

Wylie Planning and Zoning Commission Regular Meeting

June 07, 2022 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider, and act upon, the approval of the May 3, 2022 Minutes.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat being an Amended Plat for Woodlake Village Addition, establishing one commercial lot on 1.0280 acres located at 2020 N State Highway 78.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat, being a replat for Scenic Point Subdivision establishing one lot on 16.502 acres in the City of Wylie Extra Territorial Jurisdiction, located at 111 Scenic Point Court.

REGULAR AGENDA

- 1. Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from Agricultural (AG/30) to Planned Development - Townhome District (PD-TH) to allow for a Townhome development. The property is generally located east of the intersection of N Ballard Avenue and Harvest Bend Drive (ZC 2022-12).

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on June 3, 2022 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

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

Texas Government Code Section:

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



Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Mary Bradley

Subject

Consider, and act upon, minutes from the May 3, 2022 Regular Meeting.

Recommendation

Motion to approve Item A as presented.

Discussion

The minutes are attached for your consideration

Wylie Planning and Zoning Commission Regular Meeting

May 03, 2022 – 6:00 PM

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



CALL TO ORDER

Chair Cory Plunk called the meeting to order at 6:00pm and announced a quorum. Commissioners present: Chair Cory Plunk, Vice Chair Bryan Rogers, Commissioner Dan Norris, Commissioner Taylor Newsom, Commissioner Jim Byrne, Commissioner Joshua Butler, and Commissioner Jacques Loraine.

Staff present: Planning Manager Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Mary Bradley.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Rogers gave the Invocation and Commissioner Newsom 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.

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, the approval of the April 19, 2022 Minutes
- B. Consider, and act upon, a recommendation to City Council regarding a Final Plat for Woodbridge Townhomes Tract A-3 Phase 2, establishing 104 residential lots and three open space lots on 13.125 acres, generally located on the southwest corner of Hooper Road and Hensley Lane.
- C. Consider, and act upon, a recommendation to City Council regarding a Final Plat for Woodbridge Townhomes Tract A-4 Phase 2, establishing 60 residential lots and two open space lots on 5.868 acres, generally located on the southwest corner of Hooper Road and Hensley Lane.
- D. Consider, and act upon, a recommendation to City Council regarding a Final Plat for Woodbridge Townhomes Tract A-4 Phase 3, establishing 75 residential lots on 6.171 acres, generally located on the southwest corner of Hooper Road and Hensley Lane.

Board Action

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

ADJOURNMENT

A motion was made by Commissioner Newsom, seconded by Vice Chair Rogers to adjourn the meeting at 6:03pm.
A vote was taken and carried 7 – 0.

Cory Plunk, Chair

ATTEST:

Mary Bradley, Administrative Assistant II



Wylie Planning & Zoning Commission

AGENDA REPORT

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

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat being an Amended Plat for Woodlake Village Addition, establishing one commercial lot on 1.0280 acres located at 2020 N State Highway 78.

Recommendation

Motion to recommend approval as presented.

Discussion

OWNER: KAAP Commercial, LLC

APPLICANT: Spooner & Associates, Inc

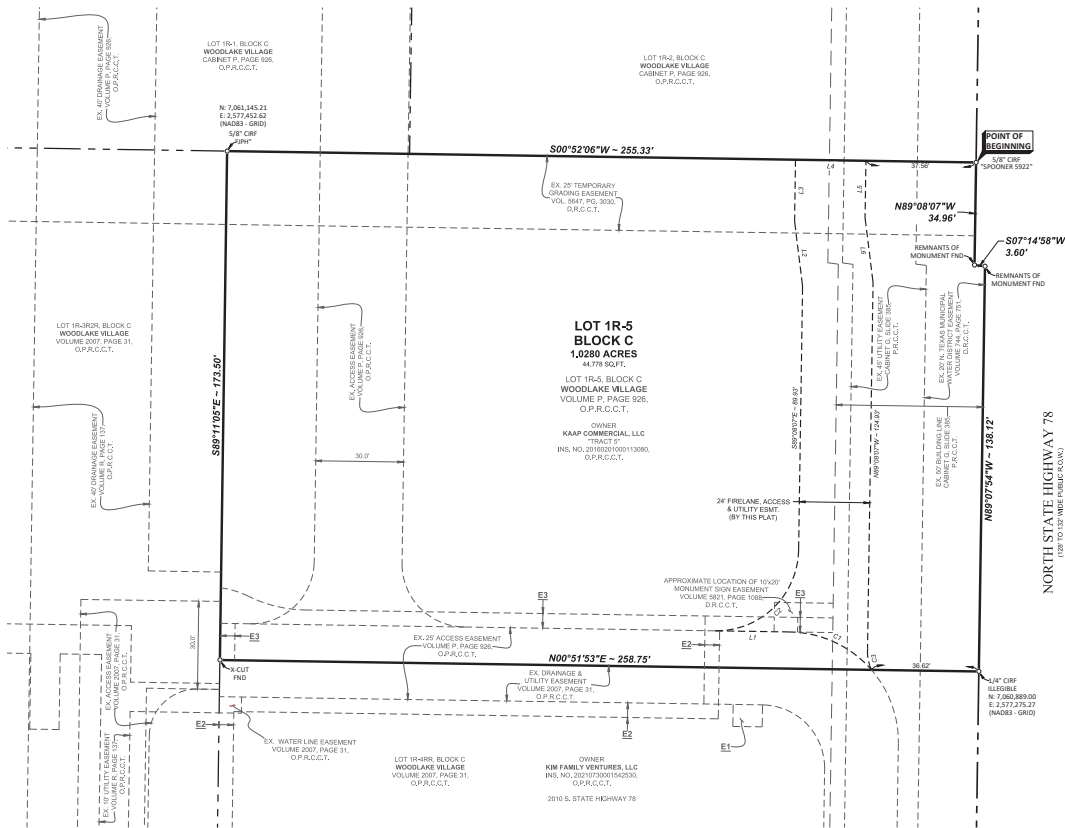
The applicant is proposing to amend Lot 1R-5, Block C of Woodlake Village Addition to include mutual access and utility easements for the construction of a Hwy 55 Burgers and Fries drive through restaurant.

The property is located at 2020 N State Highway 78 and was granted a Special Use Permit for the drive through restaurant in May of 2022. The Special Use Permit also functioned as approval of the site plan for the development.

The plat provides four access points and improves the mutual access within the Woodlake Village shopping center development.

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.



* OWNER'S CERTIFICATION *

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, KAAP COMMERCIAL, LLC are the sole owner of a 1.0280 acre tract of land located in the Francisco De La Pina Survey, Abstract No. 688, City of Wylie, Collin County, Texas, said 1.0280 acre tract of land being all of **LOT 1R-5, BLOCK C, WOODLAKE VILLAGE**, being an Addition to the said City and State, according to the plat thereof filed for record in Volume P, Page 926, Official Public Records, Collin County, Texas, said 1.0280 acre tract of land being all of a certain tract of land conveyed to **KAAP COMMERCIAL, LLC**, by deed thereof filed for record in Collin County Clerk's Instrument No. 20160201000113080, Official Public Records, Collin County, Texas, said 1.0280 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found at the most easterly southeast lot corner of said Lot 1R-5, same being the southwest lot corner of Lot 1R-2, Block C of the said plat of Woodlake Village, said beginning point being on the north right-of-way line of State Highway 78 (being a variable width public right-of-way).

THENCE along the south lot line of said Lot 1R-5 and along the said north right-of-way line the following courses and distances:

North 89°08'07" West, 34.96 feet to the remnants of a monument found;
South 07°14'58" West, 3.60 feet to the remnants of a monument found;

North 89°07'54" West, 138.12 feet to a 1/4 inch iron rod with an illegible cap found at the southwest lot corner of said Lot 1R-5, same being the southeast lot corner of Lot 1R-48R, Block C, Woodlake Village, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 2007, Page 31, O.P.R.C.C.T.;

THENCE North 00°51'53" East, departing the said right-of-way line, along the west lot line of said Lot 1R-5 and along the east lot line of said Lot 1R-48R, 258.75 feet to an X-cut found at the northwest lot corner of said Lot 1R-5, same being the northeast lot corner of said Lot 1R-48R, Block C, Woodlake Village, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 2007, Page 31, O.P.R.C.C.T.;

THENCE South 89°11'05" East, along the north lot line of said Lot 1R-5 and along the said south lot line of Lot 1R-3R2R, 173.30 feet to a 5/8 inch iron rod with a cap stamped "PM" found at the northeast lot corner of said Lot 1R-2, continuing along the said east lot line of Lot 1R-5 and along the west lot line of said Lot 1R-2, in all a total distance of 255.33 feet to the **POINT OF BEGINNING**.

