

Planning & Zoning Commission



April 6, 2021

Regular Business Meeting

Wylie Planning and Zoning Commission

Regular Meeting

April 6, 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 the Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. The Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, the Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Planning and Zoning 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 March 2, 2021 Regular Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Manors at Woodbridge, to establish 90 residential and six open space lots on 12.818 acres, property generally located on Woodbridge Parkway approximately 900' south of Hensley Lane.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat for Woodbridge Phase 22A, to establish 86 residential and two open space lots on 23.993 acres, property generally located on Hensley Lane and Springwell Parkway.
- D. Consider, and act upon a recommendation to City Council regarding a Final Plat for Woodbridge Phase 22B, to establish 62 residential and one open space lots on 14.149 acres, property generally located north of Hensley Lane approximately 1200' west of Springwell Parkway.
- E. Consider, and act upon a recommendation to City Council regarding a Final Plat for Woodbridge Phase 22C, to establish 67 residential and two open space lots on 18.056 acres, property generally located on Springwell Parkway approximately 800' north of Hensley Lane.
- F. Consider, and act upon, a recommendation to City Council regarding a Final Plat for Inspiration Phase 2B, being a replat of Lots 12R2, 13XR2, and 20XR, to establish one residential and two open space lots on 1.226 acres, property generally located on Tenacity Drive at Legendary Reef Way in the City of Wylie's Extraterritorial Jurisdiction.
- G. Consider, and act upon, a recommendation to City Council regarding a Final Plat for Inspiration Phase 6, being a replat of Lots 2XR, to establish one open space lot on 2.021 acres, property generally located on Huffines Boulevard at Miracle Mile in the City of Wylie's Extraterritorial Jurisdiction

REGULAR AGENDA

1. Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a change of zoning from Agricultural District (AG/30) to Planned Development - Townhouse District (PD-TH), to allow for single family attached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and WA Allen Boulevard. **(ZC2021-10)**
2. Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a change of zoning to amend PD 2018-05, to allow for additional multi-family residential development in lieu of commercial development on 15.72 acres, generally located on the Northwest Corner of Westgate Way and State Highway 78. **(ZC2021-09)**

WORK SESSION

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on April 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 Planning and Zoning 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 Planning and Zoning Commission at the date, hour and place given in this notice as the Planning and Zoning 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.

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Planning & Zoning Commission

Minutes

Regular Meeting

March 16, 2021 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Chair Cory Plunk called the regular meeting to order at 6:00PM. The following P&Z Commissioners were present: Vice Chair Bryan Rogers, Commissioner Brian Ortiz, Commissioner Taylor Newsom and Commissioner Dan Norris. Commissioner Charla Riner was absent.

Chair Plunk welcomed newly appointed Commissioner Jacques Loraine.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Rogers gave the invocation and Commissioner Loraine led the Pledge of Allegiance.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must fill out a non-agenda form prior to the meeting in order to speak. Commissioners requests that comments be limited to three (3) minutes. In addition, Commissioners not allowed to converse, deliberate or take action on any matter presented during citizen participation

No one approached the Commissioners.

CONSENT AGENDA

- A. Consider and act upon approval of the Minutes from the March 2, 2021 Regular Meeting.
- B. Consider, and act upon a recommendation to the City Council regarding a Final Plat of Lot 1 of Schreiber Addition, establishing one lot on 6.885 acres located in the ETJ at 2875 Vinson Road.

Commission Action

A motion was made by Vice Chair Rogers, seconded by Commissioner Norris, to approve the Consent Agenda as presented. A vote was taken and the vote carried 6-0.

REGULAR AGENDA

- 1. Hold a Public Hearing, 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 an Alternative Financial Institution on 1.5 acres, located at 620 N State Highway 78, Suite 615 (ZC 2021-02).**

Staff Discussion

Mr. Molina stated that the property is located at 620 N State Highway 78, Suite 615 and the applicant is requesting a Special Use Permit to allow alternative loan services.

The Zoning Ordinance allows alternative loan services with six required provisions. The applicant is requesting a waiver to three of the six provisions, all relating to distance requirements:

- ★ To allow the use within 1,000 feet from any lot containing another alternative financial institution. The property is on the same lot as another financial institution and within 700 feet to the southwest of another financial institution.
- ★ To allow the use within 500 feet of the rights-of-way of any four lane divided or greater thoroughfare. The property is adjacent to State Highway 78, a greater than four lane thoroughfare.
- ★ To allow the use within 300 feet from any zoned or used for residential purposes. The property is adjacent to a residential use to the south.

Fifteen notifications were mailed to surrounding property owners, no comment forms were returned in favor or in opposition of the request.

Board Discussion

Mr. Andrew Deetz, 1019 Native Trail, Heath, applicant for the subject property stated that Liberty Tax is the name of the primary business. The loans would be owned, processed and approved by Revolution Financial, a kiosk computer will be provided inside the facility for customers to enter loan applications. The loans, if approved, would be processed by direct deposit, no cash would be provided on-site. The Annual Percentage Rate is approximately 102 percent. A seventeen foot sign would be placed on the property for Liberty Tax and Loans.

Public Comments

Chair Plunk opened the public hearing on Item 1 asking anyone present wishing to address the Commissioners to come forward. With no one coming forward, Chair Plunk closed the public hearing.

Board Comments

The Commissioners expressed concerns for the number of waivers relating to the distance to other existing financial institutions, residential property, being on a major thoroughfare, and the signage.

Board Action

A motion was made by Vice Chair Rogers, seconded by Commissioner Norris to recommend disapproval to City Council regarding a change of zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP), to allow for an Alternative Financial Institution on 1.5 acres, located at 620 N State Highway 78, Suite 615. (ZC 2021-02). A vote was taken and motion carried 5 - 1, with Commissioner Ortiz voting in opposition.

- 2. 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 an Alternative Financial Institution on 1.5 acres, located at 2901 W FM 544, Suite 170 (ZC 2021-03).**

Staff Presentation

Mr. Molina stated that the property is located 2901 E FM 544, Suite 170 and the applicant is requesting a Special Use Permit to allow alternative loan services.

The Zoning Ordinance allows alternative loan services provided that six provisions are met. The applicant is requesting a waiver to two of the six provisions relating to distance requirements.

- ★ To allow the use within 500 feet of the rights-of-way of any four lane divided or greater thoroughfare. The proposed use is adjacent to FM 544, a greater than four lane thoroughfare.
- ★ To allow the use within 300 feet from any zoned or used for residential purposes. The property is 100 feet from a residential use to the north, separated by the rail line.

Seventeen notifications were mailed to surrounding property owners. One comment form was received in opposition to the request and no responses were received in favor of the request.

Applicant Comments

Mr. Matthew Baulier, 328 East Carl Albert Parkway, McAlester, Oklahoma, applicant for the proposed request, stated that Empire Financial has been in business for 50 years, and is not a franchise. Loans are for up to \$1,500 with higher interest rate than traditional banks but credit checks unlike some alternative financial loans.

Public Comments

Chair Plunk opened the public hearing on Item 2 asking anyone present wishing to address the Commissioners to come forward. With no one coming forward, Chair Plunk closed the public hearing.

Board Discussion

The Commissioners expressed concern for the waivers they are requesting and the type of business at this location.

Board Action

A motion was made by Commissioner Newsom, and seconded by Vice Chair Rogers to recommend disapproval to the City Council regarding a change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for an Alternative Financial Institution on 1.34 acres, located at 2901 W FM 544, Suite 170 (ZC 2021-03). A vote was taken and the motion carried 4-2.

Ms. Bradley the next Planning and Zoning Meeting is scheduled for April 6, 2021.

ADJOURNMENT

A motion was made by Commissioner Newsom, and seconded by Vice Chair Rogers, to adjourn the meeting at 6:36 PM. A vote was taken and carried 6-0.

Cory Plunk, Chair

ATTEST:

Mary Bradley



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	April 06, 2021	Item:	B
Department:	Planning		
Prepared By:	Kevin Molina	Subdivision:	Manors at Woodbridge Planned Development (PD 2021-05)
Date Prepared:	March 26, 2021	Zoning District:	
		Exhibits:	Preliminary Plat

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Manors at Woodbridge, to establish 90 residential and six open space lots on 12.818 acres, property generally located on Woodbridge Parkway approximately 900' south of Hensley Lane.

Recommendation

Motion to recommend **approval** to the City Council regarding a Preliminary Plat for Manors at Woodbridge, to establish 90 residential and six open space lots on 12.818 acres, property generally located on Woodbridge Parkway approximately 900' south of Hensley Lane.

Discussion

OWNER: John Arnold

APPLICANT: Skorburg Company

The applicant has submitted a Preliminary Plat for the Manors at Woodbridge. Zoning for the single family development was approved by the City Council in January, 2021 as Planned Development Ordinance 2021-05.

The plat consists of 90 residential lots and six open space lots. Additionally, the plat includes a pocket park on Lot 2X and the extension of Casey Court from the north as required by the PD Conditions.

The plat dedicates the necessary rights-of-way and utility easements. All open space lots shall be owned and maintained by the developments H.O.A.

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 April 27, 2021

Approved By

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

POB CM R.O.W. VOL. PL. ESMIT IRF CIR5 CON MON FND D.R.C.C.T. R.P.R.C.C.T. O.R.C.C.T. V.E.

LEGEND POINT OF BEGINNING CONTROL MONUMENT RIGHT OF WAY VOLUME EASEMENT IRON ROD FOUND 58" CAPPED IRON ROD WITH YELLOW CAP STAMPED "JONES CARTER" SET FOR CORNER PLACETTE MONUMENT DEED RECORDS, COLLIN COUNTY, TEXAS REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS OFFICIAL RECORDS, COLLIN COUNTY, TEXAS PLAT NUMBER VISIBILITY EASEMENT

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the Manors at Woodbridge 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, 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., 2021

City Secretary
City of Wylie, Texas

KNOW ALL MEN BY THESE PRESENTS: That I, Eduardo Martinez, 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 platting rules and regulations of the City of Wylie, Texas.

FOR REVIEW ONLY.
Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document

Eduardo Martinez,
Registered Professional Land Surveyor No. 5274

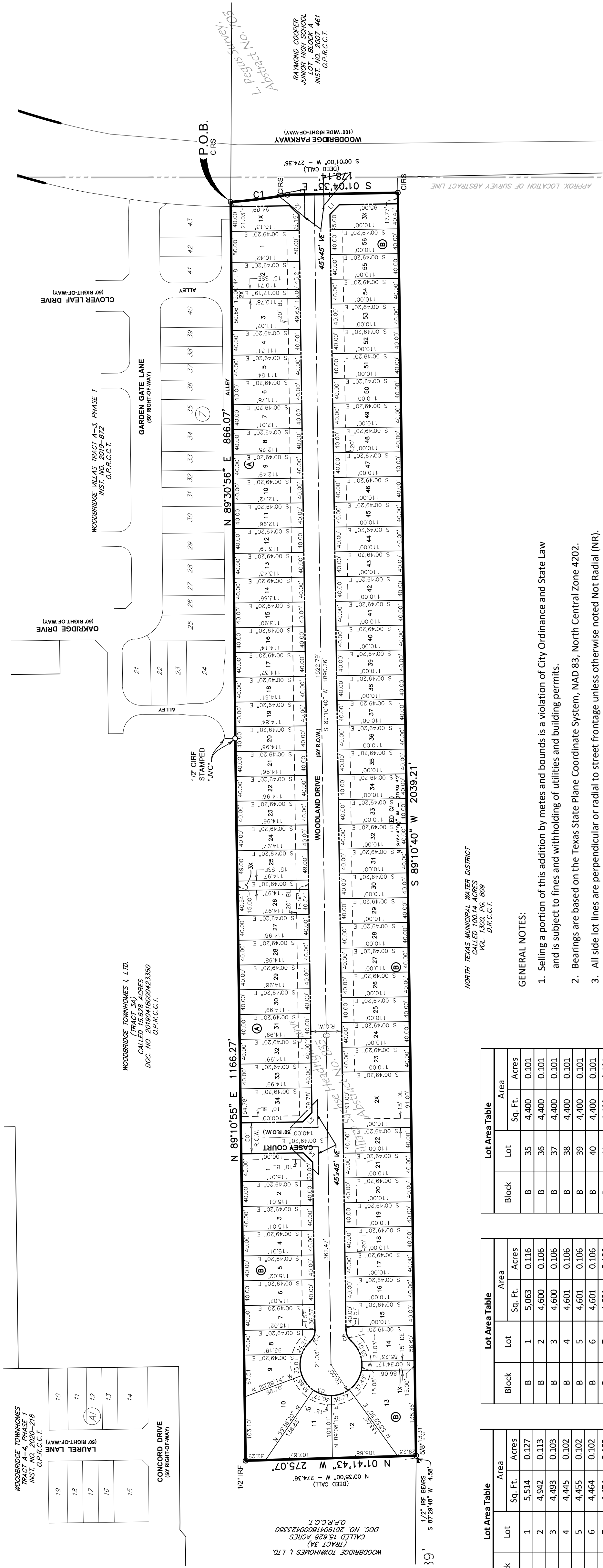
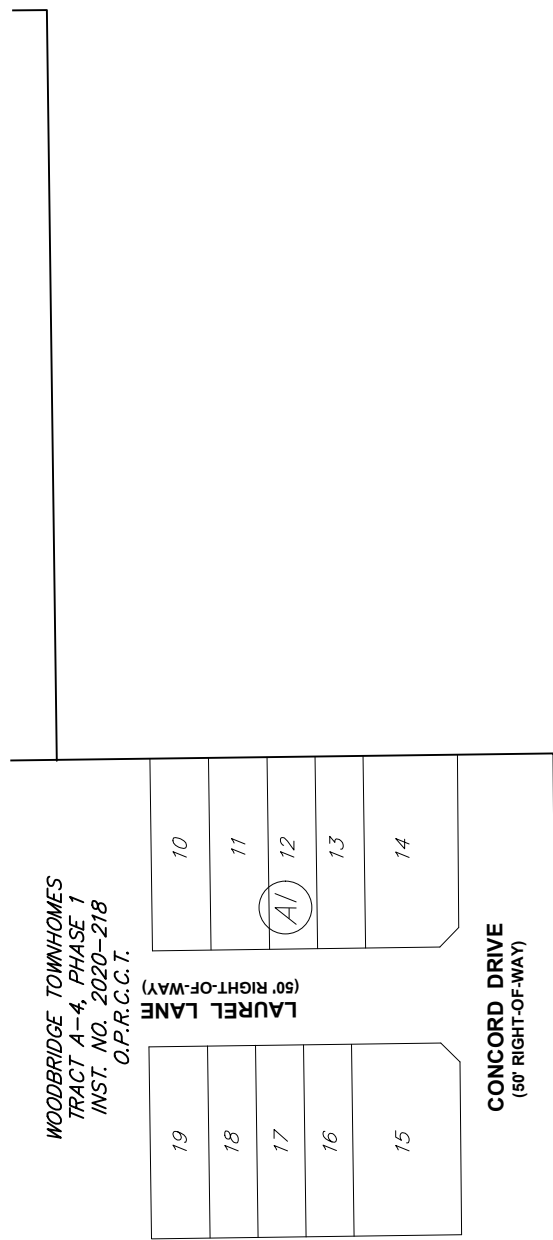
STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ th day of _____, 20____.

Notary Public in and for the State of Texas

WOODBRIDGE TOWNHOMES I, LTD.
CALLED 15.628 ACRES
DOC. NO. 2019041800042350
O.P.R.C.C.T.



NORTH TEXAS MUNICIPAL WATER DISTRICT
CALLED 100.14 ACRES
DOC. NO. 2007-461
O.P.R.C.C.T.

Block	Lot Area Table		
	Block	Lot	Sq. Ft. Acres
A	B	1	5,514 0.127
		2	4,963 0.116
		3	4,600 0.106
		4	4,601 0.106
		5	4,455 0.102
		6	4,464 0.102
		7	4,474 0.103
		8	4,483 0.103
		9	4,493 0.103
		10	4,502 0.103
A	B	11	4,511 0.104
		12	4,521 0.104
		13	4,530 0.104
		14	4,540 0.104
		15	4,549 0.104
		16	4,559 0.105
		17	4,568 0.105
		18	4,577 0.105
		19	4,587 0.105
		20	4,596 0.106
A	B	21	4,598 0.106
		22	4,598 0.106
		23	4,599 0.106
		24	4,599 0.106
		25	4,600 0.106
		26	4,601 0.107
		27	4,599 0.106
		28	4,599 0.106
		29	4,599 0.106
		30	4,599 0.106
A	B	31	4,600 0.106
		32	4,600 0.106
		33	4,600 0.106
		34	4,600 0.106
		35	4,600 0.106
		36	4,600 0.106
		37	4,600 0.106
		38	4,600 0.106
		39	4,600 0.106
		40	4,600 0.106
A	B	41	4,600 0.106
		42	4,600 0.106
		43	4,600 0.106
		44	4,600 0.106
		45	4,600 0.106
		46	4,600 0.106
		47	4,600 0.106
		48	4,600 0.106
		49	4,600 0.106
		50	4,600 0.106
A	B	51	4,600 0.106
		52	4,600 0.106
		53	4,600 0.106
		54	4,600 0.106
		55	4,600 0.106
		56	4,600 0.106

Block	Lot Area Table		
	Block	Lot	Sq. Ft. Acres
A	B	1	5,063 0.116
		2	4,600 0.106
		3	4,600 0.106
		4	4,601 0.106
		5	4,455 0.102
		6	4,464 0.102
		7	4,474 0.103
		8	4,483 0.103
		9	4,493 0.103
		10	4,502 0.103
A	B	11	7,375 0.169
		12	7,209 0.165
		13	10,180 0.234
		14	5,531 0.127
		15	4,400 0.101
		16	4,400 0.101
		17	4,400 0.101
		18	4,400 0.101
		19	4,400 0.101
		20	4,400 0.101
A	B	21	4,400 0.101
		22	4,400 0.101
		23	4,400 0.101
		24	4,400 0.101
		25	4,400 0.101
		26	4,400 0.101
		27	4,400 0.101
		28	4,400 0.101
		29	4,400 0.101
		30	4,400 0.101
A	B	31	4,400 0.101
		32	4,400 0.101
		33	4,400 0.101
		34	4,400 0.101
		35	4,400 0.101
		36	4,400 0.101
		37	4,400 0.101
		38	4,400 0.101
		39	4,400 0.101
		40	4,400 0.101
A	B	41	4,400 0.101
		42	4,400 0.101
		43	4,400 0.101
		44	4,400 0.101
		45	4,400 0.101
		46	4,400 0.101
		47	4,400 0.101
		48	4,400 0.101
		49	4,400 0.101
		50	4,400 0.101
A	B	51	4,400 0.101
		52	4,400 0.101
		53	4,400 0.101
		54	4,400 0.101
		55	4,400 0.101
		56	4,400 0.101

Block	Open Space Area Table		
	Block	Lot	Sq. Ft. Acres
A	B	1X	4,281 0.098
		2X	1,661 0.038
		3X	1,725 0.040
		4X	1,400 0.032
		5X	1,279 0.029
		6X	10,010 0.231
		7X	10,010 0.231
		8X	4,311 0.099
		9X	4,311 0.099
		10X	4,311 0.099

LINE TABLE		CURVE TABLE			
LINE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT
L1	S 45°49'20" E	21.21'	11.18'	S 07°12'21" W	46.20'
L2	N 44°03'03" E	21.17'	11.18'	N 06°43'08" W	46.20'
L3	S 45°49'19" E	21.21'	11.18'	S 00°49'20" E	44.72'
L4	S 44°05'40" W	21.21'	11.18'	N 05°04'59" E	46.20'

LINE TABLE		CURVE TABLE			
LINE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT
L1	S 45°49'20" E	21.21'	11.18'	S 07°12'21" W	46.20'
L2	N 44°03'03" E	21.17'	11.18'	N 06°43'08" W	46.20'
L3	S 45°49'19" E	21.21'	11.18'	S 00°49'20" E	44.72'
L4	S 44°05'40" W	21.21'	11.18'	N 05°04'59" E	46.20'

- GENERAL NOTES:
- Selling 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.
 - Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202.
 - All side lot lines are perpendicular or radial to street frontage unless otherwise noted Not Radial (NR).
 - All lots shown are Single-Family residential unless otherwise designated with an "x" with the lot number all "x" lots are open space lots.
 - All open space lots will be operated and maintained by the Home Owners Association.
 - All corners marked with 5/8" iron rods with plastic caps stamped "Jones Carter" set unless otherwise noted.
 - No Construction shall be allowed within FEMA Designated Flood Plain without a Hydraulic Study.
 - All floodplain information on this plat is for graphical depiction only, as scaled off of FIRM Panel No. 48085C0415J, Effective Date June 2, 2009 for Collin County, Texas, and LOMR No. 09-06-2270P, Effective Date June 29, 2009 for Collin County, Texas. This property is within Zone X, areas determined to be outside of the 0.2% annual chance floodplain.
 - The City is not responsible for maintenance of any easements, but retain the rights to enter upon easements for public purposes.
 - The maintenance responsibility of private drainage easements and appurtenances is the property owner on which the easement is located.

