

Planning & Zoning Commission



March 1, 2016

Regular Business Meeting



Wylie Planning and Zoning Commission

NOTICE OF MEETING

**Regular Meeting Agenda
Tuesday, March 1, 2016 – 6:00 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building #100**

Ron Smith..... Chair
Dennis Larson..... Vice Chair
David Williams 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 BradleyAdministrative 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 January 19, 2016, Regular Meeting.

REGULAR AGENDA

Public Hearing Agenda

Motion to remove from table

1. Continue a Public Hearing and consider a recommendation to the City Council regarding an amendment to PD 2006-01 to allow R6.9 and R8.4 zoning categories for single-family residential development on approximately 104.82 acres, generally located between McCreary Road and Springwell Parkway approximately 1200 feet south of FM544. **ZC 2016-02**

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on the 26th day of February, 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 February 16, 2016 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

Chair Ron Smith called the meeting to order at 6:03PM. In attendance were: Chair Smith, Commissioner Mike McCrossin, Commissioner Sonia Ahmed, and Commissioner Jerry Stiller. Those absent were Commissioner David Williams and Commissioner Dennis Larson.

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

INVOCATION & PLEDGE OF ALLEGIANCE

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

CITIZENS COMMENTS

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

CONSENT ITEMS

1. Consider and act upon approval of the Minutes from the February 2, 2016, Regular Meeting.

Board Action

A motion was made by Commissioner Stiller and seconded by Commissioner Ahmed to approve the minutes for February 2, 2016, as submitted. Motion carried 5 – 0.

REGULAR AGENDA

Regular Agenda

Item 1 – Site Plan Freddy's Frozen Custard

Consider, and act upon a Site Plan for Freddy's Addition, Lot 1, Block B of Freddy's Addition, located on the southeast corner of FM 544 and Regency Drive.

Staff Presentation

Mr. Molina stated that the applicant proposes to construct a one-story 3,500 square foot building with a drive-through on 1.22 acres.

The exterior material is comprised of brick and split face stone. As presented this 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.

Board Action

With no questions for the applicant, a motion was made by Commissioner Stiller, and seconded by Commissioner McCrossin, to approve the Site Plan Freddy's Frozen Custard Restaurant. Motion carried 5 – 0.

Item 2 – Final Plat for Kreymer Park

Consider and act upon recommendation to City Council for Final Plat for Kreymer Park, developing 151 residential lots, generally located on East Stone Road approximately 2000' south of East Brown Street.

Staff Presentation

The property totals 45.57 acres and will create 151 single-family residential lots and three open space lots for park and recreational purposes. The subject property is part of Planned Development District (PD 2015-29), approved in September 2015.

The difference from the Preliminary Plat and the proposed Final Plat is Lot 3X will be owned and maintained by the Homeowners Association. The other two open space lots will be owned by the City of Wylie, and maintained by the Homeowners Association.

The plat dedicates necessary rights-of-way, and utility easements. This dedication includes a ten foot utility easement along each front yard for franchise utilities.

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

Board Action

A motion was made by Commissioner Ahmed, and seconded by Commissioner Owens, to recommend approval to the City Council Final Plat Kreymer Park. Motion carried 5 – 0.

Public Hearing

Public Hearing 1 – Zoning Case 2016-03 – All-Storage Facility

A motion was made by Commissioner Stiller, and seconded by Commissioner Owens, to remove ZC 2016-03 from the table. Motion carried 5 – 0.

Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change of zoning from Commercial Corridor (CC) and Light Industrial (LI) to Planned Development-Light Industrial (PD-LI) to allow for proposed Mixed Use Development for retail and self-storage use on 6.25 acres, generally located southeast of SH 78 between Century Way and old Alanis Drive. **ZC 2016-03.**

Staff Presentation

Ms. Ollie stated that the applicant is requesting a change of zoning to establish Planned Development zoning to allow a Mixed Use Development on 6.25 acres southeast of SH 78 between Century Way and old Alanis Drive. The proposal includes development of 9,300 square feet of commercial retail space and 106,800 gross square feet of self-storage along the frontage of Highway 78 on approximately 2-1/2 acres, currently zoned Commercial Corridor. The balance of the property will consists of two three-story self-storage buildings and one single-story self-storage building and is currently zoned Light Industrial.

The Commercial Corridor proportion is approximately 280 feet in depth and is situated approximately 2,500 feet or ½ mile northeast from the southern city limit line along SH 78. The 9,300 square foot retail space covers about eight percent of the frontage lot, while the footprint of the storage facility comprises about thirty-five percent of the frontage lot.

In 2007 City Council adopted Ordinance 2007-04 specifying the location of mini-warehouse uses throughout the City. In 2011, Council again directed staff to revisit land use categories and specifically address mini-storage uses. With the adoption of Ordinance 2012-01, mini-warehouse uses were allowed with a Special Use Permit only within Light Industrial and Heavy Industrial Districts.

