

# Planning & Zoning Commission



**October 4, 2016**

Regular Business Meeting



# Wylie Planning and Zoning Commission

## NOTICE OF MEETING

Regular Meeting Agenda  
Tuesday, October 4, 2016 – 6:00 p.m.  
Wylie Municipal Complex – Council Chambers  
300 Country Club Road, Building #100

Ron Smith..... Chair  
Dennis Larson..... Vice Chair  
Roger Myers..... Commissioner  
Mike McCrossin..... Commissioner  
Randy Owens..... Commissioner  
Jerry Stiller..... Commissioner  
Sonia Ahmed..... Commissioner

Renaè Ollie..... Planning Director  
Jasen Haskins..... Sr. Planner  
Kevin Molina..... Planner  
Mary Bradley..... Administrative Assistant

*In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: [www.wylietexas.gov](http://www.wylietexas.gov) within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).*

*The Chair and Commissioners request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.*

*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.*

### CALL TO ORDER

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*Announce the presence of a Quorum.*

### INVOCATION & PLEDGE OF ALLEGIANCE

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### CITIZENS COMMENTS ON NON-AGENDA ITEMS

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*Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must provide their name and address. The Commission requests that comments be limited to three (3) minutes. In addition, the Commissioners are not allowed to converse, deliberate or take action on any matter presented during citizen participation.*

## CONSENT AGENDA

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1. Consider and act upon approval of the Minutes from September 20, 2016, Regular Meeting.

## REGULAR AGENDA

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### Public Hearing Agenda

1. Hold a Public Hearing and consider a recommendation to the City Council regarding a change in zoning from Agricultural-30 (A-30) to Planned Development-Single Family District (PD-SF) for a master planned community consisting of varied density single family dwellings on approximately 2 acres, generally located west and south of Pleasant Valley Road. **ZC2016-10**.
2. Hold a Public Hearing and consider a recommendation to the City Council regarding a request for a Special Use Permit (SUP) for two Amateur Communication Towers on an existing residential lot on Lot 14, Block 2 of the Watermark Addition. Property located at 1804 Enchanted Cove. **ZC 2016-11**

## ADJOURNMENT

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## CERTIFICATION

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*I certify that this Notice of Meeting was posted on the 30th day of September, 2016 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).*

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**Carole Ehrlich, City Secretary**

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**Date Notice Removed**

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# Wylie Planning and Zoning Commission

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**Minutes**  
**Wylie Planning & Zoning Commission**  
**Tuesday September 20, 2016 – 6:00 pm**  
**Wylie Municipal Complex – Council Chambers**  
**300 Country Club Road, Building 100**

## **CALL TO ORDER**

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The Planning and Zoning Commission was called to order at 6:00 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Commissioner Mike McCrossin, Commissioner Jerry Stiller, and Commissioner Roger Myers. Vice Chair Dennis Larson Commissioner Randy Owens and Commissioner Sonia Ahmed were all absent.

Staff present was Renae' Ollie, Development Services Director, and Mary Bradley, Administrative Assistant.

## **INVOCATION & PLEDGE OF ALLEGIANCE**

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Commissioner McCrossin gave the Invocation. Commissioner Stiller led the Pledge of Allegiance.

## **CITIZENS COMMENTS**

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Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizen Participation.

## **CONSENT ITEMS**

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1. Consider and act upon approval of the Minutes from the September 6, 2016, Regular Meeting.

### **Board Action**

A motion was made by Commissioner Stiller and seconded by Commissioner McCrossin to approve the minutes for September 6, 2016, as submitted. Motion carried 4 – 0.

## **REGULAR AGENDA**

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### **Regular Agenda**

## **Item 1 – Final Plat Inspiration Phase 3B**

Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Inspiration, Phase 3B consisting of 56.977 acres to establish single family residential lots for a master planned development within Wylie’s ETJ, generally located north of Parker Road (F.M. 2414) on Inspiration Blvd.

### **Staff Presentation**

Ms. Ollie stated that the subject property is part of an overall master planned community with Special Municipal Utility District within the Extraterritorial Jurisdiction of Wylie, St Paul, Lucas and Parker.

When complete the development will consist of approximately 1,400 single family lots of varied densities and multiple open space area and a WISD elementary school site.

The Final Plat will create 205 total lots including six open space lots on 56.977 acres.

Staff recommends approval subject to additions and alterations as required by the City Engineering Department.

### **Board Action**

With no questions for the applicant, a motion was made by Commissioner Meyers, and seconded by Commissioner Stiller, to recommend approval to City Council for Final Plat Inspiration Phase 3B. Motion carried 4 – 0.

### **Miscellaneous**

Ms. Bradley reminded the Commissioners of the next meeting for October 4, 2016.

## **ADJOURNMENT**

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A motion was made by Commissioner McCrossin, and seconded by Commissioner Meyers to adjourn the meeting at 6:10 PM. All Commissioners were in consensus.

\_\_\_\_\_  
**Ron Smith, Chair**

ATTEST:

\_\_\_\_\_  
**Mary Bradley, Administrative Assistant**



# Wylie Planning and Zoning Commission

## AGENDA REPORT

<b>Meeting Date:</b>	<u>October 4, 2016</u>	<b>Public Hearing Item Number:</b>	<u>1</u>
<b>Department:</b>	<u>Planning</u>		
<b>Prepared By:</b>	<u>Renae' Ollie</u>		
<b>Date Prepared:</b>	<u>September 28, 2016</u>	<b>Zoning Case Number</b>	<u>2016-10</u>
		<b>Exhibits:</b>	<u>Withdrawal Letter, Location Map, Notification List</u>

### Subject

Hold a Public Hearing and consider a recommendation to the City Council regarding a change in zoning from Agricultural-30 (A-30) to Planned Development-Single Family District (PD-SF) for a master planned community consisting of varied density single family dwellings on approximately 2 acres, generally located west and south of Pleasant Valley Road.