PRELIMINARY PLAT

MANORS AT WOODBRIDGE

LOT 1X, 2X, 3X, & 1-34, BLOCK A;
LOT 1X, 2X, 3X, & 1-56 BLOCK B

BEING 12.818 ACRES
SITUATED IN THE
WM. SACHSE SURVEY, ABSTRACT NO. 835
IN THE
CITY OF WYLIE, COLLIN COUNTY, TEXAS
(90 SINGLE FAMILY, 6 OPEN SPACE LOTS)

MARCH 2021

DEVELOPER:
MANORS AT WOODBRIDGE, LTD.
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TX 75225
PHONE: (214) 688-9857

OWNER:
TIMOTHY & CAROL JOHNSON
932 HOOPER ROAD
WYLIE, TX 75086
Contact: Bryan Kennedy, E-mail: bkennedy@jonescarter.com

ENGINEER / SURVEYOR:

JONES CARTER
Texas Board of Professional Engineers and Land Surveyors
Engineer Registration No. F-439, Survey Registration No. 10046-I-03
4500 Mercantile Plaza DFW South Tower, Fort Worth, Texas 76137
Phone: (817) 268-2200
Texas Board of Professional Land Surveying Registration No. 10046-I-03
Contact: Bryan Kennedy, E-mail: bkennedy@jonescarter.com

JOB No. 05125-0006 JEP/EM DWG. No. 1807

SHEET 1 of 1



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	April 06, 2021	Item:	C
Department:	Planning		
Prepared By:	Kevin Molina	Subdivision:	Woodbridge Phase 22A Planned Development (PD 2019-15)
Date Prepared:	March 26, 2021	Zoning District:	
		Exhibits:	Final Plat

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Woodbridge Phase 22A, to establish 86 residential and two open space lots on 23.993 acres, property generally located on Hensley Lane and Springwell Parkway.

Recommendation

Motion to recommend **approval** to the City Council regarding a Final Plat for Woodbridge Phase 22A, to establish 86 residential and two open space lots on 23.993 acres, property generally located on Hensley Lane and Springwell Parkway.

Discussion

OWNER: Daryl Herzog

APPLICANT: J. Volk Consulting

The applicant has submitted a Final Plat for Phase 22A of the Woodbridge Planned Development Ordinance 2019-15. This final plat is a portion of the Woodbridge Phase 21 preliminary plat approved in July 2017.

The plat consists of 86 residential lots and two open space lots and conforms to the preliminary plat.

The Planned Development allows for a maximum of 368 single family residential lots. The Final Plats for Woodbridge Phase 21A & 21B were approved by the City of Wylie in July 2019 and contained 153 single family lots. This final plat, along with plats for Woodbridge 22B and 22C also on the agenda, establishing 62 and 67 single family residential lots respectively, represents the remaining allowance of 129 single family residential lots for this PD completes the platting for this development.

The plat dedicates the necessary rights-of-way and utility easements. All open space lots shall be owned and maintained by the developments H.O.A.

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 April 27, 2021

Approved By

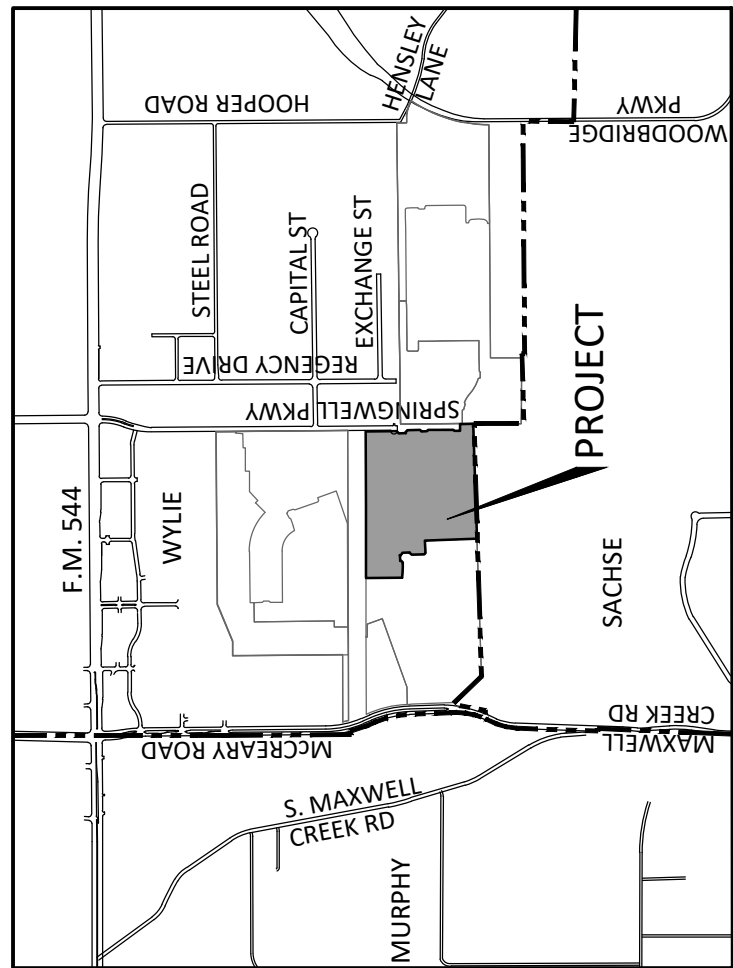
Department Director

Initial

JH

Date

March 29, 2021

VICINITY MAP
N.T.S.

- | | |
|------------|--|
| • | Point of Curvature or Tangency on Center Line |
| ● | 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted) |
| ◆ | 4-inch Steel Fence Post Found |
| ◆ | Denotes street name change |
| AC | Acre |
| BL | Building Line |
| CI | Curve No. |
| <CM> | Control Monument |
| DE | Drainage Easement |
| ESmt | Easement |
| LI | Line No. |
| P.O.E. | Positive Overflow Easement |
| P.U.E. | Pedestrian & Utility Easement |
| SF | Square Feet |
| UE | Utility Easement |
| UE | Visibility Easement |
| W.M.E. | Wall Maintenance Easement |
| D.R.C.C.T. | = Map Records of Collin County, Texas |
| M.R.C.C.T. | = Map Records of Collin County, Texas |

Notes:

1. Selling 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.
2. Open space lots shall be owned and maintained by the H.O.A.
3. No apportionment between the height of 2' and 9' may be placed in visibility triangles.

1. All lot corners monumented with a 1/2" iron rod with a yellow plastic cap stamped "JVC" per Section 51A-8.617, Dallas Development Code Ordinance No. 24843 unless otherwise noted.
2. Basis of Bearings derived from the Texas State Plane Coordinate System, NAD83, North Central Zone.
3. None of this property is within the Special Flood Hazard Area. According to the Flood Insurance Rate Map, Map Number 48085C0415J dated June 2, 2009.

Building Line Note:

1. Front yard building lines shall be as shown/labelled except for side and J-swing entry garages which shall have a minimum front yard depth of 15'.

BENCHMARKS:

CM #3: Located on the southwesterly side of Wylie High School football stadium and near the northwest corner of Founders Park sports fields. 31.5 feet south of b.c., 41.6 feet north of b.c. and 6.5 feet west of b.c. and approx. 11.1 feet north of chain link fence around Founders Park sports field.

N: 7053976.54 E: 2559122.00 ELEV: 519.77

CM #4: Located in the northeast corner of Quail Meadow Park south of alley and west of White Ibis Way. 14.5 feet south of the south line of alley concrete paving. 7.3 feet perpendicular to b.c. parking area.

N: 7065787.60 E: 2560972.93 ELEV: 562.88



FINAL PLAT

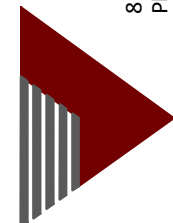
WOODBIDGE
PHASE 22A

23.993 ACRES
LOTS 4-23, BLOCK I; LOTS 1-12, BLOCK J;
LOTS 24-40, BLOCK K; LOTS 1-15, BLOCK N;
LOTS 1-22, BLOCK P

86 SINGLE FAMILY LOTS
2 OPEN SPACES/COMMON AREAS
OUT OF THE

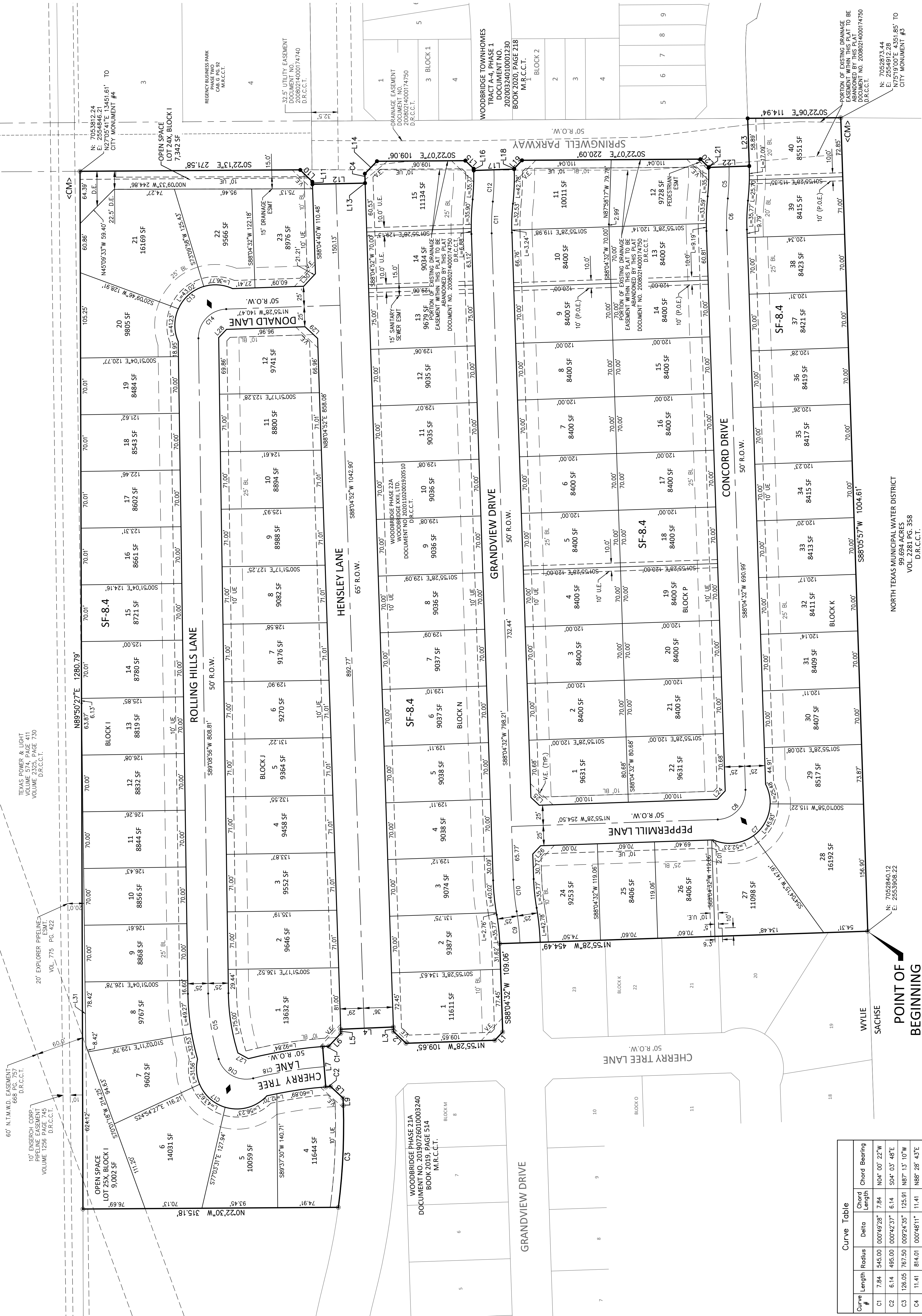
WILLIAM SACHSE SURVEY, ABSTRACT NO. 835
CITY OF WYLIE
COLLIN COUNTY, TEXAS

15 March 2021
SHEET 1 OF 2

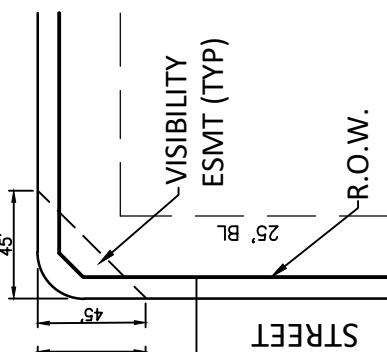


J. VOLK
consulting

830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962



45' x 45' VISIBILITY EASEMENT (V.E.) DETAIL



Line		Length	Direction
L23		58.99	N88° 04' 32" W
L24		14.14	N46° 55' 28" W
L25		14.14	N43° 04' 32" E
L26		14.14	S46° 55' 28" E
L27		14.64	N28° 20' 47" E
L28		14.01	S46° 23' 16" E
L29		21.21	S43° 04' 42" W
L30		21.21	N46° 55' 18" W
L31		422.29	S89° 17' 31" W

Line Table		
Line	Length	Direction
L12	66.01	S1° 13' 53"E
L13	0.20	N88° 04' 37"E
L14	21.43	S45° 47' 44"E
L15	14.33	S48° 51' 13"W
L16	2.15	S83° 04' 32"W
L17	50.00	S1° 55' 28"E
L18	0.79	N88° 04' 32"E
L19	13.95	S46° 08' 47"E
L20	14.33	S43° 51' 13"W
L21	0.22	S88° 04' 32"W
L22	50.00	S1° 55' 28"E

Line Table		
Line	Length	Direction
L1	14.14	N46° 55' 28" W
L2	21.20	N43° 04' 32" E
L3	5.67	N88° 04' 52" E
L4	65.00	N2° 28' 53" W
L5	5.02	S87° 04' 52" W
L6	21.55	N46° 55' 28" W
L7	50.00	S85° 34' 54" W
L8	20.87	S43° 04' 32" W
L9	9.05	S88° 04' 32" W
L10	20.99	S44° 07' 26" W
L11	31.3	S88° 20' 18" W

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	7.84	545.00	00049°28'	7.84	N04° 00' 22"W
C2	11.41	495.00	00042°37'	11.41	S04° 03' 48"E
C3	126.05	767.50	00924°35"	125.91	S03° 13' 10"W
C4	11.41	814.01	00046°11'	11.41	N08° 28' 43"E
C5	39.28	280.00	08070°12'	39.24	S07° 54' 21"W
C6	39.28	280.00	08070°12'	39.24	S07° 54' 21"W
C7	123.64	50.00	141°102'	94.26	S46° 55' 28"E
C8	55.76	35.50	09070°01'	50.20	S46° 55' 28"E
C9	39.28	280.00	08070°12'	39.24	S07° 54' 21"W
C10	39.28	280.00	08070°12'	39.24	S07° 54' 21"W
C11	39.28	280.00	08070°12'	39.24	S07° 54' 21"W
C12	39.28	280.00	08070°12'	39.24	S07° 54' 21"W
C13	121.01	50.00	138°402'	93.57	N43° 56' 19"W
C14	55.10	35.50	08055°37'	49.73	N46° 23' 13"W
C15	82.19	285.00	016°31'26"	81.91	S00° 53' 16"W
C16	53.80	35.50	08050°07'	48.80	S29° 12' 26"W
C17	131.42	50.00	150°35'45"	86.76	S27° 55' 01"W
C18	88.87	520.00	00047°31'	88.73	N07° 18' 52"W



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	April 06, 2021	Item:	D
Department:	Planning		
Prepared By:	Kevin Molina	Subdivision:	Woodbridge Phase 22B Planned Development (PD 2019-15)
Date Prepared:	March 26, 2021	Zoning District:	
		Exhibits:	Final Plat

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Woodbridge Phase 22B, to establish 62 residential and one open space lots on 14.149 acres, property generally located north of Hensley Lane approximately 1200' west of Springwell Parkway.

Recommendation

Motion to recommend **approval** to the City Council regarding a Final Plat for Woodbridge Phase 22B, to establish 62 residential and one open space lots on 14.149 acres, property generally located north of Hensley Lane approximately 1200' west of Springwell Parkway.

Discussion

OWNER: Daryl Herzog

APPLICANT: J. Volk Consulting

The applicant has submitted a Final Plat for Phase 22B of the Woodbridge Planned Development Ordinance 2019-15. This final plat is a portion of the Woodbridge Phase 21 preliminary plat approved in July 2017.

The plat consists of 62 residential lots and two open space lots and conforms to the preliminary plat.

The Planned Development allows for a maximum of 368 single family residential lots. The Final Plats for Woodbridge Phase 21A & 21B were approved by the City of Wylie in July 2019 and contained 153 single family lots. This final plat, along with plats for Woodbridge 22A and 22C also on the agenda, establishing 86 and 67 single family residential lots respectively, represents the remaining allowance of 153 single family residential lots for this PD completes the platting for this development.

The plat dedicates the necessary rights-of-way and utility easements. All open space lots shall be owned and maintained by the developments H.O.A.

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 April 27, 2021

Approved By

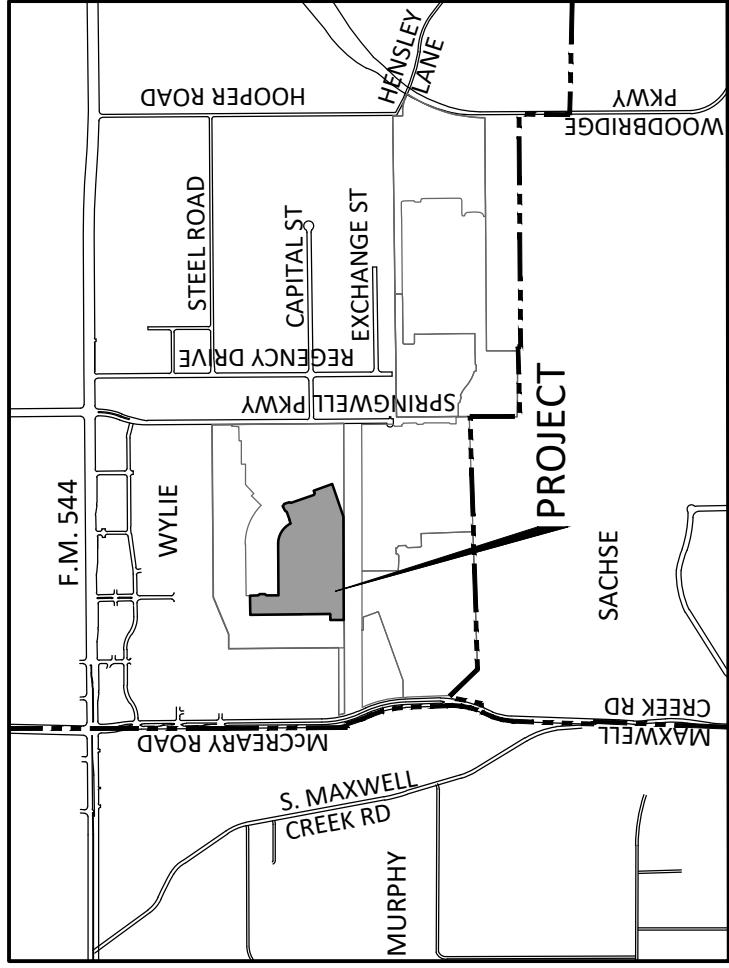
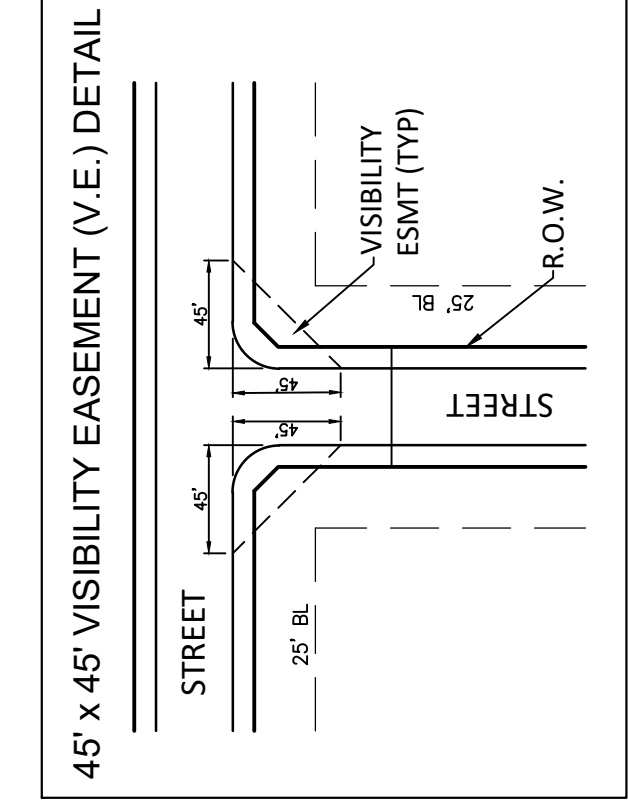
Department Director

Initial

JH

Date

March 29, 2021



VICINITY MAP
N.T.S.

