Planning & Zoning Commission

May 04, 2021

Regular Business Meeting

Wylie Planning and Zoning Commission
Regular Meeting

May 4, 2021 - 6:00 PM
(or immediately following the Parks Board Meeting)
Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098

A QUORUM OF THE PARKS AND RECREATION BOARD MAY OR MAY NOT BE PRESENT FOR THE MEETING. NO VOTES OR FORMAL ACTION OF THE PARKS AND RECREATION BOARD WILL BE TAKEN DURING THIS MEETING.

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 April 20, 2021 Regular Meeting.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for a Restaurant with Drive Thru Use (Panda Express) on 0.883 acres. Property located at 2050 N Highway 78.

2. Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a change of zoning from Commercial Corridor (CC) and Heavy Industrial (HI) to Planned Development (PD-CC-HI), to allow for a warehousing, light industrial and manufacturing use on 225.1 acres, generally located at the northeast corner of State Highway 78 and Springcreek Parkway. **(ZC2021-11)**

3. Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a change of zoning from Commercial Corridor (CC) to Planned Development (PD-MF), to allow for a rental townhome development on 21.059 acres, generally located 500' northeast from the intersection of State Highway 78 and Brown Street. **(ZC2021-13)**

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 30, 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.

This page is intentionally blank

Planning & Zoning Commission

Minutes

Regular Meeting

April 20, 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 6:02PM and announced a quorum present. P&Z Commissioners in attendance: Chair Plunk, Vice Chair Bryan Rogers, Commissioner Charla Riner, Commissioner Taylor Newsom, Commissioner Jacques Loraine, Commissioner Brian Ortiz and Commissioner Dan Norris.

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 Ortiz 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 April 6, 2021 Regular Meeting.

B. Consider, and act upon a recommendation to City Council regarding a Final Plat for Railroad Addition Lots 3A and 3B, being a replat of Railroad Addition Lot 3 Block 22, to establish two residential lots on .20 acres, property located at 108 South Fourth Street.

Commission Action

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

REGULAR AGENDA

1. Consider, and act upon, an amended Site Plan for Chips & Salsa Restaurant with outside seating. Property located on 2.9 acres at 2014 N Hwy 78.

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is proposing to add a minimum 600 square feet of outside seating with a patio cover. The addition will be placed over three existing parking spaces. The property has sufficient parking spaces for the retail center.

The patio cover is proposed to be fenced in and placed outside of the existing fire lane. The patio will be required to be paved with sidewalk and curbs that match the existing sidewalk.

Board Discussion

The Commissioners had no questions for the applicant.

Board Action

A motion was made by Commissioner Newsom, and seconded by Commissioner Loraine to approve the Site Plan for Chips and Salsa Restaurant with outside seating. Property located on 2.9 acres at 2014 North State Highway 78. A vote was taken and the vote carried 7 - 0.

2. Consider, and act upon, a Site Plan for Slydes Car Wash, on 1.178 acres. Property being Lot 4, Block A of Greenway - 78 Addition, located approximately 950' west from the intersection of FM 544 and State Highway 78.

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is proposing to develop a three lane automatic car wash that measures 4,785 square feet. A car wash is allowed use by right within zoning Planned Development Ordinance 2004-43.

The site provides 24 percent of landscaped area and the structure will be 100 percent masonry. The proposed site plan provides 22 parking vacuum bays, eight detail parking bays, and one ADA parking space.

Board Discussion

The Commissioners expressed concerns regarding the public safety of the project, in terms of vehicular and pedestrian traffic from existing tenants, and turn lanes for stacking within the fire lane.

Mr. Brian Boro, Bowman Consulting, Civil Engineer for the project, approached the Commissioners stating that directional signs will be posted for general flow access of the property.

Board Action

A motion was made by Vice Chair Rogers, and seconded by Commissioner Riner to approve the Site Plan for Slydes Car Wash on 1.178 acres. Property being Lot 4, Block A of Greenway - 78 Addition, located approximately 950' west from the intersection of FM 544 and State Highway 78. A vote was taken and the vote carried 4 - 3, with Commissioner Ortiz, Commissioner Newsom and Commissioner Loraine voting in opposition of the request.

3. Hold a Public Hearing, consider, and act upon a recommendation to the City Council regarding a request for a change of zoning from Neighborhood Services (NS) to Planned Development - Townhome (PD-TH), to allow for a townhome development on 10.911 acres, generally located at the southeast corner of Country Club Road and Park Boulevard. (ZC2021-04).

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is requesting to rezone 10.911 acres generally located on the southeast corner of Country Club Road and Park Boulevard. The purpose of the requested zoning is to allow for the construction of 95 townhome units representing a density of 8.7 units per acre.

The Planned Development conditions propose the construction of 34 front entry townhome units with a minimum lot size of 25 feet by 95 feet and 61 rear entry townhome units with a minimum lot size of 22 feet by 75 feet. For comparison, the typical standard minimum lot size of properties located within the base Townhome Zoning District are 3,000 square feet for interior lots and 3,500 square feet for exterior lots, representing a 21 to 53 percent reduction in lot size.

All townhome units are proposed to be constructed with at least 400 square feet of garage space, being a variation from the standard 500 square feet requirement of the zoning ordinance. The applicant has provided an on-street parking exhibit that shows an estimated availability of 57 guest parking spaces.

The lot located northeast is a drainage detention area with the lot located southeast being an unbuildable open space lot of approximately 8,500 square feet. No other open space is proposed to offset the increased density.

Applicant Comments

Mr. Jerry Sylo, JBI Partners, 2121 Midway Rd #300, Carrollton, Texas addressed the Commissioners for item number 3 on the agenda. Mr. Sylo stated that the development is a 95 townhome development with mews open space lots that is meant to be marketed for single adults and starting couples.

Board Discussion

The Commissioners discussed changing the detention pond to a retention pond for it to function as an amenity feature, and for the development to provide additional landscaping screening adjacent to the southern and western residential homes along the alley.

Public Comments

Chair Plunk opened the public hearing for Item 3 asking anyone present wishing to address the Commissioners to come forward. With no one coming forward, Chair Plunk closed the public hearing.

Board Action

A motion was made by Vice Chair Rogers, and seconded by Commissioner Norris, to recommend approval to City Council with conditions regarding a request for a change of zoning from Neighborhood Services (NS) to Planned Development 0 Townhome (PD-TH), to allow for a townhome development on 10.911 acres, generally located at the southeast corner of Country club Road and Park Boulevard, with conditions that Detention be Retention and have living screening on the southern portion and western portion of the property (2021-04). A vote was taken and the vote carried 5 -2, with Commissioners Newsom and Chair Plunk voting in opposition.

4. Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Single Family 10/24 (SF 10/24) to Commercial Corridor (CC), to allow for commercial development on 0.433 acres located at 605 Parker Road (ZC2021-08).

Staff Presentation

Mr. Molina approached the Commissioners, stating that the applicant is requesting to rezone 0.433 acres being the front portion of Lot 1, Block A of Gregorian Homes located at 605 Parker Road. The property is currently zoned Single Family 10/24. The reason for the requested rezoning is to allow for an office development.

Board Discussion

The Commissioners recalled how in 2019 the applicant requested for the rezoning of the entire property at 605 Parker froad from Agricultural to SF 10/24 with the intention of rezoning the front portion of the property to commercial for the office use.

Public Comments

Chair Plunk opened the public hearing for Item 4 asking anyone present wishing to address the Commissioners to come forward. With no one coming forward, Chair Plunk closed the public hearing.

Board Action

A motion was made by Commissioner Newsom, and seconded by Commissioner Loraine to recommend approval to City Council regarding a request for a change of zoning from Single Family 10/24 (SF 10/24) to Commercial Corridor (CC), to allow for commercial development on 0.433 acres located at 605 Parker Road (ZC 2021-08). A vote was taken and the vote carried 7-0.

5. Hold a Public Hearing, consider, and act upon a recommendation to the City Council regarding a request for a change of zoning from Planned Development 2017-03 (PD-2017-03) to Commercial Corridor (CC), to allow for commercial development on 4.728 acres located at 3010 W. FM544. (ZC2021-12)

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is requesting to rezone 4.728 acres located on the southeast corner of FM 544 and Springwell Parkway. The property is currently zoned Planned Development 2017-03. The reason for the requested rezoning is to revert the land back to its previous zoning designation of Commercial Corridor. This is required as the previous Planned Development Conditions limited the site to the design of the previously approved Zoning Exhibit

Board Discussion

The Commissioners had no questions for the applicant.

Public Comments

Chair Plunk opened the public hearing on Item 5 asking anyone present wishing to address the Commissioners to come forward. With no one coming forward, Chair Plunk closed the public hearing.

Board Action

A motion was made by Commissioner Newsom, seconded by Commissioner Ortiz to recommend approval to the City Council regarding a request for a change of zoning from Planned Development 2017-03 (PD-2017-03) to Commercial Corridor (CC), to allow for commercial development on 4.728 acres located at 3010 W FM 544 (ZC 2021-12). A vote was taken and motion carried 7 - 0.

Ms. Bradley mentioned that the next Planning and Zoning Meeting is scheduled for May 4, 2021, which will be a joint session with the Parks and Recreation Board.

ADJOURNMENT

A motion was made by Commissioner Newsom, and seconded by Commissioner Norris, to adjourn the meeting at 7:28 PM. A vote was taken and carried 7-0.

_____

Cory Plunk, Chair

ATTEST:

_____

Mary Bradley

This page is intentionally blank

Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	May 04, 2021	**Item:**	1
Department:	Planning		
Prepared By:	Kevin Molina	**Subdivision:**	Woodlake Village
Date Prepared:	April 27, 2021	**Zoning District:**	Planned Development 2004-43 (PD 2004-43)
		Exhibits:	Site Plan, Landscape Plan Elevations

Subject

Consider, and act upon, a Site Plan for a Restaurant with Drive Thru Use (Panda Express) on 0.883 acres. Property located at 2050 N Highway 78.

Recommendation

Motion to **approve** a Site Plan for a Restaurant with Drive Thru Use (Panda Express) on 0.883 acres. Property located at 2050 N Highway 78.

Discussion

OWNER: BGE Inc **APPLICANT: idGROUP**

The applicant is proposing to develop a restaurant with drive-through at 2050 N State Highway 78. The property is zoned within the Commercial Corridor zoning district and the use is allowed by right..

The proposed site plan provides 28 parking spaces with two of them being ADA accessible and 11 being on a permeable surface. The permeable surface parking stalls are required as the development is exceeding the allowed 25% maximum of the minimum number of spaces required. The City Engineering department has reviewed details of the permeable surface and has determined it to be acceptable.

The site provides 20% of landscaped area, which meets the minimum requirement for commercially zoned properties.

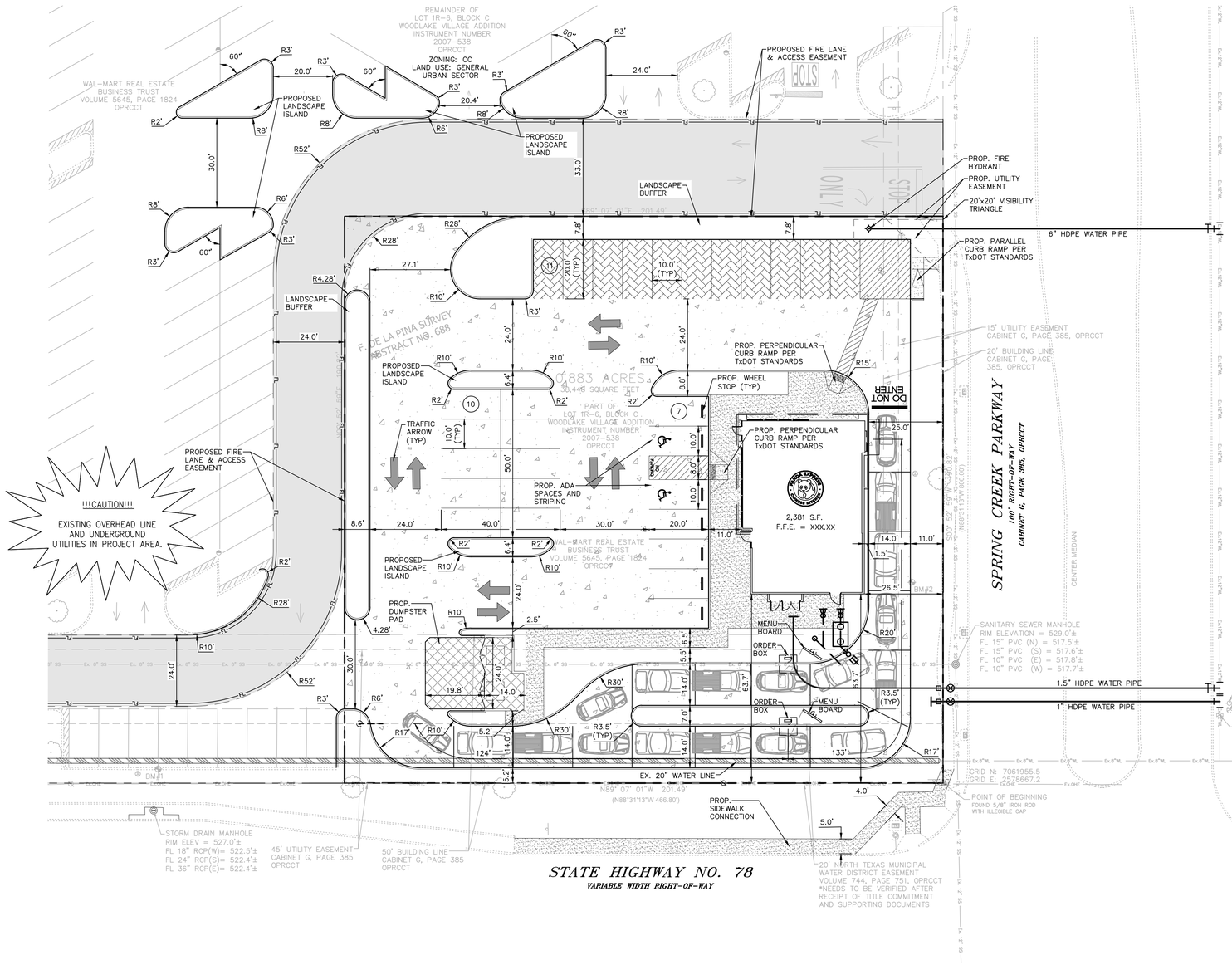
The exterior facade of the building is comprised of stone, stucco, and composite decking.

As presented, this site plan is in compliance with the design requirements of the zoning ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

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

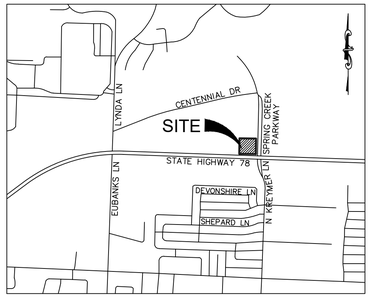
Approved By

	Initial	*Date*
Department Director	JH	April 29, 2021



0 10' 20' 40'

SCALE: 1" = 20'



VICINITY MAP
N.T.S.

LEGEND	
7" CONCRETE PAVEMENT (HEAVY DUTY)	
6" CONCRETE PAVEMENT (MEDIUM DUTY)	
4" SIDEWALK/FLATWORK PAVEMENT	
PERMEABLE PAVING	
PAVEMENT STRIPING	
PROPERTY LINE	
EXISTING CURB	
PROPOSED CURB	
FIRE LANE	FL
DENOTES BLUE PLACARD ADA STALLS	
PARKING COUNT	(11)
EXISTING WATER	Ex. WL
PROPOSED WATER	
EXISTING SANITARY SEWER	Ex. SS
PROPOSED SANITARY SEWER	

SITE SUMMARY TABLE	
GENERAL SITE DATA	
ZONING	CC (CORRIDOR COMMERCIAL)
LAND USE	RESTAURANT W/DRIVE-THROUGH
LOT AREA	38,448.59 S.F. (0.883 ACRES)
BUILDING AREA (SQ. FEET)	2,381 S.F.
BUILDING HEIGHT (STORIES)	22'-6" - 1 STORY
LOT COVERAGE	6.19%
PARKING	
PARKING RATIO REQUIRED	1 PER 150 S.F. BUILDING AREA
REQUIRED PARKING	(2,381/150) = 16
PROVIDED PARKING	28 SPACES
ACCESSIBLE PARKING REQUIRED	2
ACCESSIBLE PARKING PROVIDED	2

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

BENCHMARKS

SOURCE BENCHMARKS
DESCRIPTION
N: XXXXXXX.XX
E: XXXXXXX.XX
ELEV. = XXX.XX

ONSITE BENCHMARKS
BM #1:
"X" CUT WITH BOX
N: 7061964.27
E: 2578403.04
ELEV. = 532.69

BM #2:
"X" CUT WITH BOX
N: 7062023.21
E: 2578657.69
ELEV. = 532.46

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

BGE, Inc.
777 Main St., Suite 1900
Fort Worth, TX 76102
Tel: 972-887-6130 ● www.bgeinc.com
TBPE Registration No. F-1046
Contact: David Greer
Tel: 817-872-6005

Copyright 2021

DEVELOPER
PANDA RESTAURANT GROUP
11604 Hollister Drive
Austin, Texas 78739
Contact: Dennis Stone
Senior Project Manager
Tel: 512-288-5070 (Office)
Tel: 512-897-4308 (Cell)

SITE PLAN

PANDA EXPRESS
2060 N STATE HIGHWAY 78
PART OF LOT 1R-6, BLOCK C WOODLAKE VILLAGE ADDITION
SITUATED IN THE F. DE LA PINA SURVEY
ABSTRACT NO. 688
0.883 ACRES
CITY OF WYLIE
COLLIN COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JAIME SORIA JR., P.E.
TEXAS REGISTRATION NO. 139564
APRIL 16, 2021

!!CAUTION !!
CONTRACTOR TO VERIFY EXACT LOCATION & DEPTH OF EXIST FACILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES

!! CAUTION !!
CONTACT 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

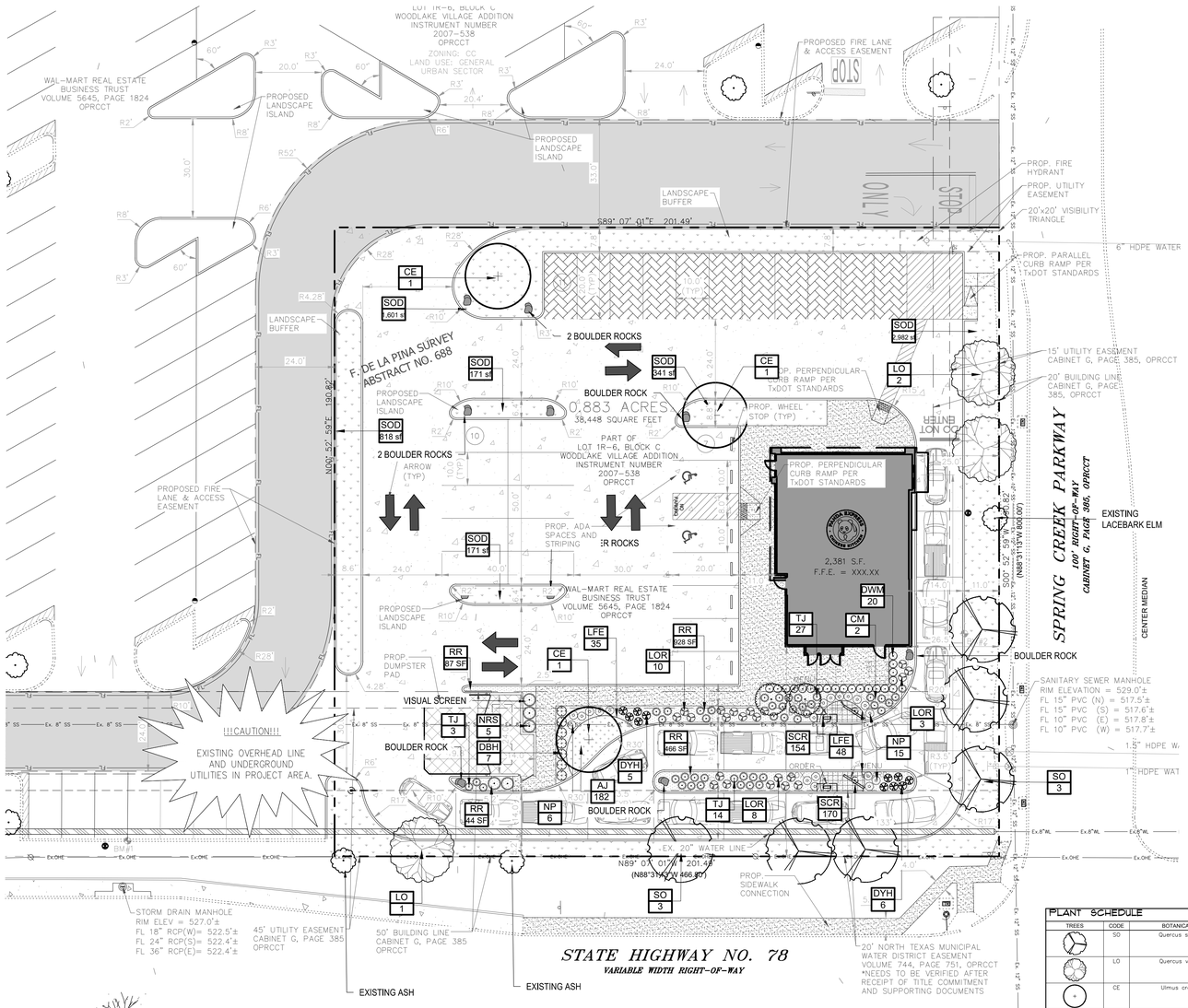
REVISIONS

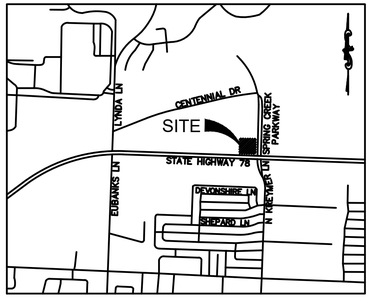
REV NO.	DATE	DESCRIPTION

DRAWN BY: MLR
CHECKED BY: JS
DATE: 04/19/2021
PROJECT NUMBER: 8687-00

SHEET NO.
C-1.0

BGE, INC.
G:\TX\Projects\VzGroup\8687-00-PX_Wyl_08074\03_CAD\01_SHTS\C-1.0_SITE PLAN.dwg Apr 16, 2021-10:39am jsoria





VICINITY MAP
N.T.S.

LANDSCAPE TABULATIONS		
SITE AREA	38,448 SF (0.883 AC)	
BUILDING FOOTPRINT	2,381 SF	
LANDSCAPING	REQUIRED	PROVIDED
LANDSCAPE AREA (38,448 SF x 20% = 7,689 SF)	7,689 SF (20%)	7,791 SF (20%)
PARKING LOT LANDSCAPE	REQUIRED	PROVIDED
28 SPACES x 50 SF = 1,400 SF	1,400 SF	2,758 SF
NO SPACE FURTHER THAN 60' FROM LANDSCAPE AREA	YES	YES
ISLAND AT END OF PARKING	YES	YES
ISLAND AT LEAST EVERY 12 SPACES	YES	YES
VISUAL SCREENING	REQUIRED	PROVIDED
3' HT. SHRUB AT SERVICE & LOADING AREAS	YES	YES
1 TREE (FLOWERING) / 20 LF 43 LF / 20 LF = 2.15 TREES	2 TREES	2 TREES
STREET FRONTAGE LANDSCAPE	REQUIRED	PROVIDED
50% OF FRONT YARD (10' WIDTH)	YES	YES
(1) 3" CALIPER TREE / 30'-40' O.C. STATE HIGHWAY 78 : 204.34 / 35' = 5.8 TREES	6 TREES	6 TREES (2) EXISTING (4) NEW
(1) 3" CALIPER TREE / 30'-40' O.C. SPRING CREEK BLVD : 190.82 / 35' = 5.5 TREES	6 TREES	6 TREES (1) EXISTING (5) NEW
SIDEWALK ALONG STATE HIGHWAY NO. 78	YES	YES

GENERAL LANDSCAPE NOTES

1. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL LANDSCAPE AREAS, UNLESS NOTED OTHERWISE. ADJUSTMENTS TO SYSTEM WILL LIMIT OVER-SPRAY ONTO ADJACENT ROADWAYS AND CONSERVE WATER TO THE GREATEST EXTENT POSSIBLE. A RAIN SENSOR AND A FREEZE SENSOR WILL BE PART OF THE SYSTEM.
2. ADDITIONAL PLANT MATERIAL MAY BE INSTALLED ON SITE BY OWNER IN ACCORDANCE WITH THE CITY OF WYLIE LANDSCAPE STANDARDS. MATERIAL SPECIFIED ON THIS PLAN IS TO MEET MINIMUM LANDSCAPE REQUIREMENTS.
3. ALL LANDSCAPE AREAS SHALL BE PROTECTED FROM VEHICULAR TRAFFIC THROUGH THE USE OF CONCRETE CURBS, WHEEL-STOPS OR OTHER PERMANENT BARRIERS.
4. ALL LANDSCAPE AREAS SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED SO AS NOT TO OBSTRUCT VIEW OF MOTORIST BETWEEN THE STREETS AND ACCESS DRIVES.
5. REFERENCE ENGINEERING PLANS FOR PROPOSED GRADES.
6. FINAL LOCATION OF PLANT MATERIAL MAY VARY DUE TO ACTUAL FIELD CONDITIONS AND PROPOSED GRADES. GENERAL INTENT IS TO BE MAINTAINED.
7. ALL TREES AND SHRUBS SHALL HAVE 2" MINIMUM LAYER OF MULCH ON THE PLANTING AREA. THE MULCH SHALL NOT TOUCH THE TREE TRUNK
8. ALL TREES TO BE 3" CALIPER MINIMUM (MEASURED 12 INCHES (12") ABOVE GROUND LEVEL).