The proposed location is a major gateway into the city. However, staff feels that there are some unique characteristics in the shape of the lot that may warrant such uses. Due to the narrowness of the Light Industrial portion, mini-warehouse uses may be conducive to the site. This portion is approximately 167 feet in width.

Staff's recommendation does differ from the proposal as submitted. Staff's recommendation is that the front portion remains Commercial Corridor zoning and allows only those uses designated by the current zoning ordinance. The remaining portion would allow mini-storage uses and prohibit those uses as listed in the Planned Development Conditions.

Eleven notifications were mailed to property owners within 200 feet of the proposal. One response was received in favor of the request, and one response in opposition of the request. Thirty-seven responses were received outside the notification area, with seven responses outside city limits. Three responses were received from the same address within the 200 foot buffer. The comments made from those opposing, stated why allow self-storage adjacent to an existing self-storage facility; the subject property is a gateway into the city, and asked for development for restaurants.

The architectural and landscape design of the facility meets and or exceeds the base requirements of the zoning ordinance.

Applicant and Board Discussion

Mr. Bill Dahlstrom, 2323 Ross Avenue, Suite 600, Dallas, Texas and Mr. Coy Quine, 301 S Sherman Street, Dallas, Texas both represented as the applicant for the proposed property. Mr. Dahlstrom stated that the proposed mini warehouse facility will be high quality, with architectural enhancements and landscaping that exceeds the requirements within the zoning ordinance. The loading and unloading for the self-storage units are covered and out of the elements, and are climate controlled. An eight foot tubular fence is proposed to be installed surrounding the property.

The buildings facing Highway 78 will be approximately 3-1/2 stories tall, the first floor will allow retail/restaurant. The top floor will allow self-storage, with an elevator and covered parking in the back. The covered parking will allow clients to load and unload out of the elements. The types of clientele are homeowners desiring to store items due to enlarging house size, and not small contracting companies. No caretakers will be living on the property. The access will be through a code-accessed gate, and the office will be open seven days a week from 9:00 am to 6:00 pm.

Commissioner Ahmed questioned the applicant why Wylie. Mr. Dahlstrom and Mr. Quine responded that there is a demand for it in Wylie. Mr. Quine stated that the proposal offers a drive-through facility, where the other facilities do not.

Mr. Dahlstrom stated that there is no anchor tenant at this time, but desiring to occupy forty percent by a restaurant, and a portion leased out to typical tenants such as a nail salon and spa.

Chair Smith adjourned the meeting for a short break at 7:03 and the meeting re-convened at 7:10PM.

Public Comments

Chair Smith continued the Public Hearing.

Mr. Bill Swisher, 4422 Scenic Circle, Garland, Texas spoke in opposition of the request. He stated that he represented some citizens of Wylie and adjacent business owners of the property.

Mr. Shawn Valk, 1834 S FM 551, Fate, Texas, spoke in opposition of the request, stating that the market does not call for additional self-storage units, as he owns property that is approved to construct a self-storage unit with commercial on the front.

Mr. Don Triplet, 7018 Cottonwood, Sachse, spoke in opposition of the request, stating that proposed facility is very large. Even though Wylie and Sachse are both growing, we don't want to look back see a lot of storage facilities.

Mr. Sam Satterwhite, WEDC, stated that he was neither in favor nor in opposition of the request. The proposal offers enhancement landscaping to the two and half acres, which is over and above the requirements within the zoning ordinance. The back portion of the property is very narrow and would be difficult to develop.

Chair Smith closed the Public Hearing.

Board Discussion

Mr. Dahlstrom stated that the economy demands the proposed type of mini-warehouse units. The entire facility will be fire sprinkled. In response to public comments made, competition makes the economy strong. The value of the property to develop is approximately 12 to 13 million dollars.

Commissioners discussed zoning and uses allowed by right. Ms. Ollie stated that the applicant could withdraw, and another developer could come in and meet the base requirements from the Zoning Ordinance and be allowed to build under basic guidelines and design standards. The applicant proposes enhancements for landscaping and architectural elements with the proposed Planning Development.

Board Action

A motion was made by Commissioner Owens to recommend approval of the Zoning Case 2016-03, with commercial use only in the front two and a half acres (2 ½ acres) and allow the self-storage in the back on three point seven (3.7) acres. Motion failed due to second.

The Commissioners desired additional clarification on the zoning. Ms. Ollie stated that the proposal is still a Planned Development zoning, and restricting the uses on the front is a stipulation only. The Commissioners could make a stipulation for Commercial Corridor in the front, but it would take applicant to re-design the Concept Plan before going to City Council.

A motion was made by Commissioner Owens, and seconded by Commissioner Ahmed, to recommend approval for Zoning Case 2016-03 to the City Council, with stipulation of allowing Commercial uses only in the front on 2 ½ acres, and mini-warehouse use in the back on 3.7 acres. Motion carried 5 – 0.

Chair Smith stated that there will be a meeting on March 1, 2016.

