

Planning & Zoning Commission



April 20, 2021

Regular Business Meeting

Wylie Planning and Zoning Commission

Regular Meeting

April 20, 2021 - 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider and act upon approval of the Minutes from the 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.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan amendment for Chips & Salsa Restaurant with outside seating. Property located on 2.9 acres at 2014 N Hwy 78.
- 2. Consider, and act upon, a Site Plan for Slydes Car Wash on 1.178 acres. Property located approximately 950' west from the intersection of FM 544 and State Highway 78.
- 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).**
- 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).**
- 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)**

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 16, 2021 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972-516-6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

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

Texas Government Code Section:

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

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Planning & Zoning Commission

Minutes

Regular Meeting

April 6, 2021 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers
300 Country Club Road, Bldg. 100
Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

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

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

INVOCATION & PLEDGE OF ALLEGIANCE

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

CITIZENS COMMENTS ON NON-AGENDA ITEMS

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

No one approached the Commissioners.

CONSENT AGENDA

- A. Consider and act upon approval of the Minutes from the March 16, 2021 Regular Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Manors at Woodbridge, to establish 90 residential and six open space lots on 12.818 acres, property generally located on Woodbridge Parkway approximately 900' south of Hensley Lane.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat for Woodbridge Phase 22A, to establish 86 residential and two open space lots on 23.993 acres, property generally located on Hensley Lane and Springwell Parkway.

- D. Consider, and act upon a recommendation to City Council regarding a Final Plat for Woodbridge Phase 22B, to establish 62 residential and one open space lots on 14.149 acres, property generally located north of Hensley Lane approximately 1200' west of Springwell Parkway.**
- E. Consider, and act upon a recommendation to City Council regarding a Final Plat for Woodbridge Phase 22C, to establish 67 residential and two open space lots on 18.056 acres, property generally located on Springwell Parkway approximately 800' north of Hensley Lane.**
- F. Consider, and act upon, a recommendation to City Council regarding a Final Plat for Inspiration Phase 2B, being a replat of Lots 12R2, 13XR2, and 20XR, to establish one residential and two open space lots on 1.226 acres, property generally located on Tenacity Drive at Legendary Reef Way in the City of Wylie's Extraterritorial Jurisdiction.**
- G. Consider, and act upon, a recommendation to City Council regarding a Final Plat for Inspiration Phase 6, being a replat of Lots 2XR, to establish one open space lot on 2.021 acres, property generally located on Huffines Boulevard at Miracle Mile in the City of Wylie's Extraterritorial Jurisdiction.**

Commission Action

A motion was made by Commissioner Newsom, seconded by Commissioner Norris, to approve the Consent Agenda, noting the change of minutes to March 16, 2021 from March 2, 2021. A vote was taken and the vote carried 6-0.

REGULAR AGENDA

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

Staff Discussion

Mr. Molina stated that the property is located on the southwest corner of Brown Street and WA Allen Boulevard. The applicant is requesting a Planned Development-Townhouse District to allow for a single family attached residential development on 1.83 acres.

The applicant withdrew a similar zoning request for Townhome District due to public hearing comments requesting landscape screening from neighboring properties.

The Planned Development proposes a landscaping screen to be tied to the requirements of the development and consists of evergreen trees to be planted on a 30 feet to 40 feet spacing in groves or belts.

The proposed development consists of 16 townhome units to be platted on individual lots.

Twenty-three notifications were mailed as required by law, no comments were received in favor and five comments were received in opposition to the request.

Board Discussion

Commissioner Rogers questioned the design of the development compared to the Zoning Ordinance. Mr. Molina stated that the design of the development matches the Zoning Ordinance requirements for Townhome District.

Public Comments

Chair Plunk opened the public hearing on Item 1 asking anyone present wishing to address the Commissioners to come forward.

The following citizens addressed the Commissioners in opposition of Item 1; Mr. Sam Mayfield, Mr. Kyle Johnson, Ms. Denise O’Kane and Mr. Brett Blair, expressing concern for the number of townhome units, inadequate parking spaces, the large gap between the trees, depreciating property value, traffic, security and the number of trees will not create enough privacy between the existing subdivisions.

Chair Plunk closed the public hearing.

Board Discussion

Commissioners questioned whose responsibility it was for the trees, if damaged. Staff responded that the HOA would be responsible for any damaged trees on their property. Staff stated that on the west side of the property there is a ten foot landscape easement that will be maintained by the Homeowners Association.

Commissioner Newsom questioned the trash and recycling bins in lieu of trash dumpsters. Staff responded that the applicant can respond. Commissioner Loraine expressed concern about the sound issues. Staff responded that the developer shall meet the requirements within the Zoning Ordinance for noise.

Ms. Elsie Thurman, Land Use Planning & Zoning Services, 9406 Biscayne Blvd, Dallas, Texas, addressed the Commissioners stating that she was the Consultant and that in response to the concerns from the citizens, 20 foot evergreen trees will be planted at time of construction around the property. Concerning drainage, an inlet is located at the corner of Brown and WA Allen, which has a capacity for the water flow from the proposed development. The number of townhouse units meets the requirements within the Zoning Ordinance and the tract of land has enough depth and width for the number of units.

Mr. Ahmed Helauzzaman, Amazing Concept, LLC, 545 Coventry Drive, Grapevine, Texas, addressed the Commissioners stating that he is the architect for the subject property, and that trash and recycling bins will be provided for each unit. There will not be a dumpster.

Board Action

A motion was made by Vice Chair Rogers and seconded by Commissioner Norris to recommend approval to the City Council regarding a change of zoning from Agricultural District (Ag/30) to Planned Development-Townhouse District (PD-TH). A vote was taken and failed 3-3, with Commissioners Newsom, Commissioner Riner and Commissioner Loraine all voting in opposition.

Board Discussion

Chair Plunk polled the Commissioners for their concerns. Commissioner Newsom and Commissioner Loraine expressed concern for the number of single family attached residential lots. Mr. Helauzzaman proposed reducing the number of units from 16 to 14 single family attached residential units with the square footage not changing for any of the units.

Board Action

A motion was made by Commissioner Newsom, seconded by Vice Chair Rogers to recommend approval to the City Council regarding a change of zoning from Agricultural District (AG/30) to Planned Development - Townhouse District (PD-TH), to allow for single family attached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and WA Allen Boulevard, with conditions to remove two buildings, making the total number of units 14 in lieu of 16 (ZC2021-10). A vote was taken and motion carried 5 - 1, with Commissioner Riner voting in opposition.

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

Staff Presentation

Mr. Molina stated that the property is located on the northwest corner of Westgate Way and State Highway 78. The applicant is requesting to amend the Seventy8 and Westgate Planned Development Ordinance 2018-05 to allow for an additional 41 dwelling units in lieu of the commercial development outlined in the Planned Development.

The proposed amendments include five townhome units in lieu of an existing restaurant pad site and developing the 3.59 acres previously reserved for commercial development with 30 multi-family units with six townhomes. The proposed townhomes run along Westgate and the thirty multi-family units are adjacent to the railroad tracks and State Highway 78.

Eleven comment forms were mailed to surrounding property owners, as required by law. No comment forms were received in favor or in opposition of the request.

Applicant Comments

Mr. Spencer Morrison and Mr. Adam Everett, Cross Development, 879 Junction Drive, Allen, Texas addressed the Commissioners for item 2 on the agenda. Mr. Morrison stated that the existing multifamily development is 98 percent to full capacity. The development only has a minimum of five children that live in the community, all other residents are adults. Due to Covid, there was no interest in commercial development, therefore, the request is to develop additional townhomes in lieu of commercial.

Public Comments

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

Board Discussion

The Commissioners discussed reducing the commercial uses. After the discussion, the Commission recommended keeping the commercial lots and not develop the townhome lots along Westgate Way. The Commissioners expressed concern for the size of the parking spaces and recommended requiring 1.8 parking spaces per unit in lieu of 1.6 parking spaces per unit.

Board Action

A motion was made by Commissioner Newsom, and seconded by Vice Chair Rogers to recommend approval to the City Council regarding a change of zoning to amend PD 2018-05, to allow for additional multi-family residential development in lieu of commercial development on 15.72 acres, generally located on the Northwest Corner of Westgate Way and State Highway 78. **(ZC2021-09)**, with conditions to keep the commercial lots along Westgate Way, and the new multi-family lots require a parking ratio of 1.8 parking spaces per unit. A vote was taken and the motion carried 6-0.

Ms. Bradley mentioned that the next Planning and Zoning Meeting is scheduled for April 20, 2021.

ADJOURNMENT

A motion was made by Vice Chair Rogers, and seconded by Commissioner Riner, to adjourn the meeting at 7:35 PM. A vote was taken and carried 6-0.

Cory Plunk, Chair

ATTEST:

Mary Bradley

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Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>April 20, 2021</u>	Item:	<u>B</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Railroad Addition</u>
Date Prepared:	<u>April 12, 2021</u>	Zoning District:	<u>Multi Family (MF)</u>
		Exhibits:	<u>Final Plat</u>

Subject

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.

Recommendation

Motion to recommend **approval** to the 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.

Discussion

OWNER: Mytri Properties, LLC

APPLICANT: Xavier Chapa Engineering/Surveying

The applicant is proposing to subdivide Lot 3, Block 22 of Railroad Addition into two lots. The property is located at 108 S 4th street and is zoned within the Multi-Family district.

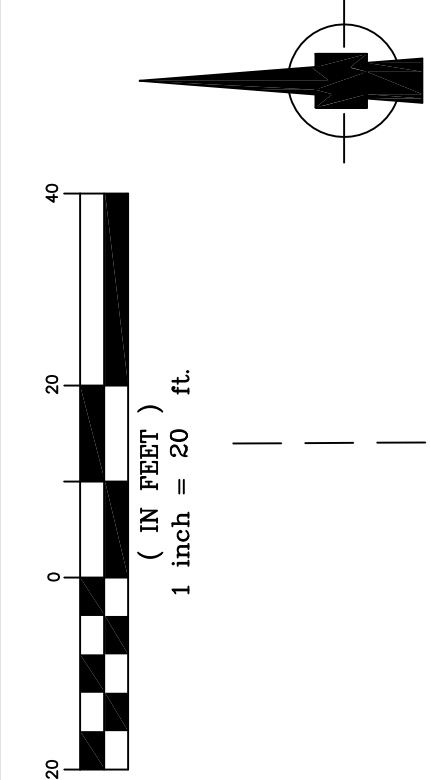
The purpose of the re-plat is to create two lots and allow for the individual sale of two proposed townhome units. The proposed lots meet the requirements of the zoning ordinance for lot size, depth, and width.

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

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code. Council consideration on May 11, 2021

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>April 15, 2021</u>



STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, MYTRI PROPERTIES, LLC, is the owner of a 0.19 acre tract of land in the FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688, in the City of Wylie, Collin County, Texas, being Lot 3, Block 22, Railroad Addition, according to the plat recorded in Volume 1, Page 111, of the Map Records of Collin County, Texas, as conveyed by Instrument No. 20200819001365950, of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of Lot 2B of FINAL PLAT OF LOT 2A AND LOT 2B, BLOCK 22, BEING A REPLAT OF LOT 2, BLOCK 22 OF THE RAILROAD ADDITION, recorded in County Clerk File No. 2004-0151873, Official Public Records, Collin County, Texas, same being on the west right of way line of South 4th Street, (70 foot right of way);

THENCE South 00°18' 37" East, along the west right of way line of South 4th Street, 69.00 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 3, at the intersection of the north right of way line of an alley and the west right of way line of said South 4th Street;

THENCE South 89° 36' 19" West, along the north right of way line of said alley, 125.00 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 3, at the intersection of the north right of way line of said alley and the east right of way line of a 20.0 foot alley;

THENCE North 00° 18' 36" West, along the said alley right of way, 65.00 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 2B;

THENCE North 89° 36' 19" East, along the south line of said Lot 2B, 125.00 feet to the point of beginning, and containing 8,625.0 square feet, or 0.20 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MYTRI PROPETIES, LLC, does hereby adopt this Plat designating therein above described prperty as RAILROAD ADDITION, LOT 3A AND LOT 3B, BLOCK 22, an addition to the City of Wylie, Collin County, Texas, and do hereby dedicate in fee simple, to the public use forever easements and right-of-ways shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements and right-of-ways as shown. Said utility easements being hereby reserved for the mutual use and shall have the full right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which my in any way endanger or interfere with the construction, maintenance or efficiency of its respective sytems on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easement for the construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND this _____ day of _____, 2021.

BY:

MYTRI PROPERTIES, LLC

Printed Name and Title

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, personally appeared the persons whose names are subscribed to the foregoing instrument and they acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.

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

LEGEND:
DRCCT – DEED RECORDS, COLLIN COUNTY, TEXAS
IRF – IRON ROD FOUND
IRS – IRON ROD SET
R.O.W. – RIGHT-OF-WAY

NOTES:
1. No more than one single family detached dwelling shall be located on each tract of land.

2. None of this property is within the Special Flood Hazard Area According to the Flood Insurance Rate Map, Map Number 48085C0415J dated June 2, 2009

All lot corners are marked with 1/2 inch iron rods found and set with cap stamped "RPLS 4568".

CITY OF WYLIE BENCH MARKS:
CM1–
STATE PLANE COORDINATE LOCATION
NORTHING: 7060922.94
EASTING: 2576974.07
ELEVATION: 550.55

CM3–
STATE PLANE COORDINATE LOCATION
NORTHING: 7053976.54
EASTING: 2559122.00
ELEVATION: 510.77

"Recommended for Approval"

Chairman, Planning and Zoning Commission
City of Wylie, Texas

_____ Date

"Approved for Construction"

Mayor, City of Wylie, Texas

_____ Date

"ACCEPTED"

Mayor, City of Wylie, Texas

_____ Date

The undersigned, The City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of RAILROAD ADDITION, LOT 3A AND LOT 3B, BLOCK 22, was submitted to the City Council on the _____ day of _____, 2021, and the Council, by formal action, then and there accepted the dedication of street, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptanc thereof by signing his name as herein above subscribed.

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

City Secretary
City of Wylie, Texas

SURVEY SOLUTIONS OF TEXAS
FIRM NO. 1019437/s
Xavier Chapa Engineering/Surveying
A MARANOT SUBSIDIARY
1425 W. PIONEER SUITE 107
IRVING, TEXAS 75061
FIRM REGISTRATION NUMBER F-9156
TELEPHONE 214-606-9539

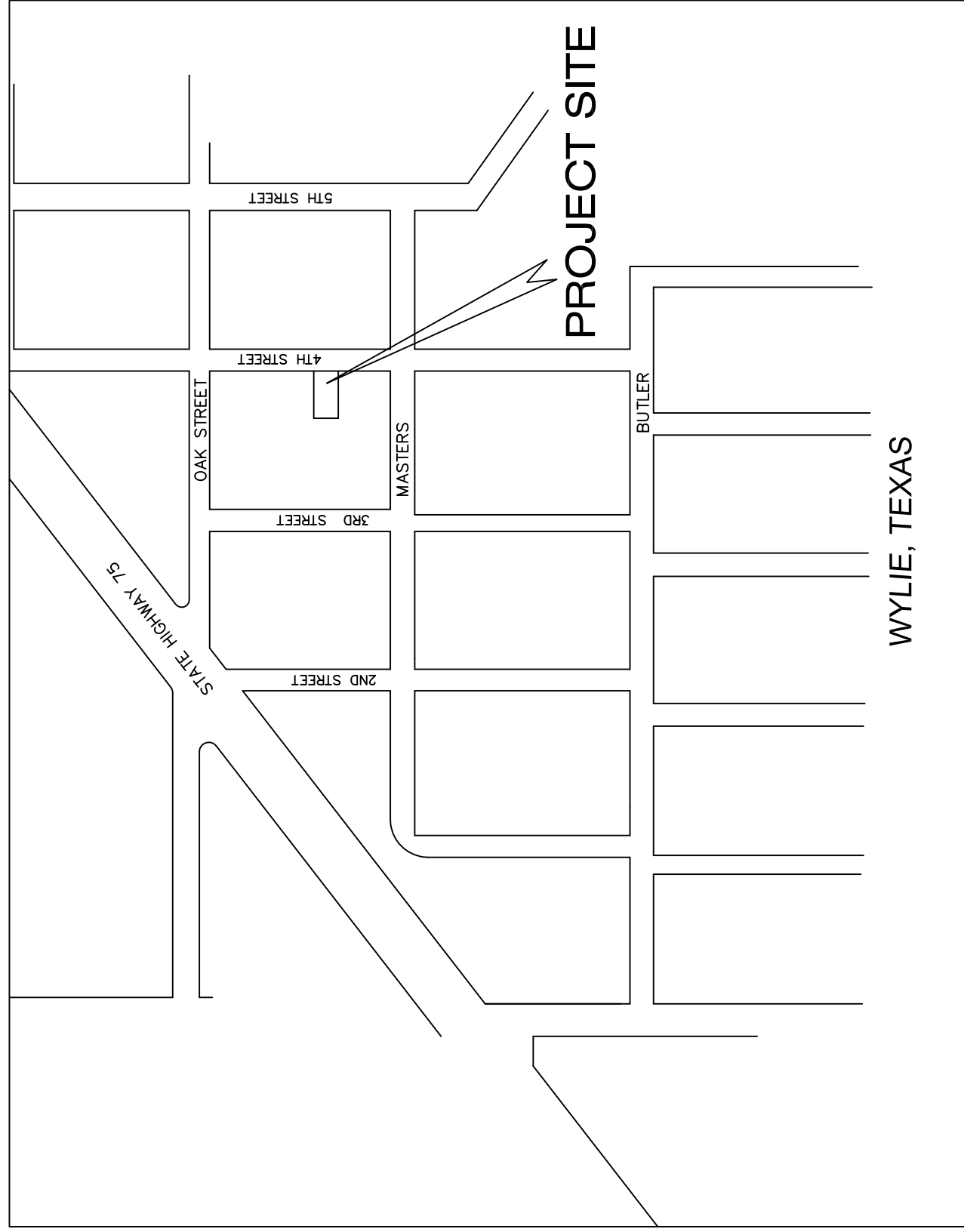
OWNER:
MYTRI PROPERTIES, LLC
345 PRAIRIE RIDGE LANE
LEWISVILLE, TEXAS 75056-4542
FEBRUARY, 2021

BEING A REPLAT OF LOT 3, BLOCK 22,
RAILROAD ADDITION
FRANCISCO DE LA PINA SURVEY, ABSTRACT 688
CITY OF WYLIE, COLLIN COUNTY TEXAS.

FINAL PLAT
RAILROAD ADDITION
LOT 3A AND LOT 3B
BLOCK 22
0.20 ACRES

VICINITY MAP

N.T.S.



WYLIE, TEXAS



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>April 20, 2021</u>	Item:	<u>1</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Woodlake Village</u>
Date Prepared:	<u>April 12, 2021</u>	Zoning District:	<u>Commercial Corridor (CC)</u>
		Exhibits:	<u>Site Plan, Elevations</u>

Subject

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

Recommendation

Motion to **approve** a Site Plan amendment for Chips & Salsa Restaurant Chips & Salsa with outside seating. Property located on 2.9 acres at 2014 N Hwy 78.

Discussion

OWNER: Kapp Commercial LLC

APPLICANT: Oliverio Valdez

The applicant is proposing to add a minimum 600 sq.ft. of outside seating with a patio cover for the Chips & Salsa Restaurant located at 2014 N Hwy 78.

The outside seating is proposed to be placed over three existing parking spaces. The reduction of the three parking spaces will leave the site with a remainder of 130 spaces which is sufficient for the retail center including the additional outdoor dining space. The patio shall be required to be paved with sidewalk and curbs that match the existing sidewalk.

The patio cover is proposed to be fenced in and placed outside of the existing fire lane. The fire department has approved the location of the patio. The applicant will be required to apply for a building permit for the construction of the patio cover.

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

Department Director

Initial
JH

Date
April 15, 2021

POSTS 6X6X10

POSTS ON TOP 6X4X12

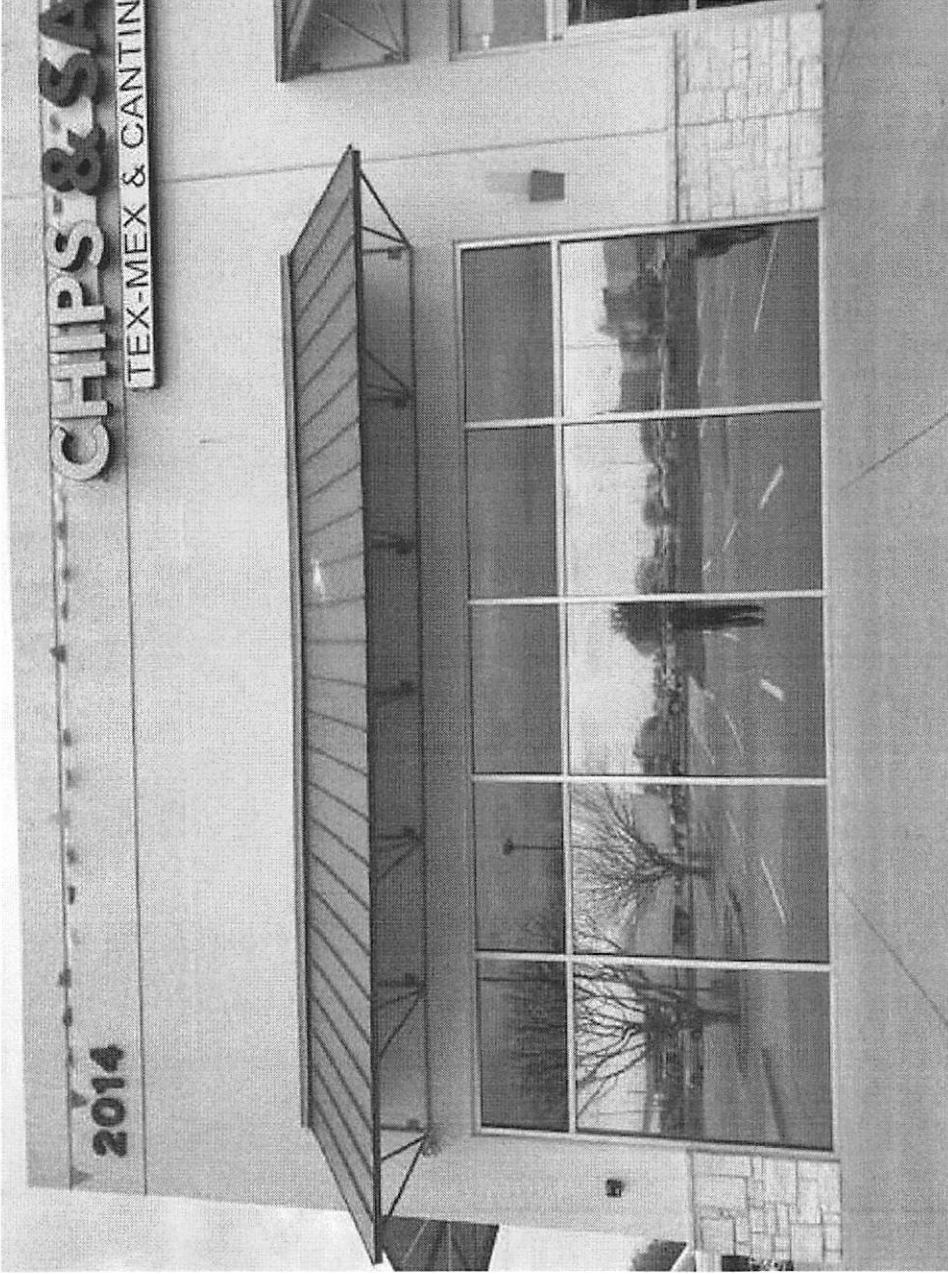
POSTS ON TOP 6X4X16

RED BRICK POLYCARBONATE 26IN X 60IN X 60IN

CHIPS & SALS
TEX-MEX & CANTINA



A Minimum of 600 sq. ft.



