

Planning & Zoning Commission



October 18, 2016

Regular Business Meeting



Wylie Planning and Zoning Commission

NOTICE OF MEETING

Regular Meeting Agenda
Tuesday, October 18, 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 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.

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

Announce the presence of a Quorum.

INVOCATION & 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 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

1. Consider and act upon approval of the Minutes from October 4, 2016, Regular Meeting.

REGULAR AGENDA

Regular Agenda

1. Consider, and act upon, a recommendation to the City Council regarding a Final Plat for New Haven at Wylie Addition, creating one lot on 3.126 acres, generally located on the northeast corner of Brown Street and Westgate Way.
2. Consider, and act upon a Site Plan for Bush's Chicken, Lot 3R, Block B of Freddy's Addition, located on the southeast corner of FM 544 and Regency Drive.

Public Hearing

1. Hold a Public Hearing and consider a recommendation to the City Council amending Planned Development 2013-37-Single Family District (PD2013-37-SF) to allow for a 5' rear encroachment on approximately 350 acres, generally located east of Sachse Road/Ballard Ave. and south of Pleasant Valley Road. **ZC2016-12**

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on the 14th day of October, 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.

Carole Ehrlich, City Secretary

Date Notice Removed

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Wylie Planning and Zoning Commission

Minutes
Wylie Planning & Zoning Commission
Tuesday October 4, 2016 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

The Planning and Zoning Commission was called to order at 6:01 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Vice Chair Dennis Larson, Commissioner Mike McCrossin, Commissioner Jerry Stiller, Commissioner Roger Myers, Commissioner Randy Owens and Commissioner Sonia Ahmed.

Staff present was Renae' Ollie, Development Services Director, Jasen Haskins, Sr Planner, Kevin Molina, Planner, and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Ahmed gave the Invocation. Commissioner Meyers led the Pledge of Allegiance.

CITIZENS COMMENTS

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

CONSENT ITEMS

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

Board Action

A motion was made by Commissioner Stiller and seconded by Commissioner McCrossin to approve the minutes for September 20, 2016, as submitted. Motion carried 7 – 0.

REGULAR AGENDA

Public Hearing Agenda

Public Hearing 1 Dominion of Pleasant Valley - ZC 2016-10

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**.

Staff Presentation

Ms. Ollie stated that the applicant has submitted a letter to withdraw the request to rezone two acres. The subject two acres was annexed into the city on September 27, 2016 by the City Council. The property will be combined in a future rezoning request with additional property.

Four comment forms were mailed, and no comment forms were received in favor or in opposition of the request.

Citizen Comment

Chair Smith opened the Public Hearing. With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

Board Action

With no questions for staff, a motion was made by Commissioner Meyers, and seconded by Commissioner Owens, to recommend withdrawal to City Council for ZC 2016-10 Dominion of Pleasant Valley. Motion carried 7 – 0.

Public Hearing 2 Thomas Campie - ZC 2016-11

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**.

Staff Presentation

Mr. Haskins stated that the subject property is located at 1804 Enchanted Cove, originally platted in 2006 and is currently zoned SF 10/24.

The applicant is requesting a Specific Use Permit, to allow a 30' foot amateur communications antenna and a 45' tall amateur communications tower, which will be used for HF, UHF, and VHF signals. The 30' foot stand-alone antenna will remain out of view from the right of way. The 45' tower will include a 14' x 28' antenna horizontal mast and 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.

Twenty-five notifications were mailed to surrounding property owners. One response received was in favor of the request and ten responses received in opposition of 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 Section 211.006(d).

Board Discussion

Mr. Thomas Campie, 1804 Enchanted Cove, applicant for the request, stated that the two antenna will serve as emergency operable frequency; one tower will receive higher frequency and the smaller one will receive lower frequency, they are mutually exclusive antennas, based on the atmosphere conditions.

54 lots were initially developed by a single builder and were included as part of an HOA. The remaining 10 lots were purchased and developed by a different, who did not include them in the HOA.

Mr. Campie stated that his hobby as a HAM operator started about fifteen years ago. He has never received a complaint about interference here or when he lived in Iowa. The Commission suggested that the interference may be coming from improper electrical grounding or if the wires from the speakers are too long, there could be interference. It is a pretty easy to fix.

The applicant stated that if the antennas were to fall, they may cross over the property lines, but no structures would be hit.

Citizen Comment

Chair Smith opened the Public Hearing.

Ms. Sharon Kockler, 1809 Watermark Lane, located behind the subject property, the antennae is not appealing aesthetically, and interferes with electronics. Commissioner Owens recommended that the citizen may have a grounded problem with electricity and should consider contacting an electrician.

Mr. John Guthrie, 1806 Watermark Lane, gave the Commissioners additional information on Homeowners Association as he is the President within the neighborhood. The subject property is not within Homeowners Association, but a radio antenna is not allowed per the HOA guidelines.

Board Discussion

Mr. Campie replied to the comments, stating that Federal Communication Commission is trying to pass Legislation to override covenants within an Homeowners Association.

With no one else approaching, Chair Smith closed the Public Hearing.

Board Action

A motion was made by Commissioner Stiller, and seconded by Commissioner Meyers, to recommend approval for one amateur tower not to exceed 45' to City Council for ZC 2016-11, Thomas Campie. Property located at 1804 Enchanted Cove. Motion failed 3-4.

A motion was made by Commissioner Owens, and seconded by Commissioner Stiller, to recommend approval for two amateur communication structures, one 45' tower and 30' antennae as requested to City Council for ZC 2016-11, Thomas Campie. Property located at 1804 Enchanted Cove. Motion carried 6 – 1, with Commissioner Ahmed voting in opposition.

Miscellaneous

Ms. Bradley reminded the Commissioners of the next meeting for October 18, 2016.

ADJOURNMENT

A motion was made by Commissioner McCrossin, and seconded by Commissioner Owens to adjourn the meeting at 7:00 PM. All Commissioners were in consensus.

Ron Smith, Chair

ATTEST:

Mary Bradley, Administrative Assistant



Wylie Planning & Zoning AGENDA REPORT

Meeting Date: October 18, 2016
Department: Planning
Prepared By: Kevin Molina
Date Prepared: October 07, 2016

Item Number: 1
(City Secretary's Use Only)
Subdivision: New Haven at Wylie Addition
Zoning District: NS-SUP
Exhibits: Final Plat

Subject

Consider, and act upon, a recommendation to the City Council regarding a Final Plat for New Haven at Wylie Addition, creating one lot on 3.126 acres, generally located on the northeast corner of Brown Street and Westgate Way.

Recommendation

Motion to recommend approval to the City Council regarding a Final Plat for New Haven at Wylie Addition, creating one lot on 3.126 acres, generally located on the northeast corner of Brown Street and Westgate Way.

Discussion

Owner: Birmingham Land Ltd

Applicant: Engineering Concepts & Design

The property totals 3.126 acres and will create one lot currently zoned as Neighborhood Services with a Special Use Permit for Assisted Living.

A 25 foot drainage easement and two 15 foot sanitary sewer easements were approved by separate easement on September 22, 2016. The plat, and separate instruments dedicate the necessary rights-of-way, fire lanes, utility, construction, and drainage easements for the plats approval.

This Final Plat complies with the applicable technical requirements of the City of Wylie and is recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>RO</u>	<u>10/11/16</u>

PARK BIRMINGHAM FARMS
BIRMINGHAM FARMS
W/3/4" I.R.F.
CAB. N. PG. 937
P.R.C.C.T.

THE MEADOWS OF
BIRMINGHAM
CAB. N. PG. 934
P.R.C.C.T.

15' UTILITY EASEMENT
BY SEP. INSTR.

OWNER'S CERTIFICATE AND DEDICATION
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS NEW HAVEN ASSISTED LIVING OF WYLIE, LLC, BEING THE OWNER of a 3.126 acre tract of land situated in the D. Williams Survey, Abstract No. 1021, in the City of Wylie, Collin County, Texas and being part of a tract of land described in deed to Birmingham Land Ltd., recorded as County Clerk's File No. 94-0029673, Deed Records, Collin County, Texas;

BEGINNING at an "X" set for corner at the intersection of the east right-of-way line of Westgate Way, a 60 ft. right-of-way with the west right-of-way of Brown Street, a variable width right-of-way;

THENCE North 01 degrees 15 minutes 27 seconds East, along the east right-of-way line of said Westgate Way, a distance of 357.19 feet to a 5/8 inch iron rod with cap stamped RPLS 3963 set for corner at the southwest corner of Park Tract, as dedicated by the Meadows of Birmingham Land Ltd., recorded as County Clerk's File No. 94-0029673, Deed Records, Collin County, Texas, Page 934, Plot 1, which bears North 11 degrees 12 minutes 04 seconds West, a distance of 151.10 feet; and then bears South 77 degrees 41 minutes 07 seconds West, a distance of 1.08 feet;

THENCE South 88 degrees 44 minutes 38 seconds East, along the south line of said Park Tract, a distance of 379.25 feet to the southeast corner thereof, from which a 1/2-inch iron rod found for reference bears North 16 degrees 35 minutes 17 seconds East, a distance of 0.16 feet, said corner being in the west line of a called 15.00 acre tract (by deed call) as described in a deed to Wylie Independent School District recorded in Volume 930 Page 145 Deed Records of Collin County Texas;

THENCE South 00 degrees 38 minutes 33 seconds West, along the west line of said 15 acre tract (per deed call), a distance of 357.22 feet to a 5/8-inch iron rod with cap stamped RPLS 3963 set for corner at the southwest corner thereof, said corner being in the north right-of-way line of said Brown Street;

THENCE North 88 degrees 44 minutes 32 seconds West, along the North right-of-way line of said Brown Street, a distance of 383.08 feet to the POINT OF BEGINNING, and containing 136,151 or 3.126 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NEW HAVEN ASSISTED LIVING OF WYLIE, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as NEW HAVEN AT WYLIE ADDITION, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements and public use, including streets, alleys, and other public improvements, and the easements and public use, including streets, alleys, and other public improvements, or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this the ____ day of _____, 2016.

FOR: NEW HAVEN ASSISTED LIVING OF WYLIE, LLC

BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2016.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

THIS PLAT RECORDED IN
CABINET _____ PAGE _____ DATE _____
PLAT RECORDS COLLIN COUNTY, TEXAS

OWNER
NEW HAVEN ASSISTED LIVING
OF WYLIE, LLC
P.O. BOX 1927
KYLE, TX 78640

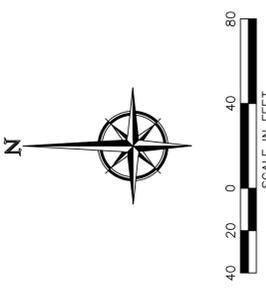
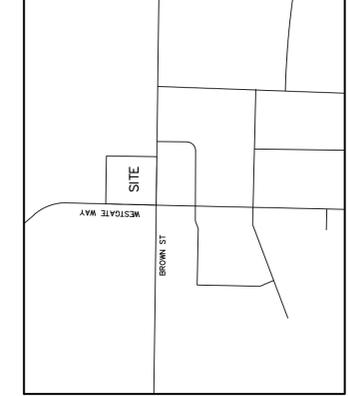
DEVELOPER
GLOBAL SENIOR HOUSING
PO BOX 1297
EAGLE, IO 83616

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmyersurveying@gmail.com
FIRM NO. 10192300 JOB NO. 368

FINAL PLAT
NEW HAVEN AT
WYLIE ADDITION
BEING
3.126 ACRES
SITUATED IN THE
D.W. WILLIAMS SURVEY, ABST. NO. 1021
CITY OF WYLIE, COLLIN COUNTY, TEXAS

SHEET 1 OF 1
SCALE: 1"=40'

DATE: OCTOBER 6, 2016
02030\DWG\2030 Final Plat.dwg



NOTICE: Selling a portion of this violation by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and abatement of utilities and building permits.

NO.	DIRECTION	DISTANCE
L1	S 112°04' W	26.00'
L2	S 07°38'33" W	26.00'
L3	S 88°44'38" E	25.00'
L4	S 112°04' W	30.71'
L5	S 88°47'56" E	15.00'
L6	S 46°12'04" W	21.01'
L7	N 4°45'07" E	36.15'
L8	N 112°04' E	15.71'

CURVE	DELTA	RADIUS	TANGENT LENGTH	CHORD BEARING	CHORD
C1	026°07'11"	25.00'	5.80'	N 14°15'39" E	11.30'
C2	026°07'11"	25.00'	5.80'	S 11°51'28" E	11.30'
C3	080°00'00"	25.00'	39.27'	N 43°47'56" W	35.36'
C4	090°00'00"	25.00'	39.27'	S 46°12'04" W	35.36'
C5	090°00'00"	25.00'	39.27'	N 46°12'04" E	35.36'
C6	090°00'00"	25.00'	39.27'	S 43°47'56" E	35.36'

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This final plat is released on September 6, 2016 for review by the City and other parties for comments and progression to an approved final plat.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

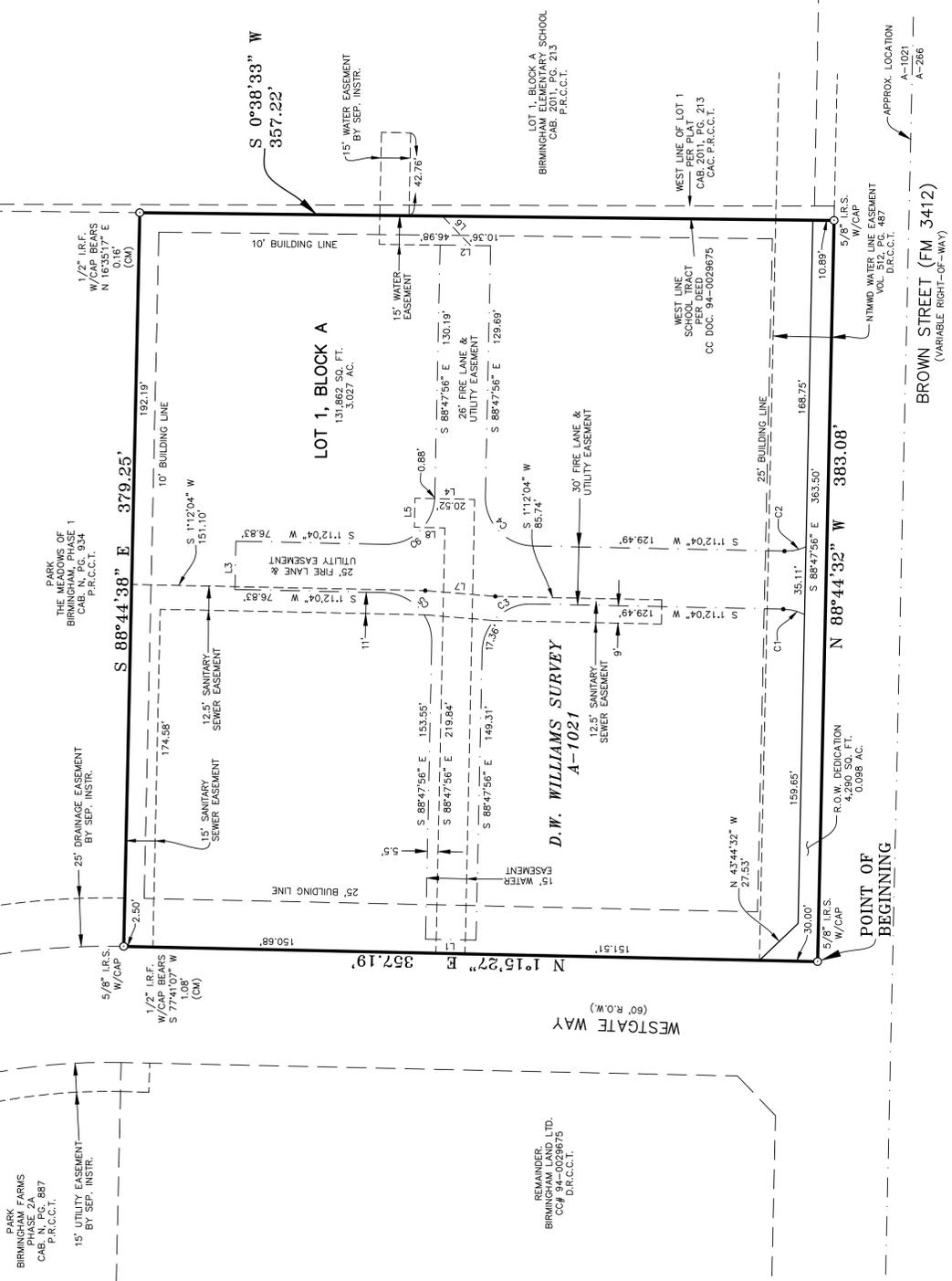


STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2016.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____



WEST LINE OF LOT 1
SCHOOL TRACT
CAB. PER PLAT
C.C. 94-0029675

WEST LINE SCHOOL TRACT
C.C. DOC. 94-0029675

APPROX. LOCATION
A-1021
A-266

LEGEND
5/8" I.R.S. W/CAP
1/2" I.R.F. W/CAP BEARS
IR.F.
(CM)
D.R.C.C.T.
P.R.C.C.T.