LEGEND	
•	Point of Curvature or Tangency on Center Line
•	1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
⊙	4-Inch Steel Fence Post Found
◆	Denotes street name change
AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
ESmt	Easment
L1	Line No.
P.U.E.	Pedestrian & Utility Easement
SF	Square Feet
UE	Utility Easement
VE	Visibility Easement
W.M.E.	Wall Maintenance Easement
D.R.C.C.T.	= Deed Records of Collin County, Texas
M.R.C.C.T.	= Map Records of Collin County, Texas

Notes:

- Selling 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.
- Open space lots shall be owned and maintained by the H.O.A.
- Reference to the "JVC" shall be to the 1/2" iron rod set with a yellow plastic cap stamped "JVC" per Section 51A-8.617, Dallas Development Code Ordinance No. 24843 unless otherwise noted.
- All lot corners monumented with a 1/2" iron rod with a yellow plastic cap stamped "JVC" per Section 51A-8.617, Dallas Development Code Ordinance No. 24843 unless otherwise noted.
- System, NAD83, North Central Zone.
- None of this property is within the Special Flood Hazard Area According to the Flood Insurance Rate Map, Map Number 48085C0415 dated June 2, 2009.

Building Line Note:

- Front yard building lines shall be as shown/abeled except for side and J-swing entry garages which shall have a minimum front yard depth of 15'.

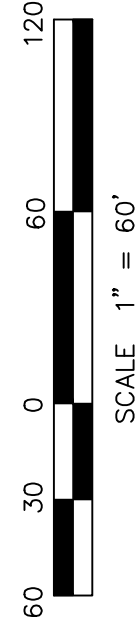
BENCHMARKS:

CM #3: Located on the southwesterly side of Wylie High School football stadium and near the northwest corner of Founders Park sports fields. 31.5 feet south of b.c., 41.6 feet north of b.c. and 6.5 feet west of b.c. and approx. 111 feet north of chain link fence around Founders Park sports field.

N: 7053976.54 E: 2559122.00 ELEV: 519.77

CM #4: Located in the northeast corner of Quail Meadow Park south of alley and west of White Iris Way. 14.5 feet south of the south line of alley concrete paving. 7.3 feet perpendicular to b.c. parking area.

N: 7065787.60 E: 2560972.93 ELEV: 562.88



FINAL PLAT

WOODBIDGE
PHASE 22B

14.149 ACRES

LOTS 12-21, BLOCK 8; LOTS 12-19, BLOCK D;

LOTS 1-25, BLOCK F; LOTS 2-19 & 21, BLOCK G

62 SINGLE FAMILY LOTS

1 OPEN SPACE / COMMON AREA

OUT OF THE

WILLIAM SACHSE SURVEY, ABSTRACT NO. 835

CITY OF WYLIE

COLLIN COUNTY, TEXAS

15 March 2021

SHEET 1 OF 2

J. VOLK
consulting

830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11562

Owner/Applicant:
Woodbridge XXII, LTD.
800 E. Campbell Road, Suite 130
Richardson, TX 75081
Phone: 214-348-1300
Fax: 214-348-1720
Contact: Daryl Herzog
Email: daryl@herzogdevelopment.com

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
Phone: 972-201-3100
Contact: Claudio Segovia
Email: claudio.segovia@jvolkconsulting.com
TBPLS FIRM NO.: 10194033

WOODBIDGE PHASE 21B TRACT ONE
DOCUMENT NO. 20190726010003230
BOOK 2019, PAGE 511
1 M.R.C.C.T.

ABANDONED 70' STORM WATER
DRAINAGE EASEMENT
DOCUMENT NO. 20080812000980350
D.R.C.C.T.

70' STORM WATER DRAINAGE
EASEMENT
DOCUMENT NO. 20080812000980350
D.R.C.C.T.

PORTION OF EX 70' STORM WATER
DRAINAGE EASEMENT
TO BE ABANDONED BY THIS PLAT
DOCUMENT NO. 20080812000980350
D.R.C.C.T.

WOODBIDGE PHASE 22C
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D.R.C.C.T.

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Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	220.16	198.00	083°42'25"	208.99 S58°37'45"E
C2	38.63	315.00	007°01'36"	36.61 N74°09'34"E
C3	1.67	315.00	000°18'15"	1.67 N25°33'29"W
C4	7.23	365.00	001°08'08"	7.23 S25°08'32"E
C5	111.98	340.00	018°52'16"	111.48 N80°04'54"E
C6	58.64	482.00	006°36'16"	58.61 N80°39'20"E
C7	111.98	340.00	018°52'16"	111.48 N80°04'54"E
C8	37.72	340.00	006°21'22"	37.70 N22°31'55"W

Line Table		
Line	Length	Direction
L13	50.00	S19°21'14"E
L14	0.50	S70°38'46"W
L15	14.14	S25°38'46"W
L16	14.14	S84°21'14"E
L17	25.07	N70°38'46"E
L18	14.14	N45°28'58"W
L19	14.14	N44°31'02"E
L20	14.14	S84°21'14"E
L21	14.14	S25°38'46"W
L22	14.14	N45°28'58"W
L23	14.14	S44°31'02"W
L24	36.00	N89°31'02"E

Line Table		
Line	Length	Direction
L1	53.00	N89°31'02"E
L2	72.10	S07°28'58"E
L3	14.14	S45°28'58"E
L4	1.00	N89°31'02"E
L5	50.00	S07°28'58"E
L6	1.00	S89°31'02"W
L7	14.14	S44°31'02"W
L8	69.24	N70°38'46"E
L9	13.54	N23°02'19"E
L10	50.00	N64°17'24"E
L11	14.72	S66°32'36"E
L12	1.22	N70°38'46"E

POINT OF
BEGINNING

LEGAL DESCRIPTION
WOODBIDGE PHASE 22B
14,149 ACRES

BEING a tract of land situated in the WILLIAM SACHSE SURVEY, ABSTRACT NO. 835, City of Wylie, Collin County, Texas and being all of that tract of land described as Woodbridge Phase 22B in Deed to Woodbridge XXII, Ltd., as recorded in Document No. 20201102001920510, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the common southeast corner of Lot 1, Block C of said WOODBRIDGE PHASE 21B, an Addition to the City of Wylie, Collin County, Texas according to the Plat thereof as recorded in Document No. 20190726010003260 (Book 2019 Page 511), Map Records, Collin County, Texas and southwest corner of said Woodbridge Phase 22B tract;

THENCE Northerly, with the east line of said Addition, the following four (4) courses and distances:

North 00 degrees 28 minutes 57 seconds West, leaving said south line, a distance of 117.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the south line of Emerald Edge Drive, a 50 foot right-of-way, for the northeast corner of said Lot 1;

North 89 degrees 31 minutes 02 seconds East, with said south line, a distance of 53.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 00 degrees 28 minutes 58 seconds West, leaving said south line, a distance of 700.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southwest corner of Lot 22, Block B of said Addition;

North 89 degrees 31 minutes 02 seconds East, a distance of 188.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the east line of Arbor Hill Lane, a 50 foot right-of-way, for an exterior ell corner of said Woodbridge Phase 22B tract;

THENCE Southeasterly, with the east line of said Woodbridge Phase 22B tract, the following twenty-five (25) courses and distances:

South 00 degrees 28 minutes 58 seconds East, a distance of 72.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 45 degrees 28 minutes 58 seconds East, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 89 degrees 31 minutes 02 seconds East, a distance of 1.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 00 degrees 28 minutes 58 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 89 degrees 31 minutes 02 seconds West, a distance of 1.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 44 degrees 31 minutes 02 seconds West, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 00 degrees 28 minutes 58 seconds East, a distance of 107.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 89 degrees 31 minutes 02 seconds East, a distance of 449.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 63 degrees 42 minutes 25 seconds, a radius of 198.00 feet and a chord bearing and distance of South 58 degrees 37 minutes 45 seconds East, 208.99 feet;

Southeasterly, with said curve to the right, an arc distance of 220.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 07 degrees 01 minutes 36 seconds, a radius of 315.00 feet and a chord bearing and distance of North 74 degrees 09 minutes 34 seconds East, 38.61 feet;

Easterly, with said curve to the left, an arc distance of 38.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 70 degrees 38 minutes 46 seconds East, a distance of 69.24 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 23 degrees 02 minutes 19 seconds East, a distance of 13.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 18 minutes 15 seconds, a radius of 315.00 feet and a chord bearing and distance of North 25 degrees 33 minutes 29 seconds West, 1.67 feet;

Northerly, with said curve to the left, an arc distance of 1.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 64 degrees 17 minutes 24 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 01 degrees 08 minutes 08 seconds, a radius of 165.00 feet and a chord bearing and distance of South 25 degrees 08 minutes 32 seconds East, 7.23 feet;

Southerly, with said curve to the right, an arc distance of 7.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 66 degrees 32 minutes 36 seconds East, a distance of 14.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 70 degrees 38 minutes 46 seconds East, a distance of 1.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Woodbridge XXII, LTD., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as WOODBRIDGE PHASE 22B, on 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 the use and travel of the public and shall be subject to the jurisdiction of the City of Wylie 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 subordinated 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 structures which may be located within the easements shown hereon, and to install, maintain, 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, or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to, or removing therefrom, the 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 _____, 20____.

Woodbridge XXII, LTD.

A Texas Limited Partnership

By: HDC WOODBRIDGE, LLC

A Texas Limited Liability Company

It's: General Partner

By: HDC MANAGEMENT, LLC

A Texas Limited Liability Company

It's: Manager

By: _____

Daryl F. Herzog, Member

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared _____, Owner's Agent, 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 _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, do hereby certify that I am duly qualified and licensed as a Professional Land Surveyor in the State of Texas, and that the plat hereinon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

RYAN S. REYNOLDS, R.P.L.S.

Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared Ryan S. Reynolds, Land Surveyor 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 _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

Engineer/Surveyor:

J. Volk Consulting, Inc.

830 Central Parkway East, Suite 300

Plano, Texas 75074

Phone: 972-201-3100

Contact: Claudio Segovia

Email: claudio.segovia@jvolkconsulting.com

TBPLS FIRM NO.: 10194033

"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 the WOODBRIDGE PHASE 22B, subdivision to the City of Wylie was submitted to the City Council on the _____ day of _____, 20____, and the Council, by formal action, then duly accepted the dedication of the streets, rights-of-way and other public improvements shown thereon, and that the City of Wylie, Texas, has accepted the dedication of the streets, rights-of-way and other public improvements, 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 AND SEAL OF OFFICE, this _____ day of _____, A.D. 20____.

City Secretary

City of Wylie, Texas

FINAL PLAT

WOODBIDGE

PHASE 22B

14,149 ACRES

LOTS 12-21, BLOCK 8; LOTS 12-19, BLOCK D;

LOTS 1-25, BLOCK F; LOTS 2-19 & 21, BLOCK G

62 SINGLE FAMILY LOTS

1 OPEN SPACE/COMMON AREA

OUT OF THE

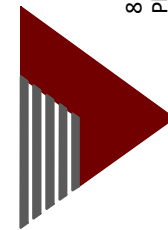
WILLIAM SACHSE SURVEY, ABSTRACT NO. 835

CITY OF WYLIE

COLLIN COUNTY, TEXAS

15 March 2021

SHEET 2 OF 2



J. VOLK

consulting

830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11562



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	April 06, 2021	Item:	E
Department:	Planning		
Prepared By:	Kevin Molina	Subdivision:	Woodbridge Phase 22C Planned Development (PD 2019-15)
Date Prepared:	March 26, 2021	Zoning District:	
		Exhibits:	Final Plat

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Woodbridge Phase 22C, to establish 67 residential and two open space lots on 18.056 acres, property generally located on Springwell Parkway approximately 800' north of Hensley Lane.

Recommendation

Motion to recommend **approval** to the City Council regarding a Final Plat for Woodbridge Phase 22C, to establish 67 residential and two open space lots on 18.056 acres, property generally located on Springwell Parkway approximately 800' north of Hensley Lane.

Discussion

OWNER: Daryl Herzog

APPLICANT: J. Volk Consulting

The applicant has submitted a Final Plat for Phase 22C of the Woodbridge Planned Development Ordinance 2019-15. This final plat is a portion of the Woodbridge Phase 21 preliminary plat approved in July 2017.

The plat consists of 67 residential lots and two open space lots and conforms to the preliminary plat.

The Planned Development allows for a maximum of 368 single family residential lots. The Final Plats for Woodbridge Phase 21A & 21B were approved by the City of Wylie in July 2019 and contained 153 single family lots. This final plat, along with plats for Woodbridge 22A and 22B also on the agenda, establishing 86 and 62 single family residential lots respectively, represents the remaining allowance of 148 single family residential lots for this PD completes the platting for this development.

The plat dedicates the necessary rights-of-way and utility easements. Lot 40X, Block G is a park that shall be owned and maintained by the City of Wylie. Lot 39X, Block G shall be owned and maintained by the H.O.A.

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 April 27, 2021

Approved By

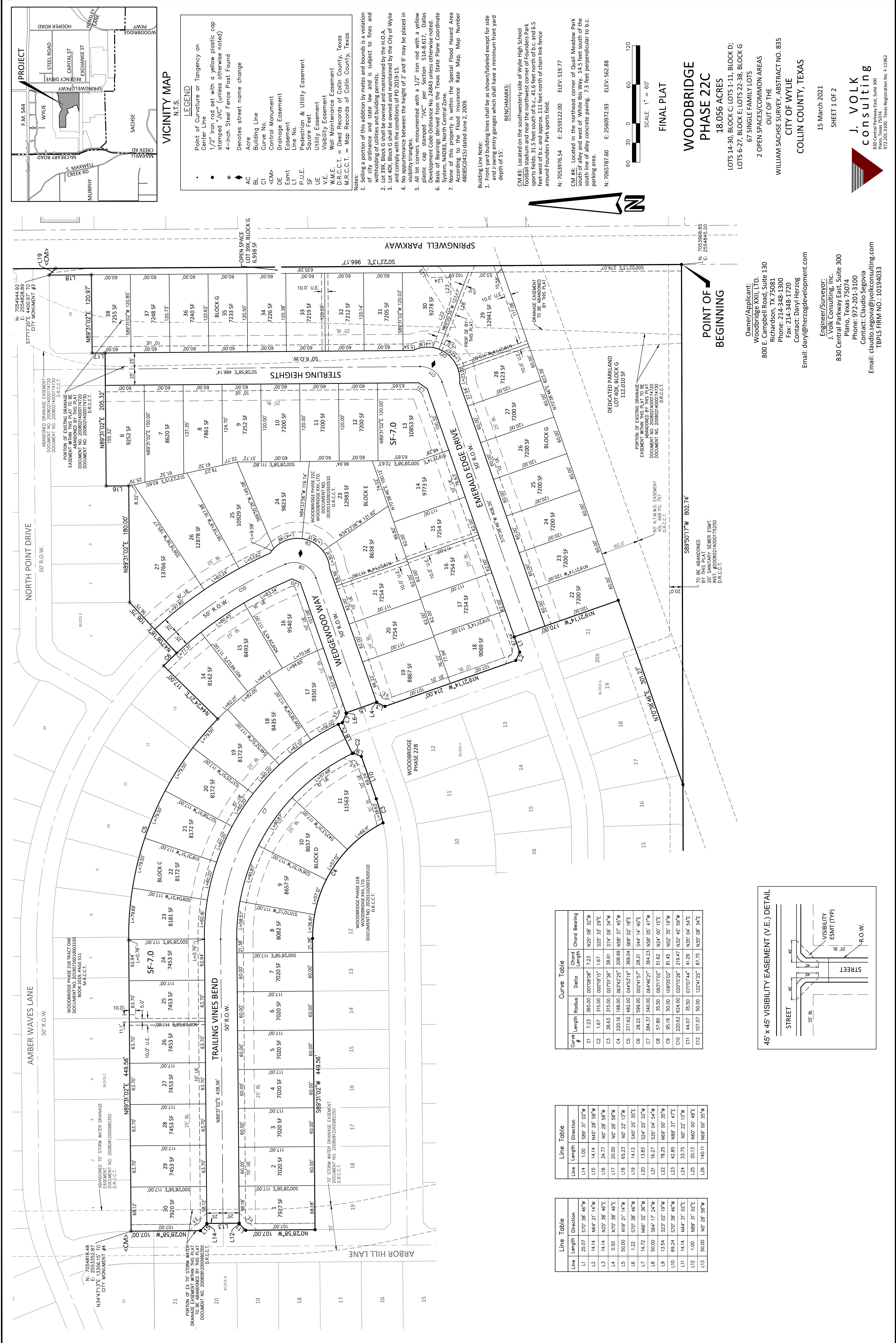
Department Director

Initial

JH

Date

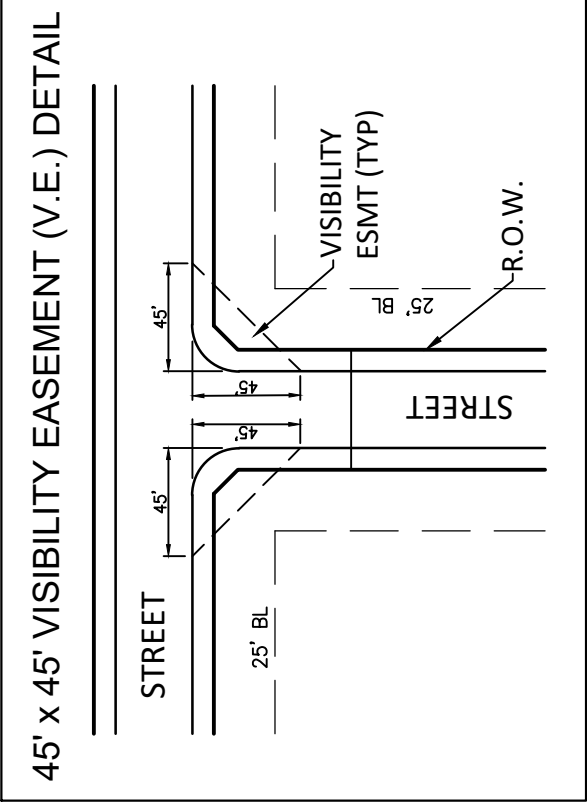
March 29, 2021



Line Table		
Line	Length	Direction
L1	25.07	S70° 38' 46" W
L2	14.14	N64° 21' 14" W
L3	14.14	N25° 38' 46" E
L4	0.50	N70° 38' 46" E
L5	50.00	N19° 21' 14" W
L6	1.22	S70° 38' 46" W
L7	14.72	N66° 30' 36" W
L8	50.00	S84° 17' 24" W
L9	13.54	S23° 02' 19" W
L10	69.24	S70° 38' 46" W
L11	14.14	N44° 31' 02" E
L12	1.00	N89° 31' 02" E
L13	50.00	N0° 28' 58" W

Line Table		
Line	Length	Direction
L14	1.00	S89° 31' 02" W
L15	14.14	N45° 28' 58" W
L16	34.77	N0° 28' 58" W
L17	20.00	N0° 28' 58" W
L18	65.23	N0° 22' 13" W
L19	14.13	S45° 25' 35" E
L20	13.83	S04° 20' 32" W
L21	16.27	S35° 04' 54" W
L22	78.25	N89° 00' 35" W
L23	42.85	N89° 37' 47" E
L24	33.75	N0° 22' 13" W
L25	20.13	N60° 00' 48" E
L26	140.11	N69° 00' 35" W

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	7.23	385.00	00°10'08"	7.23 N25° 08' 32" W
C2	1.67	315.00	00°01'15"	1.67 S25° 33' 29" E
C3	38.63	315.00	00°01'15"	38.61 S74° 09' 34" W
C4	220.16	198.00	06°34'25"	208.99 N58° 37' 45" W
C5	377.62	142.00	04°45'31"	366.04 S88° 02' 18" E
C6	28.22	599.00	00°24'15"	28.21 S44° 14' 40" E
C7	384.37	340.00	06°44'21"	364.23 N85° 05' 47" W
C8	57.80	35.50	09°31'02"	51.62 N04° 00' 15" E
C9	95.19	50.00	10°05'02"	81.45 N02° 35' 19" W
C10	220.62	624.00	02°05'26"	219.47 N32° 45' 59" W
C11	44.07	35.50	07°07'44"	41.29 N35° 04' 54" E
C12	107.07	50.00	12°24'25"	87.75 N35° 08' 34" E

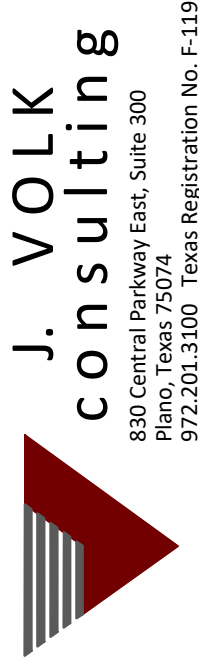


Owner/Applicant:
Woodbridge XXII, LTD.
800 E. Campbell Road, Suite 130
Richardson, TX 75081
Phone: 214-348-1300
Fax: 214-348-1720
Contact: Daryl Herzog
Email: daryl@herzogdevelopment.com

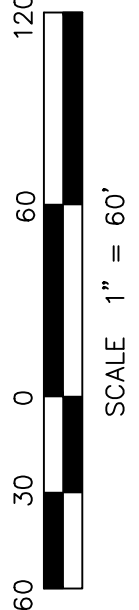
Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
Phone: 972-201-3100
Contact: Claudio Segovia
Email: claudio.segovia@jvolconsulting.com
TBPLS FIRM NO.: 10194033

WILLIAM SACHSE SURVEY, ABSTRACT NO. 835
OUT OF THE
CITY OF WYLIE
COLLIN COUNTY, TEXAS

15 March 2021
SHEET 1 OF 2



830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962



FINAL PLAT

WOODBIDGE
PHASE 22C

18.056 ACRES

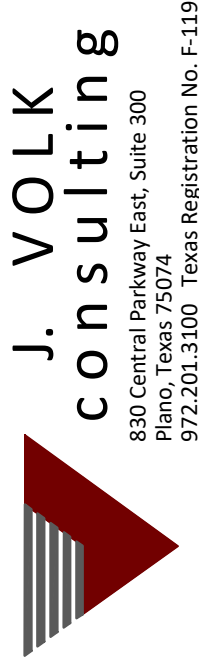
LOTS 14-30, BLOCK C; LOTS 1-11, BLOCK D;
LOTS 6-27, BLOCK E; LOTS 22-38, BLOCK G
67 SINGLE FAMILY LOTS

2 OPEN SPACES/COMMON AREAS

OUT OF THE

WILLIAM SACHSE SURVEY, ABSTRACT NO. 835
OUT OF THE
CITY OF WYLIE
COLLIN COUNTY, TEXAS

15 March 2021
SHEET 1 OF 2



830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

- Building Line Note:
1. Front yard building lines shall be as shown/labelled except for side and J-swing entry garages which shall have a minimum front yard depth of 15'.