**ZC2016-10**

### Recommendation

Motion to Recommend Withdrawal.

### Discussion

**Owners: Alan Stufft**

**Applicant: JBI Partners, Inc.**

The applicant has submitted a letter to withdraw the request to rezone the subject 2 acres. The 2 acres are the subject of an annexation case that was adopted by City Council on September 27<sup>th</sup>. The applicant will include the subject 2 acre tract with a future request that will be combined with existing acreage.

Notification/Responses: Four (4) notifications were mailed; with zero (0) responses returned at the time of posting.

### Approved By

**Department Director**

*Initial*

RO

*Date*

09-28-16

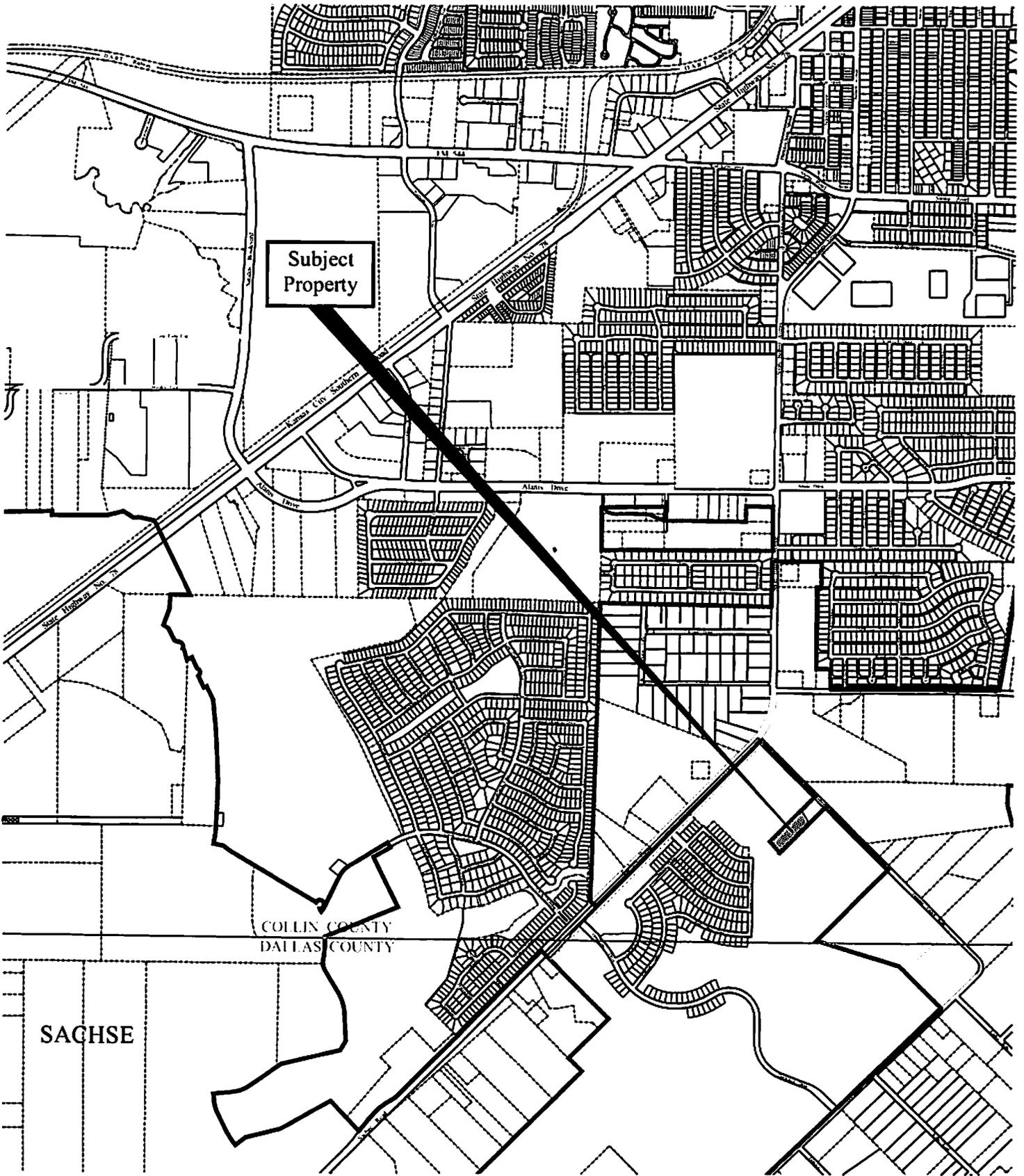
**From:** Ron Haynes  
**Sent:** Tuesday, September 20, 2016 4:13 PM  
**To:** Renae Ollie  
**Subject:** <no subject>

