Wylie, Collin County, Texas, a part of the EC Davidson Survey, Abstract No. 266, a part of Duke Strickland Survey, Abstract No. 841, being a part of a called 45-acre tract of land described Tract One in an Warranty Deed to Sai Del Rey Properties, as recorded in Volume 1663, Page 451, Deed Records, Collin County, Texas (D.P.R.C.C.T.) and further referenced in an Affidavit of Merger to L.M.B. Partnership, LTD., as recorded in Document No. 457919, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), being all of a called 1.038 acre tract of land described in a Special Warranty Deed to BPCO Properties, LLC, as recorded in Instrument No. 2021020200222060, O.P.R.C.C.T., and being more particularly described as follows:

BEGINNING at a five-eighths inch iron rod found at the southwest corner of said 1.038 acre tract of land and the southwest corner of Lot 1A, Block A, American National Bank Addition No. 2, an addition to the City of Wylie, as recorded in Document No. 2008-394 and Instrument No. 20080711010020480, O.P.R.C.C.T., said iron rod being in the north line of F.M. 544 (a 120' width right-of-way), from which a chiseled "X" cut in concrete found at the southeast corner of said Lot 1A and the southwest corner of Lot 2, Block A, American National Bank Addition No. 2, an addition to the City of Wylie, as recorded in Cabinet O, Page 547, O.P.R.C.C.T., bears South 87 degrees 54 minutes 51 seconds East a distance of 104.95 feet;

THENCE North 87 degrees 54 minutes 51 seconds West, a distance of 263.29 feet along the north line of said F.M. 544 to a one-half inch iron rod with yellow plastic cap stamped "Bohler Eng." (herein after called capped iron rod) set for corner;

THENCE North 03 degrees 03 minutes 24 seconds East, a distance of 770.27 feet to a capped iron rod set for corner at the northeast corner of Lot 1, Block A, M.J.D. & J.H.M. Enterprises, an addition to the City of Wylie, as recorded in Document No. 2001-0086524, O.P.R.C.C.T., said capped iron rod being in the south line of the St. Louis and Southwestern Railroad (a 100' width right-of-way);

THENCE North 88 degrees 24 minutes 49 seconds East, a distance of 366.19 feet along the south line of said Railroad to a capped iron rod set for corner, said capped iron rod not being in the west line of Westgate Way (a 65' width right-of-way);

THENCE South 02 degrees 02 minutes 32 seconds East, a distance of 262.05 feet along the west line of said Westgate Way to a five-eighths inch iron rod with yellow plastic cap stamped "RPLS 5698" found at the beginning of a non-tangent curve to the left;

THENCE in a southeasterly direction, a length of 202.37 feet, having a central angle of 19 degrees 54 minutes 19 seconds, a radius of 582.50 feet, a tangent length of 102.21 feet and whose chord bears South 11 degrees 59 minutes 22 seconds East a distance of 201.35 feet to a capped iron rod set at the northeast corner of Lot 1B-R, Block A, American National Bank Addition No. 2, as recorded in Document No. 2014-695 and Instrument No. 20141223010004380, O.P.R.C.C.T.;

THENCE North 86 degrees 55 minutes 11 seconds West, a distance of 177.16 feet along the north line of said Lot 1B-R to a five-eighths inch iron rod with yellow plastic cap stamped "RPLS 5587" found at the northeast corner of said 1.038 acre tract of land and northwest corner of said Lot 1B-R;

THENCE South 03 degrees 04 minutes 49 seconds West, a distance of 340.00 feet to the **POINT OF BEGINNING** and containing 352.392 square feet or 6.024 acres tract of land.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That L.M.B. PARTNERSHIP, LTD. and BPCO PROPERTIES, LLC, acting herein by and through His (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as **LOTS 1 AND 2, BLOCK A, WESTGATE DEVELOPMENT SUBDIVISION**, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements—shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this ____ day of _____, 2021.

BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

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

Given under my hand and seal of office, this ____ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires On:

BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

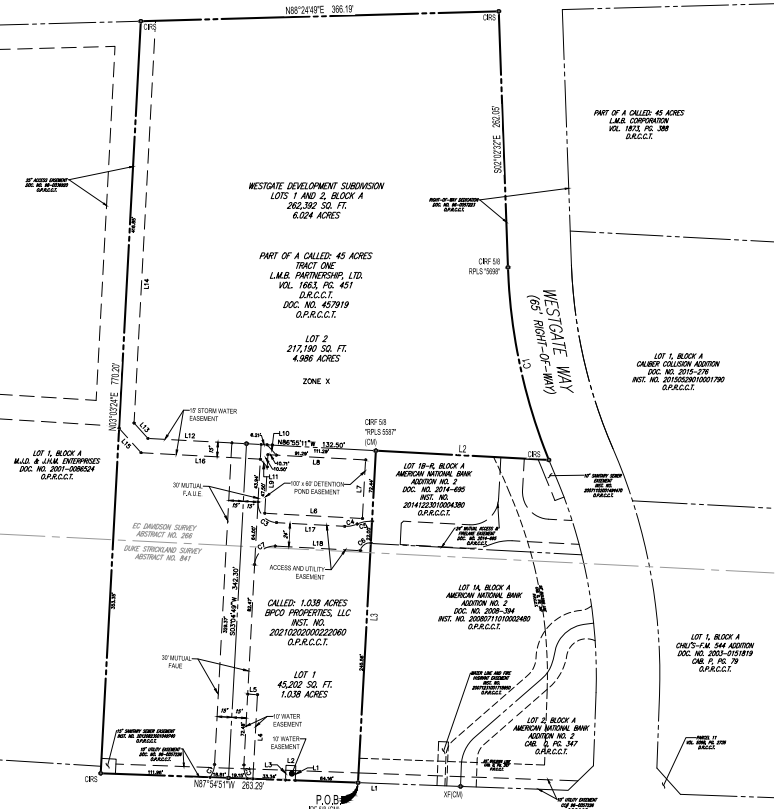
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein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

Given under my hand and seal of office, this ____ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires On:

ST. LOUIS AND SOUTHWESTERN RAILROAD
(100' RIGHT-OF-WAY)



F.M. 544
(120' RIGHT-OF-WAY)

EASEMENT CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	13.98'	032°01'57"	25.00'	7.18'	N19°05'48"E
C2	14.81'	033°28'49"	25.00'	7.52'	S13°39'56"E
C3	31.43'	090°00'00"	20.00'	20.00'	S41°50'11"E
C4	13.15'	028°50'00"	28.00'	6.70'	N79°37'30"E
C5	15.53'	027°48'43"	32.00'	7.92'	N80°04'11"E
C6	14.20'	081°22'33"	10.00'	8.60'	S52°23'38"W
C7	31.42'	090°00'00"	20.00'	20.00'	S48°04'49"W

BOUNDARY CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	202.37'	019°54'19"	582.50'	102.21'	S11°59'22"E

EASEMENT LINE TABLE			EASEMENT LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N02°05'09"E	15.00'	L10	N41°50'11"E	14.14'
L2	N87°54'51"W	10.00'	L11	S41°50'11"E	10.61'
L3	S02°05'09"W	15.00'	L12	N86°50'11"W	85.89'
L4	N03°04'49"E	86.17'	L13	N41°50'53"W	21.22'
L5	N86°55'11"W	10.00'	L14	N03°03'24"E	411.86'
L6	N86°55'11"W	100.00'	L15	S41°50'53"E	33.64'
L7	S03°04'49"W	60.00'	L16	S86°50'11"E	122.10'
L8	S86°55'11"E	100.00'	L17	S86°50'11"E	69.84'
L9	N03°04'49"E	60.00'	L18	N86°55'11"W	87.11'

BOUNDARY LINE TABLE	
NO.	BEARING
L1	S87°54'51"E
L2	N86°55'11"W
L3	S03°04'49"W

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Billy M. Logsdon, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

Dated this ____ day of _____, 2021.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

Billy M. Logsdon, Jr.,
Registered Professional Land Surveyor No. 6487

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2021.

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission
City of Wylie, Texas

APPROVED FOR CONSTRUCTION

Mayor, City of Wylie, Texas

ACCEPTED

Mayor, City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the LOTS 1 AND 2, BLOCK A, WESTGATE DEVELOPMENT SUBDIVISION or addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 2021, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinafore subscribed.

Witness my hand this ____ day of _____, A.D., 2021.

City Secretary
City of Wylie, Texas

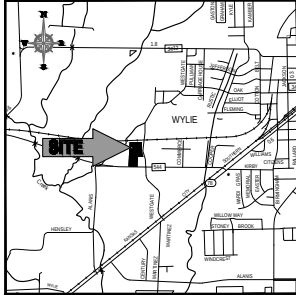
LEGEND

- IR IRON ROD FOUND
- CRS CAPPED IRON ROD FOUND/SET
- CH CHISELED "X" FOUND
- DR DEED RECORDS, COLLIN COUNTY, TEXAS
- OP OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOG NO. DOCUMENT NUMBER
- SO FT. SQUARE FEET
- INT. NO. INSTRUMENT NUMBER
- VL VOLUME PAGE
- CB CABINET PAGE
- CON CONTROLLING INTEREST
- FW FIRELINE, ACCESS AND UTILITY EASEMENT

OWNER:
L.M.B. PARTNERSHIP, LTD.
2320 US-83 BUS
MISSION, TX 75222
PHONE: (959) 486-7426
CONTACT: JOHN DAVIS

APPLICANT/OWNER:
BRAKES PLUS LLC
1800 SOUTH PARK DR.
BIRMINGHAM, AL 35244
PHONE: (205) 943-5770
CONTACT: JOHN DAVIS

SURVEYOR:
BOHLER ENGINEERING
8037 MAIN STREET
FREDERICK, TX 75834
PHONE: (409) 458-7300
CONTACT: BILLY LOGSDON



LOCATION MAP
SCALE: N.T.S.