BENCHMARKS:

CM #3: Located on the southwesterly side of Wylie High School football stadium and near the northwest corner of Founders Park sports fields: 31.5 feet south of b.c., 41.6 feet north of b.c. and 6.5 feet west of b.c. and approx. 111 feet north of chain link fence around Founders Park sports field.

N: 7053976.54 E: 2559122.00 ELEV: 519.77

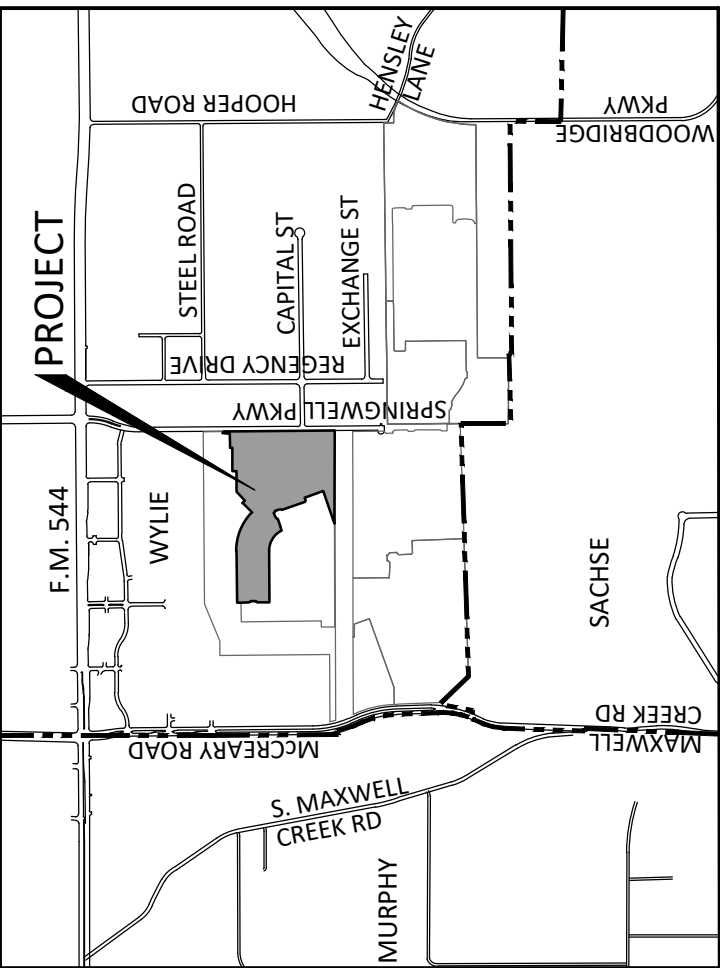
CM #4: Located in the northeast corner of Quail Meadow Park south of alley and west of White Iris Way. 14.5 feet south of the south line of alley concrete paving. 7.3 feet perpendicular to b.c. parking area.

N: 7065787.60 E: 2560972.93 ELEV: 562.88

- Notes:
1. Selling 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.
 2. Lot 39X, Block G shall be owned and maintained by the H.O.A.
 3. Block G shall be owned and maintained by the City of Wylie and shall be subject to the covenants of PD 2019-15.
 4. No apurtenance between the height of 2' and 9' may be placed in visibility triangles.
 5. All lot corners monumented with a 1/2" iron rod with a yellow plastic cap stamped "JVC" per Section 51A-8.617, Dallas Development Code Ordinance No. 24843 unless otherwise noted.
 6. Basis of Bearings derived from the Texas State Plane Coordinate System, NAD83, North Central Zone.
 7. None of this property is within the Special Flood Hazard Area According to the Flood Insurance Rate Map, Map Number 4805C04151 dated June 2, 2009.

- LEGEND
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 4-Inch Steel Easement Post Found
 - Denotes street name change
 - AC Acre
 - BL Building Line
 - C1 Curve No.
 -CM> Control Monument | DE Drainage Easement | ESMT Easement | L1 Line No. | P.U.E. Pedestrian & Utility Easement | SF Square Feet | UE Utility Easement | VE Visibility Easement | W.M.E. Wall Maintenance Easement |
- D.R.C.C.T. = Deed Records of Collin County, Texas
M.R.C.C.T. = Map Records of Collin County, Texas

VICINITY MAP
N.T.S.



LEGAL DESCRIPTION
WOODBIDGE PHASE 22C
18.056 ACRES

BEING a tract of land situated in the WILLIAM SACHSE SURVEY, ABSTRACT NO. 835, City of Wylie, Collin County, Texas and being all of that tract of land described as Woodbridge Phase 22C in Deed to Woodbridge XXI, Ltd., as recorded in Document No. 20201102001920510, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set in the west line of Springwell Parkway, a variable width right-of-way, for the southeast corner of said Woodbridge Phase 22C tract;

THENCE South 89 degrees 50 minutes 17 seconds West, leaving said west line and with the south line of said Woodbridge Phase 22C tract, a distance of 802.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for the most southerly southwest corner of said Woodbridge Phase 22C tract;

THENCE Northwesterly, with the west line of said Woodbridge Phase 22C tract, the following twenty-five (25) courses and distances:

North 70 degrees 38 minutes 46 seconds East, a distance of 301.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 19 degrees 21 minutes 14 seconds West, a distance of 170.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 70 degrees 38 minutes 46 seconds West, a distance of 25.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 64 degrees 21 minutes 14 seconds West, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 19 degrees 21 minutes 14 seconds West, a distance of 214.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 25 degrees 38 minutes 46 seconds East, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 70 degrees 38 minutes 46 seconds East, a distance of 0.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 19 degrees 21 minutes 14 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 70 degrees 38 minutes 46 seconds West, a distance of 1.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 66 degrees 32 minutes 36 seconds West, a distance of 14.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 08 minutes 08 seconds, a radius of 365.00 feet and a chord bearing and distance of North 25 degrees 08 minutes 32 seconds West, 7.23 feet;

Northerly, with said curve to the left, an arc distance of 7.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 64 degrees 17 minutes 24 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non-tangent curve to the right having a central angle of 01 degrees 18 minutes 15 seconds, a radius of 315.00 feet and a chord bearing and distance of South 25 degrees 33 minutes 29 seconds East, 1.67 feet;

Southerly, with said curve to the right, an arc distance of 1.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 23 degrees 02 minutes 19 seconds West, a distance of 13.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 70 degrees 38 minutes 46 seconds West, a distance of 69.24 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a curve to the right having a central angle of 07 degrees 01 minutes 36 seconds, a radius of 315.00 feet and a chord bearing and distance of South 74 degrees 09 minutes 34 seconds West, 38.61 feet;

Southwesterly, with said curve to the right, an arc distance of 38.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of non-tangent curve to the left having a central angle of 63 degrees 42 minutes 25 seconds, a radius of 198.00 feet and a chord bearing and distance of North 58 degrees 37 minutes 45 seconds West, 208.99 feet;

Northwesterly, with said curve to the left, an arc distance of 220.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 89 degrees 31 minutes 02 seconds West, a distance of 449.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 00 degrees 28 minutes 58 seconds West, a distance of 107.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 44 degrees 31 minutes 02 seconds East, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 89 degrees 31 minutes 02 seconds East, a distance of 1.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 00 degrees 28 minutes 58 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 89 degrees 31 minutes 02 seconds West, a distance of 1.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 45 degrees 28 minutes 58 seconds West, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 00 degrees 28 minutes 58 seconds West, a distance of 107.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found in the east line of Arbor Hill Lane, a 50 foot right-of-way, for the common northwest corner of the above described Phase 22C tract and southwest corner of Lot 1, Block One, Woodbridge Phase 21B TRACT ONE, as Addition to the City of Wylie, Collin County, Texas according to the Plat thereof recorded in Document No. 20190726010003230 (Book 2019, Page 511), Map Records, Collin County, Texas;

THENCE Easterly, with the south line of said Addition, the following twelve (12) courses and distances:

North 89 degrees 31 minutes 02 seconds East, leaving said east line, a distance of 449.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner at the beginning of a curve to the right having a central angle of 44 degrees 53 minutes 19 seconds, a radius of 482.00 feet and a chord bearing and distance of South 68 degrees 02 minutes 18 seconds East, 368.04 feet;

Southeasterly, with said curve to the right, an arc distance of 377.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

North 44 degrees 24 minutes 21 seconds East, a distance of 117.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner in the southwest line of Amber Waves Lane, a 50 foot right-of-way, at the beginning of a non-tangent curve to the right having a central angle of 02 degrees 41 minutes 57 seconds, a radius of 599.00 feet and a chord bearing and distance of South 44 degrees 14 minutes 40 seconds East, 28.21 feet;

Southeasterly, with said southwest line and said curve to the right, an arc distance of 28.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

North 47 degrees 06 minutes 18 seconds East, leaving said southwest line, a distance of 106.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

North 89 degrees 31 minutes 02 seconds East, a distance of 180.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

North 00 degrees 28 minutes 58 seconds West, a distance of 34.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

North 89 degrees 31 minutes 02 seconds East, a distance of 205.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner in the east line of Sterling Heights, a 50 foot right-of-way;

North 00 degrees 28 minutes 58 seconds West, with said east line, a distance of 20.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

North 89 degrees 31 minutes 02 seconds East, leaving said east line, a distance of 120.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

North 00 degrees 22 minutes 13 seconds West, a distance of 65.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner in the south line of North Point Drive, a 50 foot right-of-way;

South 45 degrees 25 minutes 35 seconds East, with said south line, a distance of 14.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found in the west line of the above mentioned Springwell Parkway for the northeast corner of the above mentioned Woodbridge Phase 22C tract;

THENCE South 00 degrees 22 minutes 13 seconds East, with said west line, a distance of 368.17 feet to the POINT OF BEGINNING and containing 18.056 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Woodbridge XXII, LTD., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as WOODBRIDGE PHASE 22C, on 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 the use and enjoyment of the public, and the easements shown thereon 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 subordinated 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 easements shown thereon, and to install, maintain, repair, replace, alter, improve, or maintain, 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, or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing therefrom any equipment or other improvements or growths without the necessity of 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 _____, 20____,

Woodbridge XXII, LTD.

A Texas Limited Partnership

By: HDC WOODBRIDGE, LLC

A Texas Limited Liability Company

It's: General Partner

By: HDC MANAGEMENT, LLC

A Texas Limited Liability Company

It's: Manager

By: _____

Daryl F. Herzog, Member

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared _____, Owner's Agent, 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 _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, do hereby certify that I am duly qualified and licensed as a Notary Public in and for the State of Texas, and that the monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared Ryan S. Reynolds, Land Surveyor 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 _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

Engineer/Surveyor:

J. Volk Consulting, Inc.

830 Central Parkway East, Suite 300

Plano, Texas 75074

Phone: 972-204-3100

Contact: Claudio Segovia

Email: claudio.segovia@jvolkconsulting.com

TBPLS FIRM NO.: 10194033

VISIBILITY, ACCESS, MAINTENANCE AND DRAINAGE EASEMENTS

The area or areas shown on the plat as Visibility, Access, Maintenance, and/or Drainage Easements are hereby given and granted to the City, its successors and assigns, as easements to provide visibility, right of access for maintenance, and drainage upon and across said easements. The City shall have the right but not the obligation to maintain and improve the easements with visibility, access, maintenance, and/or drainage easements, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the easements at any time. The ultimate maintenance responsibility for the easements shall rest upon the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the visibility easements. The City shall also have the right but not the obligation to add any landscape improvements to the easements, to erect any traffic control devices or signs on the easements, and to take any other action deemed necessary to the City. The City, its successors and assigns shall have the right and privilege at all times to enter upon the easements or any part thereof for the purposes and with all rights and privileges set forth herein.

"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 the WOODBRIDGE PHASE 22C subdivision to the City of Wylie was submitted to the City Council on _____ day of _____, 20____, and the Council, by formal action, then and there, accepted the dedication of the streets, rights-of-way, 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 thereof by signing his name as hereinabove subscribed.

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, A.D. 20____.

City Secretary
City of Wylie, Texas

FINAL PLAT

WOODBIDGE
PHASE 22C

18.056 ACRES

LOTS 14-30, BLOCK C; LOTS 1-11, BLOCK D;

LOTS 6-27, BLOCK E; LOTS 22-38, BLOCK G

67 SINGLE FAMILY LOTS

2 OPEN SPACES/COMMON AREAS

OUT OF THE

WILLIAM SACHSE SURVEY, ABSTRACT NO. 835

CITY OF WYLIE

COLLIN COUNTY, TEXAS

15 March 2021

SHEET 2 OF 2



J. VOLK
consulting

830 Central Parkway East, Suite 300

Plano, Texas 75074

972.204.3100 Texas Registration No. F-11562



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>April 06, 2021</u>	Item:	<u>F</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Inspiration Phase 2B</u>
Date Prepared:	<u>March 26, 2021</u>	Zoning District:	<u>ETJ - Collin County</u>
		Exhibits:	<u>Final Plat</u>

Subject

Consider, and act upon, a recommendation to City Council regarding a Final Plat for Inspiration Phase 2B, being a replat of Lots 12R2, 13XR2, and 20XR, to establish one residential and two open space lots on 1.226 acres, property generally located on Tenacity Drive at Legendary Reef Way in the City of Wylie's Extraterritorial Jurisdiction.

Recommendation

Motion to recommend **approval** to the City Council regarding a Final Plat for Inspiration Phase 2B, being a replat of Lots 12R2, 13XR2, and 20XR, to establish one residential and two open space lots on 1.226 acres, property generally located on Tenacity Drive at Legendary Reef Way in the City of Wylie's Extraterritorial Jurisdiction.

Discussion

OWNER: Lavon Development, LLC

APPLICANT: Michelle Tilotta

The applicant is proposing to replat Lot 13XR and Lot 12R, Block L of Inspiration Phase 2B into three lots to allow for the expansion of Lot 12R Block L. The expansion of lot 12R, a residential lot, also includes a portion of lot 2x from Phase 6 and a replat containing that lot is on the agenda for consideration.

The subject property is located outside of the City Limits within the City of Wylie's extraterritorial jurisdiction in the Inspiration subdivision.

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 April 27, 2021

Approved By

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



Planning & Zoning Commission

AGENDA REPORT

Meeting Date: April 06, 2021
Department: Planning
Prepared By: Kevin Molina
Date Prepared: March 26, 2021

Item: G
Subdivision: Inspiration Phase 6
Zoning District: ETJ - Collin County
Exhibits: Final Plat

Subject

Consider, and act upon, a recommendation to City Council regarding a Final Plat for Inspiration Phase 6, being a replat of Lot 2XR, to establish one open space lot on 2.021 acres, property generally located on Huffines Boulevard at Miracle Mile in the City of Wylie's Extraterritorial Jurisdiction.

Recommendation

Motion to recommend **approval** to the City Council regarding a Final Plat for Inspiration Phase 6, being a replat of Lot 2XR, to establish one open space lot on 2.021 acres, property generally located on Huffines Boulevard at Miracle Mile in the City of Wylie's Extraterritorial Jurisdiction.

Discussion

OWNER: Lavon Development, LLC

APPLICANT: Michelle Tilotta

The applicant is proposing to reduce the acreage of Lot 2XR Block L of Inspiration Phase 6 to allow for the expansion of lot 12R Block L of Inspiration Phase 2B. The expansion of lot 12R, a residential lot, is in Phase 2B and a replat containing that lot is on the agenda for consideration.

The subject property is located outside of the City Limits within the City of Wylie's extraterritorial jurisdiction and is part of the Inspiration Planned 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. Council consideration on April 27, 2021

Approved By

Department Director

Initial
JH

Date
March 29, 2021



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	April 06, 2021	Item:	1
Department:	Planning		
Prepared By:	Kevin Molina	Subdivision:	Francisco De la Pina Survey, Abstract 685
Date Prepared:	March 25, 2021	Zoning District:	Planned Development - Townhouse (PD-TH)
		Exhibits:	Zoning Exhibits

Subject

Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a change of zoning from Agricultural District (AG/30) to Planned Development - Townhouse District (PD-TH), to allow for single family attached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and WA Allen Boulevard. **(ZC2021-10)**

Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) to the City Council regarding a change of zoning from Agricultural District (AG/30) to Planned Development - Townhouse District (PD-TH), to allow for single family attached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and WA Allen Boulevard. **(ZC2021-10)**

Discussion

OWNER: Absar LLC

ENGINEER: ND & Associates

The applicant is requesting to rezone 1.83 acres located on the southwest corner of Brown Street and W.A. Allen Blvd. The property is currently zoned Agricultural. The reason for the requested rezoning to a Planned Development is to allow for townhouse units on individually platted lots with additional landscaped screening and enhanced decorative garage entries.

The applicant withdrew a similar zoning request for Townhome District zoning in early 2021 due to public hearing comments requesting landscape screening for neighboring properties. The additional landscaped screening could not be required with the original straight zoning request as the Zoning Ordinance does not require landscaped screening between adjacent residential properties.

The presented Planned Development allows for the landscaping screening to be tied to the requirements of the development for the subject property. The landscaped screening consists of evergreen trees native to the North Texas areas to be planted in groves or belts on a 30'-40' spacing in accordance with the zoning exhibit.

The development consists of 16 townhome units to be platted on individual lots. All open space areas and common space lots are to be owned and maintained by the property owners established HOA.

The properties adjacent to the subject property are zoned agricultural to the north, single-family residential to the west and south. The properties to the east are zoned neighborhood services and single-family residential. The subject

property lies within the Sub-Urban Sector of the Comprehensive Land Use Plan. The proposed zoning and use are compatible with the Plan.

Notifications/Responses: 23 notifications were mailed; with four responses received in opposition and none in favor of the request.

Should the request be approved, the approval of a preliminary plat is required prior to development. Council consideration on April 27, 2021

Approved By

Department Director

Initial

JH

Date

March 29, 2021

Locator Map



ZC 2021-10; Garden Square Townhomes; 1012 E Brown St

 Subject Property

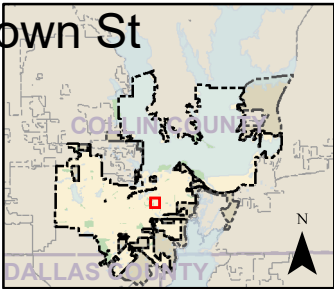
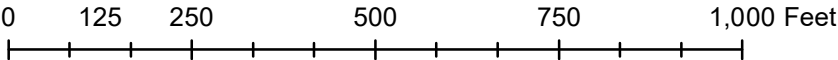


Exhibit “B”
Planned Development Conditions
“Garden Square Townhomes”

I. PURPOSE:

The purpose of this Planned Development (PD) is to allow for the development of Townhome units with enhanced landscaped screening and improved design standards

II. GENERAL CONDITIONS

- A. This Planned Development District shall not affect any regulations within the City of Wylie Zoning Ordinance, current or as amended, except as specifically provided herein.
- B. All regulations of the underlying Townhouse District, including new residential development standards, as set forth in Articles 3, 5, and 7 of the City of Wylie Zoning Ordinance (adopted as of September, 2019) are included by reference and shall apply herein.