Renae

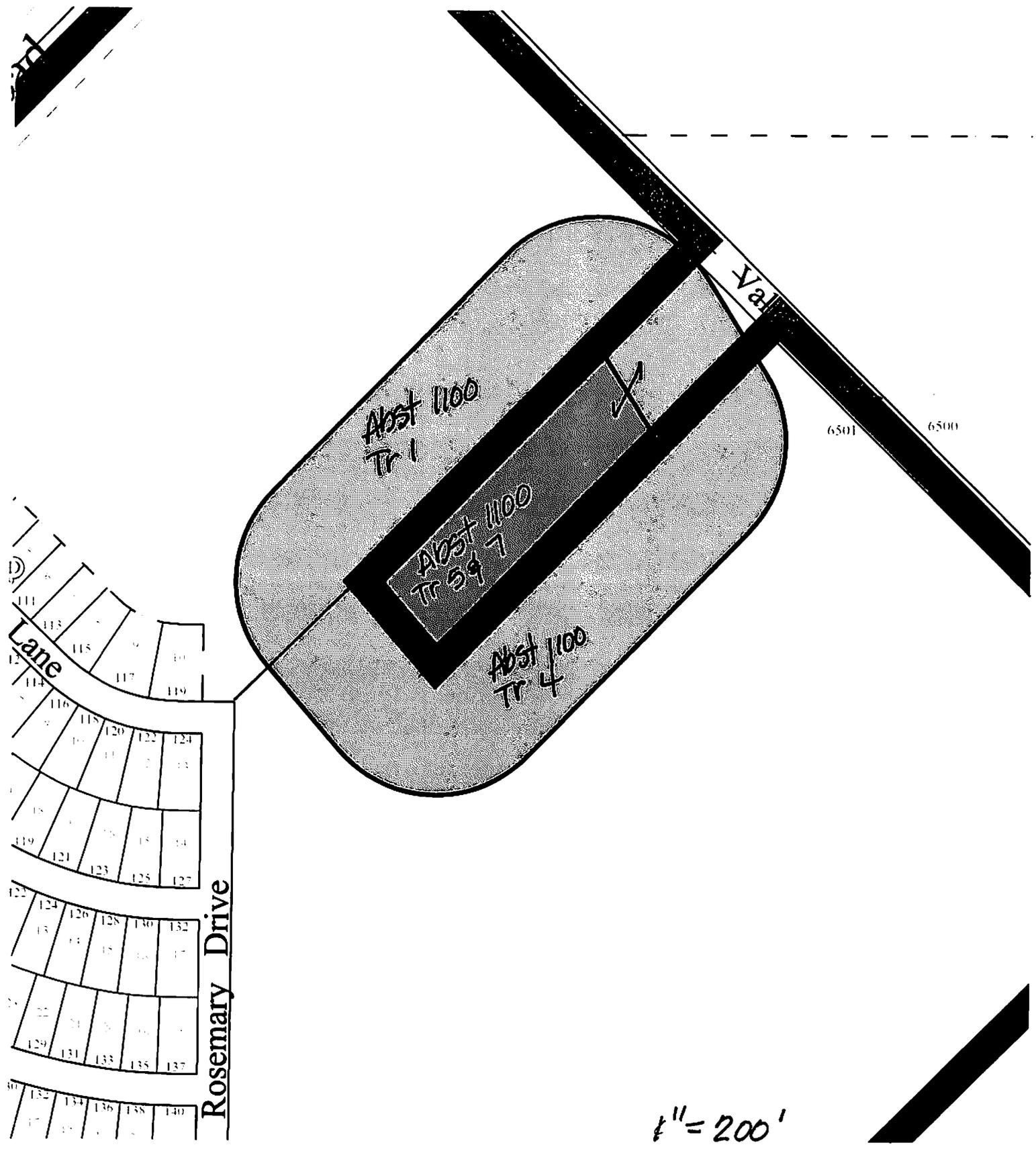
Please withdraw Zoning Case 2016-10 which will be presented at the October 4<sup>th</sup> P&Z meeting and the October 25<sup>th</sup> Council meeting, for the purpose of combining it with Zoning Case 2016-12.

Thank you

Ronald N. Haynes, Jr.  
8214 Westchester Street  
Suite 950  
Dallas, TX 75225  
214-673-0575



**LOCATION MAP**  
**ZONING CASE #2016-10**



OWNER NOTIFICATION MAP  
ZONING CASE #2016-10

# NOTIFICATION REPORT

APPLICANT: Jerry Sylo with JBI Partners, Inc. APPLICATION FILE #2016-10  
16301 Quorum Drive #200B Addison, Texas 75001

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Jerry Sylo JBI Partners, Inc.	16301 Quorum Drive #200B Addison, Texas 75001
2	Abst 1100	Tract 1	R-7100-000-0010-1	Ron Haynes Wylie DPV Limited Partnership	520 N. Main Street #C-108 Herber City, UT 84032
3	Abst 1100	Tract 4	R-7100-000-0040-1	Ron Haynes Wylie DPV Limited Partnership	520 N. Main Street #C-108 Herber City, UT 84032
4	Abst 1100	Tracts 5 & 7	R-7100-000-0070-1	Alan Stuftt	6501 Pleasant Valley Road Wylie, Texas 75098
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# Wylie Planning and Zoning Commission

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## AGENDA REPORT

<b>Meeting Date:</b>	<u>October 4, 2016</u>	<b>Public Hearing Item Number:</b>	<u>2</u>
<b>Department:</b>	<u>Planning</u>		
<b>Prepared By:</b>	<u>Jasen Haskins</u>		
<b>Date Prepared:</b>	<u>September 19, 2016</u>	<b>Zoning Case Number</b>	<u>2016-11</u>
		<b>Exhibits:</b>	<u>Location Map, Exhibits, Notification List/Map and Responses</u>

### Subject

Hold a Public Hearing and consider a recommendation to the City Council regarding a request for a Special Use Permit (SUP) for two Amateur Communication Towers on an existing residential lot on Lot 14, Block 2 of the Watermark Addition. Property located at 1804 Enchanted Cove. **ZC 2016-11**

### Recommendation

Consider a recommendation of approval to the City Council regarding an SUP for one Amateur Communication Towers not to exceed 35' located at 1804 Enchanted Cove.