GENERAL NOTES:

- Setting a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.
- The basis of bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.
- According to Community Panel No. 48085C0420, dated June 02, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X" (areas determined to be outside 500-year floodplains), which is not a special flood hazard area. If the site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- The zoning of the subject tract is Community Corridor District (CC), according to City of Wylie Zoning Map. This survey has been prepared without a zoning report or letter being provided to the surveyor. No list of current zoning classifications, setback requirements, the height and floor space area restrictions or parking requirements have been identified in the process of conducting the fieldwork.
- Access & parking agreement between proposed & existing lots exists as separate document
- All corners are one-half inch iron rods with yellow cap stamp "Bohler Eng." unless otherwise noted.

ACCESS EASEMENTS:

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Wylie, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

FINAL PLAT

WESTGATE DEVELOPMENT SUBDIVISION

LOTS 1 AND 2, BLOCK A

BEING PART OF CALLED 45 ACRES
L.M.B. PARTNERSHIP, LTD.
VOL. 1663, PG. 451
DOC. NO. 457919

4.589 ACRES OUT OF THE
EC DAVIDSON SURVEY, ABSTRACT NO. 266
AND
1.435 ACRES OUT OF THE
DUKE STRICKLAND SURVEY, ABSTRACT NO. 841;

CITY OF WYLIE, COLLIN COUNTY, TEXAS



1800 SOUTH PARK DR.
BIRMINGHAM, AL 35244
205-587-1154

BOHLER

LAND SURVEYING
DESIGN, PLANNING, ENGINEERING
PROGRAM MANAGEMENT
CONSULTING SERVICES

FILE NO. DATE DRAWN PREPARED BY APPROVED BY SCALE SHEET NO. OF

TSD190008 07/06/20 ASA BL BL 1"=60' 1 OF 1

BOHLER ENGINEERING, ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF BOHLER ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM BOHLER ENGINEERING.



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>October 05, 2021</u>	Item:	<u>D</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>New Haven Wylie Addition</u>
			<u>Neighborhood Services - SUP</u>
Date Prepared:	<u>September 27, 2021</u>	Zoning District:	<u>(NS-SUP)</u>
		Exhibits:	<u>Final Plat</u>

Subject

Consider, and act upon, a recommendation to City Council regarding a Final Plat, being a Replat for New Haven Wylie Addition, establishing two commercial lots on 3.03 acres, generally located at 800 Brown Street.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: New Haven Assisted Living of Wylie, LLC

APPLICANT: Claymoore Engineering

The applicant has submitted a Replat to subdivide Lot 1 into Lot 1R1 and Lot 1R2, Block A of New Haven Wylie Addition. The property was zoned Neighborhood Services with a Special Use Permit in 2016 to allow for an assisted living facility.

Lot 1R1 shall contain the existing New Haven assisted living facility. Lot 1R2, at 1.09 acres and 125' depth, has no proposed development plan at this time. Rezoning of the new lot may be required if any future proposed development of Lot 1R2 is not consistent with the zoning exhibit of Special Use Permit Ordinance 2016-04.

The Replat utilizes the existing fire lane and utility easement of the original Final Plat, providing one access point from Brown Street with fire lanes that vary from 30' to 25' in width.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

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

Council consideration on October 26, 2021

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>September 28, 2021</u>



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>October 5, 2021</u>	Item:	<u>1</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Jasen Haskins</u>	Subdivision:	<u>De La Pina Survey</u>
Date Prepared:	<u>September 29, 2021</u>	Zoning District:	<u>Commercial Corridor</u>
			<u>PD Conditions, Zoning</u>
		Exhibits:	<u>Exhibits, Citizen comments</u>

Subject

Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Commercial Corridor (CC) to Planned Development - Commercial Corridor / Multifamily (PD- CC/MF) on property generally located on the southwest corner of State Highway 78 and Wylie East Drive. **(ZC2021-21)**

Recommendation

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

Discussion

OWNER: 78/Hooper Ltd

APPLICANT: DHI Communities

The applicant is requesting to rezone ~22 acres located at the southwest corner of State Highway 78 and Wylie East Drive from Commercial Corridor (CC) to Planned Development - Commercial Corridor / Multifamily (PD- CC/MF)

The requested rezoning to a Planned Development is to allow for a horizontal mixed-use community, consisting of two sub-districts containing a mix of commercial and residential uses.