NOTES:

- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
- By graphical plotting, the parcel described herein does not lie within a Special Flood Hazard Area (SFHA) as delineated on the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48085C0420, dated June 2, 2009, as published by the Federal Emergency Management Agency. The surveyor does not warrant, represent, or certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
- All corners set herein are 5/8" Iron Rods with yellow cap stamped RPLS Number 3963.
- A 5/8-inch iron rod with yellow cap stamped "RPLS 3963" will be set at all lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission
City of Wylie, Texas

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas

"ACCEPTED"

Mayor, City of Wylie, Texas

"APPROVED AND ACCEPTED"

This plat is hereby approved in accordance with Section 2.11.B of the City of Wylie Subdivision Regulations (Ordinance No. 2003-03).

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing plat of NEW HAVEN AT WYLIE, on addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 2016 and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ____ day of _____ A.D. 2016.

City Secretary
City of Wylie, Texas

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____



Wylie Planning & Zoning AGENDA REPORT

Meeting Date: October 18, 2016
Department: Planning
Prepared By: Kevin Molina
Date Prepared: October 07, 2016

Item Number: 2
Subdivision: Freddy's Addition
Zoning District: Commercial Corridor
Exhibits: Site Plan, Landscape Plan, Elevations

Subject

Consider, and act upon a Site Plan for Bush's Chicken, Lot 3R, Block B of Freddy's Addition, located on the southeast corner of FM 544 and Regency Drive.

Recommendation

Motion to approve a Site Plan for Freddy's Addition, Lot 3R, Block B of Freddy's Addition, located on the southeast corner of FM 544 and Regency Drive.

Discussion

ENGINEER: Saul Banderas/ KISS Engineering

OWNER: Josey JBB Development LLC

The applicant desires to develop a one story drive-thru restaurant to contain a Bush's Chicken on a single lot consisting of 1.074 acres that is zoned Commercial Corridor. A Final Plat was approved in February 2016 as Freddy's Addition and consisted of three lots for commercial use.

A restaurant use is an allowed use by right within the Commercial Corridor zoning district. The overall building square footage measures 3,002 square feet and requires 1 parking space for every 150 square feet. The applicant meets and exceeds the parking requirement by providing 22 parking spaces. The exterior material is comprised of brick, split face stone and EIFS. As presented this item complies with the minimum site, landscaping and exterior materials requirements of the Zoning Ordinance.

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

Approved By

Department Director

Initial
RO

Date
10/11/16

GENERAL NOTES

ENVIRONMENTAL AND SAFETY PLANS

THE CONTRACTOR SHALL SUBMIT FOR APPROVAL ALL REQUIRED ENVIRONMENTAL AND SAFETY PLANS FOR THE COMPLETION OF THE WORK. THE WORK WILL NOT BE PERMITTED TO BEGIN UNTIL ALL RELATED PLANS HAVE BEEN REVIEWED AND APPROVAL BY THE APPROPRIATE PARTY(IES).

TRAFFIC CONTROL PLANS (TCP)

WHEN REQUIRED, THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTAL OF TRAFFIC CONTROL RELATED PLANS FOR APPROVAL. THE PLAN SHALL BE BASED UPON APPLICABLE CITY AND STATE REQUIREMENTS AND ESTABLISHED STANDARDS.

TRENCH SAFETY PLANS

WHEN REQUIRED BY THE WORK, THE CONTRACTOR SHALL SUBMIT A TRENCH SAFETY PLAN FOR APPROVAL. THE PLANS SHALL BE BASED UPON APPLICABLE CITY AND STATE REQUIREMENTS AND ESTABLISHED STANDARDS. THE CONTRACTOR SHALL ENSURE THAT THE PROTECTIVE MEASURES LOCATED ON SITE AND ALL PROCEDURES ON THE PROJECT ARE IN COMPLIANCE WITH ALL ASPECTS OF THE PLAN.

STORM WATER POLLUTION PREVENTION PLAN/EROSION CONTROL PLANS (SWPPP/ ECP)

A STORM WATER POLLUTION PREVENTION PLAN (EROSION CONTROL PLAN) HAS BEEN INCLUDED FOR APPROVAL. THE PLAN SHALL BE BASED UPON APPLICABLE CITY, STATE, AND FEDERAL REQUIREMENTS AND ESTABLISHED STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL LOCAL REQUIREMENTS AND STANDARDS ARE MET.

WATER LINES

WATER LINES SHALL HAVE A MINIMUM COVER OF 3.5 FEET BELOW NATURAL GROUND ELEVATION OR GRADE UNLESS OTHERWISE SPECIFIED.

UTILITIES

EXISTING UTILITIES HAVE BEEN SHOWN AS BEST AS CAN BE DETERMINED FROM UTILITY RECORDS AND SITE SURVEYING INVESTIGATION. THE UTILITY LINE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE IN NATURE AND ARE FURNISHED AS A GUIDE FOR THE CONTRACTOR ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL UTILITIES BEFORE COMMENCING EXCAVATIONS.

GAS LINES TO BE RELOCATED OR ADJUSTED BY OTHERS. TELEPHONE LINES TO BE RELOCATED OR ADJUSTED BY OTHERS. UTILITY POLES TO BE RELOCATED BY OTHERS.

THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY PRIOR TO STARTING CONSTRUCTION ON ANY STREET IN THE VICINITY OF ANY EXISTING UTILITIES SO THAT ANY ADJUSTMENT OF EXISTING UTILITIES THAT HAVE NOT PREVIOUSLY BEEN MADE CAN BE MADE PRIOR TO CONSTRUCTION.

GRADING/EXCAVATION

THE TOP OF CONCRETE (TOC) ELEVATIONS SHOWN ARE TO THE ACTUAL TOP OF CONCRETE AND NOT TO THE SUB-BASE MATERIAL. CONTRACTOR TO CALCULATE THE SUB-GRADE ELEVATION BY SUBTRACTING FROM THE ELEVATIONS ACCORDINGLY.

SPECIAL NOTES

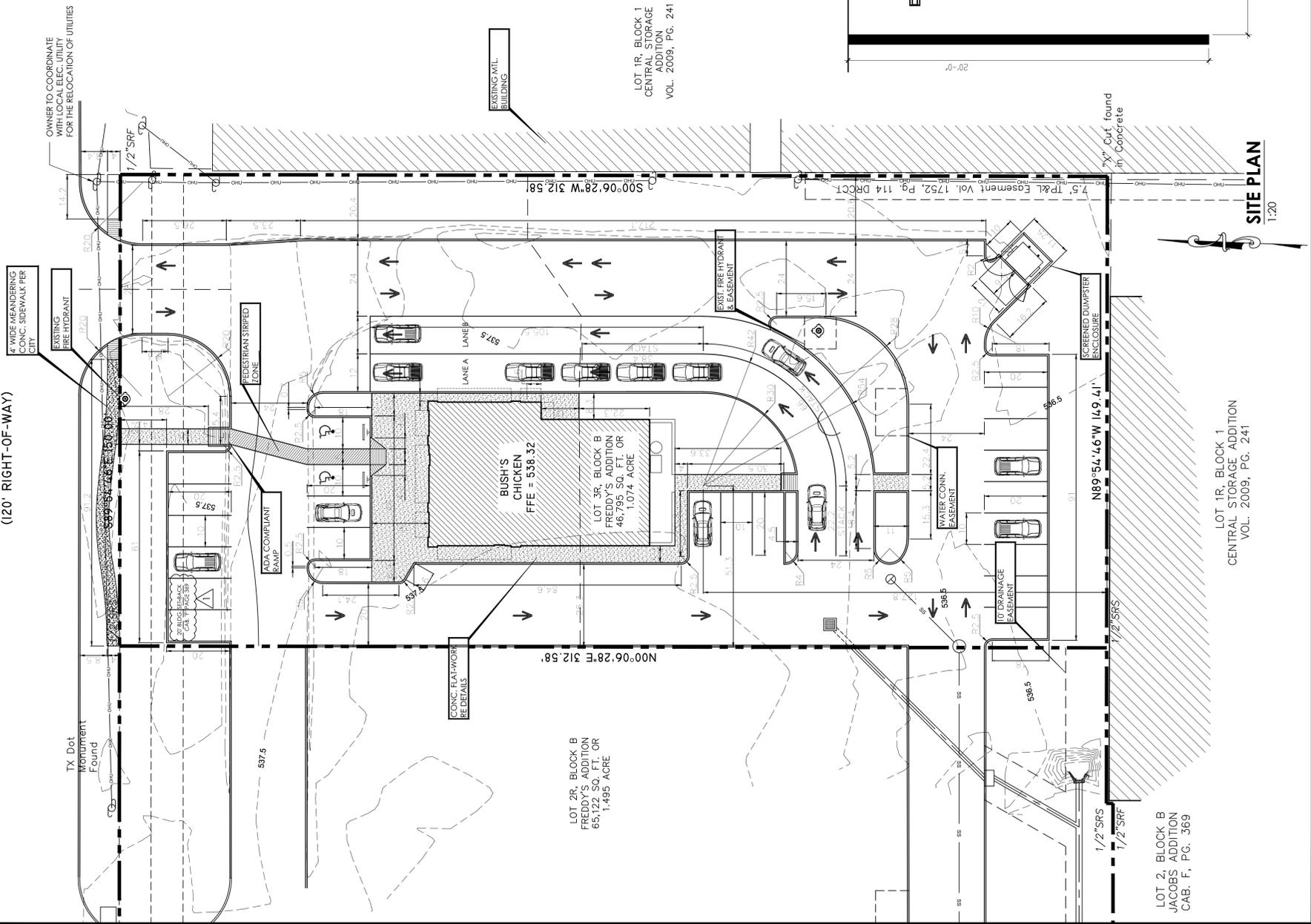
1. THE ACCURACY OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE DIGGING.
2. DEPTHS OF EXISTING UTILITIES IN MOST CASES ARE ASSUMED AND ARE NOT VERIFIED DUE TO LACK OF RECORDS AND/OR OLDER CONSTRUCTION METHODS USED.
3. ALL EXCESS EXCAVATED MATERIAL, NOT SUITABLE FOR BACKFILL, IS TO BE REMOVED AND DISPOSED OF OFFSITE BY THE CONTRACTOR, INCLUDING ANY CURBS, GUTTER, AND DRIVE APPROACHES.
4. ALL IMPROVEMENTS REMOVED OR DAMAGED BY THE CONSTRUCTION OPERATIONS SHALL BE REPLACED AND/OR RESTORED TO A CONDITION EQUAL TO OR BETTER THAT WHICH EXISTED PRIOR TO BEGINNING CONSTRUCTION.
5. ALL TESTING MUST BE IN ACCORDANCE WITH CURRENT (ITCEQ) REGULATIONS.
6. CONTRACTOR SHALL SHAPE EMBEDEDMENT MATERIAL TO ACCOMMODATE THE BELLED JOINTS OF ANY PIPES TO INSURE SUPPORT THROUGHOUT THEIR LENGTHS. BELLED JOINTS SHALL HAVE A MINIMUM OF 2 FEET OF FILL BENEATH.
7. IF EXCAVATED MATERIAL IS NOT ACCEPTABLE TO THE ENGINEER FOR BACKFILL, THE CONTRACTOR SHALL PROVIDE SELECT MATERIAL IMPORT AS REQUIRED AND AS SPECIFIED IN THE GEO-TECHNICAL REPORT.
8. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE RE-VEGETATED. RE-VEGETATION OF ALL DISTURBED OR EXPOSED AREAS SHALL CONSIST OF SODDING, SEEDING OR HYDROMULCH. AT THE CONTRACTOR'S OPTION, HOWEVER, RE-VEGETATION MUST BE EQUAL OR EXCEED THE TYPES OF VEGETATION PRESENT BEFORE CONSTRUCTION AND SHALL MEET THE CITY SPECIFICATIONS.

LOT 1R, BLOCK 1
CENTRAL STORAGE
ADDITION
VOL. 2009, PG. 241

LOT 2, BLOCK B
JACOBS ADDITION
CAB. F, PG. 369

LOT 1R, BLOCK 1
CENTRAL STORAGE ADDITION
VOL. 2009, PG. 241

**FARM TO MARKET 544
(120' RIGHT-OF-WAY)**



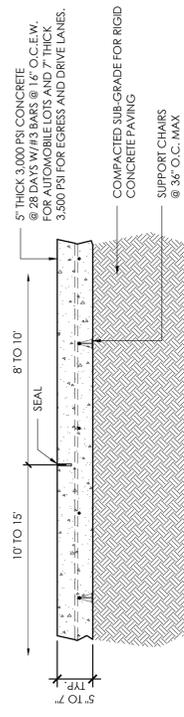
SITE PLAN
1:20

HANDICAP NOTES FROM SITE TO BUILDING

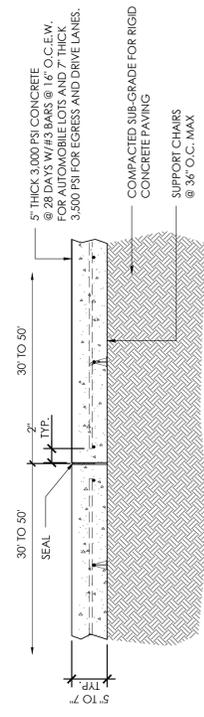
1. **PARKING & PASSENGER LOADING & UNLOADING ZONES** - INSURE THAT ACCESSIBLE PARKING IS LOCATED ON LEVEL OR LESS THAN 2% SLOPE. INSURE THAT THE ACCESSIBLE ROUTES FROM ACCESSIBLE PARKING INTO ENTRANCE DOES NOT EXCEED 8% IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. GROUND & FLOOR SURFACES SHALL BE SMOOTH WITH NO PROTRUDING OBJECTS. ACCESSIBLE PARKING SPACES MUST BE IDENTIFIED BY VERTICAL HANDICAP SIGNS.
2. **SILLS AND THRESHOLDS AT DOORWAYS** - THE HEIGHT OF ANY FLOOR LEVEL CHANGE PLUS THE HEIGHT OF ANY APPLIED THRESHOLD AT DOORWAY SILLS SHALL NOT EXCEED 1/2 INCH AND SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:12.
3. **DOOR HARDWARE** - OPERATING DEVICES ON ACCESSIBLE DOORS SHALL NOT BE HIGHER THAN 48" A.F.F.
4. **DOOR CLOSER** - IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION ON 90 DEGREES, THE DOOR WILL TAKE AT LEAST THREE SECONDS TO MOVE TO AN OPEN POSITION OF APPROXIMATELY 172 DEGREES.
5. **DOOR OPENING** - FORCE EXTERIOR HINGED DOORS SHALL NOT EXCEED 8.5 LB. PER FOOT. SLIDING DOORS, FOLDING DOORS, AND INTERIOR HINGED DOORS SHALL NOT REQUIRE A FORCE EXCEEDING 5 LBS. PER FT.
6. **TOILET ROOMS** - INSURE 5 LBS. PER FLOOR IS MAXIMUM FORCE REQUIRED TO OPERATE FAUCETS. INSURE GRAB BARS ARE INSTALLED IN COMPLIANCE WITH SECTION (10) - MUST WITHSTAND 200 LBF IN ANY DIRECTION.
7. **SIGNS** - INSURE ACCESSIBLE PARKING IS PROPERLY DESIGNATED. INSURE PUBLIC TOILET ROOM SIGNS IS DESIGNED PER SECTION (V) (1) THE ELIMINATION OF ARCHITECTURAL BARRIERS ACT ARTICLE 7, ARTICLE 6018 TEXAS REVISED CIVIL STATUTES. ADA SECTION 4.30.
8. **TACTILE WARNINGS** - INSURE ALL POSSIBLY ENDANGERING DOORS, OPENINGS, AND HAZARDOUS AREAS ARE IDENTIFIABLE BY TOUCH FOR THE VISUALLY IMPAIRED (ie., PFOL AREAS, BOILER ROOMS, ECT.) THIS IS TO BE ACCOMPLISHED BY KNORLING, ROUGHENING OF OR BY TEXTURING OF SURFACE. TO BE STANDARDIZED THROUGHOUT BUILDING.