LEGAL DESCRIPTIONS:

TRACT 1: *See Simply*

BEING Lot 11-30-87, In Block C, of WOODLAKE VILLAGE, an Addition to the City of Maple Creek County, Texas, according to Plat filed recorded in Volume 2697, Page 3, Map Records, Cook County, Texas.

TRACT 2: *See Estate created in Easement with Conveyance and Restrictions*

Attaching Land situated by Webster Street, Texas, L.P., and Arapango East, Inc., as tenants in common, containing 0.11 or less of one acre, more or less, being the same land described in Volume 2598, Pages 101 and 102, and in Volume 2697, Page 3, Map Records, Cook County, Texas, as amended by Instrument recorded in Volume 2681, Page 1029, said Property Records, Cook County, Texas.

NOTES

2. The following items are from Schedule B, Consent for Title Insurance, First American Title Insurance Company, QP No. 1022-70831-ATT, issued September 23, 2014.

Od. The following easements and/or building lines as shown on plat recorded in Volume 2007, Page 31, Map Records, Collin County, Texas:

15' utility easement
15' $\pm$ 10' electrical easement
Drainage easement
Access easement.

As to Trust 1:
 1. *Estomates with Convents and Resolutions Allowing Land (ECR)*
 2. *Outlet Order* between Wild-Mart Stores, Inc. P., a Texas limited
 partnership, and Angiano Steel, Inc., a Texas corporation, dated 11/13/2002.
 3. *Recorded in* 11/13/2002, Page 1032, *Public Records of Orange County,*
 4. *Recorded in* 11/13/2002, Page 1032, *Public Records of Orange County,*
 5. *Recorded in* 04/12/2004, recorded in Volume 5445, Page 1629, *Real*
 6. *Property Records, Collin County, Texas.* (As to Tracts 1, 3 and 5)
 7. *Property Records, Collin County, Texas.* (As to Tracts 1, 3 and 5)
 8. *Estimated Agreement by and between R.G.G. Voths, L.P., a Texas*
 9. *limited partnership, Wild-Mart Real Estate Omelette Trust, a Delaware*
 10. *limited liability trust, and Wild-Mart Stores, Inc., a Texas limited partnership.*

Record 04-127004, recorded in Volume 5647, Page 203 Property Records, Colbin County, Texas. (As to Tracts 3, 4 and 5).

10. Easement and Right of Way, together with appurtenances, granted by Indefinite Term, (to addressee) and Cato Smalley, (to addressee), to Texas Power & Light Company, Dtd 12/14/1945, recorded in Volume 425, Page 18, Real Property Records, Collin County. Texas: does not affect.

Dr. Essmerent granted by C.R. HEDS and wife, Lulu D. HEDS to Texas Power & Light Company, dated 10/20/1934, recorded in Volume 491, Page 103. Real Property Records, Collin County, Texas, does not reflect.

FLOOD NOTE
According to the F.I.R.M. #43085C0420J this property does lie in "Zone X" and does not lie within the 100-year flood zone.

ALTA LAND TITLE SURVEY
OF
LOT 1R-3R2R BLOCK C
WOODLAKE VILLAGE
AND BEING SITUATED IN THE
FRANCISCO DE LA PINA SURVEY
ABSTRACT No. 668
CITY OF WYLIE,
COLLIN COUNTY, TEXAS

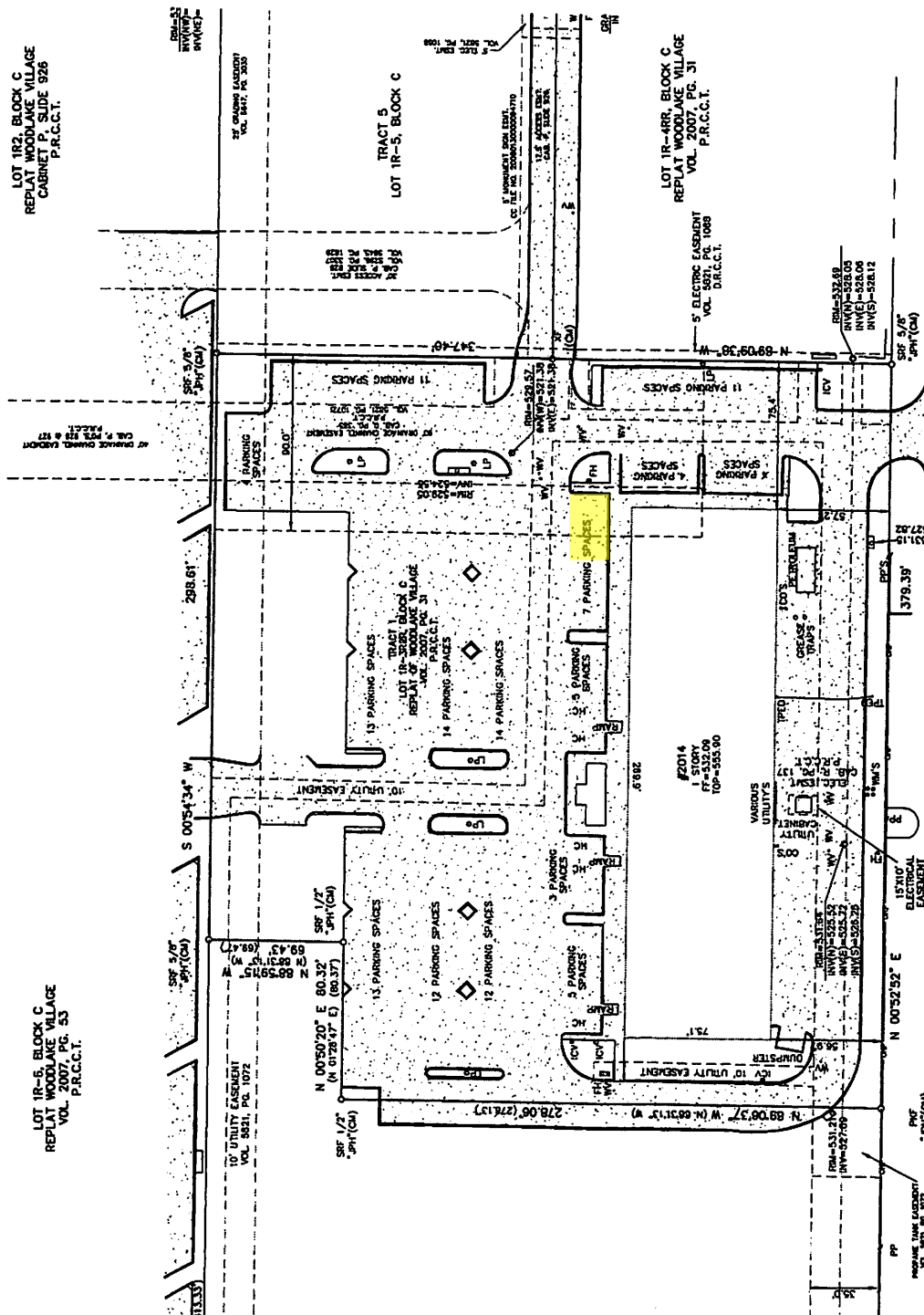
TerraCorp Associates LLC

5980 Broadway Blvd. Ste 236
Garland, TX 75043
Tel: 972-805-4529, fax 972-805-4527
www.arncoenergy.com
1001 S. Baco Rd.

DRIVING THE FUTURE



(c) Dowell Ratzky, LLC, Republic, Title of Taxes and First American Title Insurance Company



CITY OF WYJLE
VOLUME 2218, PAGE 990
P. 0001

LEGEND

GRATING
..... All components
..... included in the
..... price.

CABLE TV BOX

CHAM LUK TID
CONTROLLING INC.

FROM 5/27/75
TO 5/27/75
BY 5/27/75

STATION CODE

THESE
THESE
THESE

OVERHEAD UNIT
POWER POLY
STYRENE

—TELEPHONE NUMBER
—TELEPHONE NUMBER
—TELEPHONE NUMBER

PLAT/BOOD CALL
WATER VALVE

WATER MOTOR
→ CUT PUMP

— שנת ה'תשס"ב —

— **COAST LINE / LAKES**
— **WATER STAGE**
— **WATERWAY / WOOD**

A LOCAL BUSINESS



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	April 20, 2021	Item:	2
Department:	Planning		
Prepared By:	Kevin Molina	Subdivision:	Greenway -78
			Planned Development 2004-43
Date Prepared:	April 12, 2021	Zoning District:	(PD 2004-43)
			Site Plan, Landscape Plan
		Exhibits:	Elevations

Subject

Consider, and act upon, a Site Plan for Slydes Car Wash on 1.178 acres. Property located approximately 950' west from the intersection of FM 544 and State Highway 78.

Recommendation

Motion to **approve** a Site Plan for Slydes Car Wash on 1.178 acres. Property located approximately 950' west from the intersection of FM 544 and State Highway 78.

Discussion

OWNER: MMY Investments, LLC

APPLICANT: Bowman Consulting Group

The applicant is proposing to develop a three lane automatic car wash that measures 4,785 sq.ft. on Lot 4, Block A of Greenway -78 addition. The property is zoned within Planned Development 2004-43 and a car wash use is allowed by right.

The proposed site plan provides 22 parking vacuum bays, eight detail parking bays, and one ADA parking space.

The site provides 24% of landscaped area, which meets the 20% minimum requirement for commercially zoned properties.

Planned Development 2004-43 requires for the structure to be 100% masonry. The exterior facade of the building is comprised of fluted cmu block, screening cmu block, stucco and fiber cement board panels.

The Fire Department has approved the use of the existing fire lane easements located on this and adjacent properties.

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

	<i>Initial</i>	<i>Date</i>
Department Director	JH	April 15, 2021

PLANTING SPECIFICATIONS

- GENERAL
- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE CITY OF AUSTIN.
 3. THE LANDSCAPE CONTRACTOR MUST HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. UTILITIES: ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS
1. ALL PLANTS SHALL BE FURNISHED WITH PLANTS WITH AND Z93.4-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED HEALTHY PLANTS WITH PLACED STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURES, ABRASIONS AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS.
 3. OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS), NON-POT-BOUND, FREE FROM ENCRUSTING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER PLANT DISEASES OR DEFECTS.
 4. ALL PLANT PLANTED DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE REPLANTED AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIALS.
 5. TWIGGERS SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES FOR TREES 1-4 INCHES IN CALIPER, FIVE INCHES FOR TREES 4-6 INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES CALIPER.
 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
 8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT SOIL PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
 9. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM SEEDING RATE OF 10 LBS PER 1,000 S.F. OF PLANTING AREA. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
 10. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, CLAY, ROOTS, AND DEBRIS.
 11. MULCH: MULCH SHALL BE WEED-FREE ORGANIC MATTER (PH RANGE OF 5.5 TO 6.8, MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOILABLE SALT CONTENT OF 5 TO 10 DECISEMS/M; NOT EXCEEDING 0.5 PERCENT NERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED FERTILIZER, GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
 12. FIBER MULCH: FIBER MULCH SHALL BE WEED-FREE ORGANIC MATTER, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
 13. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
 14. TREE STAKING AND GUYING.
 15. GUY AND TIE WIRE: ASTM A641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 16. STRAP CHAINING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH STEEL ENDINGS, PROFESSIONAL STEEL EDGING, 1/4 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
 17. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED TO THE LABORATORY SHALL BE LABELED WITH THE PROJECT NAME, LOCATION, DATE, AND THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 3. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, FERTILIZER APPLICATIONS, AND CHARGE IN CORRECTION TO THE SOIL REPORT RECOMMENDATIONS. THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE LABORATORY REPORT FOR BIDDING PURPOSES ONLY. THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-SHRIPPING.
 - i. AMMONIUM PHOSPHATE 16-20-0, 10 LBS PER 1,000 S.F.
 - ii. AMMONIUM PHOSPHATE 16-20-0, 10 LBS PER 1,000 S.F.
 - iii. AGRICULTURAL GYPSUM - 10 LBS PER 1,000 S.F.
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-SHRIPPING.
 - i. AMMONIUM PHOSPHATE 16-20-0, 10 LBS PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
 - iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
 4. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. AFTER CHARGE IN CORRECTION TO THE SOIL REPORT RECOMMENDATIONS, THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE LABORATORY REPORT FOR BIDDING PURPOSES ONLY. THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
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 - iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

- B. GENERAL PLANTING
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. TRENCHING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1'-1/2" AND LARGER IN DIAMETER WITHIN THE CRZ AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1'-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1'-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER ROOTS AND EXPOSED TO AIR. DO NOT CUT OR REMOVE ROOTS. CUTTING AND KEEP MOST CLOSE BRANCHES TO THE TRUNK. DRIP LINES WITHIN 24 HOURS, AND KEEP ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY.
 - d. ALL DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
 4. TREE PLANTING
 - a. PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO INCHES.
 - b. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE.
 3. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE. FOR CONTAINER TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DAMAGE. FOR BALLED AND BURLAPPED TREES, REMOVE WIRE BASKET AND TRUNK FLARE, AND TRUNK FLARE IS 2-3" ABOVE FINISH GRADE.
 - c. ROOTBALL OF ALL TREES MUST BE PLACED INTO THE PLANTING PIT. DO NOT TEASE ROOTS OUT FROM THE ROOTBALL.
 - d. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO THREE INCHES ABOVE THE SURROUNDING GRADE. TOPSOIL FROM ON-SITE, ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER.
 - e. MINIMUMS LISTED BELOW WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 15'-30' GAL TREES: TWO STAKES PER TREE.
 - b. 30'-48' GAL TREES: THREE STAKES PER TREE.
 - c. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, POSITIONED AS NEEDED TO STABILIZE THE TREE.
 - f. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RINGS WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING.
 - g. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE TREE WITH THE WEED BARRIER CLOTH OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 - h. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
 - i. SOIL VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 - j. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 - k. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 - l. WATER THE SOD THOROUGHLY TO ENSURE GOOD CONTACT OF THE SODS ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 - m. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
 - n. HYDROMULCHING MULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - i. THE MULCH SHALL BE WEED-FREE ORGANIC MATTER (PH RANGE OF 5.5 TO 6.8, MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOILABLE SALT CONTENT OF 5 TO 10 DECISEMS/M; NOT EXCEEDING 0.5 PERCENT NERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED FERTILIZER, GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
 - ii. FIBER MULCH: FIBER MULCH SHALL BE WEED-FREE ORGANIC MATTER, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
 - iii. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
 - iv. TREE STAKING AND GUYING.
 - v. GUY AND TIE WIRE: ASTM A641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 - vi. STRAP CHAINING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH STEEL ENDINGS, PROFESSIONAL STEEL EDGING, 1/4 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
 - vii. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.
 5. LANDSCAPE MAINTENANCE
 - a. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANTINGS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - b. SHOULD SEED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE AREAS UNTIL THEY OBTAINING FULL HEALTHY STANDING GRASS AT NO ADDITIONAL COST TO THE OWNER.
 - c. FOLLOWING CONDITIONS MUST OCCUR:
 - i. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR AREAS IN A NEAT, ORDERLY CONDITION.
 - ii. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANTINGS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - iii. SHOULD SEED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE AREAS UNTIL THEY OBTAINING FULL HEALTHY STANDING GRASS AT NO ADDITIONAL COST TO THE OWNER.
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OPTION 1

Project No. 20-1209
Date 04/13/2021

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OPTION 1

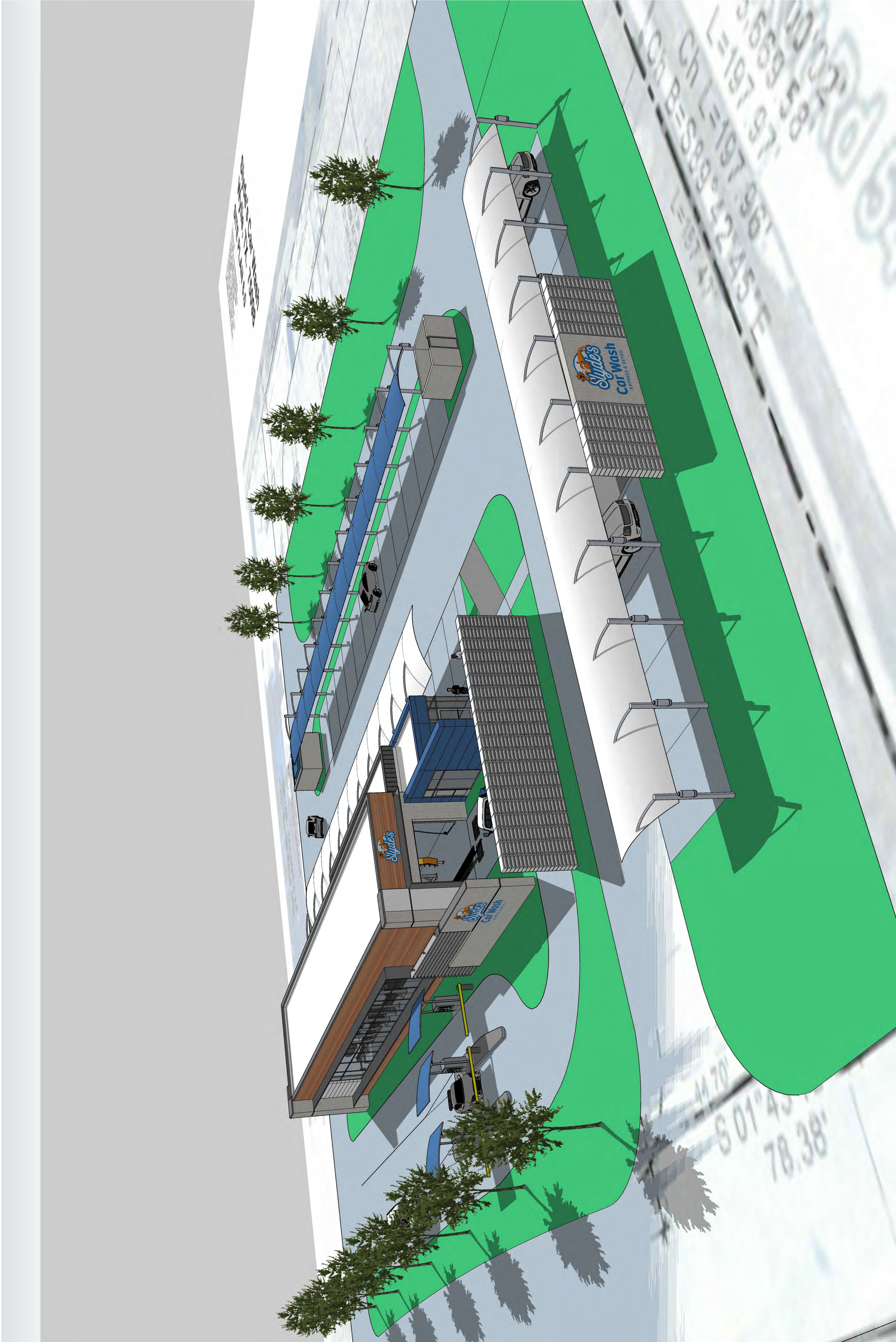
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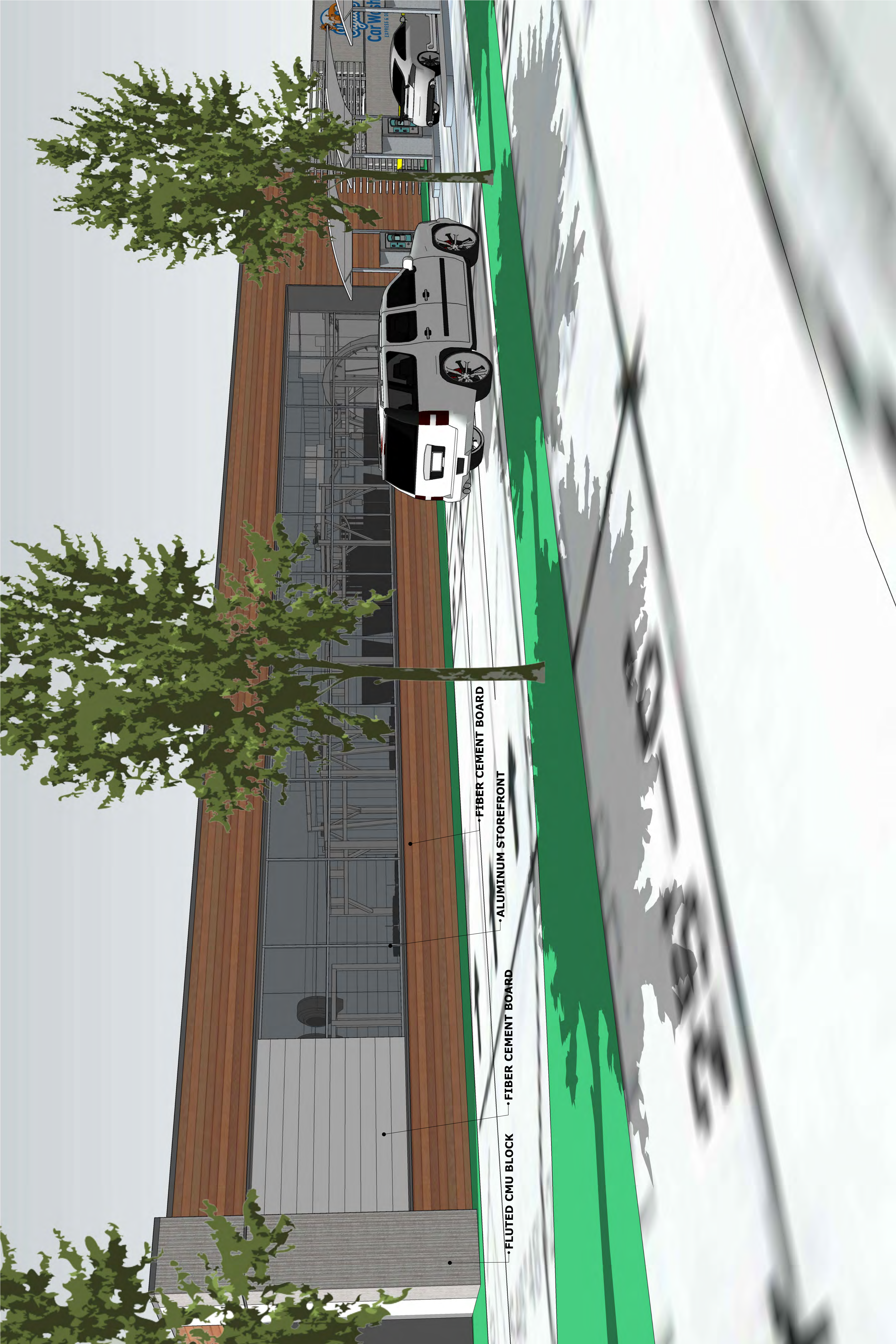