LEGEND	
7" CONCRETE PAVEMENT (HEAVY DUTY)	
6" CONCRETE PAVEMENT (MEDIUM DUTY)	4"
4" SIDEWALK/FLATWORK PAVEMENT	
PERMEABLE PAVING	
PAVEMENT STRIPING	
PROPERTY LINE	
EXISTING CURB	
PROPOSED CURB	
FIRE LANE	FL
DENOTES BLUE PLACARD ADA STALLS	
PARKING COUNT	11
EXISTING WATER	Ex. WL
PROPOSED WATER	
EXISTING SANITARY SEWER	Ex. SS
PROPOSED SANITARY SEWER	

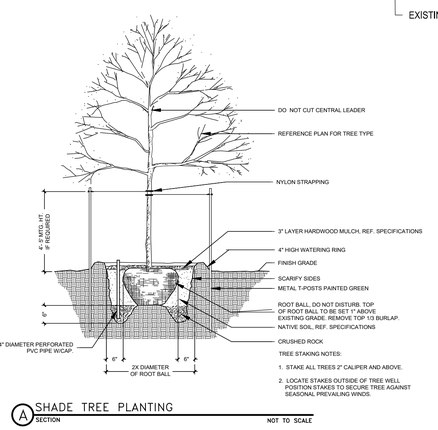
SITE SUMMARY TABLE	
GENERAL SITE DATA	
ZONING	CC (CORRIDOR COMMERCIAL)
LAND USE	RESTAURANT W/DRIVE-THROUGH
LOT AREA	38,448.59 S.F. (0.883 ACRES)
BUILDING AREA (SQ. FEET)	2,381 S.F.
BUILDING HEIGHT (STORIES)	22'-6" - 1 STORY
LOT COVERAGE	6.19%
PARKING	
PARKING RATIO REQUIRED	1 PER 150 S.F. BUILDING AREA
REQUIRED PARKING	(2,381/150) = 16
PROVIDED PARKING	28 SPACES
ACCESSIBLE PARKING REQUIRED	2
ACCESSIBLE PARKING PROVIDED	2

NOTES

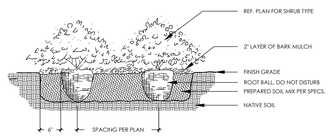
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

PLANT SCHEDULE

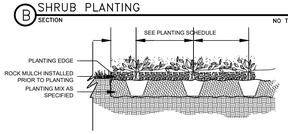
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	SO	Quercus shumardi	Shumard Red Oak	45 gal.	CONT.	6	3" CAL., 12' HT. MIN.
	LO	Quercus virginiana	Southern Live Oak	45 gal.	CONT.	3	3" CAL., 12' HT. MIN.
	CE	Ulmus crassifolia	Cedar Elm	45 gal.	CONT.	3	3" CAL., 12' HT. MIN.
	CM	Lagerstroemia indica	Crape Myrtle	30 gal.	CONT.	2	2" CAL., 10' HT. MIN.
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	DBH	Ilex comuta 'Burfordii Nana'	Dwarf Burford Holly	3 gal.	Cont.	7	24" HT. @ 36" O.C.
	DYH	Ilex vomitoria 'Nana'	Dwarf Yaupon	3 gal.	Cont.	11	15" HT. @ 30" O.C.
	NRS	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	7 gal.	Cont.	5	36" HT. @ 48" O.C.
	TJ	Juniperus sabina 'Tamariscifolia New Blue'	New Blue Tamarix Juniper	3 gal.	Cont.	44	18" HT. @ 30" O.C.
	LOR	Loropetalum chinense 'Purple Diamond'	Fringe Flower	3 gal.	Cont.	21	24" HT. @ 30" O.C.
	DWM	Myrica pusilla	Dwarf Southern Wax Myrtle	3 gal.	Cont.	20	15" HT. @ 30" O.C.
	NP	Nandina domestica 'Fire Power'	Firepower Nandina	3 gal.	Cont.	21	15" HT. @ 30" O.C.
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	RR		Rock River	1"-1 1/2" Aggregate sizes		1,525 sf	Tan native river rock w/permeable weedmat staked to grade
	AJ	Trachelospermum asiaticum	Asian Jasmine	4"	Pot	182	18" O.C.
	SCR	Varies by Season	Seasonal Color	4"	Pot	324 sf	8" O.C.
SOD/SEED	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	SOD	Cynodon dactylon '419 Hybrid'	Bermuda Grass	sod		6,084 sf	
MISC	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	LFE		Steel Edging	4"		83 lf	Bury 3" deep. Stakes at end of each section
	BLD		Boulder	3'-4' Dia.		10	Bury to prevent movement



A SHADE TREE PLANTING SECTION — NOT TO SCALE



B SHRUB PLANTING SECTION — NO TO SCALE



C GROUNDCOVER PLANTING SECTION — NOT TO SCALE

811 Know what's below. Call before you dig. (@ least 48 hours prior to digging)

BENCHMARKS

SOURCE BENCHMARKS
DESCRIPTION
N: XXXXXXX.XX
E: XXXXXXX.XX
ELEV. = XXX.XX

ONSITE BENCHMARKS
BM #1:
"X" CUT WITH BOX
N: 7061964.27
E: 2578403.04
ELEV. = 532.69

BM #2:
"X" CUT WITH BOX
N: 7062023.21
E: 2578657.69
ELEV. = 532.46

BGE, Inc.
777 Main St., Suite 1900
Fort Worth, TX 76102
Tel: 972-887-6130 ● www.bgeinc.com
TBPE Registration No. F-1046
Contact: David Greer
Tel: 817-872-6005
Copyright 2021

DEVELOPER
PANDA RESTAURANT GROUP
11604 Hollister Drive
Austin, Texas 78739
Contact: Dennis Stone
Senior Project Manager
Tel: 512-288-5070 (Office)
Tel: 512-897-4308 (Cell)

LANDSCAPE PLAN

PANDA EXPRESS
2060 N STATE HIGHWAY 78
PART OF LOT 1R-6, BLOCK C WOODLAKE VILLAGE ADDITION
SITUATED IN THE F. DE LA PINA SURVEY
ABSTRACT NO. 688
0.883 ACRES
CITY OF WYLIE
COLLIN COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JAIME SORIA JR., P.E.
TEXAS REGISTRATION NO. 139564
APRIL 16, 2021

!! CAUTION !!
CONTRACTOR TO VERIFY EXACT LOCATION & DEPTH OF EXIST FACILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES

!! CAUTION !!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

DRAWN BY: MLR
CHECKED BY: JS
DATE: 04/19/2021
PROJECT NUMBER: 8687-00

SHEET NO.
L-1.0

BGE, INC.
G:\TX\Projects\Group\8687-00-PX_Wylie_206774\11_Planning\CAD\8687-L-1.0 LANDSCAPE COMPLIANCE PLAN.dwg Apr 16, 2021-11:48pm sfoko

EXTERIOR FINISH SCHEDULE

INSTALLED AND FURNISHED BY.. G.C. UNLESS NOTED OTHERWISE

01-11-19

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
	STO	STOTHERM ESSENCE SYSTEM	SW 6148 WOOL SKEIN	FINE	BUILDING BODY
	STO	STOTHERM ESSENCE SYSTEM	SW 7067 CITYSCAPE	FINE	BUILDING BODY
	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE	EIFS ACCENT BAND
ST-1S	CORONADO STONE PRODUCTS	900 SERIES	#2 GREY	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
ST-1	CORONADO STONE PRODUCTS	INDUSTRIAL LEDGE	SHALE GREY	-	ENTRY PORTAL & WAINSCOT CONTACT: LISA KILGORE: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS. MFG.: ARGOS, COLOR: PUTTY
CD-1	FIBERON	HORIZON	IPE	60% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: BILL ROSS @ 704-756-1980 EMAIL: Billr@fiberondecking.com
CD-2	FIBERON	HORIZON	TUDOR BROWN	40% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: BILL ROSS @ 704-756-1980 EMAIL: Billr@fiberondecking.com
MTL-1	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"		CAP FLASHING

WINDOW SCHEDULE

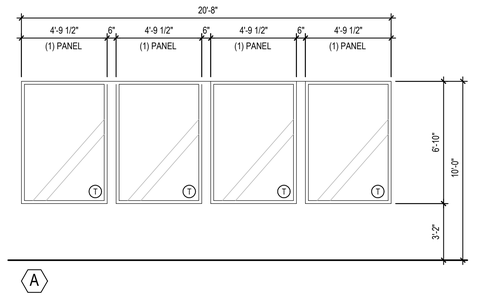
INSTALLED AND FURNISHED BY.. G.C. UNLESS NOTED OTHERWISE

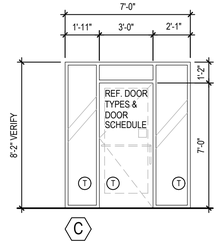
SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS
A	20'-8" LIN. FEET	6'-10"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES
B	26'-9 1/2" LIN. FEET	6'-10"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES
C	7'-0"	8'-2"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME
D	5'-11"	10'-0"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME
E	7'-3 3/4"	59.5"	TEMPERED GLASS	DARK BRONZE ANODIZED ALUMINUM	QUIK-SERV HEATED AIR CURTAIN, ROUGH OPENING 48" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: WADE ARNOLD, 800-388-8307

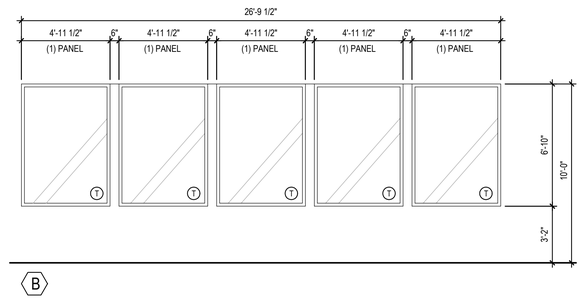
NOTES

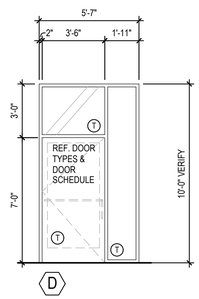
1. INSULATING GLASS VITRO ARCHITECTURAL GLAZING SOLARBAN 60 LOW E: WINTER U=0.29 SHGC: 0.25 VIS TRANS: 35%
2. DOORS: FULL GLAZED DOORS W/10" KICK BASE, ANODIZED ALUM FINISH. REFER HARDWARE SCHEDULE.
3. WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION.
4. GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED.
5. MANUFACTURER: QUIK-SERV, MODEL SST-4860E WITH THRU-BEAM PHOTO-ELECTRIC BAR. REGIONAL APPLICATION WITH CF-25 NON HEATED AIR CURTAIN OR CHF-25 HEATED AIR CURTAIN. TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE.
6. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER 0F BUILDING CODE.

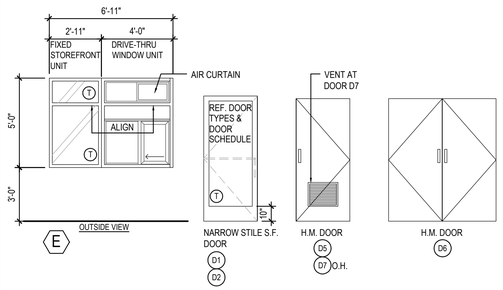
(T) TEMPERED GLASS











NORTH ELEVATION 2

Scale= 1/4" = 1'-0" A-200

SOUTH ELEVATION 1

Scale= 1/4" = 1'-0" A-200

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

ISSUE DATE:

DRAWN BY:

PANDA PROJECT #: D8074
PANDA STORE #: -
ARCH PROJECT #: 261-303

idGROUP

PANDA EXPRESS

TRUE WARM & WELCOME
2050 TX 78 & LYNDA LANE
WYLIE, TX 75098

A-200

EXTERIOR ELEVATIONS

*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

WEST ELEVATION | 2

Scale= 1/4" = 1'-0" | A-201

*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

EAST ELEVATION | 1

Scale= 1/4" = 1'-0" | A-201

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

ISSUE DATE:

DRAWN BY:

PANDA PROJECT #: D8074
PANDA STORE #: -
ARCH PROJECT #: 261-303

idGROUP

PANDA EXPRESS
TRUE WARM & WELCOME
2050 TX 78 & LYNDA LANE
WYLIE, TX 75098

A-201

EXTERIOR
ELEVATIONS

FRONT PERSPECTIVE 2

NOT TO SCALE A-202

BACK PERSPECTIVE 1

NOT TO SCALE A-202

PANDA EXPRESS

CHINESE KITCHEN

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

ISSUE DATE:

DRAWN BY:

PANDA PROJECT #:	D8074
PANDA STORE #:	-
ARCH PROJECT #:	261-303

idGROUP

PANDA EXPRESS

TRUE WARM & WELCOME
2050 TX 78 & LYNDA LANE
WYLIE, TX 75098

A-202

EXTERIOR
PERSPECTIVES

CITY OF WYLIE

Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	May 04, 2021	**Item:**	2
Department:	Planning		
Prepared By:	Kevin Molina	**Subdivision:**	Francisco De La Piña Survey Abs 688
Date Prepared:	April 12, 2021	**Zoning District:**	Commercial Corridor (CC) & Heavy Industrial (HI)
		Exhibits:	Zoning Exhibits

Subject

Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a change of zoning from Commercial Corridor (CC) and Heavy Industrial (HI) to Planned Development (PD-CC-HI), to allow for a warehousing, light industrial and manufacturing use on 225.1 acres, generally located at the northeast corner of State Highway 78 and Springcreek Parkway. **(ZC2021-11)**

Recommendation

Motion to recommend **(approval, approval with conditions or disapproval)** to the City Council regarding a change of zoning from Commercial Corridor (CC) and Heavy Industrial (HI) to Planned Development (PD-CC-HI), to allow for warehousing, light industrial and manufacturing use on 225.1 acres, generally located at the northeast corner of State Highway 78 and Springcreek Parkway. **(ZC2021-11)**

Discussion

OWNER: Kansas City Southern Railway Co **ENGINEER: NorthpointKC**

The applicant is requesting to rezone 225.1 acres located on the northeast corner of State Highway 78 and Springcreek Parkway. The property is currently zoned Commercial Corridor and Heavy Industrial. The reason for the requested rezoning to a Planned Development is to allow for the construction of warehousing, light industrial, manufacturing, and some commercial uses to support the Kansas City Southern Intermodal facility.

The Planned Development establishes uses that are allowed by right, and by SUP. Uses that are not included on the Planned Development shall be prohibited. By right uses are:

-Industrial (Inside)
-Light Assembly & Fabrication
-Warehouse/Distribution Center

The subject property is to be developed with modified design standards of the Commercial Corridor zoning district. The modified design standards include allowing for a mix of industrial and commercial uses, allow for 10% landscaping throughout the site, and extend the parking rows before a required landscaped island to 20 due to the nature of the use.

The subject property is proposed to be developed with a total of 2,455,100 sq.ft of building area and provide 1,760 parking spaces. The development is scheduled to be completed in stages over several years.

The plat and site plan for the subject property shall be required to adhere to the development guidelines of the Planned Development.

The properties adjacent to the subject property are zoned commercial to the west and south. The properties to the north are zoned Heavy Industrial and Agricultural. The property to the east is located outside of the City Limits. The subject property lies within the General Urban Sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notifications/Responses: 20 notifications were mailed; with no responses received in opposition or in favor of the request.

Should the request be approved, the approval of a preliminary plat is required prior to development. Council consideration on May 25, 2021

Approved By	*Initial*	*Date*
Department Director	JH	April 29, 2021

Locator Map

ZC 2021-11; KCS Wylie Logistics Park KCS Northpointe

Subject Property

0 475 950 1,900 2,850 3,800 Feet

CITY OF WYLIE

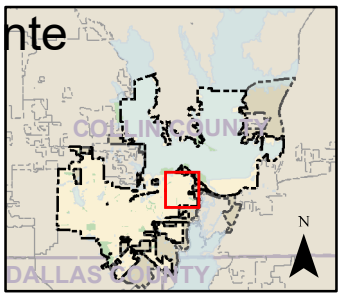


EXHIBIT "B"
CONDITIONS FOR PLANNED DEVELOPMENT
2021-11-CC-HI

I. PURPOSE:

This Planned Development District shall be established to provide warehousing, light industrial and manufacturing uses to support the Kansas City Southern Intermodal facility as well was to support economic growth within the region.

II. GENERAL CONDITIONS:

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.

2. All regulations of the Commercial Corridor District (CC) set forth in Article 4, Section 4.1, and Heavy Industrial District set forth in Article 4, Section 4.2 of the Comprehensive Zoning Ordinance (adopted as of March 2021) are hereby replaced with the following:

Figure 4-5 – Commercial Industrial (CI)	
Height	
Height of Main Structure (feet)	75
Number of Stories	4
Residential Proximity	2: 1 slope from residential lot line
Building Placement and Coverage	
Front Yard Setback (feet)	50
Side Yard Setback (feet)	25
Rear Yard Setback (feet)	25
Building Coverage	50 %
Buffering and Screening	
Service and Loading Areas	Shall be individually screened from view from a public street. Screening will be achieved by a combination of landscaping, wing walls and building orientation as illustrated on the zoning exhibits.

III. SPECIAL CONDITIONS:

1. The following uses as defined in the March 2021 Comprehensive Zoning Ordinance shall be expressly permitted on the subject property:
    a. Industrial (Inside)
    b. Light Assembly & Fabrication
    c. Warehouse/Distribution Center

2. The following uses as defined in the March 2021 Comprehensive Zoning Ordinance shall only be permitted by a separate Specific Use Permit on the subject property:
    a. Financial Institution with or without drive thru
    b. Motor Vehicle Fueling Station
    c. Automobile Repair, Minor
    d. Food Processing
    e. Outside Storage as a primary use
    f. Industrial (Outside)
    g. Truck Machinery & Heavy Equipment Sales, Service or Repair
    h. Any Use that may fit the purposes of Section I subject to City Approval

3. All other uses shall be prohibited on the subject property:

4. The subject property shall be in conformance with all regulations of the Commercial Corridor Zoning District set forth in, Section 4.3, and Section 5.2 of the current Zoning Ordinance in every respect with exception to the uses indicated in Section III.1, III.2, and III.3 above.
5. Design criteria shall be in conformance with Commercial Corridor Architectural Design Requirements of the March 2021 zoning ordinance.
6. Prior to development, approved plats and site plans shall be required and shall include any and all accessory outside storage areas.

7. All regulations of Section 4.3 (Design Standards), Figures 4-7, 4-8, and 4-9 and their associated definitions set forth in the Comprehensive Zoning Ordinance (adopted as of March 2021) are hereby replaced with the following:

Figure 4-7 Site Design Requirements

ELEMENT	BASE STANDARD (All Development Must Comply Fully with All Listed Below)
Building Placement	1. Entrances and/or facades oriented to the street
Parking Placement	1. Parking spaces at least 10’ from residential lot line. 2. Pedestrian parking ratio of 1 per 2,000 GFA (gross floor area.)
Access Drives	1. Minimum width drive of 24’, turning radius of 25’ 2. Access drive at least 150’ from intersection 3. Landscaped treatments of entrances
Location of Service and Loading Areas	1. Shall be individually screened from view from a public street. Screening will be achieved by a combination of landscaping, wing walls and building orientation as illustrated on the zoning exhibits.

Figure 4-8 Landscaping Design Requirements

ELEMENT	BASE STANDARD (All Development Must Comply Fully with All Listed Below)
Landscaping in Required Yard	1. At least 10% of site shall be landscaped 2. Landscaping is required in the front yard. 3. Landscaping is required in side and rear yards adjacent to, or across the street from residential.
Landscaping of Parking Lots	1. Site plans requiring more than 12 spaces required to have 50 sq.ft. of landscaping per space. 2. No parking space further than 60' from landscaped area on site. 3. Parking rows 20 spaces or longer shall have landscaped island at the end. 4. All parking rows shall have landscaped areas at least every 20 spaces.
Visual Screening	1. Required screening in strip at least 5' wide, plants 3' in height when planted, included one flowering tree every 50 linear feet of area. This requirement will apply only to loading areas within the development.
Landscaping of Street Frontages	1. At least 50% of required front yard developed as landscaped buffer, at least 10' in width. 2. Trees required in buffer, in groves or belts on 30-40' spacing. 3. Required trees at least 3" in caliper. 4. At least 5' concrete walkway on perimeter when adjacent to thoroughfare.

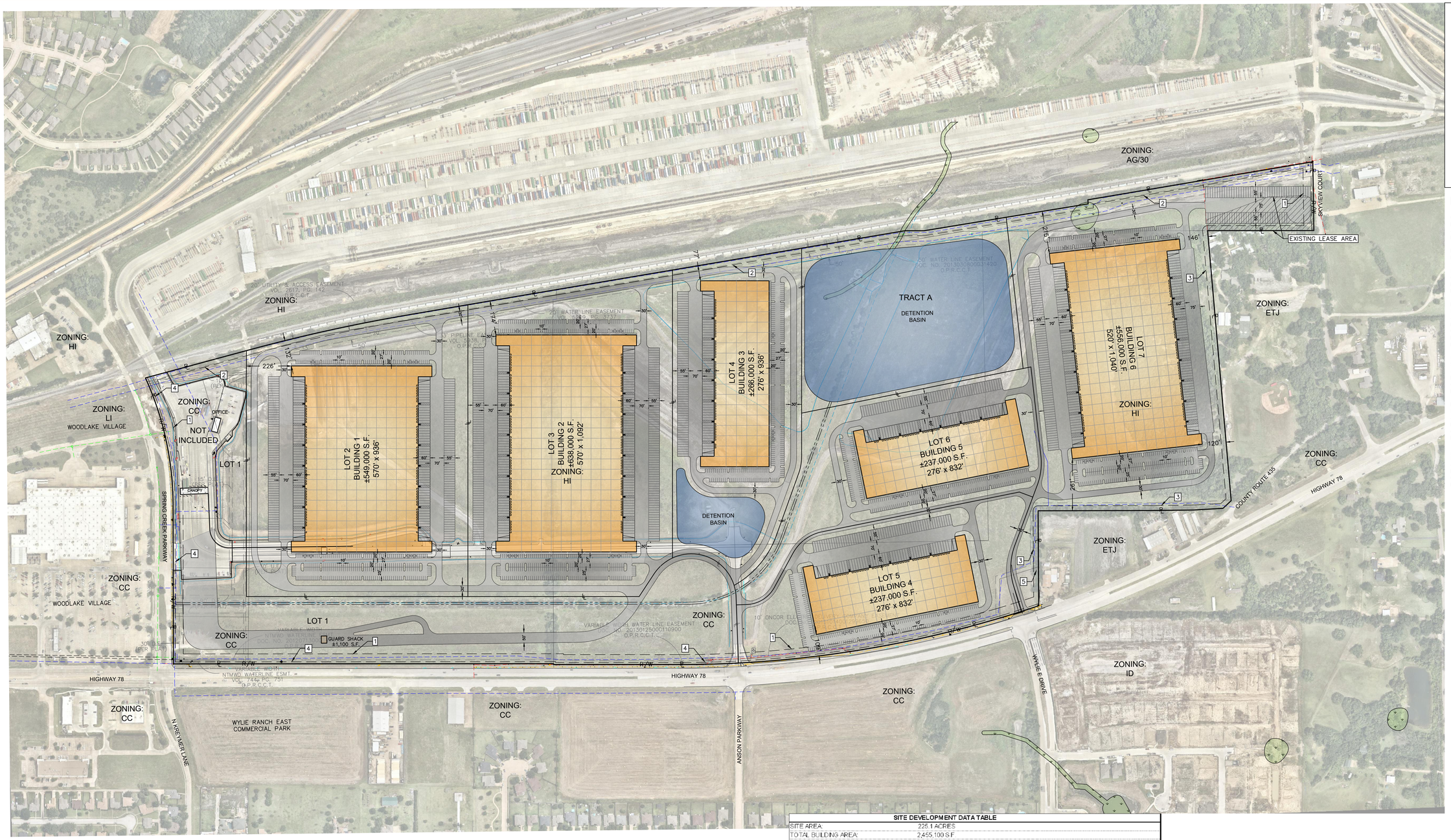
Figure 4-9 Architectural Design Requirements

ELEMENT	BASE STANDARD (All Development Must Comply Fully with All Listed Below)
Building Materials	1. Allowed uses from Section II.2 shall have buildings constructed of masonry product with at least 20% stone on front façade. Tilt wall construction shall be permissible for all other uses. 2. Roofs with pitch greater than 2:12 use specified roofing materials. 3. Buildings shall provide consistent architectural styles and details, design themes, building materials, and colors throughout the development.
Building Articulation, Form and Massing	1. Walls not to exceed a height width ratio of 1 to 2 with variation in massing of facade. At least 20% of facade offset at least 4'. 2. Entrances must be emphasized with architectural elements. 3. Ground floor facades require specified features along 60% of length.