ADJOURNMENT

A motion was made by Commissioner Stiller, and seconded by Commissioner McCrossin to adjourn the meeting at 8:15PM. All Commissioners were in consensus.

Ron Smith, Chair

ATTEST:

Mary Bradley, Administrative Assistant

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Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date:	<u>March 1, 2016</u>	Public Hearing Item Number:	<u>1</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Jasen Haskins</u>		
Date Prepared:	<u>February 24, 2016</u>	Zoning Case Number	<u>2016-02</u>
			<u>Location Map, Exhibits, Notification List/Map and Responses</u>
		Exhibits:	

Subject

Hold a Public Hearing and consider a recommendation to the City Council regarding an amendment to PD 2006-01 to allow R6.9 and R8.4 zoning categories for single-family residential development on approximately 104.82 acres, generally located between McCreary Road and Springwell Parkway approximately 1200 feet south of FM544. **ZC 2016-02**

Recommendation

Motion to Recommend approval to the City Council regarding an amendment to PD 2006-01 to allow R6.9 and R8.4 zoning categories for single-family residential development on approximately 104.82 acres, generally located between McCreary Road and Springwell Parkway approximately 1200 feet south of FM544. **ZC 2016-02**

Discussion

Owner: Woodbridge North Commercial I, Ltd.

Applicant: Herzog Development Corp.

Motion to Remove from Table

The applicant was granted a table at the February 2, 2016 in order to present the development plan to the Parks Board. The Parks Board considered park and trail improvements at their February 22, 2016 meeting including the addition of constructing a hike and bike trail within the Oncor property that runs east-west through the proposed subdivision and a new City Park on the property. The proposed improvements are presented in Exhibits C & D.

The applicant is requesting to amend PD 2006-01 to allow R6.9 and R8.4 zoning categories on approximately 105 acres of land. The land is generally located south of FM 544 between McCreary Road and Springwell Parkway, directly south of the commercial property that includes Target and Kohl's.

When originally presented to staff and included in the presentation that was then Tabled, the PD specified some lot sizes (R5.5) of 5,500 square feet minimum with single family houses starting at 2,000 square feet and some lot sizes (R8.4) of 8,400 square feet minimum with houses starting at 2,200 square feet. The maximum number of lots was not to exceed 436 lots.

Currently, the PD specifies no more than 225 lots being (R6.9) 6,900 square feet minimum with single family houses ranging from 2,000 square feet to 2,800 square feet and no more than 160 lots being (R8.5) 8,500 square feet minimums with houses ranging from 2,200 square feet to 3,000 square feet. The maximum number of lots shall not exceed 385 lots. These, and other development standards are shown and described in Exhibits A and B.

In addition to differing lots sizes, the PD differs from the Zoning Ordinance by; allowing 75% masonry exterior materials (normally 100%), side yard setbacks of five feet (normally 10 feet), rear yard set backs of 10 feet (normally 25 feet), lowering the maximum building height to 35 feet (normally 40 feet) and increasing the sidewalk width on collector streets from 5' to 8'.

Properties to the north are developed as retail and to the west as age restricted multi family. The property to the south is a landfill owned by the North Texas Municipal Water District.

The proposed PD amendments align with the adopted Comprehensive Development Plan which defines this area as General Urban, allowing some overlap between single family and multi-family or commercial uses.

Notification/Responses: Twenty-Three (23) notifications were mailed; with no responses returned at the time of posting.