SITE PREPARATION NOTES

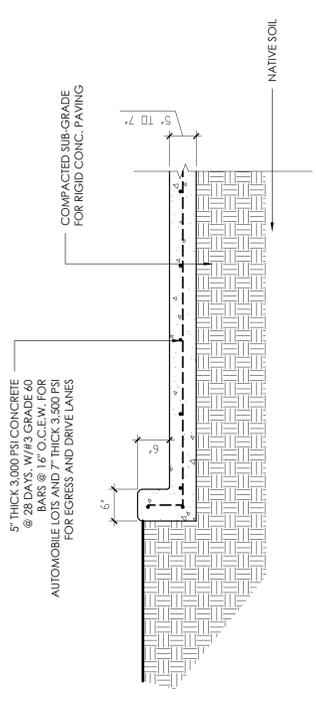
1. REMOVE MINIMUM 4" TOPSOIL DEBRIS UNIFORMLY THROUGH -OUT THE BUILDING PAD AND AREAS TO BE PAVED.
2. SCARIFY AND COMPACT THE CUT SUB-GRADE TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED USING THE ASTM D 698. HOLD WATER CONTENTS BETWEEN 1% AND 3% OF OPTIMUM DURING CONSTRUCTION UNTIL FAVORABLE IS PLACED.
3. PLACE 5" THICK RIGID CONCRETE PAVING OVER COMPACTED SUB-GRADE. CONCRETE SHALL HAVE A 28-DAY COMPRESSION STRENGTH OF 3000 PSI FOR AUTOMOBILE LOTS AND 7" THICK 3,500 PSI IN DRIVE EGRESS LANES. 8" THICK FOR DUMPSTER PAD.



PARKING PAVING CONTROL JOINT DETAIL



PARKING PAVING EXPANSION JOINT DETAIL



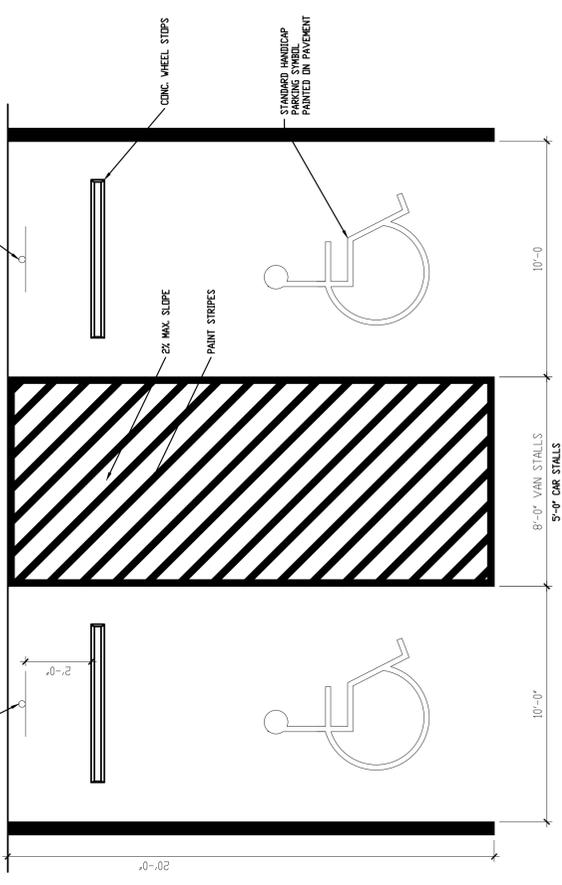
PARKING PAVING CURB DETAIL

Paul Johnson

SITE DESIGN REQUIREMENTS

- DESIRABLES PROVIDED ON PLANS**
1. INDIVIDUAL BUILDINGS WITH FOOTPRINTS - OR < 10,000 SQUARE FEET.
 2. FRONT FACADE ORIENTED TO THE STREET.
 3. COMBINED ACCESS POINTS WITH ADJACENT TRACTS.
 4. SITE PLAN WITH NO MORE THAN 50% OF PARKING IN FRONT OF THE BUILDING.

TYPICAL HANDICAP PARKING SPACE



NO.	REVISIONS	DATE
10/16	ADDED SET-BACK LINE	



A NEW BUSH'S CHICKEN
2806 W. FM 544
WYLIE, TEXAS
SITE PLAN

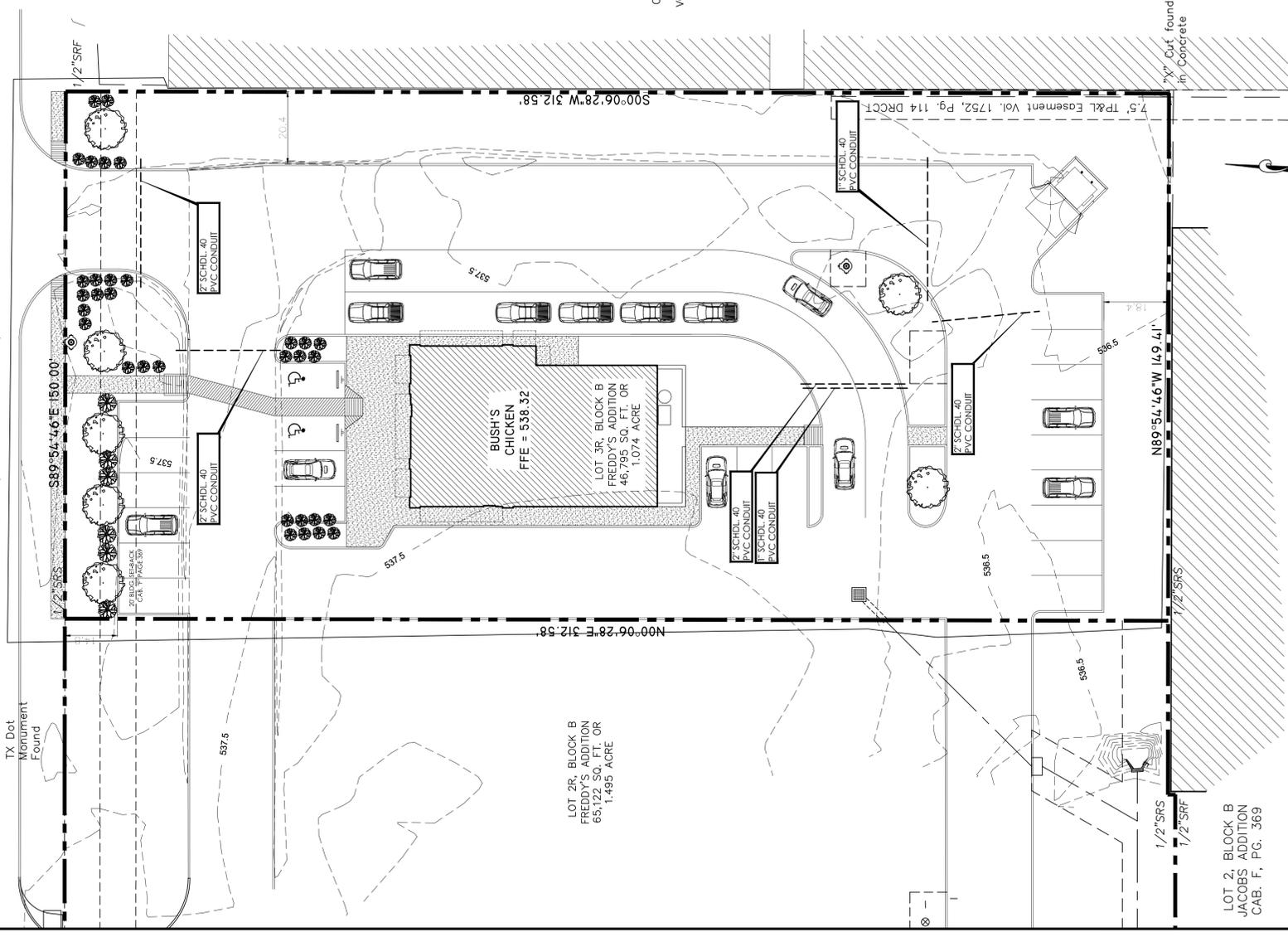
STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
REGISTERED FIRM # F-16391



DATE 10/6/2016
DRAWN SB
JOB NO. 063-2016
SCALE 1:20
SHEET C-1

FARM TO MARKET 544
(120' RIGHT-OF-WAY)

FARM TO MARKET 544
(120' RIGHT-OF-WAY)



LOT 2, BLOCK B
JACOBS ADDITION
CAB. F, PG. 369

LOT 1R, BLOCK 1
CENTRAL STORAGE ADDITION
VOL. 2009, PG. 241

LANDSCAPE PLAN
1:20

SITE SUMMARY TABLE

SITE LEGAL DESCRIPTION	LOT 3B, BLOCK B BUSH'S CHICKEN
PROJECT TITLE	CC (COMMERCIAL CORRIDOR DISTRICT)
ZONING DISTRICT	DRIVE THRU-RESTAURANT
PROPOSED USE	26,219 SQ. FT.
LOT AREA	46,795 SQ. FT. (1.074 ACRES)
PARKING PAVED AREA	2,432 SQ. FT.
CONCRETE SIDEWALK AREA	3,002 SQ. FT.
BUILDING AREA	31,653 SQ. FT.
LOT COVERAGE	67.5%
LOT COVERAGE PERCENTAGE	
PARKING CALCULATIONS	
OCCUPANCY CLASSIFICATION	RESTAURANT
BUILDING AREA	= 3,002 SQ. FT.
1 SPACE PER 150 SQ. FT.	= 3,002 SQ. FT. / 150 SQ. FT.
TOTAL REQUIRED SPACES	= 20 SPACES
REGULAR PARKING PROVIDED	= 20 SPACES
HANDICAP SPACES PROVIDED	= 2 SPACES
TOTAL SPACES PROVIDED	= 22 SPACES

LANDSCAPE DESIGN REQUIREMENTS

DESIRABLES PROVIDED ON PLANS

1. INCREASE IN MINIMUM WIDTH OF LANDSCAPE FRONTAGE BUFFER BY 20%.
2. LANDSCAPING THAT EXCEEDS THE MINIMUM BY 10%.
3. LANDSCAPE PEDESTRIAN CONNECTION TO MAIN ENTRANCE.
4. LANDSCAPING 10% OR MORE IN EXCESS OF 50 SQ. FT.

LANDSCAPE NOTES AND CALCULATIONS

- LANDSCAPE IN REQUIRED YARD AND PARKING**
1. AT LEAST 20% OF SITE SHALL BE LANDSCAPED IN COMMERCIAL CORRIDOR DISTRICTS WHERE BUILDING IS 100,00 SQ. FT. OR LESS.
 2. LANDSCAPE IS REQUIRED IN FRONT, SIDE, AND REAR YARDS.
 3. SITE SHALL HAVE 50 SQ. FT. OF LANDSCAPE PER SPACE.
 4. NO PARKING SPACE SHALL BE FURTHER THAN 40 FT FROM LANDSCAPE AREA ON SITE.
 5. PARKING ROWS OF 12 SPACES OR GREATER SHALL HAVE LANDSCAPED ISLANDS AT ENDS.
 6. ALL PARKING ROWS SHALL HAVE LANDSCAPE AREAS AT EVERY 12 SPACES.
- VISUAL SCREENING**
7. REQUIRED SCREENING IS STRIP AT LEAST 5 FT WIDE, PLANTS 3 FT. IN HEIGHT WHEN PLANTED, INCLUDE ONE FLOWERING TREE FOR EVERY 20 LINEAR FEET OF AREA.
- LANDSCAPING OF STREET FRONTAGE**
8. AT LEAST 50% OF REQUIRED FRONT YARD DEVELOPED AS LANDSCAPE BUFFER, AT LEAST 10 FT IN WIDTH.
 9. TREES REQUIRED IN BUFFER, IN GROVES OR BELTS ON A 30 FT TO 40 FT SPACING.
 10. REQUIRED TREES AT LEAST 3 IN. CALIPER.

LANDSCAPING IN REQUIRED YARD AND PARKING

LANDSCAPE AREA REQUIRED

DESIRABLE LANDSCAPE AREA	= 20% = 0.20 X 46,795 SQ. FT. = 9,359 SQ. FT. REQUIRED
LANDSCAPE AREA PROVIDED	= 1.1 X 9,359 SQ. FT. DESIRED = 10,295 SQ. FT. DESIRED = 15,142 SQ. FT. PROVIDED
PARKING SPACE LANDSCAPE AREA REQUIRED	= 50 SQ. FT. / 1 SPACE = 22 SPACES X 50 SQ. FT. REQUIRED = 1,100 SQ. FT. REQUIRED
PARKING SPACE LANDSCAPE AREA PROVIDED	= 1,598 SQ. FT. PROVIDED = 14 SHRUBS PROVIDED = 2 TREES PROVIDED

THEREFORE, LANDSCAPING IN REQUIRED YARD AND PARKING IS SATISFACTORY

VISUAL SCREENING LANDSCAPE

STRIP SCREENING WIDTH REQUIRED = 5 FT.
STRIP SCREENING WIDTH PROVIDED = 18.4 FT., MINIMUM WIDTH PROVIDED

THEREFORE, SCREENING LANDSCAPING WIDTH PROVIDED IS SATISFACTORY

LANDSCAPING OF STREET FRONTAGE

BUFFER WIDTH REQUIRED = 10 FT.
BUFFER WIDTH PROVIDED = 14.8 FT. PROVIDED

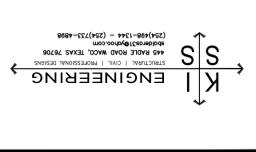
TREES REQUIRED = 1 TREE / 30 LINEAR FT.
= 150 FT. / 30 LINEAR FT.
= 5 TREES REQUIRED

TREES PROVIDED = 5 TREES PROVIDED
SHRUBS PROVIDED = 24 SHRUBS PROVIDED

TREE AND SHRUB LEGEND

SYMBOL	NAME	QUANTITY	MIN. SIZE	MIN. HEIGHT	MIN. SPREAD	FUNCTION
	LIVE OAK	5	3 INCH CALIPER @ 5' ABOVE GROUND	5' TALL	4'	ENTRANCE TREES
	LIVE OAK	2	3 INCH CALIPER @ 5' ABOVE GROUND	5' TALL	4'	PARKING LOT TREES
	DWARF BURFORD HOLLY (ILEX CORNUTA)	24	5 GALLON	3' TALL	3'	ENTRANCE SHRUBS
	DWARF BURFORD HOLLY (ILEX CORNUTA)	14	5 GALLON	3' TALL	3'	PARKING LOT SHRUBS

DATE	REVISIONS	NO.