III. SPECIAL CONDITIONS

To facilitate the development of a townhouse development the following conditions shall apply:

- A. Design guidelines:
 - 1. Subject Property shall have a maximum of 16 Townhome units complying with the Zoning Ordinance Townhouse District design standards
 - 2. A minimum of five guest parking spaces shall be provided onsite
 - 3. Access Easements shall be owned and maintained by an HOA.
 - 4. All Townhomes units shall be required to have a fire sprinkler 13D system.
- B. Amendments to Article 3.D: Land Design Standards
 - 1. Section 3.D.1 shall be amended to include:
 - Perimeter Screen along adjacent residential developed properties
 - a) Evergreen trees native to the north Texas area shall be

required in groves or belts on a 30' - 40' spacing in accordance with the zoning exhibit.

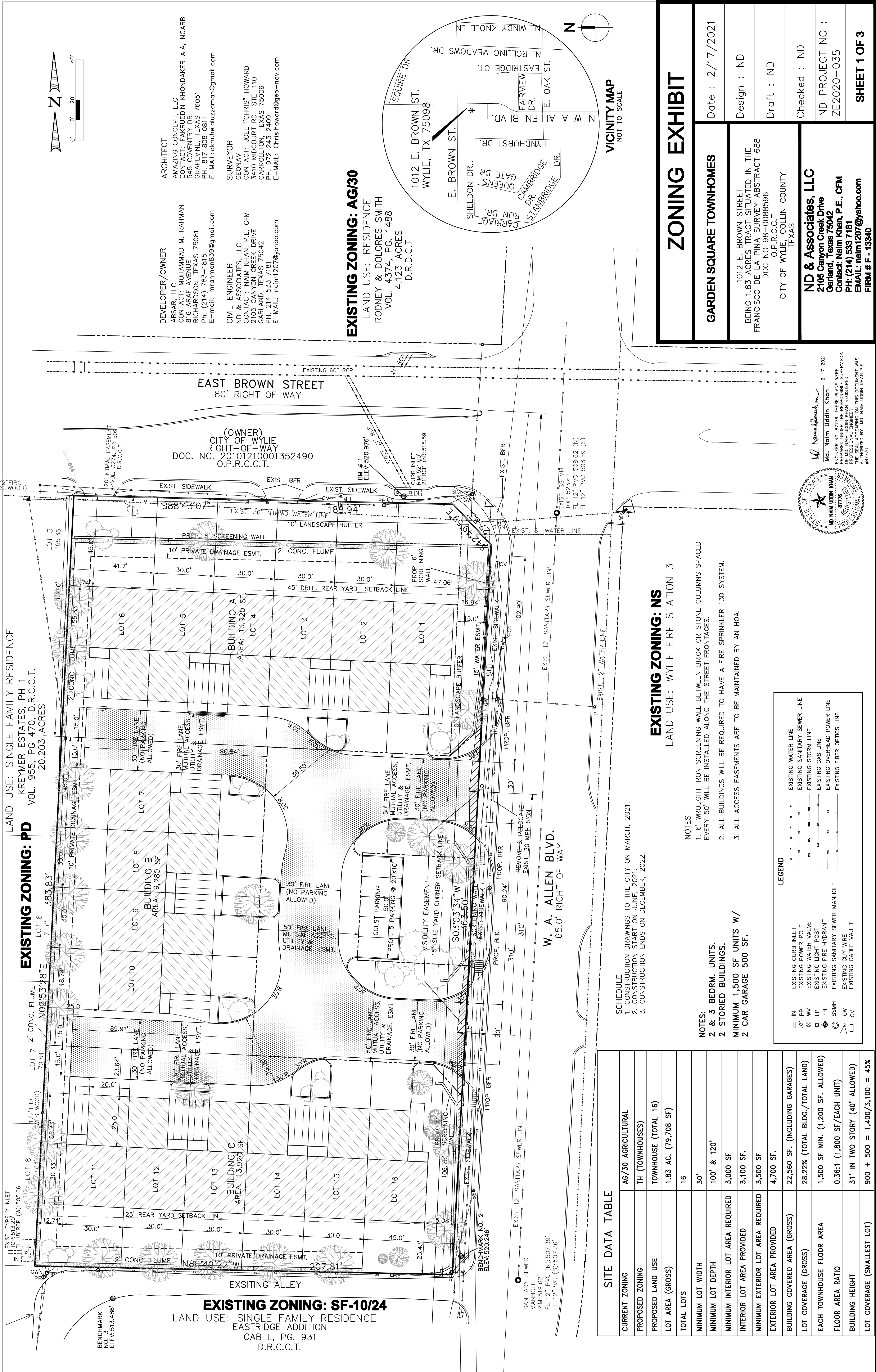
b) Trees referenced in above section a) shall be a minimum of 20' tall at planting.

c) Home Owner Association (HOA) Covenants, Conditions, and Restrictions (CCRs), shall require perimeter landscaping to be maintained and replaced, as needed. A minimum 10' wide landscape maintenance easement shall be required around the entire perimeter at platting to facilitate said maintenance or replacement, as needed.

C. Amendments to Article 3.F: Architectural Standards

1. Section 3.F.4.10 shall be amended as follows:

- a) Each garage shall be a minimum of 500 square feet which includes a minimum of 100 square feet of storage and be constructed with decorative garage doors.

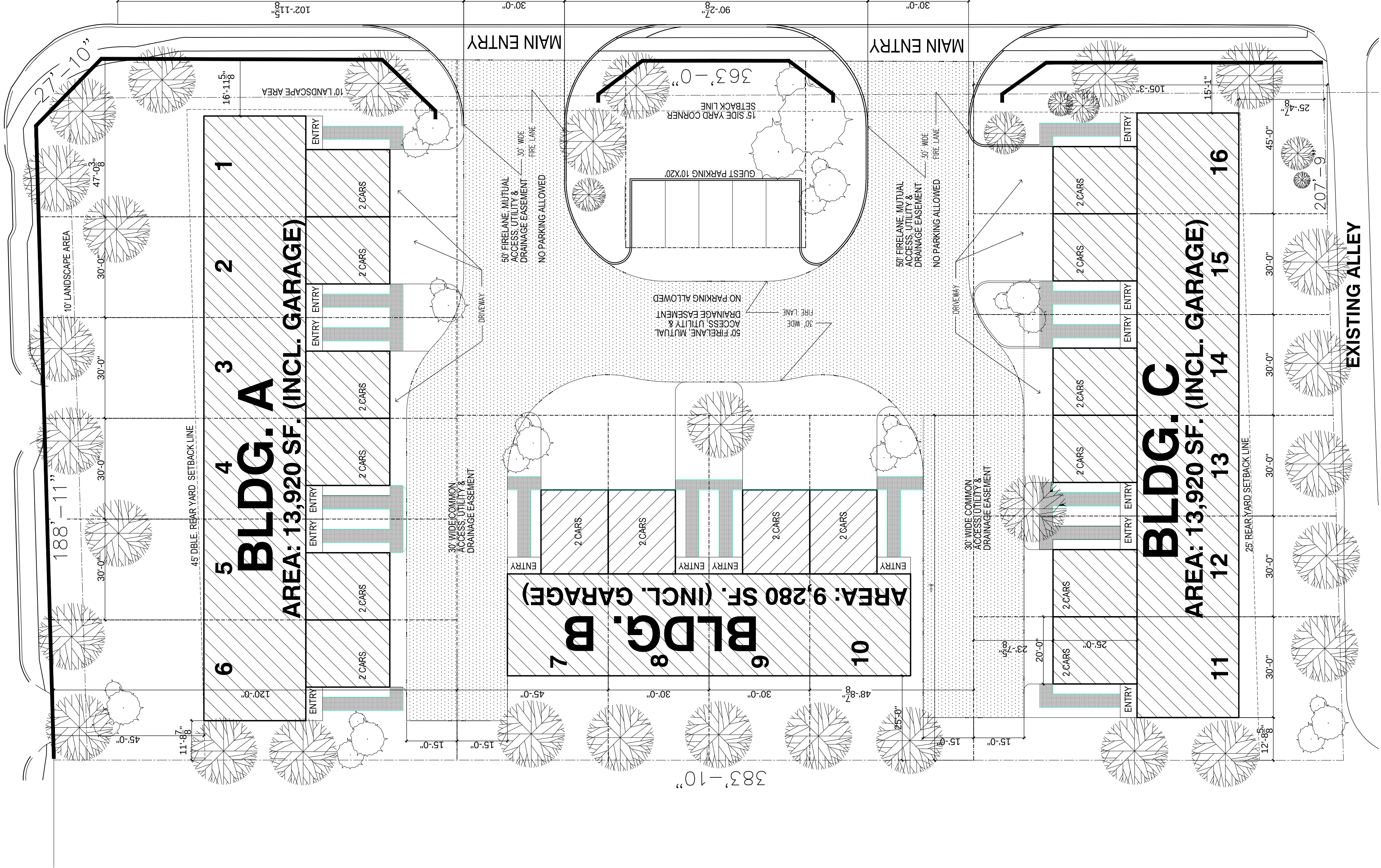


INDEX TO DRAWINGS:	
REV.	SHEET DESCRIPTION
A101	LOCATION, SHEET INDEX & PROPOSED SITE PLAN
A101	FIRE HOSE REACH PLAN
A201	NOT INCLUDED
A202	NOT INCLUDED
A203	NOT INCLUDED
A204	NOT INCLUDED
ARCHITECTURAL	A501 BLDG. 'A' EXTERIOR ELEVATIONS
	A502 BLDG. 'B' EXTERIOR ELEVATIONS
	A503 BLDG. 'C' EXTERIOR ELEVATIONS
CIVIL	C1 ZONING EXHIBIT
	C2 CONCEPT UTILITY
	C3 CONCEPT DRAINAGE

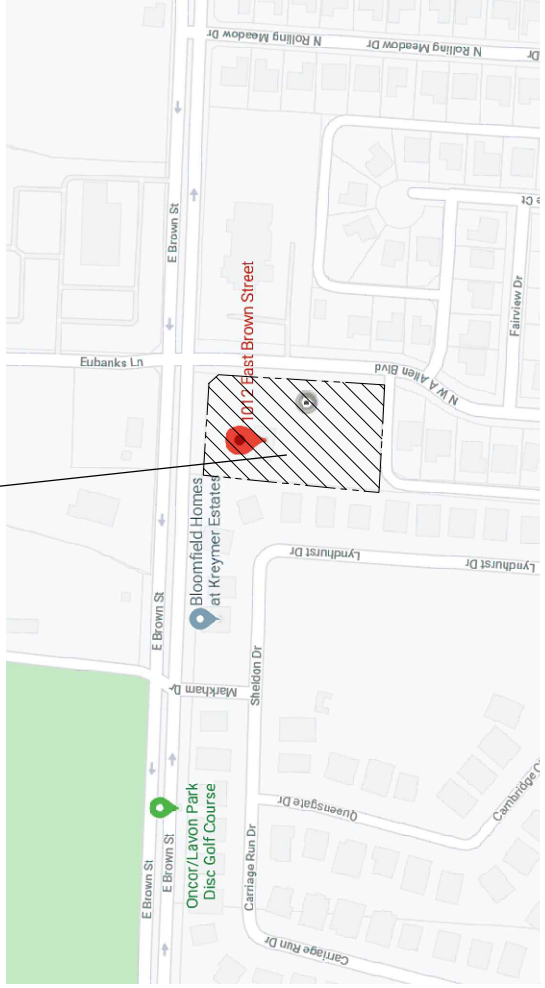
CODE DATA	
GENERAL INFORMATION:	
ZONING CHANGE REQUEST : AG/30 TO TOWNHOUSE DISTRICT	
CODE TYPE :	
ALL CURRENT LOCAL AMENDMENTS ARE ALSO PART OF THE FOLLOWING CODES:	
BUILDING CODE : IRC 2015	
OCCUPANCY TYPE : R4 TOWNHOUSES	
TYPE OF CONSTRUCTION	TYPE V-B (PROTECTED)
	130 FIRE SPRINKLER SYSTEM IN ALL BUILDINGS.

SITE DATA TABLE	
DESCRIPTION	
PRESENT ZONING	AG/30 AGRICULTURAL
PROPOSED ZONING	TH (TOWNHOUSES)
LOT AREA (GROSS)	1.83 AC. (79,708 SF.)
BUILDING COVERED AREA (GROSS)	22,560 SF. (INCLUDING GARAGES)
LOT COVERAGE (GROSS)	28.22% (TOTAL BLDG./TOTAL LAND)
EACH TOWNHOUSE FLOOR AREA	1,500 SF. MIN. (1,200 SF. ALLOWED)
FLOOR AREA RATIO	0.036:1 (1,800 SF. / EACH UNIT)
BUILDING HEIGHT	31' IN TWO STORY (40' ALLOWED)
EXTERIOR LOT AREA	4,700 SF. (3,500 SF. MIN. NEEDED)
INTERIOR LOT AREA	3,100 SF. (3,000 SF. MIN. NEEDED)
LOT COVERAGE (SMALLEST LOT)	900 + 500 = 1,400/3,100 = 45%

E. BROWN ST.



W.A ALLEN BLVD.



02 VACINITY MAP

SCALE: N.T.S.

1012 E. BROWN ST.
Wylie, Tx 75098

LAND AREA: 1.8298 ACRES
PROPOSED 16 TOWNHOMES
LOT WIDTH: 30' MIN.
LOT DEPTH: 100' & 120' MIN.
LOT AREA: 3,000 SF MIN.
CORNER LOT AREA: 3,500 SF. MIN.

2 & 3 BEDRM. UNITS.
2 STORED BUILDINGS.
MINIMUM 1,500 SF UNITS W/
2 CAR GARAGE 500 SF.

CONTACTS:

OWNER/DEVELOPER
ABSAR LLC.
MOHAMMED WIZANUR RAHMAN
816 Araf Avenue
Richardson, TX 75081
PHONE: 214-783-1815
Email: mrahman839@gmail.com

SURVEYOR
GEONAV
1430 Red River Dr.
Carrollton, TX 75006
Phone: (972) 442-2409
CONTACT: JOEL "CHRIS" HOWARD
Email: Chris.howard@geo-nov.com

- TYPICAL SITE PLAN NOTES:**
1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
 2. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
 3. REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
 4. REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
 5. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
 6. ALL ACCESS & EASEMENTS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION (HOA).

01 SITE PLAN (Preliminary)

SCALE: 1" = 20'-0"

02.03.2021

OWNER:
ABSAR LLC.
Mohammad M. Rahman
816 Araf Avenue, Richardson, Tx 75081
PHONE: 214-783-1815
EMAIL: mrahman839@gmail.com

PROJECT:
GARDEN SQUARE TOWNHOMES
1012 E. Brown St., Wylie, Tx 75098

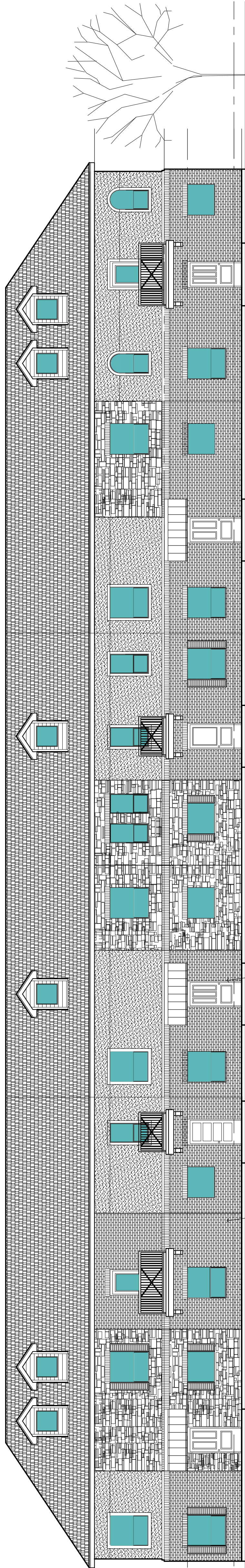
REVISIONS:

ARCHITECT OF THE RECORD:
Oculus Architects, Inc.
Fakrudin Khondaker AIA, NCARB
1430 Red River Dr.
North Platte, NE 68101
Tel: (800) 228-9501

amazing concept
real estate & commercial projects
816 Araf Avenue, Richardson, TX 75081
Tel: (817) 888-0811
E-mail: oem.helluzzaman@gmail.com

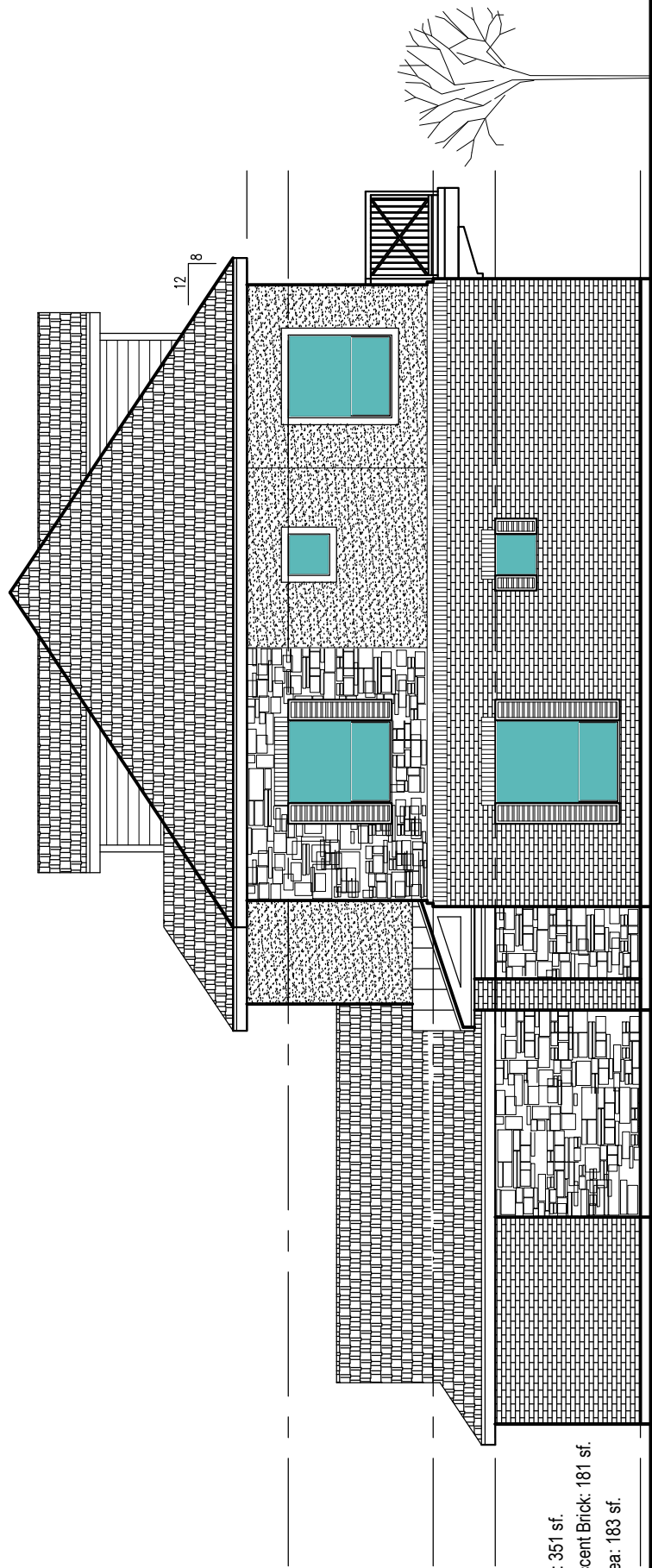
SHEET TITLE:
PROPOSED SITE PLAN

DATE:	SCALE:
12/17/2020	AS SHOWN
DRAWN:	DESIGNER:
	A. HELLUZZAMAN
PROJECT #	
H-2020-03	
SHEET NO:	A101



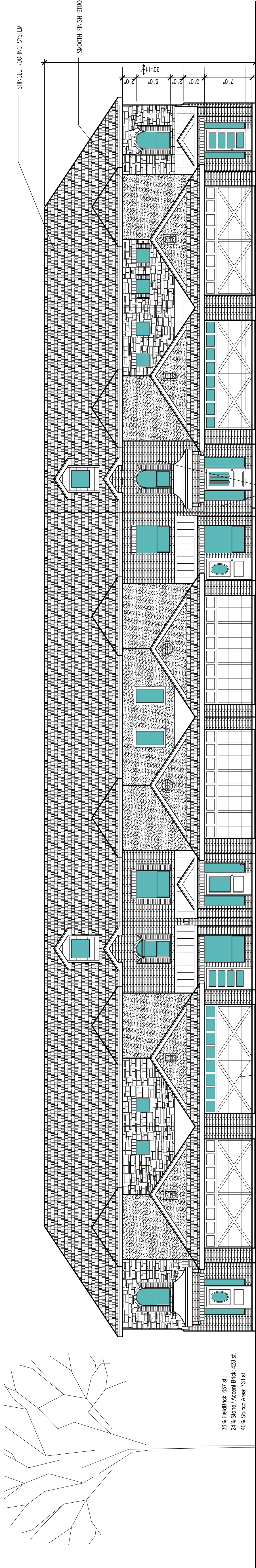
3 BUILDING 'A' NORTH ELEVATION

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



2 BUILDING 'A' EAST ELEVATION

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

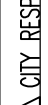


1 BUILDING 'A' SOUTH ELEVATION

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

OWNER:
ABSAR LLC.
Mohammad M. Rahman
816 Araf Avenue, Richardson, Tx 75081
PHONE: 214-783-1815
EMAIL: mrahman839@gmail.com