### Discussion

**Owner: Thomas Campie Campie**

**Applicant: Thomas**

The subject property is located at 1804 Enchanted Cove, originally platted in 2006 and is currently zoned SF-10/24.

The Single Family 10/24 district is intended to accommodate medium-density residential areas to provide housing for most of the community's population. The applicant proposes to install an amateur radio tower with an antenna and a separate radio antenna. The applicant has submitted a site plan that shows the tower measuring 45' in height and the separate antenna measuring 30' in height.

The Zoning Ordinance defines amateur communications towers as an antenna that transmits amateur radio (HAM), citizens band, or both spectrums, and that receives any portion of a radio spectrum. Federal regulations, specifically the Federal Communications Commission (FCC) control the operations and licensing of individual amateur radio operators.

Although the FCC & State regulations prohibit local governments from complete restrictions/prohibitions regarding amateur radio operators; federal rules allow local government to exercise acceptable health, safety and aesthetic considerations within local ordinances and regulations. Subject to City Council granting an SUP for this use; the Zoning Ordinance limits are as follows.

- One amateur communications tower per site.
- Maximum two (2) antenna mounted on one tower
- Maximum 900 cubic feet for single antenna and 1,400 or two antennae

- No portion may encroach into required front, side rear yard with one additional foot required for every foot the tower exceeds the zoning districts maximum building height.
- Tower may not exceed seventy-five feet (75') in height or as restricted by setback

Over-air transmission and receptions are governed by FCC regulations; although the possible local interference impacts should be considered in evaluating this request if impositions or regulations are deemed reasonable.

The surrounding properties are zoned SF-10/24 and have been developed for single family residential uses.

The applicant is requesting an SUP to erect a 30' foot amateur communications antenna and a 45' tall amateur communications tower to be used for HF, UHF, and VHF signals. Each tower will be set into the ground as required by local code and manufacturer requirements. The location of the antennas will comply with the setback requirements. The smaller 30' stand-alone antenna should remain out of view from the right of way. However, the 45' tower with a 14' x 28' antenna mast will be well above the height of the house and visible from the right of way and to neighbors backing up to the property.

The nature of the SUP process is to allow public officials to review a proposal to determine the appropriateness of a particular proposal to a particular site. Staff recommends approval based on the strict interpretation of the Zoning Ordinance, however there are concerns regarding the height and size of the larger tower and antenna mast. While technically allowed by the Zoning Ordinance, the 45' tall tower with a mast covering 460 square feet is not conducive to the home height or lot size in a SF 10/24 district due to the visual impacts it could have.

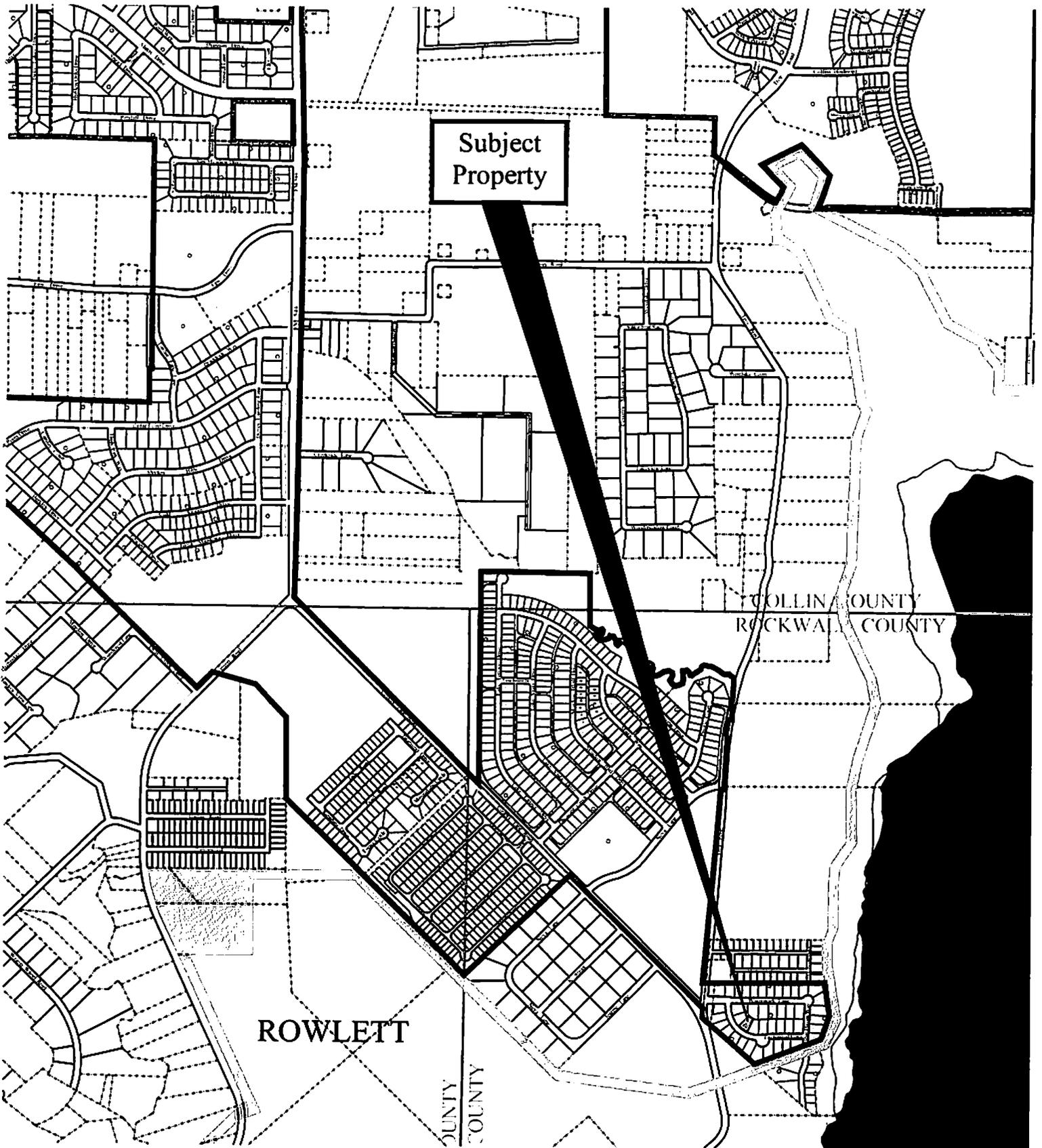
The size of the subject lot is 9,990 sq. ft. (.2293 ac) and is a single story dwelling.

