

Planning & Zoning Commission



August 2, 2016

Regular Business Meeting



Wylie Planning and Zoning Commission

NOTICE OF MEETING

**Regular Meeting Agenda
Tuesday, August 2, 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 July 19, 2016, Regular Meeting.

REGULAR AGENDA

Regular Agenda

1. Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Cox Fine Floors Addition, creating one lot on 0.967 acres, generally located north of the intersection of Country Club Road and Brown Street.
2. Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Inspiration, Phase 5A consisting of 6.707 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2414) on Inspiration Blvd.
3. Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Inspiration, Phase 3A consisting of 50.075 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2414) on Inspiration Blvd.
4. Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Inspiration, Phase 3C consisting of 16.431 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2414) on Inspiration Blvd.

Public Hearing

1. Hold a Public Hearing and consider and act upon a recommendation to the City Council regarding a Replat for Oaks Addition Lots 6R and 6R1, Block C; Being a Replat of Lot 6, Block C of Oaks Addition, located at 606 E Oak Street. **RP 2016-04**
2. Hold a Public Hearing and consider and act upon a recommendation to the City Council regarding a Replat for Russell Addition Lots 2B-RA and 2B-RB, Block 3; Being a Replat of Lot 2B, Block 3 of Russell Addition, located at 419 N Jackson Avenue. **RP 2016-03**
3. Hold a Public Hearing and consider and act upon a recommendation to the City Council regarding a Replat for Kellers 2nd Addition Lot 12R, Block 6; Being a Replat of Lots 12, 13, 14, & 15, Block A of Kellers 2nd Addition, located at 100 Elliot Street. **RP 2016-02**
4. Hold a Public Hearing and consider a recommendation to the City Council regarding a change in zoning from Agricultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating approximately 50 residential lots on 16.739 acres, generally located west of Kreymer Lane and north of Stone Road, (1033 S. Kreymer Ln; 1053 S. Kreymer Ln) **ZC 2016-09**

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on the 29th day of July, 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 July 19, 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 6:00 p.m. A quorum was present. Commissioners present were: Vice Chair Dennis Larson, Commissioner Jerry Stiller, Commissioner Randy Owens, Commissioner Sonia Ahmed, Commissioner Roger Myers, and Commissioner Mike McCrossin. Commissioner Ron Smith was absent.

Staff present was Jasen Haskins, Sr Planner, Kevin Molina, Planner and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner McCrossin gave the Invocation. 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 Citizen Participation.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes from the July 5, 2016, Regular Meeting.

Board Action

A motion was made by Commissioner Stiller and seconded by Commissioner McCrossin to approve the minutes for July 5, 2016, as submitted. Motion carried 6 – 0.

REGULAR AGENDA

Regular Agenda

Item 1 – Preliminary Plat New Haven at Wylie

Consider, and act upon, a recommendation to the City Council regarding a Preliminary 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.

Staff Presentation

Mr. Haskins stated that the property totals 3.126 acres and will create one lot. The property is zoned Neighborhood Services with a Special Use Permit to allow for Assisted Living.

A Site Plan is also on this agenda for consideration.

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

Board Action

With no questions for the Applicant, A motion was made by Commissioner Owens, and seconded by Commissioner Ahmed, to recommend approval to the City Council for the Preliminary Plat for New Haven at Wylie. Motion carried 6 – 0.

Item 2 – Site Plan New Haven at Wylie

Consider, and act upon approval of a Site Plan for New Haven at Wylie for an Assisted Living Facility on 3.126 acres, generally located on the northeast corner of Brown Street and Westgate Way.

Mr. Haskins stated that the applicant is proposing to develop an Assisted Living facility with four structures totaling 47,200 square feet on approximately 3.1 acres.

In March 2016, the City Council approved a request to change the zoning to Neighborhood Services with a Special Use Permit. The Special Use Permit allows an Assisted Living facility and sixty parking spaces that are nine feet by eighteen feet.

The Preliminary Plat is on the current agenda.

Board Discussion

The Commissioners expressed concern for the number of parking spaces. Mr. Haskins stated that the Fire Marshall reviewed and approved the plans with a hammerhead to the north. Additional parking for visitors is allowed on the school parking lot.

Board Action

With no questions for the Applicant, A motion was made by Commissioner Ahmed, and seconded by Commissioner Owens, to approve the Site Plan for New Haven at Wylie. Motion carried 6 – 0.

Item 3 – Site Plan Office/Warehouse, Regency Business Park Ph 2, Lot 6, Block E

Consider, and act upon approval of a Site Plan for Office/Warehouse Use, generally located at Lot 6, Block E of Regency Business Park Phase 2, located east of the intersection of Regency Drive and Exchange Street on 2804 Exchange Street.

Staff Presentation

Mr. Molina stated that the applicant desires to develop a single story office/warehouse building on a single lot consisting of 0.259 acres. The subject property is part of the Regency Business Park Phase 2 and is zoned Light Industrial.

The Regency Business Park Phase 2 Addition was developed under the 1985 Zoning Ordinance setback requirements. The property is vested and complies with the setback requirements.

The applicant has submitted the same Site Plan for Lot 7, the adjacent property, and it is on the Agenda for consideration. No user is determined at this time.

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 McCrossin, and seconded by Commissioner Stiller, to approve the Site Plan for Office/Warehouse use, Lot 6, Block E of Regency Business Park Phase 2 Addition. Motion carried 6 – 0.

Item 4 – Site Plan Office/Warehouse, Regency Business Park Ph 2, Lot 7, Block E

Consider, and act upon approval of a Site Plan for Office/Warehouse Use, generally located at Lot 7, Block E of Regency Business Park Phase 2, located east of the intersection of Regency Drive and Exchange Street on 2804 Exchange Street.

Staff Presentation

Mr. Molina stated that the applicant desires to develop a single story office/warehouse building on a single lot consisting of 0.259 acres. The subject property is part of the Regency Business Park Phase 2 and is zoned Light Industrial.

The applicant has submitted the same Site Plan for Lot 6, the adjacent property, and it is on the Agenda for consideration. No user is determined at this time.

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 Owens, to approve the Site Plan for Office/Warehouse use, Lot 7, Block E of Regency Business Park Phase 2 Addition. Motion carried 6 – 0.

Miscellaneous

Ms. Bradley reminded the Commissioners of the next meeting for August 2, 2016.

ADJOURNMENT

A motion was made by Commissioner McCrossin, and seconded by Commissioner Myers to adjourn the meeting. All Commissioners were in consensus.

Dennis Larson, Vice-Chair

ATTEST:

Mary Bradley, Administrative Assistant



Wylie Planning & Zoning AGENDA REPORT

Meeting Date: August 2, 2016
Department: Planning
Prepared By: Kevin Molina
Date Prepared: July 14, 2016

Item Number: 1
(City Secretary's Use Only)
Subdivision: Cox Fine Floors Addition
Zoning District: SUP – Neighborhood Services
Exhibits: Final Plat

Subject

Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Cox Fine Floors Addition, creating one lot on 0.967 acres, generally located north of the intersection of Country Club Road and Brown Street.

Recommendation

Motion to recommend approval to the City Council regarding a Final Plat for Cox Fine Floors Addition, creating one lot on 0.967 acres, generally located north of the intersection of Country Club Road and Brown Street.

Discussion

APPLICANT: Roome Land Surveying

OWNERS: Gary Cox

The property totals 0.967 acres and will create one commercial lot. The land is currently developed and has not been platted. The applicant is required to plat the land to allow for a new structure to be allowed on the lot. A site plan with the new structure will be submitted as a separate submittal at a later date.

The plat did not require additional dedications for right-of-way or drainage but will dedicate 24' for fire lanes, and utility easements on the southern portion of the lot.

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	RO	07-28-16



Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date:	<u>August 2, 2016</u>	Item Number:	<u>2</u>
Department:	<u>Planning</u>	Subdivision:	<u>Inspiration</u>
Prepared By:	<u>Jasen Haskins</u>	Zoning District:	<u>N/A-Wylie's ETJ</u>
Date Prepared:	<u>July 19, 2016</u>	Exhibits:	<u>Final Plat, Exhibit</u>

Subject

Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Inspiration, Phase 5A consisting of 6.707 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2414) on Inspiration Blvd.

Recommendation

Motion to recommend approval to the City Council regarding a Final Plat for Inspiration, Phase 5A consisting of 6.707 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2414) on Inspiration Blvd.

Discussion

OWNER: St Paul Inspiration, LLC APPLICANT/ENGINEER: Kimberly K. Cornett, P.E., CFM

Inspiration is an approximate 700 acre master planned community; special municipal utility district (MUD) located in unincorporated Collin County and the Extraterritorial Jurisdiction of Wylie, St. Paul, and Lucas.

When complete, the development will consist of approximately 1,400 single family lots of varied densities and multiple open space areas and a WISD elementary school site. In accordance with the approved development agreement; the MUD shall comply with City's Subdivision Regulations and plat requirements.

The preliminary plat, consisting of Phase 5 totaling 17.186 acres and 61 residential and common area lots, with 10.320 acres and 32 lots within the Wylie ETJ, was approved by City Council in July 2016.

Under consideration for this final plat, by the development agreement, is the entirety of each phase including areas in other jurisdictional ETJs. In this case there are 30 total lots (29 residential and 1 open space) on 6.707 acres.

Lot 2x Block N is open space.

The development agreement adopted in October, 2011 requires that the average lot size be 8,500 square feet and unit density be no more than 2.65 lots per acre for the development. Exhibit A shows how the development will meet this overall goal.

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

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	RO	07-28-16



Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date:	<u>August 2, 2016</u>	Item Number:	<u>3</u>
Department:	<u>Planning</u>	Subdivision:	<u>Inspiration</u>
Prepared By:	<u>Jasen Haskins</u>	Zoning District:	<u>N/A-Wylie's ETJ</u>
Date Prepared:	<u>July 19, 2016</u>	Exhibits:	<u>Final Plat, Exhibit</u>

Subject

Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Inspiration, Phase 3A consisting of 50.075 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2414) on Inspiration Blvd.

Recommendation

Motion to recommend approval to the City Council regarding a Final Plat for Inspiration, Phase 3A consisting of 50.075 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2414) on Inspiration Blvd.

Discussion

OWNER: St Paul Inspiration, LLC APPLICANT/ENGINEER: Kimberly K. Cornett, P.E., CFM

Inspiration is an approximate 700 acre master planned community; special municipal utility district (MUD) located in unincorporated Collin County and the Extraterritorial Jurisdiction of Wylie, St. Paul, and Lucas.

When complete, the development will consist of approximately 1,400 single family lots of varied densities and multiple open space areas and a WISD elementary school site. In accordance with the approved development agreement; the MUD shall comply with City's Subdivision Regulations and plat requirements.

The preliminary plat, consisting of Phases 3 & 4 totaling 170.996 acres and 512 residential and common area lots, with 107.629 acres and 324 lots within the Wylie ETJ, was approved by City Council in July 2016.

Under consideration for this final plat, by the development agreement, is the entirety of each phase including areas in other jurisdictional ETJs. In this case there are 144 total lots (137 residential and 7 open space lots) on 50.075 acres.

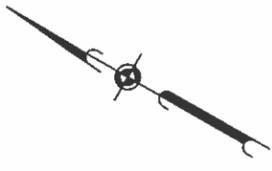
Lot 6x Block M is open space and a utility easement. Lot 2 Block PP is for a pump station. Lot 3 Block PP is for an amenity center.

The development agreement adopted in October, 2011 requires that the average lot size be 8,500 square feet and unit density be no more than 2.65 lots per acre for the development. Exhibit A shows how the development will meet this overall goal.

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

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	RO	07-28-16



TRACT NO. 4424
UNITED STATES OF AMERICA
VOLUME 736, PAGE 833
D.R.C.C.T.