WYLIE LOGISTICS PARK

SCHEMATIC SITE PLAN A6

2021.04.12
SCALE 1:200



LEGEND:
1. 50' FRONT BUILDING SETBACK
2. 25' REAR BUILDING SETBACK
3. 25' SIDE BUILDING SETBACK
4. 10' LANDSCAPE BUFFER

PROJECT TEAM:

OWNER
KANSAS CITY SOUTHERN
427 WEST 12th STREET
KANSAS CITY, MO 64105

DEVELOPER
NORTHPOINT DEVELOPMENT
12977 N. OUTER 40 ROAD, SUITE 203
ST. LOUIS, MO 63141
CONTACT: JOSH WILLS
PHONE: 314.691.0106
EMAIL: JWILLS@NORTHPOINTKC.COM

ENGINEER
SITEPOINT, LLC
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MO 64150
CONTACT: MELISSA DEGONIA, PE
PHONE: 816.888.7380
EMAIL: MDEGONIA@NORTHPOINTKC.COM

SURVEYOR
SITEPOINT, LLC
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MO 64150
CONTACT: TOBIN ROBERTS, PLS
PHONE: 816.888.7380

LANDSCAPE ARCHITECT
SITEPOINT, LLC
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MO 64150
CONTACT: BRIAN P. FORQUER, PLA
PHONE: 816.888.7380

ARCHITECT
STUDIONORTH ARCHITECTURE
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MO 64150
CONTACT:
PHONE: 816.888.7380

SITE DEVELOPMENT DATA TABLE

SITE AREA:	225.1 ACRES
TOTAL BUILDING AREA:	2,455,100 S.F.
TOTAL BUILDING COVERAGE:	25.0%

CITY OF WYLIE REQUIREMENTS

CURRENT ZONING:	AGRICULTURAL (A/30), HEAVY INDUSTRIAL (HI), COMMERCIAL CORRIDOR (CC)
PROPOSED ZONING:	PLANNED DEVELOPMENT (PD)
PROPOSED USES:	DISTRIBUTION CENTER

SITE DATA	REQUIRED	LOT 1 PROVIDED	LOT 2 PROVIDED	LOT 3 PROVIDED	LOT 4 PROVIDED	LOT 5 PROVIDED	LOT 6 PROVIDED	LOT 7 PROVIDED	TRACT A PROVIDED
BUILDING SQUARE FOOTAGE (SF):		1,100	549,000	638,000	237,000	237,000	237,000	556,000	
LOT AREA (MIN.):	0 AC.	27.9 AC.	34.9 AC.	36.4 AC.	21.9 AC.	18.6 AC.	18.6 AC.	40.3 AC.	19.8 AC.
BUILDING HEIGHT:	60'	60'	60'	60'	60'	60'	60'	60'	
BUILDING COVERAGE:	50%	0%	36%	40%	25%	29%	29%	32%	
BUILDING SETBACKS:									
FRONT:	50'	50'	50'	50'	50'	50'	50'	50'	
SIDE:	25'	25'	25'	25'	25'	25'	25'	25'	
REAR:	25'	25'	25'	25'	25'	25'	25'	25'	
PARKING:	REQUIRED SPACES	PROVIDED SPACES (3)	PROVIDED SPACES (3)	PROVIDED SPACES (3)	PROVIDED SPACES (3)	PROVIDED SPACES (3)	PROVIDED SPACES (3)	PROVIDED SPACES (3)	PROVIDED SPACES (3)
REQUIRED (1):	1,228	1	275	319	119	119	119	278	
TOTAL PROVIDED:	1,760	0	365	369	242	226	217	341	
TRAILER STALLS			137	162	69	59	60	155	
PARKING DIMENSIONS	10'x20'	10'x20'	10'x20'	10'x20'	10'x20'	10'x20'	10'x20'	10'x20'	
DRIVE AISLE WIDTH	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)	

(1) PROPOSED PARKING RATIO: 1 SPACE PER 2,000 SF GROSS FLOOR AREA (GFA)

DEVELOPMENT SCHEDULE*									
COMMENCEMENT/COMPLETION		2021-2023	2021-2023	2023-2025	2027-2029	2029-2031	2031-2033	2033-2035	2035-2037

* DEVELOPMENT SCHEDULE MAY VARY DEPENDING ON MARKET DEMAND.

NOTES:
A. BOUNDARY: DEEDS
B. CONTOURS: SAM SURVEY, DATED 3/22/2019
C. BUILDING FOOTPRINT: NONE

LEGEND

	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS
	STORM SEWER
	SANITARY SEWER
	WATER MAINS
	ELECTRICAL
	GAS
	STREAM
	WETLANDS

EXISTING UTILITIES ARE DASHED

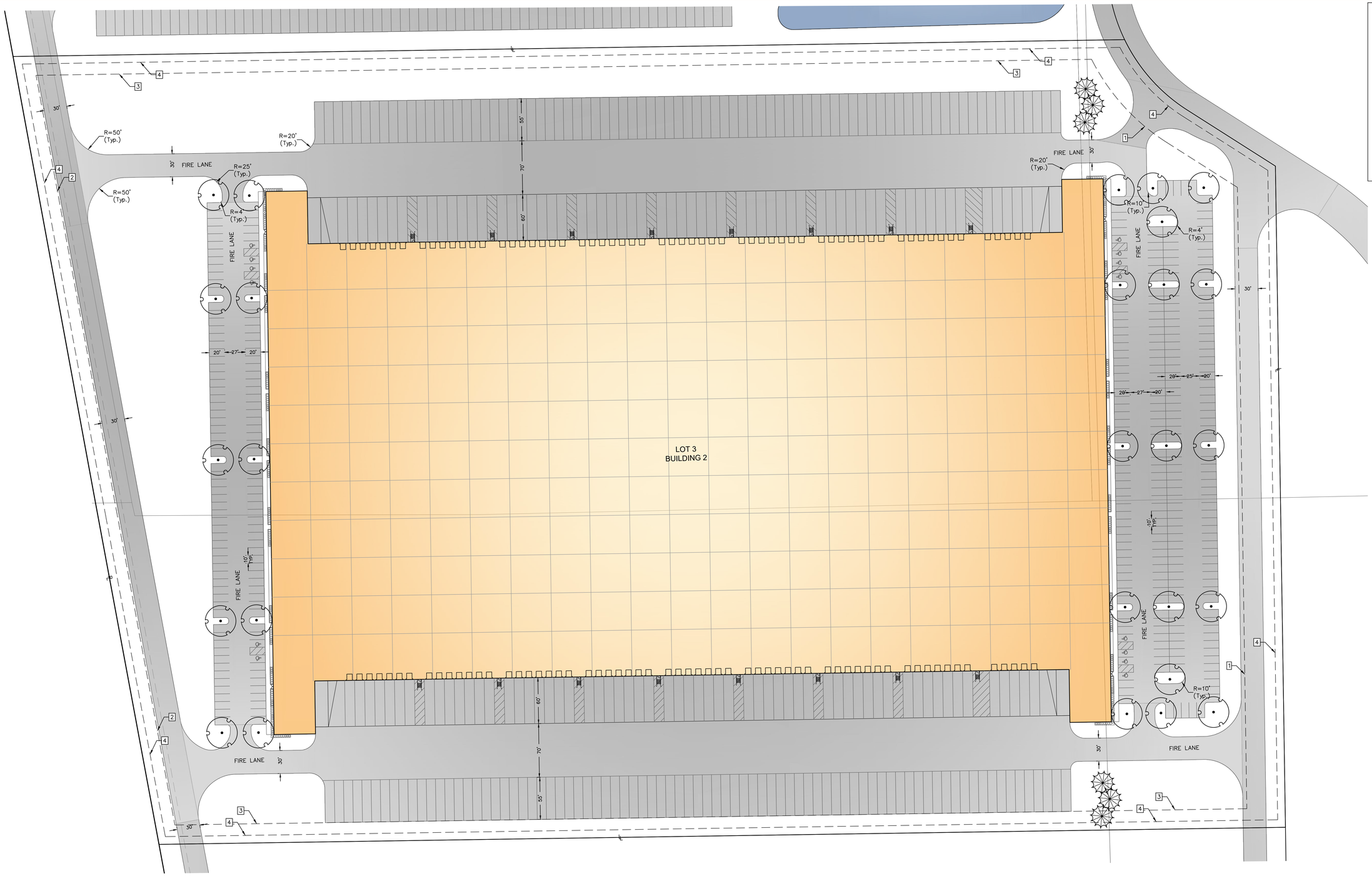
D:\SITEPOINT DROPBOX\01 PROJECTS_INDUSTRIAL\0343 KANSAS CITY SOUTHERN (WYLIE, TX)\05 MASTER PLANS\PLANS\SCHEMATIC SITE PLAN A6.DWG

NorthPoint DEVELOPMENT

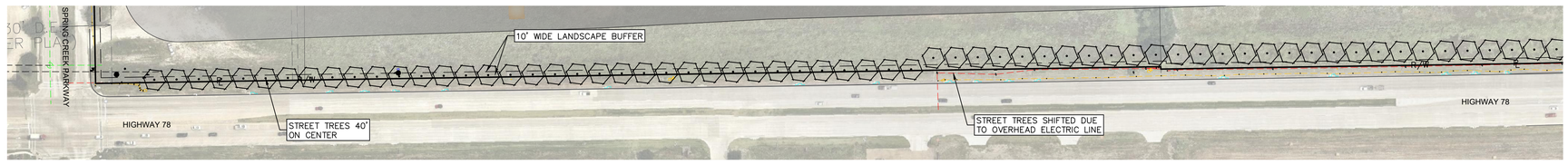
WYLIE LOGISTICS PARK

SCHEMATIC SITE PLAN A6 - LOT 3 DETAIL

2021.04.12
SCALE 1:50



LOT 3 SITE PLAN DETAIL
SCALE: 1"=50'



STREET FRONTAGE TREE DETAIL
SCALE: 1"=50'

LEGEND:
1. 50' FRONT BUILDING SETBACK
2. 25' REAR BUILDING SETBACK
3. 25' SIDE BUILDING SETBACK
4. 10' LANDSCAPE BUFFER

PROJECT TEAM:

OWNER
KANSAS CITY SOUTHERN
427 WEST 12th STREET
KANSAS CITY, MO 64105

DEVELOPER
NORTHPOINT DEVELOPMENT
12977 N. OUTER 40 ROAD, SUITE 203
ST. LOUIS, MO 63141
CONTACT: JOSH WILLS
PHONE: 314.691.0106
EMAIL: JWILLS@NORTHPOINTKC.COM

ENGINEER
SITEPOINT, LLC
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MO 64150
CONTACT: MELISSA DEGONIA, PE
PHONE: 816.888.7380
EMAIL: MDEGONIA@NORTHPOINTKC.COM

SURVEYOR
SITEPOINT, LLC
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MO 64150
CONTACT: TOBIN ROBERTS, PLS
PHONE: 816.888.7380

LANDSCAPE ARCHITECT
SITEPOINT, LLC
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MO 64150
CONTACT: BRIAN P. FORQUER, PLA
PHONE: 816.888.7380

ARCHITECT
STUDIONORTH ARCHITECTURE
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MO 64150
CONTACT:
PHONE: 816.888.7380

CONCEPTUAL PLANT LIST:

EVERGREEN TREES:
5' HEIGHT
WHITE PINE, SPRUCE

DECIDUOUS TREES:
2" CALIPER B&B
MAPLES, OAKS, LINDENS

SHRUBS:
3-5 GALLON
GRO-LOW FRAGRANT SUMAC
HICKS YEW
MORNING LIGHT MISCANTHUS

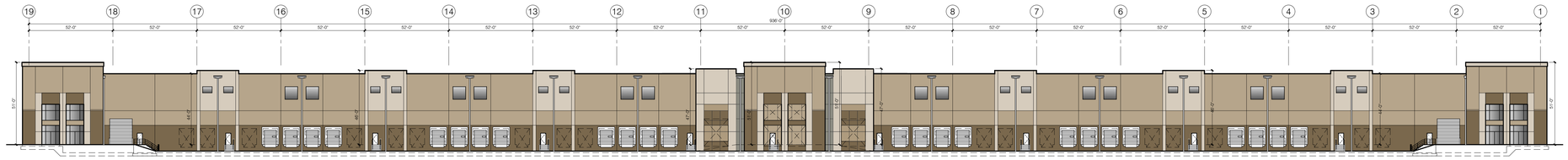
STREET TREES:
3" CALIPER B&B

NOTES:
A. BOUNDARY: DEEDS
B. CONTOURS: SAM SURVEY, DATED 3/22/2019
C. BUILDING FOOTPRINT: NONE

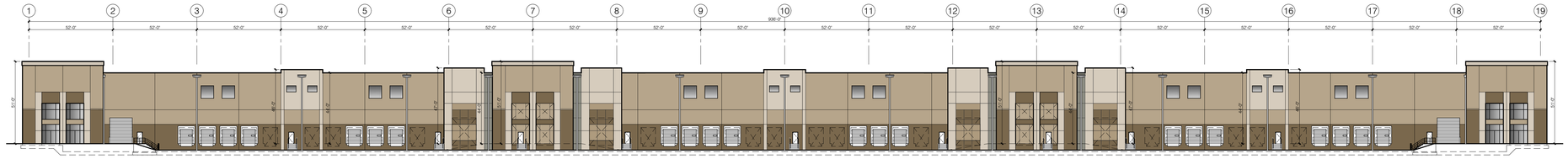
LEGEND	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS
	STORM SEWER
	SANITARY SEWER
	WATER MAINS
	ELECTRICAL
	GAS
	STREAM
	WETLANDS
EXISTING UTILITIES ARE DASHED	

D:\SITEPOINT DROPBOX\01 PROJECTS_INDUSTRIAL\0343 KANSAS CITY SOUTHERN (WYLIE, TX)\05 MASTER PLANS\PLANS\SCHEMATIC SITE PLAN A6 - TYPICAL.DWG

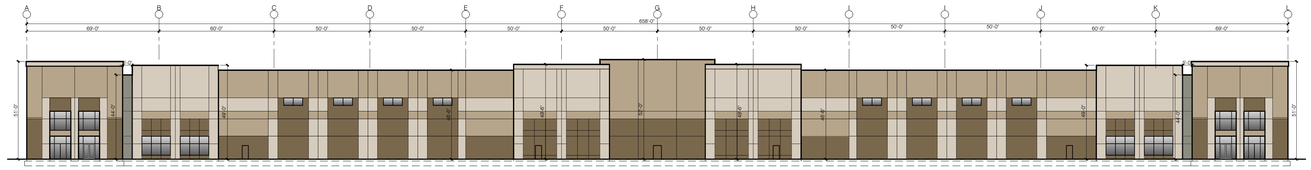
NorthPoint™ DEVELOPMENT



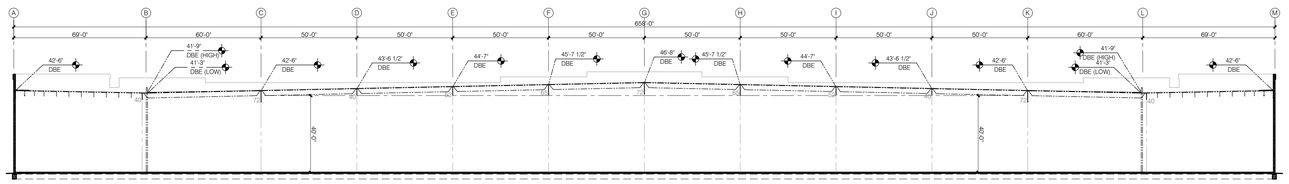
5 OVERALL WEST ELEVATION
Scale: 1/32" = 1'-0"



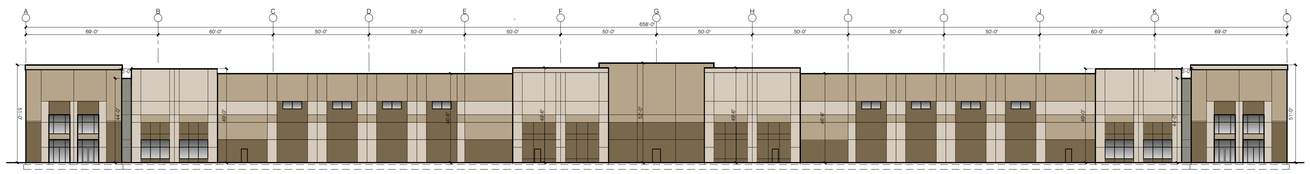
4 OVERALL EAST ELEVATION
Scale: 1/32" = 1'-0"



3 OVERALL SOUTH ELEVATION
Scale: 1/32" = 1'-0"



2 BUILDING SECTION
Scale: 1/32" = 1'-0"



1 OVERALL NORTH ELEVATION
Scale: 1/32" = 1'-0"

COLOR COATING LEGEND

1. ALL COPING COLORS TO MATCH ADJACENT PAINT FINISH (U.N.O.)
2. ALL GUTTER, CONDUCTOR HEADS, AND DOWNSPOUTS TO MATCH DREXEL METALS "SURREY BEIGE"
3. COLORS AND REVEALS TO WRAP EXTERIOR EDGES OF LAP PANELS (U.N.O.)

- SHERWIN WILLIAMS: SW7047 "PORPOISE"
- SHERWIN WILLIAMS: SW7032 "WARM STONE"
- SHERWIN WILLIAMS: MATCH DREXEL METALS "SURREY BEIGE"
- SHERWIN WILLIAMS: SW7567 "NATURAL TAN"

studioNorth ARCHITECTURE TM
4825 NW 41st Street | Suite 500 | Riverside, MO 64150
816 | 888 | 7380
NP Studio North, LLC
Missouri Certificate of Authorization No. A-2017040540

CIVIL	OLSSON ASSOCIATES
LANDSCAPE	OLSSON ASSOCIATES
FOUNDATIONS	KRUDWIG STRUCTURAL ENGINEERS
STRUCTURAL	KRUDWIG STRUCTURAL ENGINEERS
PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	BRINKMANN CONSTRUCTORS

NorthPoint DEVELOPMENT

Southview Commerce Center Building 4

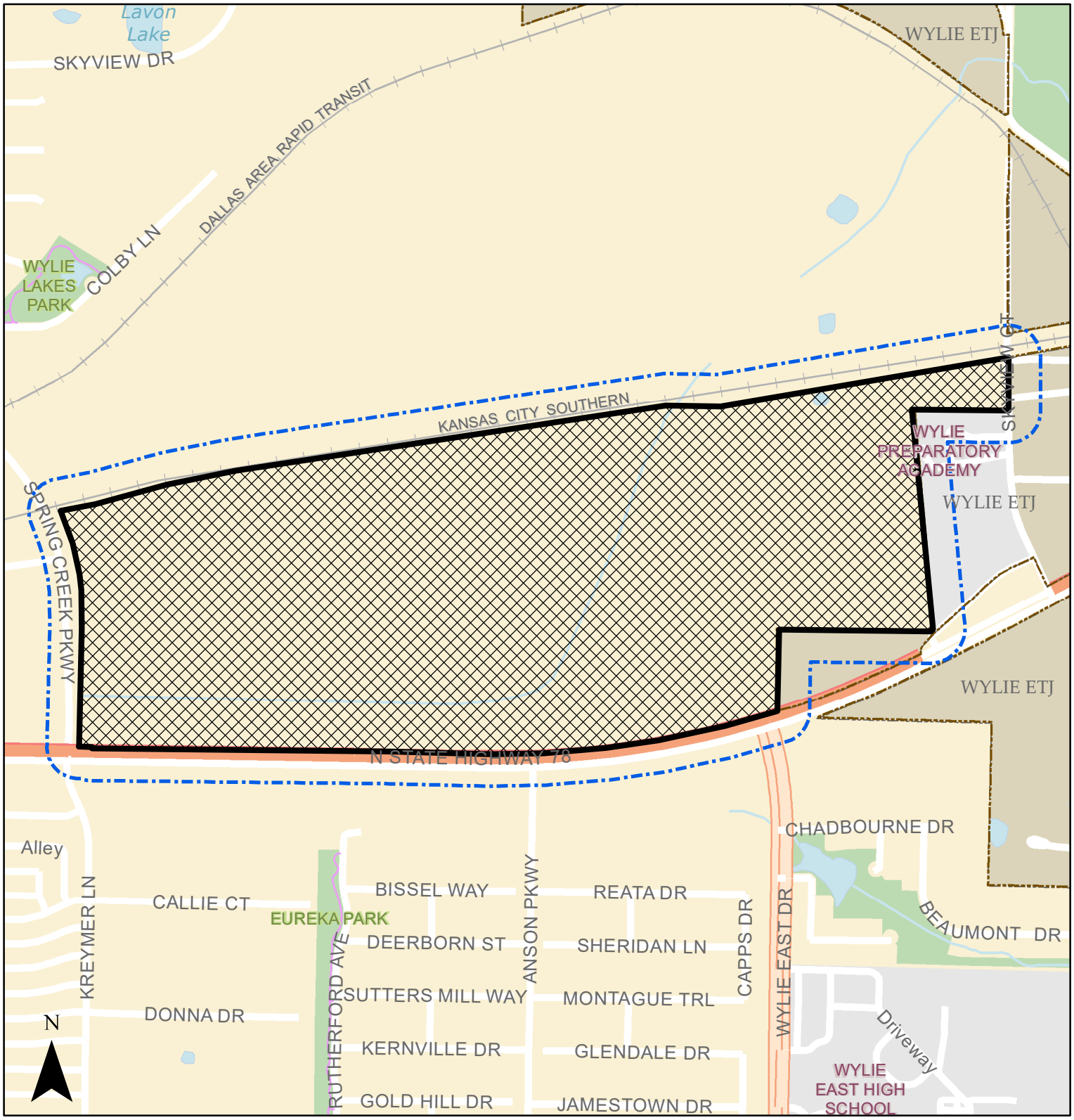
Interstate 49 & 162nd Street
Belton, MO 64012

Project No. XXXX
Date: 02.17.21
Issued For: Preliminary Planning Set
Revisions:

No.	Date	Description

A4.01
BUILDING ELEVATIONS

Notification Map



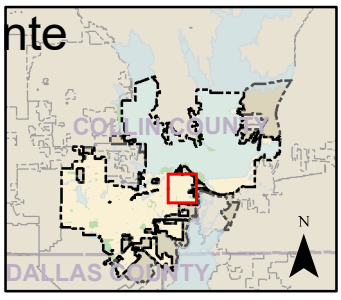
ZC 2021-11; KCS Wylie Logistics Park KCS Northpointe