PROJECT:
GARDEN SQUARE TOWNHOMES
1012 E. Brown St., Wylie, Tx 75098

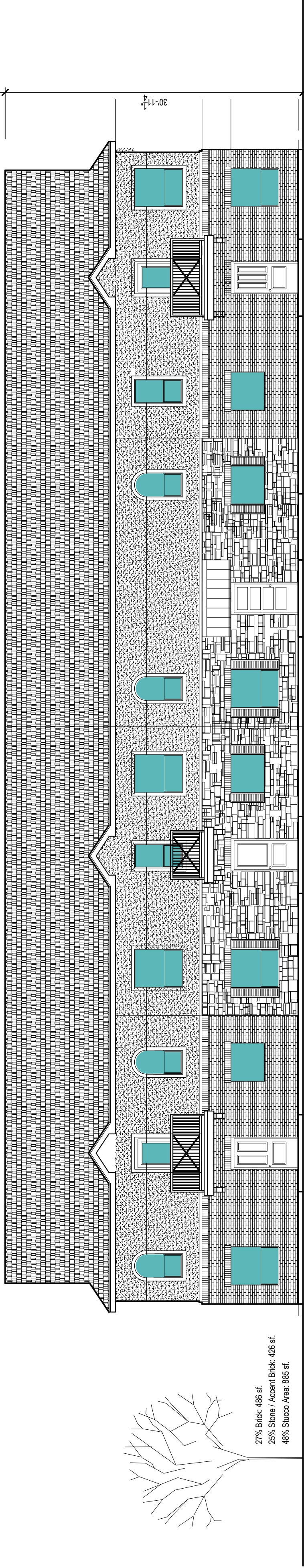
REVISIONS:
 CITY RESOLUTION 04.20.20

ARCHITECT OF THE RECORD:
Fakrudin Khondaker AIA, NCARB
Oculus Architects, Inc.
14310 Rock Ridge Dr.
North Potomac, MD 20887
Tel: (800) 228-9551

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residential & commercial projects
545 Coventry Drive, Gaithersburg, MD 20878
Tel: (817) 885-0811
E-MAIL: amr.hellouzman@gmail.com

SHEET TITLE:
BUILDING 'A'
EXTERIOR ELEVATIONS

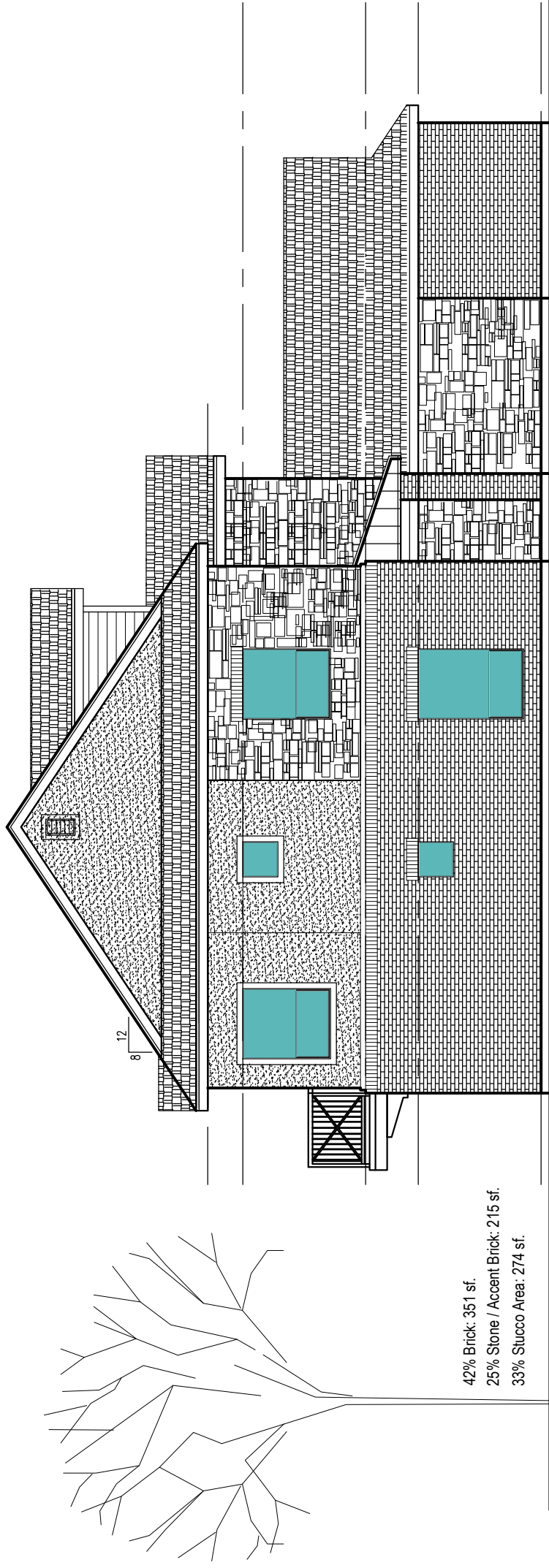
DATE:	12-17-2020	SCALE:	AS SHOWN	DESIGNER:	A. HELLOUZMAN
DRAWN:					
PROJECT #	H-2020-03				
SHEET NO:	A501				



77% Brick: 495 sf
25% Stone / Accent Brick: 428 sf
48% Stucco Area: 885 sf

3 BUILDING 'B' WEST ELEVATION

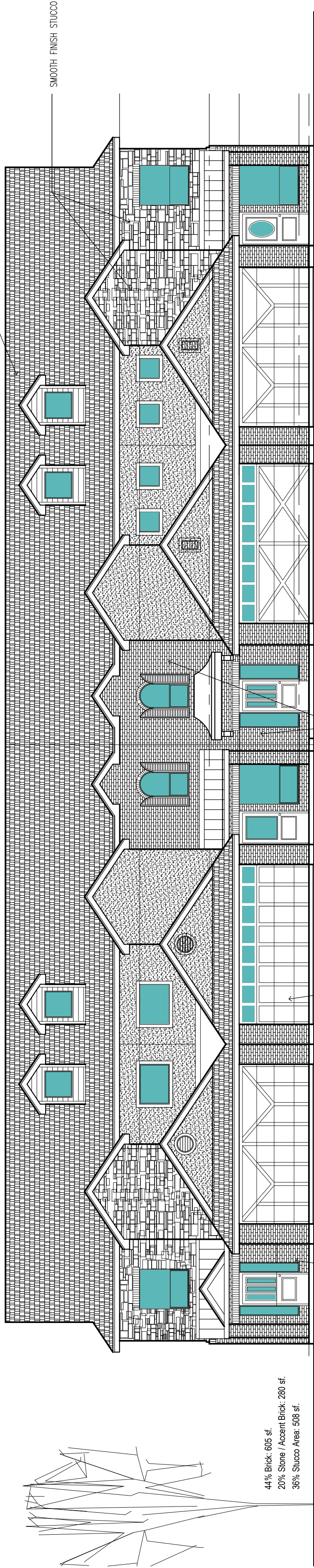
SCALE: 1/8" = 1'-0"



42% Brick: 391 sf
25% Stone / Accent Brick: 215 sf
33% Stucco Area: 274 sf

2 BUILDING 'B' SOUTH ELEVATION

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



44% Brick: 605 sf
20% Stone / Accent Brick: 280 sf
36% Stucco Area: 598 sf

SOLID WOOD DECORATIVE DOOR EXTERIOR QUALITY
METAL PANEL PRE FINISHED COLORED GARAGE DOOR
FIELD BRICKS - BRICK, MODULAR
MERIDIAN NEW-FREEDOM OR EQUAL

1 BUILDING 'B' EAST ELEVATION

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

OWNER:
ABSAR LLC,
Mohammad M. Rahman
816 Araf Avenue, Richardson, Tx 75081
PHONE: 214-783-1815
EMAIL: mrahman839@gmail.com

PROJECT:
GARDEN SQUARE TOWNHOMES
1012 E. Brown St., Wylie, Tx 75098

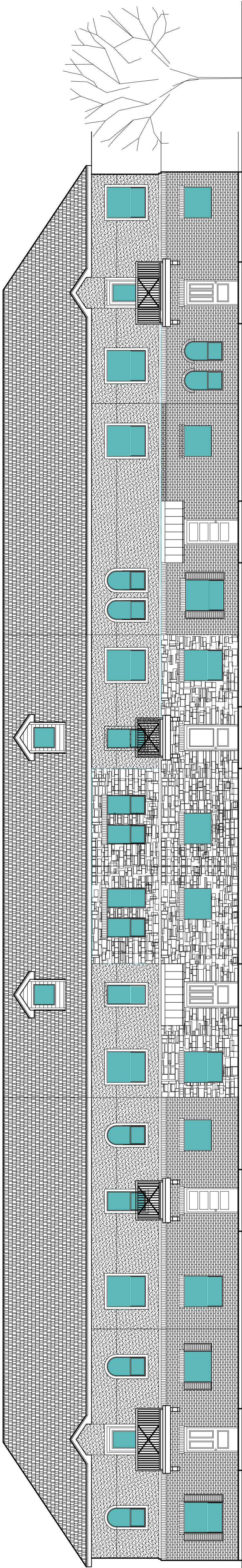
REVISIONS:
A CITY RESOURCE
04.20.20

ARCHITECT OF THE RECORD:
Fakrudin Khondaker AIA, NCARB
Oculus Architects, Inc.
14310 Rock Ridge Dr.
North Potomac, MD 20878
Tel: (800) 228-9951

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E-Mail: amr.hellouzman@gmail.com

SHEET TITLE:
BUILDING 'B'
EXTERIOR ELEVATIONS

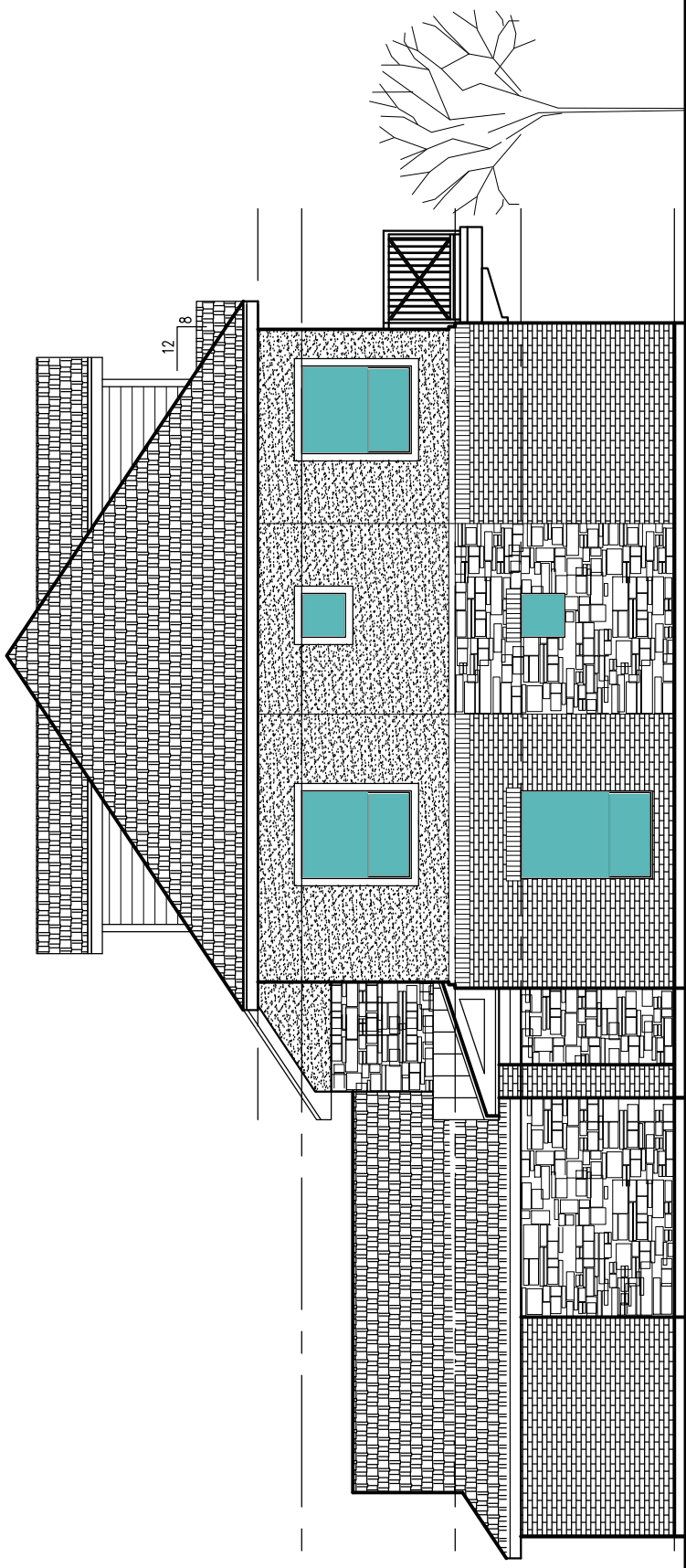
DATE: 12.17.2020
SCALE: AS SHOWN
DRAWN: DESIGNER:
PROJECT # H-2020-03
A. HELAUZZAMAN
SHEET NO: A502



35% Brick: 968 sf.
24% Stone / Accent Brick: 633 sf.
40% Stucco Area: 1,092 sf.

3 BUILDING 'C' SOUTH ELEVATION

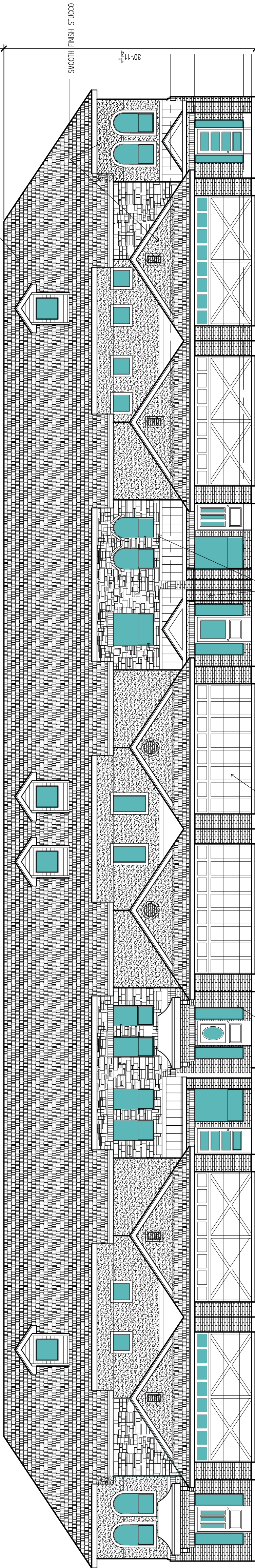
SCALE: 1/8" = 1'-0"



40% Brick: 288 sf.
32% Stone / Accent Brick: 206 sf.
28% Stucco Area: 199 sf.

2 BUILDING 'C' WEST ELEVATION

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



23% Brick: 382 sf.
20% Stone / Accent Brick: 337 sf.
57% Stucco Area: 952 sf.

1 BUILDING 'C' NORTH ELEVATION

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

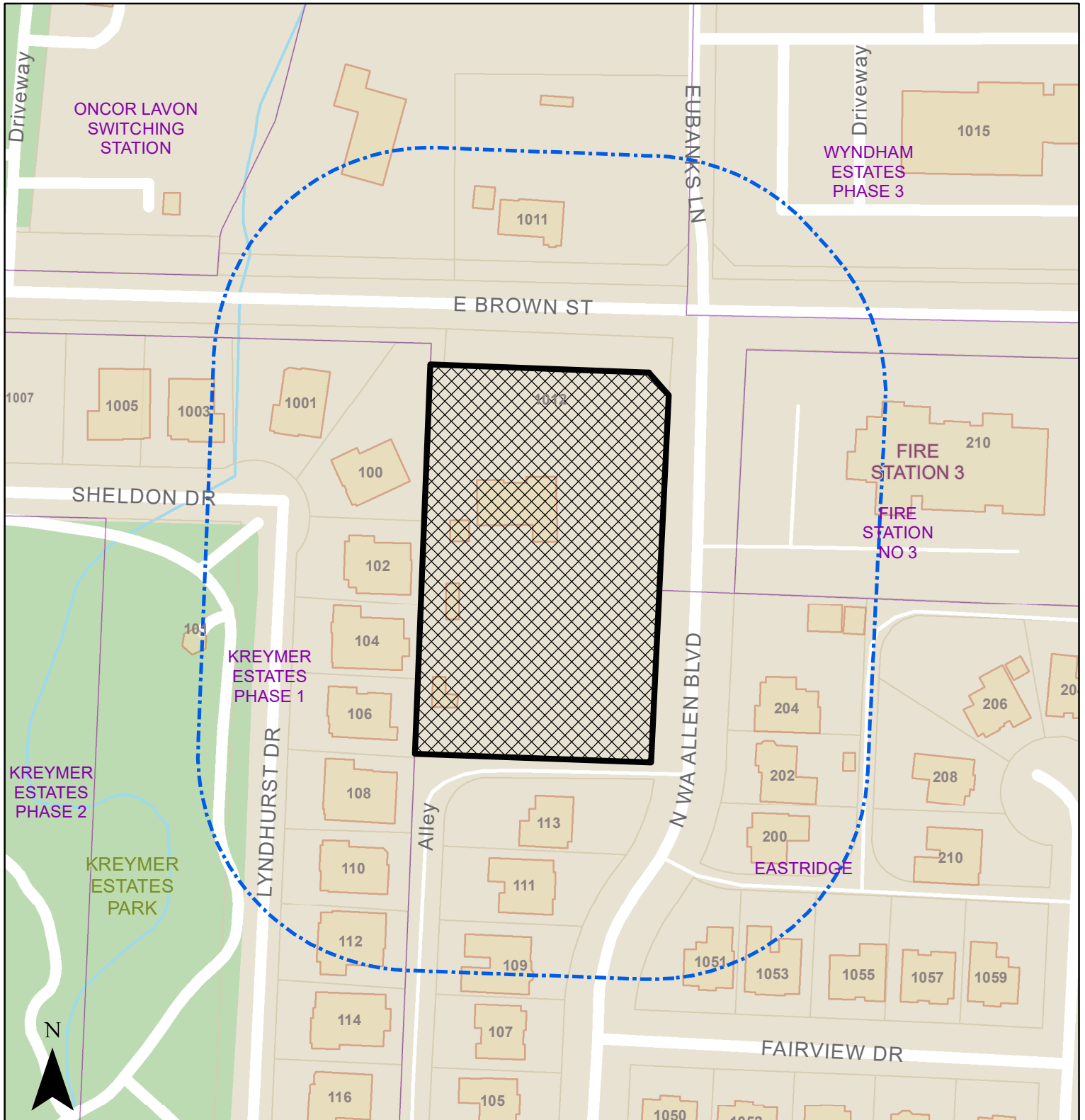




GLOWBLOCKS CGI



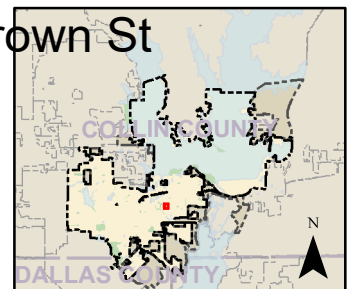
Notification Map



ZC 2021-10; Garden Square Townhomes; 1012 E Brown St

 200 Foot Notification Buffer  Subject Property

0 60 120 240 360 480 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 #2021-10.



I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-10.

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

Date, Location & Time of
City Council meeting:

Tuesday, April 27, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Brett Blair
(please print)

Address: 100 Lyndhurst Drive
Wylie, TX, 75098

Signature: Brett Blair

Date: 3-17-2021

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 #2021-10.