Approved By

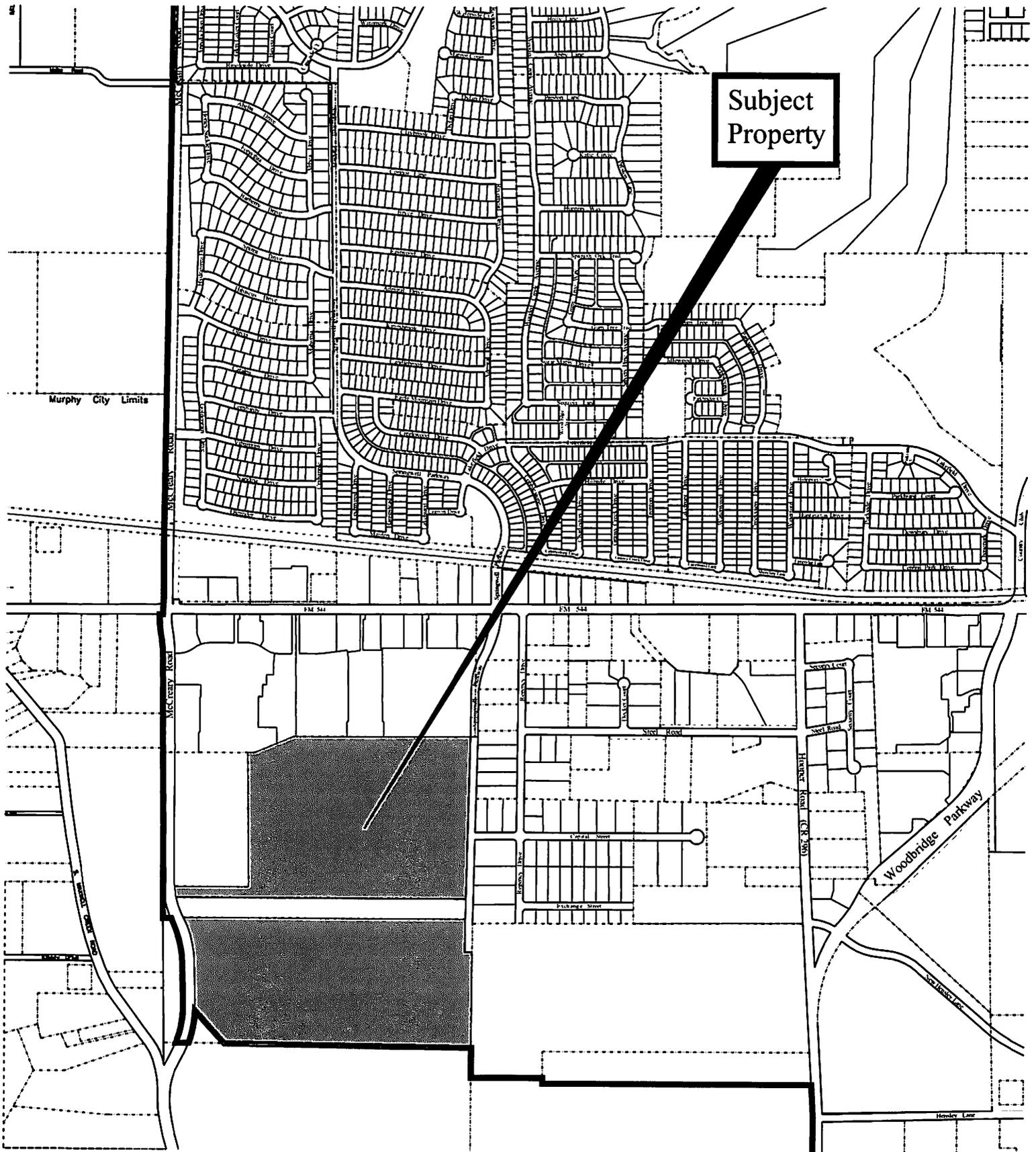
Initial

Date

Department Director

RO

02/26/16



LOCATION MAP
ZONING CASE #2016-02

EXHIBIT "A"

LEGAL DESCRIPTION ZONING TRACT 1 50.164 ACRES

BEING a tract of land situated in the W.M. SACHSE SURVEY, ABSTRACT NO. 835, City of Wylie, Collin County, Texas and being part of that tract of land described in Deed to Woodbridge North Commercial I, Ltd., as recorded in Volume 5971, Page 1125, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a point for the common northeast corner of said Woodbridge North Commercial I, Ltd. tract and southeast corner of that tract of land described in Deed to Woodbridge North Development, LLC, as recorded in Document No. 20060405000442250, Deed Records, Collin County, Texas;

THENCE South 00 degrees 22 minutes 13 seconds East, a distance of 1,146.17 feet to a point for corner;

THENCE South 89 degrees 50 minutes 17 seconds West, a distance of 1,946.71 feet to a point for corner;

THENCE North 00 degrees 30 minutes 51 seconds West, a distance of 1,005.95 feet to a point for corner;

THENCE North 89 degrees 28 minutes 02 seconds East, a distance of 125.36 feet to a point for corner;

THENCE North 67 degrees 45 minutes 00 seconds East, a distance of 348.43 feet to a point for corner;

THENCE North 89 degrees 31 minutes 02 seconds East, a distance of 1,500.54 feet to the **POINT OF BEGINNING** and containing 50.164 acres of land, more or less.

EXHIBIT "A"

LEGAL DESCRIPTION ZONING TRACT 2 53.995 ACRES

BEING a tract of land situated in the W.M. SACHSE SURVEY, ABSTRACT NO. 835, City of Wylie, Collin County, Texas and being part of that tract of land described in Deed to Woodbridge North Commercial I, Ltd., as recorded in Volume 5971, Page 1125, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a point for the common northwest corner of that tract of land described in Deed to Woodbridge North I, Ltd., as recorded in Volume 5579, Page 1102, Deed Records, Collin County, Texas and an exterior ell corner of said Woodbridge North Commercial I, Ltd. tract;

THENCE South 00 degrees 05 minutes 53 seconds East, a distance of 428.02 feet to a point for corner;

THENCE South 00 degrees 52 minutes 17 seconds East, a distance of 230.37 feet to a point for corner;

THENCE South 88 degrees 04 minutes 32 seconds West, a distance of 2,195.99 feet to a point for corner;

THENCE North 42 degrees 48 minutes 30 seconds West, a distance of 346.75 feet to a point for corner;

THENCE North 01 degrees 56 minutes 58 seconds West, a distance of 369.04 feet to a point for corner at the beginning of a curve to the left having a central angle of 25 degrees 12 minutes 14 seconds, a radius of 910.00 feet and a chord bearing and distance of North 12 degrees 33 minutes 01 seconds West, 397.08 feet;

THENCE Northerly, with said curve to the left, an arc distance of 400.30 feet to a point for corner;

THENCE North 89 degrees 50 minutes 27 seconds East, a distance of 2,463.14 feet to a point for corner;

THENCE South 00 degrees 22 minutes 13 seconds East, a distance of 286.28 feet to a point for corner;

THENCE North 89 degrees 17 minutes 59 seconds East, a distance of 60.02 feet to the **POINT OF BEGINNING** and containing 53.995 acres of land, more or less.