Amateur Communication Towers approved in the past were on similar lots and consisted only of antennas like the 35' version the applicant is proposing.

Notification/Responses: Twenty-five (25) notifications were mailed; with one responses returned favoring the request and ten (10) responses opposing the request.

Due to the number of opposing responses, the request will require a supermajority vote from the City Council in accordance with Zoning Ordinance Section 8.6.E.5 and the Texas Local Government Code Sec. 211.006(d).

<b>Approved By</b>		
<b>Department Director</b>	<i>Initial</i> RO	<i>Date</i> 09-30-16



LOCATION MAP  
ZONING CASE #2016-11

I am applying for a Special Use Permit for an "Amateur Communications Tower" as defined by Wylie Zoning Ordinance Article 5.J.7.

I have been an active amateur radio operator for over 10 years and recently moved to Wylie. I enjoy many aspects of amateur radio, including public and emergency services. My ability to construct an antenna system on my lot will help provide the surrounding area with these services in the event of severe weather or other emergency event. Some recent examples of events that amateur radio played a key role in include the recent hail storm here in Wylie or the tornado in Rowlett where our weather spotters helped the National Weather Service track the storms from the ground. We also assist in distant disasters such as the earthquake in Nepal, or hurricanes on the East coast, passing emergency traffic to loved ones from the affected areas.

Emergency preparedness requires flexibility. As such, this application is for 2 different types of antennas. I am seeking a permit to allow installation of either independently or both concurrently.

The first antenna is a Gap Titan vertical antenna (literature attached). This antenna is a monopole vertical that is 25' long and it supports High Frequency signals from 3.5 MHz to 30 MHz. It must be placed on a short mast to raise it above the ground about 5'. The overall length of the antenna will be 30'. The Wylie Zoning Ordinance allows for up to 47' on my lot. It will be installed following best engineering practices and manufacturer's recommendations.. The antenna will be centered on the lot (about 33' from each side) and approximately 40' from the rear lot line. (see attached drawings) In the unlikely event of collapse, the antenna and mast will not be able to fall across any lot line from this location. This antenna would not be visible from the front of the house.

The second antenna is a traditional 3-sided support structure for a beam antenna. The freestanding tower would be constructed of Rohn 55G tower sections and would be placed in essentially the same position as the first antenna. The base of the tower will be set in approximately 5 cubic yards of concrete per the engineering requirements set by the manufacturer. It will be loaded per ANSI/TIA-222G exposure categories for safety which allows for 11 square feet of wind load. The proposed height for the tower is 45' including the antenna and mast. The zoning ordinance allows for up to 47'. The tower would be somewhat more visually impactful than the first however most of it will still be shielded from view from by my house. (see attached drawings) The antenna for this tower will be a tri-band beam such as the Mosley TA-33-M which supports 14 MHz through 30 MHz (see attached manual). This antenna would extend above the roofline by approximately 15 feet.

The vertical is better at the lower frequency range (3.5 MHz to 10 MHz) which is best for local and regional communications whereas the beam antenna is better for national and international coverage. Both antennas will be installed in accordance with current building and electrical codes if approved. Antenna height plays a critical role in the capability of an amateur radio station which is shown in detail in the ARRL Antenna Height and Communications Effectiveness study attached.

A majority of my operation occurs during weekends and on weekday evenings. While it is extremely unlikely that my operation will cause interference, I will work with my neighbors to address any interference issues that may arise. I have already spoken to several of my neighbors and they have expressed support for the antennas.