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Date, Location & Time of
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Tuesday, April 6, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, April 27, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Sam Mayfield
(please print)

Address:

113 N. WA Allen Blvd
Wylie Tx 75098

Signature:

S Mayfield

Date:

3-16-2021

COMMENTS:

- 1) This was rejected once in the P&Z council.
- 2) No change to plan - No approval
- 3) Too Many units for size of lot
- 4) Drainage concerns to property surrounding lot.
- 5) Inadequate parking that will spill into the street potentially blocking the ability for the fire dept to easily access WA Allen Blvd.
- 6) Potential low income housing next attractions to neighborhood
- 7) Not enough green space on the plan.
- 8) During the P&Z hearing this companies own architect stated there were too many units on the plan.
- 9) Not a good first a plan

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 #2021-10.

X

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-10.

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, April 6, 2021 6:00 pm

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

Date, Location & Time of

City Council meeting:

Tuesday, April 27, 2021 6:00 pm

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

Name: John and Amber Reed
(please print)

Address: 1060 Lyndhurst Dr.
Wylie, TX 75098

Signature: Amber Reed

Date: 3/30/21

COMMENTS:

WE have privacy and drainage concerns related to the
proposed changes. The elevation of Deer home sits below the
lot behind us, giving direct sight into our second story
windows. We are also concerned with maintaining the
value of our home and worry that this type of property
would cause a reduction in the current and/or future
value of our home.

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 #2021-10.

 I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-10.

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, April 6, 2021 6:00 pm

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

Date, Location & Time of

City Council meeting:

Tuesday, April 27, 2021 6:00 pm

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

Name:

Denise & John O'Kane
(please print)

Address:

1003 Sheldon Dr.
Wylie 75098

Signature:

Denise O'Kane

Date:

31 March 21

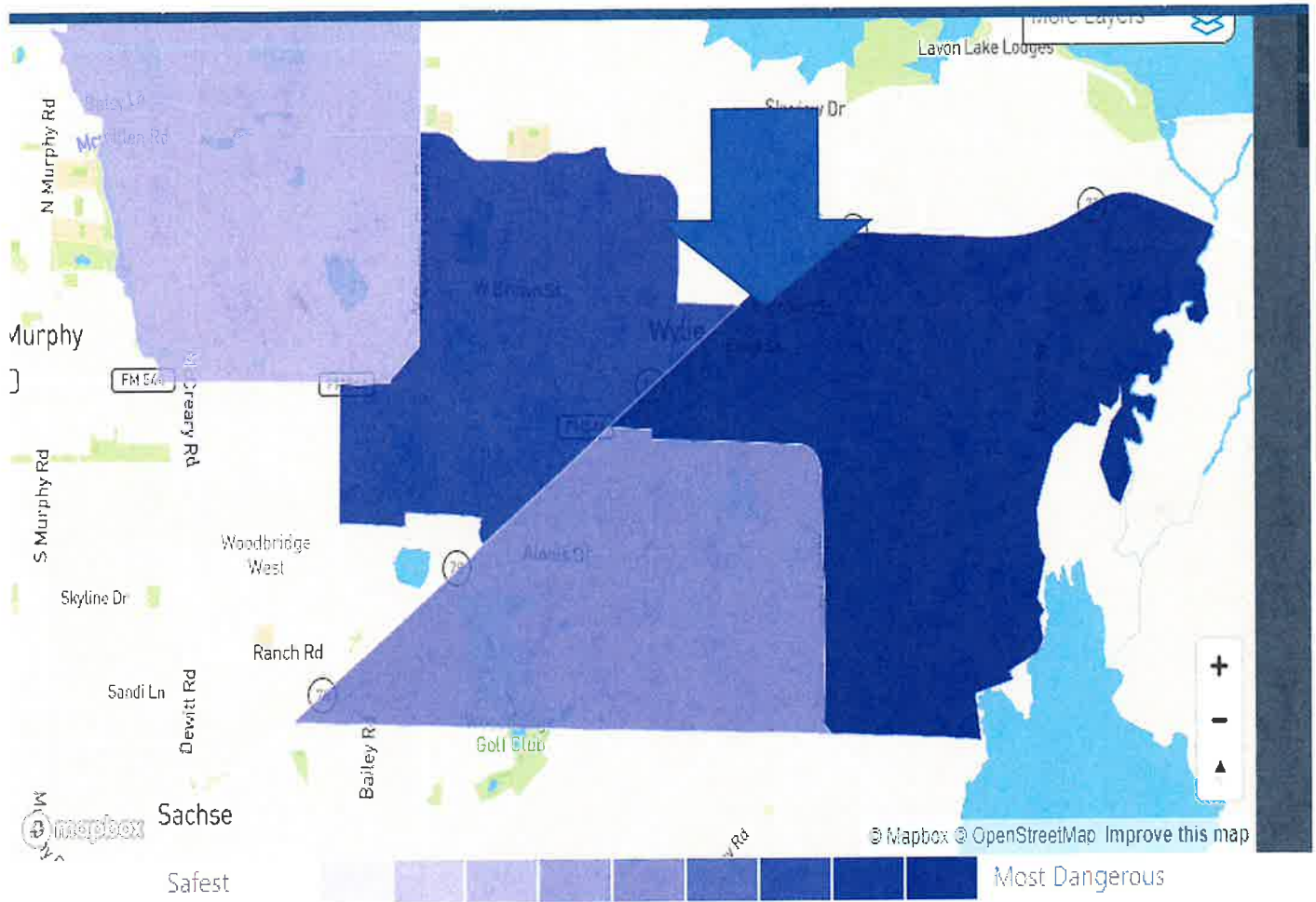
COMMENTS:

- 1) Crime Rate - See attached
- 2) TAKE A 5 MINUTE WALK AROUND THIS PROPERTY: You Will See THAT THERE WILL NOT BE ENOUGH SPACE FOR PARKING. CARS WILL end up in the Street LEADING TO POTENTIAL BREAK INS
- 3) HOME VALUES (LEADING TO POTENTIAL BREAKINGS. What is Their Proposed Pricing
- 4) DRAINAGE CONCERNS
- 5) IF CARS ARE PARKED ON THE STREET OPPOSITE THE FIRE STATION how does this impact them?
- 6) Lot Sizes of 30' Makes A House Width of $\pm 20'$? THATS THE SIZE OF A DOUBLE GARAGE & TOTALLY NOT FEASIBLE FOR A PRICE POINT OF $\pm \$200K$ in our Area. Too many units in this Area.

Overview

Real Estate

Demographics



Today's Refinance

Select Loan Amount

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Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>April 06, 2021</u>	Item:	<u>2</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Seventy8 & Westgate Addition</u>
			<u>Planned Development - Multi</u>
Date Prepared:	<u>March 26, 2021</u>	Zoning District:	<u>Family (PD-MF)</u>
		Exhibits:	<u>Zoning Exhibits</u>

Subject

Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a change of zoning to amend PD 2018-05, to allow for additional multi-family residential development in lieu of commercial development on 15.72 acres, generally located on the Northwest Corner of Westgate Way and State Highway 78. (ZC2021-09)

Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) to the City Council regarding a change of zoning to amend PD 2018-05, to allow for additional multi-family residential development in lieu of commercial development on 15.72 acres, generally located on the Northwest Corner of Westgate Way and State Highway 78. (ZC2021-09)

Discussion

OWNER: Seventy8 & Westgate LP

ENGINEER: Cross Development

The applicant is requesting to amend the Seventy8 & Westgate Planned Development Ordinance 2018-05 to allow for an additional 41 dwelling units in lieu of the commercial development outlined in the Planned Development.

Proposed amendments to the Planned Development include; five townhome units in lieu of an existing restaurant pad site, and developing the 3.59 acres previously reserved for commercial development with 30 multi-family units with six townhomes. The proposed townhomes run along Westgate and the thirty multifamily units are a proposed three story apartment building similar in design to the current development.

The amendments are reflected in the PD Conditions by increasing the MF units per acre to 25 from the existing 24 and removing references to phase II commercial use parking requirements. A revised zoning exhibit is also included which shall become part of the Ordinance, if approved and adopted. Within the 15.72 acres of this Planned Development, the amended proposal retains the existing 3,485 sf of restaurant space and 2,300 sf of retail space.

If zoning is approved, a revised site plan and replatting will be required before development can commence.

The development is subject to a Chapter 380 agreement in which the developer received a waiver of development fees while agreeing to develop a mixed use community of residential and commercial uses. Council consideration on April 27, 2021.

Notifications/Responses: 11 notifications were mailed; with no responses received in opposition or in favor of the request.

Approved By

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

Locator Map



ZC 2021-09; Seventy8 & Westgate



Subject Property

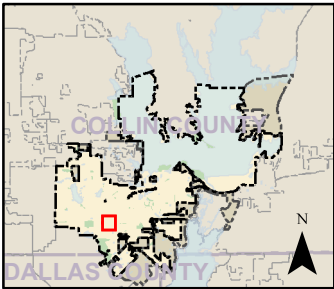
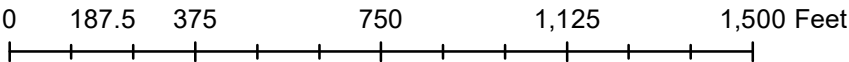


EXHIBIT B

Planned Development District

WestGate Apartments

21-09

1.3 Relationship to Other Plans – Unless otherwise expressly stated in this exhibit and the accompanying concept plan (Exhibit B), Westgate Apartments shall abide by all the rules and regulations of the City of Wylie Zoning Ordinance in place at the time of enactment (2021-02).

3.3.B.1 Purpose – The purpose of this Planned Development (PD) is to allow for a development allowing a mix of high-density residential and commercial uses in a walkable living environment. This PD will address the semi-urban residential and retail needs within the City of Wylie.

3.3.B.3 Design Standards –

Figure 3.6 – Multifamily District	
Minimum Dwelling Size	EF – 590sf, 1BR – 675sf, 2BR -1,000sf, 3BR - 1,250sf
Maximum Density	25 units per gross acre
Design Standards	Section 3.4 of this PD and Zoning Ordinance
Front Yard setback (feet)	25
Main Structure Height	65 feet
Accessory Structure Height	18 feet

3.4.A Design Standards Review – All development within this PD will achieve all of the design standards from Article 3 as follows, replacing the applicable section of ‘base’ and ‘desirable’ standards in the Zoning Ordinance.

3.4.D.3.a Provision of Public Pathways – Perimeter walkways and landscape, Base Standard - All Residential Developments shall provide an eight foot minimum concrete public walkway with a 10 foot minimum width landscape buffer at the front perimeter of the development to provide access to the subdivision. Large canopy trees shall be provided at 50 ft o.c. The walkway may be located partially in the landscape buffer and partly within the street right-of-way parkway and must be placed a minimum of five foot off the curb. Minimum size for shade trees shall be 3 inches in caliper and 14 to 16 feet in height. Ornamental shade trees shall have a minimum diameter of 3 inches, while ornamental flowering trees shall be eight to ten feet in height.

Figure 4-2 – Community Retail District (CR)	
Height	
Height of Main Structure (feet)	36
Number of Stories	2
Residential Proximity	3 : 1 slope from residential lot line
Building Placement and Coverage	
Front Yard Setback (feet)	25
Side Yard Setback (feet)	5
Rear Yard Setback (feet)	5
Buffering and Screening	
Nonresidential Use Adjacent to Multifamily	Double Side & Rear Setback – 5' required landscaping w/screening
Service and Loading Areas	No dedicated service loading area, private loading

4.3.D.1a Building Placement - There will be two (2) entrances/facades for the restaurant, one oriented facing Westgate Way right-of-way and the other facing a private drive within mixed use development.

4.3.D.4a Location of Service Areas and Loading – There is not a dedicated loading area for the restaurants, but the private drive is considered a loading access.

4.3.F.1a Architectural Features – Architectural design features will be compatible with attached photos to achieve the required materials and façade articulation to meet Planning & Zoning and Building Official approvals.

4.3.F.2a Building Articulation, Form and Massing – Architectural design features will be compatible with attached photos to achieve the required materials, projections, recessed areas, canopies, projection heights, or other architectural elements for façade articulation to meet Planning & Zoning and Building Official approvals.



5.1 Land Use Charts – Phase 1 consist of any use allowed within the High-Density Residential and Commercial Retail (CR) columns in section B, D, E & F of Figure 5-3 (Land Use Tables), whether by-right or as an SUP, shall be allowed by-right within the PD. Phase II (Hatched South property) on site plan Exhibit B, will be any use allowed within Commercial Retail (CR) columns in section B, D, E, & F of Figure 5-3 (Land Use Tables).

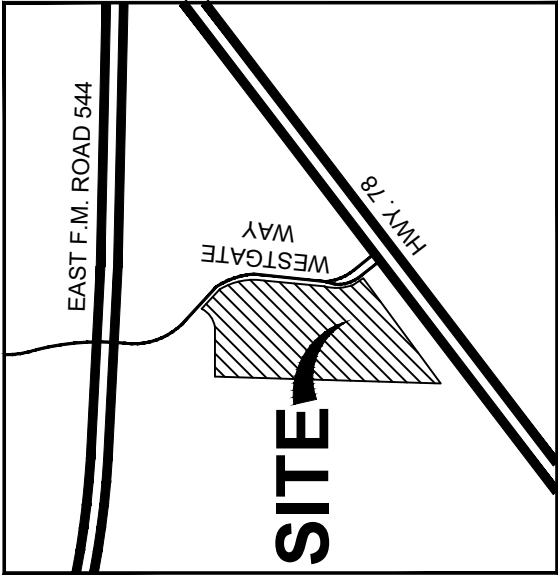
5.2.B.7b Multifamily Dwelling Additional Provisions - A playground shall not be required. Building numbers shall be placed on each building. On-site staff will be utilized to assist with directions about the property. A trash compactor will be provided for residence in lieu of a lidded dumpster. Covered mail boxes shall be incorporated into the design at the clubhouse.

7.3.C.1 Off Street Parking Requirements

All on-site parking shall be as follows:

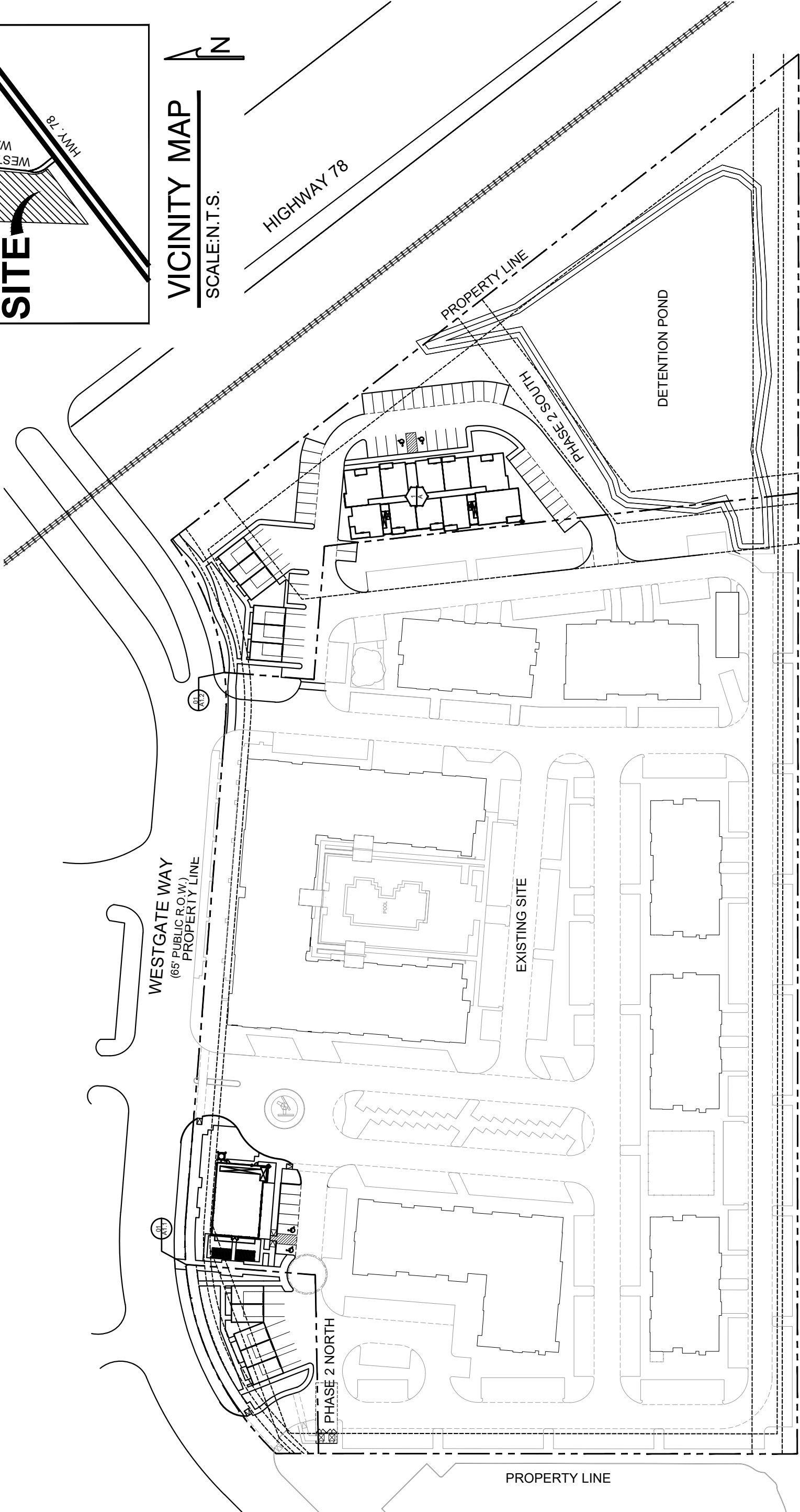
- Multi-family – 1.6 spaces per unit
- All parking for other uses will be shared among mixed used development

The developer will endeavor to work with the City's Public Arts Advisory Board liaison for potential art throughout the development.



VICINITY MAP

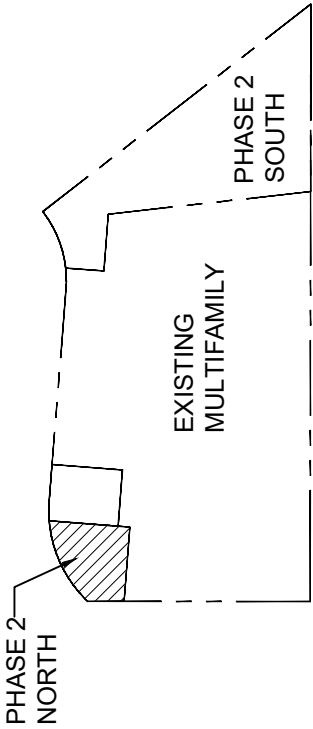
SCALE: N.T.S.



01

OVERALL SCHEMATIC SITE PLAN

SCALE: 1" = 100'-0"



SITE DATA (PHASE 2 NORTH)

- .62 ACRES
- 5 TOWNHOMES
- 8 UNITS PER ACRE

<u>PARKING REQUIRED</u> 1.6 PER UNIT (5X1.6)	8
TOTAL	8
<u>PARKING PROVIDED</u>	5
GARAGE SPACE	5
TANDEM SPACES	10
TOTAL	

$\Delta=49^{\circ}30'38''$
 $R=292.50'$
 $L=252.76'$
 $CB=S\ 20^{\circ}11'19''\ E$
 $CL=244.96'$

WESTGATE WAY
(65' PUBLIC R.O.W.)