THENCE South 00°52'06" West, along the east lot line of said Lot 1R-5 and along the said west lot line of Lot 1R-1 at a distance of 62.19 feet passing a southwest lot corner of said Lot 1R-5, same being the northwest lot corner of said Lot 1R-2, continuing along the said east lot line of Lot 1R-5 and along the west lot line of said Lot 1R-2, in all a total distance of 255.33 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **1.0280 acres (44,778 square feet)** of land more or less.

* OWNER'S DEDICATION *

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **KAAP COMMERCIAL, LLC** do hereby adopt this plat designating the hereinabove property as **WOODLAKE VILLAGE, LOT 1R-5, BLOCK C**, an Addition to the City of Wylie, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Property owners shall maintain easements and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting or patrolling, without the necessity at any time procuring the permission of owner of the plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS OUR HAND THIS _____ DAY OF _____, 2022.

KAAP COMMERCIAL, LLC

By: _____
Abhishek Bansal, Authorized Agent

STATE OF §
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **Abhishek Bansal**, a duly authorized agent for **KAAP COMMERCIAL, LLC** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this _____ day of _____, 2022.

Notary Public, State of _____

STATE OF TEXAS §
COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Wylie, Texas.

Surveyed on the ground during the month of October, 2021.

Eric S. Spooner, R.P.L.S. _____ Date _____
Texas Registration No. 5922

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **Eric Spooner**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this _____ day of _____, 2022.

Notary Public, State of Texas

* GENERAL NOTES *

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 0 and E: 0 using a combined scale factor of 1.000512710. All areas shown hereon are calculated based on surface measurements.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48050C0420; map revised June 2, 2009, for Collin County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This plat was prepared with the benefit of a copy of the commitment for Title Insurance prepared by First American Title Insurance Company, G.F. No. NCS-1080249-CHAR, having an effective date of September 03, 2021 and issued October 05, 2021; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in said Commitment, was performed by Spooner & Associates, Inc.
- Notice: Selling a portion of this addition by metes and bounds is a violation of Town Ordinances and State Law, and is subject to fines and withholding of utilities and building permits.

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the Woodlake Village, Lots 1R-5, Block C, Addition to the City of Wylie was submitted to the City Council on the _____ day of _____, 2022, and the Council, by formal action, then and there accepted the dedication of streets, alley, 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 hereinabove subscribed.

Witness my hand this _____ day of _____ A.D., 2022.

City Secretary
City of Wylie, Texas

OWNER/APPLICANT
KAAP COMMERCIAL, LLC
1804 CARMINSON DRIVE
PLANO, TX 75075
PH: 214-898-7123 FAX: 214-898-7123
ATTN: ABHISHEK BANSAL, AUTHORIZED AGENT

ENGINEER
FORESITE GROUP, LLC
1808 RYAN ST., 17TH FLOOR
DALLAS, TX 75201
PH: 214-898-7123 FAX: 214-898-7123
ATTN: DAVID MORRIS, PE

SURVEYOR:

SPOONER & ASSOCIATES
OVER 25 YEARS OF SERVICE
2010 PRESENT: 1808 RYAN STREET, 17TH FLOOR, DALLAS, TEXAS 75201
(214) 898-7123 FAX: (214) 898-7123
WWW.SPOONERANDASSOCIATES.COM

REPLAT
LOT 1R-5, BLOCK C
WOODLAKE VILLAGE
BEING A FINAL PLAT OF A 1.0280 ACRE TRACT OF LAND LOCATED IN THE FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688, CITY OF WYLIE, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 1R-5, BLOCK C, WOODLAKE VILLAGE, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME P, PAGE 926, O.P.R.C.C.T.

1 LOT - 1.0280 ACRES
MAY - 2022
SHEET 1 OF 1



Wylie Planning & Zoning Commission

AGENDA REPORT

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

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat, being a replat for Scenic Point Subdivision establishing one lot on 16.502 acres in the City of Wylie Extra Territorial Jurisdiction, located at 111 Scenic Point Court.

Recommendation

Motion to recommend approval as presented.

Discussion

OWNER: Gracy Brothers, Inc

APPLICANT: Westwood Professional Services

The applicant is proposing to combine nine lots and all of the Scenic Point Subdivision into one lot being Lot 1R of Scenic Point Subdivision on 16.502 acres.

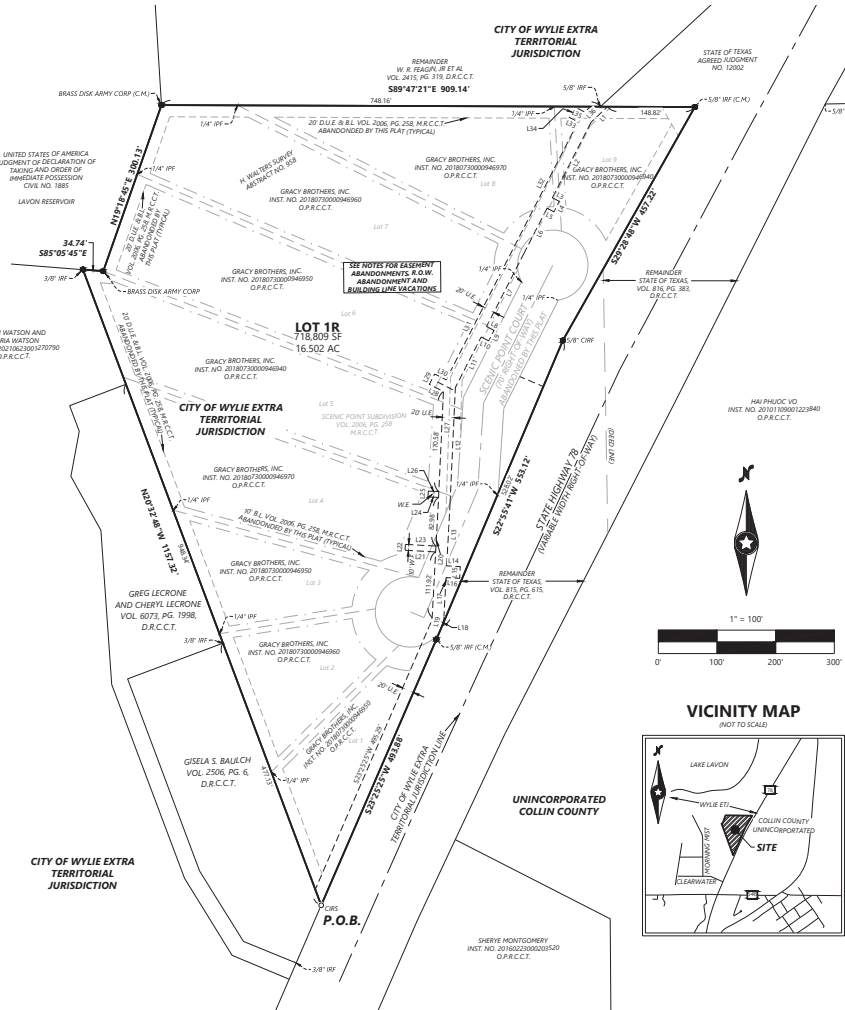
The property is located in the City of Wylie Extra Territorial Jurisdiction at 111 Scenic Point Court and was originally platted in April of 2006. The original plat was created with the intention of single family homes being developed. This development was never completed. The applicant is requesting to combine the 16.502 acres into one lot to allow for an existing RV park development known as Scenic Point RV resort.

Access to the site is proposed using the abandoned Scenic Point Court private street. The private street is no longer needed as the site will be serving only one property owner.