Amendment To
Exhibit "B"
PLANNED DEVELOPMENT DISTRICT
DEVELOPMENT STANDARDS
(Zoning Case 2016-02)

1.2 Zoning Classifications: Tract 2 may be developed in accordance with the standards defined in Retirement Housing District (RH), Corridor Commercial District (CC), Business Center (BC), R-6.9 Single Family and R-8.4 Single Family.

4.2 Procedures of the Planned Development District:

d. A preliminary plat will be required for all single family development.

4.4 Street Requirements: The street shown on Tract 2 of the Zoning Exhibit attached hereto as an East/West Collector between McCreary Road and Springwell shall be developed with a sixty five (65) foot right-of-way and a pavement width of 38 feet back to back of curb.

4.5 Secondary Collector and Collector Landscaping Requirements: Parkway tree plantings along the East /West Collector between McCreary Road and Springwell will be informal in appearance. One large tree for each one hundred fifty (150) feet of right-of-way and one accent tree for every one hundred (100) feet of right-of-way will be planted in clusters from one (1) to five (5) trees.

4.6 Secondary Collector and Collector Sidewalk Requirements:

In order to provide for a meandering trail on one side of the East/West Collector Street having a minimum width of eight (8) feet, the pavement will be allowed to be offset to one side a maximum of five (5) feet.

5.0 PLANNED DEVELOPMENT – SINGLE FAMILY RESIDENTIAL

5.1 General Description:

The residential development within this Planned Development District is intended to accommodate two single family residential uses. The residential units will be comprised of R-8.4 Single Family and R-6.9 Single Family. Development standards for each of the aforementioned housing types are outlined within these planned development standards.

5.2 Permitted Uses:

- a. Residential units as described herein.
- b. Private or public recreation facilities outdoor only.
- c. Utility distribution lines and facilities.

- d. Parks, linear greenbelt areas, trails and walkways, playgrounds and neighborhood recreation facilities including swimming pools.
- e. Real estate sales offices and model homes during the development and marketing of the residential areas to remain open until the last home is sold and a certificate of occupancy is issued.
- f. Electronic security facilities including control counter.
- g. Directional signs pertaining to the development.
- h. Temporary buildings, advertising signs, and uses incidental to construction work on the premises, which shall be removed upon completion of the last home in the subdivision.
- i. Concrete batch plant, temporary during construction when approved by the TCEQ and permitted by code enforcement for the paving of streets, park trails and sidewalks within each phase of this subdivision.

5.3 Density:

The overall maximum allowed residential units shall not exceed 385 units.

5.4 Garage, Parking and Drive way Requirements: Garage, parking and driveway requirements for single family development areas shall be as follows:

- a. All homes constructed on R-8.4 Lots shall have a two (2) car swing entry garages. A third single car garage door may face the street as long as there is a thirty (30) foot setback from the front of the garage door to the front property line.
- b. No parking space, garage or other automobile storage space or structure shall be used for storage of any commercial vehicle with the exception that a recreation vehicle, travel trailer, boat or similar equipment may be stored off-street and behind the front building line by the owner or occupant of the residential premises in accordance with the screening portion of this ordinance.
- c. No driveway entrances shall be allowed to be constructed on the side or rear lot line adjacent to any secondary collector or collector.

5.5 Building Materials: The building materials requirements shall be as follows:

- a. A minimum of seventy-five (75) percent of the total exterior wall surfaces of all main buildings shall have an exterior finish of stone, brick, or other masonry veneer as otherwise approved by the Building Official. Regarding gables, if in front of an attic space, the gable is exempt from masonry requirement. If the gable is in front of a living space, it is considered into the calculation of masonry.