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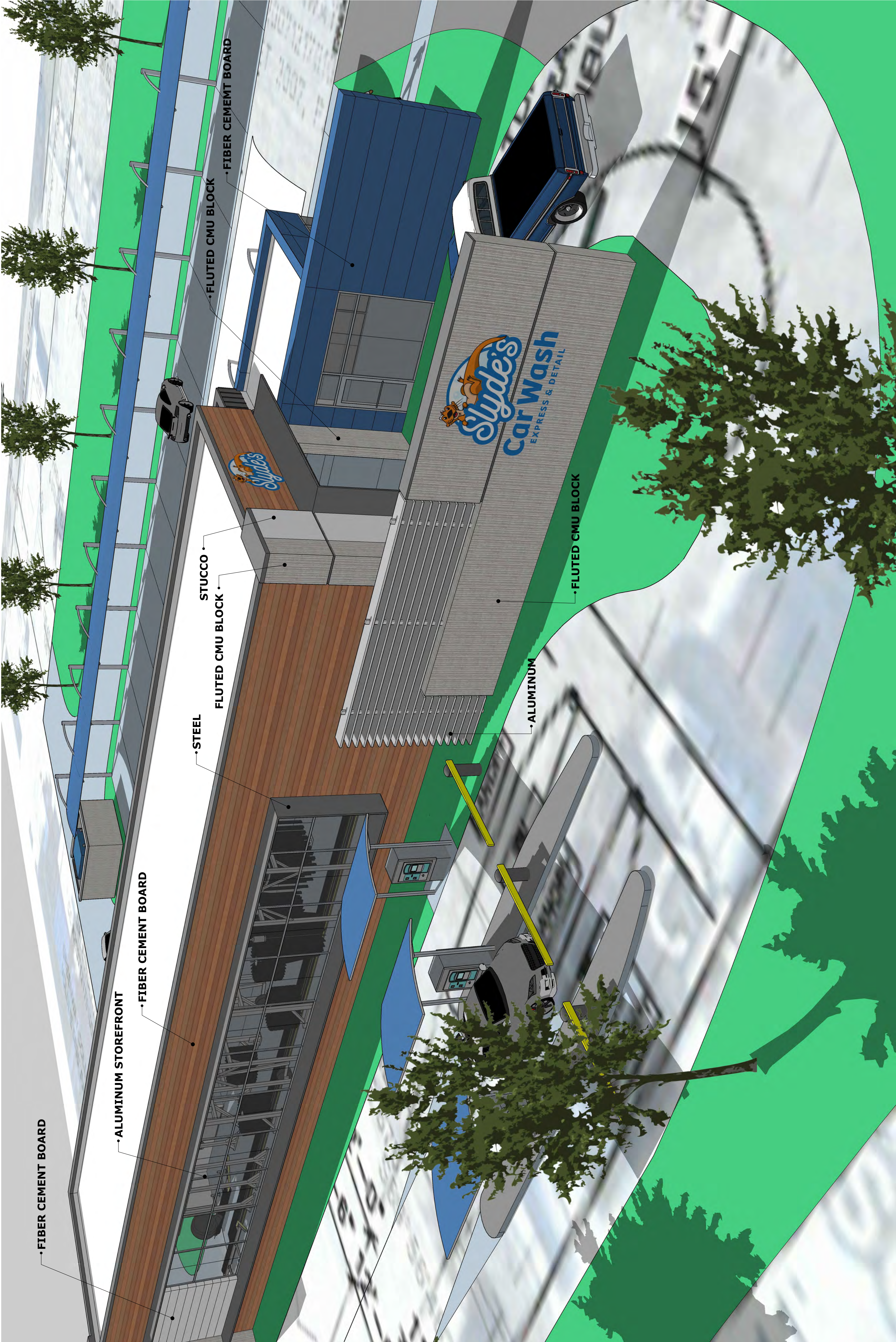
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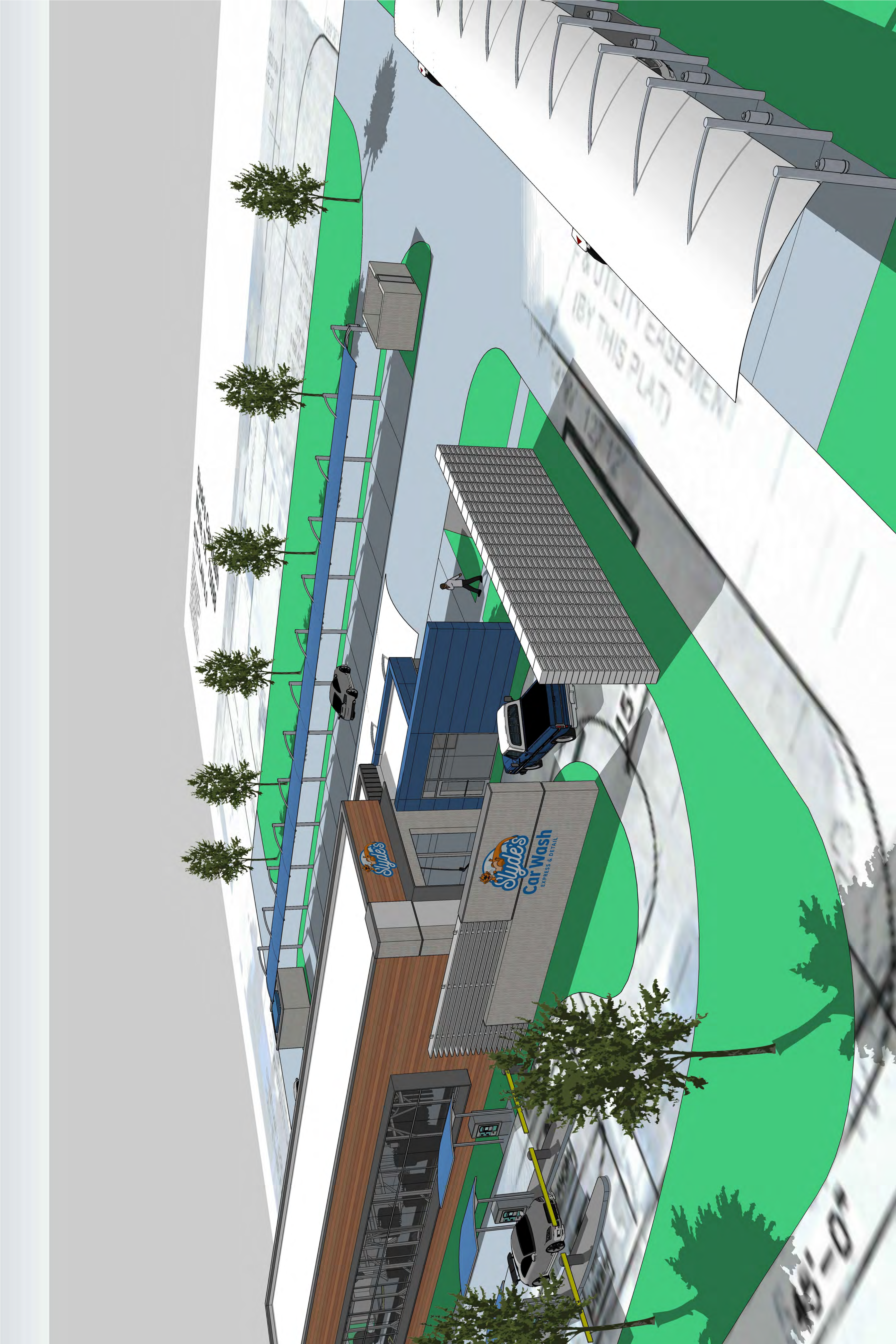
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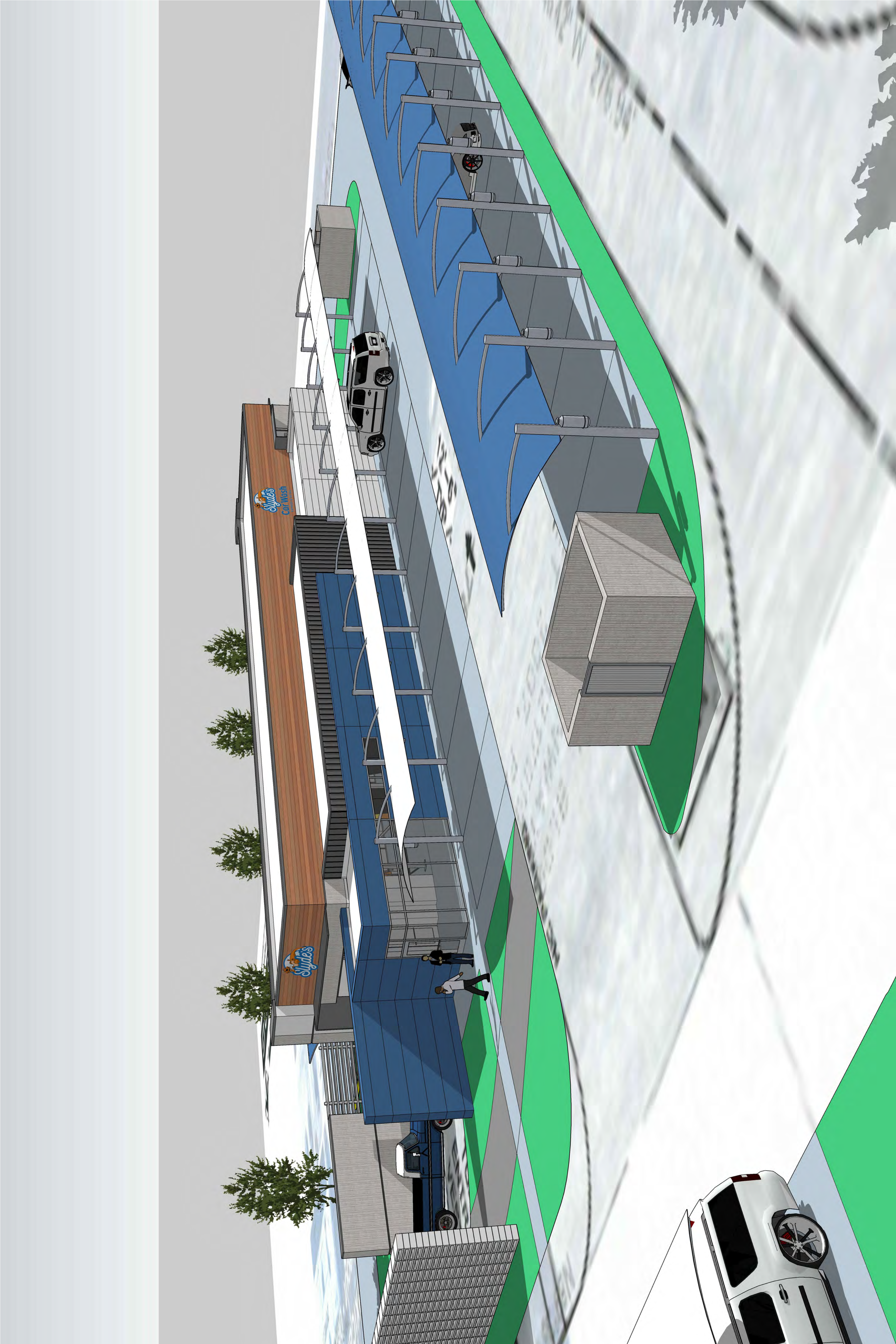
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WYLE, TX.

Project No. 20-1209
Date 04/13/2021

ELEVATIONS

A3.10





Planning & Zoning Commission

AGENDA REPORT

| | | | |
|----------------|----------------|------------------|---|
| Meeting Date: | April 20, 2021 | Item: | 3 |
| Department: | Planning | | |
| Prepared By: | Kevin Molina | Subdivision: | Abstract 22 Charles Atterbury
Survey |
| Date Prepared: | April 12, 2021 | Zoning District: | Planned Development
Townhome (PD-TH) |
| | | Exhibits: | Zoning Exhibits |

Subject

Hold a Public Hearing, consider, and act upon a recommendation to 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)

Recommendation

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

Discussion

OWNER: Birmingham Land, LTD

ENGINEER: JBI Partners

The applicant is requesting to rezone 10.911 acres generally located on the southeast corner of Country Club Road and Park Boulevard. The property is currently zoned Neighborhood Services (NS). The purpose for the requested rezoning to a Planned Development is to allow for the construction of 95 townhome units as depicted on the zoning exhibit (Exhibit C), 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'X 95' (2,375 sq.ft.) and 61 rear entry townhome units with a minimum lot size of 22'X 75' (1,650 sq.ft.). For comparison, the typical standard minimum lot size of properties located within the base Townhome Zoning District are 3,000 sq.ft for interior lots and 3,500 sq.ft. for exterior lots, representing a 21-53% reduction in lot size.

Residential lots are typically required to provide 30' of street frontage and can have alley access as a secondary access point. As part of the design for the southern portion of this subdivision, the Planned Development is requesting 20' alleys with rear entry instead of 31' streets to allow for mews areas off the front of the townhomes. The Fire Department has found the proposed layout to be acceptable, with the requirement that all townhome units be constructed with a 13D sprinkler system to be adequate for fire protection. However, the 20' width with no street frontage may limit maneuvering or parking of larger personal vehicles, utility easements, and traffic flow.

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

In addition to the residential lots, the development contains open space lots that are to be owned and maintained by the Homeowners Association. The lot located northeast is a drainage detention area with the lot located southeast being an unbuildable open space lot of approximately 8,500 sqft. No other open space is proposed to offset the increased density.

The Planned Development provides sidewalks that connect the existing residential subdivision located east of the subject property.

The properties adjacent to the subject property are generally zoned single family residential with the exception of the commercial properties on the corner of Country Club Road and Park Boulevard. The subject property lies within the General Urban Sector of the Comprehensive Land Use Plan. The Urban Sector allows for high density residential within a mixed use development. The proposal doesn't offer a commercial component to complete the mixed-use requirement.

Notifications/Responses: 33 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 11, 2021

Approved By
Department Director
Initial

JH

Date

April 15, 2021

Locator Map



ZC 2021-04; Villas on Park; SE of intersection Park and Country Club

 Subject Property

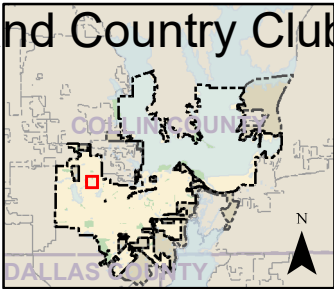
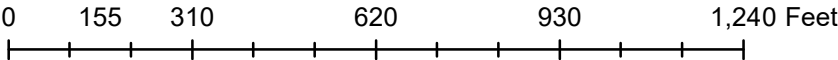


EXHIBIT B

VILLAS ON PARK

PLANNED DEVELOPMENT STANDARDS

I. PURPOSE

Villas on Park will be a neighborhood of single family attached homes which provides homeowners an opportunity to live in a neighborhood which meets their lifestyle expectations. The homes in the neighborhood will be both front and rear entry so a homebuyer has a variety of home types to choose from. The development standards established below will be used to create the vision depicted on the Concept Plan.

II. GENERAL STANDARDS

- A. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
- B. All regulations of the underlying Townhouse District, as set forth in Article 3, 5, and 7 of the Comprehensive Zoning Ordinance (adopted as of March 2021) shall apply herein.
- C. The design and development of the Villas on Park neighborhood shall take place in general accordance with the Concept Plan (Exhibit C).
- D. Permitted uses shall be all principal and accessory uses which are allowed by right in the (TH) Townhouse District, in accordance with Section 5.1 of the Wylie Zoning Ordinance (adopted as of March 2021).
 - 1. **TYPE 1** lots shown on the Concept plan (Exhibit C) shall allow for 34 front entry homes.
 - 2. **TYPE 2** lots shown on the Concept plan (Exhibit C) shall allow for 61 rear entry homes.

III. SPECIAL CONDITIONS

A. Figure 3-5 Amended as follows:

DEVELOPMENT STANDARDS

| Lot Type | TYPE 1 | TYPE 2 |
|--|---------------|---------------|
| LOT SIZE | | |
| Minimum Lot Area (SQ FT) | 2375 | 1650 |
| Minimum Lot Width (FT) | 25 | 22 |
| Minimum Lot Width-Corner Lot (FT) | 30 | 27 |
| Minimum Lot Depth (FT) | 95 | 75 |
| Minimum Lot Depth-DBL Frontage Lot (FT) | NA | NA |
| DWELLING REGULATIONS | | |
| Minimum Square Footage | 1400 | 1400 |
| YARD REGULATIONS-MAIN STRUCTURE | | |
| Front Yard (FT) | 20 | 10 |
| Side Yard-Interior Lot (FT) | 0 | 0 |
| Side Yard-End Lot (FT) | 5 | 5 |
| Side Yard of Corner (FT) | 5 | 5 |
| Rear Yard (FT) | 10 | 5 |
| Rear Yard-DBL Frontage Lot (FT) | NA | NA |
| Lot Coverage | 75% | 75% |
| HEIGHT OF STRUCTURES | | |
| Main Structure (FT) | 40 | 40 |
| Accessory Structure (FT) | 14 | 14 |

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

1. Perimeter screening for the neighborhood shall be provided in accordance with the Exhibit D. (Landscape Details). All perimeter screening shall be maintained by the Homeowners Association.
2. A minimum of 15% of the land within the Villas on Park neighborhood shall be used as common open space. Open space will be publicly accessible. The open space shall be owned and maintained by a mandatory Homeowners Association. Said HOA owned and maintained property shall also include any perimeter landscape buffers.

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

1. Pedestrian Linkages. Pedestrian linkages shall be provided between the Villas on Park neighborhood and the nonresidential area adjacent to the west. The linkages are generally established on the Concept Plan (Exhibit C).