A NEW BUSH'S CHICKEN
2806 W. FM 544
WYLIE, TEXAS
LANDSCAPE PLAN



Saul Baubaras

DATE 10/14/2016
DRAWN SB
JOB NO. 065-2016
SCALE 1:20
SHEET C-4

NO.	REVISIONS	DATE



STRUCTURAL - CIVIL - MECHANICAL
 11010 W. WYLLIE, SUITE 100, WYLLIE, TEXAS 75081
 (214) 435-1244 • (214) 733-4888

A NEW BUSH'S CHICKEN
 2806 W. FM 544
 WYLLIE, TEXAS
 EXTERIOR ELEVATIONS

STATE OF TEXAS
 REGISTERED FIRM # F-163991



DATE 10/6/2016
 DRAWN SB
 JOB NO. 065-2016
 SCALE 1/4"=1'-0"
 SHEET

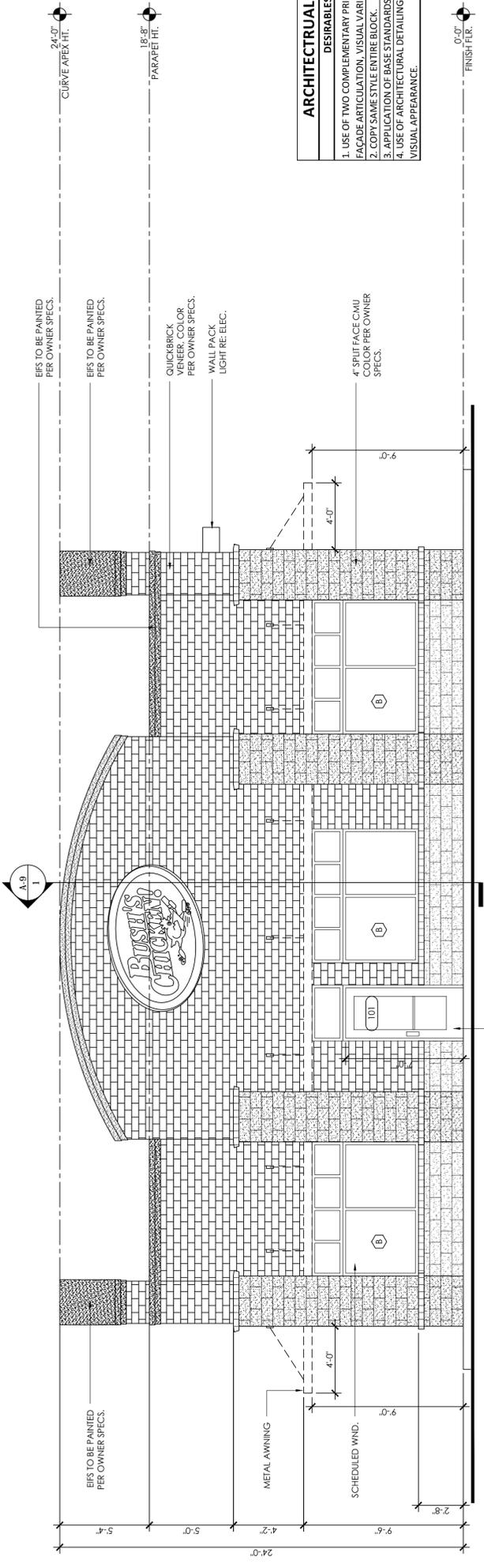
A-7

Saul Balderas

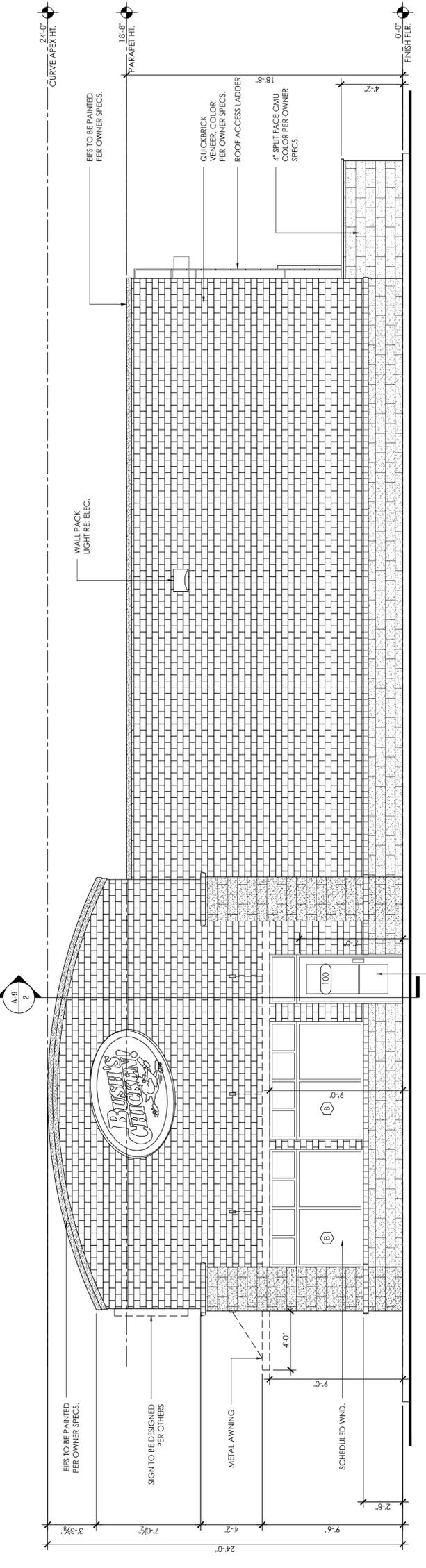
ARCHITECTURAL DESIGN REQUIREMENTS
 DESIRABLES PROVIDED ON PLANS
 1. USE OF TWO COMPLEMENTARY PRIMARY FAÇADE MATERIALS TO HELP ACHIEVE FAÇADE ARTICULATION, VISUAL VARIETY AND/OR ARCHITECTURAL DETAILING.
 2. COPY SAME STYLE ENTIRE BLOCK.
 3. APPLICATION OF BASE STANDARDS TO FAÇADES NOT FACING A PUBLIC STREET.
 4. USE OF ARCHITECTURAL DETAILING AND/OR MATERIALS TO PROVIDE VARIETY IN VISUAL APPEARANCE.

FAÇADE MATERIAL CALCULATIONS

MATERIAL	FRONT SIDE	% COVERAGE	RIGHT SIDE	% COVERAGE	REAR SIDE	% COVERAGE	LEFT SIDE	% COVERAGE
4" SPLIT FACE CMU	247	24.8	277	18.9	138	15.2	286	19.4
QUICKBRICK VENEER	496	49.8	1010	68.9	589	64.7	1037	70.5
EFS - STUCCO	53	5.3	34	2.3	125	13.7	41	2.8
ALUMINUM STOREFRONT/DOORS/WINDOWS	183	18.4	132	9.0	55	6.0	94	6.4
AWNING	17	1.7	12	0.8	3	0.3	13	0.9
TOTAL	996		1465		910		1471	



1 FRONT ELEVATION (NORTH VIEW)
 1/4" = 1'-0"



2 RIGHT ELEVATION (WEST VIEW)
 1/4" = 1'-0"

NO.	REVISIONS	DATE



K1 ENGINEERING
 10000 W. FM 544, SUITE 1000, WYLIE, TEXAS 75098
 (281) 341-1244 • (281) 341-4888
 www.k1engineering.com

A NEW BUSH'S CHICKEN
 2806 W. FM 544
 WYLIE, TEXAS
 EXTERIOR ELEVATIONS

STATE OF TEXAS
 REGISTERED FIRM # F-163991



Saul Balderas

DATE 10/6/2016
 DRAWN SB
 JOB NO. 065-2016
 SCALE 1/4"=1'-0"
 SHEET

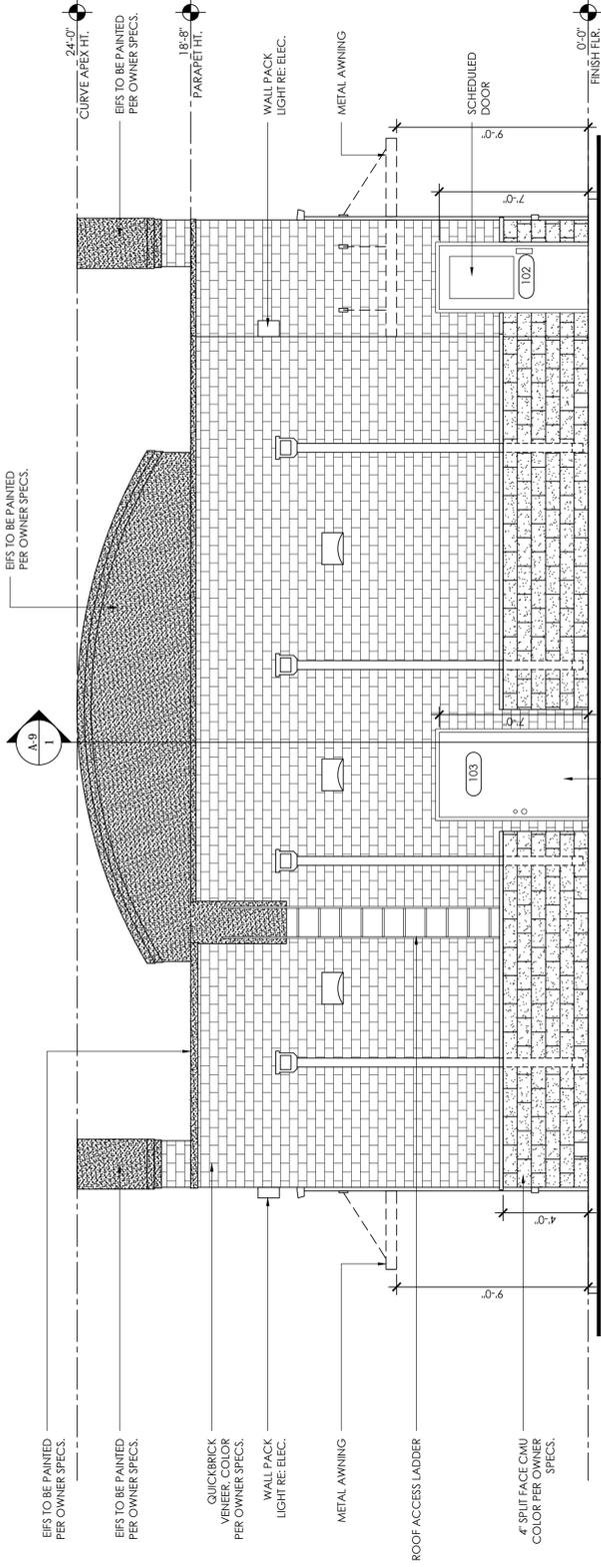
A-8

ARCHITECTURAL DESIGN REQUIREMENTS
DESIRABLES PROVIDED ON PLANS

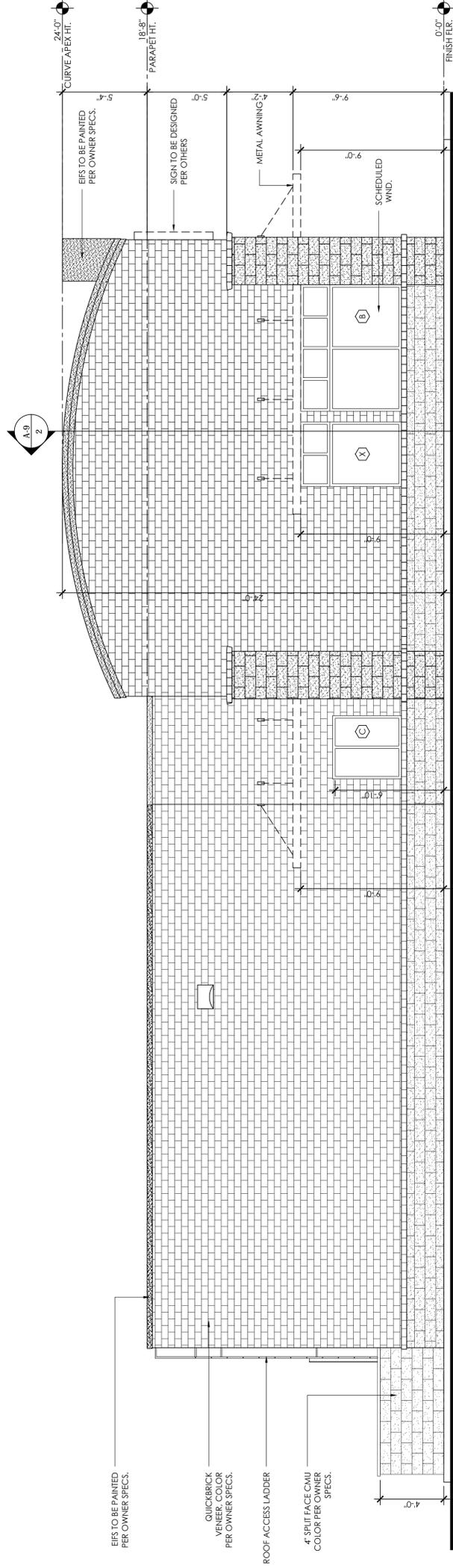
1. USE OF TWO COMPLEMENTARY PRIMARY FAÇADE MATERIALS TO HELP ACHIEVE FAÇADE ARTICULATION, VISUAL VARIETY AND/OR ARCHITECTURAL DETAILING.
2. COPY SAME STYLE ENTIRE BLOCK.
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4. USE OF ARCHITECTURAL DETAILING AND/OR MATERIALS TO PROVIDE VARIETY IN VISUAL APPEARANCE.

FAÇADE MATERIAL CALCULATIONS

MATERIAL	FRONT SIDE	% COVERAGE	RIGHT SIDE	% COVERAGE	REAR SIDE	% COVERAGE	LEFT SIDE	% COVERAGE
4" SPLIT FACE CMU	247	24.8	277	18.9	138	15.2	286	19.4
QUICKBRICK VENEER	496	49.8	1010	68.9	589	64.7	1037	70.5
EFS - STUCCO	53	5.3	34	2.3	125	13.7	41	2.8
ALUMINUM STOREFRONT/DOORS/WINDOWS	183	18.4	132	9.0	55	6.0	94	6.4
AWNING	17	1.7	12	0.8	3	0.3	13	0.9
TOTAL	996		1465		910		1471	



1 REAR ELEVATION (SOUTH VIEW)
 1/4"=1'-0"



2 LEFT ELEVATION (EAST VIEW)
 1/4"=1'-0"

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Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date:	<u>October 18, 2016</u>	Public Hearing Item Number:	<u>1</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Renae' Ollie</u>		
Date Prepared:	<u>October 7, 2016</u>	Zoning Case Number	<u>2016-12</u>
			<u>Location Map, Exhibits, Notification List/Map and Responses</u>
		Exhibits:	<u>Responses</u>

Subject

Hold a Public Hearing and consider a recommendation to the City Council amending Planned Development 2013-37-Single Family District (PD2013-37-SF) to allow for a 5' rear encroachment on approximately 350 acres, generally located east of Sachse Road/Ballard Ave. and south of Pleasant Valley Road. **ZC2016-12**

Recommendation

Motion to Recommend approval to the City Council to amend Planned Development 2013-37-Single Family District (PD2013-37-SF) to allow for a 5' rear encroachment on approximately 350 acres, generally located east of Sachse Road/Ballard Ave. and south of Pleasant Valley Road. **ZC2016-12**

Discussion

Owners: Alan Stufft, MHI, Grand Acquisition, Inc., Wylie DPV LTD **Applicant: Wylie DPV LTD**

The owners are requesting to amend an existing Planned Development Ordinance to allow for a rear yard encroachment by no more than five feet. Dominion of Pleasant Valley was created in 2013 with the adoption of Ordinance 2013-37 and will eventually consist of 975 single family dwelling units of varied densities. The request also includes a 2 acre tract which was annexed into the City on September 27, 2016 by Ordinance No. 2016-24.