200 Foot Notifcation Buffer

Subject Property

0 410 820 1,640 2,460 3,280 Feet

CITY OF WYLIE



NorthPoint™ DEVELOPMENT

WYLIE LOGISTICS PARK

WYLIE, TEXAS

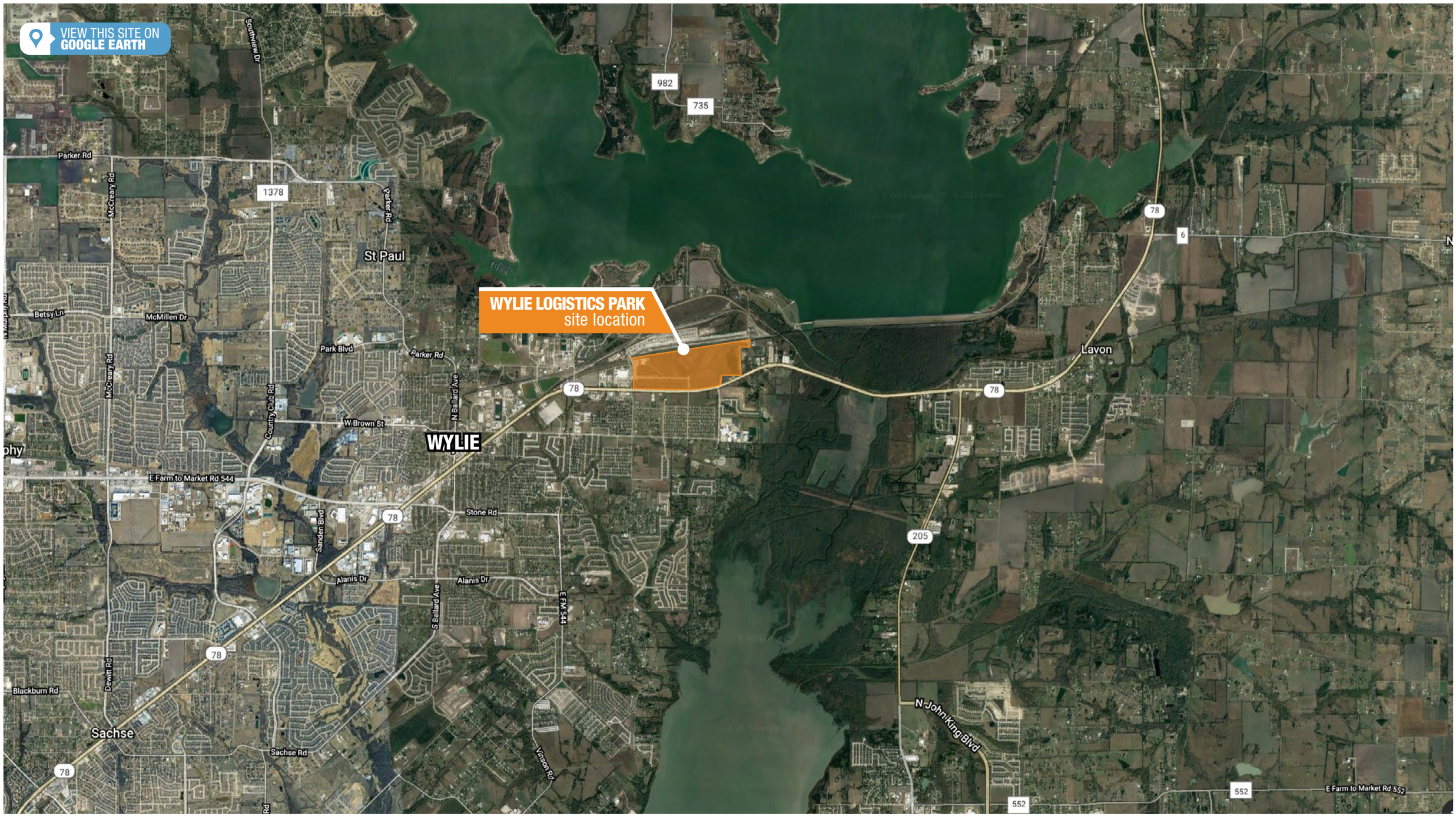
RJ AGEE
DIRECTOR OF DEVELOPMENT

R.J. has over 17 years of development and construction experience in a wide array of projects including industrial, senior living, self-storage, healthcare and life sciences. As Director of Industrial Development, he provides oversight to all development activities in NorthPoint's St. Louis office.

CHRIS CARUCCI
INDUSTRIAL DEVELOPMENT MANAGER

Chris Carucci is currently an Industrial Development Manager at Kansas City Southern Railroad. In this position, he works to manage the company's industrial development effort across its 10 state footprint. Chris is also responsible for execution of KCS' business attraction strategy via site selection, economic development, and industrial real estate channels. Prior to his role with KCS, Chris spent time in JLL's Rail Practice group supporting BNSF Railway's Economic Development organization. Chris has economic development experience at the local and regional levels in Kansas City and a stint as a consultant for a site selection and economic development consulting firm in Austin, TX. Chris received his Bachelor and Master's degrees from the University of Kansas and is a graduate of the University of Oklahoma, Economic Development Institute. Chris is located in Kansas City with his wife and three crazy kids.

Wylie Logistics Park Site Location



WYLIE, TEXAS

WLP-COMMISIONMEETING-050421

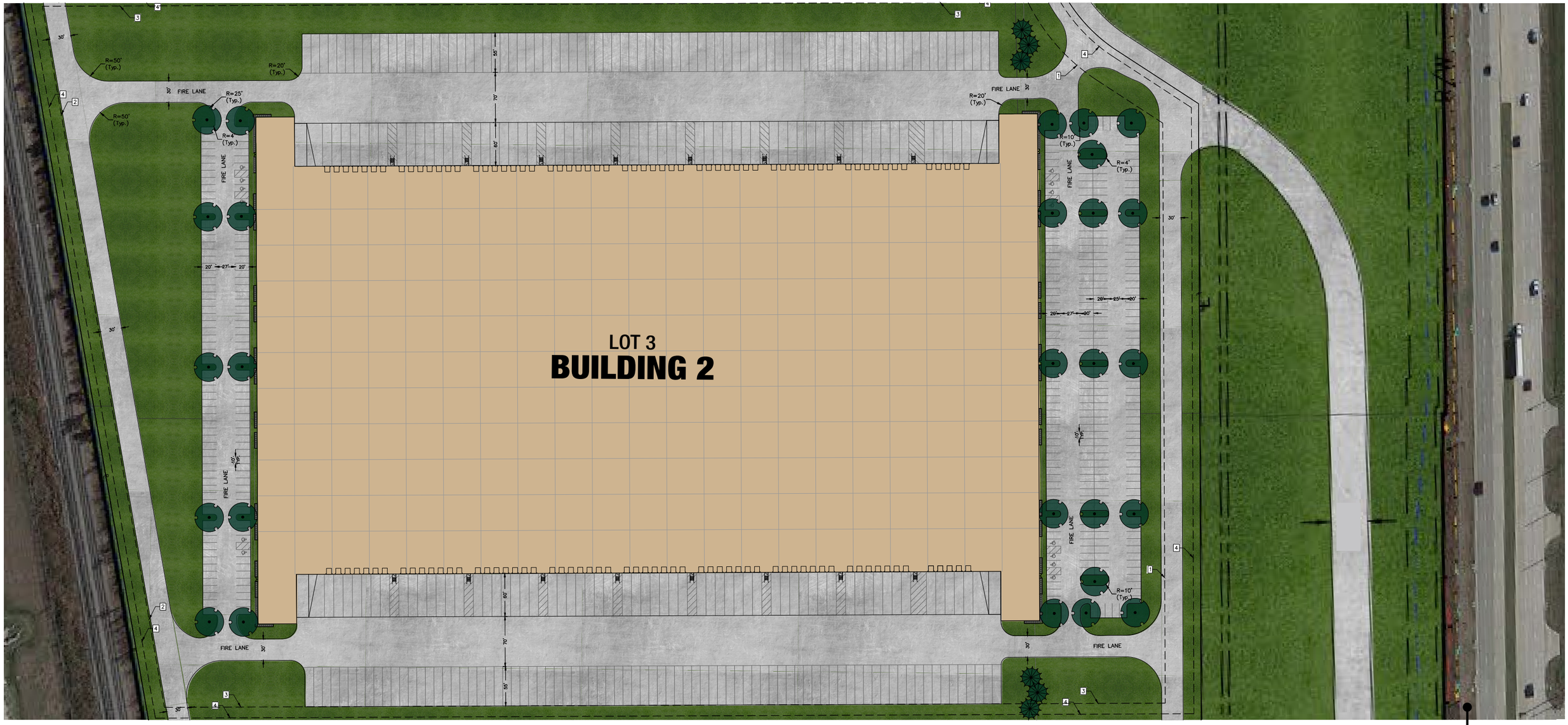
Wylie Logistics Park Masterplan

225.1
ACRES
SITE AREA

2.45M
SQUARE FEET
PROPOSED

WYLIE, TEXAS
WLP-COMMISIONMEETING-050421

Wylie Logistics Park Typical Building Plan



STREET FRONTAGE
TREE DETAIL

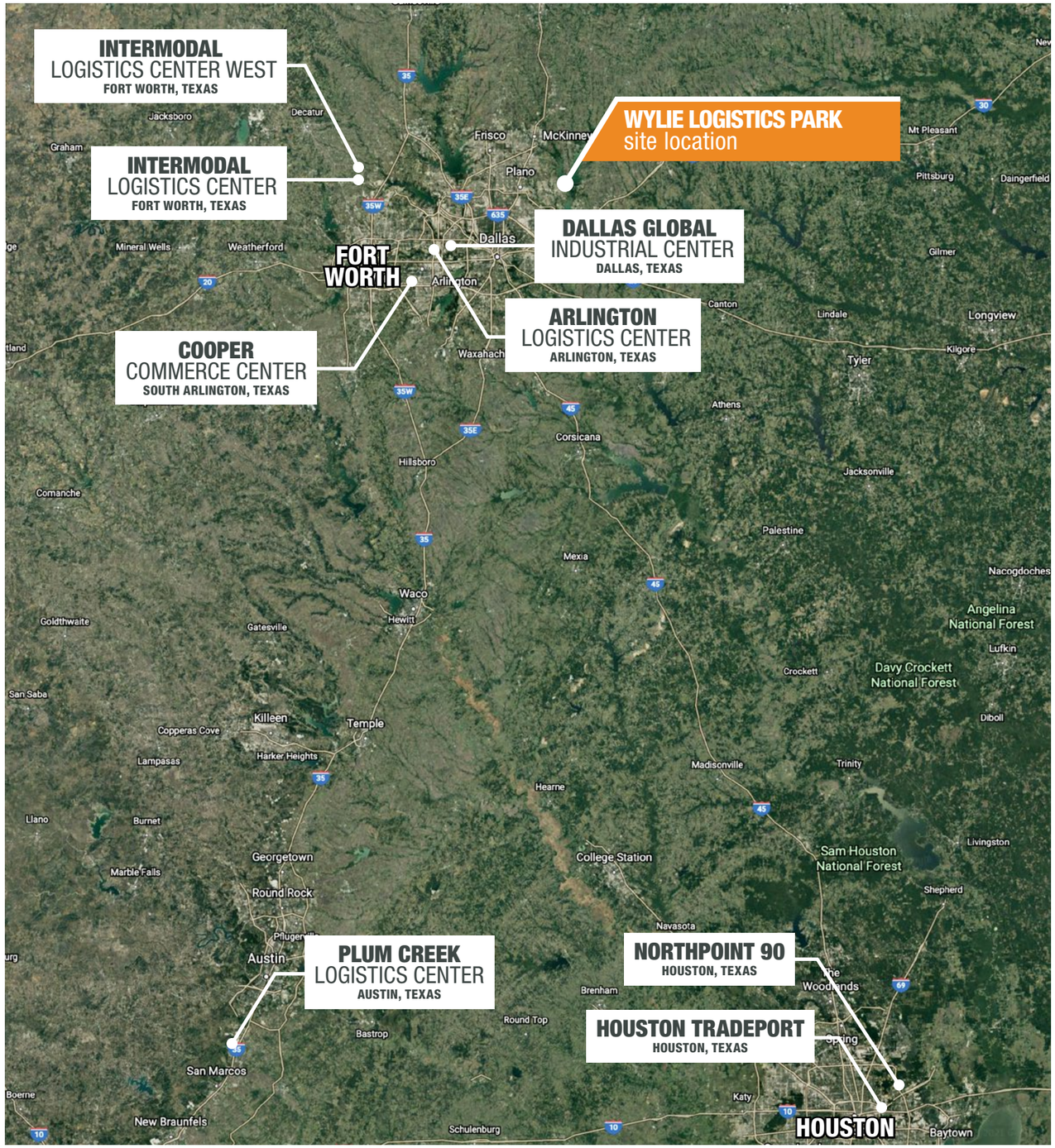
NORTHPOINTDEVELOPMENT

Texas Experience

SITE NAME	YEAR BUILT	SQUARE FOOTAGE	TOTAL DEVELOPMENT COST	ESTIMATED FULL-TIME JOB CREATION	WAGE CREATION (OVER COURSE OF PROJECT)	ESTIMATED CONSTRUCTION JOBS CREATED
Intermodal Logistics Center West	Not started	6,174,000	$372,000,000	3380	$110,000,000	1500
Intermodal Logistics Center	2019	6,130,000	$317,000,000	3410	$111,000,000	1500
Dallas Global Industrial Center	2019	2,300,000	$161,000,000	1280	$41,500,000	560
Arlington Logistics Center	2018	1,250,000	$117,000,000	690	$22,000,000	300
Cooper Commerce Center	Not started (Start 7/21)	977,000	$74,633,030	470	$15,000,000	227
Plum Creek Logistics Center	2021	863,000	$34,000,000	450	$14,000,000	208
Houston Tradeport	2019	1,440,000	$98,000,000	800	$27,000,000	350
NorthPoint 90	Not started	2,536,000	$164,000,000	1410	$46,000,000	620

HOUSTON TRADEPORT

DALLAS GLOBAL INDUSTRIAL CENTER



NORTHPOINT DEVELOPMENT
CORPORATE SNAPSHOT

NorthPoint™ DEVELOPMENT

NORTHPOINTDEVELOPMENT

At A Glance

NORTHPOINT WAS RANKED THE

#1 INDUSTRIAL DEVELOPER

OVER THE LAST 5 YEARS BY REAL CAPITAL ANALYTICS

96.2+MM SF
CURRENT INDUSTRIAL PORTFOLIO

$8.6+BILLION
TOTAL CAPITAL **RAISED** SINCE 2012

22.9+MM SF
INDUSTRIAL SPACE CURRENTLY **UNDER CONSTRUCTION**

16.3MM SF
INDUSTRIAL SPACE **LEASED** IN 2020

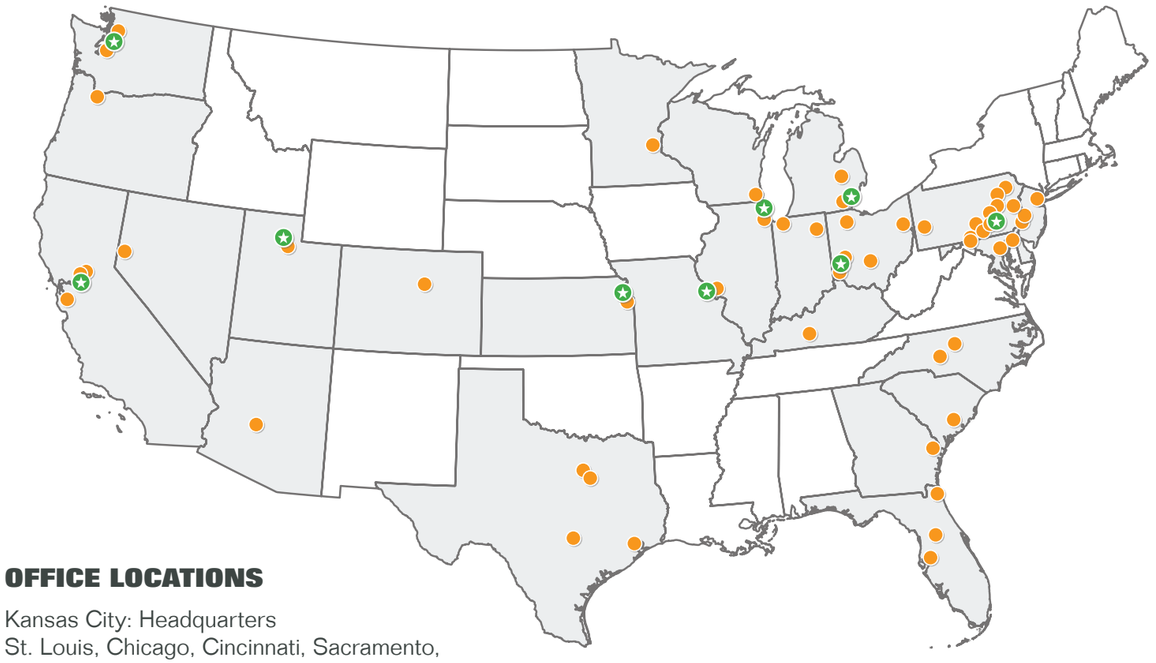
65+THOUSAND
EST. JOBS CREATED IN OUR DEVELOPMENTS

$6.7+MILLION
CHARITABLE CONTRIBUTIONS SINCE 2012

Last updated beginning of Q2 2021

ACTIVE**MARKETS**

Currently active in 23 states



OFFICE LOCATIONS

Kansas City: Headquarters
St. Louis, Chicago, Cincinnati, Sacramento, Detroit, Harrisburg, Salt Lake City, Seattle

388+ INDUSTRIAL**CLIENTS**

References available from our clients; a few are represented below

gm, chewy.com, adidas, The Home Depot, STAPLES, Walmart, amazon, LOWE'S, BOEING, GE, ups, True Value, FedEx, BNSF Railway, Ford, ULTA Beauty, Kubota, patagonia, GRAINGER, crocs, jet, Hostess, ABF Freight, Spectrum Brands, DOLLAR GENERAL, CATERPILLAR, Boulevard Brewing Co., Saddle Creek Logistics Services, PRATT Industries Inc, Smithfield Farmland, PFG, Gallagher, MARLEN, DEMDACO, PLASTIC OMNIUM, unfi Driven by Nature, XPO Logistics, MAGNA, velociti technology deployment experts, Flexsteel, Continental

WHOWEARE

Established 2012, NorthPoint Development is a privately held real estate development firm specializing in the development of Class A industrial facilities. Our firm differentiates itself from competitors through a strong engineering and technical focus. We employ numerous civil, geotech, electrical and industrial engineers. We also have expertise in logistics, labor and incentives. Our motto "Beyond the Contract" embodies the concept that no contract can be written to reflect everything that will occur in a complex real estate transaction. Our approach in all business relationships is to be fair and to operate by the "Golden Rule."

NORTHPOINTPARTNERS

DataPoint
at NorthPoint Development

NorthPoint's data analytics team facilitates rapid location screening and site-specific assessments on a variety of attributes. DataPoint provides valuable insight into labor market supply/demand, site suitability, freight cost for inbound/outbound shipments, proximity to common carrier shipment facilities, business climate/property taxes, Brownfield redevelopment opportunities and real estate market conditions.

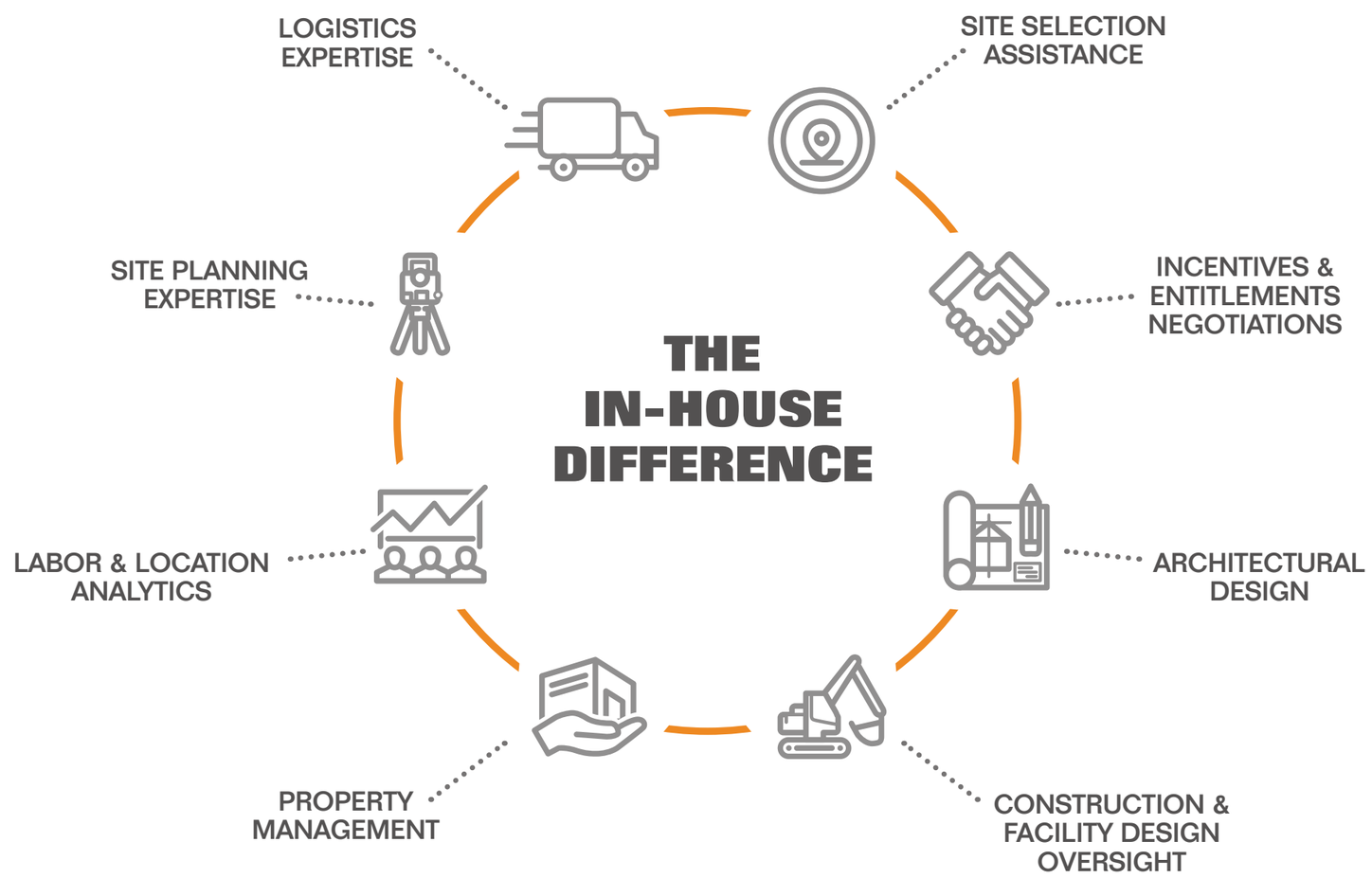
SITEPOINT
A Division of NorthPoint Development

With over 40 years of civil engineering and site planning experience, SitePoint's services include preliminary site planning, grading schematics and utility analysis, advanced 3D modeling capabilities, ground based LiDAR scanning and low altitude aerial photogrammetry.

studioNorth
ARCHITECTURE

As NorthPoint grew to become one of the largest private developers of industrial space in the US, it became necessary to develop an in-house team of architects to support the firm's efforts. StudioNorth is a staff of talented architects and designers that can routinely create site plans, building layouts and renderings in less than 24 hours. This has been a huge competitive advantage for the firm and has allowed us to consistently outperform our competitors who outsource the majority of their architectural work.