**MOSLEY  
TA-33-M  
@ 40 FEET**

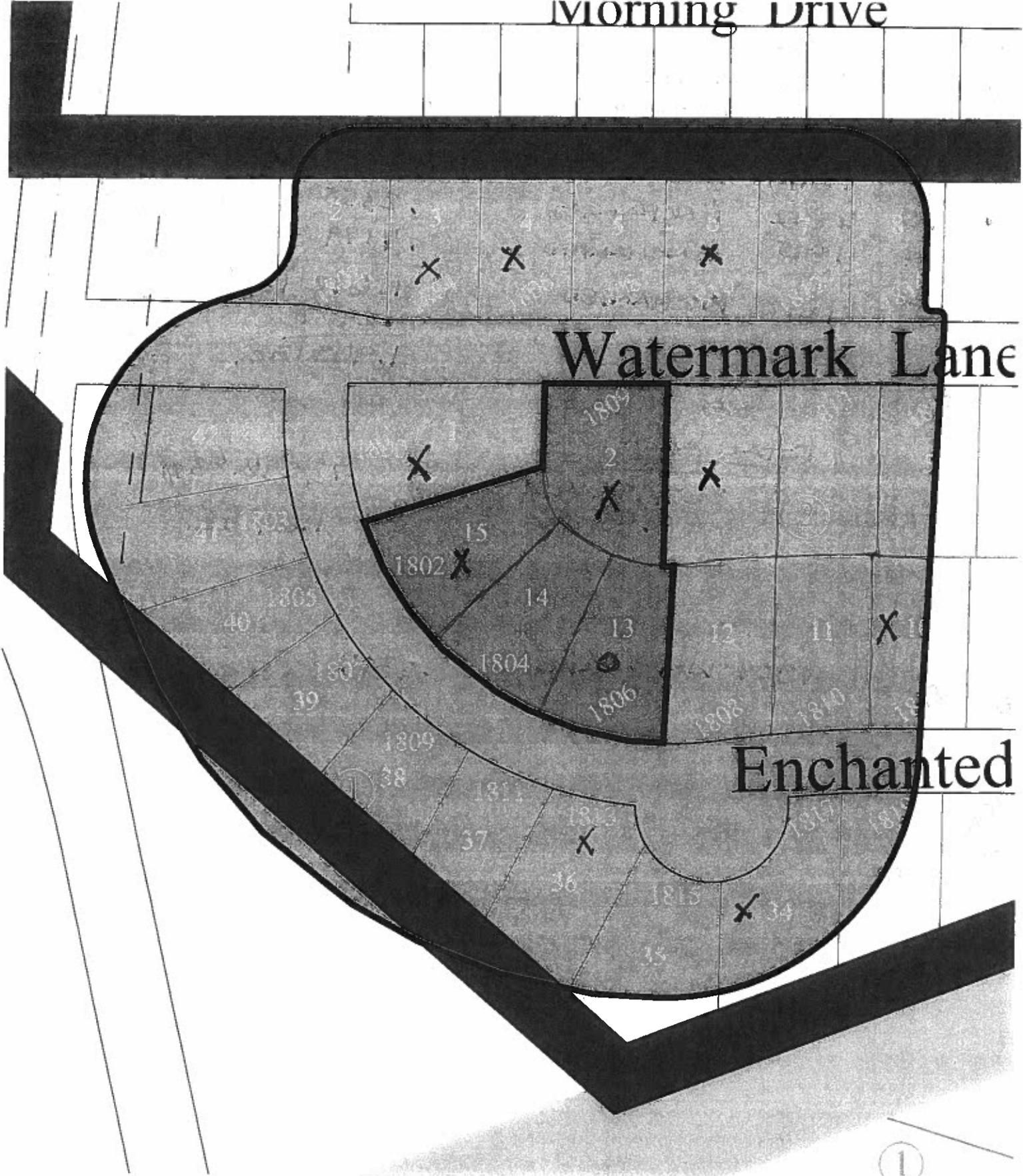




Morning Drive

Watermark Lane

Enchanted



20% Rule Calculations

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# NOTIFICATION REPORT

APPLICANT: Thomas Campie  
1804 Enchanted Cove Wylie, Texas 75098

APPLICATION FILE #2016-11

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant Thomas Campie	1804 Enchanted Cove Wylie, Texas 75098
2	Blk 1	Watermark Addition Lot 3	70664	Robert Partridge	1804 Watermark Lane Wylie, Texas 75098
3	Blk 1	Watermark Addition Lot 4	70665	Shariyn Guthrie	1806 Watermark Lane Wylie, Texas 75098
4	Blk 1	Watermark Addition Lot 5	70666	John Bush	1808 Watermark Lane Wylie, Texas 75098
5	Blk 1	Watermark Addition Lot 6	70667	Thomas Brennan	1810 Watermark Lane Wylie, Texas 75098
6	Blk 1	Watermark Addition Lot 33	70682	Terrance Martin	1817 Enchanted Cove Wylie, Texas 75098
7	Blk 1	Watermark Addition Lot 34	70683	Rodney Cory	1815 Enchanted Cove Wylie, Texas 75098
8	Blk 1	Watermark Addition Lot 35	70684	Jared Jurik	1813 Enchanted Cove Wylie, Texas 75098
9	Blk 1	Watermark Addition Lot 36	70685	John LaForce	1811 Enchanted Cove Wylie, Texas 75098
10	Blk 1	Watermark Addition Lot 37	70686	Renee Martin	1809 Enchanted Cove Wylie, Texas 75098
11	Blk 1	Watermark Addition Lot 38	70687	Craig Mullins	1807 Enchanted Cove Wylie, Texas 75098
12	Blk 1	Watermark Addition Lot 39	70688	Eric Shoemaker	1805 Enchanted Cove Wylie, Texas 75098
13	Blk 1	Watermark Addition Lot 40	70689	Thang Vo	1803 Enchanted Cove Wylie, Texas 75098
14	Blk 1	Watermark Addition Lot 41	70690	Jeffrey Burkhalter	1801 Enchanted Cove Wylie, Texas 75098
15	Blk 2	Watermark Addition Lot 1	70691	Vern Bergquist	1800 Enchanted Cove Wylie, Texas 75098
16	Blk 2	Watermark Addition Lot 2	70692	Sharron Koekler	1809 Watermark Lane Wylie, Texas 75098
17	Blk 2	Watermark Addition Lot 3	70693	Ryan Badeaux	1811 Watermark Lane Wylie, Texas 75098
18	Blk 2	Watermark Addition Lot 4	70694	Nathan Verges	1813 Watermark Lane Wylie, Texas 75098