FINAL PLAT OF INSPIRATION PHASE 3A

- LOTS 54-73, 6X-7X, BLOCK M
- LOTS 1-21, BLOCK V
- LOTS 1-27, BLOCK W
- LOTS 1-31, BLOCK X
- LOTS 1-16, BLOCK Y
- LOTS 1-8, 1X, BLOCK Z
- LOTS 1-14, 1X, BLOCK AA
- 1X, BLOCK BB
- LOTS 2 AND 3, BLOCK PP

OUT OF THE
MARK MORRIS SURVEY, ABSTRACT NO. 561,
THE LEORY FARMER SURVEY, ABSTRACT NO. 334
AND THE JOSIAH TURNHAM SURVEY, ABSTRACT NO. 919
IN THE TOWN OF ST. PAUL, E.T.J.,
AND IN THE CITY OF WYLIE, E.T.J.,
COLLIN COUNTY, TEXAS

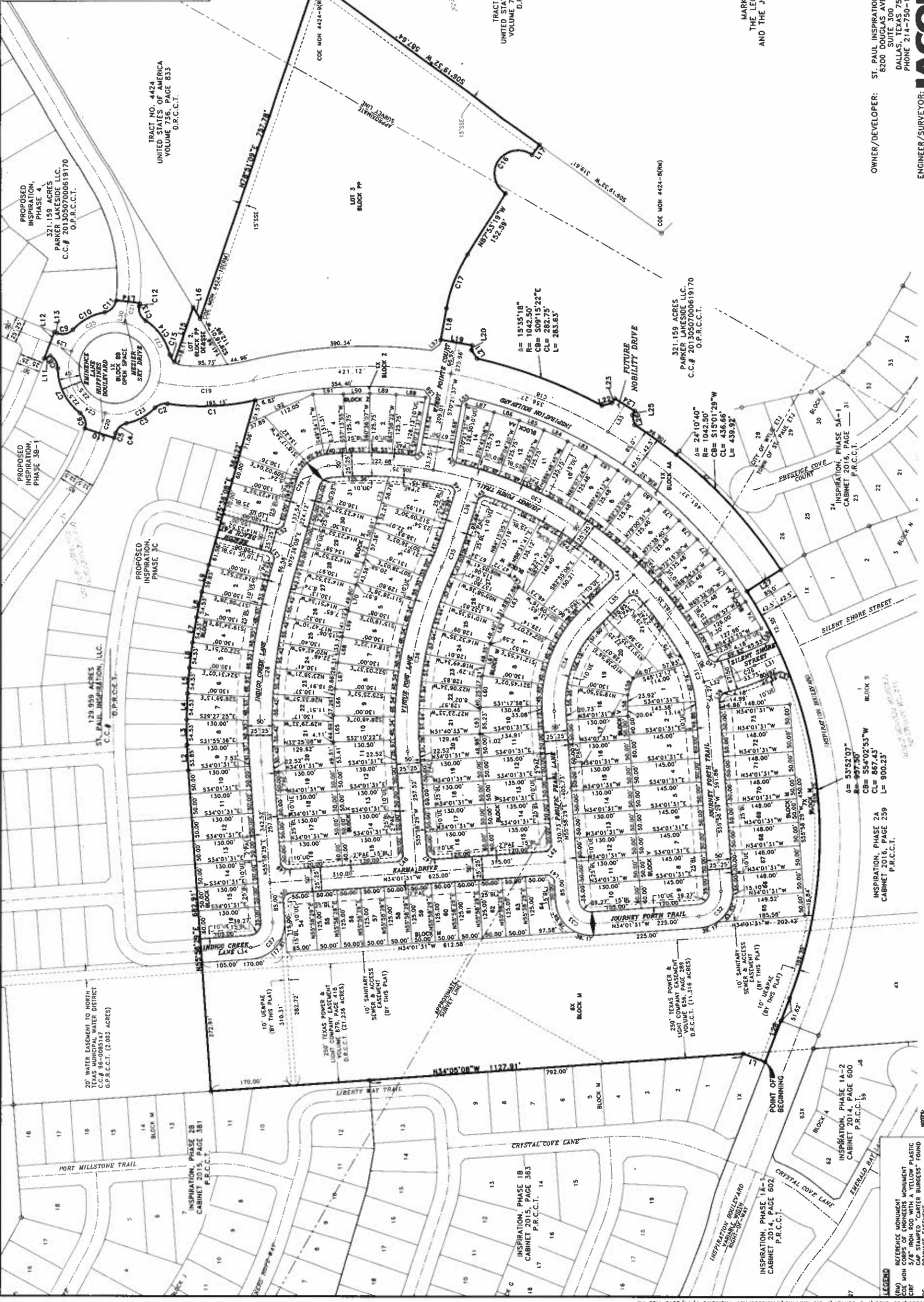
50.075 ACRES
137 RESIDENTIAL LOTS
7 NON-RESIDENTIAL LOT

OWNER/DEVELOPER: ST. PAUL INSPIRATION, LLC
8200 DOUGLAS AVENUE
SUITE 300
DALLAS, TEXAS 75225
PHONE 214-750-1800

ENGINEER/SURVEYOR: **JACOBS**
1995 BRYAN STREET, SUITE 1200
DALLAS, TEXAS 75201-3136
PHONE 214-638-0145 FAX 214-638-0447
TBLPLS FRM# 10152300
JULY 2016

AUG 02 2016

THIS PLAT FILED IN



LEGEND
(RM) REFERENCE MONUMENT
CIR 5/8" IRON ROD WITH A YELLOW PLASTIC CAP
DE 1/2" DRIP LINE
PALE PEDESTRIAN ACCESS EASEMENT
SEE SANITARY SEWER EASEMENT
BL BUILDING LINE
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
STREET NAME CHANGE

- NOTES:
- BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (2011 EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS COBS ARP (PD-DFR884) AND DENTON COBS ARP (PD-DFR886).
 - ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS", UNLESS OTHERWISE SPECIFIED.
 - LANDSCAPE, MAINTENANCE AND ACCESS EASEMENTS ARE PRIVATE AND DEDICATED TO THE INSPIRATION HOMEOWNERS ASSOCIATION.

Table with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, BEARING, DISTANCE. Contains curve data for the survey.

Table with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, BEARING, DISTANCE. Continuation of curve data.

LEGAL DESCRIPTION
50.075 ACRES
INSPIRATION, PHASE 3A
THE SOLE OWNER OF SAID 50.075 ACRE TRACT...

Table with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, BEARING, DISTANCE. Continuation of curve data.

INSPIRATION, PHASE 3A
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THE SOLE OWNER OF SAID 50.075 ACRE TRACT...

SURVEYORS CERTIFICATE

ELIOTT PAT BUSBY, OF JACOBS ENGINEERING GROUP, INC., A REGISTERED SURVEYOR...

INSPIRATION, PHASE 3A
THE SOLE OWNER OF SAID 50.075 ACRE TRACT...

INSPIRATION, PHASE 3A
THE SOLE OWNER OF SAID 50.075 ACRE TRACT...

OWNER/DEVELOPER

ST. PAUL INSPIRATION, LLC
8200 DOWLAND AVENUE
SUITE 300
DALLAS, TEXAS 75225

INSPIRATION, PHASE 3A
THE SOLE OWNER OF SAID 50.075 ACRE TRACT...

INSPIRATION, PHASE 3A
THE SOLE OWNER OF SAID 50.075 ACRE TRACT...

ENGINEER/SURVEYOR

JACOBS ENGINEERING GROUP, INC.
1989 BRYAN STREET, SUITE 1200
DALLAS, TEXAS 75201-3136

INSPIRATION, PHASE 3A
THE SOLE OWNER OF SAID 50.075 ACRE TRACT...

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NOTARY PUBLIC

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

INSPIRATION, PHASE 3A
THE SOLE OWNER OF SAID 50.075 ACRE TRACT...

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STATE OF TEXAS

STATE OF TEXAS
COUNTY OF _____

INSPIRATION, PHASE 3A
THE SOLE OWNER OF SAID 50.075 ACRE TRACT...

INSPIRATION, PHASE 3A
THE SOLE OWNER OF SAID 50.075 ACRE TRACT...

RELEASED

RELEASED 07/14/2016
REGISTERED PROFESSIONAL LAND SURVEYOR
ELIOTT PAT BUSBY
TEXAS REGISTRATION NO. 5561

INSPIRATION, PHASE 3A
THE SOLE OWNER OF SAID 50.075 ACRE TRACT...

INSPIRATION, PHASE 3A
THE SOLE OWNER OF SAID 50.075 ACRE TRACT...

FINAL PLAT

FINAL PLAT
OF
INSPIRATION
PHASE 3A

INSPIRATION, PHASE 3A
THE SOLE OWNER OF SAID 50.075 ACRE TRACT...

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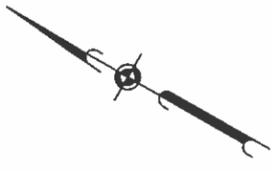
OWNER/DEVELOPER

OWNER/DEVELOPER
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SUITE 300
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INSPIRATION, PHASE 3A
THE SOLE OWNER OF SAID 50.075 ACRE TRACT...

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THE SOLE OWNER OF SAID 50.075 ACRE TRACT...

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TRACT NO. 4424
UNITED STATES OF AMERICA
VOLUME 736, PAGE 833
D.R.C.C.T.

FINAL PLAT OF INSPIRATION PHASE 3A

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- LOTS 1-21, BLOCK V
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- LOTS 1-16, BLOCK Y
- LOTS 1-8, 1X, BLOCK Z
- LOTS 1-14, 1X, BLOCK AA
- 1X, BLOCK BB
- LOTS 2 AND 3, BLOCK PP

OUT OF THE
MARK MORRIS SURVEY, ABSTRACT NO. 561,
THE LEORY FARMER SURVEY, ABSTRACT NO. 334
AND THE JOSIAH TURNHAM SURVEY, ABSTRACT NO. 919
IN THE TOWN OF ST. PAUL, E.T.J.,
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7 NON-RESIDENTIAL LOT

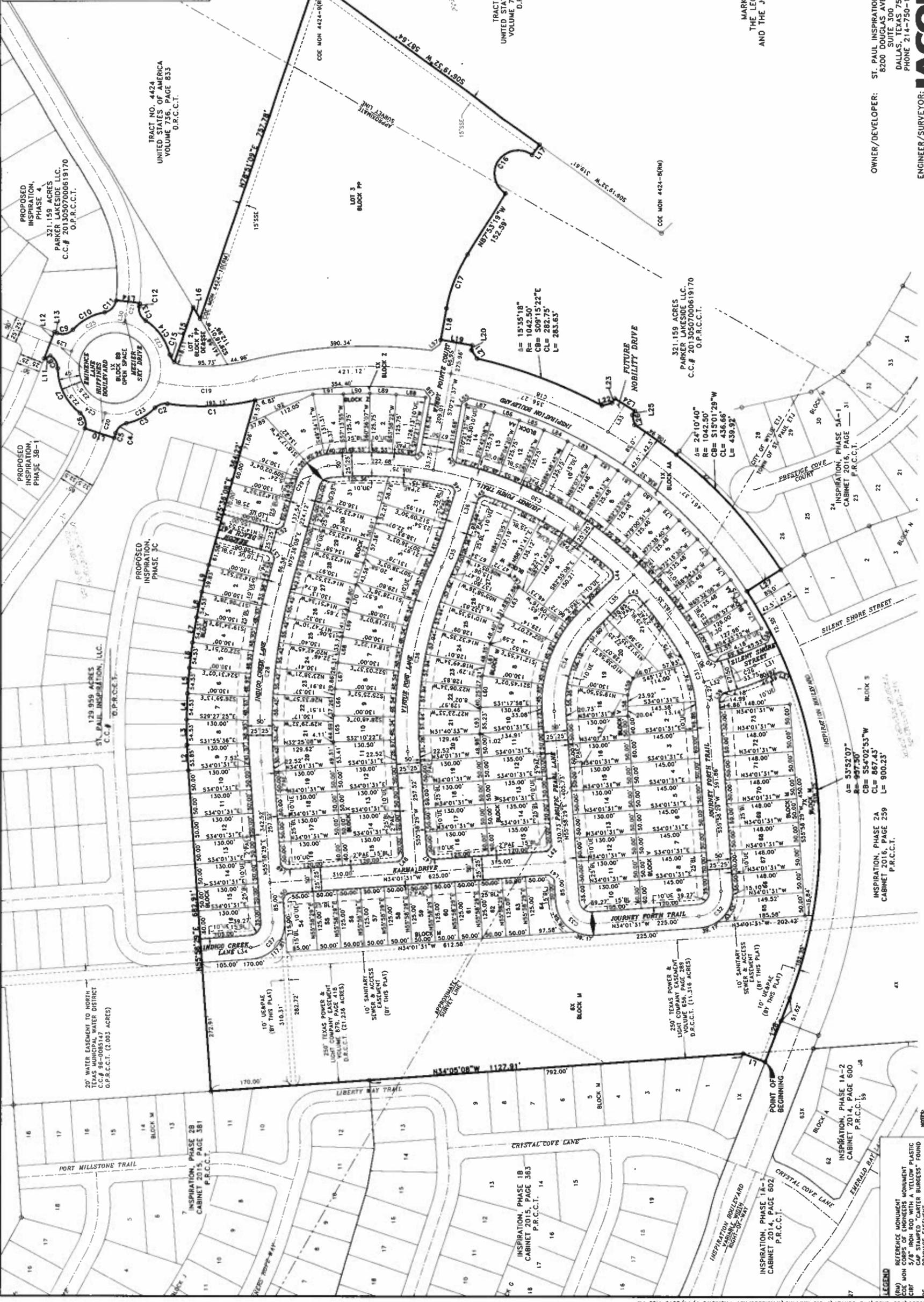
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ENGINEER/SURVEYOR: **JACOBS**
1995 BRYAN STREET, SUITE 1200
DALLAS, TEXAS 75201-3136
PHONE 214-638-0145 FAX 214-638-0447
TBLPLS FRM# 10152300

AUG 02 2016

JULY 2016

THIS PLAT FILED IN



INSPIRATION, PHASE 2A
CABINET 2016, PAGE 239
P.R.C.C.T.

INSPIRATION, PHASE 1A-1
CABINET 2014, PAGE 600
P.R.C.C.T.

INSPIRATION, PHASE 1A-2
CABINET 2014, PAGE 602
P.R.C.C.T.