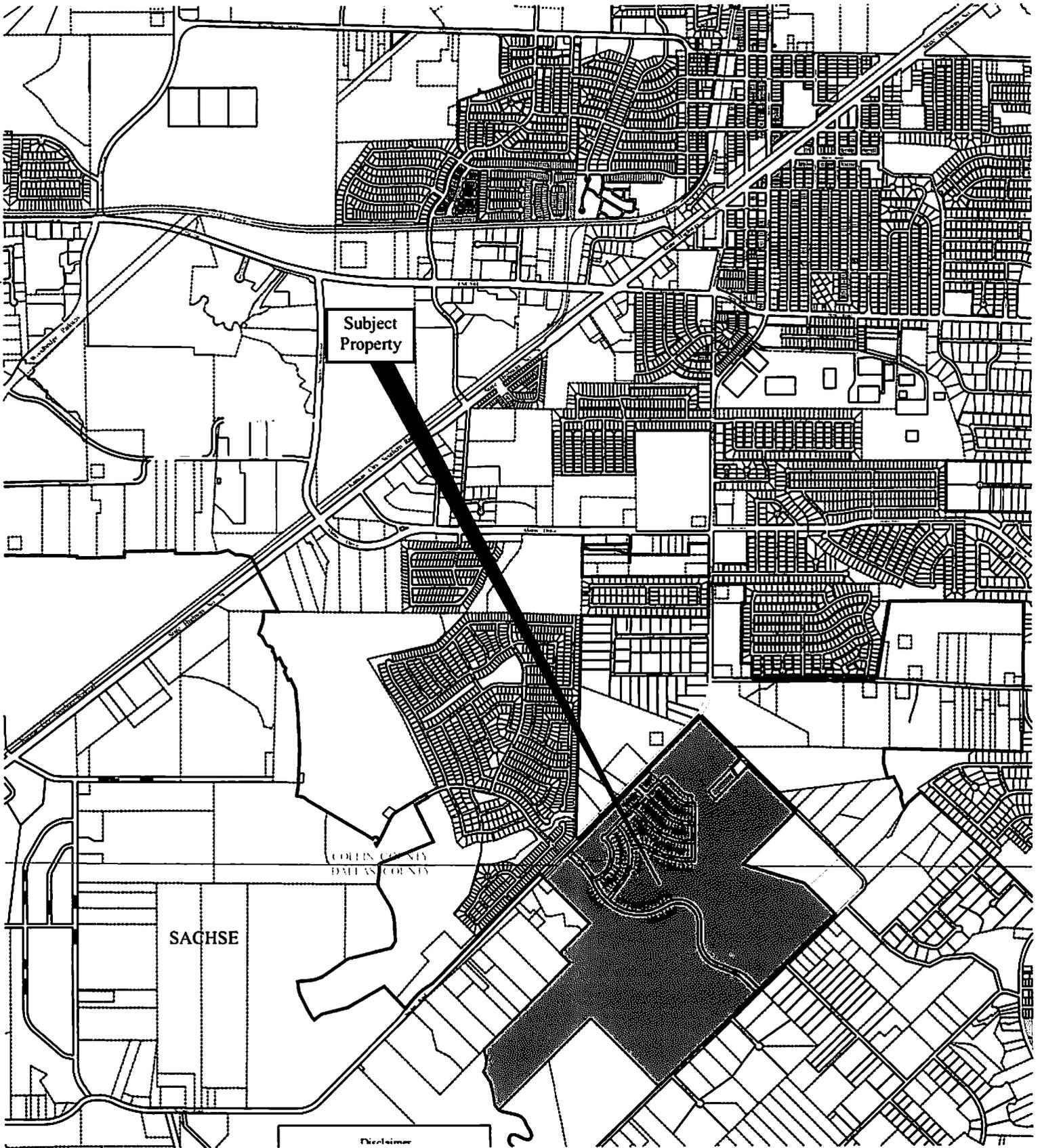
The applicant's stated purpose is to allow an encroachment of 5' into the rear yard. In most cases, the encroachment would be just a few feet, with five feet being the maximum. For those homes with a J-Swing front entry this would also allow more depth of the dwelling itself and allow for additional enhancements to the rear of the house. In no instance does this request alter the front setback as established by the PD Conditions.

North Texas Municipal Water District owns and operates the Muddy Creek Waste Water Treatment Plant to the south of the subject subdivision and has commented that the plant will remain and will expand in the near future.

Notification/Responses: Two Hundred and Thirty-Six (236) notifications were mailed; with no (0) responses returned at the time of posting.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>RO</u>	<u>10-07-16</u>



LOCATION MAP
ZONING CASE #2016-12

EXHIBIT A

LEGAL DESCRIPTION

BEING a tract of land located in the City of Wylie, Collin and Dallas County, Texas, a part of the Guadalupe De Los Santos Survey, Abstract Number 1100 in Collin County and Abstract Number 1384 in Dallas County, Texas, and being all of that called 68.080 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document Number 201300334379, Dallas County Deed Records, and being all of that called 62.744 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document Number 20131029001473040, Collin County Deed Records and in Document Number 201300334380, Dallas County Deed Records, and being all of that called 139.871 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document Number 20131029001473050, Collin County Deed Records and in Document Number 201300334381, Dallas County Deed Records, and being all of that called 80.178 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document Number 20131029001473060, Collin County Deed Records and in Document Number 201300334382, Dallas County Deed Records, and being a part of a called 3.00 acre tract of land described in a warranty deed to Alan L. Stufft and wife, Cheryl A. Stufft as recorded in Volume 5822, Page 988, Collin County Deed Records, and being all of Dominion of Pleasant Valley, Phase 1, an addition to the City of Wylie as recorded in Volume 2016, Page 97, Collin County Plat Records and in Document Number 2016000365552, Dallas County Plat Records, and being further described as follows:

BEGINNING at a one-half inch iron found at the north corner of said 80.178 acre tract of land, said corner being the intersection of the southeast right-of-way line of Sachse Road (a variable width right-of-way) with the southwest right-of-way line of Pleasant Valley Road (a variable width right-of-way);

THENCE South 45 degrees 13 minutes 21 seconds East, 1017.00 feet along the southwest right-of-way line of Pleasant Valley Road to a five-eighths inch iron rod found at the east corner of said 80.178 acre tract of land, said point being in the northwest line of said 3.00 acre tract of land;

THENCE South 44 degrees 25 minutes 51 seconds West, 205.02 feet along the southeast line of said 80.178 acre tract of land and along the northwest line of said 3.00 acre tract of land to a one-half inch iron rod found for corner;

THENCE South 31 degrees 53 minutes 00 seconds East, 178.21 feet to a one-half inch iron rod found in the southeast line of said 3.00 acre tract of land;

THENCE North 44 degrees 25 minutes 51 seconds East, 270.28 feet to a "PK" Nail found at the east corner of said 3.00 acre tract of land and at the north corner of said 139.871 acre tract of land, said corner being in the approximate centerline of Pleasant Valley Road;

THENCE South 45 degrees 04 minutes 06 seconds East, 910.66 feet along the approximate centerline of Pleasant Valley Road to a "PK" Nail found at the east corner of said 139.871 acre tract of land;

THENCE South 44 degrees 35 minutes 16 seconds West, 946.44 feet along the southeast line of said 139.871 acre tract of land to a three-eighths inch iron rod found at the north corner of said 62.744 acre tract of land;

THENCE along the northeast line of said 62.744 acre tract of land as follows:

South 72 degrees 50 minutes 34 seconds East, 1006.69 feet to a one-half inch iron rod found for corner;

South 45 degrees 05 minutes 00 seconds East, 659.02 feet to the east corner of said 62.744 acre tract of land, said corner being in the northwest right-of-way line of Pleasant Valley Road (a variable width right-of-way);

THENCE along the northwest right-of-way line of Pleasant Valley Road as follows:

South 44 degrees 40 minutes 56 seconds West, 1884.95 feet to a one-half inch iron rod found at the south corner of said 62.744 acre tract of land;

North 45 degrees 51 minutes 04 seconds West, 25.22 feet along the southwest line of said 62.744 acre tract of land to a one-half inch iron rod found at the east corner of said 68.080 acre tract of land;

South 45 degrees 46 minutes 51 seconds West, 780.79 feet to a one-half inch iron rod found in the southeast line of said 68.080 acre tract of land;

South 43 degrees 29 minutes 35 seconds West, 1100.30 feet to a one-half inch iron rod found in the southeast line of said 68.080 acre tract of land;

South 46 degrees 27 minutes 29 seconds West, 62.08 feet to a one-half inch iron rod found at the south corner of said 68.080 acre tract of land;

THENCE North 45 degrees 52 minutes 23 seconds West, 1539.67 feet to a one-half inch iron rod found at the west corner of said 68.080 acre tract of land, said corner being in the southeast line of said 139.871 acre tract of land;

THENCE along the southeast line of said 139.871 acre tract of land as follows:

South 44 degrees 57 minutes 28 seconds West, 994.96 feet to a one-half inch iron rod found for corner;

South 45 degrees 02 minutes 39 seconds West, 1285.49 feet to a one-half inch iron rod found at the south corner of said 139.871 acre tract of land;

THENCE along the southwest line of said 139.871 acre tract of land as follows:

North 37 degrees 59 minutes 42 seconds West, 99.48 feet to a one-half inch iron rod found for corner;

North 08 degrees 17 minutes 42 seconds West, 187.81 feet to a one-half inch iron rod found for corner;

North 13 degrees 51 minutes 18 seconds East, 132.60 feet to a one-half inch iron rod found for corner;

North 11 degrees 18 minutes 42 seconds West, 47.80 feet to a one-half inch iron rod found for corner;

North 33 degrees 08 minutes 42 seconds West, 204.37 feet to a one-half inch iron rod found for corner;

North 31 degrees 22 minutes 18 seconds East, 65.70 feet to a one-half inch iron rod found for corner;

North 07 degrees 23 minutes 18 seconds East, 131.90 feet to a one-half inch iron rod found for corner;

North 14 degrees 36 minutes 42 seconds West, 176.00 feet to a one-half inch iron rod found at the west corner of said 139.871 acre tract of land;

THENCE along the northwest line of said 139.871 acre tract of land as follows:

North 44 degrees 55 minutes 26 seconds East, 1923.49 feet to a wood post found for corner;

North 45 degrees 03 minutes 14 seconds West, 254.14 feet to a wood post found for corner;

North 44 degrees 31 minutes 39 seconds East, 649.98 feet to a concrete monument found at the south corner of said 80.178 acre tract of land;

THENCE North 45 degrees 13 minutes 21 seconds West, 998.82 feet to a concrete monument found at the west corner of said 80.178 acre tract of land, said corner being in the southeast right-of-way line of Sachse Road;

THENCE along the northwest line of said 80.178 acre tract of land and along the southeast right-of-way line of Sachse Road as follows:

North 44 degrees 25 minutes 31 seconds East, 364.61 feet to a concrete monument found for corner;

North 41 degrees 35 minutes 16 seconds West, 15.69 feet to a concrete monument found for corner;

North 44 degrees 23 minutes 05 seconds East, 3078.93 feet to the POINT OF BEGINNING and containing 352.882 acres of land.

BASIS OF BEARING:

The basis of bearing is derived from GPS observations using the City of Wylie geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83).

“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.”

EXHIBIT “B”
DOMINION OF PLEASANT VALLEY
PLANNED DEVELOPMENT STANDARDS

COMMUNITY FRAMEWORK

Dominion of Pleasant Valley will be a multi-generational community where an emphasis on the pedestrian experience is balanced with the conveniences of a suburban lifestyle.

A variety of housing types will be provided to meet the needs of a complete life cycle. This will allow residents to move within the community as changes occur in their lives.

In the Dominion of Pleasant Valley community, public and private spaces are given equal importance. Open spaces and common areas are interspersed throughout the community. Also, where possible, the natural features of the property are emphasized to provide for a balance within the community.

GENERAL STANDARDS

1. The design and development of the Dominion of Pleasant Valley community shall take place in general accordance with the attached Concept Plan (Exhibit C).
2. The maximum density in the Dominion of Pleasant Valley community shall be 2.7 homes/gross acre. (975 homes in the planned 361.4 acre community.)
3. Lot Mix:
 - A. A minimum of 10% of the developed lots shall be “Type A” lots. (Estimated to be 98 lots in the planned 361.4 acre community.)
 - B. A maximum of 450 lots shall be “Type C” lots.
 - C. The remainder of the lots shall be “Type B” lots.
 - D. As part of each final plat submittal, a table shall be provided which indicates the number of each Type of lot for that final plat as well as a cumulative total for each Type of lot within the Dominion of Pleasant Valley community.
4. A minimum of 22% of the land within the Dominion of Pleasant Valley community shall be used as open space.

The open space shall be owned by the City and maintained by the Homeowners Association with the exception of the swimming pool area at the amenity center. A warranty deed with a legal description of each parcel of open space shall be provided to the City at the time of the ownership transferring from the Developer to the City. The swimming pool area shall be owned and maintained by the Homeowners Association. With the exception of the swimming pool area, all other open spaces within the community shall be accessible to the public.

One element of the open space shall be a community amenity center. The amenity center shall generally be located as shown on the Open Space Plan. The amenity center shall be constructed with the first phase of the community and shall be completed prior to the issuance of a Certificate of Occupancy for any residential dwelling. Components of the amenity center shall include, at a minimum, a junior Olympic size swimming pool, splash pool, bathrooms, bbq grills, picnic tables, shade structures, playground equipment, and an off-street parking lot.

Amenities to be provided in other open spaces identified on the Open Space Plan shall include, at a minimum, 2 gazebos with bbq grills and picnic tables, and 2 sets of playground equipment.

The open space, including the community's amenity center, provided within the Dominion of Pleasant Valley community, as generally shown on the Concept Plan, shall be recognized as meeting all of the City of Wylie's acreage and/or parkland dedication fee requirements for public and/or private open space for the Dominion of Pleasant Valley community.

The Developer shall coordinate with the City on the selection of type, style, location, size, etc. of all open space improvements including but not limited to: plants, trees, turf, mulch, irrigation, benches, tables, pavilions/gazebos, grills playgrounds, etc. The Developer shall adhere to established Park Division equipment standards and all Open Space and Trails Master Plan recommendations.

All open spaces shall be sodded, rolled, and irrigated per the City's accepted practices.

All trees within the open spaces shall have tree wells and bubbler irrigation.

Water meters shall be furnished by the City, while backflow devices shall be furnished by the Developer.

Monthly water and electrical charges for open space maintenance shall be paid for by the Homeowners Association.

A "cost of improvements" shall be provided by the Developer to the City when the open space ownership transfers from the Developer to the City.

5. Dwellings may encroach into the required rear yard by no more than 5'. Dwellings shall not encroach into the required front yard.

RESIDENTIAL STANDARDS

Type A Lots

Type A lots shall be developed in accordance with the City of Wylie's Zoning Ordinance as it exists or may be amended, except as indicated below.

Dimensional Standards

1. Minimum lot area: 8,400 square feet.
2. Minimum lot width: 70'. On cul-de-sacs and/or elbows, the minimum lot width shall be 60'. The minimum street frontage for all lots at the front property line shall be 30'.
3. Minimum lot depth: 120'. On cul-de-sacs and/or elbows, the minimum lot depth shall be 100'.
4. Minimum front yard: 25'. An unenclosed porch may encroach into the front setback by a maximum of 10'.
5. Minimum side yard: 5'. The minimum side yard on a corner lot adjacent to a street shall be 15'. If a garage is accessed from a side street, the minimum setback for the face of the garage shall be 25'.
6. Minimum rear yard: 20' for the primary structure. Accessory structures shall have a minimum rear yard of 3'.
7. Minimum dwelling area: No more than 50% between 2,500 and 3,000 sq. ft. and 50% must be greater than 3,000 sq. ft.
8. Maximum lot coverage: 45%.
9. Maximum height: 2 1/2 stories or 40' for the main building.
10. A minimum of 2 off-street parking spaces shall be provided on each single family lot.