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19	Blk 2	Watermark Addition Lot 5	70695	Angela Morris	1815 Watermark Lane Wylie, Texas 75098
20	Blk 2	Watermark Addition Lot 10	70700	Thomas Herman	1812 Enchanted Cove Wylie, Texas 75098
21	Blk 2	Watermark Addition Lot 11	70701	Hatim Daginawala	1810 Enchanted Cove Wylie, Texas 75098
22	Blk 2	Watermark Addition Lot 12	70702	William George	1808 Enchanted Cove Wylie, Texas 75098
23	Blk 2	Watermark Addition Lot 13	70703	Curtis Goodwin	1806 Enchanted Cove Wylie, Texas 75098
24	Blk 2	Watermark Addition Lot 14	70704	Thomas Campie	1804 Enchanted Cove Wylie, Texas 75098
25	Blk 2	Watermark Addition Lot 15	70705	Keith Pears	1802 Enchanted Cove Wylie, Texas 75098
26					
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X

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X

**PUBLIC COMMENT FORM**

*(Please type or use black ink)*

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

Date, Location & Time of  
Planning & Zoning  
Commission meeting:

Tuesday, October 4, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, October 25, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Curtis & Peggy Goodwin  
*(please print)*  
Address: 1806 Enchanted Cove  
Wylie, Texas 75098  
Signature: Peggy Goodwin  
Date: 9-12-16

**COMMENTS:**

We are for the requested zoning. We live next  
door to the proposed antenna and have no  
objections to it being erected.

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

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

       I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

  X   I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

Date, Location & Time of  
Planning & Zoning  
Commission meeting:

Tuesday, October 4, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, October 25, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: THOMAS C. BRENNAN  
*(please print)*

Address: 1810 WATERMARK LN.  
WYLIE, TX 75098

Signature: Thomas C. Brennan

Date: 9-13-16

**COMMENTS:**

We do not need another eye sore like this  
in the neighborhood. It detracts from  
the neighborhood and reduces property  
values.

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

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

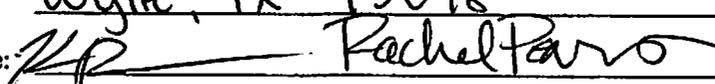
I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

Date, Location & Time of  
Planning & Zoning  
Commission meeting:

Tuesday, October 4, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, October 25, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Keith and Rachel Pears  
(please print)  
Address: 1802 Enchanted Cove  
Wylie, TX 75098  
Signature:   
Date: 9-10-16

**COMMENTS:**

If the intent of the ham radio is to send and receive, we don't want our wifi to be messed up. If it is to receive only then there are multiple sites to listen online without having an antenna. I also feel this would be out of place with the skyline and surrounding area of this neighborhood and would potentially bring down property values in close houses such as mine. Lastly, I do not want this anchored on my fence.

**PUBLIC COMMENT FORM**

*(Please type or use black ink)*

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

       I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

  X   I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

Date, Location & Time of  
Planning & Zoning  
Commission meeting:

Tuesday, October 4, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, October 25, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Sharron & Jamie Kockler  
*(please print)*  
Address: 1809 Watermark Lane  
Wylie, TX 75098  
Signature: Sharon Kockler  
Date: September 26, 2016

**COMMENTS:**

see attached letter  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

September 26, 2016

Dear Planning and Zoning Commission and City Council Members,

We are against the zoning change for the proposed amateur communication tower because when it was initially up it was causing interference with our standard household equipment such as our surround sound systems, subwoofers and TV satellite dish. It had interfered at times where we were receiving no signal on our TV though the satellite and hearing conversations and receiving feedback through our speakers on our surround sound systems and subwoofers. We had done some internet searches to see if there was something we could do to prevent it from interfering with our equipment and what we had found out was that the FCC doesn't allow anyone from interfering with the radio tower's signal but doesn't really give any solutions for those being interrupted by its signal. So we had connected the city to see what they had suggested and they said we needed to connect the FCC.

I would hope that the city would take it into consideration that allowing this type of equipment this close to homes will be causing interference and if it is passed for a zoning change that they need to put in filters or do something so that it doesn't interfere with the homes around them. This seems reasonable since a zoning change had to be made to allow it.

Thank you for your consideration.