- NOTES:
- BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (2011 EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS COBS ARP (PD-DFR884) AND DENTON COBS ARP (PD-DFR886).
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 - LANDSCAPE, MAINTENANCE AND ACCESS EASEMENTS ARE PRIVATE AND DEDICATED TO THE INSPIRATION HOMEOWNERS ASSOCIATION.

- LEGEND
- (RM) REFERENCE MONUMENT
 - CIRF COE MON CORPS OF ENGINEERS MONUMENT
 - 5/8" IRON ROD WITH A YELLOW PLASTIC CAP
 - DE DRAINAGE EASEMENT
 - PAE PEDESTRIAN ACCESS EASEMENT
 - SEE SANITARY SEWER EASEMENT
 - BL BUILDING LINE
 - BLD BUILDING LINE
 - D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
 - STREET NAME CHANGE

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Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date:	<u>August 2, 2016</u>	Public Hearing Item Number:	<u>1</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Jasen Haskins</u>		
Date Prepared:	<u>July 20, 2016</u>	Zoning Case Number	<u>RP 2016-04</u>
		Exhibits:	<u>Location Map, Exhibits, Notification List/Map and Responses</u>

Subject

Hold a Public Hearing and consider and act upon a recommendation to the City Council regarding a Replat for Oaks Addition Lots 6R and 6R1, Block C; Being a Replat of Lot 6, Block C of Oaks Addition, located at 606 E Oak Street. **RP 2016-04**

Recommendation

Motion to recommend approval to the City Council regarding a Replat for Oaks Addition Lots 6R and 6R1, Block C; Being a Replat of Lot 6, Block C of Oaks Addition, located at 606 E Oak Street. **RP 2016-04**

Discussion

Owner: Damon Printz (Manta Oil and Gas 401k)

Applicant: Roome Land Surveying, Inc.

The applicant is requesting a residential Replat to establish two residential lots of 0.152 and 0.153 acres. The lots are zoned TH (Townhouse District).

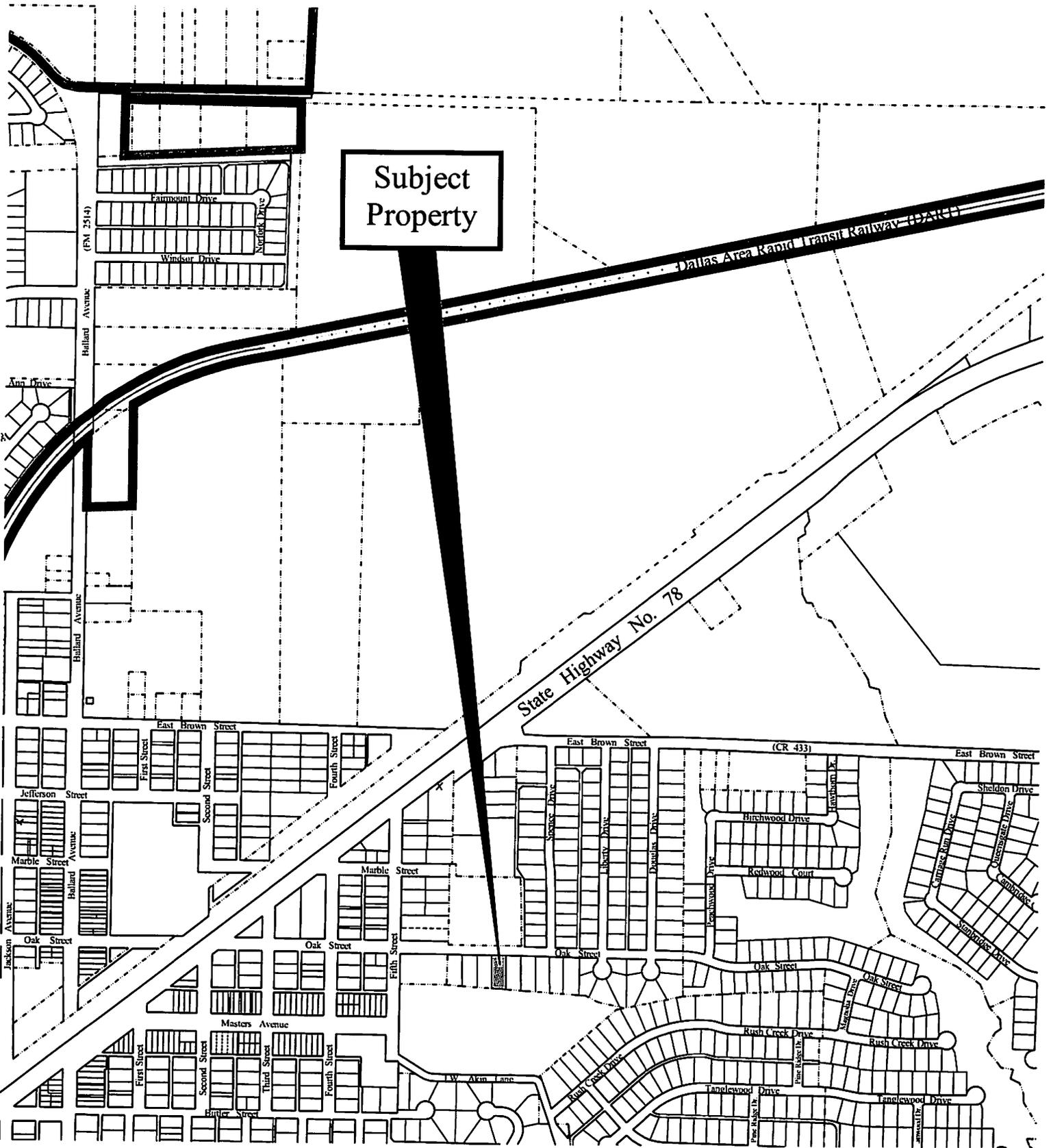
The stated purpose of the Replat is to divide the lot into two separate lots to accommodate the existing duplex.

The property was platted in 1982 and developed as a duplex in 2002.

Notification/Responses: Ten (10) notifications were mailed; with one response in favor of the request, and no responses against the request received at the time of this posting.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	RO	07-28-16



LOCATION MAP
REPLAT CASE #2016-04

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Manda Oil & Gas 401K is the owner of a tract of land situated in the State of Texas...

BEGINNING at a 1/2 inch iron rod found for corner in the south right-of-way line of East Oak Street...

THENCE with the east line of said Lot 6 and the west line of said Lot 5, South 00°14'38" West...

THENCE with the south line of said Lot 6 and the north line of said Wylie Cemetery, North 87°07'56" West...

THENCE with the west line of said Lot 6 and the east line of said Lot 7, North 00°05'02" East...

THENCE with the south right-of-way line of East Oak Street and the north line of said Lot 6, North 89°56'07" East...

or 0.304 acres of land.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Manda Oil & Gas 401K does hereby adopt this plat designated therein above described property as Final Plat of Lots 6R & 6R1, Block C of Oaks Addition No. 2...

The City of Wylie and public utilities entities shall have the right to remove and keep removed all or parts of any building, 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.

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.

Manda Oil & Gas 401K
Darren Printz

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Darren Printz, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.

Notary Public in and for
The State of Texas

SUBMITTER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael Cuzzo, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the applicable codes and ordinances of the City of Wylie.

Michael Cuzzo
R.P.L.S. No. 5693

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Cuzzo, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.

Notary Public in and for
The State of Texas

"Recommended for Approval"

Chairman, Planning and Zoning Commission
City of Wylie, Texas

"Approved for Construction"

Mayor, City of Wylie, Texas

"Accepted"

Mayor, City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing Final Plat of Lots 6R & 6R1, Block C of Oaks Addition No. 2 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, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

City Secretary
City of Wylie, Texas

PZ08-02-16; CC 08-23-16

Final Plat of
Lots 6R & 6R1, Block C
Oaks Addition No. 2
being a Replat of Lot 6, Block C
Oaks Addition No. 2

Francisco De La Pina Survey, Abstract No. 688
City of Wylie, Collin County, Texas
June 20, 2016

P:\AC\201602\AC827338.DWG



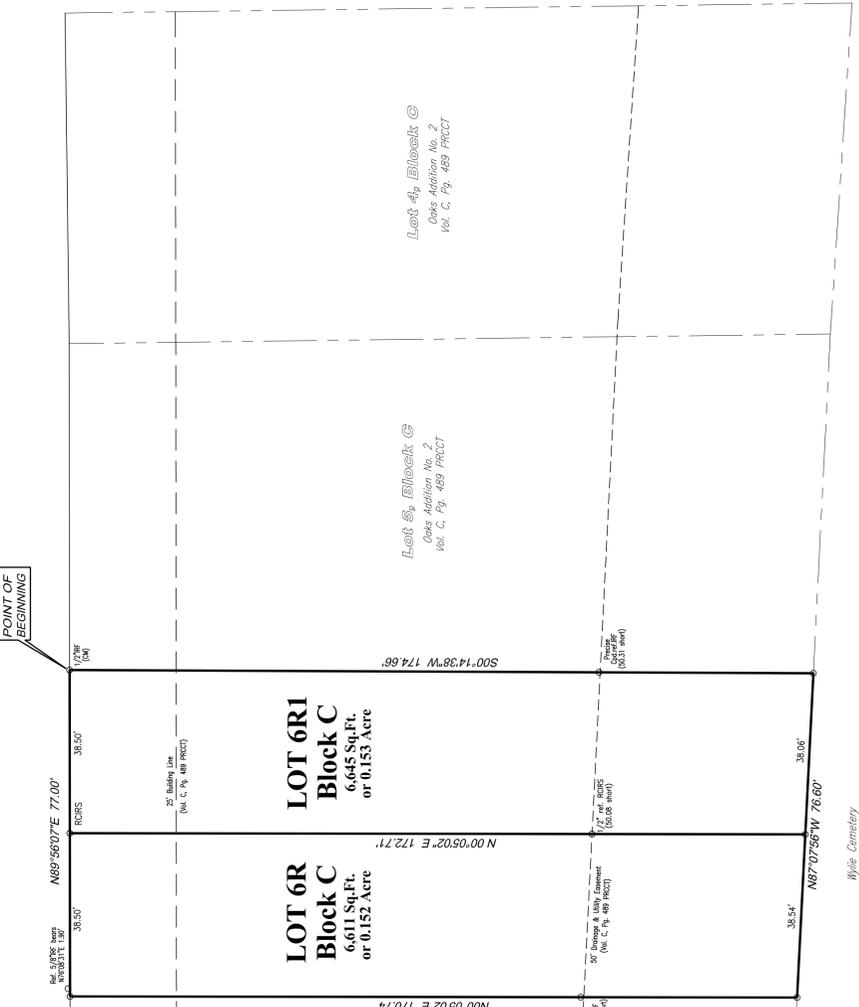
Roome
Land Surveying
2000 Avenue G, Suite 510
Lucas, Texas 75002
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10015100

Owner:
Manda Oil & Gas 401K
2000 Avenue G, Suite 510
Lucas, Texas 75002
Contact: Darren Printz

Lot 6, 6R1, Block C
Oaks Addition No. 2
Vol. C, Pg. 489 PRCT

Wylie Cemetery

East Oak Street
(50' Right-of-Way)



Lot 6, 6R1, Block C
Oaks Addition No. 2
Vol. C, Pg. 489 PRCT

Lot 6, 6R1, Block C
Oaks Addition No. 2
Vol. C, Pg. 489 PRCT

Lot 6, 6R1, Block C
Oaks Addition No. 2
Vol. C, Pg. 489 PRCT

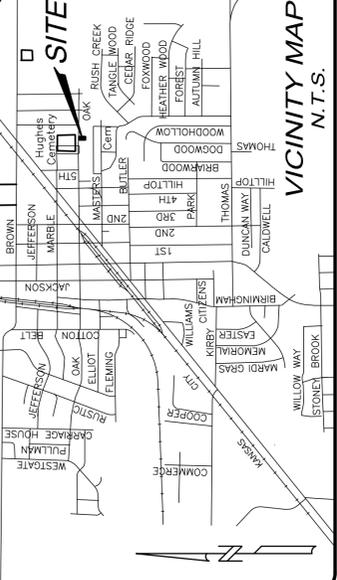
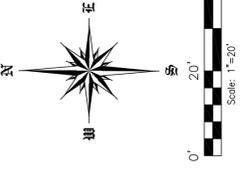
The purpose of this Replat is to divide the duplex on Lot 6 into 2 separate lots.

Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

Legend

- ROBS: Roome Capped Iron Rod Set
PRCT: Plat Records Collin County Texas
DRECT: Deed Records Collin County Texas
IRF: Iron Rod Found
IPF: Iron Pipe Found
CRF: Capped Iron Rod Found

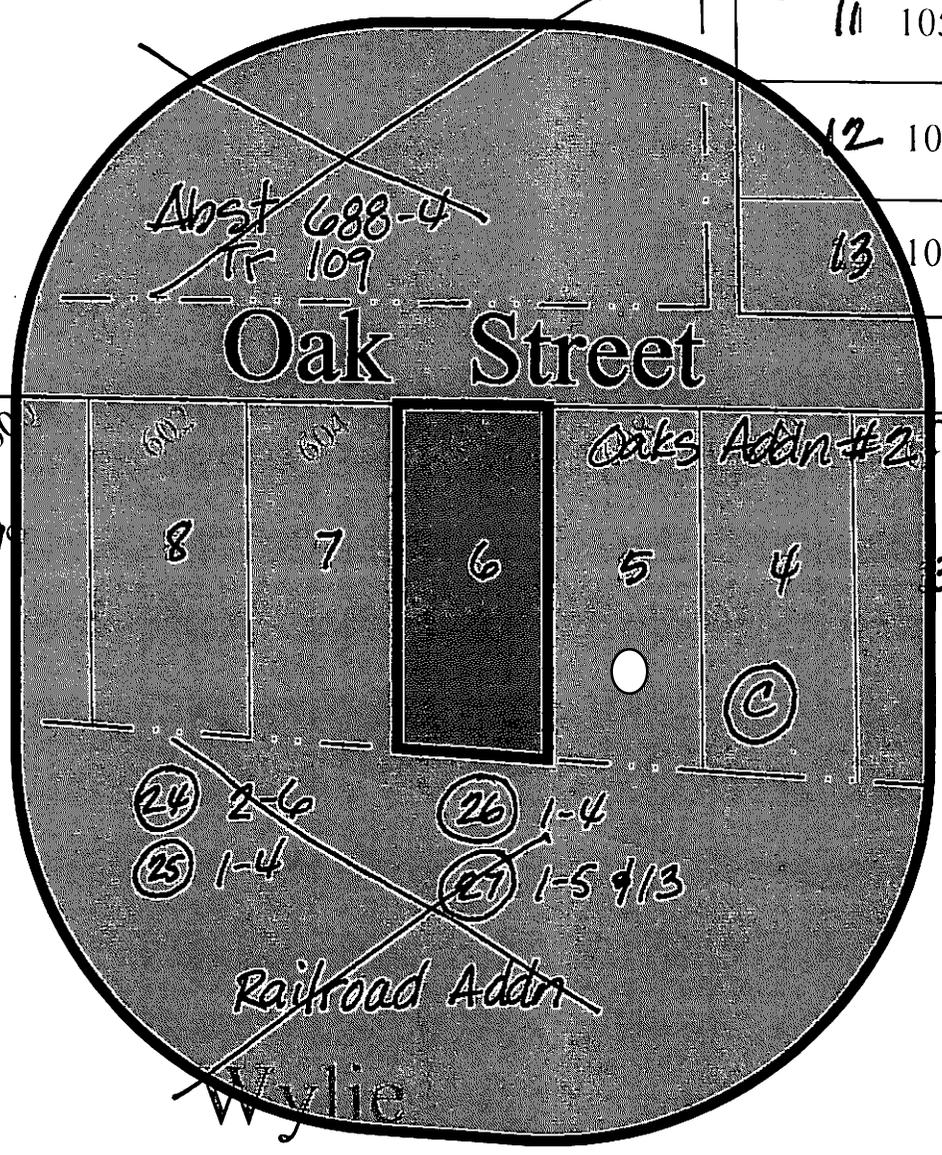
NOTES: (1) CM is controlling monument; (2) A portion of subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Flood Insurance Rate Map Number 48065C0420 J of F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2006 (Zone A); (3) Source bearing per the plat is Oaks Addition No. 2, Volume C, Page 489 PRCT of Collin County, Texas; (4) This plat has been performed without the benefit of a title commitment. Subject property is affected by any or all easements of record. Surveyor did not abstract or research records for easements. (5) The zoning for this property is TH - Townhouse.



Hughes Cemetery

9	109	108	13
10	107	106	14
(A) 11	105	104	15
12	103	102	16
13	101	100	17

Spence Drive



Wylie Cemetery

1" = 100'

OWNER NOTIFICATION MAP
REPLAT CASE #2016-04

NOTIFICATION REPORT

APPLICANT: Michael Cuzzo with Roome Land Surveying
2000 Avenue G #810 Plano, Texas 75074

APPLICATION FILE #RP2016-04

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Michael Cuzzo Roome Land Surveying	2000 Avenue G #810 Plano, Texas 75074
2	Blk 24	Railroad Addition Lots 2-6	R-1169-024-0020-1	Wylie Cemetery	No Information
3	Blk 25	Railroad Addition Lots 1-4	R-1169-024-0020-1	Wylie Cemetery	No Information
4	Blk 26	Railroad Addition Lots 1-4	R-1169-024-0020-1	Wylie Cemetery	No Information
5	Blk 27	Railroad Addition Lots 1-5 & 13	R-1169-024-0020-1	Wylie Cemetery	No Information
6	Blk A	Oaks Addition #2 Lot 11	R-1289-001-0110-1	Ellen Cronell	207 Summit Ridge Drive Rockwall, Texas 75087
7	Blk A	Oaks Addition #2 Lot 12	R-1289-001-0120-1	Jacqueline Raley	103 Spence Drive Wylie, Texas 75098
8	Blk A	Oaks Addition #2 Lot 13	R-1289-001-0130-1	William Kimbrough	4836 FM 16 Ben Wheeler, Texas 75754
9	Blk C	Oaks Addition #2 Lot 3	R-1289-003-0030-1	US SFE Asset Company 4, LLC	5001 Plaza on the Lake #200 Austin, Texas 78746
10	Blk C	Oaks Addition #2 Lot 4	R-1289-003-0040-1	Teresa Castilleja	345 Davidson Drive Garland, Texas 75040
11	Blk C	Oaks Addition #2 Lot 5	R-1289-003-0050-1	Dorothy Goldsmith	608 E. Oaks Street #A Wylie, Texas 75098
12	Blk C	Oaks Addition #2 Lot 6	R-1289-003-0060-1	Manta Oil & Gas	7 Choice Lane Lucas, Texas 75002
13	Blk C	Oaks Addition #2 Lot 7	R-1289-003-0070-1	Rodenbusch Properties, Ltd.	1207 Granger Drive Allen, Texas 75013
14	Blk C	Oaks Addition #2 Lot 8	R-1289-003-0080-1	Daniel Fudge	2705 Sassafras Way Rowlett, Texas 75088
15	Blk C	Oaks Addition #2 Lot 9	R-1289-003-0090-1	Jackie Henderson	PO Box 68 Wylie, Texas 75098
16	Abst 688-4	Hughes Cemetery Tract 109	R-6688-004-1090-1	Cemetery	PO Box 65 Wylie, Texas 75098
17					
18					

PUBLIC COMMENT FORM
(Please type or use black ink)

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

- I am **FOR** the requested Replat as explained on the attached public notice for Case #RP2016-04.
- I am **AGAINST** the requested Replat as explained on the attached public notice for Case #RP2016-04.

Date, Location & Time of
Planning & Zoning
Commission meeting: _____
Tuesday, August 2, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting: _____
Tuesday, August 23, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Darren Printz
(please print)

Address: 606 E Oak St A & B
Wylie, Tx

Signature: 

Date: 7-24-16

COMMENTS:



Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date: August 2, 2016
Department: Planning
Prepared By: Jasen Haskins
Date Prepared: July 20, 2016

Public Hearing
Item Number: 2

Zoning Case Number RP 2016-03
Exhibits: Location Map, Exhibits,
Notification List/Map and
Responses

Subject

Hold a Public Hearing and consider and act upon a recommendation to the City Council regarding a Replat for Russell Addition Lots 2B-RA and 2B-RB, Block 3; Being a Replat of Lot 2B, Block 3 of Russell Addition, located at 419 N Jackson Avenue. **RP 2016-03**

Recommendation

Motion to recommend approval to the City Council regarding a Replat for Russell Addition Lots 2B-RA and 2B-RB, Block 3; Being a Replat of Lot 2B, Block 3 of Russell Addition, located at 419 N Jackson Avenue. **RP 2016-03**

Discussion

Owner: Damon and Dane Printz

Applicant: Roome Land Surveying, Inc.

The applicant is requesting a residential Replat to establish two residential lots of 0.081 and 0.075 acres. The lots are zoned TH (Townhouse District).

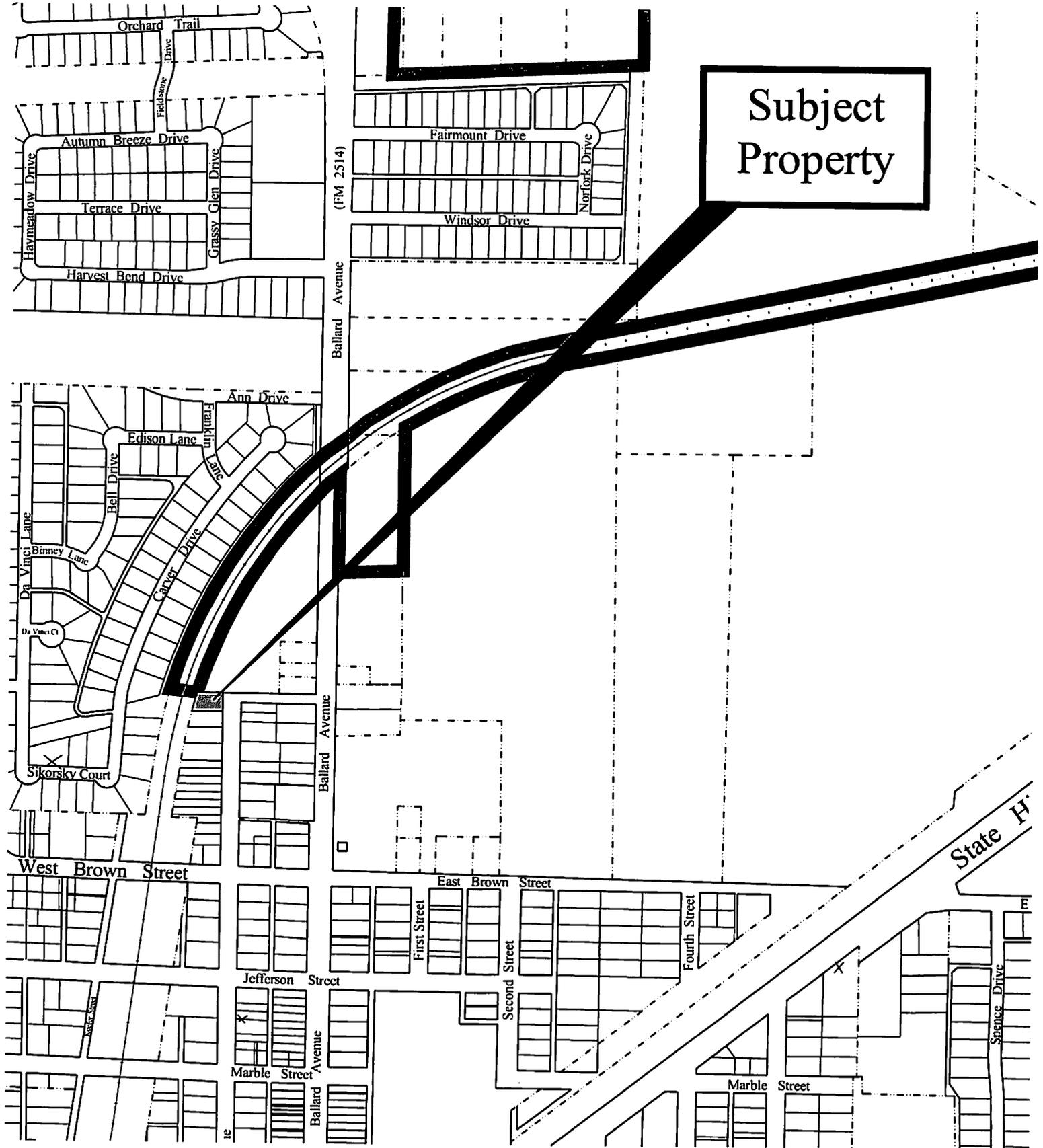
The stated purpose of the Replat is to divide the lot into two separate lots to accommodate the existing duplex.

The property was platted in the late 1970's/early 1980's and developed as a duplex in 2003.