NORTHPOINTSERVICES



Building Exterior Examples

Riverside Horizons III

Hazelwood Logistics Park

Central Industrial Park

Logistics Park Kansas City

Three Trails Logistics Park

Logistics Park Kansas City

Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	May 04, 2021	**Item:**	3
Department:	Planning		
Prepared By:	Kevin Molina	**Subdivision:**	Franciso De La Pina Survey, Abs 688
Date Prepared:	April 12, 2021	**Zoning District:**	Planned Development Townhome (PD-MF)
		Exhibits:	Zoning Exhibits

Subject

Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a change of zoning from Commercial Corridor (CC) to Planned Development (PD-MF), to allow for a rental townhome development on 21.059 acres, generally located 500' northeast from the intersection of State Highway 78 and Brown Street. **(ZC2021-13)**

Recommendation

Motion to recommend **(approval, approval with conditions or disapproval)** to the City Council regarding a change of zoning from Commercial Corridor (CC) to Planned Development (PD-MF), to allow for a rental townhome development on 21.059 acres, generally located 500' northeast from the intersection of State Highway 78 and Brown Street. **(ZC2021-13)**

Discussion

OWNER: Provident Realty **ENGINEER: Cole Engineering**

The applicant is requesting to rezone 21.059 acres generally located 500' northeast from the intersection of State Highway 78 and Brown Street. The property is currently zoned Commercial Corridor (CC). The purpose for the requested rezoning to a Planned Development is to allow for the construction of 194 townhome rental units as depicted on the zoning exhibit (Exhibit C). The proposed density for the subject property is 9.21 units per acre and is lower than the typical Multifamily Zoning allowance of 15 units per acre.

The Planned Development proposes a reduction in the square footage of 1 bedroom units from 750 sq.ft. to 600 sq.ft. and the 2 bedroom units from 1,000 sq.ft. to 900 sq.ft.. The units are also proposed to have a minimum garage square footage of 200 sq.ft.

A total of 416 parking spaces are provided on-site with a parking ratio of 2.14 spaces per unit. As part of the Planned Development there is a variation in the parallel parking stalls sizing. A request of 8'X 22' is shown on the concept plan in comparison to the city requirement of 13'X 24'.

The residential units are to be accessed by platted firelane access drives with one entrance from State Highway 78 and one entrance from East Brown Street.

The applicant has proposed a wrought iron fence with masonry columns along Brown and SH78 in lieu of a solid screening wall.

Within the Planned Development there is an allowance of board and batten as an exterior material. The board and batten product shall only be allowed in areas that are not visible from the main street frontage. All exterior facades visible from the street frontage shall be required to be constructed of a masonry-type product.

A traffic impact study has been completed that determined that the residential development would cause no reduction in the level of service of any roadway or intersection within the study area. In addition, the applicant completed a school impact study that estimated a 42 student increase to the existing Wylie Independent School District. The Zoning Exhibit also shows initial proposed detention to meet ensure downstream flows are not increased.

The properties adjacent to the subject property are generally zoned Industrial to the north and east. The property to the south is zoned residential and the property to the west is zoned commercial. The subject property lies within the General Urban Sector of the Comprehensive Land Use Plan. The proposed zoning is generally compatible with the Plan with the exception of a lack of true commercial uses on the same property.

Notifications/Responses: 16 notifications were mailed within 200' as required by State law; with one response received in opposition and none in favor of the request within the notification area.

However, staff has received comments, photographs, and videos from concerned citizens outside the notification area most residing in Kreyer Estates to the southeast. The comments primarily raised concerns regarding flooding due to the proposed project being upstream from their property. However, comments also addressed increased traffic, the parkland dedication, the effects of townhome rentals on neighboring property values, and site safety and security.

Additionally, staff received an opposition petition that included signatures representing 25 properties, also mostly within Kreymer Estates.

Lastly, the applicant has provided two letters from commercial brokers as evidence of a lack of commercial viability for the property and provided a letter in response to the petition.

Written comments and pictures are included in the packet for reference. Citizen presentations and video are available for review during the meeting.

Should the request be approved, the approval of a preliminary plat and site plan is required prior to development.

Council consideration on May 25, 2021

Approved By

	Initial	*Date*
Department Director	JH	April 30, 2021

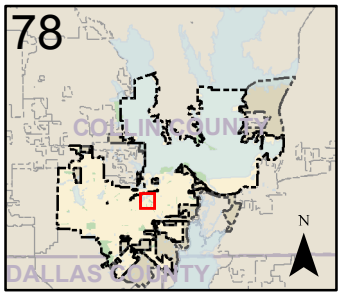
Locator Map

ZC 2021-13; ParcHAUS Wylie; 901 N State Highway 78

Subject Property

0 200 400 800 1,200 1,600 Feet

CITY OF WYLIE



PLANNED DEVELOPMENT STANDARDS
EXHIBIT "B"
PARCHAUS™ WYLIE

I. PURPOSE

The intent of the parcHAUS™ development is to provide a unique low-density rental townhome community that is harmonious with the quaint suburban lifestyle that exists within the City of Wylie. The professionally managed high-quality townhome community will offer a desirable rental alternative for the growing suburban area and will promote retail patronage and growth north along highway-78 and within the historic downtown district.

II. GENERAL CONDITIONS:

A. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.

B. All regulations of the underlying Multifamily District, as set forth in Article 3, 5, and 7 of the Comprehensive Zoning Ordinance (adopted as of March 2021) shall apply herein.

III. SPECIAL CONDITIONS:

A. Figure 3-6 is amended as follows:

Figure 3-6 – Planned Development – Multifamily District (PD–MF)	
Minimum Dwelling Size	1BR – 600sf, 2BR – 900sf,
Maximum Density	9.21 units per gross acre
Building Separation Between Detached Buildings	10-ft between non-sprinkled, 8-ft between 13D sprinkled buildings
Design Standards Level of Achievement	Building elevations fronting fire lanes and public rights-of-ways shall include a combination of exterior veneer masonry, masonry-type product, stone, board and batten, and horizontal Hardie board material.
Parking Space Dimensions	Parallel spaces – 8' X 22' Pull-in parking – 10' X 20' Garage Entry – A minimum of 200 square feet
Main Structure Height	25 feet top of plate

Additional Provisions

- Non-enclosed attached patio covers and enclosed yards, although an addition to and part of the main structure, shall be exempt from the rear yard setback requirements

[1] Townhall Meeting Survey
[2] Templeton Demographics School Impact Study
[3] City Tax by Product Use Equivalency Table
[4] Lee Engineering Traffic Impact Study

above. Patio covers and enclosed yards shall be allowed to extend into the rear setback no closer than 10ft from the property line.

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

1. Public Open Space Easements:
    a) Buffer width to rear of house besides open space and parallel street are set as depicted in the zoning exhibit and are considered in conformance with base design elements and shall be considered a desirable design attribute.
2. Perimeter Screen Along Thoroughfares:
    a) Perimeter landscape buffer shall be 10ft with a total building setback of 30ft with 6ft wrought iron between brick or stone columns (100ft o.c.) along highway 78 and east Brown. Units abutting thoroughfare shall be configured so that garages shall not front the perimeter. Residential lots shall be allowed to back thoroughfare. Property line abutting the creek ways or parkland shall not require screening or additional setbacks/buffers. The aforementioned shall be considered in conformance with base design standards.
3. Perimeter Walkways and Landscaping:
    a) Perimeter concrete walkways shall be no less in width than 5ft. Perimeter landscaping shall be a mixture of large/canopy and small/ornamental trees along eastern public open space adjacent to floodways and highway 78. No sidewalk improvements shall be required on east Brown. The above description shall be in conformance with base design standards and furthermore shall be considered a desirable design attribute.
4. Lighting and Furnishings along open space easements and trails:
    a) Trees shall be placed at a maximum of 30 ft. o.c. with ground-level lights. The project shall not be required to furnish the open space easements and trails with exercise apparatus or benches. The above description shall be in conformance with base design standards and considered a desirable design attribute.

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

1. Curvilinear Streets:
    a) Streets as designed on the zoning exhibit shall be considered in conformance with base design standards.
2. Entry Features and Medians:
    a) Decorative round-about at entrance and decorative paving at SH 78 and East Brown development entrance 7-ft wide cross-walks shall be required. The above description shall be in conformance with base design standards and furthermore shall be considered a desirable design attribute.
3. Street Name Signs:
    a) Unique neighborhood designed directional street signs shall be utilized across the property. The above description is in conformance with base design standards and shall be considered a desirable design attribute.
4. Pedestrian Crosswalks:
    a) 7-ft wide connected system of ADA compliant decorative pavers. The above description shall be considered in conformance with base design standards.
5. Perimeter Alleys:
    a) Alleys at highway 78 shallbe perpendicular to the thoroughfare. Lots shall be situated as shown on the zoning exhibit. J-turn pavement shall be permitted to

extend into the 30-ft setback as shown in the site plan. The above description shall be considered in conformance with base design standards.

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

1. Building Bulk and Articulation:
    a) Building articulation and minimum square feet of 1st floor as a percentage of 2nd floor depicted in the attached elevation and zoning exhibit shall be considered in conformance with base design standards.
2. Exterior Façade Material:
    a) Building streetscape fronting fire lanes and public rights-of-way shall be constructed of masonry, masonry-type product, stone, board and batten, horizontal Hardie board in the proportion shown in the building elevations within exhibit. All exterior facades facing within courtyards, abutting other units, east and west creek way easements, private amenities, or walls with a garage door shall primarily be comprised of a vertical board and batten, Hardie board siding, or like-kind product. The above description shall be considered a harmonious design with adjacent communities and in conformance with base design standards set forth in Figure 3-9c.
3. Porch:
    a) Community patios shall average 60 square feet in aggregate for all front and back patios and shall be covered by roof lines or pitched covers incorporated into the roof lines of structure. The above description shall be considered in conformance with base design standards and furthermore shall be considered desirable design attribute.

4. Roof Pitch:
    a) 6:12 minimum roof pitch; with articulation, dormers or hip gables.
5. Roof Eaves:
    a) Hardie Board siding shall be considered in conformance with base design standards.
6. Repetition of floor plan and elevations:
    a) The development shall produce repeating floorplan and elevations throughout the community as depicted in the zoning exhibit. The floor plan layout and elevation makeup depicted on the zoning exhibit shall be considered in conformance with base design standards.
7. Garage Entry:
    a) Garages shall be allowed to face primary streets as shown on the zoning exhibit. Garages shall be a minimum of 200 square feet. The garage layout depicted on the zoning exhibit shall be considered in conformance with base design standards.
8. Fencing:
    a) Wrought iron and or board on board fencing shall be permitted. As a minimum board on board shall be constructed where units share a fence line for privacy. The above description shall be considered in conformance with base design standards and furthermore shall be considered desirable design attribute.
9. Landscaping:
    a) A minimum of 2 caliper inches of new or existing trees and 3 shrubs per unit shall be required located in accordance with the approved landscape plan. Automated, subsurface irrigation system. Decomposed granite and or artificial turf material shall be permitted in private gated yards. The above description

shall be considered in conformance with base design standards and furthermore shall be considered desirable design attribute.

E. Section 5.2.B Residential and Lodging Uses amended as follows:
    1. Multifamily Dwelling:
        a) All multifamily units shall provide laundry facilities consisting of 1 washer and 1 dryer connections for each dwelling unit.
        b) The development shall not required to provide a central playground. The development shall include park land dedication and park improvements to be reviewed and recommended by the Parks Board. The value of recommended park improvements and upland park dedication shall be credited toward normally due park fees.

F. Section 7.1 Residential adjacency and Proximity Standards:
    1. Screening:
        a) The owner of the non-residential district shall not be required to construct a solid screening wall to the east and west flood easements. A semi-solid screening wall comprised primarily of wrought iron with masonry podiums not less than six nor more than eight feet in height shall be constructed along the entire property line separating the district from public rights-of-way, except where visibility triangles or easements are required.

PARKING CRITERIA	
TOTAL # UNITS	194
SPACES PER UNIT	2.14
ENCLOSED SPACES PROVIDED	207
TOTAL PARKING REQUIRED	392
TOTAL PARKING PROVIDED	416
REQUIRED ADA PARKING	9
PROVIDED ADA PARKING	9
DUMPSTER'S PROVIDED	2 (8cy DUMPSTERS)

GENERAL SITE DATA	
SITE DATA	
EXISTING ZONING	CC
PROPOSED ZONING	PD
PROPOSED LAND USE	MF (MULTIFAMILY DISTRICT FOR RENT)
LOT AREA	21.059 AC OR 917,330.04 SF
GROSS ACREAGE	21.059
PROPOSED DENSITY	9.21 DU/AC
LOT COVERAGE	9.949AC/21.059AC = 47.2%

NOTES:

1. ALL DRIVES WILL BE DESIGNATED UTILITY, DRIVE, AND FIRE LANE EASEMENTS.
2. FINAL DETENTION DESIGN SHALL CONFORM WITH CITY OF DALLAS, CITY OF WYLIE, AND FEMA STANDARDS.
3. FIRE HYDRANTS WILL BE SPACED PER FIRE DEPARTMENT CRITERIA.
4. A TRAFFIC STUDY WILL BE PERFORMED.
5. ALL PARALLEL PARKING SHALL BE 8' X 22'.
6. ALL PULL IN PARKING SHALL BE 10' X 20'.
7. ALL FIRE LANES SHALL BE 24' WIDE.
8. LANDSCAPE WILL BE DESIGNED AT CURVES AND INTERSECTIONS OF DRIVES WITH CONSIDERATION TO SITE DISTANCES PER THE CITY CRITERIA

SURVEYOR

LUKE JACKSON, RPLS

5175 MAIN ST.

FRISCO, TX 75034

972-624-6000 EXT-1304

ARCHITECT

TBD.

NO	DESCRIPTION	DATE

OWNER:
PROVIDENT REALTY ADVISORS, INC.
10210 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TX 75231
972-385-4183

This document is released for the purpose of preliminary use under the authority of Sandy H. Stephens, P.E. #89483 on 02/12/21. It is not to be used for construction purposes.
EMAIL: sstephens@coletx.com

PROVIDENT REALTY
parcHAUS WYLIE
901 N. STATE HIGHWAY 78
WYLIE, TX 75098

ZONING EXHIBIT

cole
+ DALLAS
Frisco Square
6175 Main Street
Suite 367
Frisco, TX 75034
972.624.6000 tel
www.coletx.com
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Texas Board of Professional Engineers Firm #3753 Corporate Registration #10193871
Texas Board of Professional Land Surveying Firm #100753
Cole & Associates, Inc. is a Delaware Corporation d.b.a. Cole Engineering Group, Inc. in Arizona & Texas herein referred to as "Cole"

DESIGN/CALC BY	EJM
DRAWN BY	LLW
CHECKED BY	SHS
DRAWING SCALE	AS SHOWN
DATE	02/12/2021
Job Number	21-0008
Sheet Number	01

USER: Lance Whitaker TAB: Site (colored)
DATE: April 8, 2021 - 2:02:17 PM
DRAWING: S:\JOBS\Jobs\2021\21-0008 Provident Wylie Parc\HAUS\CADD\C-Plan\PlotSheets\0_PLAN_SITE_21-0008.dwg

N

1 OVERALL SITE PLAN
SCALE: 1/8" = 1'-0"

Project:

PARCHAUS
GEN 2

TEXAS

Architect:

M A R E K a r c h i t e c t u r e
5115 McKinney Avenue, Suite E
Dallas, Texas 75205
469.399.1603
marekarchitecture.com

Seal:

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
08 MARCH 2021

Issues:

Drawing Title:

Overall Site Plan

Issued For:	REVIEW
Date:	3/16/21
Project Number	2043

Sheet Number

A2.10

1 SITE PLAN
SCALE: 3/32" = 1'-0"

Project:

PARCHAUS
GEN 2

TEXAS

Architect:

M A R E K a r c h i t e c t u r e
5115 McKinney Avenue, Suite E
Dallas, Texas 75205
469.399.1603
marekarchitecture.com

Seal:

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

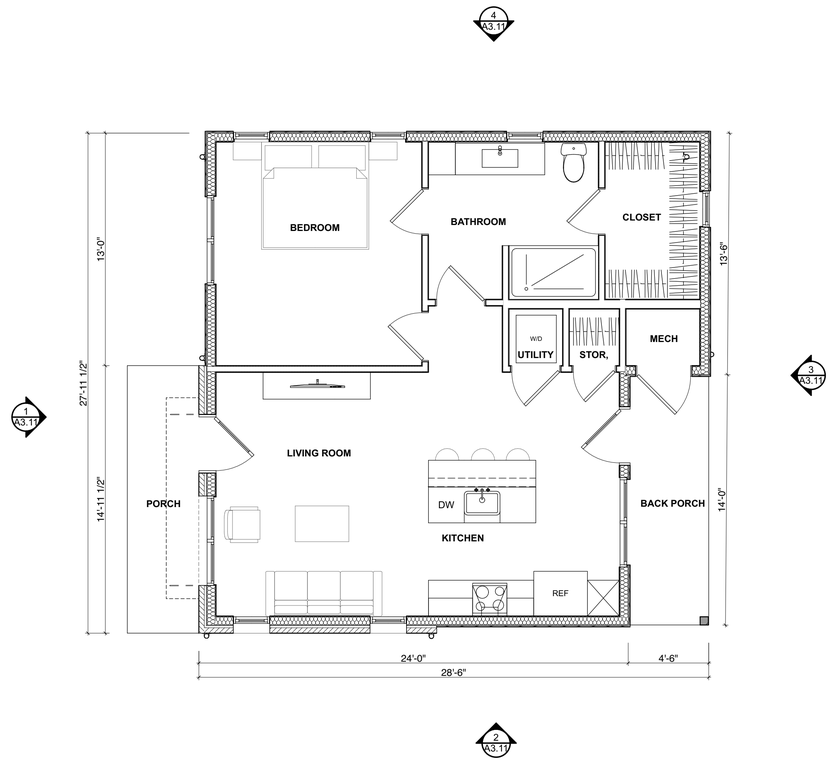
SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
08 MARCH 2021

Issues:

Drawing Title:

Overall Site Plan

Issued For:	REVIEW
Date:	3/16/21
Project Number	2043
Sheet Number	A2.11



N

1 A1 MODULE - 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA CALCULATIONS

FIRST FLOOR AREA (GROSS)	729 SF
FIRST FLOOR AREA (NET)	655 SF
PORCH AREA	61 SF

Project:

PARCHAUS GEN 2

TEXAS

Architect:

M A R E K a r c h i t e c t u r e
5115 McKinney Avenue, Suite E
Dallas, Texas 75205
469.399.1603
marekarchitecture.com

Seal:

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
08 MARCH 2021

Issues:

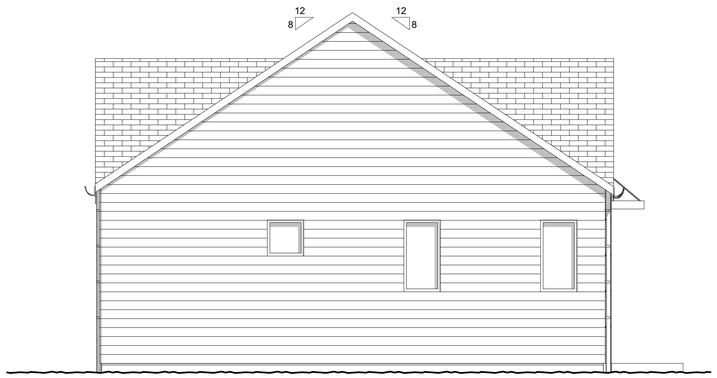
Drawing Title:

A1 Module Floor Plan

Issued For:	REVIEW
Date:	3/16/21
Project Number	2043

Sheet Number

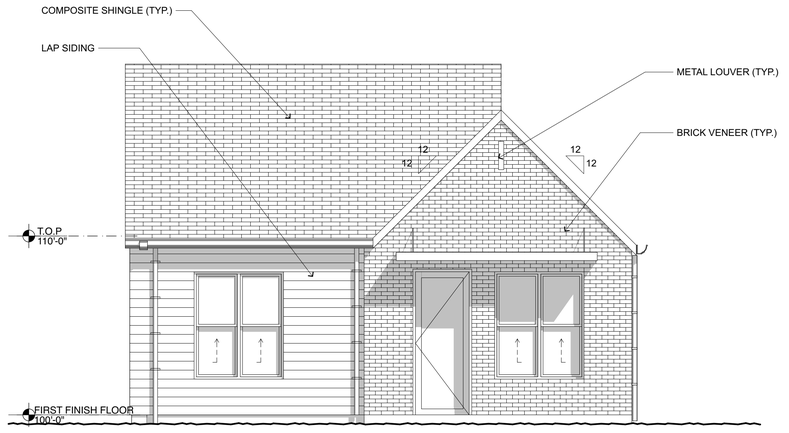
A2.11



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

3 EAST ELEVATION
SCALE: 1/4" = 1'-0"

2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

Project:

PARCHAUS GEN 2

TEXAS

Architect:

M A R E K a r c h i t e c t u r e
5115 McKinney Avenue, Suite E
Dallas, Texas 75205
469.399.1603
marekarchitecture.com

Seal:

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
08 MARCH 2021

Issues:

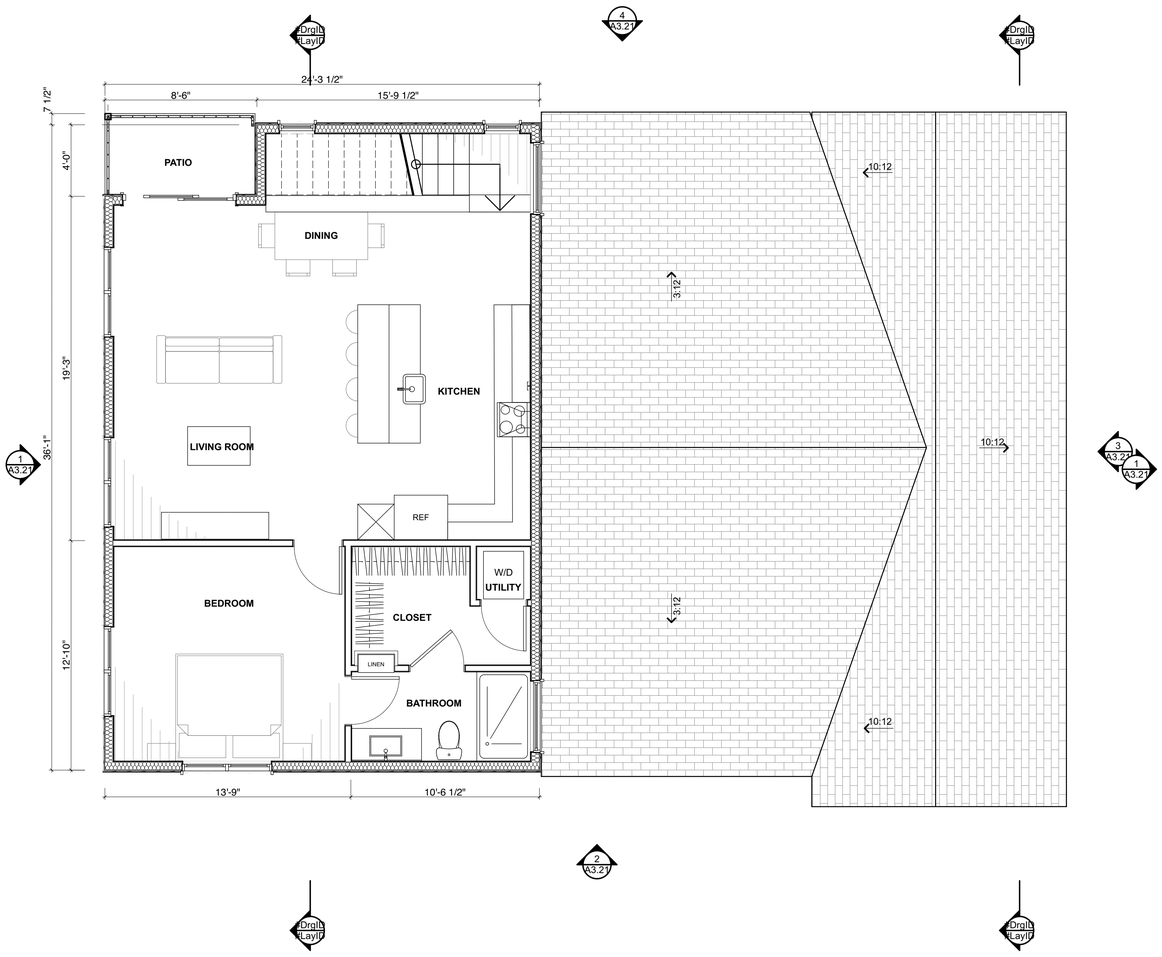
Drawing Title:

A1 Module-Elevation

Issued For:	REVIEW
Date:	3/16/21
Project Number	2043

Sheet Number

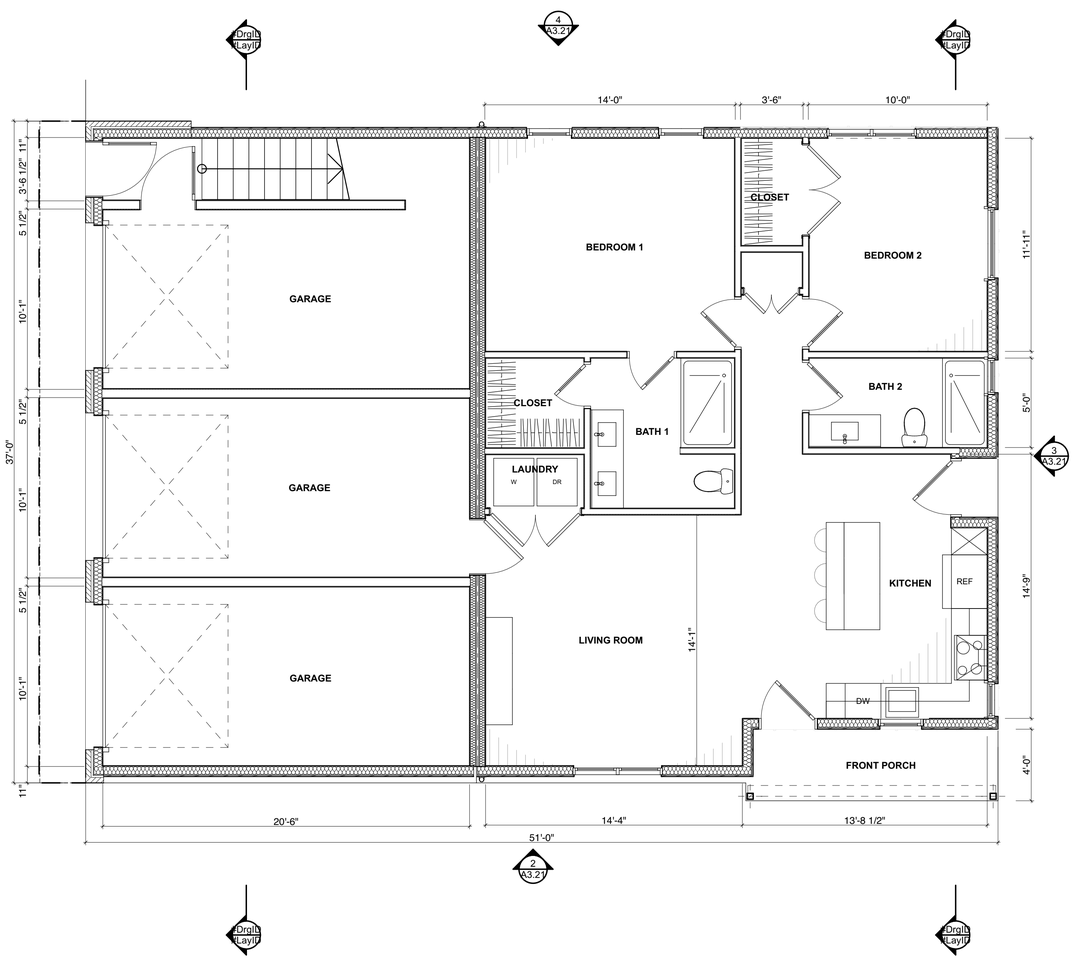
A3.11



N

2 SECOND FLOOR PLAN - A2 MODULE

SCALE: 1/4" = 1'-0"



N

1 FIRST FLOOR PLAN - A2/B1 Module

SCALE: 1/4" = 1'-0"

AREA CALCULATIONS A2

FIRST FLOOR AREA - STAIR (NET)	71 SF
FIRST FLOOR AREA - STAIR (GROSS)	96 SF
SECOND FLOOR AREA (NET)	727 SF
SECOND FLOOR AREA (GROSS)	785 SF
PORCH	39 SF
TOTAL AREA A/C (NET)	798 SF
TOTAL AREA A/C (GROSS)	881 SF
GARAGE 1 AREA (NET)	205 SF
GARAGE 2 AREA (NET)	205 SF
GARAGE 3 AREA (NET)	205 SF
GARAGE 1 AREA (GROSS)	218 SF
GARAGE 2 AREA (GROSS)	218 SF
GARAGE 3 AREA (GROSS)	218 SF

AREA CALCULATIONS B1

FIRST FLOOR AREA (NET)	939 SF
FIRST FLOOR AREA (GROSS)	1013 SF
FLOOR PORCH AREA	60 SF

Project:

PARCHAUS GEN 2

TEXAS

Architect:

M A R E K a r c h i t e c t u r e
5115 McKinney Avenue, Suite E
Dallas, Texas 75205
469.399.1603
marekarchitecture.com

Seal:

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
08 MARCH 2021

Issues:

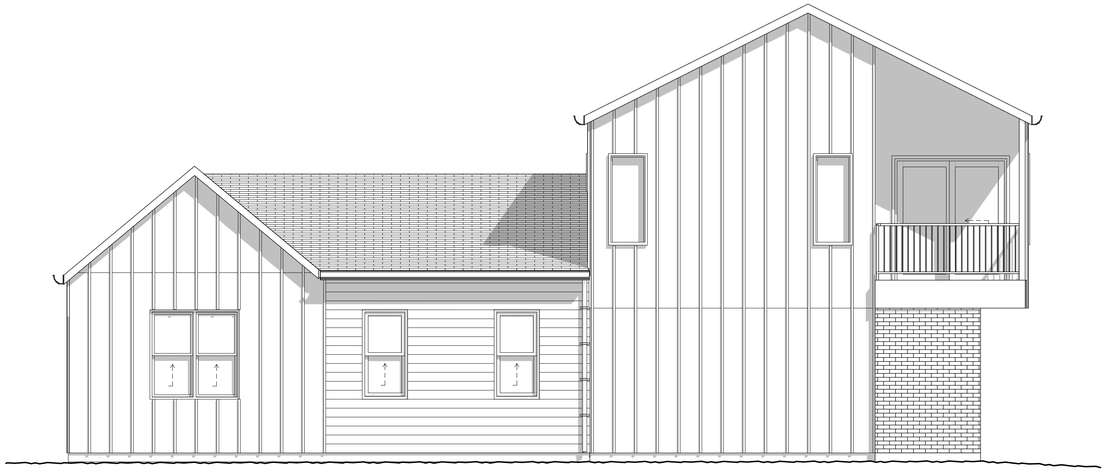
Drawing Title:

A2/B1 Module - Floor Plans

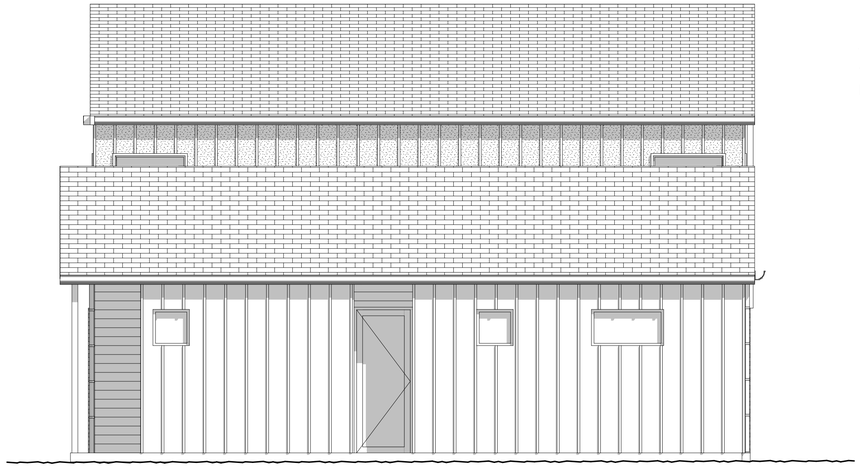
Issued For:	REVIEW
Date:	3/16/21
Project Number	2043

Sheet Number

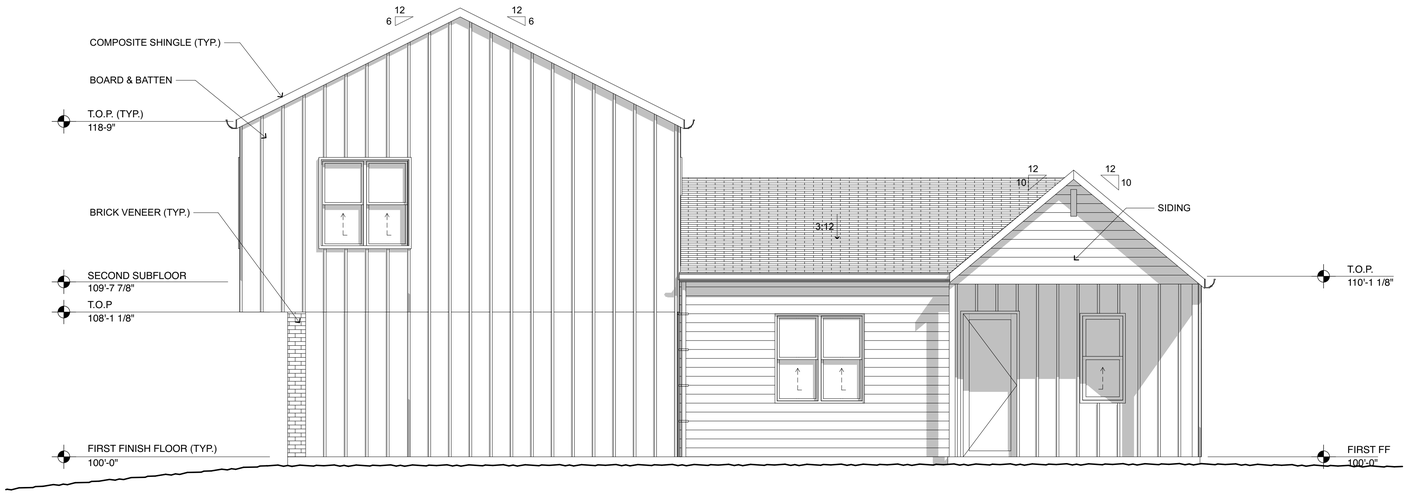
A2.21



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Project:

PARCHAUS
GEN 2

TEXAS

Architect:

M A R E K a r c h i t e c t u r e
5115 McKinney Avenue, Suite E
Dallas, Texas 75205
469.399.1603
marekarchitecture.com

Seal:

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
08 MARCH 2021

Issues:

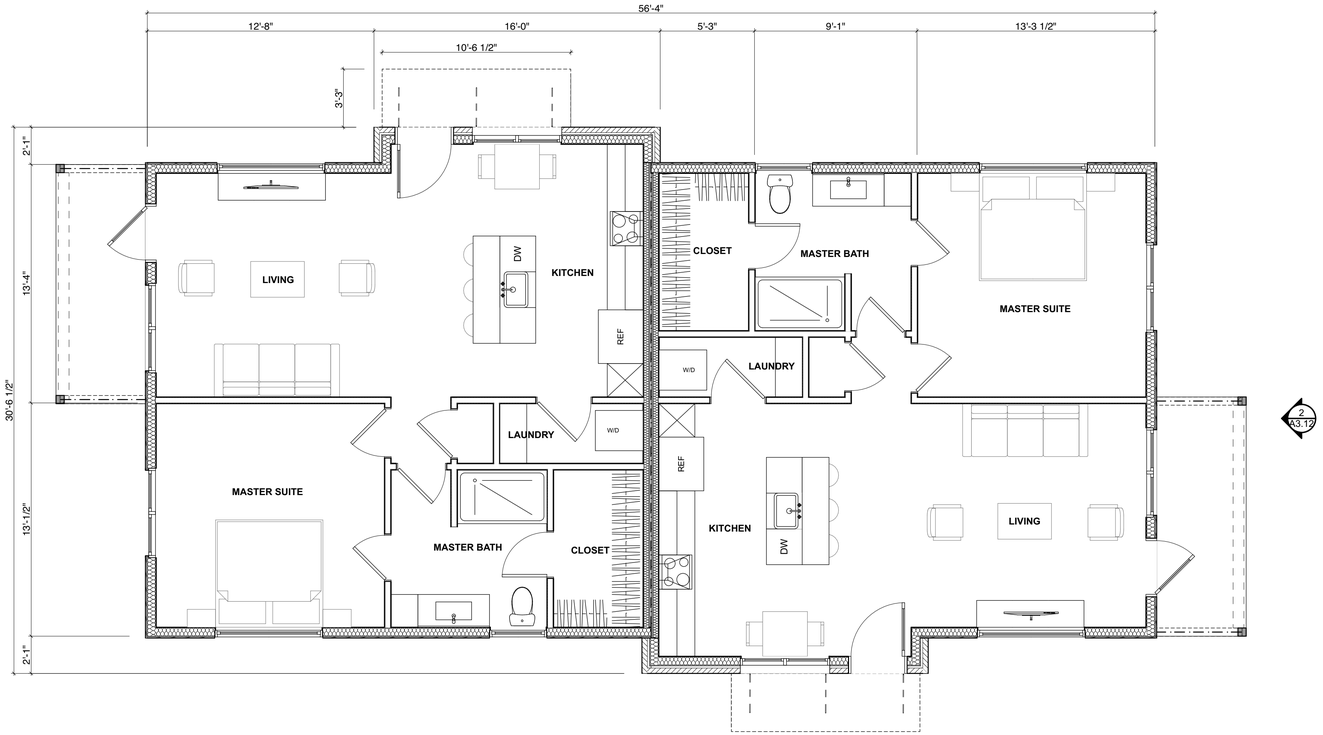
Drawing Title:

A2/B1 Module Elevations

Issued For:	REVIEW
Date:	3/16/21
Project Number	2043

Sheet Number

A3.21



1
A3.12

N

1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

A3 AREA CALCULATIONS (INDIVIDUAL UNIT)

FIRST FLOOR AREA (NET)	713 SF
FIRST FLOOR AREA (GROSS)	783 SF
PORCH AREA	81 SF

Project:

PARCHAUS GEN 2

TEXAS

Architect:

M A R E K a r c h i t e c t u r e
5115 McKinney Avenue, Suite E
Dallas, Texas 75205
469.399.1603
marekarchitecture.com

Seal:

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
08 MARCH 2021

Issues:

Drawing Title:

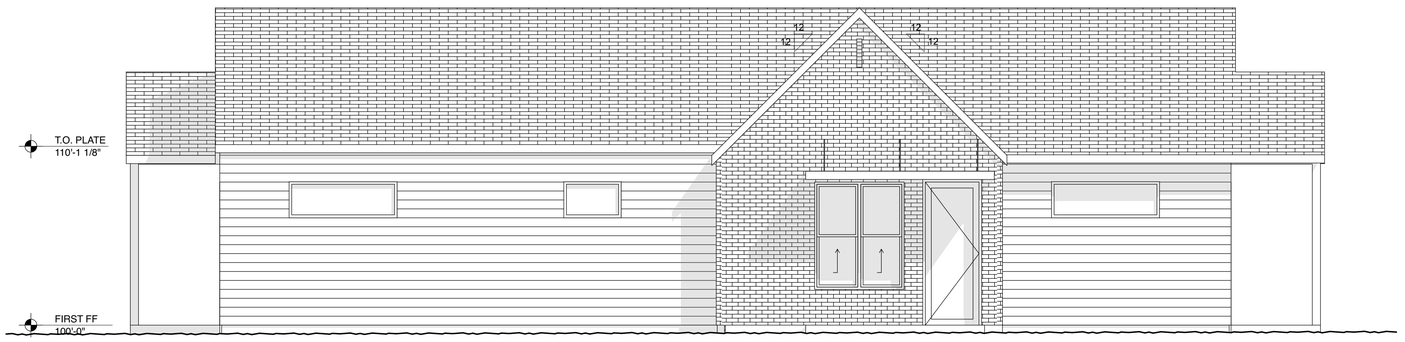
A3 Module Floor Plan

Issued For:	REVIEW
Date:	3/16/21
Project Number	2043

Sheet Number

A2.12

2 NORTH/SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST/WEST ELEVATION
SCALE: 1/4" = 1'-0"

Project:

PARCHAUS
GEN 2

TEXAS

Architect:

M A R E K a r c h i t e c t u r e
5115 McKinney Avenue, Suite E
Dallas, Texas 75205
469.399.1603
marekarchitecture.com

Seal:

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
08 MARCH 2021

Issues:

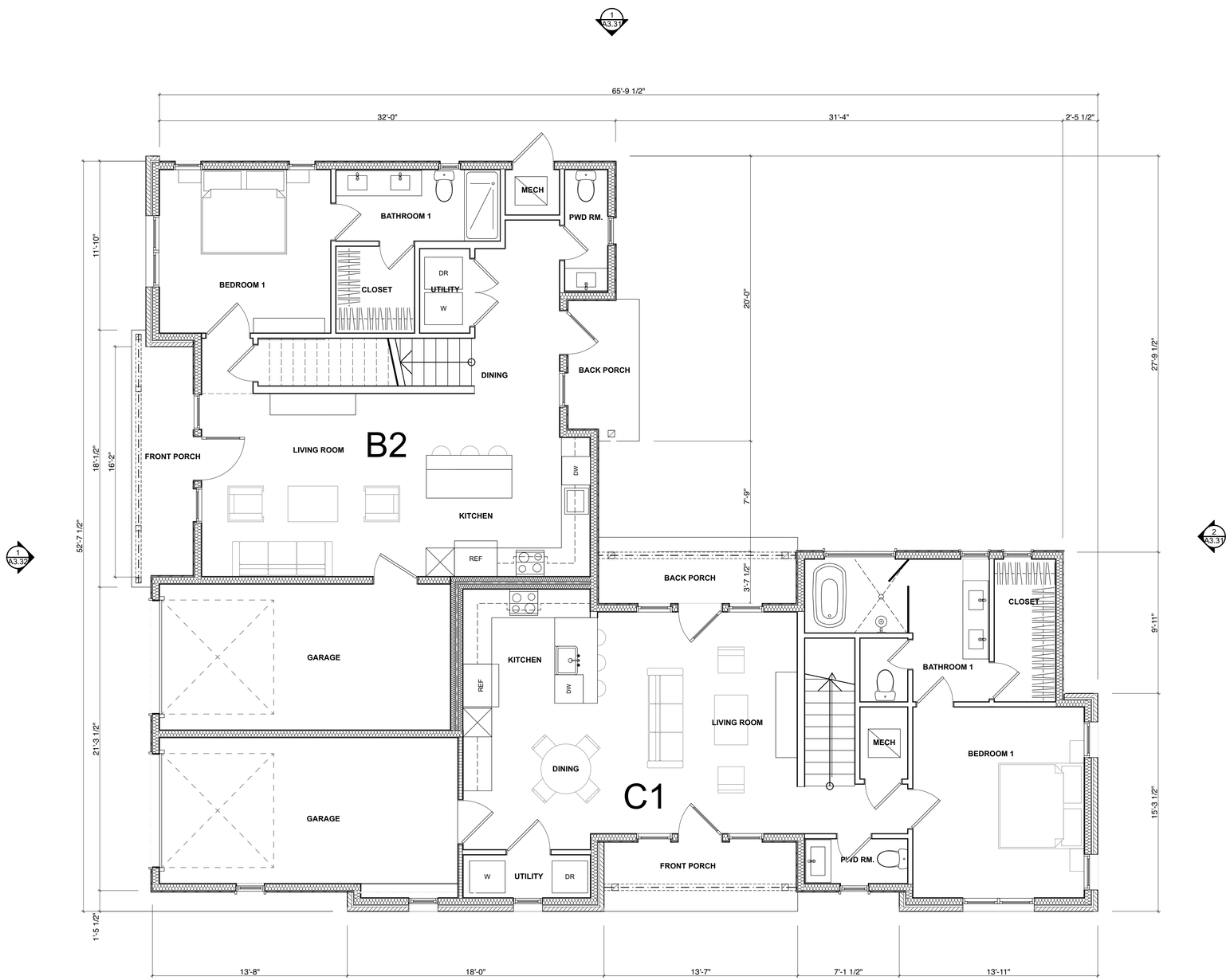
Drawing Title:

A3 Module - Elevations

Issued For:	REVIEW
Date:	3/16/21
Project Number	2043

Sheet Number

A3.12



AREA CALCULATIONS B2

FIRST FLOOR AREA (GROSS)	876 SF
FIRST FLOOR AREA (NET)	800 SF
SECOND FLOOR AREA (GROSS)	314 SF
SECOND FLOOR AREA (NET)	256 SF
TOTAL AREA A/C (GROSS)	1190 SF
TOTAL AREA A/C (NET)	1056 SF
GARAGE AREA (ADJ. B2) (GROSS)	231 SF
GARAGE AREA (ADJ. B2) (NET)	209 SF
PORCH AREA	120 SF

AREA CALCULATIONS C1

FIRST FLOOR AREA (GROSS)	965 SF
FIRST FLOOR AREA (NET)	877 SF
SECOND FLOOR AREA (GROSS)	464 SF
SECOND FLOOR AREA (NET)	405 SF
TOTAL AREA A/C (GROSS)	1429 SF
TOTAL AREA A/C (NET)	1282 SF
GARAGE AREA (GROSS)	250 SF
GARAGE AREA (NET)	221 SF
PORCH AREA	125 SF

N

1 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

Project:

PARCHAUS GEN 2

TEXAS

Architect:

M A R E K a r c h i t e c t u r e
5115 McKinney Avenue, Suite E
Dallas, Texas 75205
469.399.1603
marekarchitecture.com

Seal:

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
08 MARCH 2021

Issues:

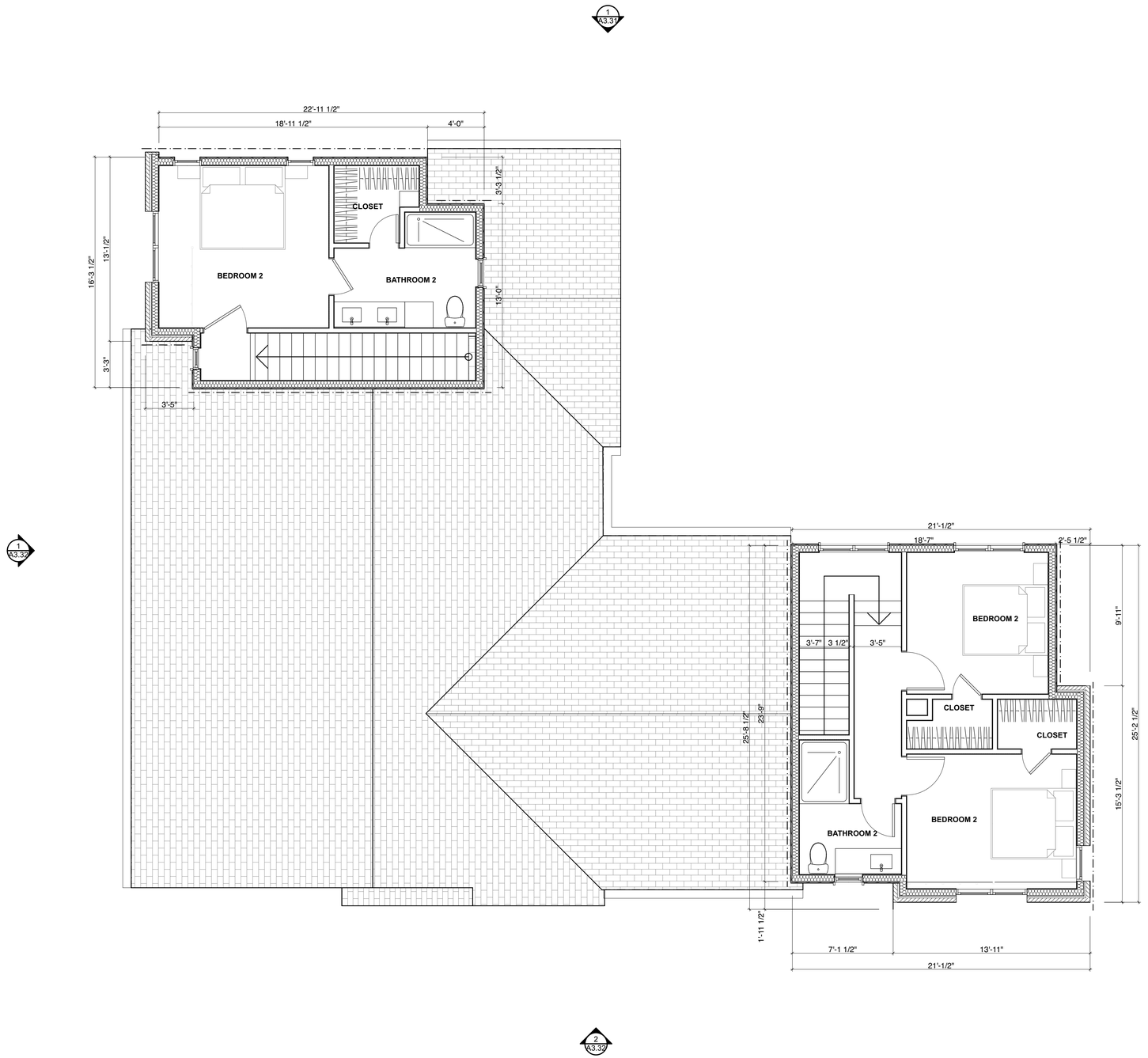
Drawing Title:

B2/C1 Module 1st Floor Plan

Issued For:	REVIEW
Date:	3/16/21
Project Number	2043

Sheet Number

A2.31



N 1 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

Project:

PARCHAUS GEN 2

TEXAS

Architect:

M A R E K a r c h i t e c t u r e
5115 McKinney Avenue, Suite E
Dallas, Texas 75205
469.399.1603
marekarchitecture.com

Seal:

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
08 MARCH 2021

Issues:

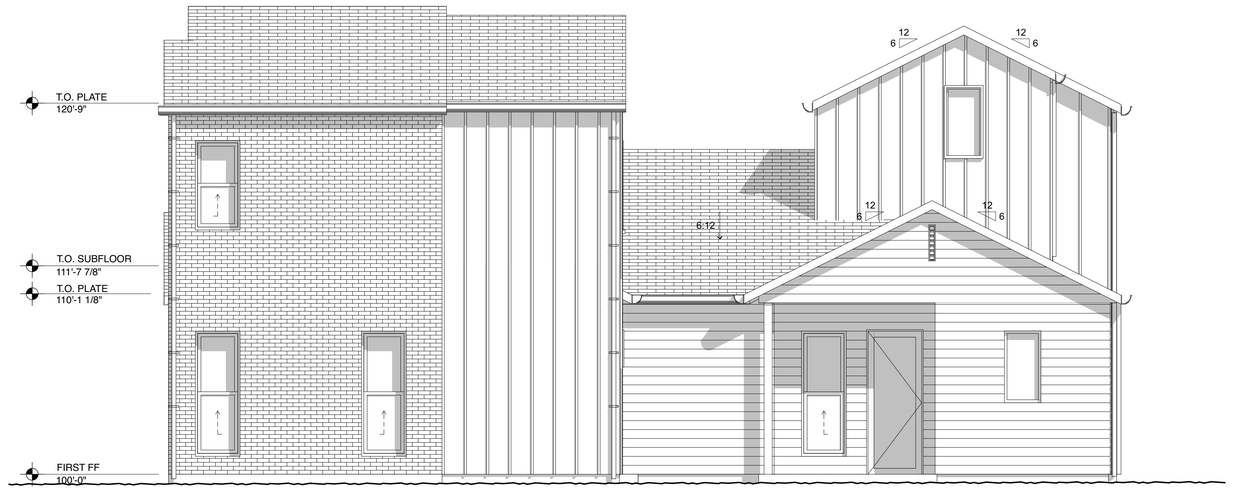
Drawing Title:

B2/C1 Module 2nd Floor Plan

Issued For:	REVIEW
Date:	3/16/21
Project Number	2043

Sheet Number

A2.32



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Project:

PARCHAUS GEN 2

TEXAS

Architect:

M A R E K a r c h i t e c t u r e
5115 McKinney Avenue, Suite E
Dallas, Texas 75205
469.399.1603
marekarchitecture.com

Seal:

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
08 MARCH 2021

Issues:

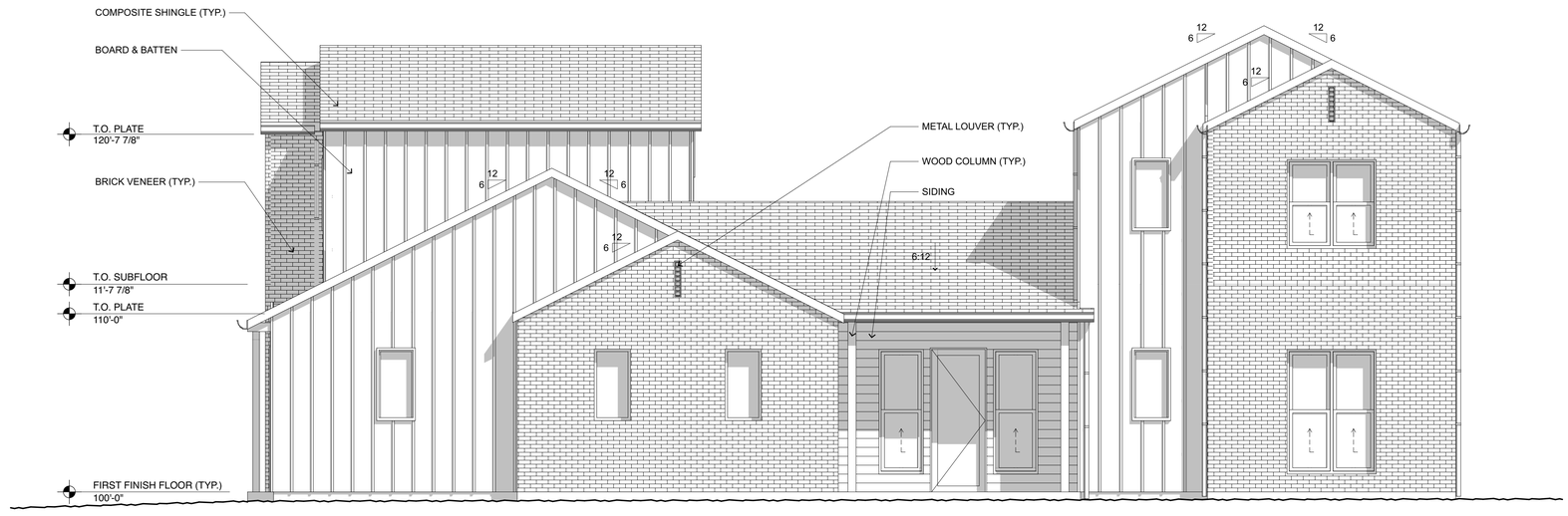
Drawing Title:

B2/C1 Module Elevations

Issued For:	REVIEW
Date:	3/16/21
Project Number	2043

Sheet Number

A3.31



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

Project:

PARCHAUS GEN 2

TEXAS

Architect:

M A R E K a r c h i t e c t u r e
5115 McKinney Avenue, Suite E
Dallas, Texas 75205
469.399.1603
marekarchitecture.com

Seal:

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
08 MARCH 2021

Issues:

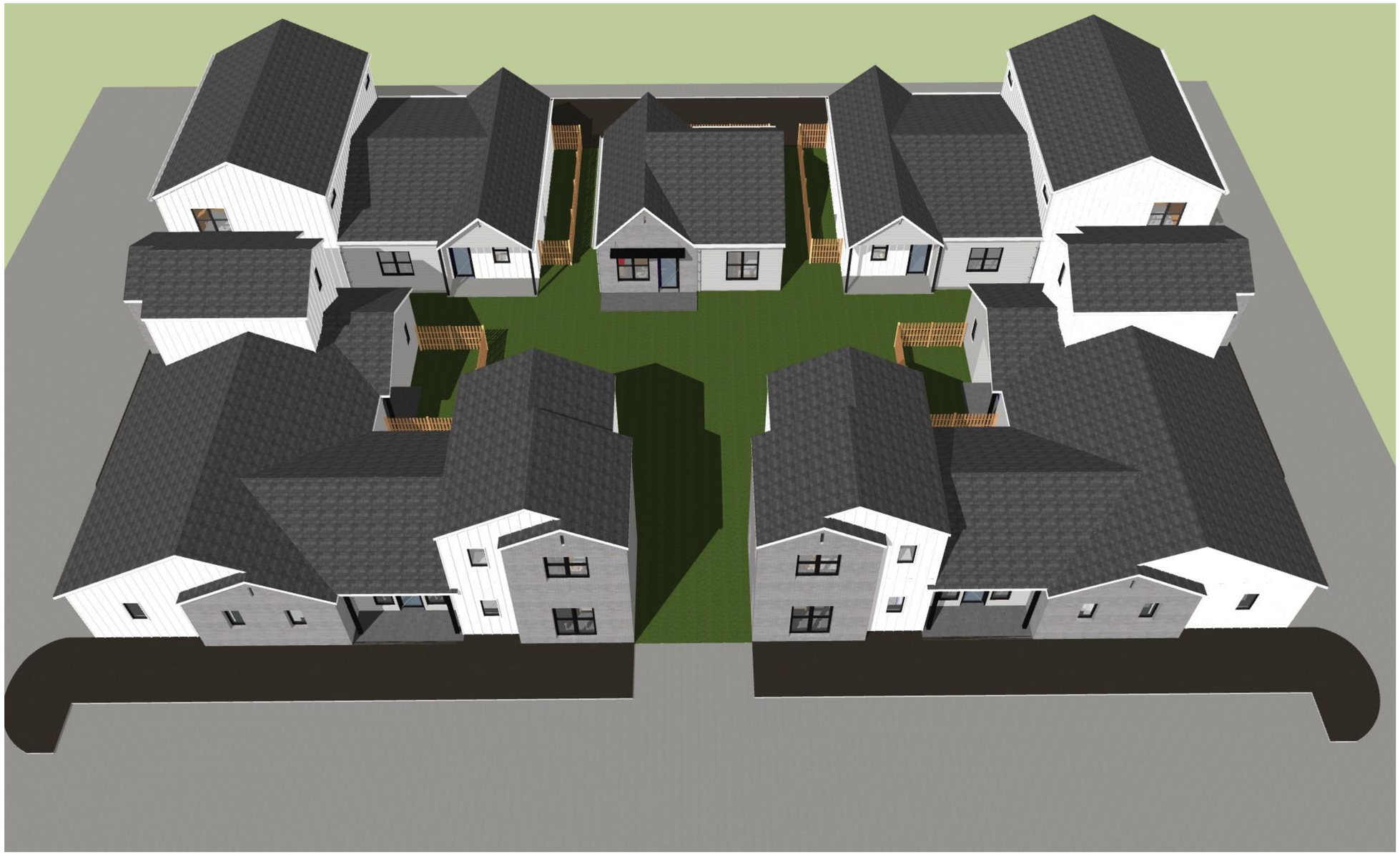
Drawing Title:

B2/C1 Module Elevations

Issued For:	REVIEW
Date:	3/16/21
Project Number	2043

Sheet Number

A3.32



1 SINGLE LOT BIRD'S EYE
SCALE: 1/4" = 1'-0"

Project:

PARCHAUS
GEN 2

TEXAS

Architect:

M A R E K a r c h i t e c t u r e
5115 McKinney Avenue, Suite E
Dallas, Texas 75205
469.399.1603
marekarchitecture.com

Seal:

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
08 MARCH 2021

Issues:

Drawing Title:

PERSPECTIVE 1

Issued For:	REVIEW
Date:	3/16/21
Project Number	2043

Sheet Number

A8.01

1 DOUBLE LOT BIRD'S EYE
SCALE: 1/4" = 1'-0"

Project:

PARCHAUS
GEN 2

TEXAS

Architect:

M A R E K a r c h i t e c t u r e
5115 McKinney Avenue, Suite E
Dallas, Texas 75205
469.399.1603
marekarchitecture.com

Seal:

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
08 MARCH 2021

Issues:

Drawing Title:

PERSPECTIVE 2

Issued For:	REVIEW
Date:	3/16/21
Project Number	2043

Sheet Number

A8.02

3 SINGLE LOT PERSPECTIVE
SCALE: 1:68.57

2 SINGLE LOT PERSPECTIVE
SCALE: 1:68.57

1 SINGLE LOT PERSPECTIVE
SCALE: 1:68.57

Project:

PARCHAUS GEN 2

TEXAS

Architect:

M A R E K architecture
5115 McKinney Avenue, Suite E
Dallas, Texas 75205
469.399.1603
marekarchitecture.com

Seal:

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
08 MARCH 2021

Issues:

Drawing Title:

PERSPECTIVE 3

Issued For:	REVIEW
Date:	3/16/21
Project Number	2043

Sheet Number

A8.03

2 DOUBLE LOT PERSPECTIVE
SCALE: 1/4" = 1'-0"

1 DOUBLE LOT PERSPECTIVE
SCALE: 1/4" = 1'-0"

Project:

PARCHAUS GEN 2

TEXAS

Architect:

M A R E K architecture
5115 McKinney Avenue, Suite E
Dallas, Texas 75205
469.399.1603
marekarchitecture.com

Seal:

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

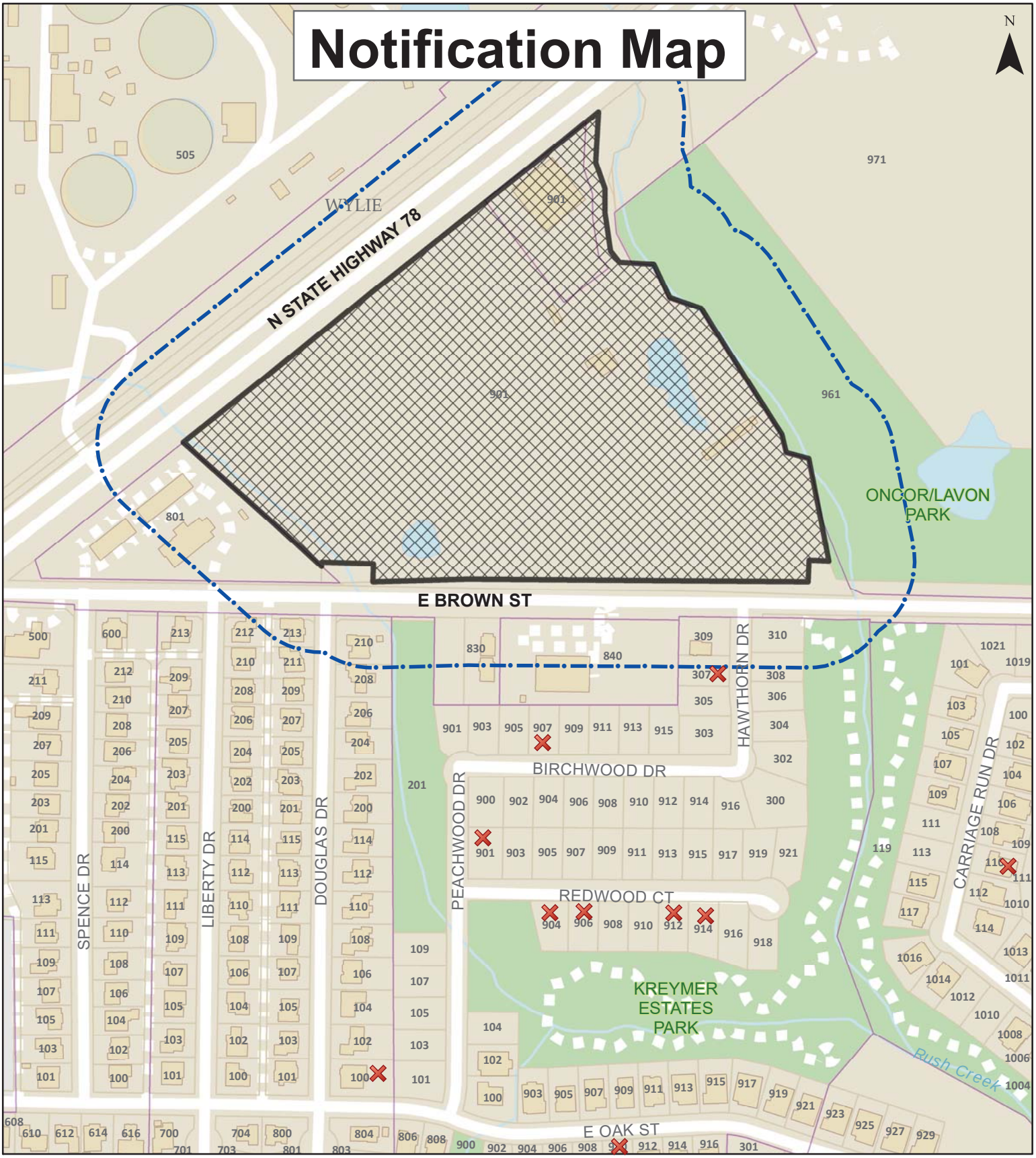
SCOTT A MAREK
TEXAS REG. ARCHITECT
TBAE NO. 18502
08 MARCH 2021

Issues:

Drawing Title:

PERSPECTIVE 4

Issued For:	REVIEW
Date:	3/16/21
Project Number	2043
Sheet Number	A8.04



ZC 2021-13; ParcHAUS Wylie; 901 N State Highway 78

200 Foot Notification Buffer Subject Property

0 100 200 400 600 800 1,000 Feet

CITY OF WYLIE

Date: 4/30/2021

NOTE* 10 additional protest received located southeast

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 #2021-13.

X I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-13.

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, May 4, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of City Council meeting: Tuesday, May 25, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Eric Fleming
(please print)

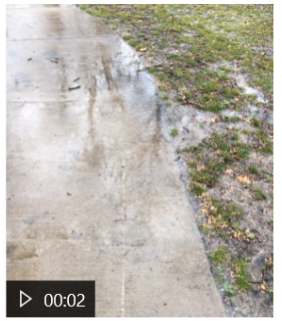
Address: 307 Hawthorn
Wylie, Tx. 75098

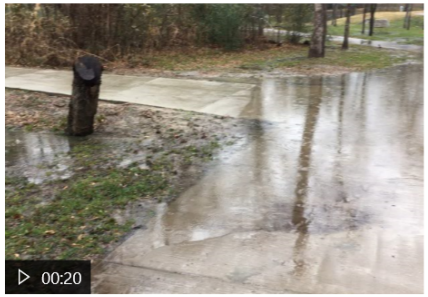
Signature: Eric Fl

Date: 4/16/2021

COMMENTS:

Unless there is a turn lane added and improvements made at the intersection where Brown meets 78 I will not be in favor to any new development.





Kreymer Estates Flooding – January 2019 – Photos taken by Cynthia Tonn, 225 Lyndhurst Dr., Wylie, TX 75098

CITY OF WYLIE

Jasen Haskins <jasen.haskins@wylietexas.gov>

ZONING Case#2021-13.

1 message

Thu, Apr 29, 2021 at 3:00 PM

Mr. Haskins,

My name is Jeff Bitner and I am writing regarding Zoning case #2021-13. I have attached a powerpoint file that I hope you will review in regard to this proposed change to the properly located between SH78 and Oncor Park (on the north, east, and west), and Brown Street on the south. This proposed change, in it's current standing, will directly impact my family and property, not to mention several of our neighbors and their families (young children, elderly, etc).

The concerns are many (flooding, traffic, security, sanitation, etc) but the main one I will address with this email is the flooding potential. We live at 209 Gatwick Ct in Wylie which has the high potential to be very negatively impacted (i.e. flooded) by an increase in gray stormwaters that would come from the proposed zoning change and subsequent construction.

I look forward to your review and feedback on this matter, and if you have any questions or concerns about my material I would appreciate the opportunity to address them.

Regards,
Jeff and Cheryl Bitner
209 Gatwick Ct.
Wylie, TX
75098

ZONING Case#2021-13 Bitner.pptx
1427K

Homeowner(s) and Resident(s) of Wylie, Texas Submit This Objection to City of Wylie's Approval of Zoning Case #2021-13

Provident Realty Advisors have submitted documents asking the City of Wylie to approve the development of a townhome rental community near our homes. The City of Wylie has published their NOTICE OF PUBLIC HEARING on Zoning Case #2021-13, scheduled for May 4, 2021, before the City of Wylie Planning & Zoning Commission, which results in the Commission's recommendation to the City of Wylie City Council meeting scheduled for May 25, 2021.

We, the undersigned homeowners and residents of Kreymer Estates and Kreymer East, **STRONGLY OBJECT** to the proposed townhome development. While the developer states the proposed project ***"will provide an estimated $800,000 per year in property tax revenue"*** there are **other facts and issues that are of importance that need to be considered.**

Kreymer Estates and Kreymer East were given the zoning classification of Planned Development(s) and ordained by the City of Wylie, Texas, by the City Council. City ordinances #2012-04, #2015-23 and multiple amended restated declarations of covenants, conditions, and restrictions for Kreymer Estates and Kreymer East are a matter of public record and available for review. While being considered, the developer provided estimated per-year property tax revenue estimates. Presently, there are 392 single-family homes in our combined development.

For purpose of discussion, let's assume that the average home has an appraised value of $363,760. Based on our 2021 Notice of Appraised Value, an owner would pay $2,212.97 to the Wylie Taxing Unit and $4,918.03 to the Wylie ISD Taxing Unit in 2021. When we total the two amounts paid to Taxing Units benefitting Wylie alone, each owner pays $7,131 per year. Using this estimated total times the 392 units; Wylie Taxing Units receive a minimum of $2,795,352 in property tax revenue from our development.

In addition, prior to the zoning change requested by the developer, and in lieu of required development fees, the developer advised the City of Wylie Parks Board, that developer would agree to dedicate as parkland a number of heavily-wooded acres located within the planned development. The developer further agreed to build an eight-foot walking trail, to add park benches, picnic tables, trash receptacles, pet stations, a pavilion, bike racks and landscaping, all dedicated to the City of Wylie with public access, but maintained by the homeowners association forever. The developer also agreed to provide a low-water crossing on the north side of the trail to cross the existing creek that flows through the FEMA designated floodway that exists on the land donated by the developer to the Wylie City. In hindsight, perhaps the Wylie City Parks and Recreation Board should have given more attention to the Subdivision Ordinance that states, in part, "flood areas shall not be dedicated for parks and recreation purposes|."

Homeowners have presented video and photo evidence to the Parks and Recreation Board, and to the City Council that clearly shows the on-going damage to the Parkland and its amenities due to storm waters and waste water drainage that flow into the Kreymer Estates Park. We respectfully ask that each of you review the evidence previously submitted prior to casting your vote on Zoning Case #2021-13.

Homeowner(s) and Resident(s) of Wylie, Texas Submit This Objection to City of Wylie's Approval of Zoning Case #2021-13

Consider this fact. The City of Wylie Parks and Recreation Board mandated that all efforts be taken to preserve the area's natural habitat and that minimal or no tree clearing allow the removal of any large, quality trees. Further demanding that all benches, trash receptacles, and amenities be labeled with the City logo and be modeled after the ones the City is currently using in order to keep within the City's standardized theme. It further dictated that floodway management areas designated to the City shall be left in a natural state. A vote was taken on July 13, 2015 and passed 7-0.

To date, the improvements and amenities that now exist in the City Park, aka Kreymer Park, have an estimated value of over $1,200,000. All of which by Ordinance must be maintained by the HOA and replacement or removal must be coordinated with the City Park Department prior to replacement or removal of any improvement in order to ensure consistency with City Park standards. (Source City of Wylie Parks and Recreation Board documents, attachments and Ordinance.)

It is important to note that the amended declaration of covenants, conditions, and restrictions for Kreymer Estates, dated November 20, 2016, offers clarification of the Homeowner's and the HOA's responsibilities regarding the maintenance of Drainage Easements within the development and dedicated parkland. Said clarification states that, "The HOA is responsible for ensuring that all Drainage Easements specially outlined on the attached exhibits are appropriately maintained by the owners to allow for free flow of surface waters throughout the property."