10' UTILITY EASEMENT
PROPOSED TOWNHOMES
STYLE MULTIFAMILY
EXISTING
RESTAURANT

$S\ 04^{\circ}34'00''\ W\ 493.90'$

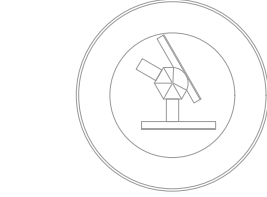
PROPERTY LINE

36' FRONT SETBACK

10' LANDSCAPE BUFFER

BOUNDARY

LOT 1;
BLOCK A;
PHASE II



01

SCHEMATIC ENLARGED SITE PLAN

SCALE: 1" = 40'-0"

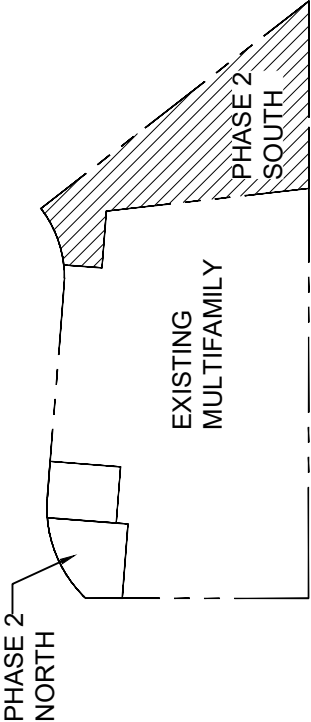
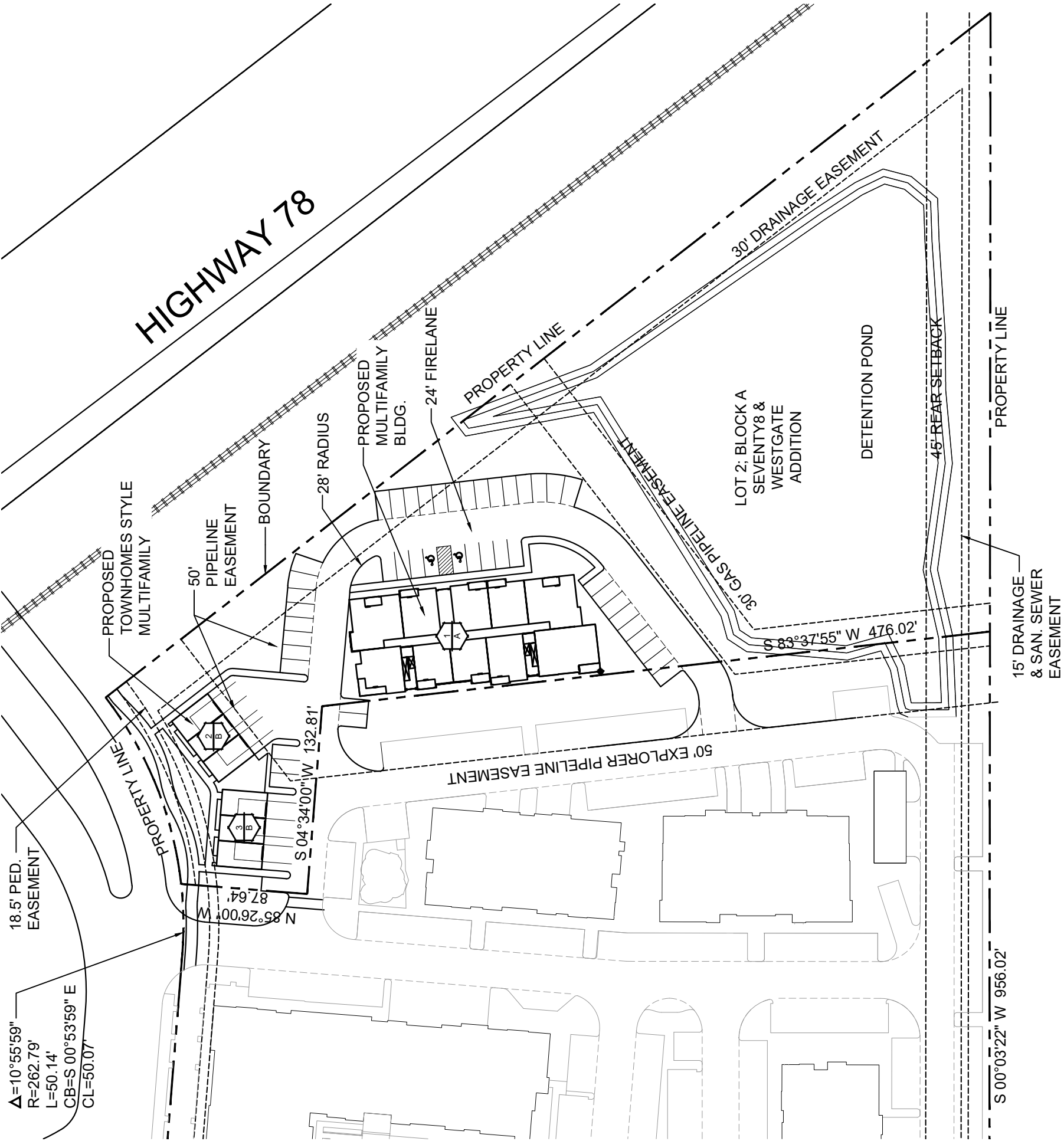
DATE: 03.17.21

A1.0
ENLARGED SITE
PLAN

Copyright © 2021

CROSS DEVELOPMENT, WESTGATE CENTER
WYLIE, TEXAS





SITE DATA (PHASE 2 SOUTH)

-3.6 ACRES
-30 UNITS
-6 TOWNHOMES
-8.3 UNITS/ACRE
-1 3-STORY BUILDING

PARKING REQUIRED	48
1.6 PER UNIT (30X1.6)	48
TOTAL	48
PARKING PROVIDED	44
STANDARD SPACES	2
ACCESSIBLE SPACES	6
GARAGE SPACE	6
TANDEM SPACES	58
TOTAL	58

PARKING SPACES	10'-0" X 20'-0"	20'
PARKING SPACE	10'-0" X 20'-0"	10'
HANDICAP SPACE	10'-0" X 20'-0"	20'
AISLE	5'-0" X 20'-0"	10' 5' 10"
VAN HANDICAP SPACE	10'-0" X 20'-0"	20'
AISLE	8'-0" X 20'-0"	10' 8' 10"
TANDEM SPACE	12'-0" X 20'-0"	20'
		12'



01

SCHEMATIC ENLARGED SITE PLAN

SCALE: 1" = 80'-0"

Unit Type	Square Footage	Quantity	Percentage	Total Net SF
A1	690	6	14.63%	4,140
A2	795	12	29.27%	9,540
A3	846	3	7.32%	2,538
B1	1,075	6	14.63%	6,450
C1	1,313	3	7.32%	3,939
TH	1,368	11	26.83%	15,048

Totals	Average SF	Quantity	Percentage	Net SF
	1016	41	100.00%	41,655

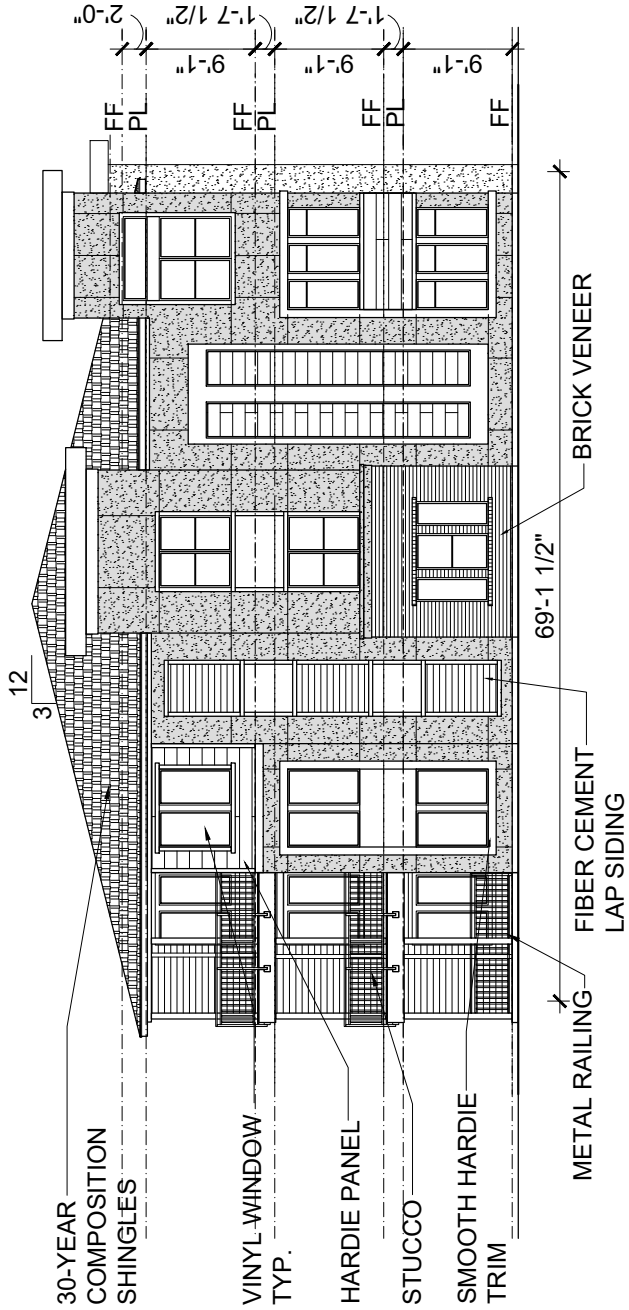
Total Percentage of One Bedroom Units	51.22%	21
Total Percentage of Two Bedroom Units	48.78%	6
Total Percentage of Three Bedroom Units	7.32%	14
Total Percentage of Four Bedroom Units	0.00%	0
		41

Building Type - 'A' - 3 Story					UNITS PER BLDG	NUMBER OF BLDGS	NET SF PER BLDG	NET SF OF BLDGS
A1	A2	A3	B1	C1	TH			
6	12	3	6	3	0	1	26,607	26,607

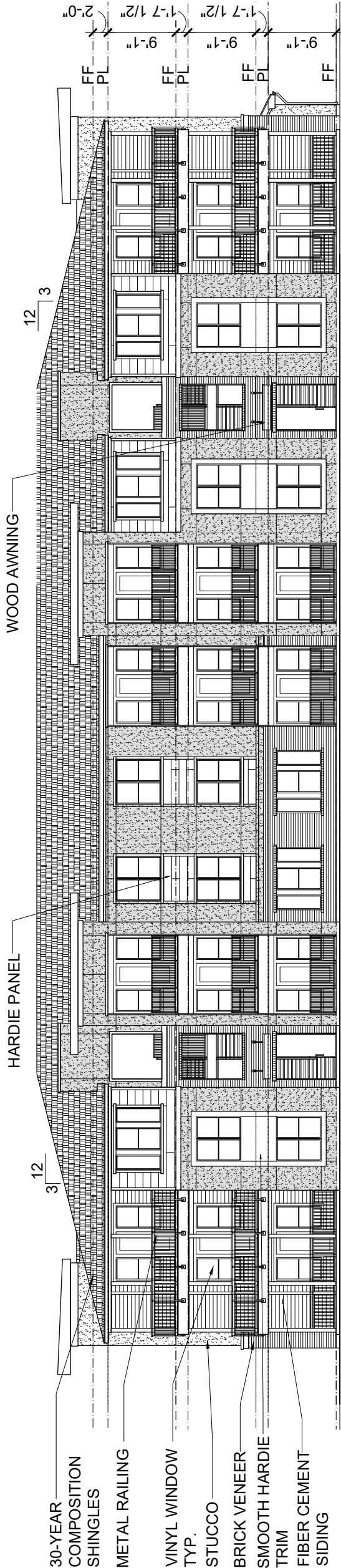
Building Type - 'B' - 3 Story					UNITS PER BLDG	NUMBER OF BLDGS	NET SF PER BLDG	NET SF OF BLDGS
A1	A2	A3	B1	C1	TH			
0	0	0	0	0	3	3	4,104	12,312

Building Type - 'C' - 3 Story					UNITS PER BLDG	NUMBER OF BLDGS	NET SF PER BLDG	NET SF OF BLDGS
A1	A2	A3	B1	C1	TH			
0	0	0	0	0	2	1	2,736	2,736

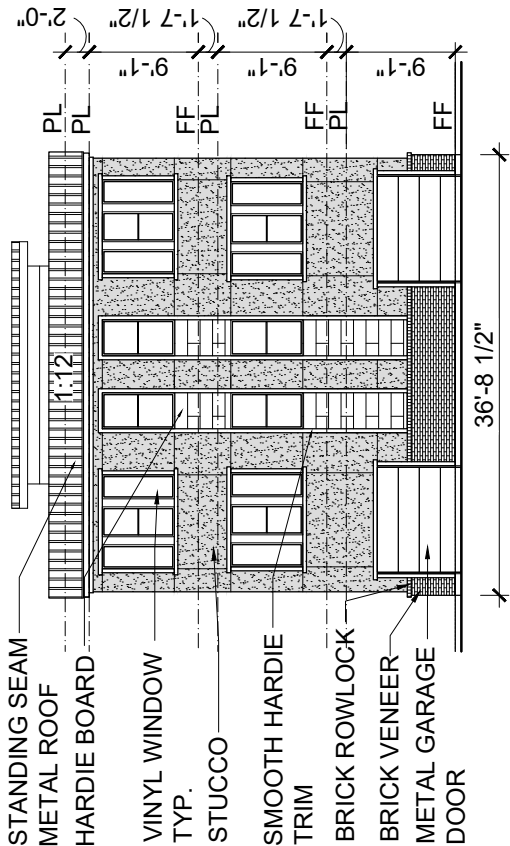
Total Units					UNITS	BLDGS	NET SF
A1	A2	A3	B1	C1	C2		
6	12	3	6	3	11	5	41,655



02 BUILDING 'A' - ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"

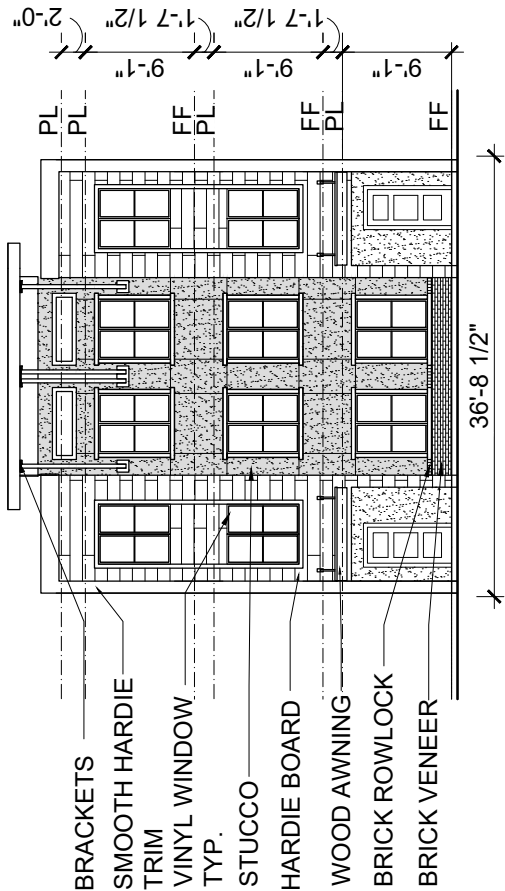


01 BUILDING 'A' - ELEVATION - EAST
SCALE: 1/16" = 1'-0"



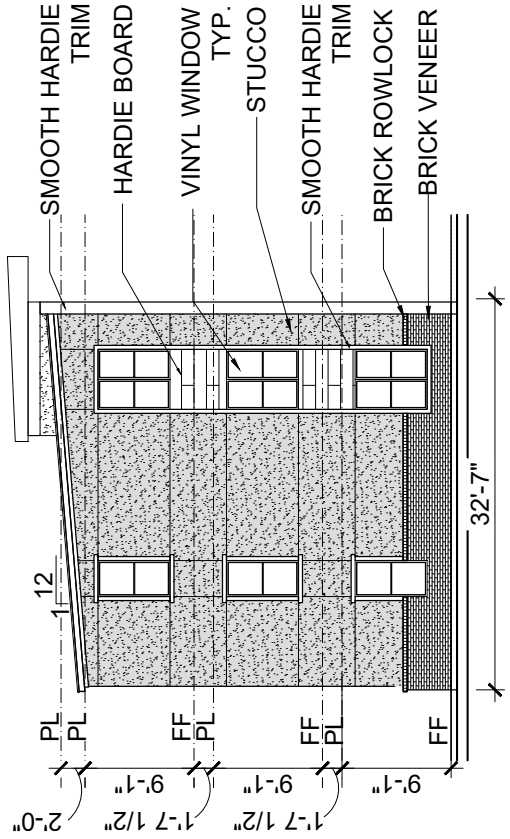
03 TOWNHOMES - ELEVATION - BACK

SCALE: 1/16" = 1'-0"



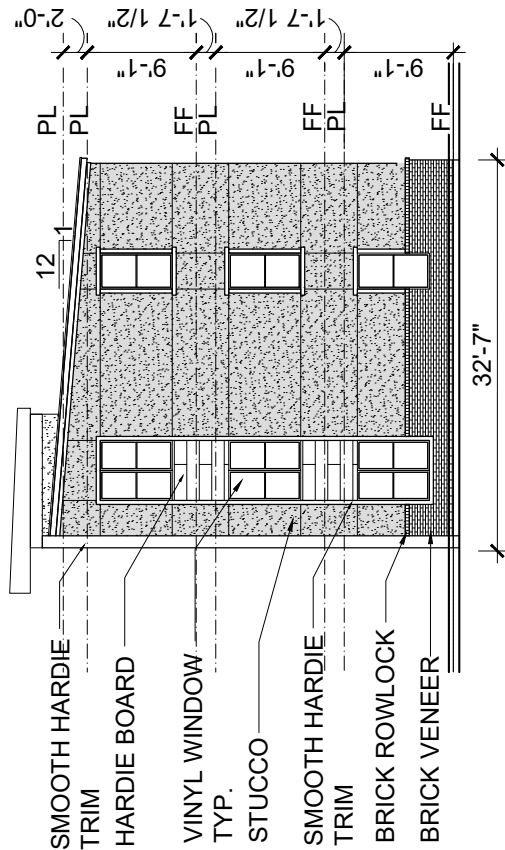
01 TOWNHOMES - ELEVATION - FRONT

SCALE: 1/16" = 1'-0"



04 TOWNHOMES - ELEVATION - LEFT

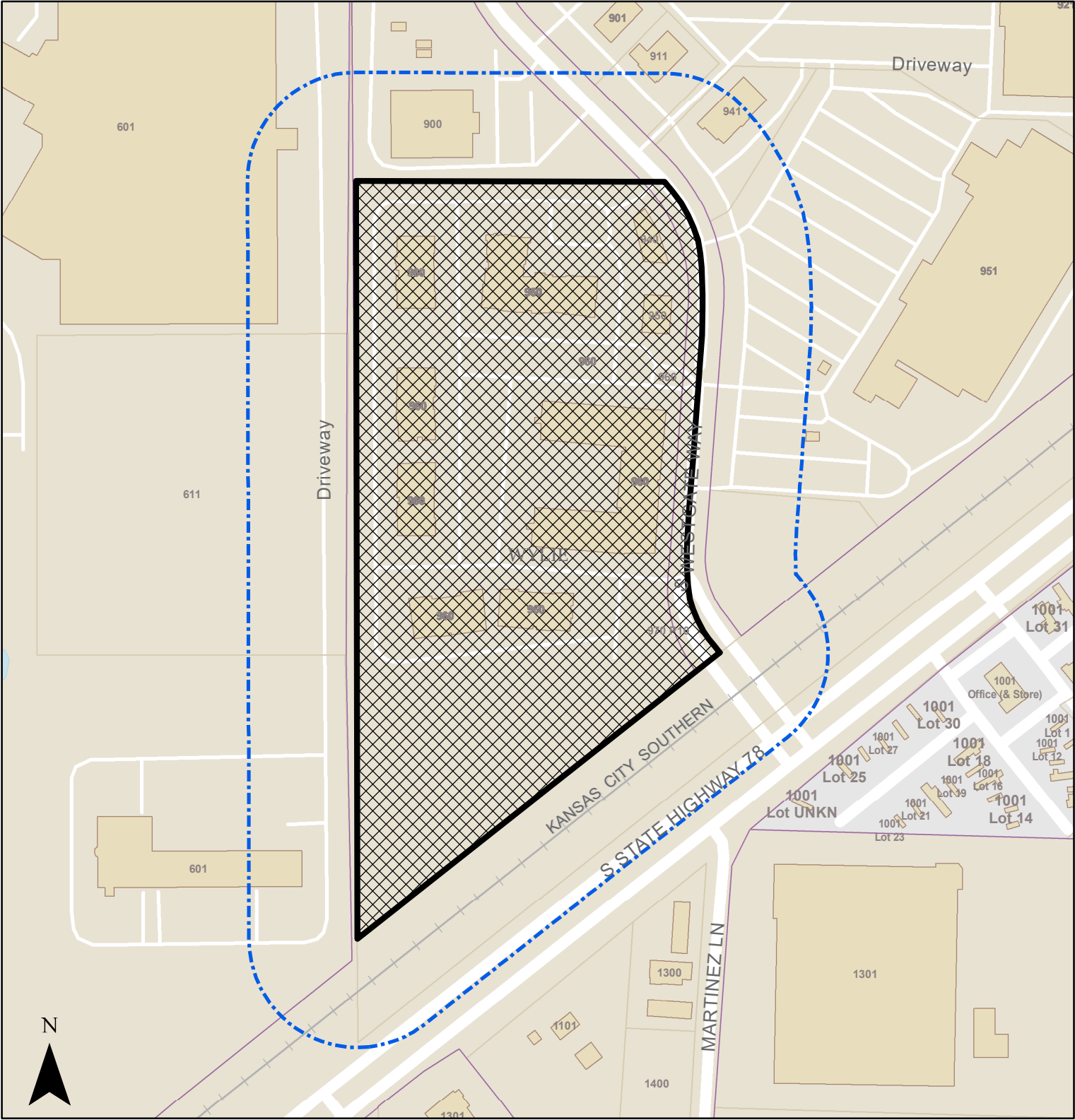
SCALE: 1/16" = 1'-0"



02 TOWNHOMES - ELEVATION - RIGHT

SCALE: 1/16" = 1'-0"

Notification Map



ZC 2021-09; Seventy8 & Westgate

 200 Foot Notification Buffer  Subject Property