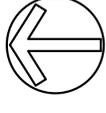
5.6 **R-8.4 Single Family:** R-8.4 Single Family units are another form of single family, detached housing units, having access and frontage on a public or private road. Building and area requirements are as follows:

- a. Minimum Dwelling Size: The minimum area of the main building exclusive of garages, breezeways and porticos is as follows:

At least 25% of the dwellings	3,000 square feet
At least 50% of the dwellings	2,600 square feet
Remaining 25% of the dwellings	2,200 square feet
- b. Lot Area: The minimum area of any lot shall be eight thousand four hundred (8,400) square feet.
- c. Lot Coverage: In no case shall more than fifty-five (55) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. Lot Width: The minimum width of any lot shall be seventy (70) feet at the front building line, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of sixty (60) feet at the building line; provided all other requirements of this section are fulfilled.
- e. Lot Depth: The minimum depth of any lot shall be one hundred ten (110) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-points on front and rear lot lines, of one hundred (100) feet; provided all other requirements of this section are fulfilled.
- f. Front Yard: The minimum depth of the front yard shall be twenty five (25) feet, except for side entry garages which shall have a minimum depth of the front yard of fifteen (15) feet.
- g. Side Yard: The minimum side yard on each side of the lot shall be five (5) feet. A side yard adjacent to a street shall be a minimum of ten (10) feet.
- h. Rear Yard: The minimum depth of the rear yard shall be ten (10) feet.
- i. Maximum Building Height: Buildings shall be a maximum of two and one-half (2 ½) stories, or thirty five (35) feet.
- j. The maximum number of R-8.4 units shall not exceed 160.

5.7 **R-6.9 Single Family:** R-6.9 Single Family units are another form of single family, detached housing units, having access and frontage on a public or private road. Building and area requirements are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building exclusive of garages, breezeways and porticos is as follows:
- | | |
|--------------------------------|-------------------|
| At least 25% of the dwellings | 2,800 square feet |
| At least 50% of the dwellings | 2,400 square feet |
| Remaining 25% of the dwellings | 2,000 square feet |
- b. **Lot Area:** The minimum area of any lot shall be six thousand nine hundred (6,900) square feet.
- c. **Lot Coverage:** In no case shall more than fifty-five (55) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. **Lot Width:** The minimum width of any lot shall be fifty (60) feet at the front building line, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of forty (55) feet at the building line; provided all other requirements of this section are fulfilled.
- e. **Lot Depth:** The minimum depth of any lot shall be one hundred ten (110) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-points on front and rear lot lines, of one hundred (100) feet; provided all other requirements of this section are fulfilled.
- f. **Front Yard:** The minimum depth of the front yard shall be twenty five (25) feet.
- g. **Side Yard:** The minimum side yard on each side of the lot shall be five (5) feet. A side yard adjacent to a street shall be a minimum of ten (10) feet.
- h. **Rear Yard:** The minimum depth of the rear yard shall be ten (10) feet.
- i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2 ½) stories, or thirty five (35) feet.
- j. The maximum number of R-6.9 units shall not exceed 225.



PARK LEGEND

	PUBLIC PARK
	PRIVATE (H.O.A.) OPEN SPACE
	PROPOSED HIKE & BIKE TRAIL
	PLAY GROUND
	TRAIL CROSSING
	BENCH
	TRASH RECEPTACLE
	MILEAGE MARKER
	ONCOR TOWER
	ONCOR STRUCTURE ZONE