The proposed residential sub-district consists of one lot on ~16 acres. The buildings consist of 40 one-bedroom duplex style buildings with a total of 80 units, 62 two-bedroom single-family style units, and seven three bedroom single-family style units, for a total building count of 109 and a unit count of 149. The PD Conditions allow for a maximum density of 9.5 dwelling units per acre, and the zoning exhibit currently shows a density of ~9.4. The PD Conditions limit the structure height to 14' to allow for single story structures. For reference, multi-family regulations in the Zoning Ordinance allow for 15 units per acre and a maximum height of 40'.

The proposed unit mix specifies one bedroom units at a minimum of 750 sqft, two bedroom units at 1,000 sqft, and three bedroom units at 1,300 sqft. The residential subdistrict has a total of 265 parking spaces for a parking ratio of ~1.75 spaces per unit. For reference, the regulations from the Zoning Ordinance require a minimum of 900 sqft, 1,000 sqft, and 1,200 sqft for one, two, and three bedroom units, respectively; with a parking ratio of two spaces per unit.

The PD Conditions and zoning exhibit shall require a 40' landscape buffer with a sidewalk on the southside of the property adjacent to Cimarron Estates, a one acre open space / retention pond in the southeast corner of the property, and pedestrian connections to all commercial development to facilitate non-vehicular movement between the various uses.

The proposed commercial sub-district consists of four tracts totalling six acres along the frontage of SH78. All uses allowed in the Community Retail zoning district shall be allowed by right. Additionally, the applicant is proposing that

a motor vehicle fueling station be allowed by-right on Tract 4 and the restaurant with drive-thru use be allowed by-right on any of Tracts 1, 2, or 3.

To promote mixed-use concurrency of development, the PD Conditions require that either Tract 4 or two of three remaining tracts to submit site plans before any residential unit be occupied and that at least Tract 4 or two of the other three commercial tract be completed prior to 75% of the residential units are occupied.

The current Comp Plan identifies this property as General Urban which can allow for multi-family within a mixed-use development. The property is adjacent to single-family homes to the south and east. Property to the west is undeveloped and zoned Commercial Corridor, while the property to the north, across SH78, is zoned as a Planned Development for Light Industrial and Commercial development.

A Traffic Impact Analysis provided by the applicant found that the roadways and intersections in the study area do not suffer a lower Level of Service (LOS) out to 2025 while generating ~1,700 vehicle trips per day. The zoning exhibit provides for decel lanes on SH78 at the main entrance and on southbound Wylie East Drive. Additionally, a median cut with a decel lane is proposed at the main entrance on SH78.

If approved, this development will require the review and approval of a site plan and plat. All development within this subject property shall be required to adhere to design requirements of the planned development requirements and the zoning exhibit.

Notifications/Responses: 52 notifications were mailed to property owners as required by state law. Of those notifications, two responses were received in opposition with none in favor.