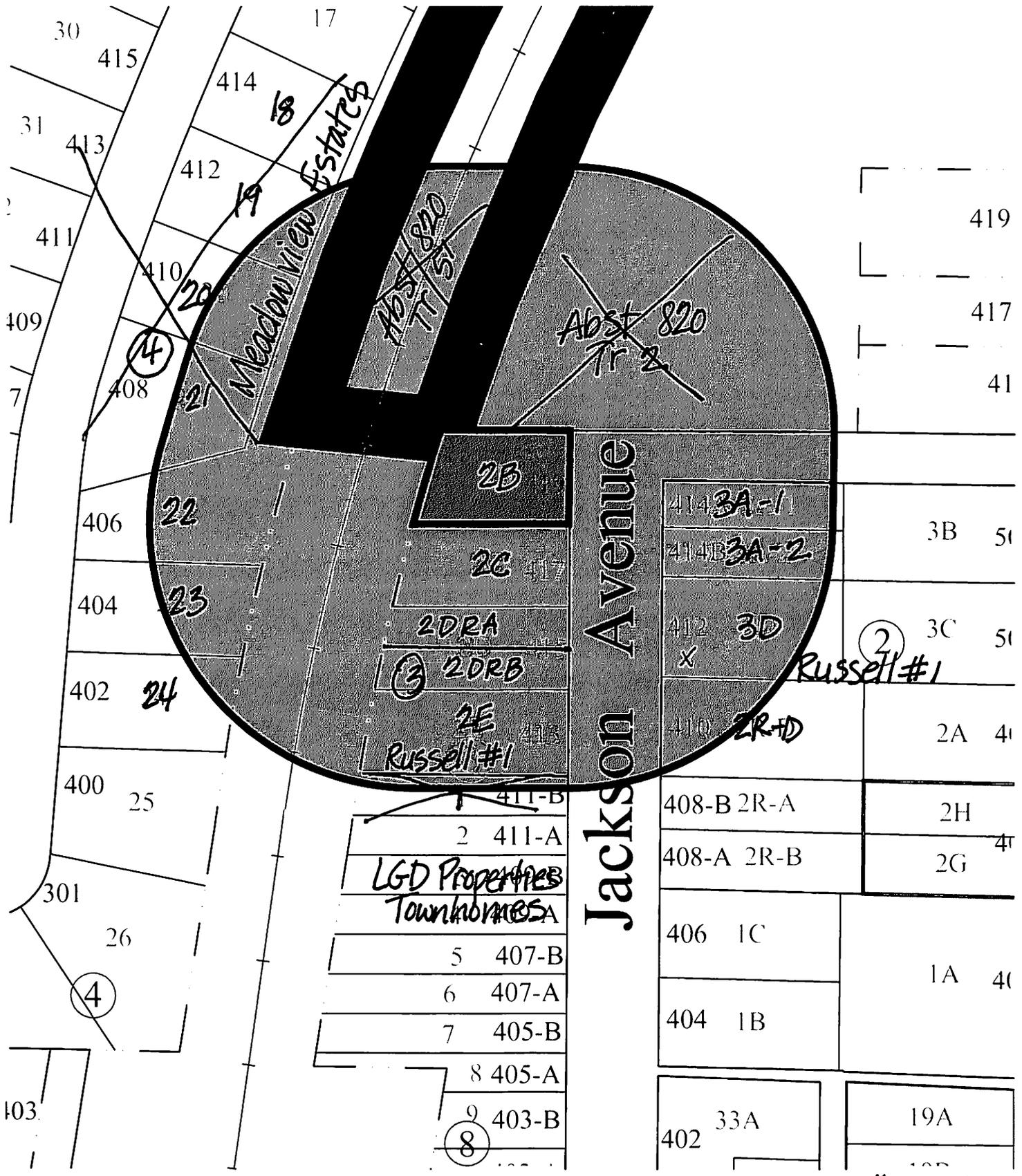
Notification/Responses: Nine (9) notifications were mailed; with one response in favor, and one in opposition received at the time of this posting.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	RO	07-28-16



LOCATION MAP
REPLAT CASE #2016-03



**OWNER NOTIFICATION MAP
REPLAT CASE #2016-03**

1	411-B
2	411-A
LGD Properties Townhomes	
3	411-A
4	411-A
5	407-B
6	407-A
7	405-B
8	405-A
9	403-B

414	3A-1	3B	50
414B	3A-2		
412	3D	3C	50
X		Russell #1	
410	2R-D	2A	40
408-B	2R-A	2H	
408-A	2R-B	2G	40
406	1C	1A	40
404	1B		
402	33A	19A	

1" = 100'

NOTIFICATION REPORT

APPLICANT: Michael Cuzzo with Roome Land Surveying
2000 Avenue G #810 Plano, Texas 75074

APPLICATION FILE #RP2016-03

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Michael Cuzzo Roome Land Surveying	2000 Avenue G #810 Plano, Texas 75074
2	---	LGD Properties TH Lot 1	R-5125-000-0010-1	Alain Dermarker	622 Cumberland Drive Murphy, Texas 75094
3	Blk 2	Russell Addn Lot 3A-1	R-1173-002-03A1-1	Prarke Patel	3629 Hawthorne Avenue Dallas, Texas 75219
4	Blk 2	Russell Addn Lot 3A-2	R-1173-002-0321-1	Prarke Patel	3629 Hawthorne Avenue Dallas, Texas 75219
5	Blk 2	Russell Addn Lot 3D	R-1173-002-003D-1	Choya Tapp	2250 Sachse Road Wylie, Texas 75098
6	Blk 2	Russell Addn Lot 2R-D	R-1173-002-02RD-1	Christopher Allen	410 N. Jackson Avenue Wylie, Texas 75098
7	Blk 3	Russell Addn Lot 2B	R-1173-003-002B-1	Damon Printz	7 Choice Lane Lucas, Texas 75002
8	Blk 3	Russell Addn Lot 2C	R-1173-003-002C-1	Ralph Rozier	1040 Coveview Lane Wylie, Texas 75098
9	Blk 3	Russell Addn Lot 2DRA	R-1173-003-2DRA-1	Alain Dermarker	622 Cumberland Drive Murphy, Texas 75094
10	Blk 3	Russell Addn Lot 2DRB	R-1173-003-2DRB-1	Alain Dermarker	622 Cumberland Drive Murphy, Texas 75094
11	Blk 3	Russell Addn Lot 2E	R-1173-003-002E-1	Clinton Cook	3112 Freedom Lane Plano, Texas 75025
12	Blk 4	Meadowview Estates Lot 18	R-8518-004-0180-1	Jarell Starks	414 Carver Drive Wylie, Texas 75098
13	Blk 4	Meadowview Estates Lot 19	R-8518-004-0190-1	Paul Krajcovic	PO Box 1718 Wylie, Texas 75098
14	Blk 4	Meadowview Estates Lot 20	R-8518-004-0200-1	Charles Morton	410 Carver Drive Wylie, Texas 75098
15	Blk 4	Meadowview Estates Lot 21	R-8518-004-0210-1	Arturo Ibarra	408 Carver Drive Wylie, Texas 75098
16	Blk 4	Meadowview Estates Lot 22	R-8518-004-0220-1	City of Wylie	300 Country Club Road #100 Wylie, Texas 75098
17	Blk 4	Meadowview Estates Lot 23	R-8518-004-0230-1	Abigail Soto	404 Carver Drive Wylie, Texas 75098
18	Blk 4	Meadowview Estates Lot 24	R-8518-004-0240-1	Kimberly Wytaske	402 Carver Drive Wylie, Texas 75098

X

O

PUBLIC COMMENT FORM
(Please type or use black ink)

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

- I am **FOR** the requested Replat as explained on the attached public notice for Case #RP2016-03.
- I am **AGAINST** the requested Replat as explained on the attached public notice for Case #RP2016-03.

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

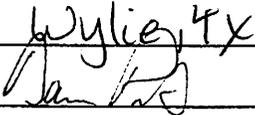
Tuesday, August 2, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, August 23, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Darren Printz
(please print)

Address: 419 N Jackson A+B
Wylie, Tx

Signature: 

Date: 7-24-16

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

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

- I am **FOR** the requested Replat as explained on the attached public notice for Case #RP2016-03.
- I am **AGAINST** the requested Replat as explained on the attached public notice for Case #RP2016-03.

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

Tuesday, August 2, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, August 23, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: CHOYA TAPP
(please print)

Address: 412 N. JACKSON
 WYLIE TX 75798

Signature: 

Date: 7/14/16

COMMENTS:

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Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date: August 2, 2016
Department: Planning
Prepared By: Jasen Haskins
Date Prepared: July 20, 2016

Public Hearing Item Number: 3

Zoning Case Number: RP 2016-02
Exhibits: Location Map, Exhibits, Notification List/Map and Responses

Subject

Hold a Public Hearing and consider and act upon a recommendation to the City Council regarding a Replat for Kellers 2nd Addition Lot 12R, Block 6; Being a Replat of Lots 12, 13, 14, & 15, Block A of Kellers 2nd Addition, located at 100 Elliot Street. **RP 2016-02**

Recommendation

Motion to recommend approval to the City Council regarding a Replat for Kellers 2nd Addition Lot 12R, Block 6; Being a Replat of Lots 12, 13, 14, & 15, Block A of Kellers 2nd Addition, located at 100 Elliot Street. **RP 2016-02.**

Discussion

Owner: Territorial Lands, LLC

Applicant: Roome Land Surveying, Inc.

The applicant is requesting a residential Replat to establish one residential lot of 0.289 acres. The lots are zoned DTH (Downtown Historic District). The lots are currently vacant of development.

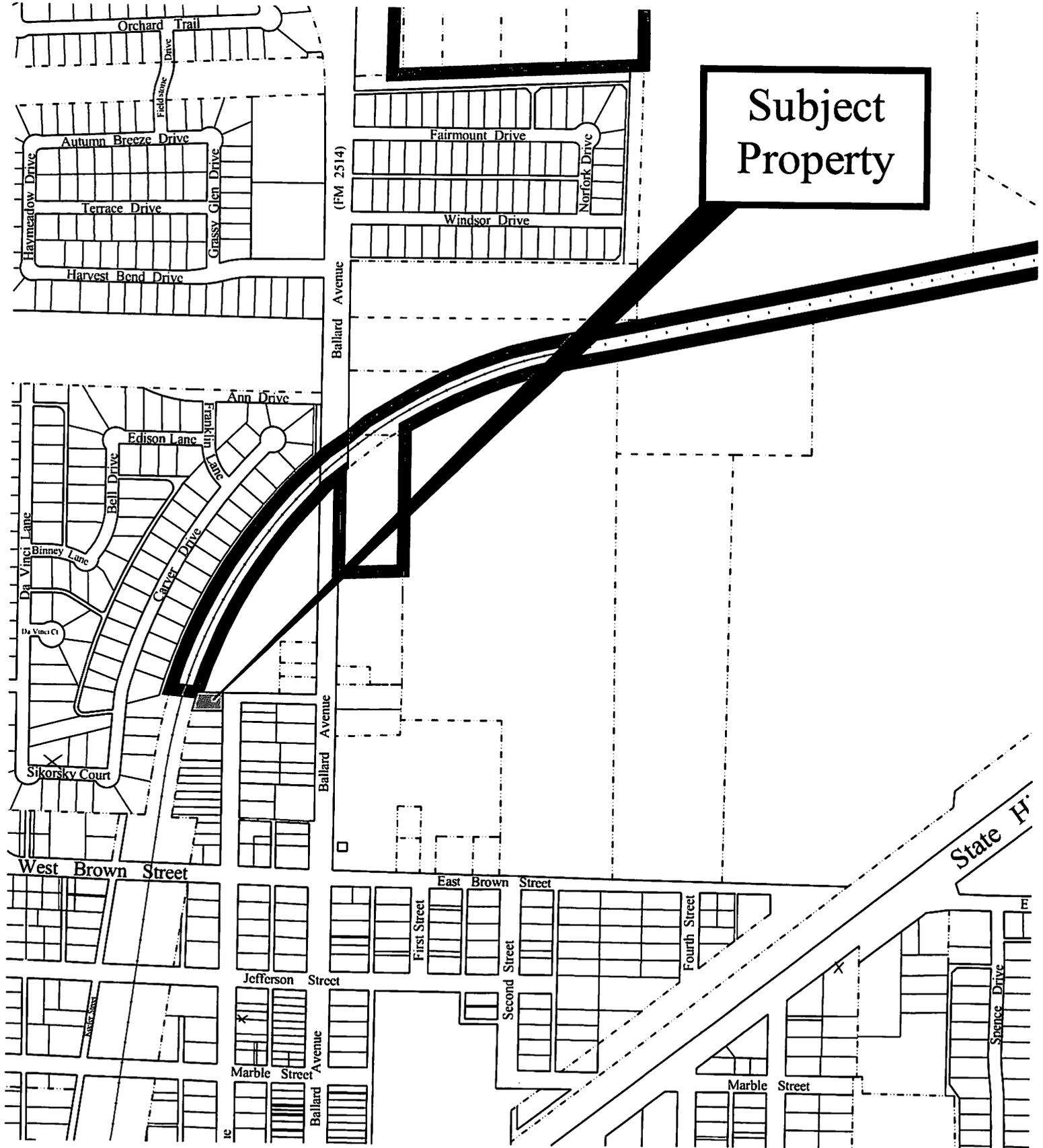
The stated purpose of the Replat is to combine the lots into one buildable lot.

The properties in the Kellers 2nd subdivision were platted and developed in the 1950's.