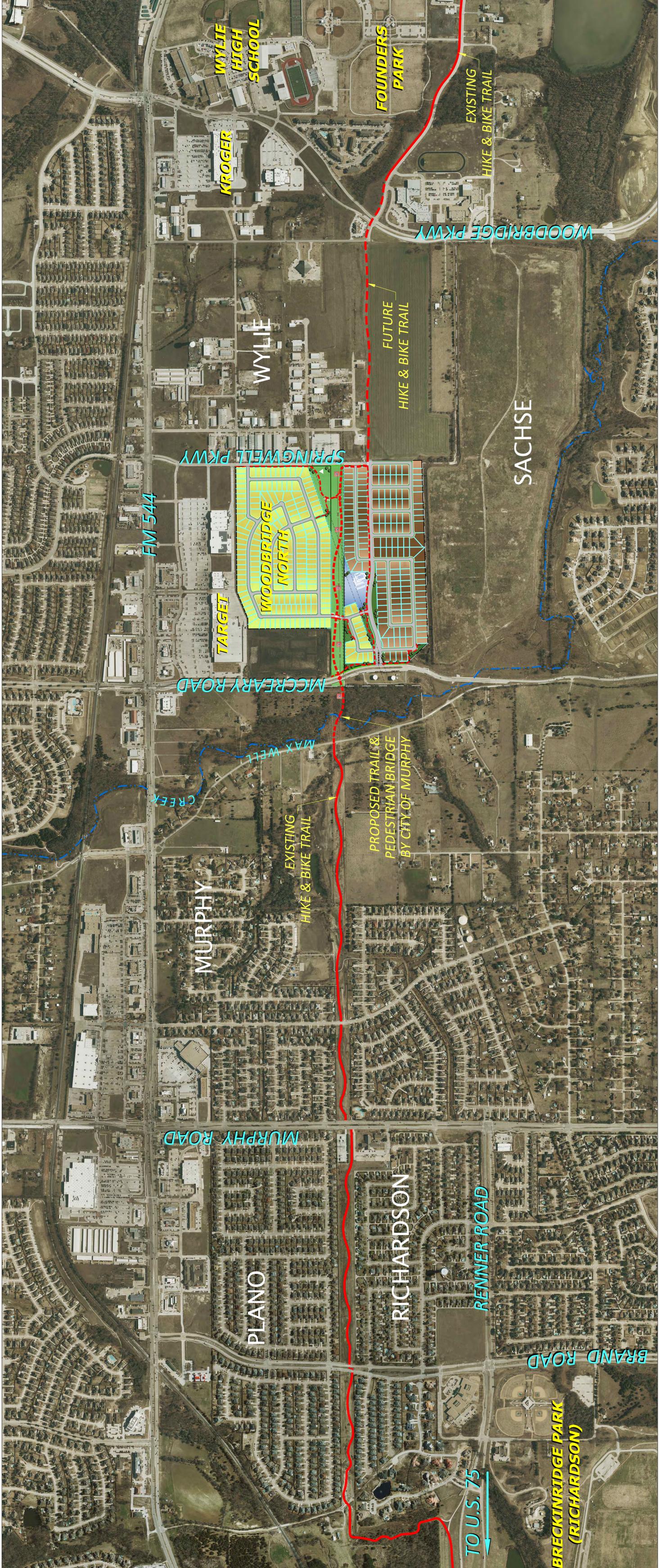
EXHIBIT D

**PARK CONCEPT PLAN
WOODBIDGE NORTH**

104.16 ACRES
WYLIE, TEXAS



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



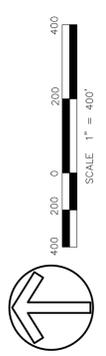
LEGEND

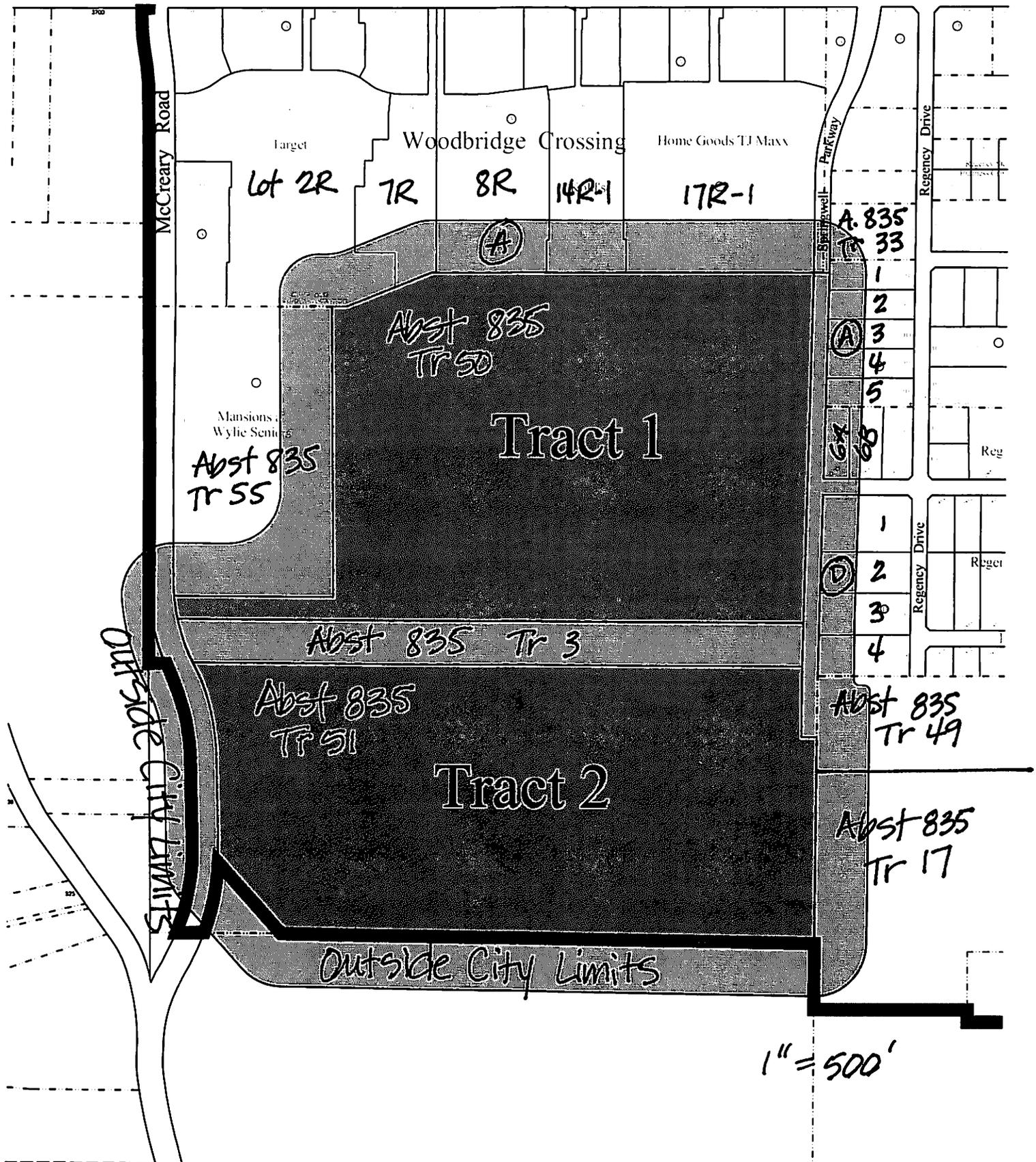
- EXISTING HIKE & BIKE TRAIL
- PROPOSED HIKE & BIKE TRAIL
- FUTURE HIKE & BIKE TRAIL
- CITY LIMITS

REGIONAL TRAIL MAP

WOODBRIDGE NORTH

CITY OF WYLLIE, TEXAS





OWNER NOTIFICATION MAP
 ZONING CASE #2016-02

NOTIFICATION REPORT

APPLICANT: Don Herzog with Herzog Development Corpora
800 E. Campbell Rd #130 Richardson, Tx 75081

APPLICATION FILE #2016-02

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Don Herzog Herzog Development Corporation	800 E. Campbell Road #130 Richardson, Texas 75081
2	Abst 835	Tract 3	R-6835-000-0030-1	Oncor Electric Delivery Co.	PO Box 219071 Dallas, Texas 75221
3	Abst 835	Tract 17	R-6835-000-0170-1	Woodbridge North Commerical 1 Ltd.	800 E. Campbell Road #130 Richardson, Texas 75081
4	Abst 835	Tract 33	R-6835-000-0330-1	Emerson Leasing, LLC	2720 Safari Circle Plano, Texas 75025
5	Abst 835	Tract 49	R-6835-000-0490-1	Woodbridge North Commerical 1 Ltd.	800 E. Campbell Road #130 Richardson, Texas 75081
6	Abst 835	Tract 50	R-6835-000-0500-1	Woodbridge North Commerical 1 Ltd.	800 E. Campbell Road #130 Richardson, Texas 75081
7	Abst 835	Tract 51	R-6835-000-0510-1	Woodbridge North Commerical 1 Ltd.	800 E. Campbell Road #130 Richardson, Texas 75081
8	Blk A	Woodbridge Crossing Lot 2R	R-9638-00A-002R-1	Target Corporation	1000 Nicollet Mall Minneapolis, MN 55403
9	Blk A	Woodbridge Crossing Lot 7R	R-9638-00A-007R-1	Woodbridge Crossing, LP	PO Box 9271 Oakbrook, IL 60522
10	Blk A	Woodbridge Crossing Lot 8R	R-9638-00A-008R-1	Woodbridge Crossing, LP	PO Box 9271 Oakbrook, IL 60522
11	Blk A	Woodbridge Crossing Lot 14R-1	R-9638-00A-14R1-1	Kohl's Illinois, Inc.	4340 Fox Valley Center Drive Aurora, IL 60504
12	Blk A	Woodbridge Crossing Lot 17R-1	R-9638-00A-17R1-1	Woodbridge Crossing, LP	PO Box 9271 Oakbrook, IL 60522
13	Blk A	Regency Business Pk #1 Lot 1	R-1949-00A-0010-1	Austin Realty, Ltd	110 Regency Drive Wylie, Texas 75098
14	Blk A	Regency Business Pk #1 Lot 2	R-1949-00A-0020-1	JBE Leasing, LLC	1033 Fireside Drive Allen, Texas 75002
15	Blk A	Regency Business Pk #1 Lot 3	R-1949-00A-0030-1	Mann Alliance, Ltd	6612 Jupiter Road Plano, Texas 75074
16	Blk A	Regency Business Pk #1 Lot 4	R-1949-00A-0040-1	Jerome Smith	401 Saint Michaels Way Rockwall, Texas 75032
17	Blk A	Regency Business Pk #1 Lot 5	R-1949-00A-0050-1	Jerry Stiller	920 Alfred Drive Wylie, Texas 75098
18	Blk A	Regency Business Pk #2 Lot 6A	R-2208-00A-006A-1	Higley Specialty Holdings LLC	3704 Windmill Court Plano, Texas 75074

19	Blk A	Regency Business Pk #2 Lot 6B	R-2208-00A-006B-1	James Hilborn	2903 Capitol Street Wylie, Texas 75098
20	Blk D	Regency Business Pk #2 Lot 1	R-2208-00D-0010-1	Farmers Electric Coop Inc	2000 I-30 E Greenville, Texas 75402
21	Blk D	Regency Business Pk #2 Lot 2	R-2208-00D-0020-1	Farmers Electric Coop Inc	2000 I-30 E Greenville, Texas 75402
22	Blk D	Regency Business Pk #2 Lot 3	R-2208-00D-0030-1	Gogi Singh	1242 Bonner Avenue Fremont, CA 94536
23	Blk D	Regency Business Pk #2 Lot 4	R-2208-00D-0040-1	Sapinder Grewal	1242 Bonner Avenue Fremont, CA 94536
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