Council consideration on October 26, 2021

Approved By

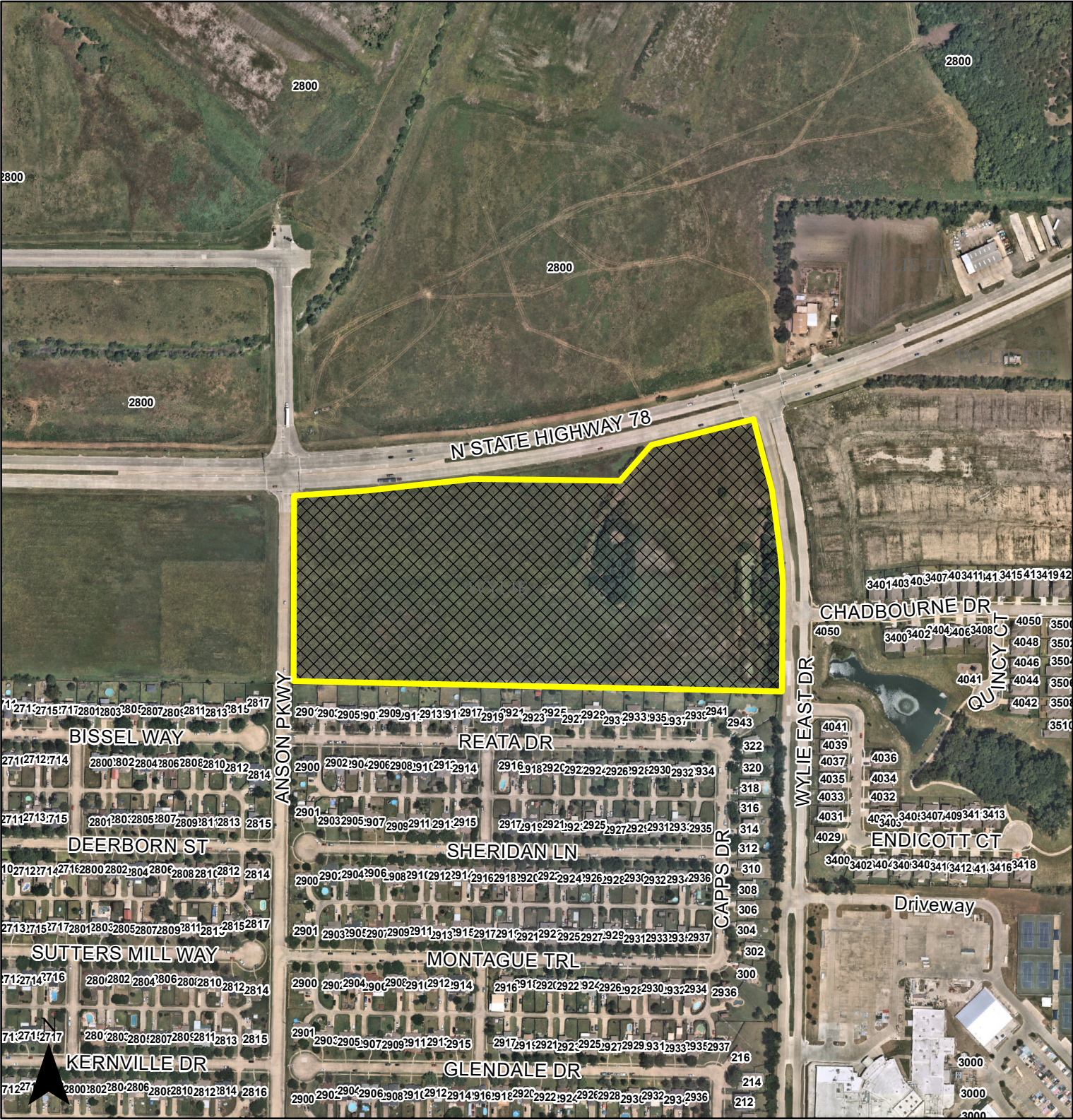
Department Director

Initial
JH

Date
October 1, 2021

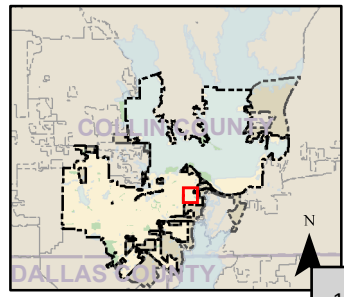
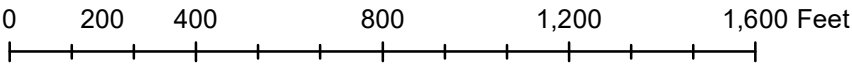
Locator Map

10/05/2021 Item 1.



ZC 2021-21; Ascend at Wylie

 Subject Property



PLANNED DEVELOPMENT STANDARDS

EXHIBIT "B"

ASCEND AT WYLIE

I. PURPOSE

The intent of the Ascend at Wylie development is to provide a unique commercial and low density rental single-family community that balances the land between State Highway 78 and the existing residential neighborhood.

This first-class community will offer a desirable rental alternative for the growing suburban area and will bolster retail patronage along State Highway 78.

II. GENERAL CONDITIONS:

- A. This Planned development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
- B. All regulations of the underlying Multifamily District, as set forth in Article 3, 4, 5, and 7 of the Comprehensive Zoning Ordinance (adopted as of March 2021) shall apply herein.
- C. All commercial lots shall follow the standards set in the Zoning Ordinance (adopted as of March 2021).
- D. To ensure concurrency of residential and commercial development, a site plan for either Tract 4 or two of the remaining commercial tracts (Tracts 1, 2, or 3) in the zoning exhibit shall be submitted to the city prior to any residential structure receiving a final inspection or Certificate of Occupancy. Additionally, Tract 4 or two of the remaining commercial tracts (Tracts 1, 2, 3) shall receive a CO from the City prior to the completion (issuance of CO or final inspection) of 75% of the residential units.