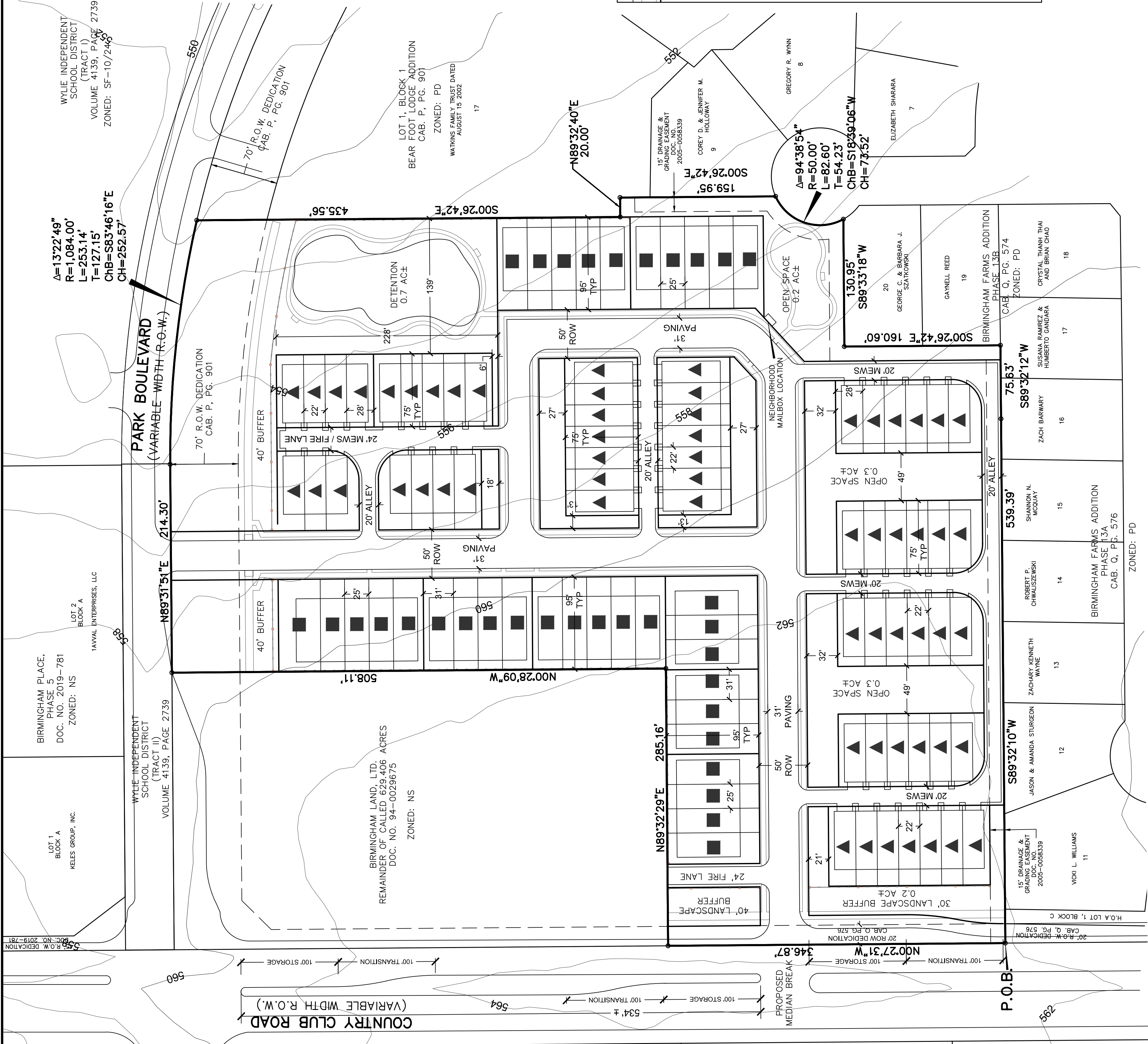
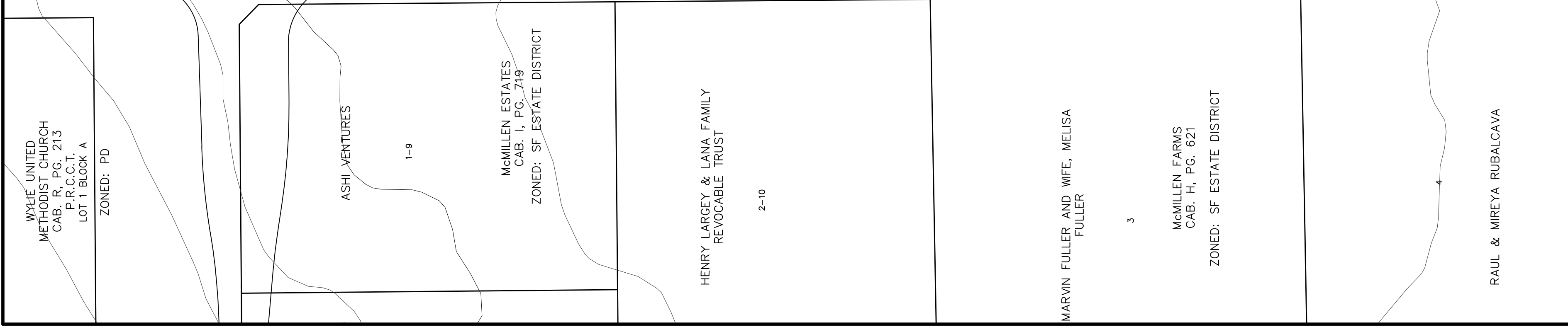
D. Section 3.4.F Architectural Design Standards amended as follows:

1. Building Bulk and Articulation: In order to avoid large blank facades, variations in the elevation of residential facades facing a public street shall be provided in both the vertical and horizontal dimensions.
 - a) TYPE 1 Homes: At least 20 percent of the façade shall be offset a minimum of 2 feet either protruding from or recessed back from the remainder of the façade. A minimum of 30 percent of the total area shall be on the 1st floor of all 2 story dwellings.
 - b) TYPE 2 Homes: At least 20 percent of the façade shall be offset a minimum of 1 foot either protruding from or recessed back from the remainder of the façade. A minimum of 50 percent of the total area shall be on the 1st floor of all 2 story dwellings
2. All single family residential units shall have stone plaque or pin numbers with resident address beside the main entry of the dwelling unit.
3. All single family residential units shall have a minimum of one-hundred (100) percent of the exterior façade composed of kiln-fired clay brick or stone laid masonry units or masonry stucco, or cement siding. A minimum of twenty (20) percent of the exterior façade shall be constructed with stone or decorative brick accent. Wood, vinyl siding and EIFS materials shall not be used for exterior walls.
4. Roofs and Roofing – Roof Pitch: All single family residential units shall have a minimum roof pitch of 8:12, with articulation, dormers or a combination of hip and gable roofing.
5. Roof and Roofing
 - a) Roofing Materials: All single family residential units shall have architectural-grade overlap shingles, tile or standing seam metal. Wood shingles are not permitted. Plumbing vents, attic vents, and other rooftop accessories are to be painted to match the roof shingle color.
 - b) Roof Eaves: No wood fascia or soffits are permitted.
6. Garage Entry: Each garage shall be a minimum 400 square feet.
7. Dwelling Size: The total square feet of floor space within the outside dimensions of a residential dwelling unit including each floor level, but excluding carports, garages, and breezeways.
8. Fire Sprinklers: Each townhome shall be constructed with a 13D sprinkler system. The sprinkler system shall attain 90% coverage in the garage.
9. Fencing:
 - a) Front yard fences shall be permitted with fifty (50) percent transparency constructed of wood or wrought iron.
 - b) Side and rear yard fences shall be permitted to a height of 8 feet maximum and constructed of wood or wrought iron.
10. Landscaping: Each residential dwelling shall have an established front lawn with a minimum of 1 tree and 5 shrubs. Lots fronting attached greens shall have the above referenced trees and shrubs incorporated into the attached green.
11. Outdoor Lighting: All residential dwelling units shall have an illuminated standard porch light at the front entry and drive/garage.
12. Conservation/Sustainability: Each residential dwelling unit must comply with the Energy component of the Building Code.



| DATA SOURCES | |
|---------------------------------|--|
| BOUNDARY: | |
| ON THE GROUND SURVEY (Digital) | |
| WEB BASED PUBLIC INFORMATION | |
| ENCUMBRANCES: | |
| TITLE REPORT/SCHEDULE B | |
| TOPOGRAPHY: | |
| ON THE GROUND SURVEY | |
| WEB BASED PUBLIC INFORMATION | |
| OTHER SOURCE (USGS, NCEM, etc.) | |
| 100 YEAR FLOOD PLAIN: | |
| FLOOD STUDY | |
| FEHA MAPS | |
| JURISDICTIONAL WATERS: | |
| ON THE GROUND ANALYSIS | |
| WEB BASED PUBLIC INFORMATION | |

| NEIGHBORHOOD DATA | | | |
|-------------------|--------|-------------------------|------|
| TYPE 1 | TYPE 2 | LOT SIZE (TYPICAL) LOTS | |
| | | 25' x 95' | 34 |
| | | 22' x 75' | 61 |
| | | TOTAL | 95 |
| | | | 100% |



LEGAL DESCRIPTION
(ZONING)

Being a parcel of land located in the City of Wylie, Collin County, Texas, and being a part of the Charles Atterbury, Survey, Abstract Number 22, and being a part of that tract of land described in deed to Birmingham Land, Ltd. as recorded in County Clerk's Instrument No. 94-0029675, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at the northwest corner of a 20-foot right-of-way dedication as shown on plat of Birmingham Farms Addition, Phase 13A, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Cabinet Q, Page 576, Official Public Records, Collin County, Texas;

THENCE North 00 degrees 27 minutes 31 seconds West, 346.87 feet along the east right-of-way line of Country Club Road to a point for corner;

THENCE North 89 degrees 32 minutes 29 seconds East, 285.16 feet to a point for corner;

THENCE North 00 degrees 28 minutes 09 seconds West, 508.11 feet to a point for corner, said point being in the south line of a tract of land (Tract II) described in deed to Wylie Independent School District as recorded in Volume 4139, Page 2739, Official Public Records, Collin County, Texas;

THENCE North 89 degrees 31 minutes 51 seconds East, 214.30 feet to a point for corner, said point being the southeast corner of said Tract II, said point also being the southwest corner of Tract I described in deed to Wylie Independent School District as recorded in Volume 4139, Page 2739, Official Public Records, Collin County, Texas;

THENCE Southwesterly, 263.14 feet along the south line of said Tract I following a curve to the right, having a central angle of 13 degrees 22 minutes 49 seconds, a radius of 1,084.00 feet, a tangent of 127.15 feet, and whose chord bears South 83 degrees 46 minutes 16 seconds East, 252.57 feet to a point for corner, said point being the northwest corner of a 70-foot right-of-way dedication as shown on plat of Bear Foot Lodge Addition, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Cabinet P, Page 901, Official Public Records, Collin County, Texas;

THENCE South 00 degrees 26 minutes 42 seconds East, 435.56 feet to a point for corner, said point being the southwest corner Lot 1, Block 1 of said Bear Foot Lodge Addition plat;

THENCE North 89 degrees 32 minutes 40 seconds East, 20.00 feet to a point for corner in the south line of said Lot 1, Block 1;

THENCE South 00 degrees 26 minutes 42 seconds East, 159.95 to a point for corner, said point being the southwest corner of Lot 9, Block M, of Birmingham Farms Addition, Phase 13B, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Cabinet Q, Page 574, Official Public Records, Collin County, Texas, said point also being in the west right-of-way line of Tuskegee Drive dedicated by said Birmingham Farms Addition, Phase 13B plat;

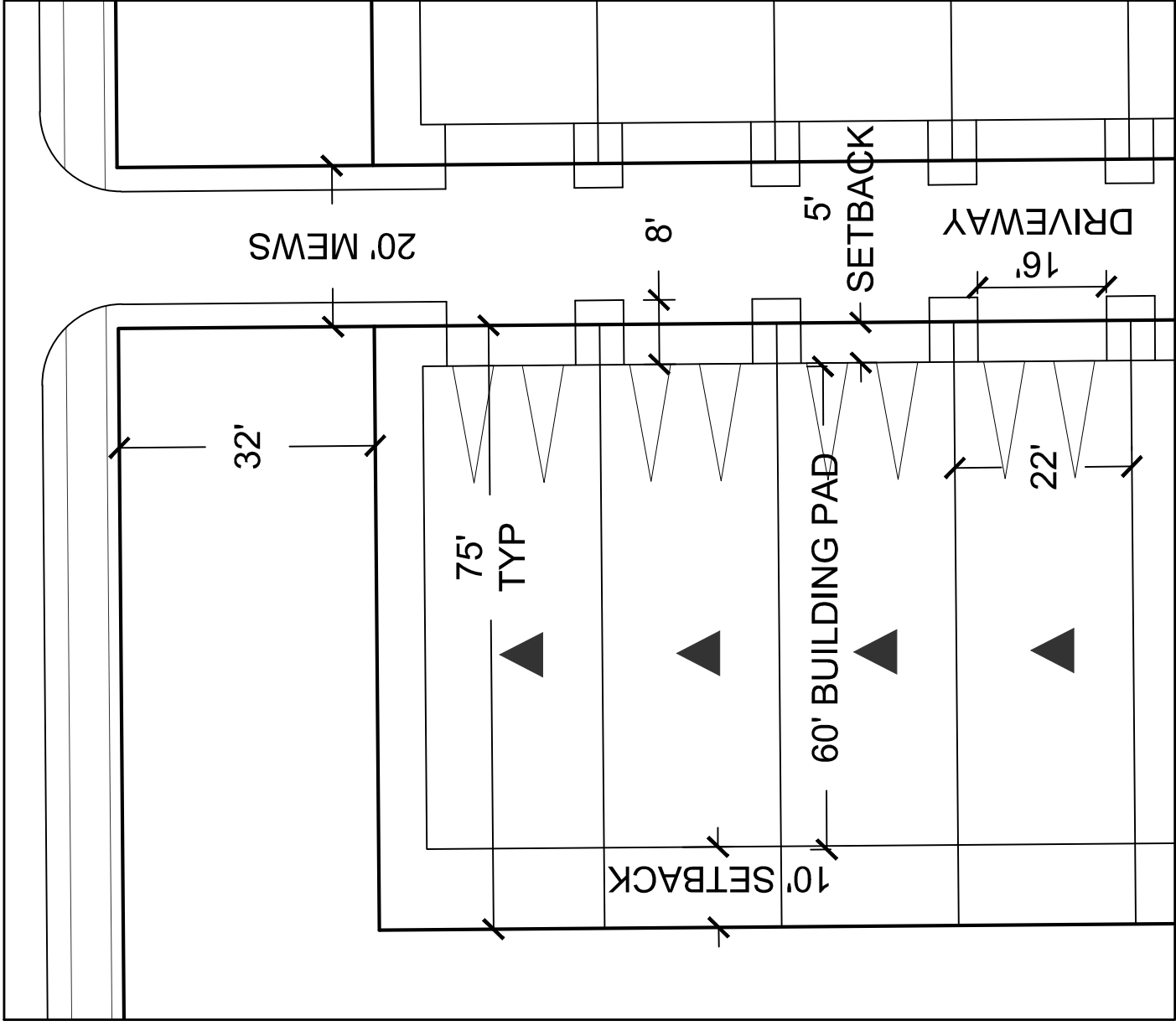
THENCE along the north and west line of said Birmingham Farms Addition, Phase 13B plat as follows: Southwesterly, 82.60 feet along a curve to the left having a central angle of 94 degrees 38 minutes 54 seconds, a radius of 50.00 feet, a tangent of 54.23 feet, and whose chord bears South 18 degrees 39 minutes 06 seconds West, 73.52 feet to a point for corner;

South 89 degrees 33 minutes 18 seconds West, 130.95 feet to a point for corner;

South 00 degrees 26 minutes 12 seconds West, 75.63 feet to a point for corner, said point being in the north line of Lot 16, Block C, of said Birmingham Farms Addition, Phase 13A;

THENCE South 89 degrees 32 minutes 10 seconds West, 539.39 feet along the north line of said Birmingham Farms Addition, Phase 13A to the POINT OF BEGINNING and containing 475,268 square feet or 10.911 acres of land.

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



TYPE 2 – TYPICAL REAR ENTRY

BIRMINGHAM LAND, LTD
2626 Howell Street, Suite 850
Dallas, Texas 75204
Contact: Michael Salcher

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

JBI PARTNERS, INC.
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Jerry Sylo
TBPE No. F-438 TBPLS No. 100760000

DEVELOPER
(214) 778-1261

SURVEYOR/ENGINEER
(972) 248-7676

NEIGHBORHOOD DATA

GROSS ACREAGE: 10.91 AC±

OPEN SPACE: 1.70 AC±

ROW DEDICATION: 0.91 AC±

NET ACREAGE: 8.30 AC±

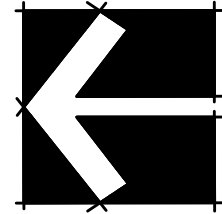
TYPE 1: 34 LOTS (25'X95' TYP)

TYPE 2: 61 LOTS (22'X75' TYP)

PROPOSED ZONING:
PD – TOWNHOME

EXISTING ZONING:
NS (NEIGHBORHOOD SERVICE)

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



DEVELOPMENT PLAN

THE VILLAS ON PARK

10.911 ACRES OUT OF

CHARLES ATTERBURY SURVEY, ABSTRACT NO. 22

CITY OF WYLIE, COLLIN COUNTY, TEXAS

OWNER

BIRMINGHAM LAND, LTD
2626 Howell Street, Suite 850
Dallas, Texas 75204
Contact: Michael Salcher

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

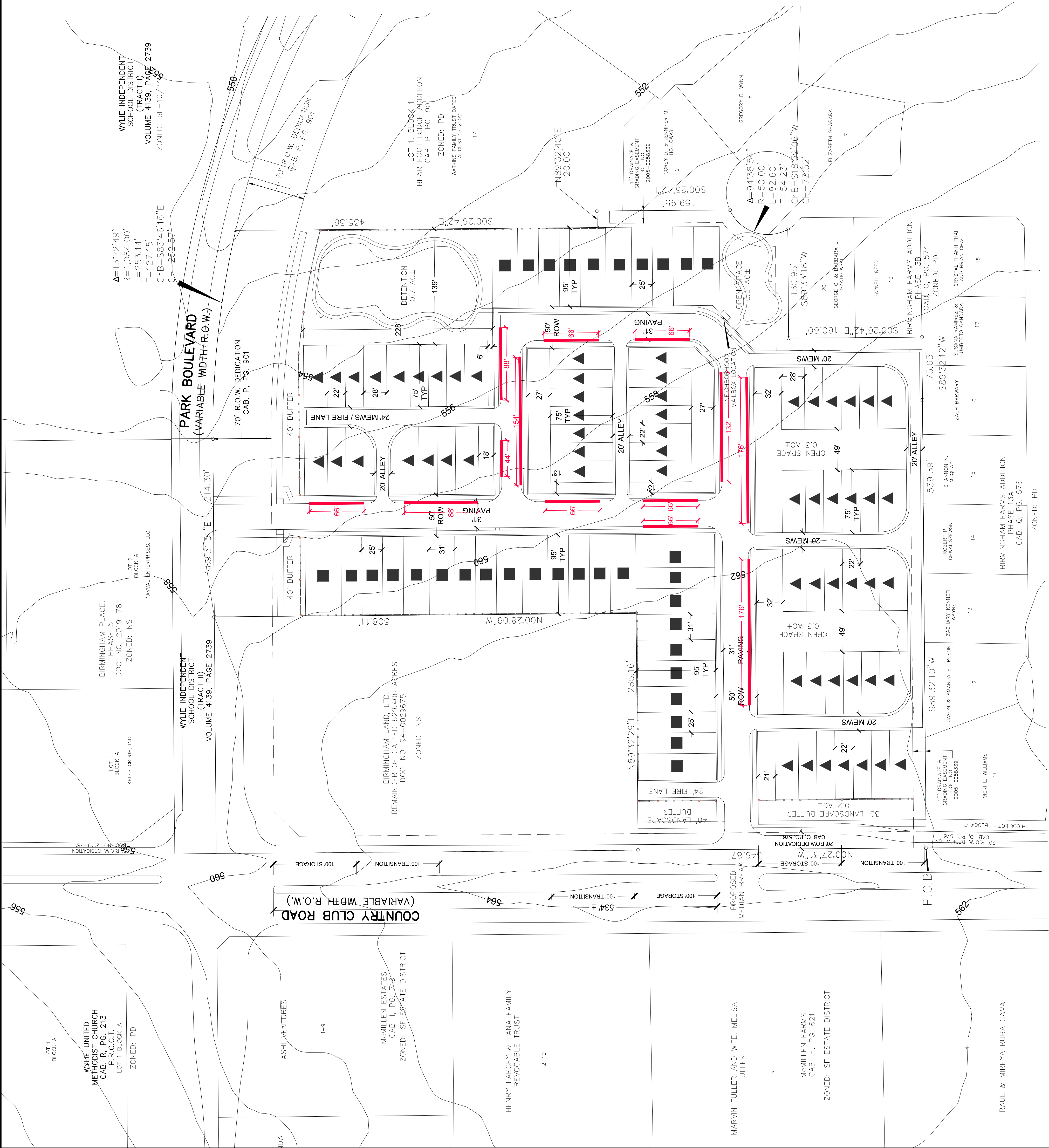
JBI PARTNERS, INC.
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Jerry Sylo
TBPE No. F-438 TBPLS No. 100760000

DEVELOPER
(214) 778-1261

SURVEYOR/ENGINEER
(972) 248-7676

TYPE 1: 34 LOTS (25'X95' TYP)

TYPE 2: 61 LOTS (22'X75' TYP)



LEGAL DESCRIPTION
(ZONING)

Being a parcel of land located in the City of Wylie, Collin County, Texas, and being a part of the Charles Atterbury Survey, Abstract Number 22, and being a part of that tract of land described in deed to Birmingham Land, Ltd. as recorded in County Clerk's Instrument No. 94--0029675, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at the northwest corner of a 20-foot right-of-way dedication as shown on plat of Birmingham Farms Addition, Phase 13A, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Cabinet Q, Page 576, Official Public Records, Collin County, Texas;

THENCE North 00 degrees 27 minutes 31 seconds West, 346.87 feet along the east right-of-way line of Country Club Road to a point for corner;

THENCE North 89 degrees 32 minutes 29 seconds East, 285.16 feet to a point for corner;

THENCE North 00 degrees 28 minutes 09 seconds West, 508.11 feet to a point for corner; said point being in the south line of a tract of land (Tract II) described in deed to Wylie Independent School District as recorded in Volume 4139, Page 2739, Official Public Records, Collin County, Texas;

THENCE North 89 degrees 31 minutes 51 seconds East, 214.30 feet to a point for corner, said point being the southeast corner of said Tract II, said point also being the southwest corner of Tract I described in deed to Wylie Independent School District as recorded in Volume 4139, Page 2739, Official Public Records, Collin County, Texas;

THENCE Southeasterly, 253.14 feet along the south line of said Tract I following a curve to the left, a central angle of 13 degrees 22 minutes 49 seconds, a radius of 1,084.00 feet, a tangent of 127.15 feet, and whose chord bears South 83 degrees 46 minutes 16 seconds East, 252.57 feet, to a point for corner, said point being the northwest corner of a 70-foot right-of-way dedication as shown on plat of Bear Foot Lodge Addition, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Cabinet P, Page 901, Official Public Records, Collin County, Texas;

THENCE South 00 degrees 26 minutes 42 seconds East, 435.56 feet to a point for corner; said point being the southwest corner Lot 1, Block 1 of said Bear Foot Lodge Addition plat;

THENCE North 89 degrees 32 minutes 40 seconds East, 20.00 feet to a point for corner in the south line of said Lot 1, Block 1;

THENCE South 00 degrees 26 minutes 42 seconds East, 159.95 to a point for corner, said point being the southwest corner of Lot 9, Block M, of Birmingham Farms Addition, Phase 13A, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Cabinet O, Page 571, Official Public Records, Collin County, Texas, said point also being in the west right-of-way line of Tuskegee Drive dedicated by said Birmingham Farms Addition, Phase 13B plat;

THENCE along the north and west line of said Birmingham Farms Addition, Phase 13B plat as follows:

Southwesterly, 92.60 feet along a curve to the left having a central angle of 94 degrees 38 minutes 54 seconds, a radius of 50.00 feet, a tangent of 54.23 feet, and whose chord bears South 18 degrees 39 minutes 06 seconds West, 73.52 feet to a point for corner;

South 89 degrees 33 minutes 18 seconds West, 130.95 feet to a point for corner;

South 00 degrees 26 minutes 42 seconds West, 160.60 feet to a point for corner;

South 89 degrees 32 minutes 12 seconds West, 75.63 feet to a point for corner, said point being in the north line of Lot 16, Block C, of said Birmingham Farms Addition, Phase 13A;

THENCE South 89 degrees 32 minutes 10 seconds West, 539.39 feet along the north line of said Birmingham Farms Addition, Phase 13A to the POINT OF BEGINNING and containing 475,266 square feet or 10.911 acres of land.