Type B Lots

Type B lots shall be developed in accordance with the City of Wylie's Zoning Ordinance as it exists or may be amended, except as indicated below.

Dimensional Standards

1. Minimum lot area: 7,200 square feet.
2. Minimum lot width: 60'. On cul-de-sacs and/or elbows, the minimum lot width shall be 50'. The minimum street frontage for all lots at the front property line shall be 30'.
3. Minimum lot depth: 120'. On cul-de-sacs and/or elbows, the minimum lot depth shall be 100'.
4. Minimum front yard: 20'. An unenclosed porch may encroach into the front setback by a maximum of 10'.
5. Minimum side yard: 5'. The minimum side yard on a corner lot adjacent to a street shall be 15'. If a garage is accessed from a side street, the minimum setback for the face of the garage shall be 20'.
6. Minimum rear yard: 25' for the primary structure. Accessory structures shall have a minimum rear yard of 3'.
7. Minimum dwelling area: No more than 50% between 2,250 and 2,750 sq. ft. and 50% must be greater than 2,750 sq. ft.
8. Maximum lot coverage: 45%.
9. Maximum height: 2 1/2 stories or 40' for the main building.
10. A minimum of 2 off-street parking spaces shall be provided on each single family lot.

Type C Lots

Type C lots shall be developed in accordance with the City of Wylie's Zoning Ordinance as it exists or may be amended, except as indicated below.

Dimensional Standards

1. Minimum lot area: 6,000 square feet.
2. Minimum lot width: 50'. On cul-de-sacs and/or elbows, the minimum lot width shall be 40'. The minimum street frontage for all lots at the front property line shall be 30'.
3. Minimum lot depth: 120'. On cul-de-sacs and/or elbows, the minimum lot depth shall be 100'.
4. Minimum front yard: 20'. An unenclosed porch may encroach into the front setback by a maximum of 10'.
5. Minimum side yard: 5'. The minimum side yard on a corner lot adjacent to a street shall be 15'. If a garage is accessed from a side street, the minimum setback for the face of the garage shall be 20'.
6. Minimum rear yard: 25' for the primary structure. Accessory structures shall have a minimum rear yard of 3'.
7. Minimum dwelling area: No more than 50% of the dwellings shall be between 2,000 sq. ft., and 2,400 sq. ft. The remaining 50% of the dwellings shall be greater than 2,400 sq. ft.
8. Maximum lot coverage: 50%.
9. Maximum height: 2 1/2 stories or 40' for the main building.
10. A minimum of 2 off-street parking spaces shall be provided on each single family lot.

Residential Architectural Standards

1. Plate heights in houses shall be no less than 9' for the first floor and 8' for the second or higher floor.

2. The front façade of each house shall contain architectural detailing to include at least two of the following:
 - A. A front porch, as defined in No. 7 below.
 - B. Decorative gable feature. Such a feature may be delineated with complimentary building materials or differing laid pattern, or combination thereof.
 - C. Decorative door, window, and/or opening lintels. Such a feature shall be delineated with complementary building materials.
 - D. Complimentary building material wainscoting.
 - E. Attic windows or dormers.
 - F. Window shutters. The shutters shall be sized to match the window sash.

Examples of the above are shown on Attachment 1.

3. A “sense of arrival” shall be created at a house’s primary entrance. This can be done with, but not limited to, any two or number of the following:
 - A. A front porch.
 - B. Oversized openings for a recessed front door.
 - C. Complimentary building materials to accent the entryway.
 - D. Decorative front door.
 - E. Enhanced primary walkway paving using earth-tone colored concrete (stain mixed in, not applied after), stamped/pattern concrete, or brick/pave stone.

Examples of the above are shown on Attachment 2.

4. Architectural repetition: 7 lots skipped before repeating same floor plan and elevation.
5. A minimum of 25% of the home’s street façade shall be offset from the remainder of the façade by at least 2’.
6. All of the homes shall have at least one front elevation option which includes a front porch incorporated into the home’s front elevation.
7. Front porches: A front porch shall have a minimum depth of 6’ and a minimum width of 10’ (60 square feet minimum). Front porches shall have railings and columns. The railings and columns shall be architecturally compatible with the house’s front façade.
8. A hip roof which faces the street and which comprises greater than 35% of the total width of a house’s façade shall be broken up with dormers or other architecturally compatible appurtenances.
9. Lighted house number wall plaques shall be provided on the front of all homes.
10. Exterior façade material: The homes shall be constructed with 100% masonry. Masonry shall include brick, stone, masonry stucco, and hardy plank. In no instance however shall hardy plank comprise more than 20% of any individual façade of the home.
11. Chimneys shall be enclosed with masonry matching the exterior walls. Chimneys shall not be clad in hardy plank unless it can be shown that such material is needed from a structural perspective (chimney extending through a roof) or from an architectural perspective.
12. All trim, siding, ceilings, and garage doors on the front facades shall be painted two contrasting colors to achieve an architecturally enhanced appearance. An example is, trim to be painted one color and side surfaces and garage doors to be painted a second color.
13. Roof pitches shall be minimum 8:12 for main gables and hips. Dormer roofs and roofs over porches may have a lesser pitch.
14. Roofing materials shall be either, architectural grade overlap shingles, tile, or standing seam metal. Wood shingles shall be prohibited. Vents and other roof appurtenances shall be painted to match the roof’s color.
15. All of the homes shall have at least one front elevation option which includes two single-car garage doors versus one two-car garage door.

16. Garage doors: Garage doors may face a public street. Garage doors facing the street shall comprise no more than 45% of the total width of a house's façade.
17. Garage doors shall be carriage style in appearance. This shall be accomplished with the following:
 - A. Garage door panels shall be wood clad or have the appearance of wood.
 - B. Decorative hardware shall be attached to the garage doors. Such hardware shall include handles and hinges in a complimentary color.

Examples of the above are shown on Attachment 3.

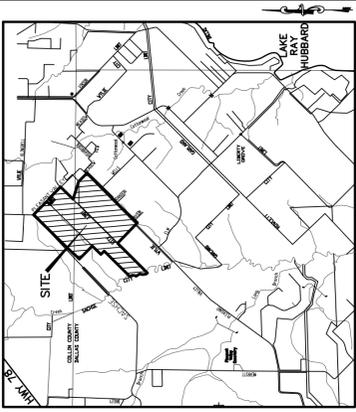
18. Carports are prohibited for homes with front entry or swing garages.
19. Fencing: Fencing located in the front of a house shall have a maximum height of 4' and shall have a minimum of 50% of the fence face area transparent. Fencing along the side or rear property lines of a lot, including when a side or rear property line is adjacent to a street, shall have a maximum height of 8' and be constructed of wood with metal poles and the fence's rails facing to the inside of the lot. (Pressure treated wood as a fence material shall be prohibited.)
20. Board on board fence construction, with the fence's rails facing to the inside of the lot, shall be done on all corner lots where the fence is adjacent to a street. Additionally, the visible fencing shall be stained to a uniform, neutral brown color, throughout the Dominion of Pleasant Valley community.
21. Tubular steel or wrought-iron type fencing shall be required on all single family lots adjacent to open spaces, greenbelts, and parks referenced on the Open Space Plan (Exhibit D).
22. Landscaping: Sodded front yards with a minimum 2 3" caliper trees and 5 shrubs shall be provided for each home. Enhanced landscaping along the home's primary walkway shall also be provided. When automated, subsurface irrigation systems are provided, rain sensors shall be installed and operational.
23. Outdoor lighting: Entrances to homes and garages shall be illuminated.
24. Conservation/Sustainability: All homes shall comply with the Energy component of the Wylie Building Code.

COMMUNITY DESIGN STANDARDS

1. Public open space easements: 30' wide buffer with a minimum 8' wide trail to the rear of houses beside the open space and perpendicular from a street.
2. Perimeter screen along Sachse Road and Pleasant Valley Road shall be provided as generally shown on Exhibit E (Conceptual Perimeter Treatment). More specifically, a minimum 6' tall board-on-board cedar fence shall be provided to screen the adjacent homes from the roadways. The fencing shall have metal poles and masonry columns spaced every 50'. The fence's rails shall face the inside of the lot. Additionally, the fencing shall be stained to a uniform, neutral brown color and be maintained by the Homeowner's Association. In conjunction with the fencing, shrub plantings shall be provided.
3. Perimeter buffer, trails, and landscape: A minimum 40' buffer shall be provided along Sachse Road and Pleasant Valley Road. A mixture of large/shade and small ornamental trees shall be provided within the 40' buffer. The trees shall be planted in natural groupings versus being evenly spaced. A minimum 8' wide concrete trail shall meander through the buffer as generally depicted on Exhibit E (Conceptual Perimeter Treatment).
4. Furnishings along trails: Benches with backs shall be provided and spaced appropriately when adjacent to open space. Decorative paving and cross-walks at street connectors shall also be provided.
5. Curvilinear streets: A minimum of 25% of the streets within the community shall have a curve between 3 and 23 degrees.

6. Entry features and medians: Architectural features on stone screening walls or stone monuments shall be located within a landscaped median to the first cross street. Decorative paving shall be provided in the cross-walk.
7. Signage at community entries: Community identification shall be incorporated into the screening wall or monument located at the community entrances. The sign shall be illuminated by means other than street lights.
8. Sidewalk locations: 5' sidewalks shall be provided on both sides of a street.
9. Mailboxes: Mailboxes shall be paired at the common property line of two lots. They shall be a uniform style, selected by the developer, and shall be stylistically consistent throughout the Dominion of Pleasant Valley community. A number plaque shall be provided on the mailbox.
10. Sidewalk lighting: Upgraded decorative street pole lighting shall be provided throughout the community. The poles shall have solar controls and be spaced every 250'-350' and at intersection at mid-block.
11. Alleys: Alleys shall not be required.
12. Community buffer yards, entryway treatments, and landscaping shall be designed, developed, and maintained in accordance with the standards established in the Wylie Zoning Ordinance unless otherwise identified in these requirements.
13. A Landscape Plan shall be provided in conjunction with the preliminary plat. Such a plan shall comprehensively address edge treatments such as perimeter screening and landscaping and primary and secondary community entrances.
14. Community Streets: Streets within the Dominion of Pleasant Valley community shall dedicate right-of-way and be built to the paving widths and thicknesses as identified on Exhibit F (Paving and Right-of-Way Dimensions).

Roadway Impact Fees shall be paid for the Dominion of Pleasant Valley community's impact on Ballard Avenue and Pleasant Valley Road. No other financial obligations with respect to these roads shall be required.



LOCATION MAP NOT TO SCALE



1" = 300' - 0"

EXHIBIT C: ZONING BOUNDARY SURVEY

DOMINION OF PLEASANT VALLEY

BEING 352.882 ACRES OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1100 (COLLIN COUNTY)
ABSTRACT NO. 1384 (DALLAS COUNTY)
CITY OF WYILE
COLLIN COUNTY AND DALLAS COUNTY, TEXAS

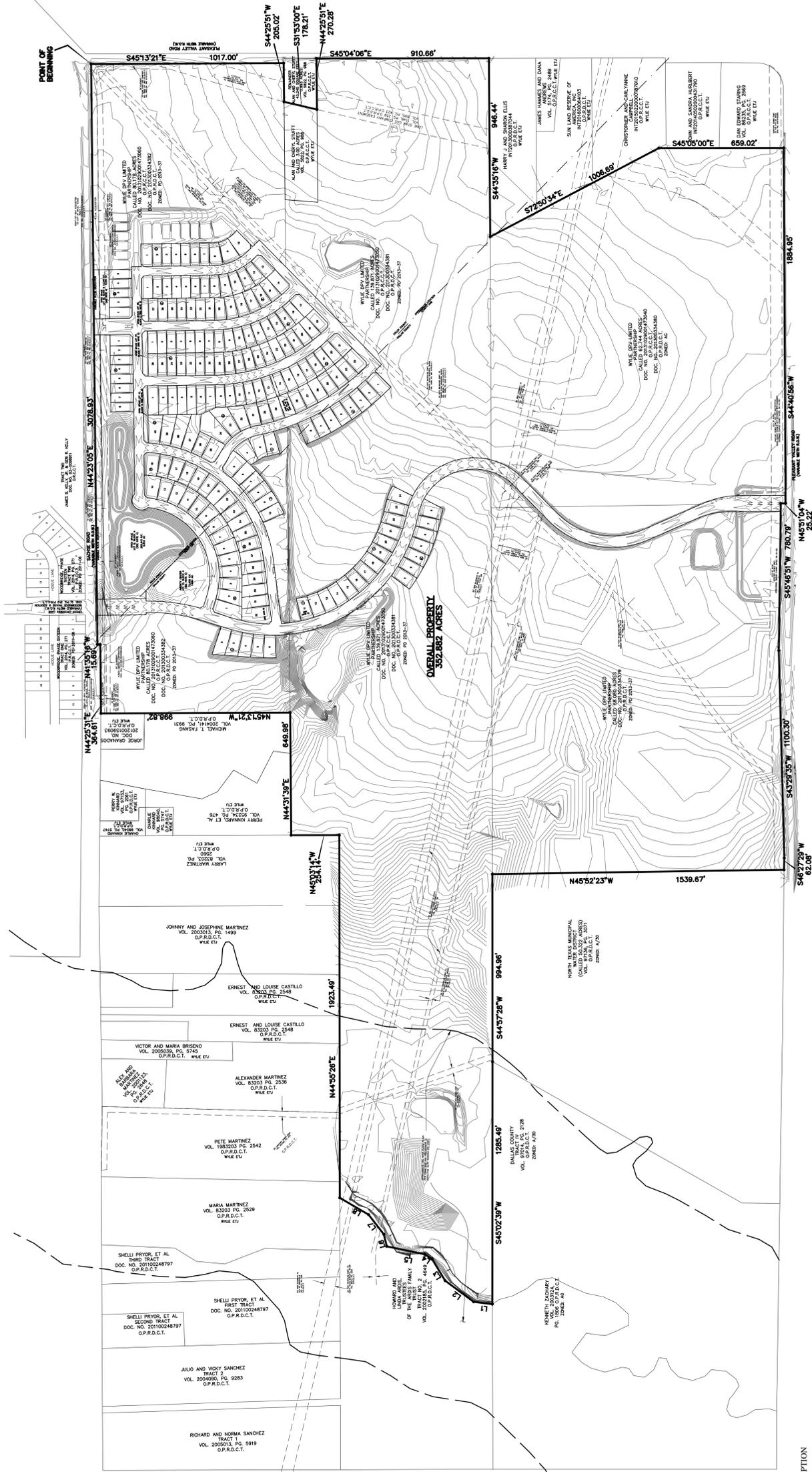
OWNER
MHI PARTNERSHIP, LTD
7676 Woodway, Suite 104
Houston, Texas 77063
(713) 952-6767

OWNER
GRAND ACQUISITION, INC
15455 Dallas Parkway, Suite 1000
Addison, Texas 75001
(214) 750-6528

OWNER/DEVELOPER
WYLE DPV LIMITED PARTNERSHIP
8214 Westchester, Suite 950
Dallas, Texas 75225
(214) 673-0575
Contact: Ron Haynes

ENGINEER
JBI PARTNERS, INC.
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001
RFE No. P-438 IRRS No. 10076000
(972) 248-7676