Certain Exhibits and Charts are included in and attached to PD Ordinance #2012-04 and PD Ordinance #2015-23. These Exhibits and Charts set forth special conditions and requirements for homeowners as well as the HOA. When the agreement(s) and addendums were signed, many without notice to all homeowners as required by law, homeowners were obligated to maintain over $1,200,000 of City of Wylie Park Improvements and mandated to provide the services (i.e. lawn care, tree care, watering, waste removal, and liability) for the Park which lies in a floodway and which includes multiple drainage easements. As storm waters run into the Parkland via 16 large openings on East Brown Street, they flow downstream and back-up behind 6 smaller outlets which allow for slower water flow under W.A. Allen Blvd. Consequently, the Parkland is inundated with waters and waterboarding of the Parkland is occurs. This is evidenced by erosion throughout the Park; uprooted trees...including large mature trees...in the Rush Creek bed; undermining of the concrete walking trail; and, damage to the installed amenities (i.e. benches, trash receptacles, exercise equipment, and Park signage). The financial resources required to repair damage comes from the HOA. This begs two questions:

a. How can homeowners and the HOA protect their investments and mitigate on-going maintenance costs and expenses when the root of the problem is poor design and inadequate planning for storm waters?

b. With knowledge of the planned project represented in Zoning Case#2021-13; will increased storm water flow from upstream be reduced and controlled so that additional damage and financial need is not realized?

Homeowner(s) and Resident(s) of Wylie, Texas Submit This Objection to City of Wylie's Approval of Zoning Case #2021-13

As mandated by Wylie City Ordinance, we owners have an obligation to mitigate damages to the Parkland, its improvements, and amenities. This fact, along with several other issues with the proposed development, needs to be considered. Here are a few others to consider:

1. There are no other large scale (if any) townhome developments around our and adjoining neighborhoods. This is proposed to be a large complex. Our neighborhood, and those adjoining ours, are characterized by residential homes, all freestanding, 2 cemeteries, several houses of worship, and a few small businesses on neighboring streets. The proposed project takes away from our identity as a community of single-family freestanding homes with an appraised value of at least $363,760 each.

2. Based on our 2021 Notice of Appraised Value(s), the average owner pays Taxing Units benefitting Wylie alone $7,131 per year. This total does not include the payments due to the Taxing Units of Collin County and Collin College, which average $739 per year.

3. Our development presently represents 392 single-family homes contributing a minimum of $2,795,353 per year to Wylie Taxing Units. Our development is growing and additional property tax revenues will be received from our development.

4. Single blocks in our development are large enough to place one freestanding home on them when done right. No one is allowed, by City Ordinance, to build a duplex, multi-family home, operate a VRBO or the like. This proposal for 194 one- and two-story detached townhomes seeks to change this. What efforts are being taken to ensure this new community is harmonious with the Wylie way of life?

5. What Wylie Ordinance(s) will apply to this proposed project and who will enforce compliance? Will there be Community covenants, restrictions, and rules to help keep the neighborhood looking neat and tidy, discourage neighbors from behaving badly, and foster some sense of community?

6. Will this proposed project assume some responsibility for the existing Parkland and share in the expenses required to maintain the Park in accordance with City of Wylie Parks and Recreation guidelines?

7. The proposal states the townhomes will be "professionally managed and maintained" but fails to mention a system to deal with external complaints. Will there be on-site 24-hour management and security to enforce restrictions and violations should they occur?

8. Reviewing the plans submitted with the application, there are several concerns such as insufficient privacy screening for neighboring homeowners and residents. The plans appear to place a restraining wall on the Rush Creek boundary area which would result in forcing more storm water to flow into the Kreymer Park. The Park already is water boarded by storm waters.

9. There appears to be no Acoustic Report for the proposed development's construction period. The developer needs to address the noise that will disrupt the neighborhood during the construction period and seek to maximize quality of life and community well-being during the construction period.

10. The aerial drawing and an artist's rendering of the project indicate a two-lane entrance and two-lane exit on East Brown Street. This appears to serve as a main entry/exit for the over 400 parked vehicles mentioned in the plans. This is inconsistent with the streetscape and presents traffic concerns. When will the traffic study be completed and made available for public review?

11. The set speed limit on Brown Street is 30 miles per hour; however, the Wylie Police Department regularly monitors the traffic in this area to ensure compliance with said speed limit. Additional traffic flow will result in additional need for enforcement and, potentially, result in more accidents.

12. The proposed layout indicates an entrance/exit on Brown Street that will restrict sight distance to approaching vehicles and pedestrians on the footpath. This is a major safety concern. Additionally, the crest of the hill on Brown Street already presents a safety concern. Cars exiting driveways from neighboring properties will have lines of sight reduced by the fencing at the development and by the increased vehicle traffic; this creates a real danger to road users.

13. The applicant states in a letter ***"we do not anticipate accepting government Section 8 vouchers or tax credits--in other words, the townhomes will be "market rent" comparable to other rental townhomes in the area."*** If the developer lies about his proposed management plan now, what hope do we have of it ever being followed?

14. The applicants show a level of arrogance in its planning--how can the applicant control what Federal Government Housing Rules and Regulations may state in the future? The assumption of no impact by government Section 8 housing is incorrect, and the assumption that there is a positive social and economic impact on the locality is offensive!

This is the document that is proposed to regulate in detail the daily running of the development, along with the development consent. We consider the following changes as essential as the document is deficient.

a. The developer must discuss with a committee of Kreymer Estates Homeowners how they intend to protect the assets purchased and maintained by the Kreymer Estates HOA and mitigate damage to said assets from increased flow of storm, waste, drainage, and flood waters.

b. The developer should have a specified minimum time to be onsite that covers key, sensitive time periods.

c. A "serious matter" requiring the 24-hour presence of a "person in charge" who is authorized to receive and act upon complaints from neighboring developments.

d. Flood, drainage, waste, and continuous flowing water that enter the Kremer Estates Park area pollute the Park. What measures will the developer take to mitigate this situation and, more importantly, agree to clean up should an incident occur?

e. A current 24-hour manager contact number should be provided and updated as needed on the boundary of the premises for affected neighboring residents.

f. Traffic concerns on Brown Street need to be addressed to improve vehicular and pedestrian safety, especially since the developer intends to improve and deed public parkland to the City that will connect to the Kreymer Trail System and the Oncor Frisbee Golf Course.

g. There are other concerns that members of the Kreymer Estates HOA wish to bring forth in a Public Meeting with the City of Wylie's Parks and Recreation Committee, as they have done in the past. This has resulted in improvements and on-going discussions regarding City Ordinances and has addressed our responsibilities and on-going annual expenses for maintenance and upkeep of the City Park.

There are so many community concerns we believe that the proposal must be refused at this time and until said problems and issues are adequately addressed. We ask that The City of Wylie's Planning and Zoning Commission and the City of Wylie's Parks and Recreation Commission present this petition to the City of Wylie Council on our behalf.

Homeowner(s) and Resident(s) of Wylie Texas Submit This Objection to City of Wylie's Approval of Zoning Case#2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	4/28	2021
Printed Owner/Resident Name:	KRISTYN BROUWER	
Printed Owner/Resident Address:	303 Larkspur Ln Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

Date:	4/28	2021
Printed Owner/Resident Name:	STEVE BROUWER	
Printed Owner/Resident Address:	303 LARKSPUR LN Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

Homeowner(s) and Resident(s) of Wylie Texas
Submit This Objection to City of Wylie's Approval of Zoning Case#2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	4/24/21	2021
Printed Owner/Resident Name:	Crystal Qualls	
Printed Owner/Resident Address:	204 Lyndhurst Dr. Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	C. Qualls	

Date:	4/24/21	2021
Printed Owner/Resident Name:	Richard Qualls	
Printed Owner/Resident Address:	Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	RQualls	

Homeowner(s) and Resident(s) of Wylie Texas Submit This Objection to City of Wylie's Approval of Zoning Case#2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	4/28/21	2021
Printed Owner/Resident Name:	Andrea Percy	
Printed Owner/Resident Address:	907 Birchwood Dr. Wylie, Texas (Add Zip):	
Owner/Resident Signature:	Apercy	

Date:	4/28/21	2021
Printed Owner/Resident Name:	Shane Percy	
Printed Owner/Resident Address:	907 Birchwood Dr. Wylie, Texas (Add Zip):	
Owner/Resident Signature:	RSP	

Homeowner(s) and Resident(s) of Wylie, Texas Submit This Objection to City of Wylie's Approval of Zoning Case #2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	4-25-	2021
Print Owner/Resident Name:	Emily Eckert	
Print Owner/Resident Address:	1006 Stanbridge Dr. 75098 Wylie, Texas (Add Zip):	
Owner/Resident Signature:		

Date:		2021
Print Owner/Resident Name:		
Print Owner/Resident Address:	Wylie, Texas (Add Zip):	
Owner/Resident Signature:		

Homeowner(s) and Resident(s) of Wylie, Texas Submit This Objection to City of Wylie's Approval of Zoning Case #2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	April 25	2021
Print Owner/Resident Name:	Greg Nogle	
Print Owner/Resident Address:	426 Cedar Ridge Dr Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	Greg A Nogle	

Date:	April 25	2021
Print Owner/Resident Name:	Mary Nogle	
Print Owner/Resident Address:	426 Cedar Ridge Dr Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	Mary Nogle	

Homeowner(s) and Resident(s) of Wylie, Texas Submit This Objection to City of Wylie's Approval of Zoning Case #2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	April 24,	2021
Print Owner/Resident Name:	Alan W. Shaffer	
Print Owner/Resident Address:	914 Redwood Ct. Wylie, Texas (Add Zip):	
Owner/Resident Signature:		

Date:	April 24,	2021
Print Owner/Resident Name:	Nancy Lynch	
Print Owner/Resident Address:	914 Redwood Court Wylie, Texas (Add Zip):	
Owner/Resident Signature:		

Homeowner(s) and Resident(s) of Wylie Texas Submit This Objection to City of Wylie's Approval of Zoning Case#2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	4/25	2021
Printed Owner/Resident Name:	Alan + Juliana Justiniano	
Printed Owner/Resident Address:	411 Cedar Ridge St. Wylie, Texas (Add Zip):	
Owner/Resident Signature:		

Date:	4/25	2021
Printed Owner/Resident Name:	Patrick + Caroline Tice	
Printed Owner/Resident Address:	411 Cedar Ridge St. Wylie, Texas (Add Zip):	
Owner/Resident Signature:	Patrick Tice Caroline Tice	

Homeowner(s) and Resident(s) of Wylie, Texas Submit This Objection to City of Wylie's Approval of Zoning Case #2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	04-23	2021
Print Owner/Resident Name:	Bobby Gougler	
Print Owner/Resident Address:	910 Oak Street Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

Date:	04-23	2021
Print Owner/Resident Name:	Laurel Gougler	
Print Owner/Resident Address:	910 E Oak St. Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	Laurel Gougler	

Homeowner(s) and Resident(s) of Wylie, Texas Submit This Objection to City of Wylie's Approval of Zoning Case #2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	4/25/2021	2021
Print Owner/Resident Name:	Tanner Butler	
Print Owner/Resident Address:	901 Redwood Ct Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	Tanner Butler	

Date:	4/25/2021	2021
Print Owner/Resident Name:	Tamara Butler	
Print Owner/Resident Address:	Wylie, Texas (Add Zip):	
Owner/Resident Signature:		

Homeowner(s) and Resident(s) of Wylie, Texas Submit This Objection to City of Wylie's Approval of Zoning Case #2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	4/26/21	2021
Print Owner/Resident Name:	Bruce A. Moilan, Jr.	
Print Owner/Resident Address:	904 Redwood Ct Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

Date:	4/26/2021	2021
Print Owner/Resident Name:	Amanda Moilan	
Print Owner/Resident Address:	904 Redwood Ct Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

Homeowner(s) and Resident(s) of Wylie, Texas Submit This Objection to City of Wylie's Approval of Zoning Case #2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	4/25/2021	2021
Print Owner/Resident Name:	Jay Meyers	
Print Owner/Resident Address:	220 Lyndhurst Dr Wylie, Texas (Add Zip):	
Owner/Resident Signature:	Jay Meyers	

Date:	4/25/2021	2021
Print Owner/Resident Name:	Mary Meyers	
Print Owner/Resident Address:	220 Lyndhurst Dr Wylie, Texas (Add Zip):	
Owner/Resident Signature:	Mary Meyers	

Homeowner(s) and Resident(s) of Wylie, Texas Submit This Objection to City of Wylie's Approval of Zoning Case #2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	4-25-	2021
Print Owner/Resident Name:	KEVIN ECKERT	
Print Owner/Resident Address:	1006 STANBRIDGE DRIVE Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	Kevin F Eckert	

Date:	4-25-21	2021
Print Owner/Resident Name:	Margaret Eckert	
Print Owner/Resident Address:	1006 Stanbridge Drive. Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	Margaret Eckert	

Homeowner(s) and Resident(s) of Wylie, Texas Submit This Objection to City of Wylie's Approval of Zoning Case #2021-13

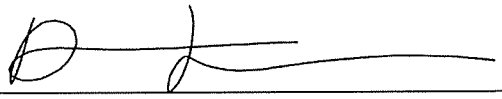
I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	4/24/2021	2021
Print Owner/Resident Name:	JOHN C. MILLER	
Print Owner/Resident Address:	1006 STANBRIDGE Dr. Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	John C. Miller	

Date:	4-24-2021	2021
Print Owner/Resident Name:	Dolores D. Miller	
Print Owner/Resident Address:	1006 Stanbridge Dr. Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	Dolores D. Miller	

Homeowner(s) and Resident(s) of Wylie, Texas Submit This Objection to City of Wylie's Approval of Zoning Case #2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	4/23	2021
Print Owner/Resident Name:	Donald Hunter	
Print Owner/Resident Address:	102 Queensgate Wylie, TX 75098 Wylie, Texas (Add Zip):	
Owner/Resident Signature:		

Date:		2021
Print Owner/Resident Name:		
Print Owner/Resident Address:	 Wylie, Texas (Add Zip):	
Owner/Resident Signature:		

Homeowner(s) and Resident(s) of Wylie Texas Submit This Objection to City of Wylie's Approval of Zoning Case#2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	4/26	2021
Printed Owner/Resident Name:	Kyle Flies	
Printed Owner/Resident Address:	224 Lyndhurst Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

Date:		2021
Printed Owner/Resident Name:		
Printed Owner/Resident Address:	Wylie, Texas (Add Zip):	
Owner/Resident Signature:		

Homeowner(s) and Resident(s) of Wylie Texas Submit This Objection to City of Wylie's Approval of Zoning Case#2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	4/26	2021
Printed Owner/Resident Name:	Tracy Flies	
Printed Owner/Resident Address:	224 Lyndhurst Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	Tracy Flies	

Date:	4/20	2021
Printed Owner/Resident Name:	Alan Flies	
Printed Owner/Resident Address:	224 Lyndhurst Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	Alan Flies	

Homeowner(s) and Resident(s) of Wylie, Texas Submit This Objection to City of Wylie's Approval of Zoning Case #2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	4/27/21	2021
Print Owner/Resident Name:	Jeff Kowak	
Print Owner/Resident Address:	310 Maltese Cir Wylie, Texas (Add Zip):	
Owner/Resident Signature:		

Date:	4/27/21	2021
Print Owner/Resident Name:	Sarah Kowak	
Print Owner/Resident Address:	310 Maltese Cir Wylie, Texas (Add Zip):	
Owner/Resident Signature:	Sarah L. Kowak	

Homeowner(s) and Resident(s) of Wylie, Texas Submit This Objection to City of Wylie's Approval of Zoning Case #2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	April 21	2021
Print Owner/Resident Name:	Michael Nagel	
Print Owner/Resident Address:	906 Redwood Ct. Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	Michael Nagel	

Date:	April 21	2021
Print Owner/Resident Name:	Tonia Nagel	
Print Owner/Resident Address:	906 Redwood Ct. Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	Tonia Nagel	

Homeowner(s) and Resident(s) of Wylie, Texas Submit This Objection to City of Wylie's Approval of Zoning Case #2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	4-21	2021
Print Owner/Resident Name:	STEVE LUTTRELL	
Print Owner/Resident Address:	305 LARKSPUR LN. Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

Date:	4.21	2021
Print Owner/Resident Name:	Deborah Luttrell	
Print Owner/Resident Address:	305 Larkspur Ln Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	Deborah Luttrell	

Homeowner(s) and Resident(s) of Wylie, Texas Submit This Objection to City of Wylie's Approval of Zoning Case #2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	April 22nd	2021
Print Owner/Resident Name:	Christopher Cummings	
Print Owner/Resident Address:	111 Queensgate Dr Wylie, Texas (Add Zip):	
Owner/Resident Signature:		

Date:	4/22	2021
Print Owner/Resident Name:	Michelle Morrison-Cummings	
Print Owner/Resident Address:	111 Queensgate Dr. Wylie, Texas (Add Zip):	
Owner/Resident Signature:	Michelle Morrison-Cummings	

Homeowner(s) and Resident(s) of Wylie, Texas Submit This Objection to City of Wylie's Approval of Zoning Case #2021-13

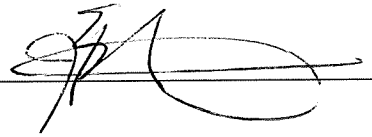
I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

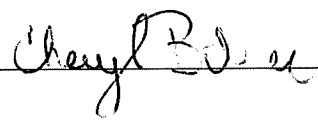
Date:	APRIL 22	2021
Print Owner/Resident Name:	JOEL ALLARD	
Print Owner/Resident Address:	420 RUSH CREEK DR Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	Joel C Allard	

Date:	April 22	2021
Print Owner/Resident Name:	Connie Allard	
Print Owner/Resident Address:	420 Rushcreek Dr. Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	Connie Allard	

Homeowner(s) and Resident(s) of Wylie Texas Submit This Objection to City of Wylie's Approval of Zoning Case#2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	APRIL 24	2021
Printed Owner/Resident Name:	NEFF BITNER	
Printed Owner/Resident Address:	209 GATWICK CT Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

Date:	APRI 24	2021
Printed Owner/Resident Name:	CHERYL BITNER	
Printed Owner/Resident Address:	209 GATWICK CT Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

Homeowner(s) and Resident(s) of Wylie Texas Submit This Objection to City of Wylie's Approval of Zoning Case#2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	4/22	2021
Printed Owner/Resident Name:	Traci Kamper Henry	Traci Kamper Henry
Printed Owner/Resident Address:	101 peachwood dr Wylie, Texas (Add Zip):75098	
Owner/Resident Signature:	T. Kamper	Traci kamper

Date:	4/23	2021
Printed Owner/Resident Name:		Wayne kamper
Printed Owner/Resident Address:	101 Peachwood dr Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		Wayne kamper

Homeowner(s) and Resident(s) of Wylie, Texas Submit This Objection to City of Wylie's Approval of Zoning Case #2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	April 27, 2021	2021
Print Owner/Resident Name:	Jennifer P. Terry	
Print Owner/Resident Address:	912 Redwood Ct. Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	Jennifer P. Terry	

Date:	April 26	2021
Print Owner/Resident Name:	Sascha C. Terry	
Print Owner/Resident Address:	912 Redwood Ct. Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	Sascha C. Terry	

Homeowner(s) and Resident(s) of Wylie Texas Submit This Objection to City of Wylie's Approval of Zoning Case#2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	28 April	2021
Printed Owner/Resident Name:	Bruce A. Moilan Sr.	
Printed Owner/Resident Address:	210 Gatwick Ct Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

Date:	April 28,	2021
Printed Owner/Resident Name:	Betty Moilan	
Printed Owner/Resident Address:	210 Gatwick Ct Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	Betty Moilan	

Homeowner(s) and Resident(s) of Wylie Texas Submit This Objection to City of Wylie's Approval of Zoning Case#2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	4/26/21	2021
Printed Owner/Resident Name:	Fernando Martinez	
Printed Owner/Resident Address:	404 Cedar Ridge Dr. Wylie, Texas (Add Zip):	
Owner/Resident Signature:		

Date:	April 26	2021
Printed Owner/Resident Name:	Brittany Latham	
Printed Owner/Resident Address:	404 Cedar Ridge Dr. Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

To: Kreymer Estates Home Owners/Residents 04/23/2021

RE: Kreymer Estates Homeowner's Objection Letter

We, the Developer, would like to clarify some misunderstandings in response to the letter received detailing the homeowner's objections to the proposed ParcHAUS home community. Below is our summary interpretation of the concerns outlined in the document and our subsequent response.

1. Interpretation of Kreymer Estate Resident's concerns: Kreymer Estates home values will decrease as a result of the ParcHAUS community, and consequently so will Kreymer Estate's tax benefit to the city.
    a. Developer's Response: The value and tax contribution per acre of the ParcHAUS community exceed that of Kreymer Estates. As a result we firmly believe that the premium value of the ParcHAUS community will not deteriorate home values in and around the Kreymer Estates homes.

	Kreymer Estat	ParcHAUS
Estimated Acres	98	21
Home Count	392	194
Est. Value per Home	$363,760	$180,305
Value Per Acre	$1,455,040	$1,665,679
Tax Per Acre	$35,594	$40,746

    b. ParcHAUS is expected to contribute an estimated $770,000 per year in taxes. Wylie taxing jurisdictions are expected to receive $690,000.

2. The ParcHAUS home agreement with the city as it pertains to Park Dedication will burden the Kreymer Estates HOA with additional maintenance costs.
    a. There has been no formal agreement with the Wylie Parks Department. Preliminary discussions have been held with the Director of Parks to determine what improvements would be desirable, acceptable, and any requests the Parks Department would have of the Developer. The Developer is presenting a formal proposal to the Parks Board simultaneously at the May 4th Planning and Zoning hearing. The Developer's proposal will require that the Developer and any future owner retains maintenance responsibilities and costs of the parkland, not the HOA.

3. The ParcHAUS homes are in conflict with City Ordinances that prohibit VRBO/Air BnB type rental concepts.
    a. The Director of Planning for the City of Wylie has confirmed that no Ordinance exists to his knowledge. The Planned Development's base zoning of Multifamily permits rentals.

4. The residents are concerned with on-going maintenance and the tenant make-up of the ParcHAUS homes and would like assurance that on-call personnel are available for complaints of city violations, both during construction and when it's complete and operating.
    a. The gated and well-lit home community will contract professional weekly lawn and pool cleaning services, employ 4 full-time on site professionals to resolve any issues, should they arise, during business hours and 24-hour on-call management for after hours. During construction, the on-site superintendent's information is posted at the construction entrance of the communityfor any residents that have complaints. The Developer will abide by all city regulations as it relates to noise outlined in City Ordinance Ch. 24 article 2, sec 42.22.
    b. The homes will be rented for an average of $1,640 per month. To qualify, applicants must make a minimum of $65,000 per year. Background and credit history checks are performed on all applicants

and each year as leases renew. Applicants with a history of misdemeanors in the previous 7 years, or any felonies are not qualified. The quality of the tenants will be similar to someone living in a home – we've observed that most are renters by-choice retired "Snow-birds" looking for a lock-and-leave lifestyle, or aging millennial families with a dog and young child, some are relocating as their homes are being constructed nearby and prefer a home atmosphere as opposed to an apartment.

5. The ParcHAUS homes will exacerbate the flooding issues experienced in the Kreymer Estates.
    a. The unimproved conditions of the site could be contributing to the issues currently experienced by residents downstream. In many cases, the improvements made to the area have resolved issues downstream. The ParcHAUS community will be providing multiple detention ponds for stormwater runoff. No retaining walls are being proposed for either floodways bordering the property. The site has been planned by professional engineers in coordination with City of Wylie engineers, in accordance to local, state, and federal regulations to reduce risk of any downstream affect. Professional flood studies and simulations will be performed to understand which engineering solutions would most improve the downstream impact that is currently being experienced by Kreymer Estates.

6. Site visibility and congestion on East Brown is a concern.
    a. The traffic study performed by Lee Engineering in coordination with the City of Wylie is complete and available for review by request from the Wylie Engineering Department. In summary, the city is planning for improvements to East Brown prior to the delivery of the proposed ParcHAUS community (2024). When simulations were run by the traffic engineer, daily traffic at the intersection increased only 3% as a result of the ParcHAUS community which equated to only an average 3 second delay to existing conditions. When simulations were run to assume a Shopping Center were developed instead, which the site is zoned to allow currently, daily traffic increased more than 30% at the intersection, a 30 second delay to current traffic conditions.
    b. Per traffic guidelines, the required line-of-sight visibility for the proposed crossing on East Brown was established to be 345ft. The traffic study concluded that the line-of-site at the intersection was currently over 1,000ft.

If my response is not satisfactory or incomplete, I would encourage you to email me a time that you and others would be available for a virtual meeting to discuss any other questions or concerns you have in advance of the Planning and Zoning meeting. We want to work together with home owners and the City of Wylie to provide harmonious rental homes that are congruent with the Wylie way of life and that each of us can be proud of.

Glenn Lanier

Director of Development – Provident Realty Advisors

Glanier@ProvidentRealty.net