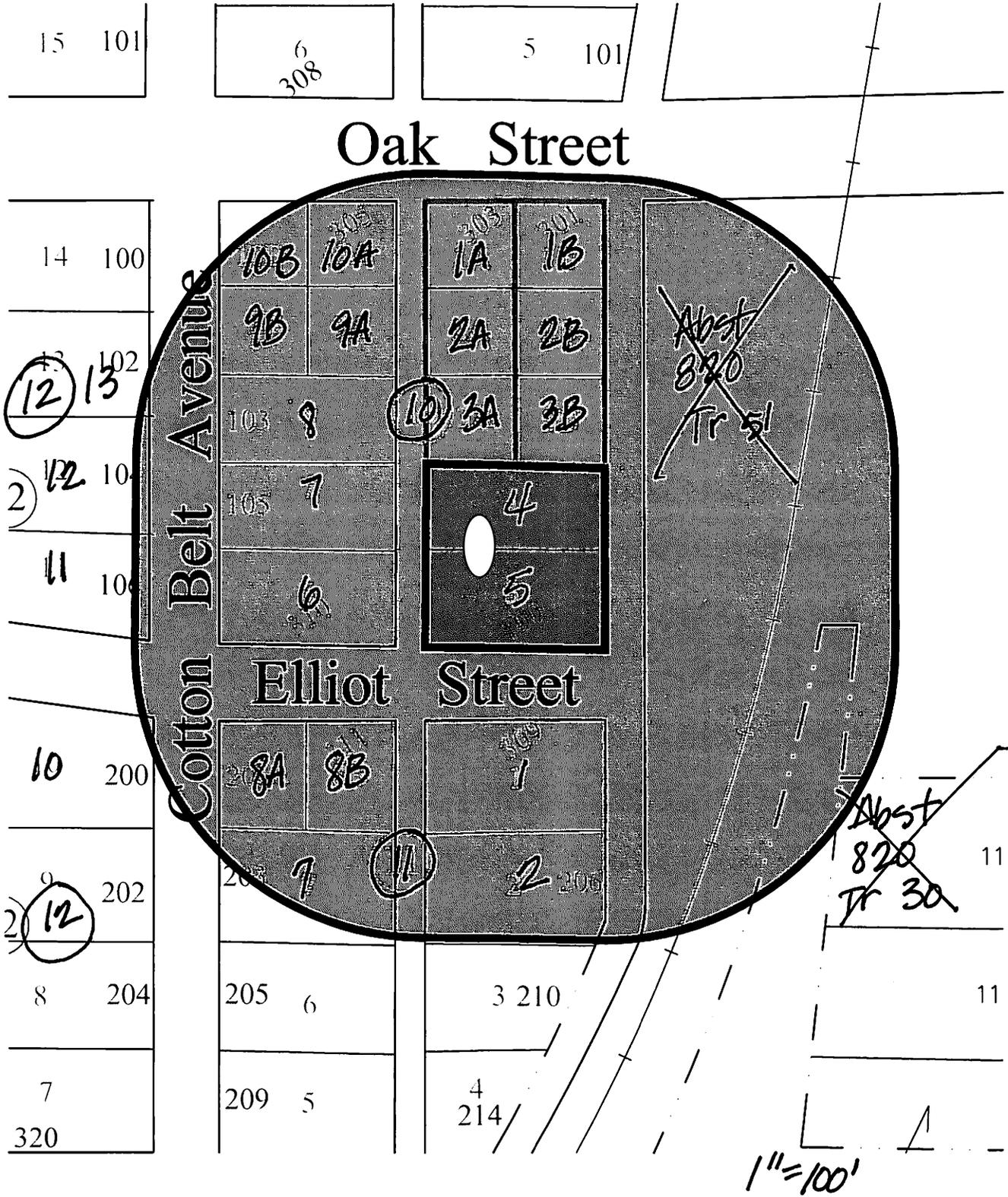
Notification/Responses: Eighteen (18) notifications were mailed; with one response in favor received at the time of this posting.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	RO	07-28-16



LOCATION MAP
REPLAT CASE #2016-03



OWNER NOTIFICATION MAP
 REPLAT CASE #2016-02

NOTIFICATION REPORT

APPLICANT: Michael Cuzzo with Roome Land Surveying
2000 Avenue G #810 Plano, Texas 75074

APPLICATION FILE #RP2016-02

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Michael Cuzzo Roome Land Surveying	2000 Avenue G #810 Plano, Texas 75074
2	Blk 10	Kellers Second Addn Lots 1A - 3A	R-2130-010-001A-1	James Garner	303 West Oak Street Wylie, Texas 75098
3	Blk 10	Kellers Second Addn Lots 1B - 3B	R-2130-010-002B-1	Mark Feagin	301 West Oak Street Wylie, Texas 75098
4	Blk 10	Kellers Second Addn Lots 4-5	R-2130-010-0040-1	Territorial Lands, LLC	3010 Frankford Road Dallas, Texas 75287
5	Blk 10	Kellers Second Addn Lot 6	R-2130-010-0060-1	Martin Esquivel, Jr.	220 Wyndham Meadows Way Wylie, Texas 75098
6	Blk 10	Kellers Second Addn Lot 7	R-2130-010-0060-1	Martin Esquivel, Jr.	220 Wyndham Meadows Way Wylie, Texas 75098
7	Blk 10	Kellers Second Addn Lot 8	R-2130-010-0080-1	Beverly Lawrence	5950 CR 481 Anson, Texas 79501
8	Blk 10	Kellers Second Addn Lots 9A - 10A	R-2130-010-009A-1	Jamie Ruiz	305 West Oak Street Wylie, Texas 75098
9	Blk 10	Kellers Second Addn Lots 9B-10B	R-2130-010-009B-1	Jamie Ruiz	305 West Oak Street Wylie, Texas 75098
10	Blk 11	Kellers Second Addn Lot 1	R-2130-011-0010-1	Mickey Foster	1502 River Oaks Circle #213 Wylie, Texas 75098
11	Blk 11	Kellers Second Addn Lot 2	R-2130-011-0020-1	Mike Moslener	1415 Brittany Way Rockwall, Texas 75087
12	Blk 11	Kellers Second Addn Lot 7	R-2130-011-0070-1	Jason Gay	201 N. Ballard Avenue #107 Wylie, Texas 75098
13	Blk 11	Kellers Second Addn Lot 8A	R-2130-011-008A-1	Luis Hernandez	201 S. Cotton Belt Avenue Wylie, Texas 75098
14	Blk 11	Kellers Second Addn Lot 8B	R-2130-011-008B-1	Gary Mahagan	311 Elliot Street Wylie, Texas 75098
15	Blk 12	Kellers Second Addn Lot 10	R-2130-012-0100-1	Don Fortenberry	200 S. Cotton Belt Avenue Wylie, Texas 75098
16	Blk 12	Kellers Second Addn Lot 11	R-2130-012-0110-1	Keith Seidens	106 S. Cotton Belt Avenue Wylie, Texas 75098
17	Blk 12	Kellers Second Addn Lot 12	R-2130-012-0120-1	Antal Ovari	104 S. Cotton Belt Avenue Wylie, Texas 75098
18	Blk 12	Kellers Second Addn Lot 13	R-2130-012-0130-1	Camelback Development, LLC	250 SH 78 South Wylie, Texas 75098

PUBLIC COMMENT FORM
(Please type or use black ink)

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

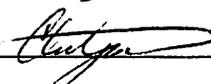
I am **FOR** the requested Replat as explained on the attached public notice for Case #RP2016-02.
 I am **AGAINST** the requested Replat as explained on the attached public notice for Case #RP2016-02.

Date, Location & Time of
Planning & Zoning
Commission meeting: _____
Tuesday, August 2, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting: _____
Tuesday, August 23, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Clint James
(please print)

Address: 3010 Frankford Rd
Dallas Tx 75287

Signature: 

Date: 7-18-16

COMMENTS:



Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date:	<u>August 2, 2016</u>	Public Hearing Item Number:	<u>4</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Jasen Haskins</u>		
Date Prepared:	<u>July 25, 2016</u>	Zoning Case Number	<u>2016-09</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 a change in zoning from Agricultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating approximately 50 residential lots on 16.739 acres, generally located west of Kreymer Lane and north of Stone Road, (1033 S. Kreymer Ln; 1053 S. Kreymer Ln) **ZC 2016-09**

Recommendation

Motion to Recommend approval to the City Council regarding a change in zoning from Agricultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating approximately 50 residential lots on 16.739 acres, generally located west of Kreymer Lane and north of Stone Road, (1033 S. Kreymer Ln; 1053 S. Kreymer Ln) **ZC 2016-09**

Discussion

Owners: Beatriz Chavez (Lujan) and Cleo Kikuchi (Living Trust) Applicant: Jim Koch (Serene Development)

The applicant is requesting rezoning for two properties of 11.006 acres and 5.733 acres (lots A and B) from the current AG/30 (agricultural) to SF-10/24 (single family). This request is part of an overall larger request that, if approved, will include an additional 5.25 acres to the south which is currently outside city limits (lot C). The rezoning of that property will be proposed at a later time because the city cannot zone property not within its city limits. An annexation is scheduled to go before City Council on August 23, 2016. The properties under consideration in this application (lots A and B) were annexed into the City in December 2000.

The applicant is requesting straight zoning with lots to be a minimum of 10,000 sq ft and single family homes of 2,400 sq ft minimum. As currently planned there would be a total of 65 lots (from all three lots) on approximately 22 acres if all applications are approved as requested.

If approved, construction plans for each residential dwelling will be submitted to Building Inspections for approval and must meet the design standards in accordance with Article 3, Section 3.4 before the issuance of a permit.

If the development is approved, impact fees will be paid by the applicant along with a dedication of right-of-way to the City for the expansion of Kreymer Lane. Currently, the Capital Improvement Plan has Kreymer Lane as a 10-year project and coordination with Collin County would be required as Kreymer extends into that jurisdiction to the south.

The Comprehensive Land Use Plan categorizes the subject parcels as Sub-Urban Sector, providing primarily residential development of low to medium densities. This sector also allows some very low intensity commercial development. The proposed plan conforms to the Comprehensive Plan.

Notification/Responses: Forty-Three (43) notifications were mailed; with five (5) responses against returned at the time of posting.

Approved By

Initial
RO

Date
07-28-16

Department Director



LOCATION MAP
ZONING CASE #2016-09

EXHIBIT A
Property Description (north / zoning)

SITUATED in the State of Texas, County of Collin and the City of Wylie, being part of the Francisco De La Pina Survey, Abstract No. 688, being all of a called 11.006 acre tract of land conveyed to Beatriz Chavez by deed recorded in Document No. 20090210000137050 of the Deed Records of Collin County, Texas, and all of a tract of land conveyed to Kikuchi Living Trust by deed recorded in Document No. 95-0091053 of the Deed Records of Collin County, Texas and these premises being more particularly described as follows:

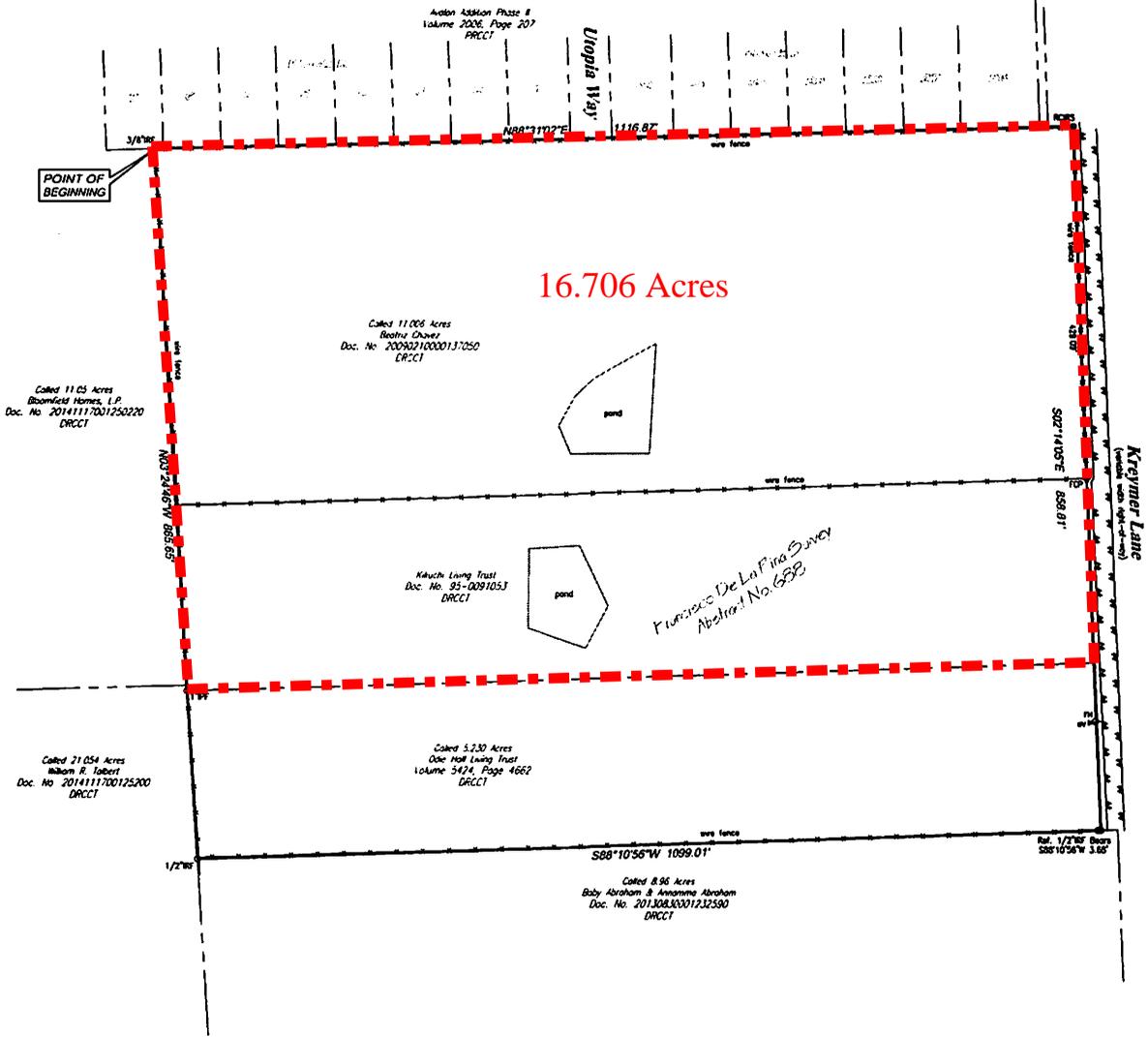
BEGINNING at a 3/8 inch iron rod found for corner in the south line of Avalon Addition Phase II, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 207 of the Plat Records of Collin County, Texas and marking the northeast corner of a called 11.05 acre tract of land conveyed to Bloomfield Homes, L.P. by deed recorded in Document No. 20141117001250220 of the Deed Records of Collin County, Texas and the northwest corner of said 11.006 acre tract;