Submitted: September 26, 2016



LEGAL DESCRIPTION

BEING a tract of land located in the City of Wylie, Collin and Dallas County, Texas, a part of the Guadalupe De Los Santos Survey, Abstract Number 1100 in Collin County and Abstract Number 1384 in Dallas County, Texas, and being all of that called 68,080 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document Number 20130034379, Dallas County Deed Records, and being all of that called 62,744 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document Number 20130034380, Dallas County Deed Records, and being all of that called 139,871 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document Number 20130034381, Dallas County Deed Records, and being all of that called 80,178 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document Number 20130034382, Dallas County Deed Records, and being a part of a called 3.00 acre tract of land described in a warranty deed to Alan L. Sturtiff and wife, Cheryl A. Sturtiff as recorded in Volume 5822, Page 988, Collin County Deed Records, and being all of Dominion of Pleasant Valley, Phase 1, an addition to the City of Wylie as recorded in Volume 2016, Page 97, Collin County Plat Records and in Document Number 201600036552, Dallas County Plat Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the north corner of said 80.178 acre tract of land, said corner being the intersection of the southeast right-of-way line of Sachse Road (a variable width right-of-way) with the southwest right-of-way line of Pleasant Valley Road (a variable width right-of-way);

THENCE South 45 degrees 21 minutes 21 seconds East, 1017.00 feet along the southwest right-of-way line of Pleasant Valley Road to a five-eighths inch iron rod found at the east corner of said 80.178 acre tract of land, said point being in the northwest line of said 3.00 acre tract of land;

THENCE South 44 degrees 25 minutes 51 seconds West, 205.02 feet along the southeast line of said 80.178 acre tract of land and along the northwest line of said 3.00 acre tract of land to a one-half inch iron rod found for corner;

THENCE South 31 degrees 53 minutes 00 seconds East, 178.21 feet to a one-half inch iron rod found in the southeast line of said 3.00 acre tract of land;

THENCE North 44 degrees 25 minutes 51 seconds East, 270.28 feet to a "PK" Nail found at the east corner of said 3.00 acre tract of land and at the north corner of said 139,871 acre tract of land, said corner being in the approximate centerline of Pleasant Valley Road;

THENCE South 45 degrees 04 minutes 06 seconds East, 910.66 feet along the approximate centerline of Pleasant Valley Road to a "PK" Nail found at the east corner of said 139,871 acre tract of land;

THENCE South 44 degrees 35 minutes 16 seconds West, 946.44 feet along the southeast line of said 139,871 acre tract of land to a three-eighths inch iron rod found at the north corner of said 62.744 acre tract of land;

THENCE along the northeast line of said 62.744 acre tract of land as follows:
South 72 degrees 30 minutes 34 seconds East, 1006.09 feet to a one-half inch iron rod found for corner;
South 45 degrees 05 minutes 00 seconds East, 659.02 feet to the east corner of said 62.744 acre tract of land, said corner being in the northwest right-of-way line of Pleasant Valley Road (a variable width right-of-way);

THENCE along the northwest right-of-way line of Pleasant Valley Road as follows:
South 44 degrees 40 minutes 56 seconds West, 1884.95 feet to a one-half inch iron rod found at the south corner of said 62.744 acre tract of land;
North 45 degrees 51 minutes 04 seconds West, 25.22 feet along the southwest line of said 62.744 acre tract of land to a one-half inch iron rod found at the east corner of said 68,080 acre tract of land;
South 45 degrees 46 minutes 51 seconds West, 780.79 feet to a one-half inch iron rod found in the southeast line of said 68,080 acre tract of land;
South 43 degrees 29 minutes 35 seconds West, 1100.30 feet to a one-half inch iron rod found in the southeast line of said 68,080 acre tract of land;
South 46 degrees 27 minutes 29 seconds West, 62.08 feet to a one-half inch iron rod found at the south corner of said 68,080 acre tract of land;

THENCE North 45 degrees 52 minutes 23 seconds West, 1539.67 feet to a one-half inch iron rod found at the west corner of said 68,080 acre tract of land, said corner being in the southeast line of said 139,871 acre tract of land;

THENCE along the southeast line of said 139,871 acre tract of land as follows:
South 44 degrees 28 seconds West, 994.96 feet to a one-half inch iron rod found for corner;
South 45 degrees 02 minutes 39 seconds West, 1285.49 feet to a one-half inch iron rod found at the south corner of said 139,871 acre tract of land;

THENCE along the southwest line of said 139,871 acre tract of land as follows:
North 37 degrees 59 minutes 42 seconds West, 99.48 feet to a one-half inch iron rod found for corner;
North 08 degrees 17 minutes 18 seconds East, 187.81 feet to a one-half inch iron rod found for corner;
North 13 degrees 18 minutes 42 seconds West, 132.60 feet to a one-half inch iron rod found for corner;
North 33 degrees 08 minutes 42 seconds West, 204.37 feet to a one-half inch iron rod found for corner;
North 07 degrees 23 minutes 18 seconds East, 65.70 feet to a one-half inch iron rod found for corner;
North 14 degrees 36 minutes 42 seconds West, 176.00 feet to a one-half inch iron rod found at the west corner of said 139,871 acre tract of land;

THENCE along the northwest line of said 139,871 acre tract of land as follows:
North 44 degrees 55 minutes 26 seconds East, 1923.49 feet to a wood post found for corner;
North 45 degrees 03 minutes 14 seconds West, 254.14 feet to a wood post found for corner;
North 44 degrees 31 minutes 39 seconds East, 649.98 feet to a concrete monument found at the south corner of said 80.178 acre tract of land;

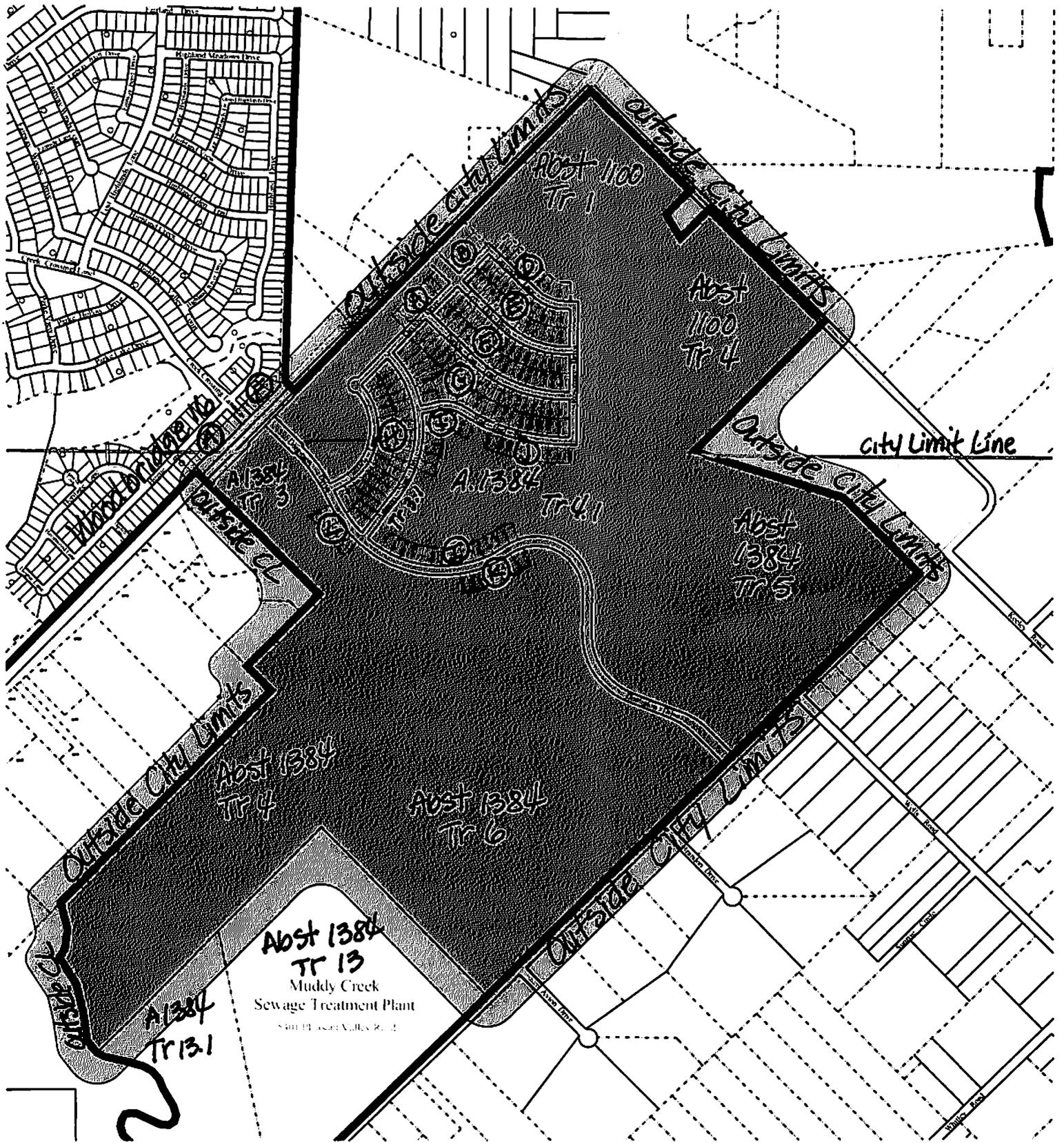
THENCE North 45 degrees 13 minutes 21 seconds West, 998.82 feet to a concrete monument found at the west corner of said 80.178 acre tract of land, said corner being in the southeast right-of-way line of Sachse Road;

THENCE along the northwest line of said 80.178 acre tract of land and along the southeast right-of-way line of Sachse Road as follows:
North 44 degrees 25 minutes 31 seconds East, 364.61 feet to a concrete monument found for corner;
North 41 degrees 35 minutes 16 seconds West, 15.69 feet to a concrete monument found for corner;
North 44 degrees 23 minutes 05 seconds East, 3078.93 feet to the POINT OF BEGINNING and containing 352.882 acres of land.

BASIS OF BEARING:
The basis of bearing is derived from GPS observations using the City of Wylie geodetic monuments. (Coordinate System: North Central Zone 4205 State Plane Coordinates, NAD83).

"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."

LINE	BEARING	DISTANCE
L1	N02°57'42"W	18.92
L2	N02°57'18"W	132.60
L3	N13°18'42"W	47.80
L4	N33°08'42"W	204.37
L5	N07°23'18"E	65.70
L6	N14°36'42"W	176.00



**OWNER NOTIFICATION MAP
ZONING CASE #2016-12**

NOTIFICATION REPORT

APPLICANT: Ron Haynes with Wylie DPV Limited
 8214 Westchester, Suite 950 Dallas, Texas 75225

APPLICATION FILE #2016-12

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Ron Haynes Wylie DPV Limited	8214 Westchester, Suite 950 Dallas, Texas 75225
2	Bilk A	Woodridge 16 Lot 1	R-10566-00A-0010-1	Woodbridge HOA	PO Box 201502 Arlington, Texas 76006
3	Bilk A	Woodridge 16 Lot 2	R-10566-00A-0020-1	Don Conoyer	303 Hogue Lane Wylie, Texas 75098
4	Bilk A	Woodridge 16 Lot 3	R-10566-00A-0030-1	Nicholas McPhaul	305 Hogue Lane Wylie, Texas 75098
5	Bilk A	Woodridge 16 Lot 4	R-10566-00A-0040-1	Marvin Dao	307 Hogue Lane Wylie, Texas 75098
6	Bilk A	Woodridge 16 Lot 5	R-10566-00A-0050-1	Gregory Colunga	309 Hogue Lane Wylie, Texas 75098
7	Bilk A	Woodridge 16 Lot 6	R-10566-00A-0060-1	Sarah Demetriou	311 Hogue Lane Wylie, Texas 75098
8	Bilk A	Woodridge 16 Lot 7	942590000A0070000	Jason Yeatts	313 Hogue Lane Wylie, Texas 75098
9	Bilk A	Woodridge 16 Lot 8	942590000A0080000	Woodbridge XVII Ltd	800 E. Campbell Road #130 Richardson, Texas 75081
10	Bilk A	Woodridge 16 Lot 9	942590000A0090000	Megatel Homes, Inc.	1800 Valley View Lane #400 Farmers Branch, Texas 75234
11	Bilk A	Woodridge 16 Lot 10	942590000A0100000	Megatel Homes, Inc.	1800 Valley View Lane #400 Farmers Branch, Texas 75234
12	Bilk A	Woodridge 16 Lot 11	942590000A0110000	Katherine Parrott	321 Hogue Lane Wylie, Texas 75098
13	Bilk A	Woodridge 16 Lot 12	942590000A0120000	Brian Nguyen	323 Hogue Lane Wylie, Texas 75098
14	Bilk F	Woodridge 16 Lot 1	R-10566-00F-0010-1	Woodbridge HOA	PO Box 201502 Arlington, Texas 76006
15	Bilk F	Woodridge 16 Lot 2	R-10566-00F-0020-1	Thangarajan Rathinasamy	215 Hogue Lane Wylie, Texas 75098
16	Bilk F	Woodridge 16 Lot 3	R-10566-00F-0020-1	Jacob Anthony	213 Hogue Lane Wylie, Texas 75098
17	Bilk F	Woodridge 16 Lot 4	R-10566-00F-0040-1	Ruth Alvarado	211 Hogue Lane Wylie, Texas 75098
18	Bilk F	Woodridge 16 Lot 5	R-10566-00F-0050-1	Carmen Brown	209 Hogue Lane Wylie, Texas 75098

19	Blk F	Woodridge 16 Lot 6	R-10566-00F-0060-1	Shawn Rucker	207 Hogue Lane Wylie, Texas 75098
20	Blk F	Woodridge 16 Lot 7	R-10566-00F-0070-1	Henry Mathias	205 Hogue Lane Wylie, Texas 75098
21	Blk A	Dominion Pleasant Valley Lot 1	R-10924-00A-0010-1	Wylie DPV Limited Partnership	520 N. Main Street Ste C #108 Herber City, UT 84032
22	Blk A	Dominion Pleasant Valley Lot 2	R-10924-00A-0210-1	Wylie DPV Limited Partnership	520 N. Main Street Ste C #108 Herber City, UT 84032
23	Blk A	Dominion Pleasant Valley Lot 3	R-10924-00A-0030-1	Wylie DPV Limited Partnership	520 N. Main Street Ste C #108 Herber City, UT 84032
24	Blk A	Dominion Pleasant Valley Lot 4	R-10924-00A-0040-1	Wylie DPV Limited Partnership	520 N. Main Street Ste C #108 Herber City, UT 84032
25	Blk A	Dominion Pleasant Valley Lot 5	R-10924-00A-0050-1	Wylie DPV Limited Partnership	520 N. Main Street Ste C #108 Herber City, UT 84032
26	Blk A	Dominion Pleasant Valley Lot 6	R-10924-00A-0060-1	Wylie DPV Limited Partnership	520 N. Main Street Ste C #108 Herber City, UT 84032
27	Blk A	Dominion Pleasant Valley Lot 7	R-10924-00A-0070-1	Wylie DPV Limited Partnership	520 N. Main Street Ste C #108 Herber City, UT 84032
28	Blk A	Dominion Pleasant Valley Lot 8	R-10924-00A-0080-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
29	Blk A	Dominion Pleasant Valley Lot 9	R-10924-00A-0090-1	City of Wylie	300 Country Club Road #100 Wylie, Texas 75098
30	Blk A	Dominion Pleasant Valley Lot 10	94050000A0100000	Ron Haynes DPV Limited Partnership	PO Box 346 Dallas, Texas 75206
31	Blk B	Dominion Pleasant Valley Lot 1	R-10924-00B-0010-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herber City, UT 84032
32	Blk B	Dominion Pleasant Valley Lot 2	R-10924-00B-0020-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herber City, UT 84032
33	Blk B	Dominion Pleasant Valley Lot 3	R-10924-00B-0030-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
34	Blk B	Dominion Pleasant Valley Lot 4	R-10924-00B-0040-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
35	Blk B	Dominion Pleasant Valley Lot 5	R-10924-00B-0050-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herber City, UT 84032
36	Blk D	Dominion Pleasant Valley Lot 1	R-10924-00D-0010-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herber City, UT 84032
37	Blk D	Dominion Pleasant Valley Lot 2	R-10924-00D-0020-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herber City, UT 84032
38	Blk D	Dominion Pleasant Valley Lot 3	R-10924-00D-0030-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
39	Blk D	Dominion Pleasant Valley Lot 4	R-10924-00D-0040-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herber City, UT 84032