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

PROPOSED ZONING:
PD-- TOWNHOME

EXISTING ZONING:
NS (NEIGHBORHOOD SERVICE)

NEIGHBORHOOD DATA

GROSS ACREAGE: 10.91 AC±
OPEN SPACE: 1.70 AC±
ROW DEDICATION: 0.91 AC±
NET ACREAGE: 8.30 AC±

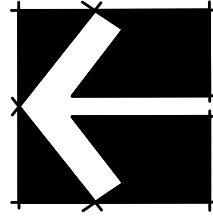
- TYPE 1: 34 LOTS (25'X95' TYP)
- ▲ TYPE 2: 61 LOTS (22'X75' TYP)

ON STREET PARKING

| BIRMINGHAM LAND, LTD | | OWNER |
|---|--|-------------------|
| 2626 Howell Street, Suite 850
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Contact: Michael Salcher | | |
| JORDAN REALTY ADVISORS | | DEVELOPER |
| 16475 Dallas Parkway, Suite 540
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Contact: Jerry Sylo
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TBPL No. F-436 TBPLS No. 100760000 | | (972) 248-7676 |

PARK BOULEVARD
(VARIABLE WIDTH R.O.W.)

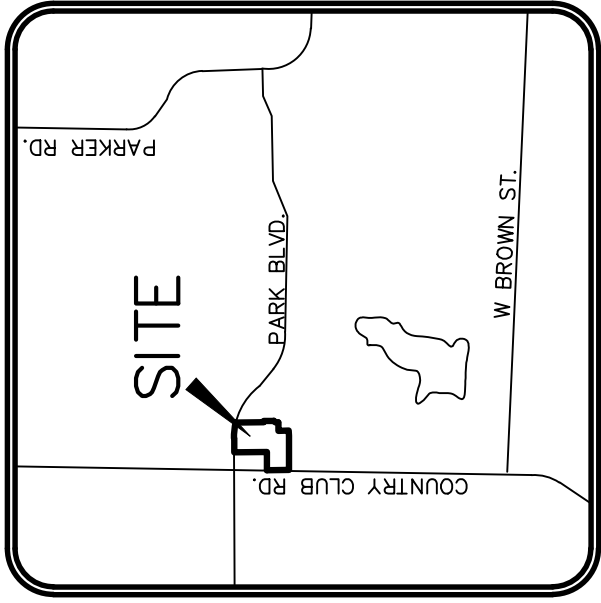
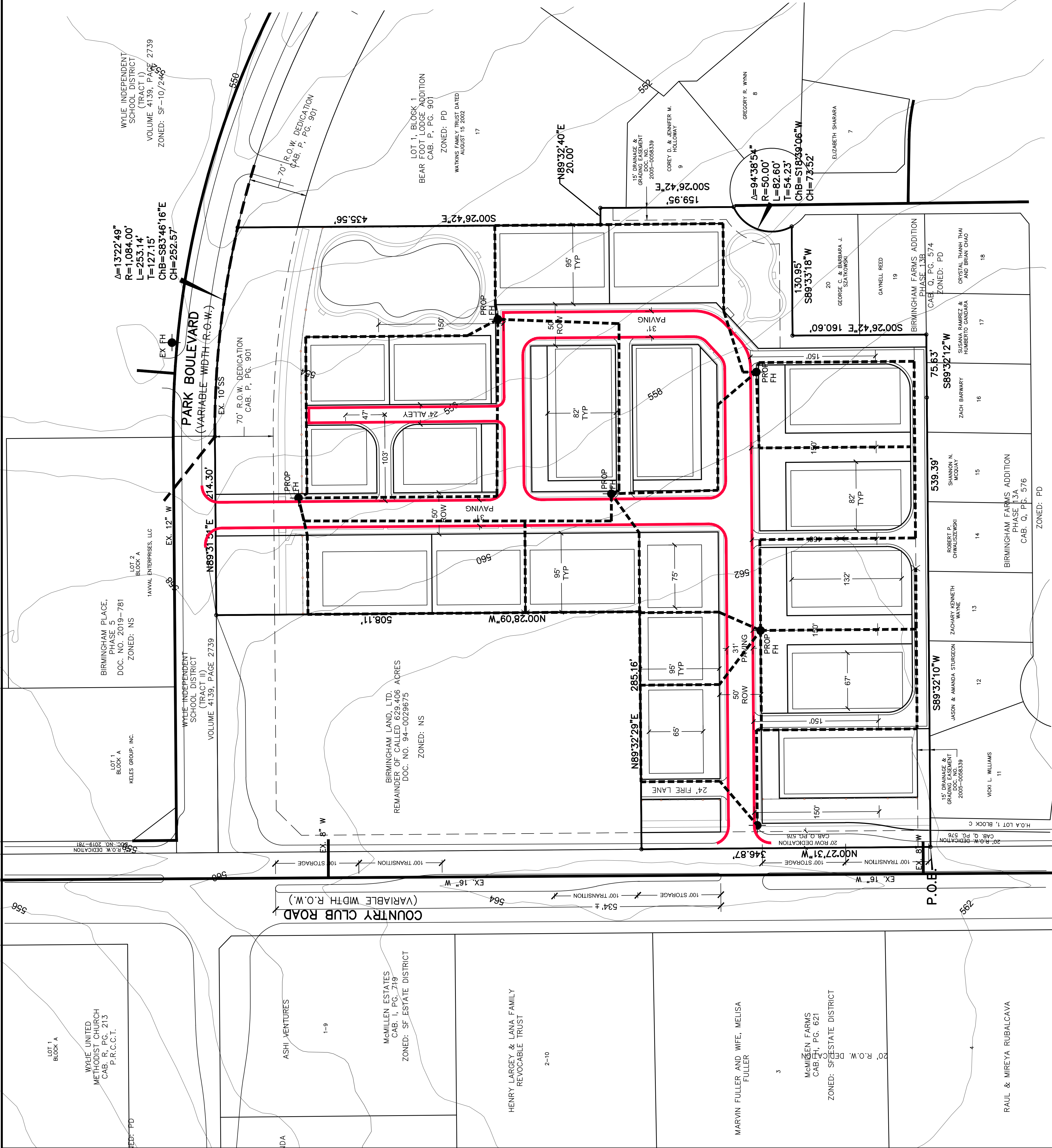
COUNTRY CLUB ROAD
(VARIABLE WIDTH R.O.W.)



ON-STREET PARKING EXHIBIT

THE VILLAS ON PARK

10.911 ACRES OUT OF
CHARLES ATTERBURY SURVEY, ABSTRACT NO. 22
CITY OF WYLIE, COLLIN COUNTY, TEXAS



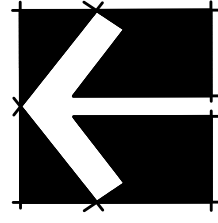
VICINITY MAP

N.T.S.

LEGEND

- FIRE LANE
- FIRE HYDRANT
- HOSE PULL

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



HOSE AND HYDRANT LAYOUT

THE VILLAS ON PARK

10.911 ACRES OUT OF
CHARLES ATTERBURY SURVEY, ABSTRACT NO. 22
CITY OF WYLE, COLLIN COUNTY, TEXAS

| BIRMINGHAM LAND, LTD | OWNER |
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Contact: Shane Jordan
Email: shane@jordanrealtyadvisors.com | (214) 778-1261 |
| JBI PARTNERS, INC. | SURVEYOR/ENGINEER |
| 2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Jerry Sylo
Email: jsylo@jbipartners.com
TBP# No. F-436 TBL# No. 100760000 | (972) 248-7676 |
| Resubmitted: March 31, 2021
Submitted: February 19, 2021 | |



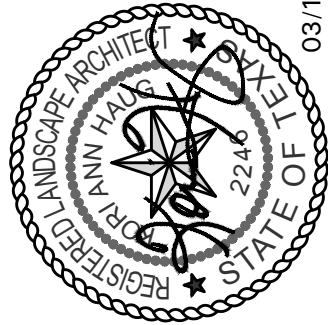
TYPE 1 HOMES



TYPE 2 HOMES



NOTE: The images shown are representative of the homes which will be built in the Villas on Park and the actual designs are subject to change.



03/17/21

Villas on Park

Wylie, Texas

Sheet Title:

OVERALL
LANDSCAPE
PLAN

Sheet Number:

L1.00

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINISHED GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS, 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TIGHTEN JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS. AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

THE CITY OF WYLIE, TEXAS

- Perimeter Screening along Thoroughfare
- Perimeter Screening shall provide a 40 ft. wide buffer, with 6" wrought iron fencing between brick or stone columns 50' o.c.
- PROVIDED
- 6" ht. brick screen wall, with brick columns 50' o.c.
- Perimeter Walkways and Landscape
- All Residential Development shall provide a 5' min. concrete public walkway with a 10' min. width buffer.
 - Large canopy trees shall be provided at 50' o.c.
- PROVIDED
- 6" ht. brick screen wall, with brick columns 50' o.c.
- Pedestrian Sidewalks
- 5' wide concrete pedestrian sidewalks shall be located on both sides of the street in the R.O.W. of every internal street.

Project Number: 21001

Issue Date: 01.21.2021

Drawn By: RMT

Checked By: KAH

Revisions

No. Date: Detail

03.17.21 City Comments

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINISHED GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH IRRIGATION. PROVIDE A PERMANENT IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SADD IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

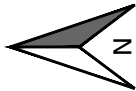
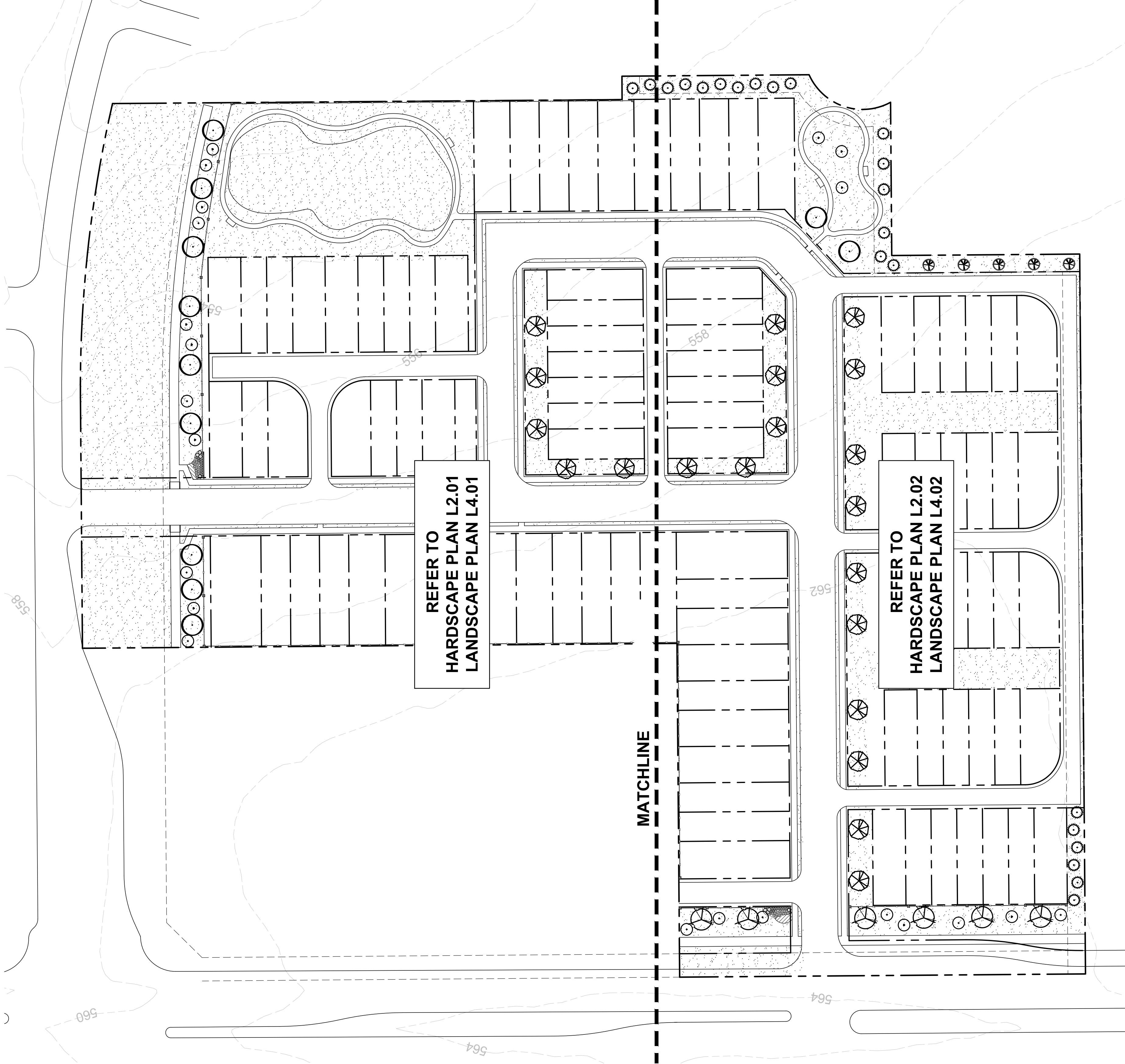
MAINTENANCE NOTES

- THE OWNER, TENANT, AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT ORDER. MAINTENANCE SHALL INCLUDE MOWING, WEEDING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

PLANT LIST

| SYMBOL | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | REMARKS |
|--------|--|----------------------------|------|---------|---|
| AP | TREES | | | | |
| CM | <i>Pinus edulis</i> | Atlan Pine | 22 | 6" ht. | B&B or container grown, full to base, 3" spread |
| ERC | <i>Lagerstroemia indica 'Natchez'</i> | Creepe Myrtle 'Natchez' | 5 | 30 gal. | container grown, 3-5 trunk, no cross canes, 8" ht., 4" spread, matching |
| LE | <i>Juniperus virginiana</i> | Eastern Redcedar | 5 | 6" ht. | B&B or container grown, full to base, 3" spread |
| LO | <i>Ulmus parvifolia 'Sempervirens'</i> | Lacebark Elm | 6 | 3" cal. | container grown, 12" ht., 4" spread, 4" branching ht., matching |
| RB | <i>Quercus virginiana</i> | Live Oak | 15 | 3" cal. | container grown, 12" ht., 4" spread, 4" branching ht., matching |
| RB | <i>Cercis canadensis 'Oklahoma'</i> | Oklahoma Redbud | 6 | 30 gal. | container grown, 8" ht., 4" spread min. |
| SO | <i>Quercus shumardi</i> | Shumard Red Oak | 11 | 3" cal. | container grown, 12" ht., 4" spread, 4" branching ht., matching |
| LOR | SHRUBS/GROUND COVER | | | | |
| MIS | <i>Leopoldium chinensis 'Plum Delight'</i> | Longesculum 'Plum Delight' | 20 | 9 gal. | container full, 18" spread, 24" o.c. |
| SG | <i>Myrica asplenifolia 'Adagio'</i> | Myrica 'Adagio' | 8 | 30 gal. | container full, 36" spread, 24" o.c. |
| WC | <i>Salvia greggii 'Red'</i> | Salvia Greggii | 34 | 5 gal. | container full, 20" spread 24" o.c. |
| | <i>Euonymus fortunei 'Coloratus'</i> | Wintercreeper | 155 | 4" pots | container (8) 12" runners min., 12" o.c. |
| | <i>Cynodon dactylon</i> | Common Bermudagrass | | | solid sod, refer to Solid Sod Notes |

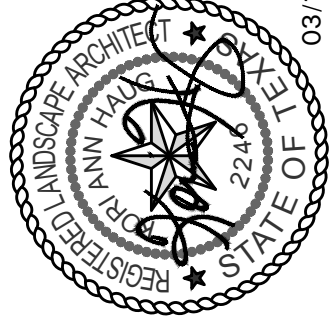
NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.





BELLE
FIRMA

.....
4245 North Central Expwy
Suite 501
Dallas, Texas 75205
214.865.7192 office



03/17/21

Villas on Park

Wylie, Texas

Project Number: 21001
Issue Date: 01.21.2021
Drawn By: RMT
Checked By: KAU

| Revisions | |
|-----------|---------------|
| No: | Date: |
| | 03.17.21 |
| | City Comments |

Sheet Title:

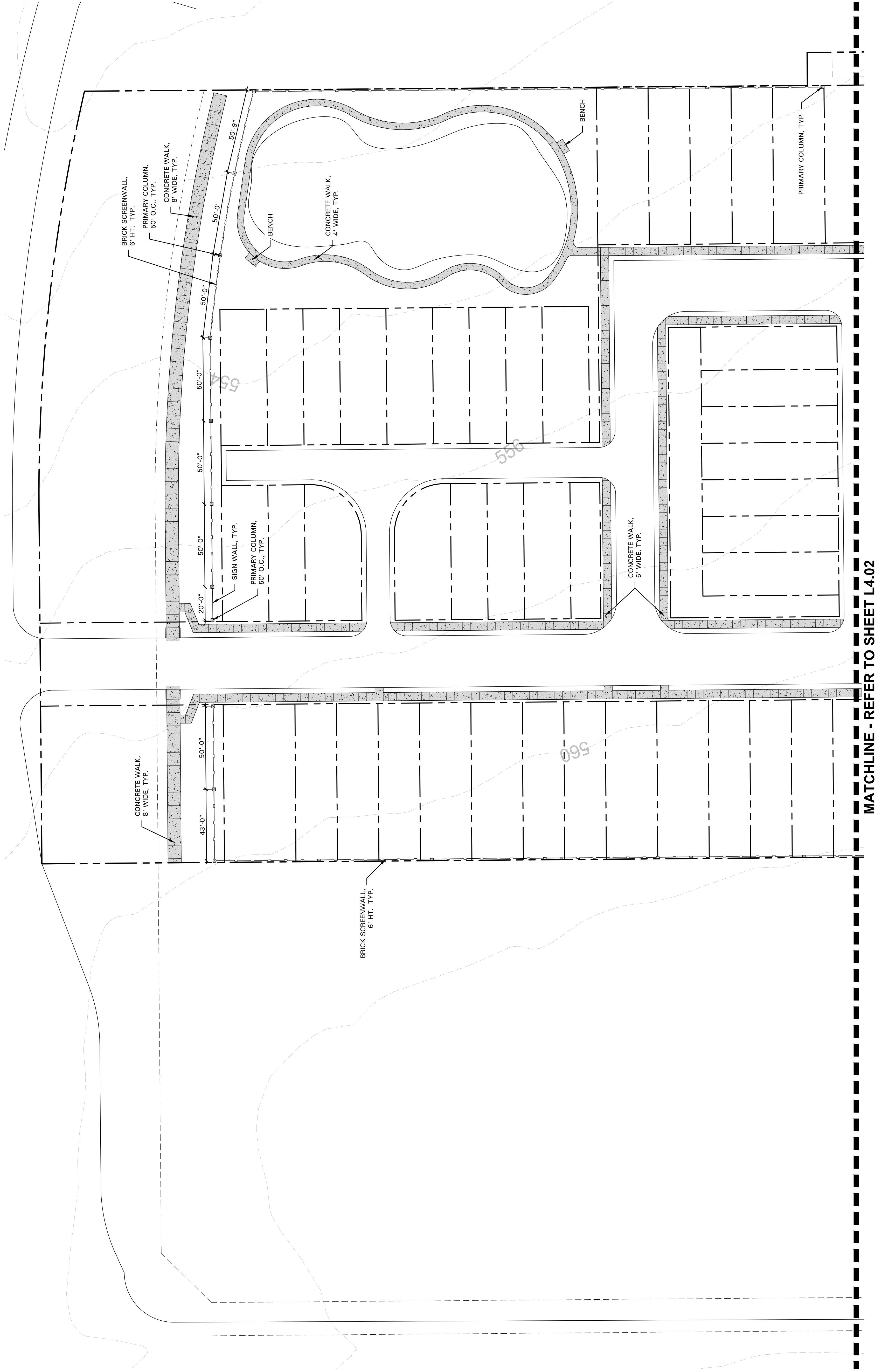
HARDSCAPE PLAN

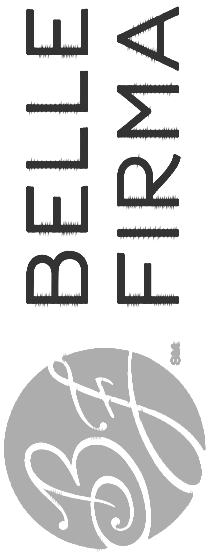
Sheet Number:

L2.01

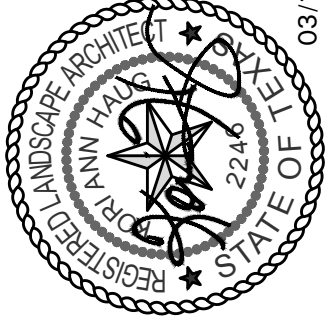


SCALE: 1" = 30'-0"





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Suite 501
Dallas, Texas 75205
214.865.7192 office



03/17/21

Villas on Park
Wylie, Texas

Project Number: 21001
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| Revisions | Date: | Detail: |
|-----------|----------|---------------|
| No. | 03.17.21 | City Comments |