III. SPECIAL CONDITIONS:

- A. The following conditions apply to the multi-family residential district:

- 1. Figure 3-6 is amended as follows:

Dwelling Regulations	
Minimum Square Footage	1 BR- 750 sf; 2 BR- 1,000 sf; 3 BR – 1,300 sf
Maximum Density	9.5 Dwelling Units/Gross Acre

Building Separation between detached buildings	7' minimum
Eave Separation between detached buildings	5' minimum
Design Standards Level of Achievement	See Section 3.4 Residential Design Standards
Yard Requirements- Main Structures	
Front Yard (feet)	10 from any street frontage
Side Yard (feet)	10 from any interior lot line
Rear Yard (feet)	10 from any interior lot line
Height of Structures	
Main Structure (feet)	14 - eave

2. Section 3.4.D Land Design Requirements amended as follows:

a. Perimeter Walkways and Landscaping:

- i. Perimeter concrete walkways shall be no less in width than 5 ft. Perimeter landscaping shall be a mixture of large/ canopy and small/ ornamental trees along Anson Parkway and Wylie East Drive. The above description shall be in conformance with base design standards and considered a desirable design attribute.

b. Lighting and Furnishings along open space easements and trails:

- i. Trees shall be placed at a maximum of 30 ft. o.c. with ground- level lights. The project shall not be required to furnish the open space easements and trails with exercise apparatus or benches. The above description shall be in conformance with base design standards and considered a desirable design attribute.

c. The southern landscape buffer shall consist of a 40 ft. wide space that includes a meandering five-foot sidewalk. Trees, shrubs and/or grasses, and sod will be planted within this landscape buffer.

3. Section 3.4 E Street and Sidewalk Design Standards amended as follows:

a. Curvilinear Streets:

- i. Streets as designed on the zoning exhibit shall be considered in conformance with base design standards.

b. Entry Features and Medians:

- i. Decorative entrance and decorative paving along State Highway 78 entrance shall be required. The above description shall be in conformance with base design standards and furthermore shall be considered a desirable design attribute.

c. Pedestrian Crosswalks:

- i. 10-ft wide connected system of ADA compliant stamped concrete walkways shall be provided at the entrances of Anson Parkway and Wylie East Dr. The above shall be considered in conformance with base design standards and furthermore shall be considered a desirable design attribute.
- ii. Pedestrian connections shall be provided between the residential and commercial districts. Connections shall be maintained by the owner of the residential district.

4. Section 3.4.F Architectural Design Standards amended as follows:

a. Building Bulk and Articulation

- i. Building articulation as depicted in the attached elevation and zoning exhibit shall be considered in conformance with base design standards.

b. House Numbers

- i. Unit numbers shall be posted on a wall plaque and will be lit from an overhead porch light or sconce. This shall be considered a desirable design attribute.

c. Exterior Façade Material:

- i. Exterior Elevations shall generally comply with the figures immediately below:



FRONT ELEVATION



d. Porch

- i. Community patios shall average 50 square feet in aggregate for all front and back patios and shall be covered by roof lines or pitched covers incorporated into the roof lines of the structure. This shall be considered a desirable attribute.

e. Roof Pitch:

- i. 6:12 minimum roof pitch; with articulation, dormers or hip gables.

f. Roof Eaves:

- i. Hardie Board siding shall be considered in conformance with design standards.

g. Repetition of floor plan and elevations:

- i. The development shall produce repeating floor plans and elevations throughout the community as depicted in the zoning exhibit. The floor plan layout and elevation makeup depicted on the zoning exhibit shall be considered in conformance with the base design standards.

h. Landscaping:

- i. A minimum of 2 caliper inches of new or existing trees and 3 shrubs per unit shall be required located in accordance with the approved landscape plan. Automated, subsurface irrigation system, decomposed granite, and/or artificial turf material shall be permitted in private gated yards.

5. Section 5.2.B Residential and Lodging Uses amended as follows:

a. Single Family Dwelling:

- i. All units shall provide laundry facilities consisting of one washer and one dryer connections for each dwelling unit.
- ii. The development shall not be required to provide a central playground.

b. Screening

- i. A semi-solid screening wall comprised primarily of wrought iron with masonry columns (not less than six, nor more than eight feet in height) shall be constructed along the entire property line separating the district from public rights-of-way, except where visibility triangles or easements are required.
- ii. A semi-solid fence shall be provided at all single-family backyard fencing. The fence shall be comprised of vertical or horizontal wooden planks that are at a minimum of five feet in height.

B. The following conditions apply to the commercial district tracts:

1. All allowable uses that are associated with Zoning District CR Community Retail District shall be allowed. All other uses are prohibited, unless expressly contained herein.

- a. A motor vehicle fueling station and convenience store shall be allowed by right on Tract 4.
- b. A restaurant with drive-thru use shall be allowed by right on Tracts 1, 2, or 3.