THENCE with the south line of said Avalon Addition Phase II and the north line of said 11.006 acre tract, North 88°31'02" East, 1116.87 feet to a 1/2 inch iron rod capped "Roome" set for corner in the west line of Kreymer Lane (variable width right-of-way) and marking the northeast corner of said 11.006 acre tract;

THENCE with west line of Kreymer Lane, the east line of said 11.006 acre tract and the east line of said Kikuchi Living Trust tract, South 02°14'05" East, passing a metal fence corner post found for reference marking the southeast corner of said 11.006 at 429.09 feet and continuing for a total distance of 654.10 feet to a point for corner marking the northeast corner of a called 5.230 acre tract of land conveyed to Odie Hall Living Trust by deed recorded in Volume 5424, Page 4662 of the Deed Records of Collin County, Texas and the southeast corner of said Kikuchi Living trust tract;

THENCE with the north line of said 5.230 acre tract and the south line of said Kikuchi living Trust tract, South 88°13'47" West, 1103.24 feet to a 1 inch iron pipe found for corner in the east line of a called 21.054 acre tract of land conveyed to William R. Talbert by deed recorded in Document No. 2014111700125200 of the Deed Records of Collin County, Texas and marking the northwest corner of said 5.230 acre tract and the southwest corner of said Kikuchi Living Trust tract;

THENCE with the east line of said 21.054 acre tract, the east line of said 11.05 acre tract, the west line of said Kikuchi Living Trust tract and the west line of said 11.006 acre tract, North 03°24'46" West, 659.95 feet to the Point of Beginning and containing 16.739 acres of land, more or less.



16.706 Acres

Called 11.05 Acres
Bloomfield Homes, L.P.
Doc. No. 20141117001250220
DRCCCT

Called 11.006 Acres
Beatrix Chavez
Doc. No. 20090210000137050
DRCCCT

Kiuchi Living Trust
Doc. No. 95-0091053
DRCCCT

Francisco De La Pina Survey
Abstract No. 688

Called 21.054 Acres
Wilkom R. Tolbert
Doc. No. 2014111700125200
DRCCCT

Called 5.230 Acres
Ode Hall Living Trust
Volume 3424, Page 4662
DRCCCT

Called 8.96 Acres
Baby Abraham & Ananema Abraham
Doc. No. 2013083001232500
DRCCCT

Property Description

SITUATED in the State of Texas, County of Collin and the City of Wylie, being part of the Francisco De La Pina Survey, Abstract No. 688, being all of a called 11.006 acre tract of land conveyed to Beatrix Chavez by deed recorded in Document No. 20090210000137050 of the Deed Records of Collin County, Texas, all of a tract of land conveyed to Kiuchi Living Trust by deed recorded in Document No. 95-0091053 of the Deed Records of Collin County, Texas and all of a called 5.230 acre tract of land conveyed to Ode Hall Living Trust by deed recorded in Volume 3424, Page 4662 of the Deed Records of Collin County, Texas and these premises being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for corner in the south line of Avolon Addition Phase II, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 207 of the Plat Records of Collin County, Texas and marking the northeast corner of a called 11.05 acre tract of land conveyed to Bloomfield Homes, L.P. by deed recorded in Document No. 20141117001250220 of the Deed Records of Collin County, Texas and the northwest corner of said 11.006 acre tract;

THENCE with the south line of said Avolon Addition Phase II and the north line of said 11.006 acre tract, North 88°31'02" East, 1116.87 feet to a 1/2 inch iron rod capped "Roome" set for corner in the west line of Kreymer Lane (variable width right-of-way) and marking the northeast corner of said 11.006 acre tract;

THENCE with west line of Kreymer Lane, the east line of said 11.006 acre tract, the east line of said Kiuchi Living Trust tract and the east line of said 5.230 acre tract, South 88°10'56" West, 1099.01 feet to a 1/2 inch iron rod found for reference marking the southwest corner of said 11.006 of 429.09 feet and continuing for a total distance of 858.61 feet to a point for corner in the north line of a called 8.96 acre tract of land conveyed to Baby Abraham and Ananema Abraham by deed recorded in Document No. 2013083001232500 of the Deed Records of Collin County, Texas and marking the southeast corner of said 5.230 acre tract, from which a 1/2 inch iron rod found for reference bears South 88°10'56" West, 3.68 feet;

THENCE with the north line of said 8.96 acre tract and the south line of said 5.230 acre tract, South 88°10'56" West, 1099.01 feet to a 1/2 inch iron rod found for corner in the east line of a called 21.054 acre tract of land conveyed to Wilkom R. Tolbert by deed recorded in Document No. 2014111700125200 of the Deed Records of Collin County, Texas and marking the northwest corner of said 8.96 acre tract and the southwest corner of said 5.230 acre tract;

THENCE with the east line of said 21.054 acre tract, the east line of said 11.05 acre tract, the west line of said 5.230 acre tract, the west line of said Kiuchi Living Trust tract and the west line of said 11.006 acre tract, North 03°24'48" West, 855.65 feet to the Point of Beginning and containing 21.925 acres of land, more or less.

Surveyor's Certificate

I hereby certify that on the 25th day of March, 2016, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and types of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by Kreymer Lane, same being paved a public roadway, which abut(s) the subject property, and is physically open and being used.

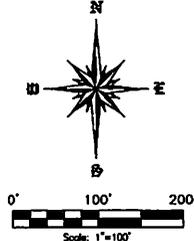
This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Michael Guzzo

Michael Guzzo
Registered Professional Land
Surveyor No. 5693



Notes: 1) CM is a controlling monument; 2) Surveyor's signature will appear in red ink on certified copies; 3) Source bearing per the plat of Avolon Addition Phase II recorded in Volume 2006, Page 207 of the Plat Records of Collin County, Texas; 4) No portion of the subject property is shown to be within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0420 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X); 5) This survey was performed without the benefit of a title commitment; 6) This survey is intended for the exclusive use of the hereon noted owner, purchaser, title company and/or mortgage company only and the survey is made in accordance with the title commitment referenced by the GF number shown hereon as provided by the above stated title company; 7) Found centerline 1 cuts in Avolon Addition Phase II are the controlling monuments; 8) Per client's request not all improvements have been shown.



Legend

DRCCCT	Deeds Capped Iron Rod Set
DRCCCT	Deed Records Collin County Texas
PRCCCT	Plat Records Collin County Texas
IR	Iron Rod Found
IR	Iron Pipe Found
FCP	Fence Corner Post
IRV	Water Valve
IRV	Pipe Valvemat
WF	Wire Fence
AD	Asphalt

Boundary Survey
1023, 1033 & 1053 Kreymer Lane
21.925 Acres
Francisco De La Pina Survey, Abstract No. 688
City of Wylie, Collin County, Texas
March 2016

Roome Land Surveying, Inc.

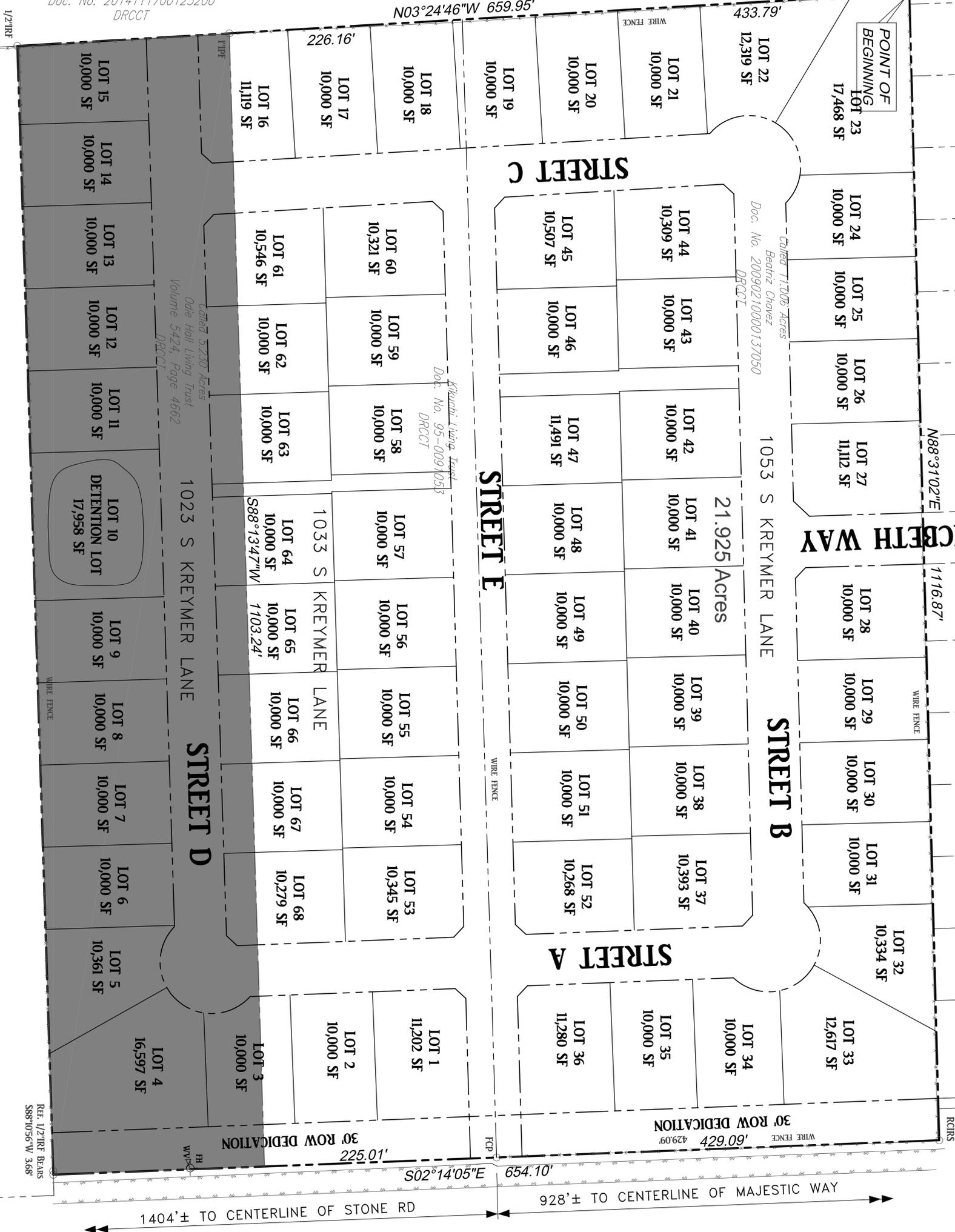
TEPLS Firm No. 1001800
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 421-4322 / Fax (972) 423-7523
www.roome-surveying.com

P:\VC\201601\VC825876.DWG

EXHIBIT "C"

Called 21.054 Acres
William R. Talbert
Doc. No. 2014111700125200
DRCCCT

Called 11.05 Acres
Bloomfield Homes, L.P.
Doc. No. 20141117001250220
DRCCCT



Note: Copyright © Hickman Consulting Engineers, Inc. All rights reserved. This drawing was prepared by computer software and is not to be used for construction bidding permit purposes. Copies of this plan without original signature and seal are not valid.

Called 8.96 Acres

Called 5.250 Acres
Orie Hall Living Trust
Volume 5424, Page 4662
DRCCCT

Called 11.006 Acres
Beatriz Chavez
Doc. No. 20090210000137050
DRCCCT

Called 95-009/1033
Kiyuchi Living Trust
Doc. No. 95-009/1033
DRCCCT

This document is released for the purpose of under the authority of Mark H. Hickman, P.E. 78409 on 06/26/2016. It is not to be used for construction bidding permit purposes.