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 Gov't Code.

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- STANDARD NOTES:
1. INE BOXES SHALL MEET USPS SPECIFICATIONS.
 2. DRIVEWAY CONNECTING MUST MEET COLLIN COUNTY SPECIFICATIONS.
 3. BLOCKING THE FLOW OF WATER CONSTRUCTING IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
 4. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE SUBDIVISION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELING BY OR ADJACENT TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.
 5. THE CITY OF WYLIE AND COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION IN SAID DRAINAGE WAYS.
 6. THE CITY OF WYLIE AND COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
 7. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, FOUNDATIONS, STRUCTURES, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION, ACCESS AND MAINTENANCE OF THE DRAINAGE FACILITY.
 8. ALL NECESSARY COLLIN COUNTY AUTHORIZATIONS (I.E. OSSF, FLOOD PLAN PERMITS, ETC.) ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES, AND DRIVEWAY CULVERTS.
 9. WATER SERVICE IS TO BE PROVIDED BY CORVELLE WATER SUPPLY CORP.
 10. ELECTRIC SERVICE IS TO BE PROVIDED BY FARMERS ELECTRIC CO-OP.
 11. EXISTING ON-SITE SEWAGE FACILITY COMPONENTS ARE LOCATED ACROSS THE PREVIOUS LOTS 4 AND 5.
- ABANDONMENT NOTES
1. 10' SEE BUILDING LINE, VOL. 2006, PG. 258, M.R.C.C.T., TO BE VACATED BY THIS PLAT.
 2. 50' FRONT BUILDING LINE, VOL. 2006, PG. 258, M.R.C.C.T., TO BE VACATED BY THIS PLAT.
 3. 40' FRONT BUILDING LINE, VOL. 2006, PG. 258, M.R.C.C.T., TO BE VACATED BY THIS PLAT.
 4. SCENIC POINT COURT, A 70-FOOT RIGHT-OF-WAY, VOL. 2006, PG. 258, M.R.C.C.T., TO BE ABANDONED BY THIS PLAT.
 5. 20' U.E. / D.E. / B.L. VOL. 2006, PG. 258, M.R.C.C.T., TO BE ABANDONED AND VACATED BY THIS PLAT.
 6. 50'N EASEMENTS, VOL. 2006, PG. 258, M.R.C.C.T., TO BE ABANDONED AND VACATED BY THIS PLAT.
- SURVEYOR NOTES
1. SUBJECT PROPERTY IS WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF WYLIE.
 2. THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 480504541 MAPS REVISION: JUNE 2, 2009. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE X-1.
 3. BEARING SYSTEM FOR THIS SURVEY IS BASED ON GRID NORTH STATE PLANE COORDINATES OF THE TEXAS COORDINATE SYSTEM NAD83 (GCRS85) TEXAS NORTH CENTRAL ZONE (4202), NAVD83.
- LEGEND
- C.R.S. 5/8" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD PS" FOUND
- C.R.F. CAPPED IRON ROD FOUND
- M.S. MAG. NAIL SET
- W. POINT OF CURVATURE
- D.E. CONTROLLING MONUMENT
- D.R.C.C.T. DRAINAGE EASEMENT
- VOLUME PAGE
- C.C. NO. COUNTY CLERK'S NUMBER
- M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- W.E. WATER EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- C.U.E. DRAINAGE AND UTILITY EASEMENT

OWNER'S CERTIFICATE

WHEREAS THE GRACY BROTHERS, INC. IS THE SOLE OWNER OF A 16.502 ACRE TRACT OF LAND SITUATED IN THE H. WALTERS SURVEY, ABSTRACT NO. 558, CITY OF NEVADA, COLLIN COUNTY, TEXAS, AND BEING ALL OF TRACT OF LAND CONVEYED TO GRACY BROTHERS, INC. BY DEEDS OF RECORD IN INSTRUMENT NO. 20180730000946940, 20180730000946950, 20180730000946960, 20180730000946970 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 1-R AND THE RIGHT-OF-WAY OF SCENIC POINT COURT, A 70-FOOT RIGHT-OF-WAY, SCENIC POINT SUBDIVISION, AN ADDITION TO THE COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2006, PAGE 258, OF THE MAP RECORDS, COLLIN COUNTY, TEXAS, SAID 16.502 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 78, AT THE EAST CORNER OF A TRACT OF LAND CONVEYED TO GREG S. BALCH, BY DEED OF RECORD IN VOLUME 2506, PAGE 6, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, SAID POINT BEING THE SOUTH CORNER OF SAID LOT 1, SCENIC POINT SUBDIVISION;

THENCE NORTH 20 DEGREES 32 MINUTES 48 SECONDS WEST, ALONG THE COMMON LINE BETWEEN THE SAID BALCH TRACT AND SAID SCENIC POINT SUBDIVISION AT A DISTANCE OF 477.13 FEET PASSING A 3/8" IRON ROD FOUND AT THE NORTH CORNER OF SAID BALCH TRACT AND AN EAST CORNER OF A TRACT OF LAND CONVEYED TO GREG LECRONE AND CHERYL LECRONE, BY DEED OF RECORD IN VOLUME 6073, PAGE 198, OF SAID DEED RECORDS, CONTINUING ALONG THE COMMON LINE BETWEEN THE SAID LECRONE TRACT AND SAID SCENIC POINT SUBDIVISION, AT A DISTANCE OF 948.34 FEET PASSING THE NORTH CORNER OF SAID LECRONE TRACT AND THE EAST CORNER OF A TRACT OF LAND CONVEYED TO JASON WATSON AND GLORIA WATSON, BY DEED OF RECORD IN INSTRUMENT NO. 2021062300120780, OF SAID OFFICIAL PUBLIC RECORDS, CONTINUING ALONG THE COMMON LINE BETWEEN SAID WATSON TRACT AND SAID SCENIC POINT SUBDIVISION, IN ALL A TOTAL DISTANCE OF 1,157.32 FEET TO A 3/8" IRON ROD FOUND FOR CORNER IN THE SOUTH LINE OF TRACT OF LAND CONVEYED TO UNITED STATES OF AMERICA BY JUDGMENT OF DECLARATION OF TAKING AND ORDER OF IMMEDIATE POSSESSION UNDER CIVIL NO. 1885 FOR LAVON RESERVOIR, IN THE UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF TEXAS SHERMAN DIVISION, SAID POINT BEING THE NORTHEAST CORNER OF SAID WATSON TRACT AND THE WEST CORNER OF SAID LOT 5, SCENIC POINT SUBDIVISION;

THENCE SOUTH 85 DEGREES 05 MINUTES 45 SECONDS EAST, DEPARTING THE SAID COMMON LINE BETWEEN THE WATSON TRACT AND SAID SCENIC POINT SUBDIVISION, ALONG A COMMON LINE BETWEEN SAID UNITED STATES OF AMERICA TRACT AND SAID SCENIC POINT SUBDIVISION, A DISTANCE OF 347.4 FEET TO A BRASS DISK STAMPED "ARMY CORPS" FOUND AT A SOUTHEAST CORNER OF SAID UNITED STATES OF AMERICA TRACT AND THE WEST CORNER OF LOT 6, OF SAID SCENIC POINT SUBDIVISION;

THENCE NORTH 19 DEGREES 18 MINUTES 45 SECONDS EAST, CONTINUING ALONG THE SAID COMMON LINE BETWEEN THE UNITED STATES OF AMERICA TRACT AND THE SAID SCENIC POINT SUBDIVISION, A DISTANCE OF 300.13 FEET TO A BRASS DISK STAMPED "ARMY CORPS" FOUND AT AN ANGLE POINT OF SAID UNITED STATES OF AMERICA TRACT; SAID POINT BEING IN THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO W. R. FEAGIN JR. ET AL, BY DEED OF RECORD IN VOLUME 2415, PAGE 313, OF SAID DEED RECORDS, AT THE NORTHWEST CORNER OF SAID LOT 1, SCENIC POINT SUBDIVISION;