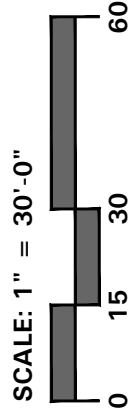
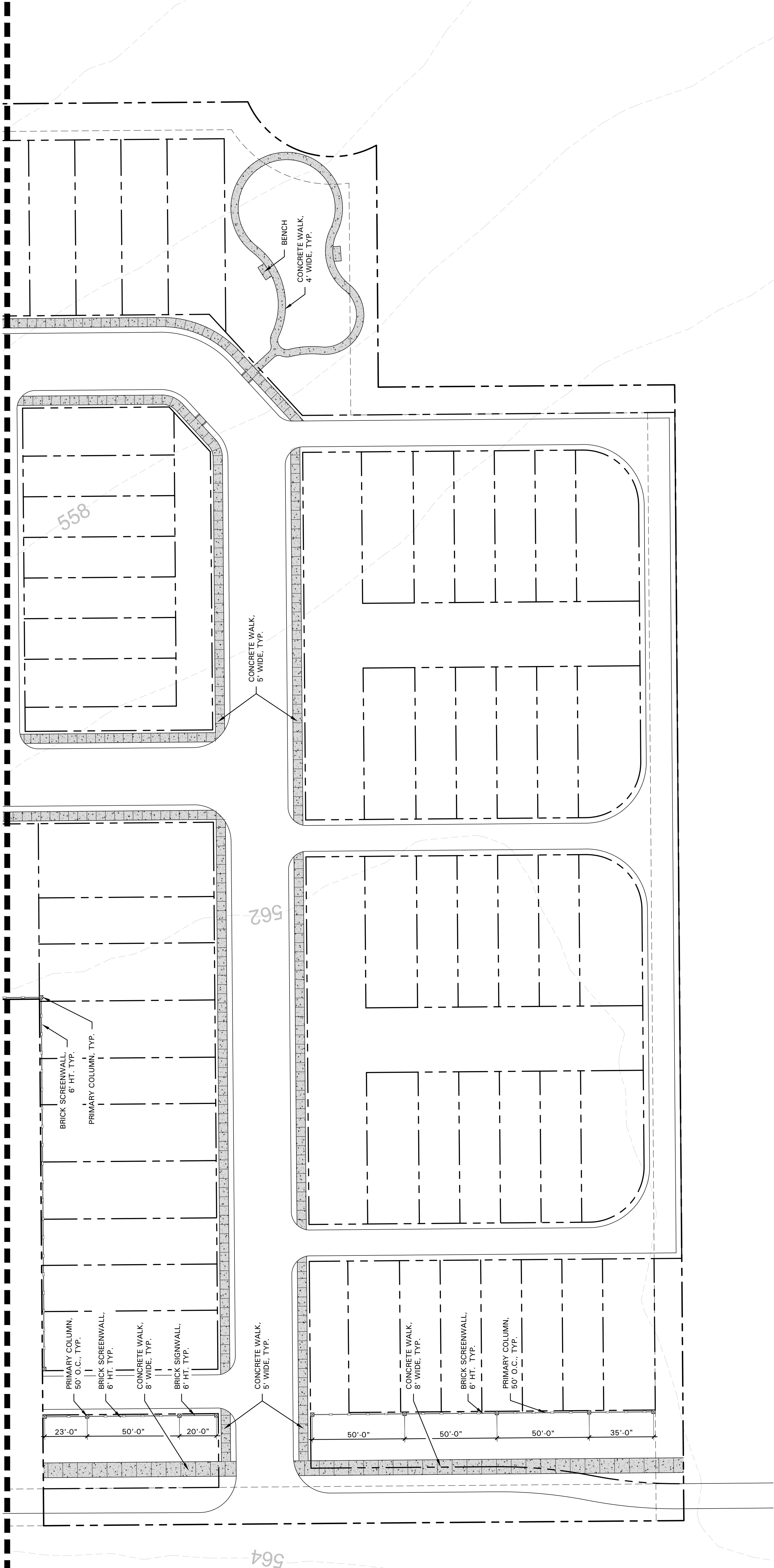
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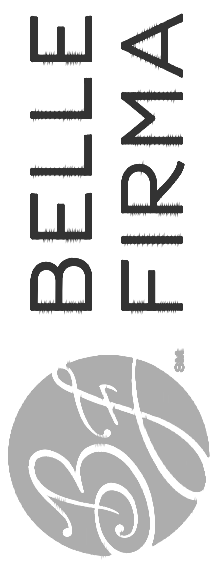
HARDSCAPE
PLAN

Sheet Number:

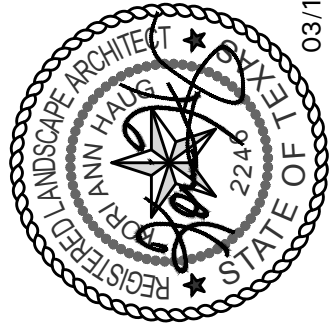
L2.02

MATCHLINE - REFER TO SHEET L4.01





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Dallas, Texas 75205
214.865.7192 office



03/17/21

Villas on Park

Wylie, Texas

Project Number: 21001
Issue Date: 01.21.2021
Drawn By: RMT
Checked By: KAL

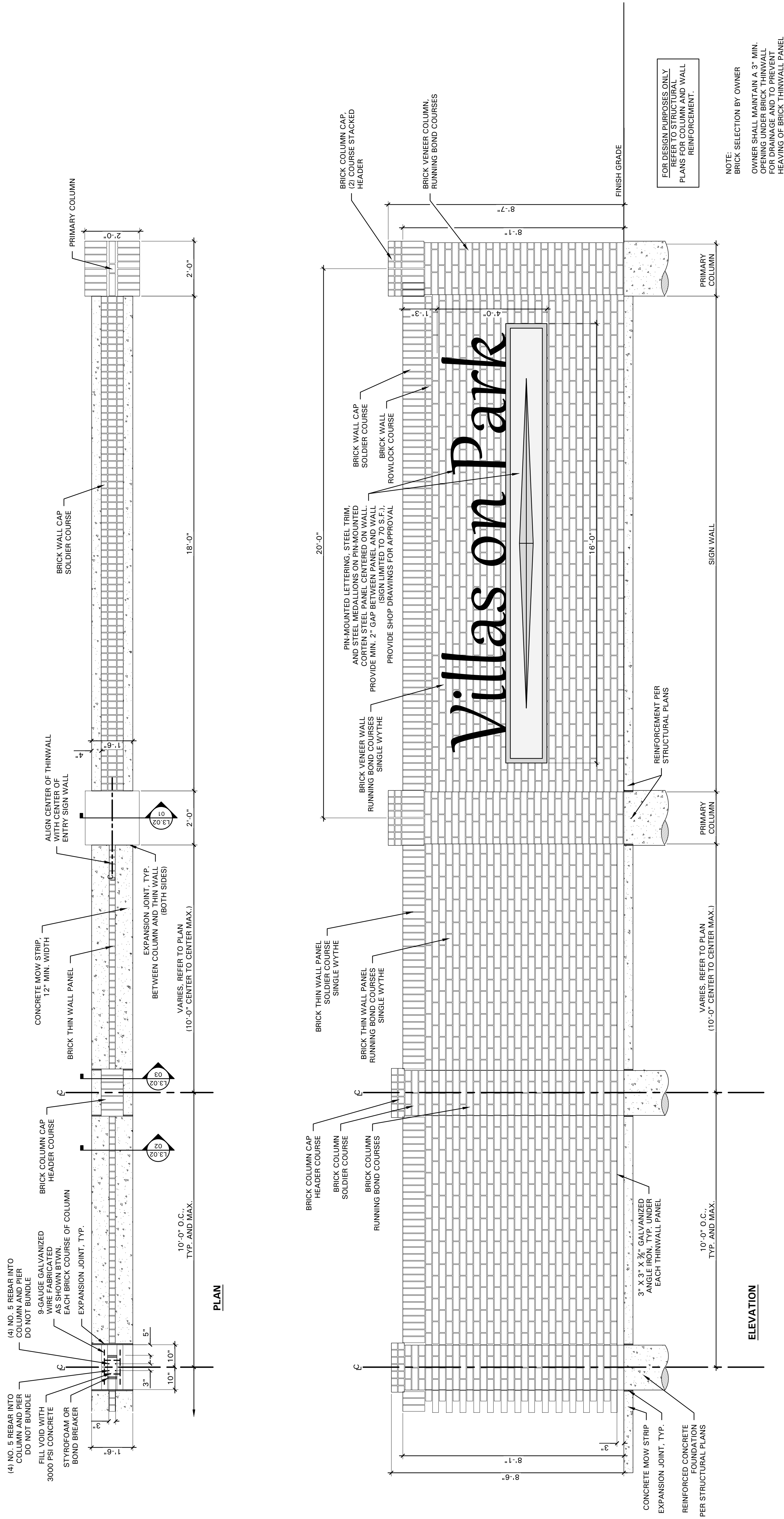
| Revisions | |
|-----------|---------------|
| No: | Date: |
| | 03.17.21 |
| | City Comments |

Sheet Title:

DETAILS

Sheet Number:

3.01



01 SUBDIVISION WALL SIGN
SCALE: 1/2" = 1'-0"

SCALE: 1/2" = 1'-0"

Sheet Title:

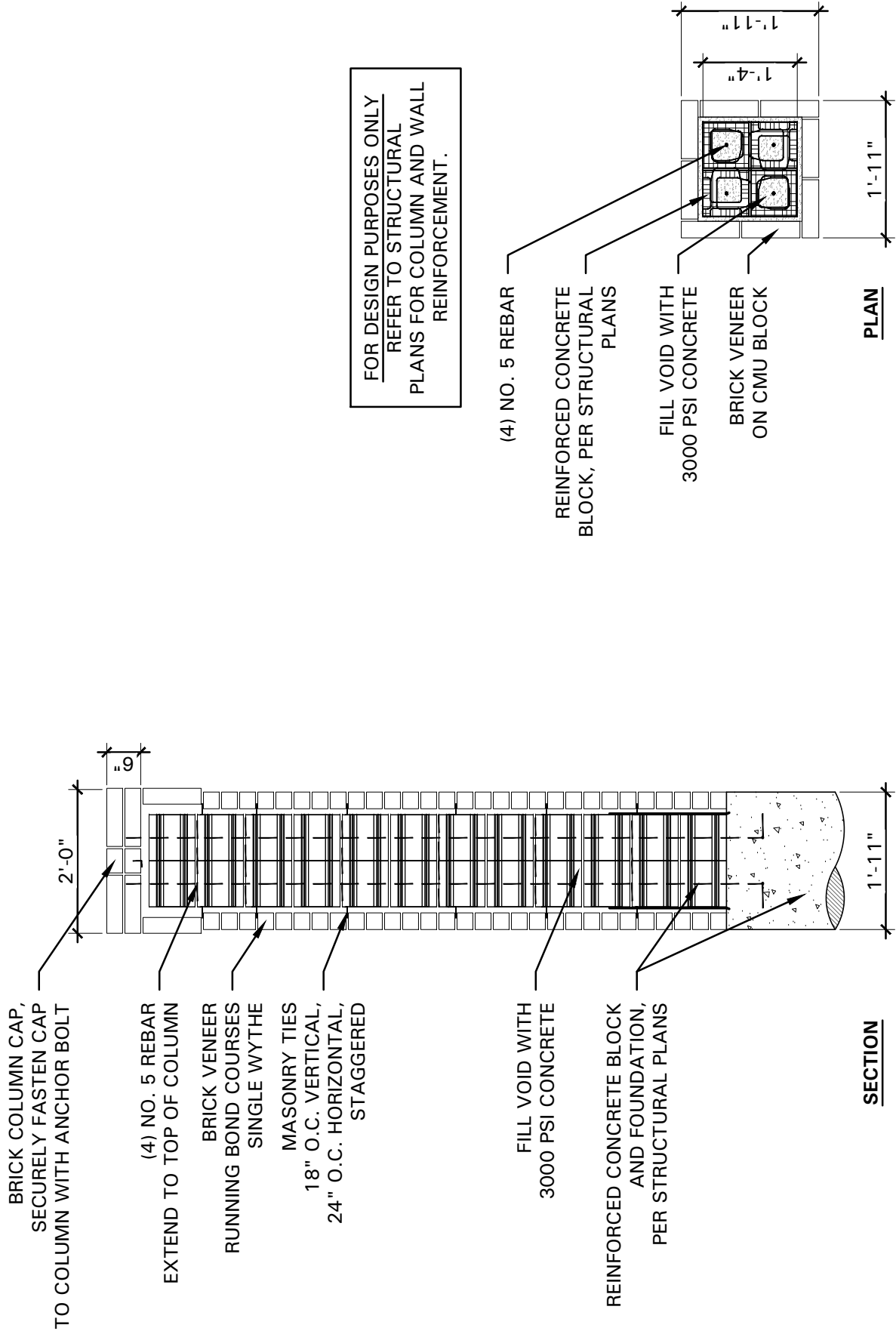
DETAILS

Sheet Number:

3.01

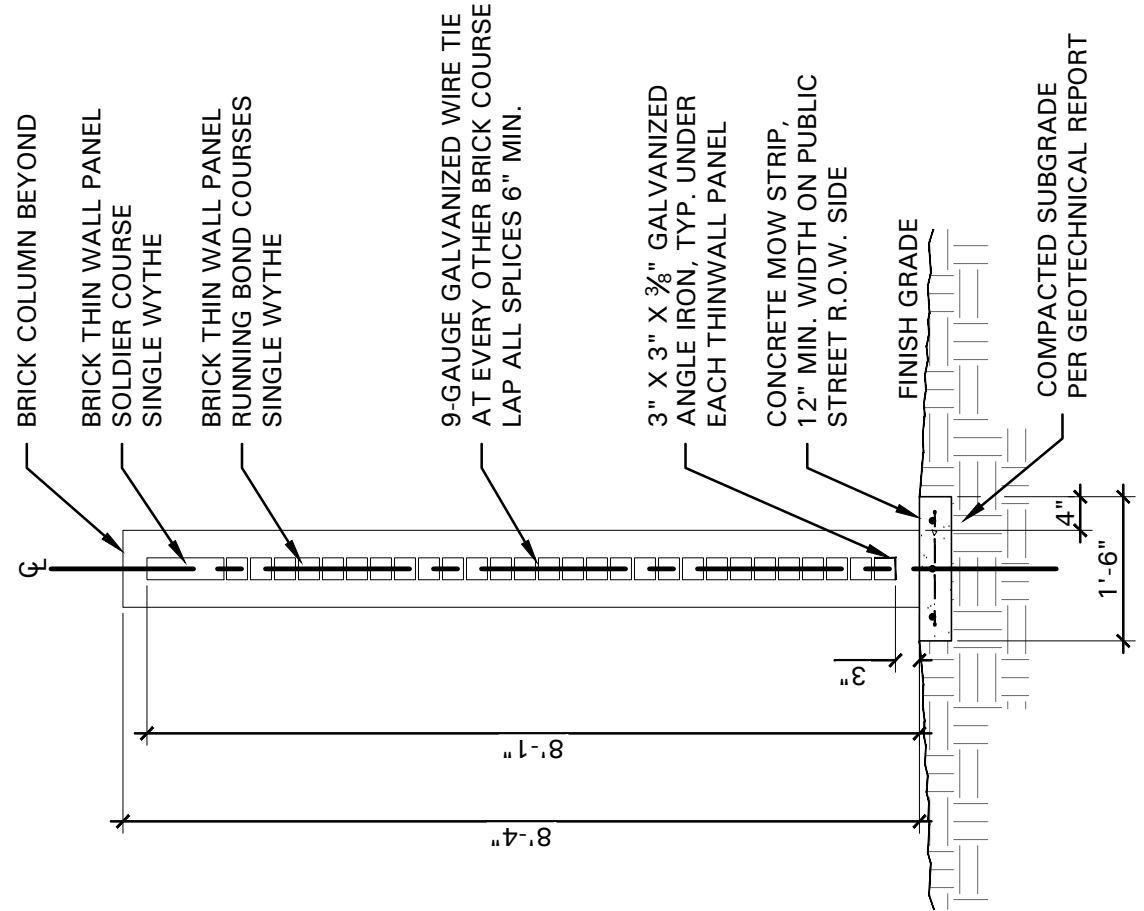
SCREENWALL NOTES

1. CONCRETE MINIMUM STRENGTH, 3600 P.S.I. AT 28 DAYS.
2. REINFORCEMENT - ASTM A36.
3. MASONRY - COMPRESSIVE STRENGTH SHALL BE AS PRESCRIBED IN THE ITEM 2.3.3 OF CITY OF ALLEN, SPECIAL PROVISIONS TO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. WIND LOAD - 25.6 P.S.F.
5. PIER BEARING STRESSES - SEE BRICK SCREENING WALL NOTES.
6. MORTAR - TYPE "S".
7. PROVIDE EXPANSION JOINTS AT 50 FEET.
8. PROVIDE EXPANSION JOINTS AT 200 FEET ON CENTER MAXIMUM.
9. WHERE THERE IS NO ALLEY PAVEMENT, PROVIDE PIER DEPTHS AT A MINIMUM 9 FEET IN CLAY OR 6 FEET MINIMUM WITH 3 FEET MINIMUM INTO ROCK.
10. ALL EXPOSED CONCRETE SHALL HAVE RUBBED FINISH SURFACE.
11. SIDEWALKS ADJACENT TO WALLS MUST BE 5 FEET MINIMUM WIDTH FROM ALL PORTIONS OF THE WALL (INCLUDING PILASTERS, COLUMN, ETC.).
12. MAXIMUM PILASTER SPACING - 10 FEET.
13. WALLS ON LINE OF SIGHT EASEMENT AT CORNERS, WILL NOT HAVE A TOP ELEVATION GREATER THAN 30" ABOVE THE NEAREST GUTTER ELEVATION.
14. THE WALL SHALL BE EIGHT FEET IN HEIGHT AS MEASURED FROM THE NEAREST ALLEY EDGE OR SIDEWALK GRADE, WHICHEVER IS HIGHER. THE COLOR OF THE WALL SHALL BE LIMITED TO EARTH TONE COLORS, EXCLUDING GRAY, GREEN AND WHITE. THE FINISH OF THE WALL SHALL BE CONSISTENT ON ALL SURFACES.
15. THESE STANDARDS ARE FOR SCREENING WALLS WHICH ARE REQUIRED BY THE CITY SCREENING AND LANDSCAPE STANDARDS. PRIVACY FENCES ARE REGULATED BY A SEPARATE CITY ORDINANCE.
16. MASONRY SCREENWALL CONSTRUCTION SHALL EQUAL OR EXCEED THE REQUIREMENTS SET FORTH IN THE CITY'S STANDARD CONSTRUCTION DETAILS.
17. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "RECOMMENDED PRACTICE FOR ENGINEERED BRICK MASONRY" - BRICK OF AMERICA.
18. CONTRACTOR SHALL BE REQUIRED TO CONSTRUCT A SAMPLE PANEL ON SITE, 6'-0" HT. BY 10'-0" LONG, FOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.



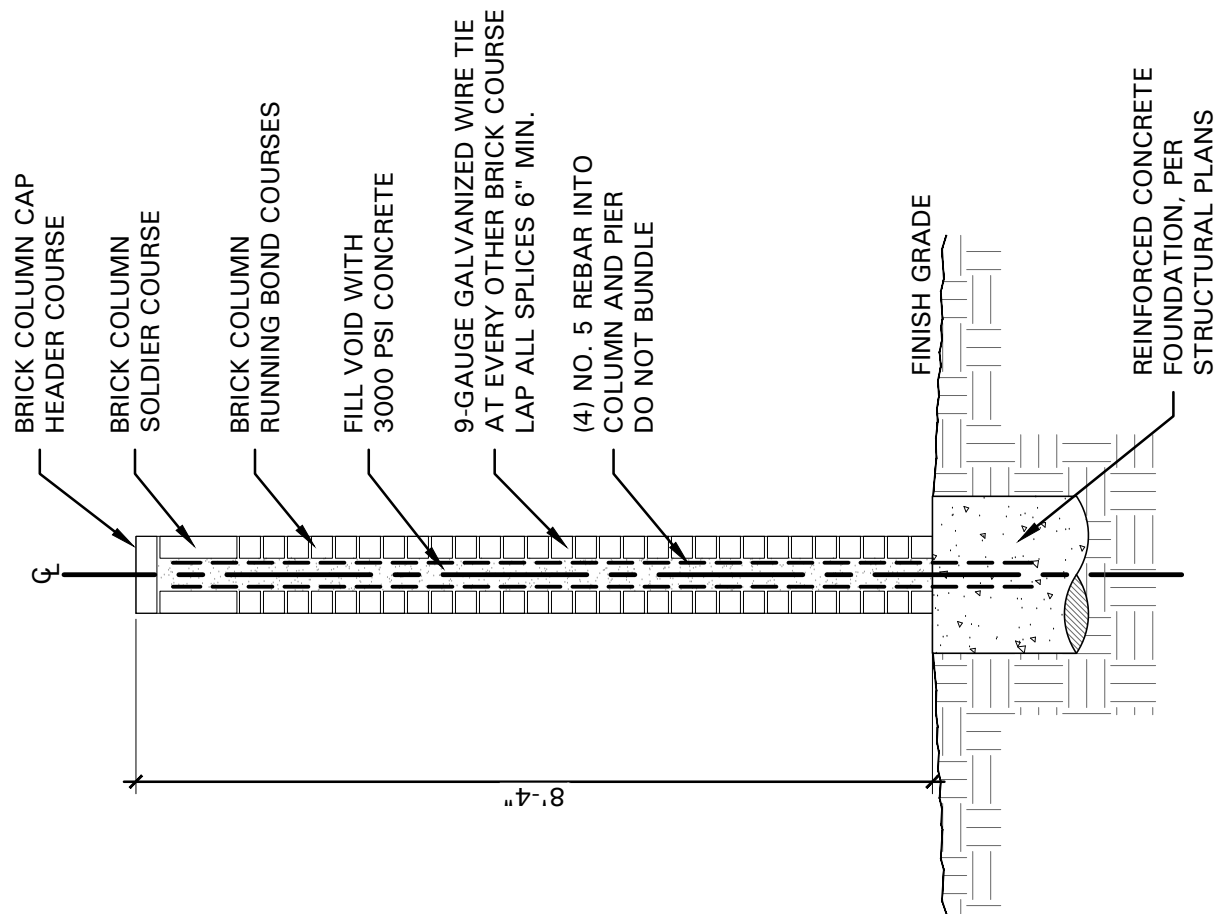
01 MASONRY PRIMARY COLUMN

SCALE: 1/2" = 1'-0"



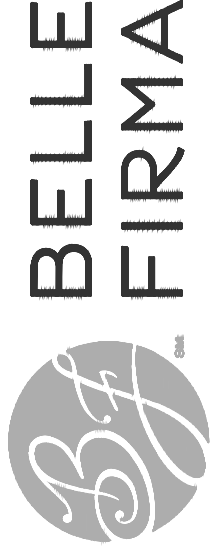
02 BRICK THIN WALL SECTION

SCALE: 1/2" = 1'-0"

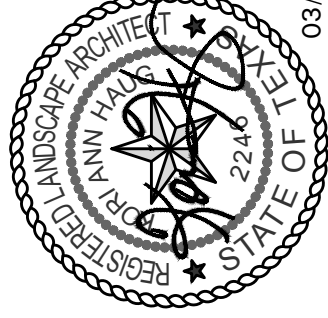


03 BRICK COLUMN SECTION

SCALE: 1/2" = 1'-0"



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Dallas, Texas 75205
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03/17/21