Sharron & Jamie Kockler  
1809 Watermark Lane  
Wylie, TX 75098

**PUBLIC COMMENT FORM**

*(Please type or use black ink)*

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

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I am AGAINST the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

Date, Location & Time of  
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Commission meeting:

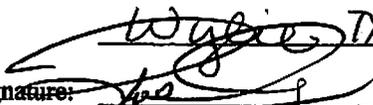
Tuesday, October 4, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, October 25, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Rodney D. Coxy  
*(please print)*

Address: 1815 Enchanted Cove

Wylie, TX 75098  
Signature: 

Date: 9-13-16

**COMMENTS:**

The requested zoning change to SUP to accommodate an Amateur Radio tower is NOT acceptable for this HOA community. Homeowners pay 700.00 a year to maintain this community - which is a large sum considering we have a few owners like this? who wish to create an unsightly eye sore near our home. It also decreases value with the unnecessary tower. It serves no purpose to have an old school radio antenna structure but it does create an eye sore for our community. HOA owners cant have large structures. It would be responsible of them to join in our community values + support our direction - consistently with all home owners. I dont believe home buyers will be attracted to our community if that is allowed. It is devaluing our homes, community and neighborhood.

**PUBLIC COMMENT FORM**

*(Please type or use black ink)*

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

       I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

  X   I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

Date, Location & Time of  
Planning & Zoning

Commission meeting:

Tuesday, October 4, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, October 25, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Vern Bergquist / Lorri HUFF  
*(please print)*  
Address: 1800 Enchanted Cove  
Wylie Texas 75098  
Signature: *Vern F. Bergquist*  
Date: 9/18/2016

**COMMENTS:**

Our lot is 1 lot away from the  
proposed "Proposed Amateur Communication  
Tower". The tower will be completely  
in our view when sitting on our back  
patio. We don't feel it belongs  
in the WaterMark residential area.

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

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

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Tuesday, October 4, 2016, 6:00 pm  
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Name: ROBERT PATRIDGE  
*(please print)*  
Address: 1804 WATERMARK LN  
WYLIE TX  
Signature: *Robert Patridge*  
Date: 9/25/16

**COMMENTS:**

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

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

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Name: Jared Jurik  
(please print)

Address: 1813 Enchanted Cove

Signature: 

Date: 9/17/16

**COMMENTS:**

This would no doubt decrease property value not  
only of my house but of the majority of the neighborhood.  
Direct view from my house and several others.  
Also concerned with safety of 40' tower in the  
event of severe weather as this neighborhood has had  
on many occasions. 40' would put this is somebody else's  
house should it get knocked down. I don't see  
this yard being big enough to safely support  
this equipment in a residential area.

**PUBLIC COMMENT FORM**

*(Please type or use black ink)*

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300 Country Club Road  
Building 100  
Wylie, Texas 75098

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Name: John Guthrie  
*(please print)*  
Address: 1806 Watermark Lane  
Wylie  
Signature: John Guthrie  
Date: 9-19-16

**COMMENTS:**

See Attached

John and Sharlyn Guthrie  
1806 Watermark Lane  
Wylie, TX 75098

Our development was started by an original developer with what was eventually 54 lots. After selling 10 lots, that developer sold out to a new developer, D.R. Horton. DR Horton then established a Home Owners Association for the remaining 44 lots. These 44 lots have binding covenants according to the HOA. Attached is a copy from our restrictions:

**CHAPTER E  
USE RESTRICTIONS**

**FOR WATERMARK ON LAKE RAY HUBBARD**

E.28. TELEVISION & RADIO. Each resident will avoid doing or permitting anything to be done that may unreasonably interfere with the television, radio, telephonic, electronic, microwave, cable, or satellite reception on the Property. Antennas, satellite or microwave dishes, and receiving or transmitting towers that are visible from a street or from another lot are prohibited within the Property, except (1) reception-only antennas or satellite dishes designed to receive television broadcast signals, (2) antennas or satellite dishes that are one meter or less in diameter and designed to receive direct broadcast satellite service (DBS), or (3) antennas or satellite dishes that are one meter or less in diameter or diagonal measurement and designed to receive video programming services via multipoint distribution services (MDS) (collectively, the "Antenna") are permitted if located (a) inside the structure (such as in an attic or garage), (b) in a fenced yard, or (c) attached to or mounted on the rear wall of a structure below the eaves. If an owner determines that an Antenna cannot be located in compliance with the above guidelines without precluding reception of an acceptable quality signal, the owner may install the Antenna in the least conspicuous location on the lot where an acceptable quality signal can be obtained. The Association may adopt reasonable rules for the location, appearance, camouflaging, installation, maintenance, and use of the Antennas to the extent permitted by public law. **A radio transmitting or receiving tower, such as used with ham radios, is not permitted on a lot if it is readily visible from a street. (bold added)**

The property requesting rezoning is one of the 10 lots that is **NOT** in the HOA, and is therefore not bound by the covenants. I just wanted to point out that most of the houses in this development would not be allowed to put up this antenna per our covenants.

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

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Wylie, Texas 75098

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Name: Thomas Herman  
*(please print)*

Address: 1812 Enchanted Cove

Signature: Thomas Herman

Date: 9-21-16

**COMMENTS:**

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**PUBLIC COMMENT FORM**

*(Please type or use black ink)*

Department of Planning  
300 Country Club Road  
Building 100  
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Name: Ryan Badeaux  
*(please print)*  
Address: 1811 Watermark Ln  
Wylie, Tx 75098  
Signature:   
Date: 9/24/16

**COMMENTS:**

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