2. Exterior Elevations shall generally comply with the figures immediately below:







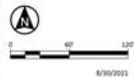
prepared for

D.R. HORTON
America's Builder

PLANNING • LANDSCAPE ARCHITECTURE

STRAND

50095 TECHNOLOGY BLVD WEST | DALLAS TEXAS 75220 | 972.820.8204



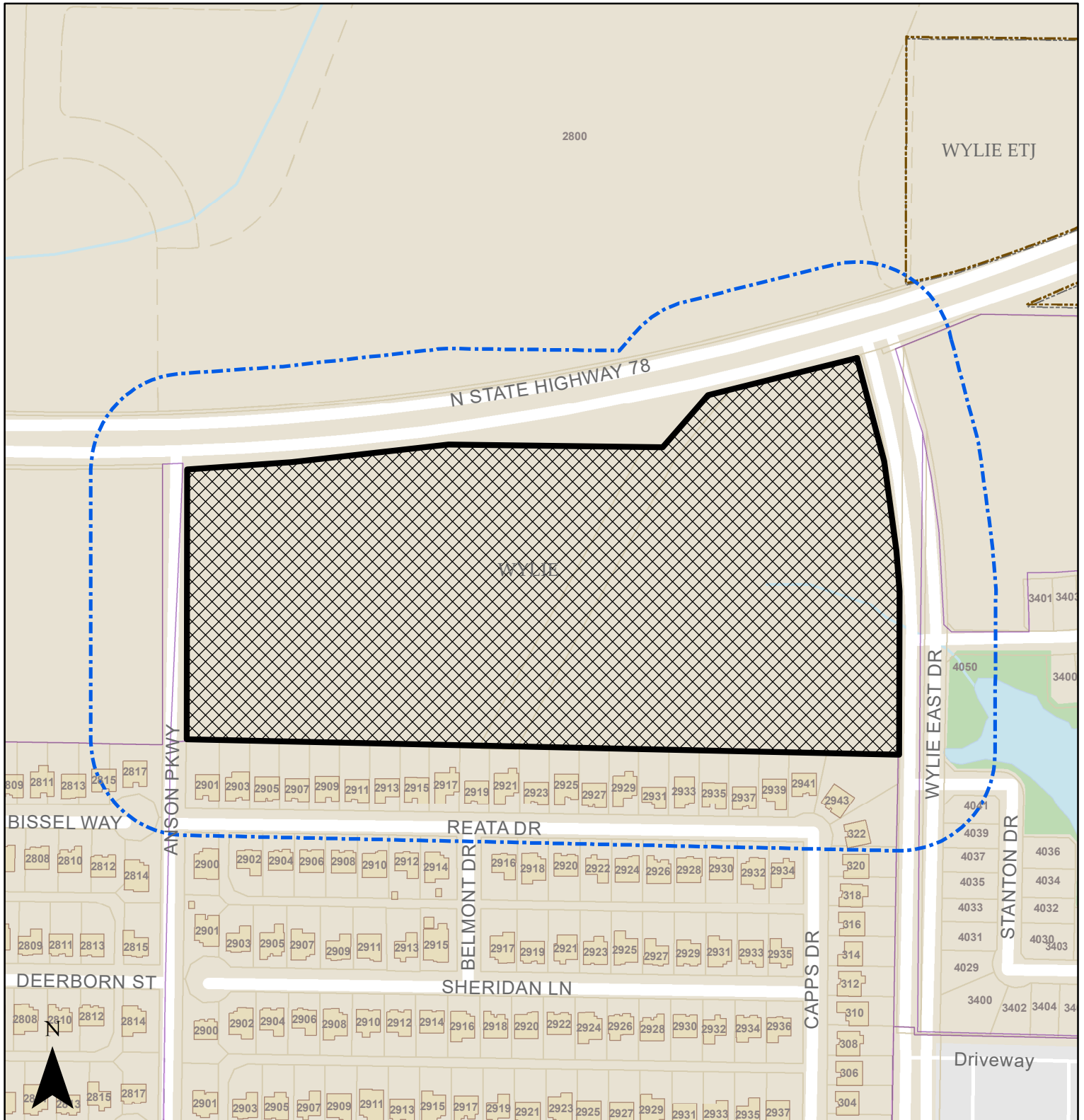
± 22 ACRES OF LAND
CASITA TRACT
SCHEMATIC PLAN
OPTION - 7

CASITA TRACT - PRELIMINARY UNITS COUNT TABLE				
RESIDENTIAL TYPE	BUILDING	UNITS	PERCENTAGE	BEDROOM
DUPLEX	40	80	53.7%	80
2 BEDROOM	62	62	41.6%	124
3 BEDROOM	7	7	4.7%	21
TOTAL	109	149	100.0%	225
RESIDENTIAL NET ACREAGE	+/- 15.95 ACRE			
DENSITY (DU/AC)	9.34			

CASITA TRACT - PRELIMINARY PARKING (PARKING SPACE SIZE 10' x 20')		
TYPE	SPACE	PERCENTAGE
OPEN PARKING	94	35.5%
COVERED PARKING	166	62.6%
GARAGE PARKING	5	1.9%
TOTAL	265	100.0%
PARKING PER D.U.	1.78	
PARKING PER BEDROOM	1.18	

Notification Map

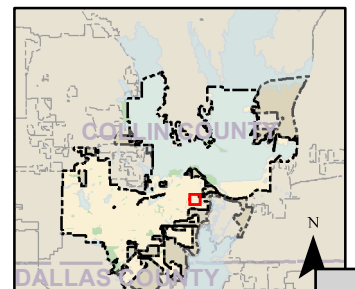
10/05/2021 Item 1.



ZC 2021-21; Ascend at Wylie

 200 Foot Notification Buffer  Subject Property

0 135 270 540 810 1,080 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 #2021-21.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-21.

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

Date, Location & Time of
City Council meeting:

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

Name: Vanessa Huben
(please print)

Address: 2937 REATA PR.

WYLIE, TX. 75098

Signature: Vanessa B. Huben

Date: 9-16-2021

COMMENTS: Against Zone change

1. Crime comes with Multi-Family Dwellings
2. TAX BURDENS ON MYSELF AND SURROUNDING NEIGHBORS
3. TRAFFIC ON HWY 78 BETWEEN 544 AND HWY 205 CAN BE HORRIFIC
Especially when there are accidents. We have the
intermodal already which causes more traffic.
4. OVERBURDEN AND OVER-POPULATION OF SCHOOLS/TEACHERS;
STUDENT RATIO TOO MUCH.
5. GREEN SPACE - I MOVED HERE BECAUSE OF LAND,
TREES, WILDLIFE. THIS AREA IS BECOMING TOO
OVER-POPULATED AND INDUSTRIAL.
6. STRAIN ON OUR POLICE FORCE, MULTI-FAMILY
Dwellings bring more crime. That is why I
MOVED HERE. NO MULTI-FAMILY DWELLINGS.

September 16, 2021

Dear Wylie Zoning Council,

I am writing to express my strong opposition to Zoning Case # 2021-21, the proposed rezoning at Hwy 78 between Anson Road and Wylie East Road. While the local community may be unable to prevent development, the development itself will be detrimental to the area. Nearly all residents in the Cimarron Estates neighborhood are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on North Hwy 78 already spans the distance between 544 and Hwy 205, and the stretch of highway is routinely backed up by traffic, (including 18 wheelers), during rush hour. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for Wylie East High School and other schools in the area. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to school in the mornings. In general, the area traffic is continuing to increase, and heavy traffic, with extremely large vehicles, is already common. Schools in the area are already at overcapacity, and the council should not approve multi-family dwellings that create or exacerbate a situation that will cause school concurrency to fail. Multi family developments should be located more within the city limits, conveniently located to shopping, entertainment, and other conveniences, and *not* located in a single home, residential neighborhood.

This area was formerly a greenbelt, wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. Unfortunately, nature is rapidly becoming a thing of the past here in Wylie, and nature is something many of us moved here for. Fresh air, trees, wildlife and less of the hustle and bustle of the larger cities such as Plano, McKinney, Frisco and Richardson. Many of us left those cities to move here, to Wylie, for a small town feel. We would like to keep that "small town" feel. Let's keep Wylie simple, fresh and clean! The reason we all like it here, the reason we moved here, the reason we stay here.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multi-family dwellings are inconsistent with the neighborhoods developed in this area. I was disappointed that only a few notices were mailed. There was no indication of where the notifications were sent, but I suspect very few were delivered into our neighborhood, Cimarron Estates. No matter if the apartments are high-rent or low-income rent, it will destroy our community.

I strongly urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many.

Thank you for your continued service and support of our community.

Best regards,



Vanessa R. Huben

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

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2021-21.



I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-21.

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

Date, Location & Time of
City Council meeting:

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

R 8/4300 B 00 801

Name: TIMOTHY & CAROLINA TEAMANN
(please print)

Address: 2930 REATA DR.
WYLIE TX. 75098-7517

Signature: Timothy M. Teamann, Carolina F. Teamann

Date: 9.16.21

COMMENTS:

- 1) THE CURRENT ZONING OF "COMMERCIAL" IS MORE APPROPRIATE FOR THIS LOCATION
- 2) TRAFFIC/SAFETY CONCERNS - CIMARRON ESTATES PHASE # HAS ONLY ANSON RD. TO ACCESS HIGHWAY 78, THIS TYPE OF DEVELOPMENT WOULD CREATE A NUMBER OF ISSUES
- 3) W.I.S.D. IS NEAR CAPACITY - ADD TAX REVENUE NOT STUDENTS - BEST ZONING DECISIONS RESULT IN BETTER TAX EQUITY FOR WYLIE RESIDENTS

THANKS