Villas on Park

Wylie, Texas

Project Number: 21001
Issue Date: 01.21.2021
Drawn By: RMT
Checked By: KAH

Revisions
No. Date: Detail: City Comments

Sheet Title:

LANDSCAPE PLAN

Sheet Number:

L4.01

| SYMBOL | COMMON NAME |
|--------|----------------------------|
| AP | African Pine |
| CM | Crape Myrtle 'Natchez' |
| ERC | Eastern Redcedar |
| LE | Lacebark Elm |
| LO | Live Oak |
| LOR | Loropetalum 'Plum Delight' |
| MIS | Miscanthus 'Adagio' |
| RB | Red Bark Oak |
| SG | Shrimp Red Oak |
| WC | White Crepe |

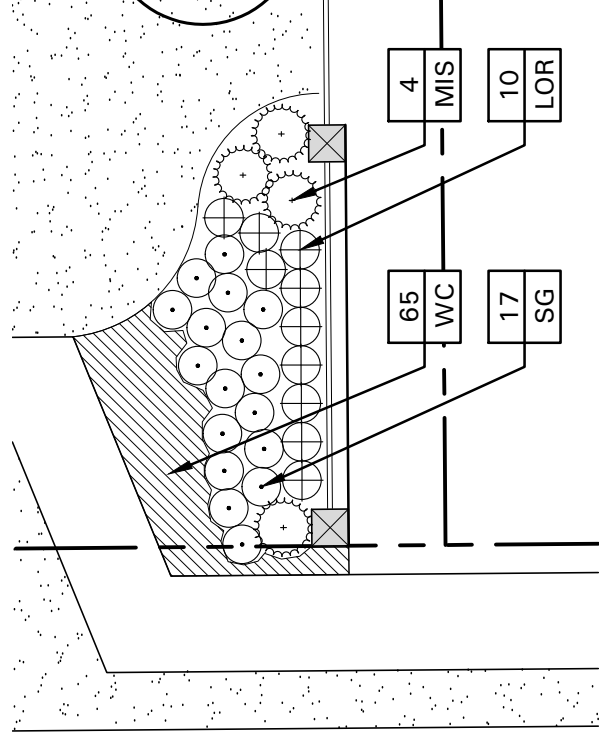
REFER TO L1.00 FOR PLANT LIST

SCALE: 1" = 30'-0"



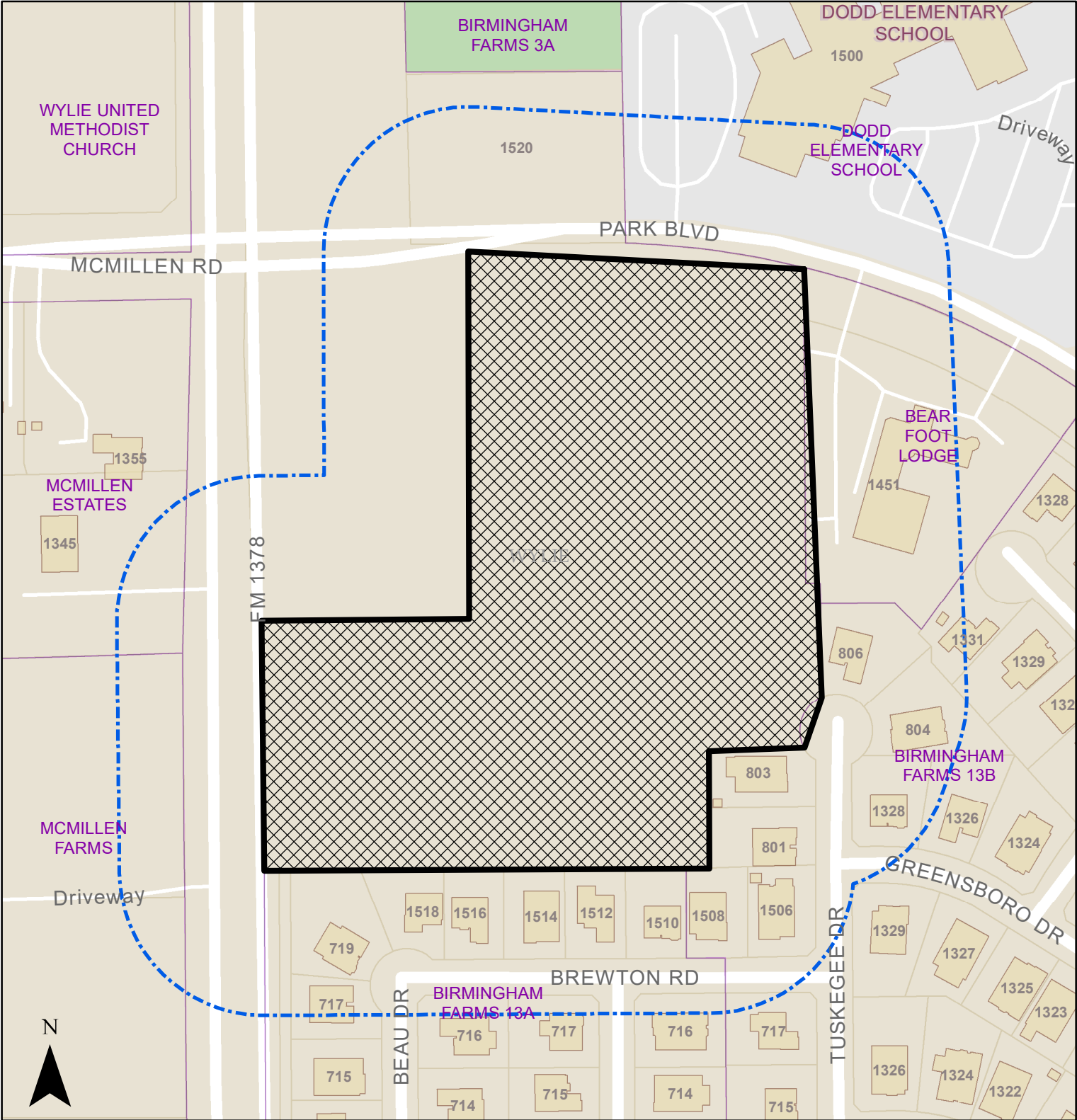
01 PLANTING ENLARGEMENT

1"=10'-0"



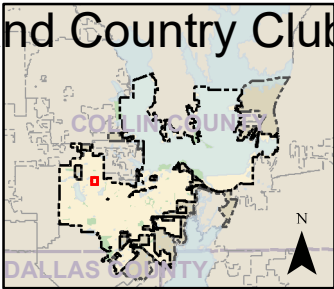
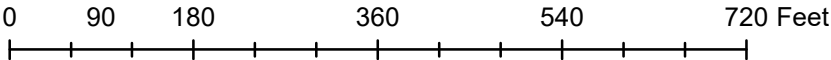
MATCHLINE - REFER TO SHEET L4.02

Notification Map



ZC 2021-04; Villas on Park; SE of intersection Park and Country Club

 200 Foot Notification Buffer  Subject Property



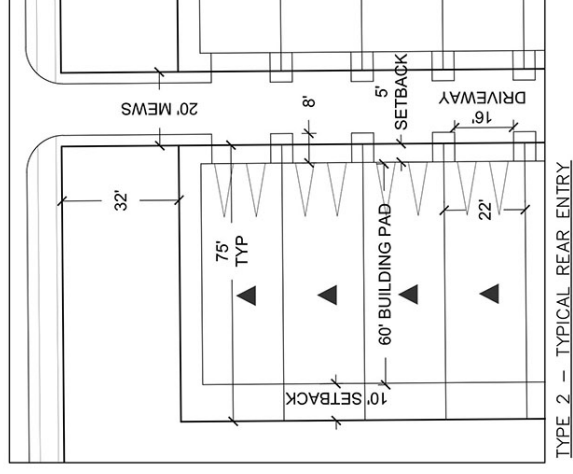
VILLAS ON PARK

NEIGHBORHOOD CONTEXT



NEIGHBORHOOD CONCEPT

- 95 Townhomes
- Integrated Design
- Open Spaces Dispersed Throughout Neighborhood (15% of Site-Minimum)
- Mews Constructed and Striped as a Fire Lane



BUILDING ARCHITECTURE

TYPE 2 HOME



TYPE 1 HOME



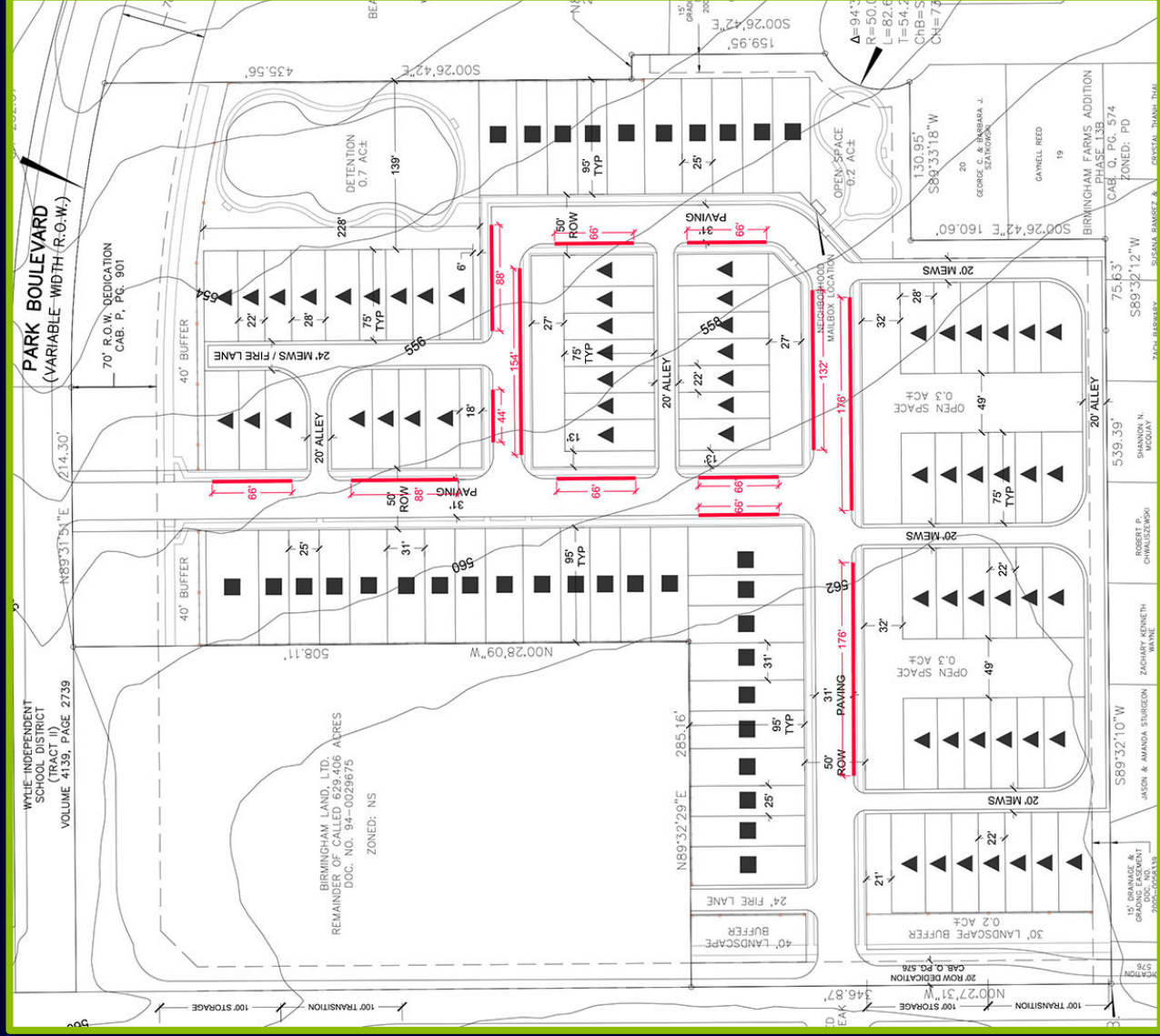
DEVELOPMENT STANDARDS



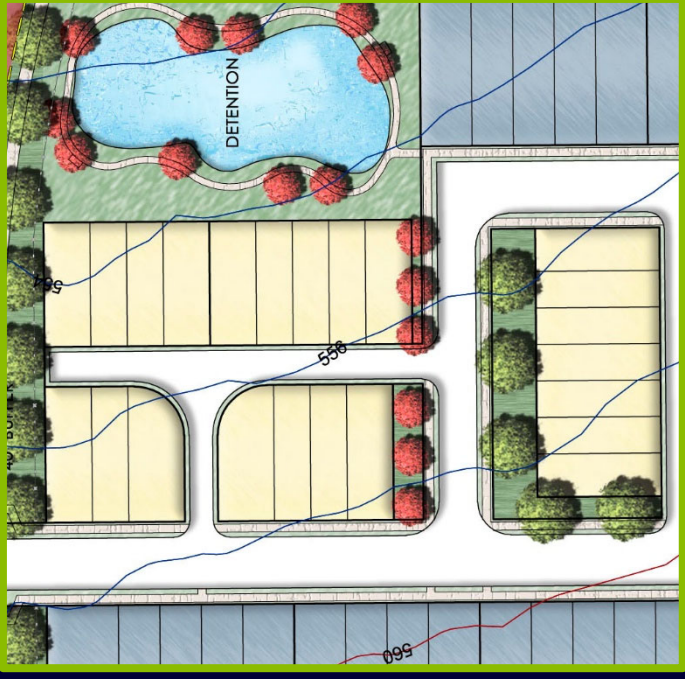
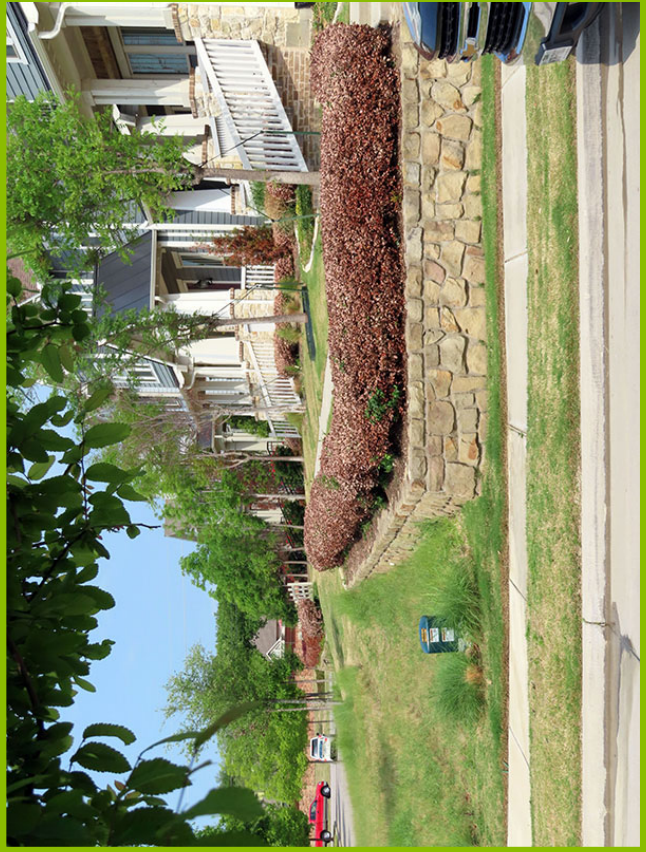
DEVELOPMENT STANDARDS

| Lot Type | TYPE 1 | TYPE 2 |
|---|--------|--------|
| LOT SIZE | | |
| Minimum Lot Area (SQ FT) | 2375 | 1650 |
| Minimum Lot Width (FT) | 25 | 22 |
| Minimum Lot Width-Corner Lot (FT) | 30 | 27 |
| Minimum Lot Depth (FT) | 95 | 75 |
| Minimum Lot Depth-DBL Frontage Lot (FT) | NA | NA |
| DWELLING REGULATIONS | | |
| Minimum Square Footage | 1400 | 1400 |
| YARD REGULATIONS-MAIN STRUCTURE | | |
| Front Yard (FT) | 20 | 10 |
| Side Yard-Interior Lot (FT) | 0 | 0 |
| Side Yard-End Lot (FT) | 5 | 5 |
| Side Yard of Corner (FT) | 5 | 5 |
| Rear Yard (FT) | 10 | 5 |
| Rear Yard-DBL Frontage Lot (FT) | NA | NA |
| Lot Coverage | 75% | 75% |
| HEIGHT OF STRUCTURES | | |
| Main Structure (FT) | 40 | 40 |
| Accessory Structure (FT) | 14 | 14 |

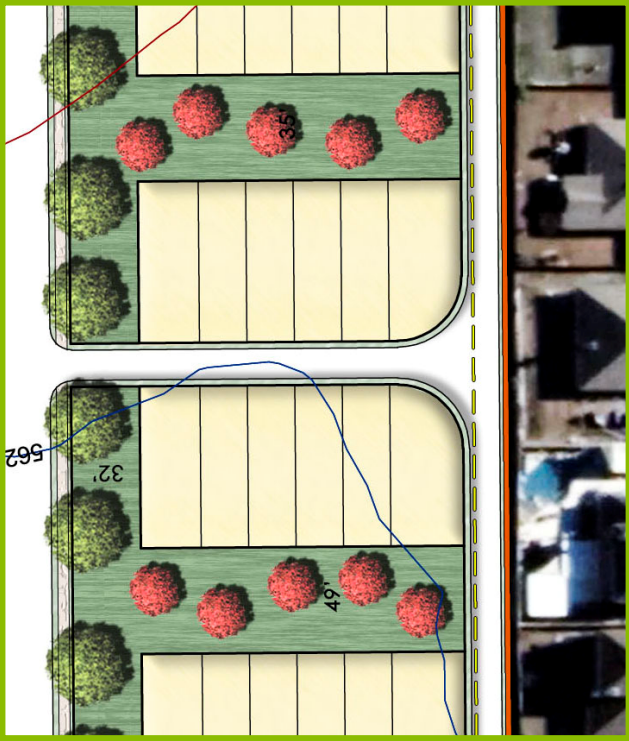
**57 ON-STREET VISITOR
PARKING SPACES**



ATTACHED GREENS



MEWS LOTS



NEIGHBORHOOD CONCEPT

- 95 Townhomes
- Integrated Design
- Open Spaces Dispersed Throughout Neighborhood (15% of Site-Minimum)
- Mews Constructed and Striped as a Fire Lane



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Planning & Zoning Commission

AGENDA REPORT

| | | | |
|----------------|----------------|------------------|--------------------------|
| Meeting Date: | April 20, 2021 | Item: | 4 |
| Department: | Planning | | |
| Prepared By: | Kevin Molina | Subdivision: | Gregorian Homes |
| Date Prepared: | April 09, 2021 | Zoning District: | Commercial Corridor (CC) |
| | | Exhibits: | Zoning Exhibits |

Subject

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).

Recommendation

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

Discussion

OWNER: Vijay Thangughal

ENGINEER: Boundary Solutions

The applicant is requesting to rezone .0433 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.

The applicant requested, and was approved for, rezoning of this property to SF -10/24 in 2019. The applicant stated at that time and included a zoning exhibit showing the single family home set back 350' off of Parker to allow for potential rezoning on the frontage to Commercial. This request to rezone a 200' deep frontage along Parker Road to Commercial is to allow the applicant to build, own, and operate an office structure.

Replatting and Site Plan approval will be required for the commercial development to commence.

The properties adjacent to the subject property are zoned agricultural to the east, west, and south. The property to the north 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: 4 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 11, 2021

Approved By

| | | |
|---------------------|----------------|----------------|
| | <i>Initial</i> | <i>Date</i> |
| Department Director | JH | April 15, 2021 |

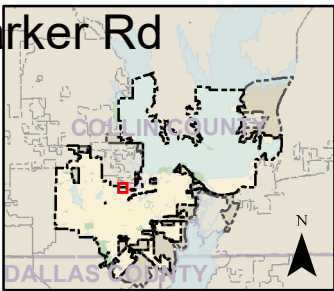
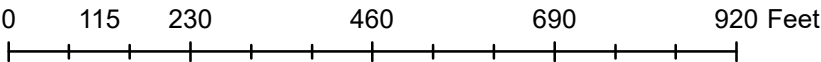
Locator Map

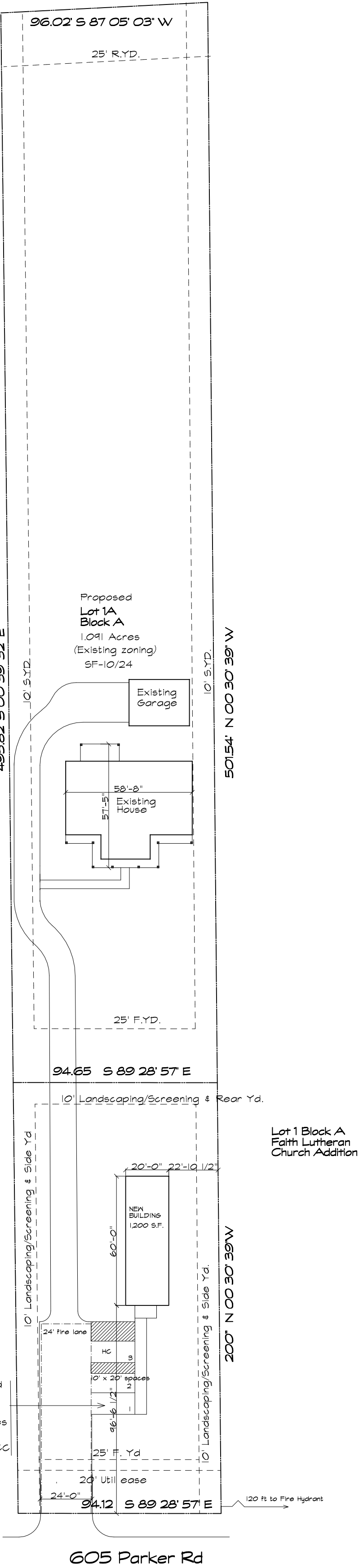
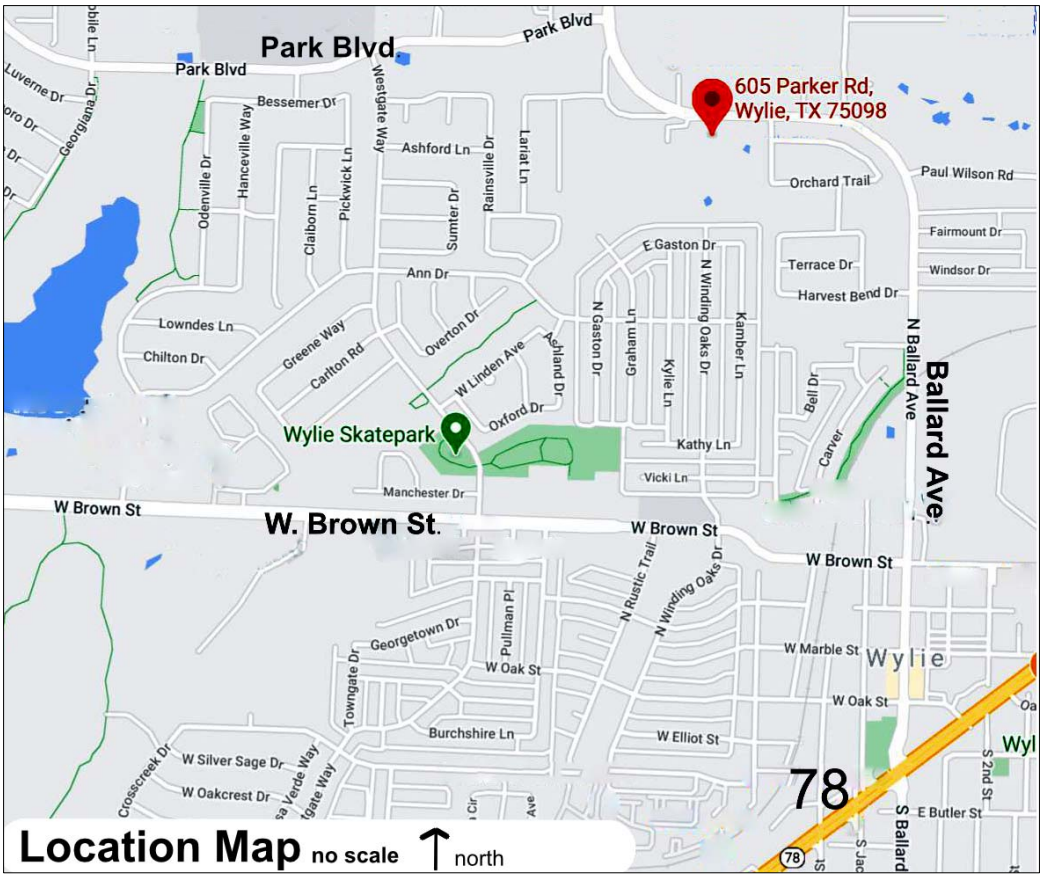


ZC 2021-08; Gregorian (formerly Thanguhal); 605 Parker Rd



Subject Property





Called 2.543 Acres
Timothy Whitcomb Bennett
CC# 20080908001083900

Lot 1 Block A
Faith Lutheran
Church Addition



creativearchitects
www.creative-architect.com
scott@ca-ar.com
972-530-4872

605 Parker Rd

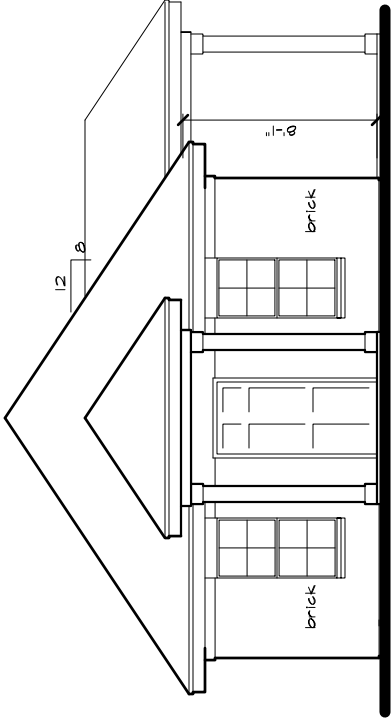
Lot 1 Block A
Gregorian Homes
1.52 Acres
Wylie, Texas

Zoning Exhibit
North
1"=40'

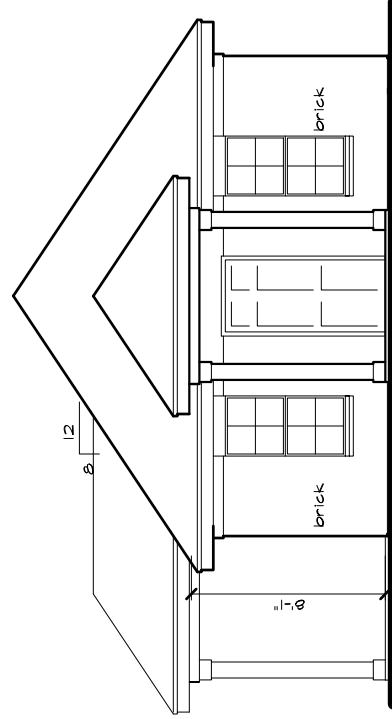
No Work Is To Commence
On This Site Until After
The City Has Received
The Final Plat, Showing All
Conditions ("Setbacks",
Easements, ETC.) With The
Filed Plat. And Issued a
Building Permit.

Submittal As Per City Reg.
& Plat in last 10'
& Full Disclosure

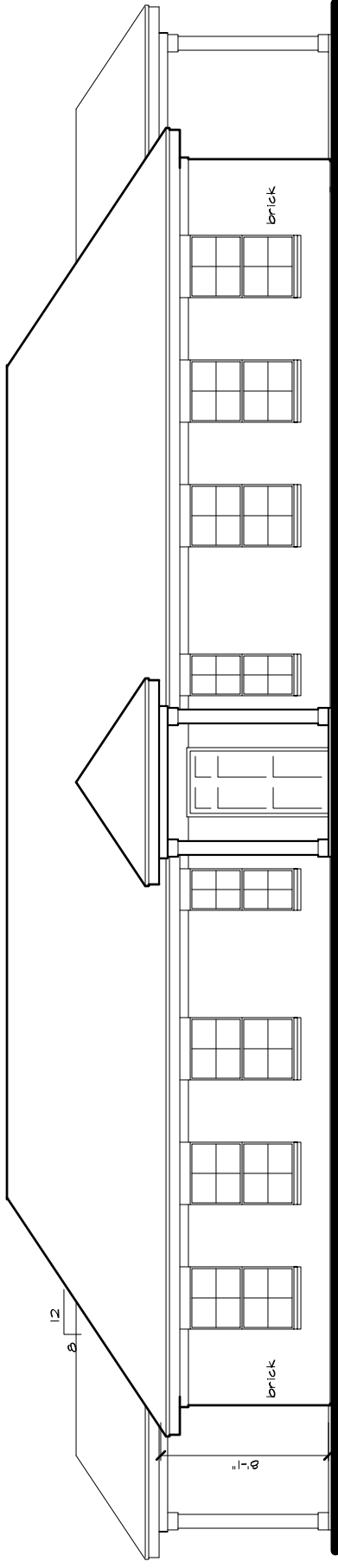
2021710
1/31/21



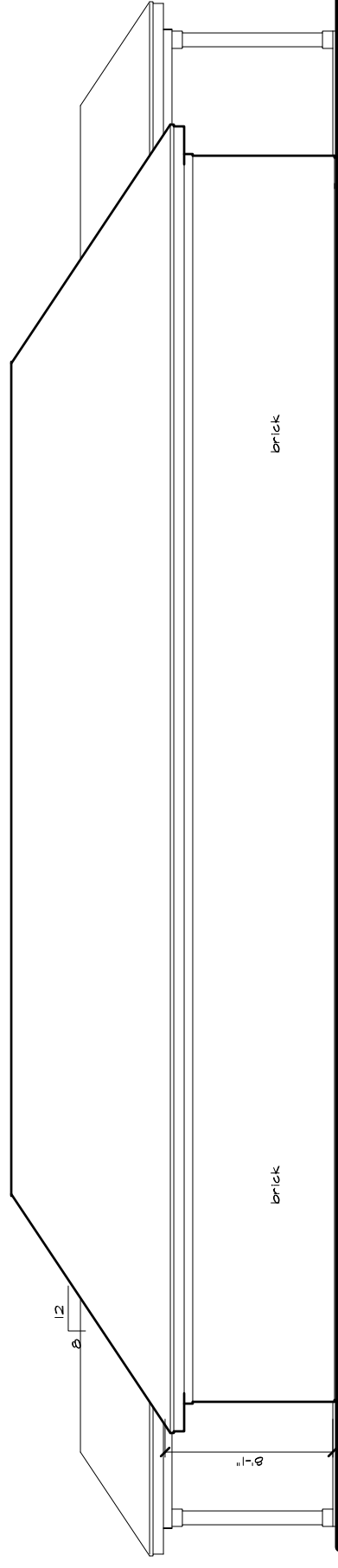
(South) Rear Elev. 1/8" = 1'-0"



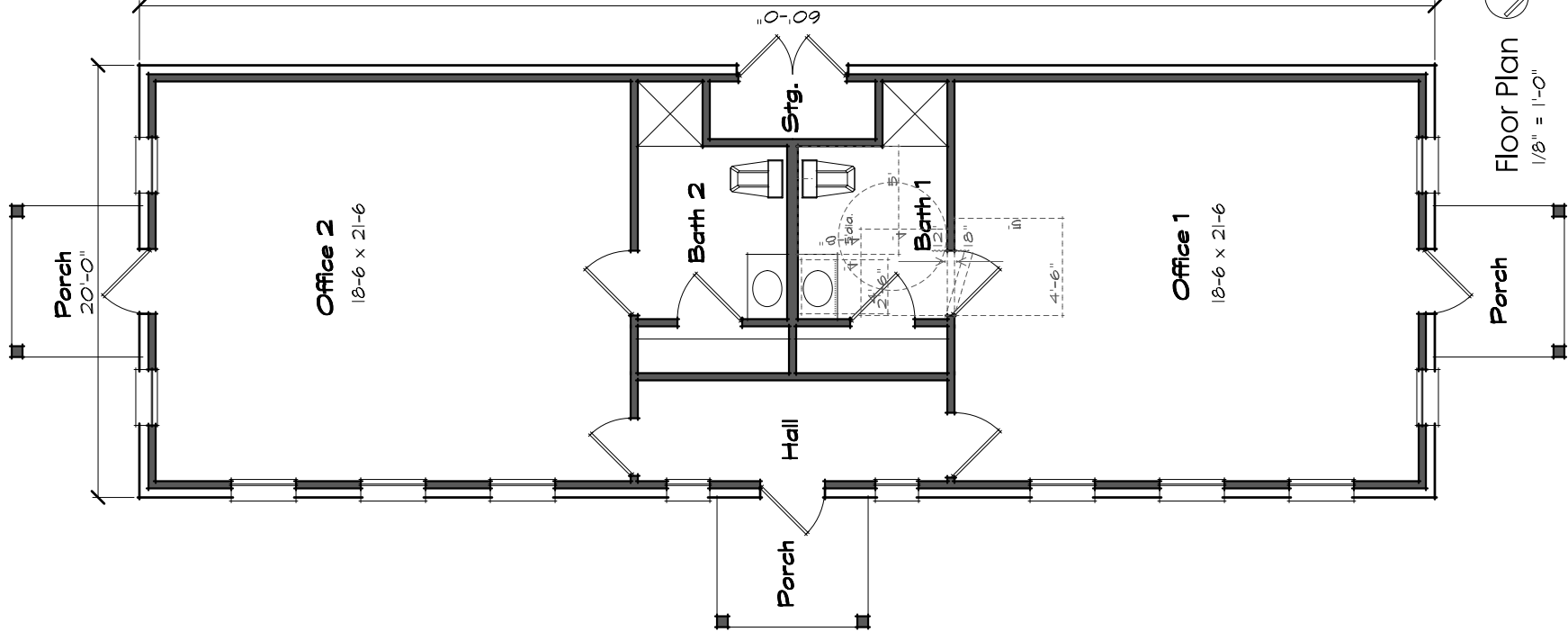
(North) Front Elev. 1/8" = 1'-0"



(East) Left Elev. 1/8" = 1'-0"



(West) Right Elev. 1/8" = 1'-0"



revisions:

| | |
|--|--|
| | |
| | |
| | |

Office Building
605 Parker
Wylie, Texas

Preliminary - NOT FOR CONSTRUCTION



creativearchitects
scott b. roberts, architect

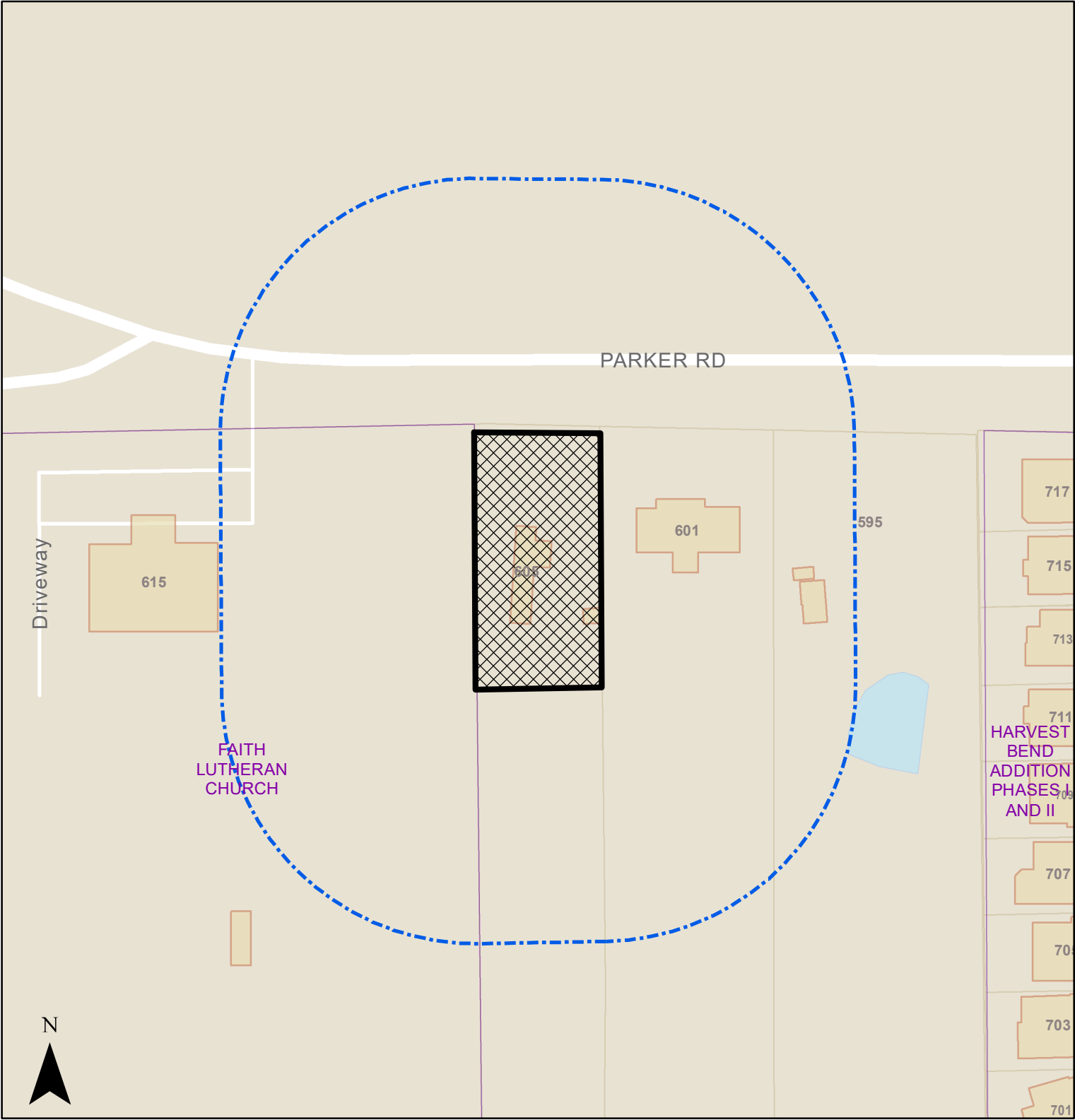


1025 creekwood drive
garland, Texas 75044
972-530-4872
www.creativearchitect.com
scott@ca-arch.com

a1

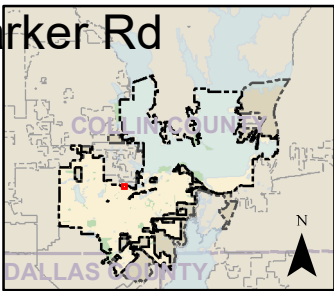
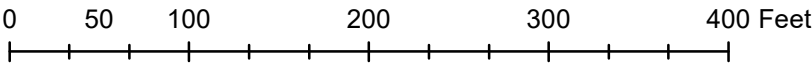
2021710
february 3, 2021
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Notification Map



ZC 2021-08; Gregorian (formerly Thanguhal); 605 Parker Rd

 200 Foot Notifcation Buffer  Subject Property



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Planning & Zoning Commission

AGENDA REPORT

| | | | |
|----------------|----------------|------------------|--------------------------|
| Meeting Date: | April 20, 2021 | Item: | 5 |
| Department: | Planning | | |
| Prepared By: | Kevin Molina | Subdivision: | Jacobs Addition |
| Date Prepared: | April 09, 2021 | Zoning District: | Commercial Corridor (CC) |
| | | Exhibits: | Zoning Exhibits |

Subject

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)

Recommendation

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

Discussion

OWNER: LIDL US Operations, LLC

ENGINEER: Kimley-Horn

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.

The intention of the existing Planned Development was for the allowance of a grocery store, however the development of the grocery store was never pursued. If rezoning is approved, the site will be subdivided to allow for a variety of commercial retail uses. Platting and Site Plan approvals will be required for those developments to commence.

The properties adjacent to the subject property are zoned commercial to the north, east, and west. The property to the south is zoned light industrial. 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: 19 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 11, 2021

Approved By

| | | |
|---------------------|----------------|----------------|
| | <i>Initial</i> | <i>Date</i> |
| Department Director | JH | April 15, 2021 |

Locator Map

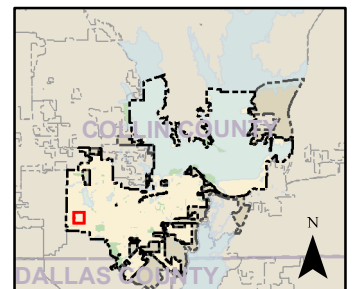


ZC 2021-12; The Shops at Wylye; 3010 FM 544

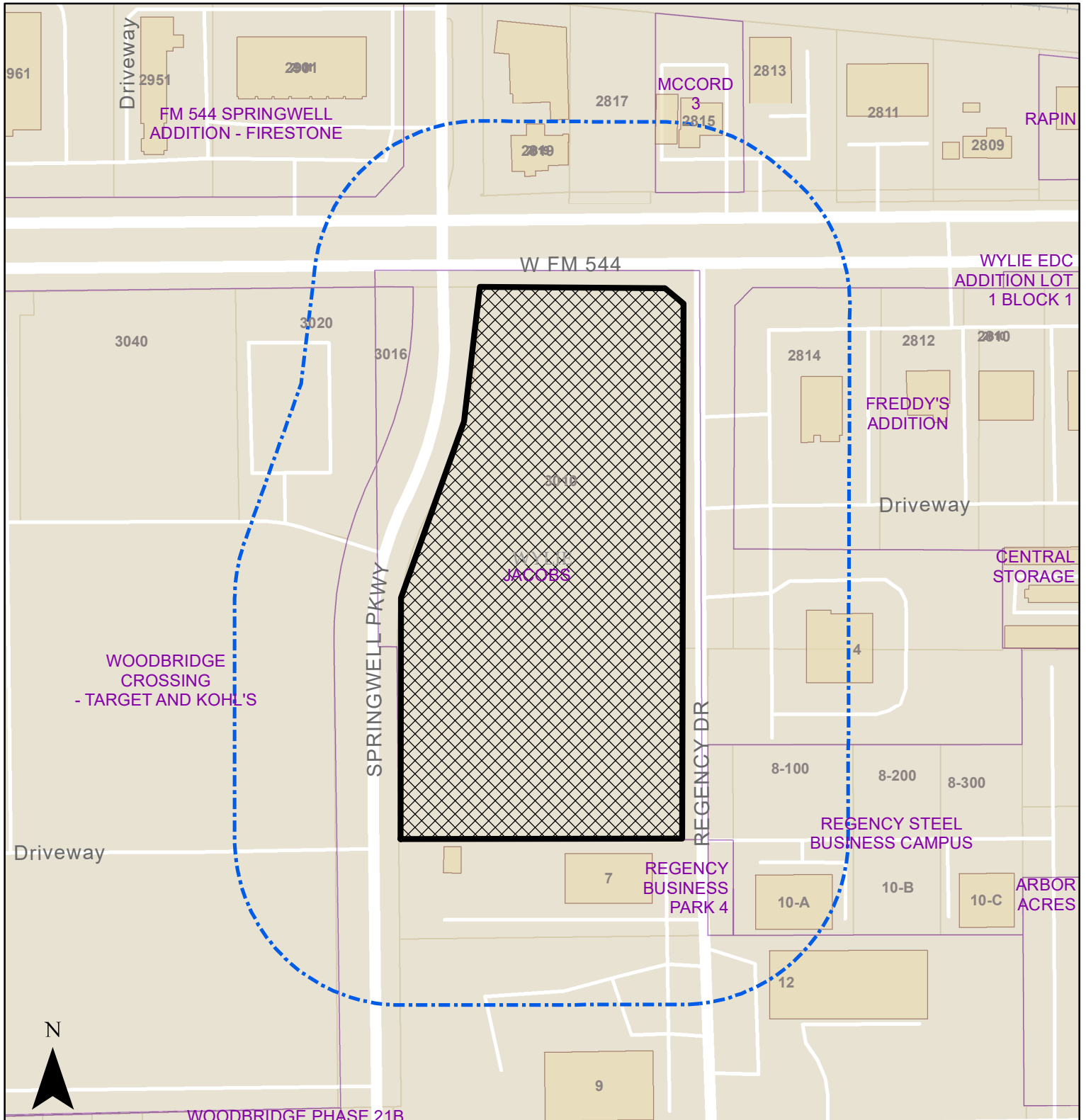


Subject Property

0 145 290 580 870 1,160 Feet



Notification Map



ZC 2021-12; The Shops at Wylie; 3010 FM 544



200 Foot Notification Buffer



Subject Property

0 80 160 320 480 640 Feet