THENCE SOUTH 89 DEGREES 47 MINUTES 21 SECONDS EAST, DEPARTING THE SAID COMMON LINE BETWEEN THE UNITED STATES OF AMERICA TRACT AND SCENIC POINT SUBDIVISION, ALONG A COMMON LINE BETWEEN SAID W. R. FEAGIN JR. ET AL TRACT AND SAID SCENIC POINT SUBDIVISION, AT A DISTANCE OF 748.16 FEET PASSING A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY AGREED JUDGMENT UNDER NO. 12002, AND BEING A WEST CORNER OF SAID STATE HIGHWAY 78, CONTINUING ALONG A COMMON LINE BETWEEN SAID STATE OF TEXAS AGREED JUDGMENT TRACT AND SAID SCENIC POINT SUBDIVISION, IN ALL A TOTAL DISTANCE OF 909.14 FEET TO A 5/8" IRON ROD FOUND FOR CORNER IN THE SAID WEST LINE OF STATE HIGHWAY 78, SAID POINT BEING AT THE NORTHEAST CORNER OF SAID LOT 9, SCENIC POINT SUBDIVISION;

THENCE DEPARTING THE SAID COMMON LINE BETWEEN THE STATE OF TEXAS AGREED JUDGMENT TRACT AND THE SCENIC POINT SUBDIVISION, ALONG THE SAID NORTHWEST LINE OF STATE HIGHWAY 78, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 29 DEGREES 28 MINUTES 48 SECONDS WEST, A DISTANCE OF 457.22 FEET TO A 5/8" IRON ROD FOUND AT AN ANGLE POINT;

SOUTH 22 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 553.12 FEET TO A 5/8" IRON ROD FOUND AT AN ANGLE POINT;

SOUTH 23 DEGREES 25 MINUTES 25 SECONDS WEST, A DISTANCE OF 493.88 FEET TO THE POINT-OF-BEGINNING,

CONTAINING 718.809 SQUARE FEET OR 16.502 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

I, JASON B. ARMSTRONG, REGISTERED PROFESSIONAL LAND SURVEYOR FOR WESTWOOD, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE RESULTS OF AN ON-THE-GROUND SURVEY MADE IN APRIL, 2022, UNDER MY DIRECTION AND SUPERVISION, AND FURTHER CERTIFY THAT ALL CORNERS ARE AS SHOWN THEREON, AND THAT SAID PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF WYLIE, TEXAS.

DATE THIS THE ____ DAY OF _____, 20__.

JASON B. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5557

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON B. ARMSTRONG, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID WESTWOOD, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, GRACY BROTHERS, INC. acting herein by and through its duly authorized officer, does hereby adopt this plat designed thereon above described property as **LOT 1R SCENIC POINT SUBDIVISION - REPLAT**, an addition to Collin County, Texas and does hereby dedicate to the public use before the easements and rights-of-way as shown thereon. The easements shown hereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements and rights-of-way as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same unless otherwise specified. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easement and all public utilities shall at times have the full right of ingress and egress to or from and upon the said utility easement for the purposes of removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

WITNESS MY HAND this ____ day of _____, 20__.

GRACY BROTHERS, INC.

RANDY GRACY

THE STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RANDY GRACY WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID GRACY BROTHERS, INC. AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH PARTNERSHIP FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

"RECOMMENDED FOR APPROVAL"

CHAIRMAN, PLANNING & ZONING COMMISSION
CITY OF WYLIE, TEXAS

DATE

"APPROVED FOR CONSTRUCTION"

MAYOR, CITY OF WYLIE, TEXAS

DATE

"ACCEPTED"

MAYOR, CITY OF WYLIE, TEXAS

DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF WYLIE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF **LOT 1R SCENIC POINT SUBDIVISION - REPLAT** OR ADDITION TO THE CITY OF WYLIE WAS SUBMITTED TO THE CITY COUNCIL ON THE DAY ____ OF _____, 20__, AND THE COUNCIL, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, 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 THEREBY BY SIGNING HIS NAME AS HEREINAFTER SUBSCRIBED.

WITNESS MY HAND THIS ____ DAY OF _____, A.D., 20__.

CITY SECRETARY
CITY OF WYLIE, TEXAS

OWNER
GRACY BROTHERS, INC.
1305 CAROLINA COURT
GARLAND, TEXAS 75044

SURVEYOR

Westwood

Phone 214-473-4640 2001 Dallas Parkway, Suite 400
TX 75049 (888) 937-5150 Plano, TX 75093
WestwoodProfessionalServices.com
TSPS Firm Reg. No. 11754
TSPS Firm Reg. No. 10074031

FINAL PLAT
OF
**LOT 1R, SCENIC POINT
SUBDIVISION - REPLAT**

BEING A REPLAT OF LOTS 1-R AND
ALL OF SCENIC POINT COURT
SCENIC POINT SUBDIVISION
16.502 ACRE TRACT OF LAND
H. WALTERS SURVEY, ABSTRACT NO. 958

COLLIN COUNTY, TEXAS
16.502 ACRES MAY 23, 2022 Job No. 0036418.00



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 the City Council regarding a change in zoning from Agricultural (AG/30) to Planned Development - Townhome District (PD-TH) to allow for a Townhome development. The property is generally located east of the intersection of N Ballard Avenue and Harvest Bend Drive (ZC 2022-12).

Recommendation

Motion to recommend approval, approval with amendments, denial.

Discussion

OWNER: Kreymer Investments, LTD

APPLICANT: JBI Partners

The applicant is requesting to rezone 5.560 acres generally located east of the intersection of N Ballard Avenue and Harvest Bend Drive. The property is currently zoned Agricultural (AG/30). The purpose for the requested rezoning to a Planned Development is to allow for the construction of 43 townhome units and two open space lots as depicted on the zoning exhibit (Exhibit C).

A Planned Development for this request is required due to the mews areas. The mews areas in the proposal are shared common area front yards which have a unique and different design concept from the requirements of the Zoning Ordinance. The Zoning Ordinance allows for each home, attached or detached, to have its own front yard.

The Planned Development conditions propose the construction of 43 townhome units with a minimum lot size of 22'X 84' (1,848 sq.ft.). For comparison, the typical standard minimum lot size of properties located within the base Townhome Zoning District are 3,000 sq.ft for interior lots and 3,500 sq.ft. for exterior lots. The minimum allowed unit size is 1,500 sq.ft. with a maximum height of 35' which is larger than the 1,200 square foot minimum requirement in the Zoning Ordinance.

All townhome units are proposed to be constructed with at least 400 sq.ft. of garage space, being a variation from the standard 500 sq.ft. requirement of the zoning ordinance. A 20' rear setback is in place to accommodate driveway parking in addition to garage space.

The front yard setback is reduced to 5' from the normal 20' required by the zoning ordinance. However, the unique design of the project includes a 20' common mews area that will serve as front yards for the townhomes.

Residential lots are typically required to provide 30' of street frontage and can have alley access as a secondary access point. As part of the design for the Planned Development the applicant is requesting 24' alleys with rear entry instead of 31' streets to allow for mews areas off the front of the townhomes. The Fire Department has found the proposed layout to be acceptable, with the requirement that all townhome units be constructed with a 13D sprinkler system to be adequate for fire protection.

Access to the site is proposed by a newly created 50' public street. As part of the development an alleyway closure and reroute is being proposed to avoid access drive spacing concerns with the Kingston Manor Estates subdivision. Additionally, the new drive would better conform to the City Engineering standards of having access drives immediately across the street from each other to reduce potential traffic accidents. City staff will work with the developer on the alley right of way abandonment pending the outcome of the zoning request.

Open space areas are being provided that will be owned and maintained by the HOA. This includes an aerated retention pond that will have walkways and seating provided.

The properties adjacent to the subject property are zoned single family residential to the north and west. The properties to the south are zoned agricultural and the property to the east is zoned heavy industrial. The subject property lies within the General Urban Sector of the Comprehensive Land Use Plan and is in general conformance with the plan

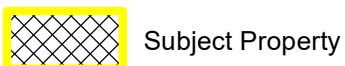
Notifications/Responses: Of the 39 notifications mailed two were received in favor and five were received in opposition to the request.

Locator Map

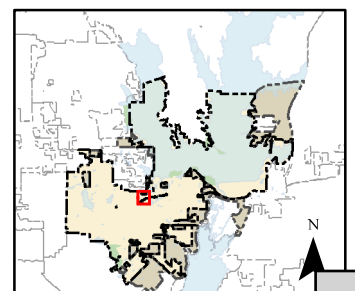
06/07/2022 Item 1.

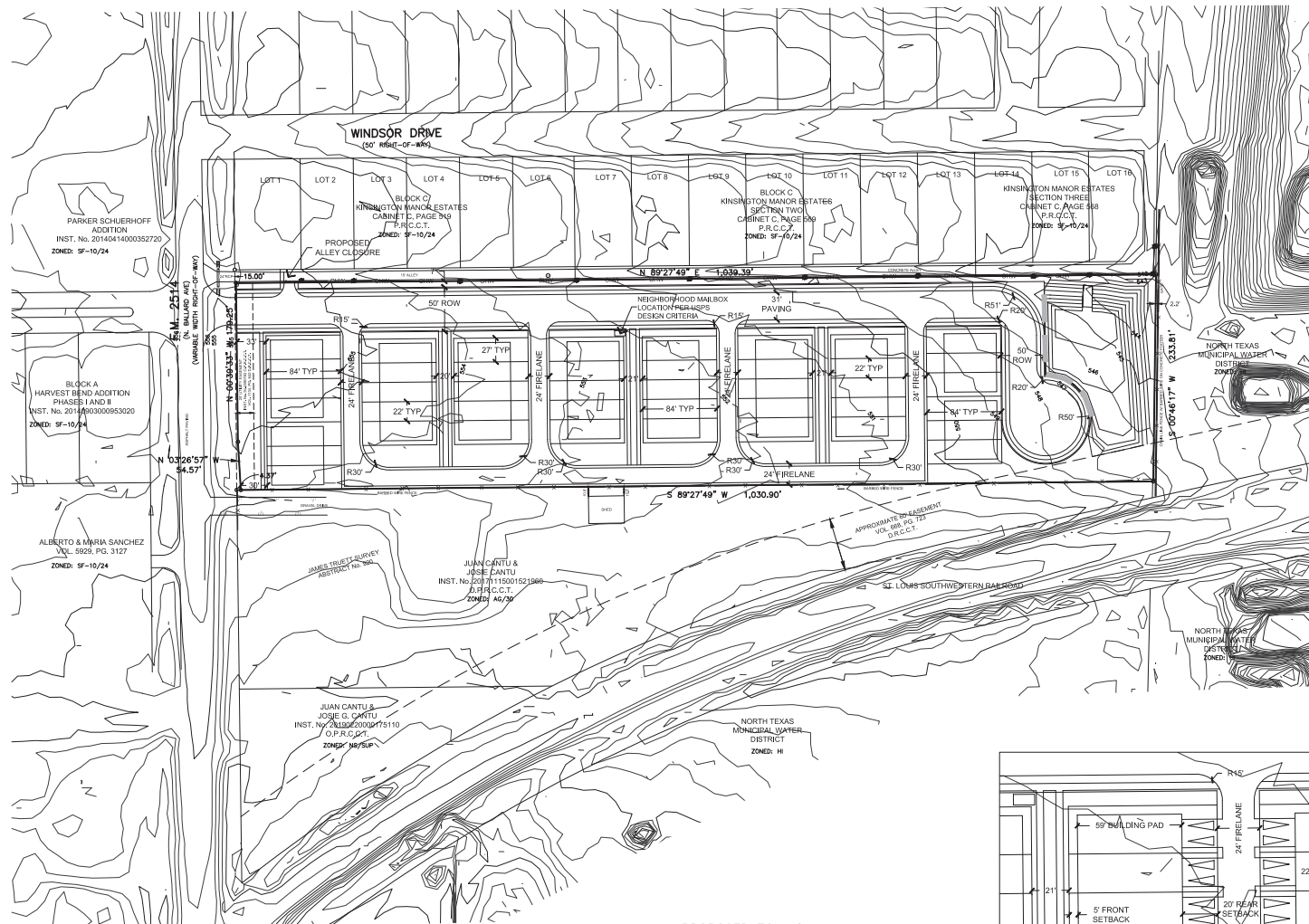
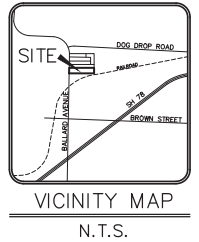


Villas on Ballard ZC 2022-12



0 170 340 680 1,020 1,360 Feet





PROPOSED ZONING:
PD-TOWNHOME

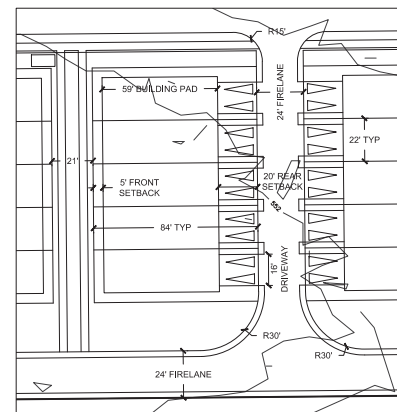
EXISTING ZONING:
AG/30 (AGRICULTURAL DISTRICT)

NEIGHBORHOOD DATA

GROSS ACREAGE: 5.56 AC±
OPEN SPACE: 1.40 AC±

43 LOTS (22'X84' TYP)

NOTE:
INTERSECTION DESIGN SHALL COMPLY WITH
SECTION VI, (A)(1) OF THE THOROUGHFARE
DESIGN MANUAL.



TYPICAL REAR ENTRY

LEGAL DESCRIPTION

BEING 5.560 acres located in the James Truett Survey, Abstract Number 920, City of Wylie, Collin County, Texas, being part of that tract of land described in General Warranty Deed to Kreymer Investments, LP, as recorded in Instrument No. 944090782, Official Public Records, Collin County, Texas (OPRCCCT), and being further described as follows:

BEGINNING at a point for corner in the east right-of-way line of F.M. 2514 (also known as N. Ballard Avenue, a variable width right-of-way), said point being the southeast corner of a certain tract of land described in Deed to TxDOT as recorded in Instrument Number 2019121800161040, OPRCCCT, from which said beginning point bears South 89 degrees 27 minutes 49 seconds West, a distance of 4.37 feet to the northwest corner of that tract of land described in General Warranty Deed to Juan Cantu and Jose Cantu as recorded in Instrument Number 20171115001521960, OPRCCCT;

THENCE along the east right-of-way line of F.M. 2514 as follows:

North 03 degrees 26 minutes 57 seconds West, 54.57 feet to a point for corner;

North 00 degrees 39 minutes 33 seconds West, 179.25 feet to the northeast corner of said TxDOT tract;

THENCE North 89 degrees 27 minutes 49 seconds East, 1,039.39 feet along the north line of said Kreymer tract to a point for corner, said point being the southeast corner of Kingston Manor Estates, Section Three, an addition to the City of Wylie, Collin County, Texas as recorded in Cabinet C, Page 568, Plat Records Collin County, Texas (PRCCT), said point also being in the west line of a North Texas Municipal Water District tract;

THENCE South 00 degrees 46 minutes 17 seconds West, 233.81 feet along the east line of said Kreymer tract to a point for corner, said point also being the northeast corner of said Cantu tract;

THENCE South 89 degrees 27 minutes 49 seconds West, 1,030.90 feet along the common line of said Kreymer tract and said Cantu tract to the POINT OF BEGINNING, containing 5.560 acres (242,202 square feet) of land more or less.

This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



60 30 0 60 120
1" = 60' = 0"

DEVELOPMENT PLAN

VILLAS ON BALLARD
5.560 ACRES OUT OF
JAMES TRUETT SURVEY, ABSTRACT NO. 920
CITY OF WYLIE, COLLIN COUNTY, TEXAS

KREYMER INVESTMENTS, LTD. OWNER

10 South Briar Hollow Lane, Unit 68
Houston, Texas 77027

JORDAN REALTY ADVISORS

16475 Dallas Parkway, Suite 540
Addison, Texas 75001
Contact: Shane Jordan
Email: shane@jordanrealtyadvisors.com

APPLICANT/DEVELOPER

(214) 535-7955

JBI PARTNERS, INC.

2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Jerry Sylo
Email: jsylo@jbipartners.com
TSP# No. F-438
TSP# No. 100760000

SURVEYOR/ENGINEER

(972) 248-7676

Resubmitted: May 31, 2022
Resubmitted: May 5, 2022
Resubmitted: April 20, 2022
Submitted: April 4, 2022

FLOOD STATEMENT

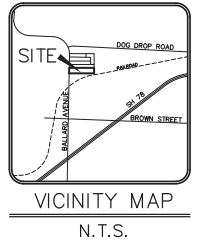
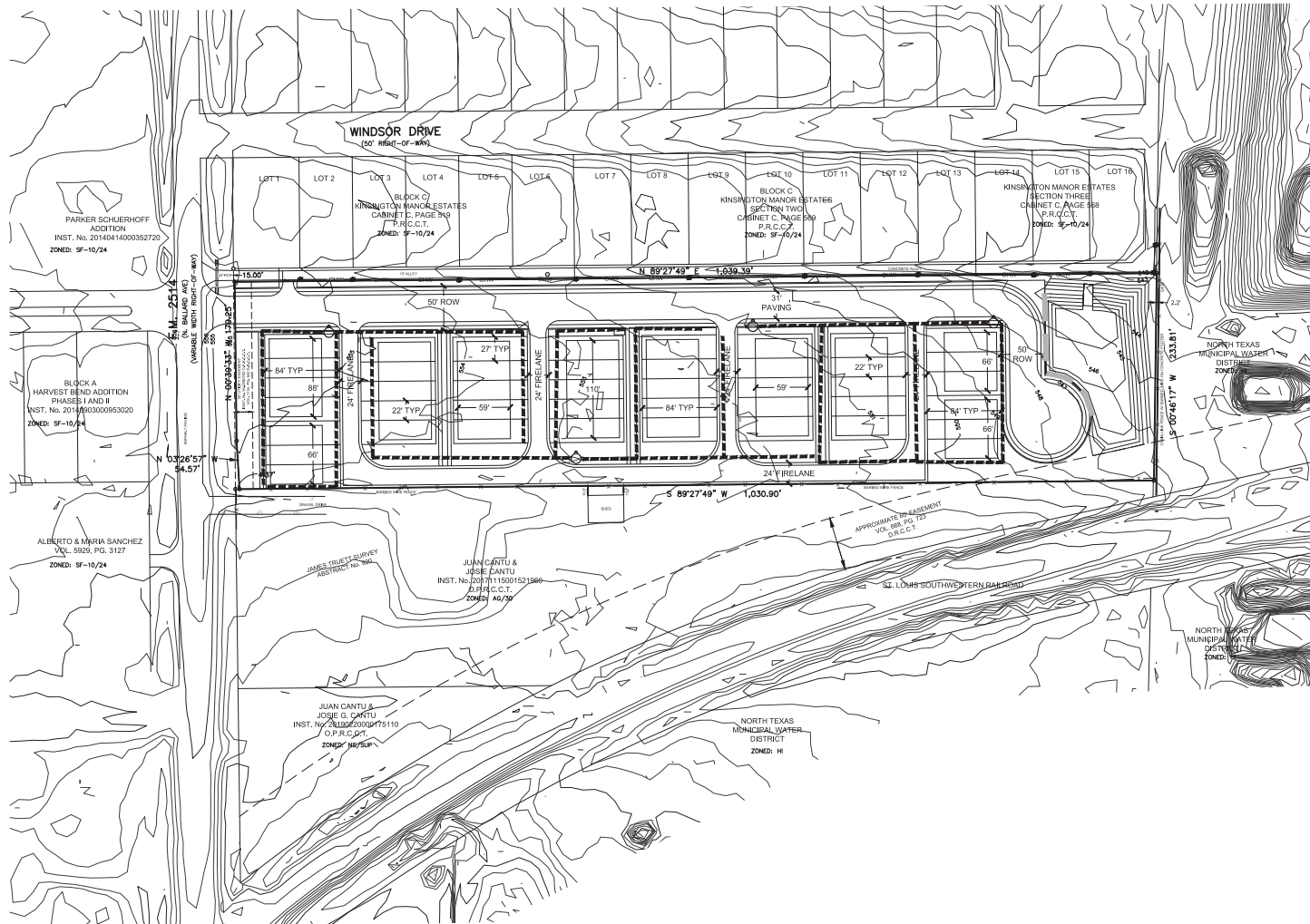
According to Map No. 4808SC04204, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X". Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. 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 flood statement shall not create liability on the part of the surveyor.



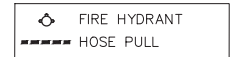
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1"=60' FA1003

VILLAS ON BALLARD

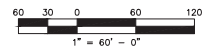
CONCEPT PLAN JBI
WYLIE, TEXAS PARTNERS



LEGEND



NOTE: ALL UNITS ARE WITHIN 500 FEET TO TWO FIRE HYDRANTS.



HOSE AND HYDRANT LAYOUT

VILLAS ON BALLARD
5.560 ACRES OUT OF
JAMES TRUETT SURVEY, ABSTRACT NO. 920
CITY OF WYLIE, COLLIN COUNTY, TEXAS

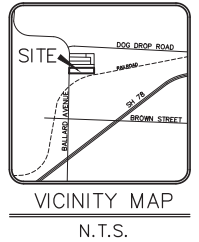
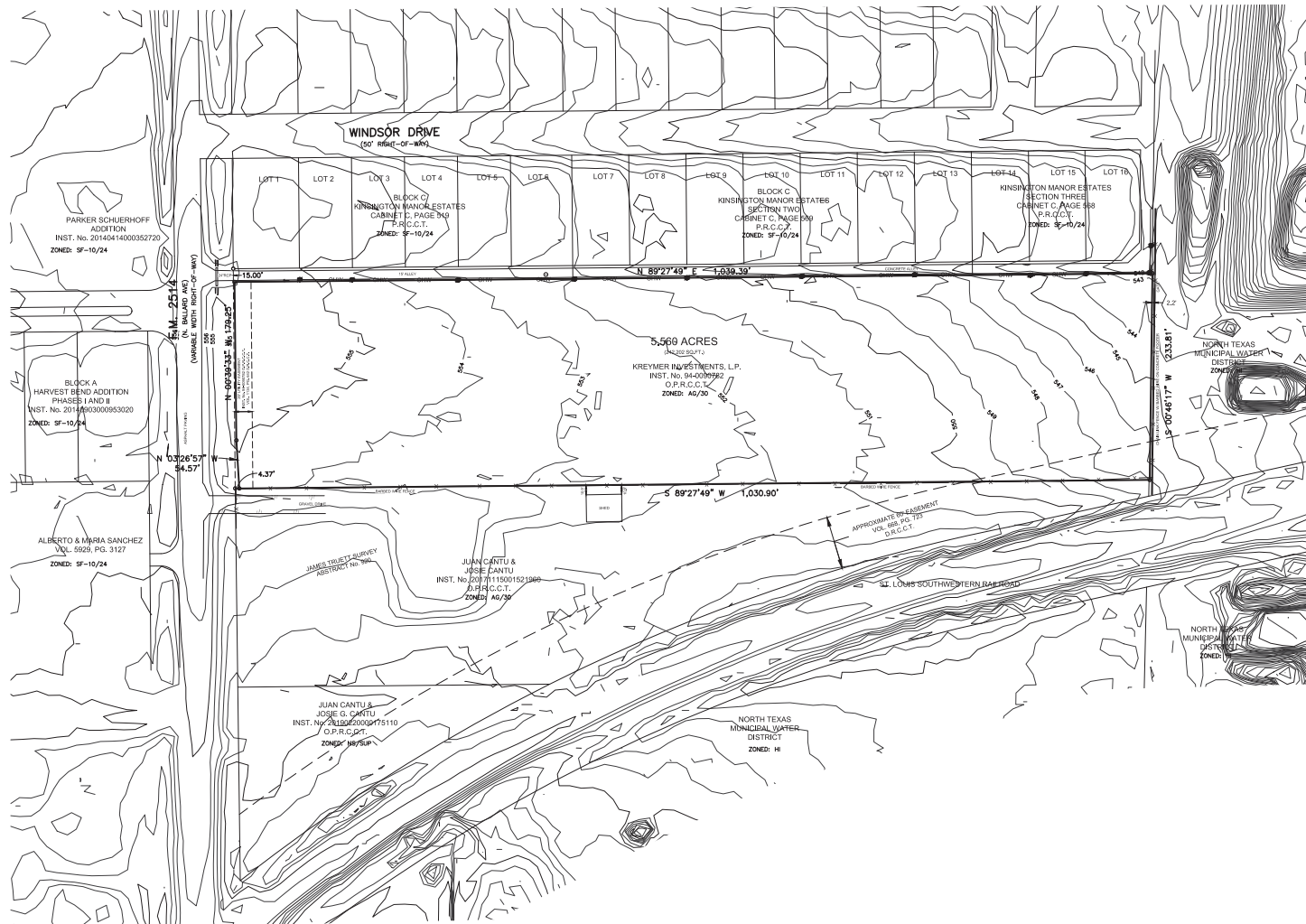
KREYMER INVESTMENTS, LTD. OWNER
10 South Briar Hollow Lane, Unit 68
Houston, Texas 77027

JORDAN REALTY ADVISORS APPLICANT/DEVELOPER
16475 Dallas Parkway, Suite 540 (214) 535-7955
Addison, Texas 75001
Contact: Shane Jordan
Email: shane@jordanrealtyadvisors.com

JBL PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Corralton, Texas 75006
Contact: Jerry Syo
Email: jsyo@jblpartners.com
TBP# No. F-438 TBP#S No. 1007650000
Resubmitted: May 5, 2022
Resubmitted: April 20, 2022
Submitted: April 4, 2022

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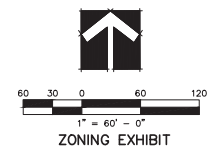
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PROPOSED ZONING:
PD-TOWNHOME

EXISTING ZONING:
AG/30 (AGRICULTURAL DISTRICT)



VILLAS ON BALLARD
5.560 ACRES OUT OF
JAMES TRUETT SURVEY, ABSTRACT NO. 920
CITY OF WYLIE, COLLIN COUNTY, TEXAS

KREYMER INVESTMENTS, LTD **OWNER**
10 South Briar Hollow Lane, Unit 68
Houston, Texas 77027

JORDAN REALTY ADVISORS **APPLICANT/DEVELOPER**
16475 Dallas Parkway, Suite 540 (214) 535-7955
Addison, Texas 75001
Contact: Shane Jordan
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JBI PARTNERS, INC. **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jerry Sylo
TBEF No. F-438 TBPUS No. 100760000

Resubmitted: May 5, 2022
Submitted: April 4, 2022

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4 HOME BUILDING



5 HOME BUILDING

CASE NO. _____

EXHIBIT B

VILLAS ON BALLARD

PLANNED DEVELOPMENT STANDARDS

I. PURPOSE

Villas on Ballard will be a neighborhood of single family attached homes which provides homeowners an opportunity to live in a neighborhood which meets their lifestyle expectations. The homes will be rear entry. Every home will have a 2-car attached garage and a minimum 20' deep driveway which provides access to garage. The development standards established below will be used to create the vision depicted on the Concept Plan - Exhibit C.

II. GENERAL STANDARDS

- 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 Townhouse District, as set forth in Article 3, 5, and 7 of the Comprehensive Zoning Ordinance (adopted as of April 2021) shall apply herein.
- C. The design and development of the Villas on Ballard neighborhood shall take place in general accordance with the Concept Plan - Exhibit C.
- D. Permitted uses shall be all principal and accessory uses which are allowed by right in the (TH) Townhouse District, in accordance with Section 5.1 of the Wylie Zoning Ordinance (adopted as of April 2021).

III. DEVELOPMENT STANDARDS

- A. Figure 3-5 Townhouse District amended as follows:

- 1. Maximum Density: 8 homes per gross acre.
- 2. Minimum Living Area: 1,500 square feet.
- 3. Minimum Lot Area: 1,848 Sq Ft.
- 4. Minimum Lot Width: 22'.
- 5. Minimum Lot Depth: 84'.
- 6. Minimum Front Yard Setback: 5'
- 7. Minimum Rear Yard Setback: 20'
- 8. Minimum Side Yard Setback (Interior Lot): 5' for an end unit, 0' for an interior unit.
- 9. Minimum Side Yard Setback (Corner Lot): 10'.
- 10. Maximum Height: 35', 3 stories.
- 11. Maximum Lot Coverage: 75%.

IV. SPECIAL CONDITIONS

- A. Section 3.4.D Land Design Requirements amended as follows:
 - 1. Perimeter screening for the neighborhood shall be provided in accordance with the Exhibit D. (Landscape Details). All perimeter screening shall be maintained by the Homeowners Association. The developer shall coordinate with the NTMWD with respect to any screening

proposed and provided for with the limits of the NTMWD easement located at the southeast corner of the neighborhood.

2. A minimum of 15% of the land within the Villas on Ballard neighborhood shall be used as common open space. The open space shall be owned and maintained by a mandatory Homeowners Association. Said HOA owned and maintained property shall also include any perimeter landscape buffers.
3. Retention pond. The retention pond depicted at the northeast corner of the property on Exhibit C shall be designed and developed as a permanent pond. The purpose of the pond being to capture and confine stormwater for an extended time. The pond will be aerated. Walkways and seating will be provided around the pond as shown in the landscape plans. The pond and surrounding area will be owned and maintained by the HOA and as such, is included in the above referenced open space area calculation.
4. Ballard Avenue Intersection Functionality: The TXDOT reconstruction of Ballard Avenue with a median will lend to potential traffic conflicts where Harvest Bend Drive and the existing alley for Kinsington Manor Estates create offsetting intersections at Ballard Avenue. As part of the construction of the Villas on Ballard neighborhood, the developer, at his costs, will work with the City and utility companies to redirect the Kinsington Estates alley to intersect the Villas of Ballard street versus Ballard Avenue so that a typical 4-way intersection can occur at Ballard Avenue. Said redirection may include the demolition of a portion of the existing alley and/or relocation of existing power poles. This will allow for a median break to be located at the intersection of Ballard Avenue and Harvest Bend Drive. The specific design of the alley redirect will be done during the development of civil engineering plans for the neighborhood.

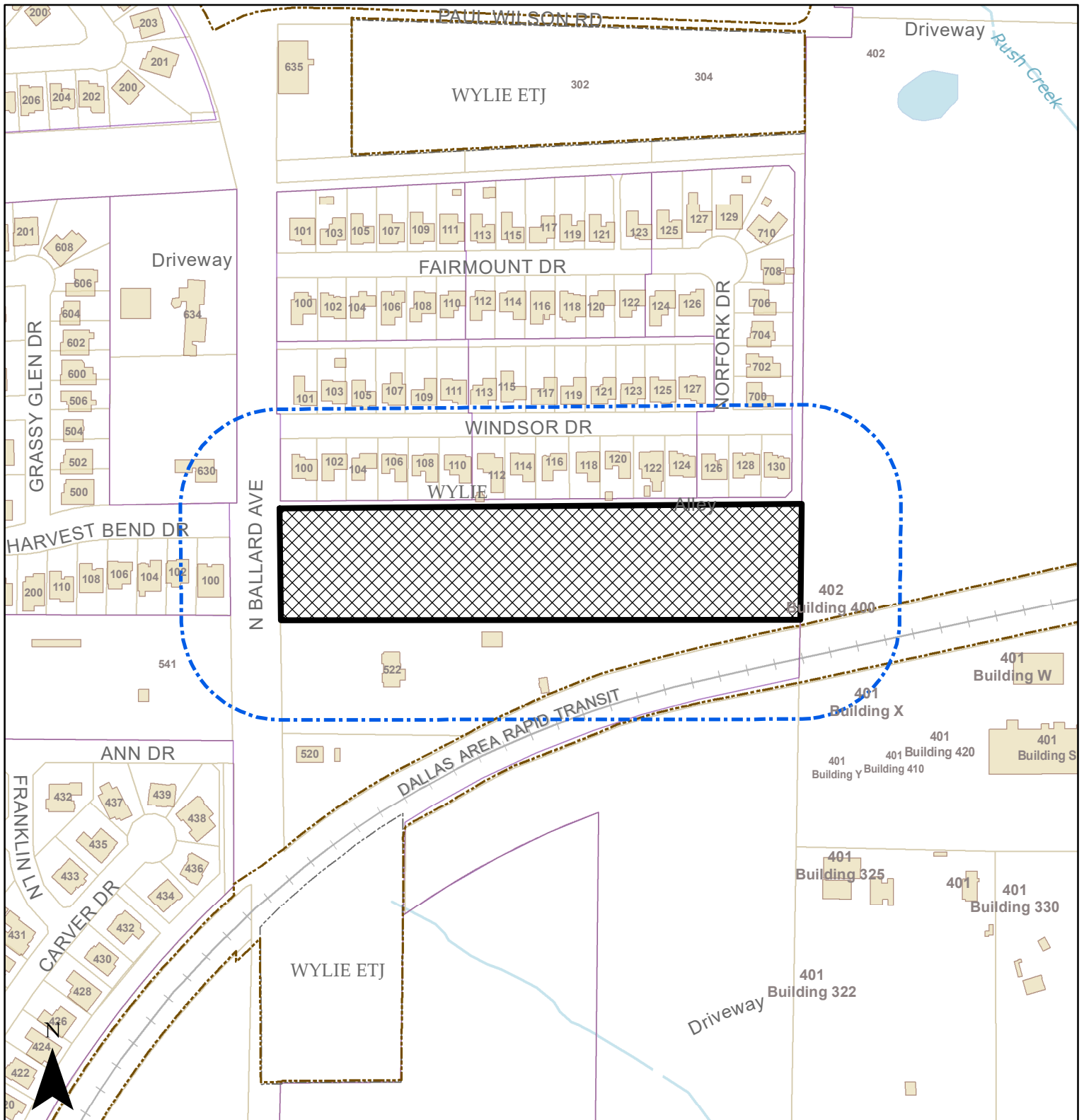
B. Section 3.4.F Architectural Design Standards amended as follows:

1. Building Bulk and Articulation: In order to avoid large blank facades, variations in the elevation of residential facades facing a public street shall be provided in both the vertical and horizontal dimensions as shown on Exhibit E. (Conceptual Home Architecture – Exhibit E)
2. All homes shall have stone plaque or pin numbers with resident address beside the main entry of the dwelling unit.
3. All homes shall have one-hundred (100) percent of the exterior façade composed of kiln-fired clay brick or stone laid masonry units or masonry stucco, or cement siding. A minimum of twenty (20) percent of the exterior façade shall be constructed with stone or decorative brick accent. Wood, vinyl siding and EIFS materials shall not be used for exterior walls.
4. Roofs and Roofing – Roof Pitch: All homes shall have a minimum roof pitch of 6:12, with articulation, dormers or a combination of hip and gable roofing.
5. Roof and Roofing
 - a. Roofing Materials: All homes shall have 30-year dimensional shingles or better. Additionally, metal roofing may be used on roofs overhanging doors and/or windows and any accent/dormer roofs. Wood shingles are not permitted. Plumbing vents, attic vents, and other rooftop accessories are to be painted to match the roof shingle color.
 - b. Roof Eaves: No wood fascia or soffits are permitted.
6. Garage Size: Each garage shall be a minimum 400 square feet.
7. Dwelling Size: The total square feet of floor space within the outside dimensions of a residential dwelling unit including each floor level, but excluding carports, garages, and breezeways.
8. Fire Sprinklers: Each townhome shall be constructed with a 13D sprinkler system. The sprinkler system shall attain 90% coverage in the garage.
9. Fencing:



- a. Front yard fences shall be permitted with fifty (50) percent transparency constructed of wood or wrought iron.
 - b. Side and rear yard fences shall be permitted to a height of 8 feet maximum and constructed of wood or wrought iron.
10. Landscaping: Each residential dwelling shall have an established front lawn with a minimum of 1 tree and 5 shrubs. Lots fronting attached greens shall have the above referenced trees and shrubs incorporated into the attached green.
11. Outdoor Lighting: All residential dwelling units shall have an illuminated standard porch light at the front entry and drive/garage.
12. Conservation/Sustainability: Each residential dwelling unit must comply with the Energy component of the Building Code.

Notification Map

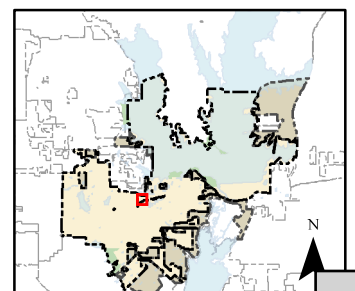
06/07/2022 Item 1.



Villas on Ballard ZC 2022-12

 200 Foot Notification Buffer  Subject Property

0 130 260 520 780 1,040 Feet



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

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

X I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

 I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

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, June 07, 2022 6:00 pm

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

Date, Location & Time of
 City Council meeting:

Tuesday, June 28, 2022 6:00 pm

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

Name: WARREN R. STREET JR
 (please print)

Address: 1634 KINGSPOINT DR
CARROLLTON TX 75007

Signature: Warren Street Jr

Date: 5/18/2022

COMMENTS:

PROPERTY OWNED: 117 WINDSOR DR
WYLIE TX 75098

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

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

☒ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

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

Name:

Karol Kreymer
(please print)

Address:

10 South Briar Hollow Ln. No. 68
Houston, TX 77027

Signature:

Karol Kreymer

Date:

16 May 2022

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

☐ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

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, June 07, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, June 28, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: RICK WADE
(please print)

Address: 112 WINDSOR DR.
Wylie, Tx. 75098

Signature: Rick Wade

Date: 5-19-22

COMMENTS:

Strongly against any development that would include Town Homes, Condo's or apartments. Ballard traffic is already over loaded and this proposal would add to traffic as well as lower the value of Homes on this block.

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

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

X

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

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Planning & Zoning

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Date, Location & Time of

City Council meeting:

Tuesday, June 28, 2022 6:00 pm

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

Name:

Zachary & Sarah Willis
(please print)

Address:

121 Windsor Dr.

Wylie, TX 75098

Signature:



Date:

5.17.22

COMMENTS:

Ballard's Street already sustains an unreasonable
amount of traffic during normal commuting hours (6 AM
to 9 AM and 4 PM to 6 PM) and would not benefit to
have more residential communities built in this area.

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
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Building 100
Wylie, Texas 75098

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Date, Location & Time of
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Tuesday, June 28, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Jessica Smith
(please print)
Address: 104 Fairmount Drive
Wylie, 75098
Signature: [Signature]
Date: 5-27-22

COMMENTS:

I would be encouraged to see Wylie make decisions in city planning that increase the value in the city rather than decrease it. I hope the city planning will reconsider allowing "the Villas" to be put up near my neighborhood. A park with many trees would be nice. Thank you for the opportunity to express my opinion. And thank you for serving Wylie!

- Jessica S.

PUBLIC COMMENT FORM

(Please type or use black ink)

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Building 100
Wylie, Texas 75098

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More Opportunities

Name: E Kent E Marinell Dowden
(please print)

Address: 6979 Freda Ln.
Wylie, Tx 75098

Signature: Marinell Dowden

Date: 5-17-22

COMMENTS:

~~Our prop~~ We would not be able to access our house
with the alley closed

address of property
126 Windsor Dr.
Wylie, Tx 75098

tax #
fein-27-2614730

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

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

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

Date, Location & Time of

City Council meeting:

Tuesday, June 28, 2022 6:00 pm

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

Name:

JERYL Smith
(please print)

Address:

110 WINDSOR DR.

Signature:

Jeryl Smith

Date:

5-20-2022

COMMENTS:

Proposed
Concerns about alley closure

increased traffic, entering and
exiting on to Ballard from townhouses