40	Blk D	Lot 5	Blk D	Lot 5	R-10924-00D-0050-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
41	Blk D	Lot 6	Blk D	Lot 6	R-10924-00D-0060-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
42	Blk D	Lot 7	Blk D	Lot 7	R-10924-00D-0070-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
43	Blk D	Lot 8	Blk D	Lot 8	R-10924-00D-0080-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
44	Blk D	Lot 9	Blk D	Lot 9	R-10924-00D-0090-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
45	Blk D	Lot 10	Blk D	Lot 10	R-10924-00D-1010-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
46	Blk E	Lot 1	Blk E	Lot 1	R-10924-00E-0010-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
47	Blk E	Lot 2	Blk E	Lot 2	R-10924-00E-0020-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
48	Blk E	Lot 3	Blk E	Lot 3	R-10924-00E-0030-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
49	Blk E	Lot 4	Blk E	Lot 4	R-10924-00E-0040-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
50	Blk E	Lot 5	Blk E	Lot 5	R-10924-00E-0050-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
51	Blk E	Lot 6	Blk E	Lot 6	R-10924-00E-0060-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
52	Blk E	Lot 7	Blk E	Lot 7	R-10924-00E-0070-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
53	Blk E	Lot 8	Blk E	Lot 8	R-10924-00E-0080-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
54	Blk E	Lot 9	Blk E	Lot 9	R-10924-00E-0090-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
55	Blk E	Lot 10	Blk E	Lot 10	R-10924-00E-0100-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
56	Blk E	Lot 11	Blk E	Lot 11	R-10924-00E-0110-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
57	Blk E	Lot 12	Blk E	Lot 12	R-10924-00E-0120-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
58	Blk E	Lot 13	Blk E	Lot 13	R-10924-00E-0130-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
59	Blk E	Lot 14	Blk E	Lot 14	R-10924-00E-0140-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
60	Blk E	Lot 15	Blk E	Lot 15	R-10924-00E-0150-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603

82	Blk F	Lot 9	Blk F	Lot 9	R-10924-00F-0090-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
83	Blk F	Lot 10	Blk F	Lot 10	R-10924-00F-0100-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
84	Blk F	Lot 11	Blk F	Lot 11	R-10924-00F-0110-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
85	Blk F	Lot 12	Blk F	Lot 12	R-10924-00F-0120-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
86	Blk F	Lot 13	Blk F	Lot 13	R-10924-00F-0130-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
87	Blk F	Lot 14	Blk F	Lot 14	R-10924-00F-0140-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
88	Blk F	Lot 15	Blk F	Lot 15	R-10924-00F-0150-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
89	Blk F	Lot 16	Blk F	Lot 16	R-10924-00F-0160-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
90	Blk F	Lot 17	Blk F	Lot 17	R-10924-00F-0170-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
91	Blk F	Lot 18	Blk F	Lot 18	R-10924-00F-0180-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
92	Blk F	Lot 19	Blk F	Lot 19	R-10924-00F-0190-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
93	Blk F	Lot 20	Blk F	Lot 20	R-10924-00F-0200-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
94	Blk F	Lot 21	Blk F	Lot 21	R-10924-00F-0210-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
95	Blk F	Lot 22	Blk F	Lot 22	R-10924-00F-0220-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
96	Blk F	Lot 23	Blk F	Lot 23	R-10924-00F-0230-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
97	Blk F	Lot 24	Blk F	Lot 24	R-10924-00F-02400-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
98	Blk F	Lot 25	Blk F	Lot 25	R-10924-00F-0250-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
99	Blk F	Lot 26	Blk F	Lot 26	R-10924-00F-0260-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
100	Blk F	Lot 27	Blk F	Lot 27	R-10924-00F-0270-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
101	Blk F	Lot 28	Blk F	Lot 28	R-10924-00F-0280-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
102	Blk F	Lot 29	Blk F	Lot 29	R-10924-00F-0290-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001

103	Blk F	Lot 30	Blk F	Lot 30	R-10924-00F-0300-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
104	Blk F	Lot 31	Blk F	Lot 31	R-10924-00F-0310-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
105	Blk F	Lot 32	Blk F	Lot 32	R-10924-00F-0320-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
106	Blk F	Lot 33	Blk F	Lot 33	R-10924-00F-0330-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
107	Blk F	Lot 34	Blk F	Lot 34	R-10924-00F-0340-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
108	Blk F	Lot 35	Blk F	Lot 35	R-10924-00F-0350-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
109	Blk F	Lot 36	Blk F	Lot 36	R-10924-00F-0360-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
110	Blk F	Lot 37	Blk F	Lot 37	R-10924-00F-0370-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
111	Blk G	Lot 1	Blk G	Lot 1	R-10924-00G-0010-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
112	Blk G	Lot 2	Blk G	Lot 2	R-10924-00G-0020-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
113	Blk G	Lot 3	Blk G	Lot 3	R-10924-00G-0030-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
114	Blk G	Lot 4	Blk G	Lot 4	R-10924-00G-0040-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
115	Blk G	Lot 5	Blk G	Lot 5	R-10924-00G-0050-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
116	Blk G	Lot 6	Blk G	Lot 6	R-10924-00G-0060-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
117	Blk G	Lot 7	Blk G	Lot 7	R-10924-00G-0070-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
118	Blk G	Lot 8	Blk G	Lot 8	R-10924-00G-0080-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
119	Blk G	Lot 9	Blk G	Lot 9	R-10924-00G-0090-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
120	Blk G	Lot 10	Blk G	Lot 10	R-10924-00G-0100-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
121	Blk G	Lot 11	Blk G	Lot 11	R-10924-00G-0110-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
122	Blk G	Lot 12	Blk G	Lot 12	R-10924-00G-0120-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
123	Blk G	Lot 13	Blk G	Lot 13	R-10924-00G-0130-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032

124	Blk G	Lot 14	Dominion Pleasant Valley	R-10924-00G-0140-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
125	Blk G	Lot 15	Dominion Pleasant Valley	R-10924-00G-0150-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
126	Blk G	Lot 16	Dominion Pleasant Valley	R-10924-00G-0160-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
127	Blk G	Lot 17	Dominion Pleasant Valley	R-10924-00G-0170-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
128	Blk G	Lot 18	Dominion Pleasant Valley	R-10924-00G-0180-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
129	Blk G	Lot 19	Dominion Pleasant Valley	R-10924-00G-0190-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
130	Blk G	Lot 20	Dominion Pleasant Valley	R-10924-00G-0200-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
131	Blk G	Lot 21	Dominion Pleasant Valley	R-10924-00G-0210-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
132	Blk G	Lot 22	Dominion Pleasant Valley	R-10924-00G-0220-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
133	Blk G	Lot 23	Dominion Pleasant Valley	R-10924-00G-0230-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
134	Blk G	Lot 24	Dominion Pleasant Valley	R-10924-00G-0240-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
135	Blk G	Lot 25	Dominion Pleasant Valley	R-10924-00G-0250-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
136	Blk G	Lot 26	Dominion Pleasant Valley	R-10924-00G-0260-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
137	Blk G	Lot 27	Dominion Pleasant Valley	R-10924-00G-0270-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
138	Blk G	Lot 28	Dominion Pleasant Valley	R-10924-00G-0280-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
139	Blk G	Lot 29	Dominion Pleasant Valley	R-10924-00G-0290-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
140	Blk G	Lot 30	Dominion Pleasant Valley	R-10924-00G-0300-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
141	Blk G	Lot 31	Dominion Pleasant Valley	R-10924-00G-0310-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
142	Blk G	Lot 32	Dominion Pleasant Valley	R-10924-00G-0320-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
143	Blk G	Lot 33	Dominion Pleasant Valley	R-10924-00G-0330-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
144	Blk G	Lot 34	Dominion Pleasant Valley	R-10924-00G-0340-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032

187	Blk I	Lot 4	R-10924-001-0040-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
188	Blk I	Lot 5	R-10924-001-0050-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
189	Blk I	Lot 6	R-10924-001-0060-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
190	Blk I	Lot 7	R-10924-001-0070-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
191	Blk I	Lot 8	94050000010080000	DPB Limited Partnership Ron Haynes	PO Box 346 Dallas, Texas 75206
192	Blk I	Lot 9	94050000010090000	DPB Limited Partnership Ron Haynes	PO Box 346 Dallas, Texas 75206
193	Blk I	Lot 10	94050000010100000	DPB Limited Partnership Ron Haynes	PO Box 346 Dallas, Texas 75206
194	Blk I	Lot 11	94050000010110000	DPB Limited Partnership Ron Haynes	PO Box 346 Dallas, Texas 75206
195	Blk I	Lot 12	94050000010120000	DPB Limited Partnership Ron Haynes	PO Box 346 Dallas, Texas 75206
196	Blk I	Lot 13	94050000010130000	DPB Limited Partnership Ron Haynes	PO Box 346 Dallas, Texas 75206
197	Blk I	Lot 14	94050000010140000	DPB Limited Partnership Ron Haynes	PO Box 346 Dallas, Texas 75206
198	Blk I	Lot 15	94050000010150000	DPB Limited Partnership Ron Haynes	PO Box 346 Dallas, Texas 75206
199	Blk I	Lot 16	94050000010160000	DPB Limited Partnership Ron Haynes	PO Box 346 Dallas, Texas 75206
200	Blk I	Lot 17	94050000010170000	DPB Limited Partnership Ron Haynes	PO Box 346 Dallas, Texas 75206
201	Blk I	Lot 18	94050000010180000	DPB Limited Partnership Ron Haynes	PO Box 346 Dallas, Texas 75206
202	Blk I	Lot 19	94050000010190000	DPB Limited Partnership Ron Haynes	PO Box 346 Dallas, Texas 75206
203	Blk I	Lot 20	94050000010200000	DPB Limited Partnership Ron Haynes	PO Box 346 Dallas, Texas 75206
204	Blk I	Lot 21	94050000010210000	DPB Limited Partnership Ron Haynes	PO Box 346 Dallas, Texas 75206
205	Blk I	Lot 22	94050000010220000	DPB Limited Partnership Ron Haynes	PO Box 346 Dallas, Texas 75206
206	Blk I	Lot 23	94050000010230000	DPB Limited Partnership Ron Haynes	PO Box 346 Dallas, Texas 75206
207	Blk I	Lot 24	94050000010240000	DPB Limited Partnership Ron Haynes	PO Box 346 Dallas, Texas 75206

208	Blk J	Dominion Pleasant Valley Lot 1	940500000J0010000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
209	Blk J	Dominion Pleasant Valley Lot 2	940500000J0020000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
210	Blk J	Dominion Pleasant Valley Lot 3	940500000J0030000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
211	Blk J	Dominion Pleasant Valley Lot 4	940500000J0040000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
212	Blk J	Dominion Pleasant Valley Lot 5	940500000J0050000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
213	Blk J	Dominion Pleasant Valley Lot 6	940500000J0060000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
214	Blk J	Dominion Pleasant Valley Lot 7	R-10924-00J-0070-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
215	Blk J	Dominion Pleasant Valley Lot 8	R-10924-00J-0080-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
216	Blk K	Dominion Pleasant Valley Lot 2	940500000K0020000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
217	Blk K	Dominion Pleasant Valley Lot 3	940500000K003.0000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
218	Blk K	Dominion Pleasant Valley Lot 4	940500000K0040000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
219	Blk K	Dominion Pleasant Valley Lot 5	940500000K0050000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
220	Blk K	Dominion Pleasant Valley Lot 6	940500000K0060000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
221	Blk K	Dominion Pleasant Valley Lot 7	940500000K0070000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
222	Blk K	Dominion Pleasant Valley Lot 8	940500000K0020000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
223	Blk L	Dominion Pleasant Valley Lot 2	940500000L0020000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
224	Blk L	Dominion Pleasant Valley Lot 3	940500000L0030000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
225	Blk L	Dominion Pleasant Valley Lot 4	940500000L0040000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
226	Blk L	Dominion Pleasant Valley Lot 5	940500000L0050000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
227	Blk L	Dominion Pleasant Valley Lot 6	940500000L0060000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
228	Abst 1100	Tract 1	R-7100-000-0010-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032

229	Abst 1100	Tract 4	R-7100-000-0040-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
230	Abst 1384	Tract 3	65138456510030000	Ron Haynes Wylie DPV Limited Partnership	PO Box 346 Dallas, Texas 75206
231	Abst 1384	Tract 3.1	65138456510030100	Ron Haynes Wylie DPV Limited Partnership	PO Box 346 Dallas, Texas 75206
232	Abst 1384	Tract 4.1	6513846510040100	Ron Haynes Wylie DPV Limited Partnership	PO Box 346 Dallas, Texas 75206
233	Abst 1384	Tract 5	65138456510050000	Ron Haynes Wylie DPV Limited Partnership	PO Box 346 Dallas, Texas 75206
234	Abst 1384	Tract 6	65138456510060000	Ron Haynes Wylie DPV Limited Partnership	3710 Villanova Street Dallas, Texas 75225
235	Abst 1384	Tract 13	65138456510130000	NTMWD	PO Box 2408 Wylie, Texas 75098
236	Abst 1384	Tract 13.1	65138456510130100	Dallas County	500 Main Street - Records Bldg. Dallas, Texas 75202
237					
238					
239					
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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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-12.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-12.

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

Tuesday, October 18, 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: McGUYER Homebuilders, INC.
(please print)

Address: 7676 Woodway Drive #104
Houston, Texas 77603

Signature: Mike Edge

Date: 10-7-16

COMMENTS:

WE ARE the owner of the (42)
single family lots attached and are
in support of the requested zoning.

Address	Legal
324 Daylily Dr	8:A:1
113 Lavender Ln	7:D:1
115 Lavender Ln	8:D:1
117 Lavender Ln	9:D:1
112 Lavender Ln	7:E:1
114 Lavender Ln	8:E:1
124 Lavender Ln	13:E:1
127 Live Oak Dr	14:E:1
125 Live Oak Dr	15:E:1
123 Live Oak Dr	16:E:1
121 Live Oak Dr	17:E:1
119 Live Oak Dr	18:E:1
117 Live Oak Dr	19:E:1
115 Live Oak Dr	20:E:1
107 Live Oak Dr	24:E:1
102 Live Oak Dr	2:F:1
104 Live Oak Dr	3:F:1
114 Live Oak Dr	8:F:1
132 Live Oak Dr	17:F:1
111 Turk's Cap Tr	31:F:1
109 Turk's Cap Tr	32:F:1
107 Turk's Cap Tr	33:F:1
105 Turk's Cap Tr	34:F:1
103 Turk's Cap Tr	35:F:1
101 Turk's Cap Tr	36:F:1
100 Turk's Cap Tr	1:G:1

Address	Legal
227 Red Bud Pass	22:G:1
225 Red Bud Pass	23:G:1
223 Red Bud Pass	24:G:1
221 Red Bud Pass	25:G:1
211 Red Bud Pass	29:G:1
209 Red Bud Pass	30:G:1
111 Autumn Sage Dr	35:G:1
109 Autumn Sage Dr	36:G:1
101 Autumn Sage Dr	40:G:1
100 Autumn Sage Dr	15:H:1
102 Autumn Sage Dr	16:H:1
104 Autumn Sage Dr	17:H:1
106 Autumn Sage Dr	18:H:1
108 Autumn Sage Dr	19:H:1
121 Lantana Lane	4:H:1
123 Lantana Lane	3:H:1