REVISION	DESCRIPTION	DATE	BY
1			

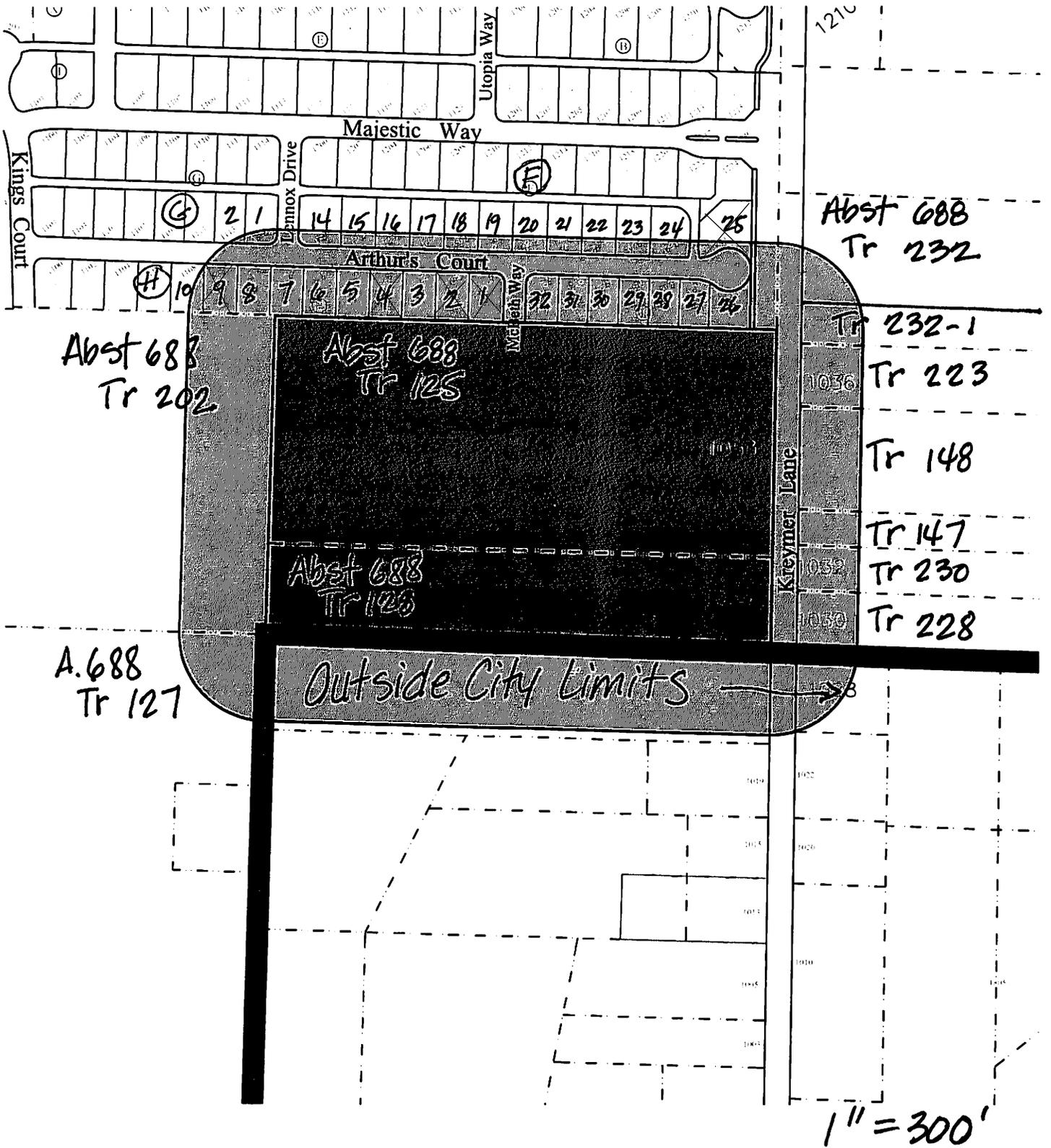


SCALE: 1"=50'
DATE: JUNE2016
DRAWN BY: FCP
CHKD BY: MHH
JOB NO: 1620-175
FILE: 12075-SV-ZE
DATE OF SUBMITTAL: 076/26/16(C)

ZONING EXHIBIT
SERENE VILLAS
WYLIE, TEXAS
SERENE GLOBAL GROUP, INC
1719 ANALOG DRIVE
GARLAND, TEXAS 75040
214-244-3839



Hickman Consulting Engineers, Inc.
3094 County Road 1024
Farmersville, Texas 75442
Ph (972)784-2499 • Fax (972)793-8654
Engineers Planners



OWNER NOTIFICATION MAP
ZONING CASE #2016-09

NOTIFICATION REPORT

APPLICANT: Jim Koch with Serene Global Group
1719 Analog Drive Richardson, Texas 75081

APPLICATION FILE #2016-09

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Jim Koch Serene Global Group	1719 Analog Drive Richardson, Texas 75081
2	Bik F	Avalon #2 Lot 14	R-9031-00F-0140-1	Kelley Green	1201 Arthurs Court Wylie, Texas 75098
3	Bik F	Avalon #2 Lot 15	R-9031-00F-0150-1	Andrew Saunders	1203 Arthurs Court Wylie, Texas 75098
4	Bik F	Avalon #2 Lot 16	R-9031-00F-0160-1	Anthony Nguyen	1205 Arthurs Court Wylie, Texas 75098
5	Bik F	Avalon #2 Lot 17	R-9031-00F-0170-1	Octaviano Guerrero	1207 Arthurs Court Wylie, Texas 75098
6	Bik F	Avalon #2 Lot 18	R-9031-00F-0180-1	Zurie Tafciu	1209 Arthurs Court Wylie, Texas 75098
7	Bik F	Avalon #2 Lot 19	R-9031-00F-0190-1	Jaason Potts	1211 Arthurs Court Wylie, Texas 75098
8	Bik F	Avalon #2 Lot 20	R-9031-00F-0200-1	Juanava Collins	1213 Arthurs Court Wylie, Texas 75098
9	Bik F	Avalon #2 Lot 21	R-9031-00F-0210-1	Michael Seepaul	1215 Arthurs Court Wylie, Texas 75098
10	Bik F	Avalon #2 Lot 22	R-9031-00F-0220-1	Jill Hanson	1217 Arthurs Court Wylie, Texas 75098
11	Bik F	Avalon #2 Lot 23	R-9031-00F-0230-1	Marcus Allen	1219 Arthurs Court Wylie, Texas 75098
12	Bik F	Avalon #2 Lot 24	R-9031-00F-0240-1	Robert Weems	1221 Arthurs Court Wylie, Texas 75098
13	Bik F	Avalon #2 Lot 25	R-9031-00F-0250-1	Melisua Merritt	1223 Arthurs Court Wylie, Texas 75098
14	Bik F	Avalon #2 Lot 26	R-9031-00F-0260-1	Parker Living Trust	1212 Arthurs Court Wylie, Texas 75098
15	Bik F	Avalon #2 Lot 27	R-9031-00F-0270-1	Clayton Schiegg	1210 Arthurs Court Wylie, Texas 75098
16	Bik F	Avalon #2 Lot 28	R-9031-00F-0280-1	John Mayfield	1208 Arthurs Court Wylie, Texas 75098
17	Bik F	Avalon #2 Lot 29	R-9031-00F-0290-1	Catherine Hobbs	1206 Arthurs Court Wylie, Texas 75098
18	Bik F	Avalon #2 Lot 30	R-9031-00F-0300-1	Byron Stamps	1204 Arthurs Court Wylie, Texas 75098



19	Bik F	Avalon #2 Lot 31	R-9031-00F-0310-1	Chris Kaufmann	1202 Arthurs Court Wylie, Texas 75098
20	Bik F	Avalon #2 Lot 32	R-9031-00F-0320-1	AMH 2014-3 Borrower, LLC	30601 Agoura Road #200 Agoura Hills, CA 91301
21	Bik G	Avalon #2 Lot 1	R-9031-00G-0010-1	Jesus Valverde	1115 Arthurs Court Wylie, Texas 75098
22	Bik G	Avalon #2 Lot 2	R-9031-00G-0020-1	Walela Hailu	1113 Arthurs Court Wylie, Texas 75098
23	Bik H	Avalon #2 Lot 1	R-9031-00H-0010-1	Blake Tate	1126 Arthurs Court Wylie, Texas 75098
24	Bik H	Avalon #2 Lot 2	R-9031-00H-0020-1	Mark Fesmire	1124 Arthurs Court Wylie, Texas 75098
25	Bik H	Avalon #2 Lot 3	R-9031-00H-0030-1	Steven Crisp	1122 Arthurs Court Wylie, Texas 75098
26	Bik H	Avalon #2 Lot 4	R-9031-00H-0040-1	Thomas Shepheard	1120 Arthurs Court Wylie, Texas 75098
27	Bik H	Avalon #2 Lot 5	R-9031-00H-0050-1	Elias Rodriguez	1118 Arthurs Court Wylie, Texas 75098
28	Bik H	Avalon #2 Lot 6	R-9031-00H-0060-1	Dennis Allen	1116 Arthurs Court Wylie, Texas 75098
29	Bik H	Avalon #2 Lot 7	R-9031-00H-0070-1	Roy Ivie	1114 Arthurs Court Wylie, Texas 75098
30	Bik H	Avalon #2 Lot 8	R-9031-00H-0080-1	Jane Baker	1112 Arthurs Court Wylie, Texas 75098
31	Bik H	Avalon #2 Lot 9	R-9031-00H-0090-1	Daniel Hunt	1110 Arthurs Court Wylie, Texas 75098
32	Bik H	Avalon #2 Lot 10	R-9031-00H-0100-1	Milton Alfaro	1108 Arthurs Court Wylie, Texas 75098
33	Abst 688	Tract 125	R-6688-005-1250-1	Beatriz Chavez	3116 W. Front Street Midland, Texas 79701
34	Abst 688	Tract 127	R-6688-005-1270-1	William Talbert	1545 E. Stone Road Wylie, Texas 75098
35	Abst 688	Tract 128	R-6688-005-1280-1	Kikuchi Living Trust	1033 S. Kreymer Lane Wylie, Texas 75098
36	Abst 688	Tract 147	R-6688-005-1470-1	John Yates	3209 Ranch Drive Garland, Texas 75041
37	Abst 688	Tract 148	R-6688-005-1480-1	John Yates	3209 Ranch Drive Garland, Texas 75041
38	Abst 688	Tract 202	R-6688-005-2020-1	Bloomfield Homes	1050 E. SH 114 #210 Southlake, Texas 76092
39	Abst 688	Tract 223	R-6688-005-2230-1	Joe Toleson	1036 S. Kreymer Lane Wylie, Texas 75098
40	Abst 688	Tract 228	R-6688-005-2280-1	Guy Cates	1030 S. Kreymer Lane Wylie, Texas 75098



41	Abst 688	Tract 230	R-6688-005-2300-1	Abby Sandoval	1032 S. Kreymer Lane Wylie, Texas 75098
42	Abst 688	Tract 232-1	R-6688-005-2321-1	City of Wylie	300 Country Club Road #100 Wylie, Texas 75098
43	Abst 688	Tract 232	R-6688-005-2320-1	Wylie ISD	PO Box 490 Wylie, Texas 75098
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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 #2016-09.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-09.

Date, Location & Time of
Planning & Zoning

Commission meeting:

Tuesday, August 2, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, August 23, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: MARK FESMIRE
(please print)

Address: 1124 ARTHURS CT
WYLIE, TX 75098

Signature: Mark Fesmire

Date: 7/12/16

COMMENTS:

PROPERTY ID 2606743

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 #2016-09.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-09.

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

Tuesday, August 2, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, August 23, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Melissa Merritt
(please print)

Address: 1223 Anthem's ct
Wylie, TX 75098

Signature: 

Date: 7/11/16

COMMENTS:

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 #2016-09.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-09.

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

Tuesday, August 2, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, August 23, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: THOMAS SHEPHEARD
(please print)

Address: 1120 ARTHURS CT.
WYLIE, TX 75098

Signature: 

Date: 7/15/16

COMMENTS:

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 #2016-09.

 X I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-09.

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

Tuesday, August 2, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, August 23, 2016, 6:00 p,
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Ms. Blake Tate
(please print)

Address: 1126 Arthur's Court

Wylie, TX 75098

Signature: *Blake Tate*

Date: 7-22-2016

COMMENTS:

I love having the land behind my property. I love knowing that no one will build behind me.

I like knowing that no one will be looking over my fence and trying to get into my back yard.

I like the privacy. I don't want other houses being built behind me and making my property values go down. That is one reason that I wanted this house. Please leave out addition alone!

We all ready have to deal with a huge trucking area being built across 78 with add so many trucks on our roads and we need to keep some land vacant so that we can have the feel of the country.

I believe that all it would do is bring in more traffic in our area and I believe that we have enough.

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 #2016-09.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-09.

Date, Location & Time of
Planning & Zoning

Commission meeting:

Tuesday, August 2, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, August 23, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Dan Hunt

(please print)

Address:

1110 Arthur's Ct.

Wylie, TX 75098

Signature:

Daniel Hunt

Date:

7/27/16

COMMENTS:
