

Zoning Board of Adjustments



August 15, 2016

Regular Business Meeting



Wylie Zoning Board of Adjustment

NOTICE OF MEETING

Regular Meeting Agenda
Monday, August 15, 2016 – 6:30 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building #100

Linda Jourdan Board Member
Jason Potts Board Member
Robert Holcomb Board Member
Andres Gonzalez Board Member
Kevin Finnell Board Member
Robert Reynolds Alternate Board Member
Daniel Prendergast Alternate Board Member

Renae' 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 Mayor and City Council 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.

CONSENT AGENDA

1. Consider and act upon approval of the Minutes for the July 18, 2016 Meeting.

REGULAR AGENDA

Public Hearing

1. Hold a public hearing to consider and act upon a request by **Teri Dorazil** for a variance to Section 5.2.F parking regulations of the Zoning Ordinance for the Retail, Personal Service & Commercial use, to allow parking spaces calculated at 1:110 in lieu of the required 1:75. Property located at 2592 FM 544, being Lot 9 Block B of Woodbridge Center Phase 1 measuring .0881 acres. **ZBA 2016-10**
2. Hold a public hearing to consider and act upon, a request from **Walter Finninger** for a Variance to Ordinance 2014-44, Section 22-447 Wall Signs, requirements for the maximum height of a wall sign. The property is located at 508 S Hwy 78, being 2.001 acres of lot 2R2 block A of the 78 Corner Addition. **ZBA 2016-11**

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on this 12th day of August 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 Zoning Board of Adjustment

Minutes
Zoning Board of Adjustment
Monday, July 18, 2016 – 6:30 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

Board Member Linda Jourdan called the meeting to order at 6:30 p.m. and stated that a quorum was present. Those present were: Board Member Jourdan, Board Member Robert Holcomb, Board Member Andres Gonzalez, and Board Member Jason Potts.

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

ELECTION OF CHAIR AND VICE CHAIR

1. A motion to nominate Vice Chair.

A motion was made by Board Member Jourdan, and seconded by Board Member Holcomb to nominate Board Member Potts as Vice Chair. Motion carried 4 – 0.

2. A motion to nominate Chair.

A motion was made by Board Member Holcomb, and seconded by Board Member Gonzalez, to nominate Board Member Jourdan as Chair. Motion carried 4 – 0.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes of the June 20, 2016 Meeting.

A motion was made by Board Member Gonzalez and seconded by Vice Chair Potts, to approve the Minutes as submitted. Motion carried 4 – 0.

PUBLIC HEARINGS

Item 1 – ZBA 2016-07

Hold a public hearing to consider and act upon a request by **Robert Heath** for a Variance to Section 3.3.A.3 of the Zoning Ordinance for properties requiring a minimum 20 foot front yard setback for buildings, property located at 200 South 2nd Street, being lot 1R, Block 31 of the Railroad Addition. **ZBA 2016-07**

Staff Comments

Mr. Haskins stated that the applicant is requesting a variance to Section 3.3.A.3 of the Zoning Ordinance that requires a twenty-foot front yard setback and allow a ten foot setback. The porch on the front elevation is affected by the reduced setback. The main structure will meet the required twenty-foot setback.

The unique circumstance for the property is being located in an older part of Wylie with wide unused right-of-way and established structures with similar characteristics. The City Engineer has stated that it is highly unlikely the twenty-foot right-of-way will ever be used and is not on the current 10-year thoroughfare plan.

The applicant recently replatted three lots into one and plans to build a duplex on the property which is allowed by right in the Zoning District.

Thirty-six comment forms were mailed to property owners within 200 feet. One comment was returned in favor and none in opposition.

Public Comments

Chair Jourdan opened the Public Hearing.

Mr. Bob Heath, 4506 E Parker Road, Parker, Texas, stated that the intent is to construct a 3,000 square foot duplex, with 1,500 square feet each side. The duplex will blend in with the existing older homes, and constructed as an American Four-Square Prairie style home.

The main structure will be thirty-five feet from the street, which meets the required front setback. However, the intent is to construct a seven-foot-nine inch porch, which encroaches within the required setback.

Chair Jourdan closed the Public Hearing.

Board Action

A motion was made by Board Member Potts, and seconded by Board Member Holcomb, to Grant the request as submitted. The property located at 200 South 2nd Street. Motion passed 4 – 0.

ITEM 2 – ZBA 2016-08

Hold a public hearing to consider and act upon, a request from **Nathan Lohri** for a Variance to Ordinance 2014-44, Section 22-447 Wall Signs, requirements for the maximum height of a wall sign. The property is located at 600 Cooper Drive Suite 130, being 2.001 acres of lot 2 block A of Cooper Retail Addition. **ZBA 2016-08**

Staff Comments

Mr. Molina stated that the subject property is located at 600 Cooper Drive, Suite 130. The property is 2.001 acres currently zoned Planned development District 2005-16.

The applicant is proposing to add an attached wall sign to the main structure. The proposed sign is approximately 3'8" in height. The Sign Ordinance allows for two feet in height wall sign.

The unique circumstance in this case is the design of the trademarked sign. The need for a sign larger than the two feet is caused by the way the lettering is offset from each other on the trademarked sign.

Twelve comment forms were mailed to property owners within 200 feet, one response was received in favor and none were returned in opposition.

Public Comments

Chair Jourdan opened the Public Hearing.

Mr. Michael Reed, LNS Signs, 11330 Luna Rad, Dallas, Texas, stated that the proposed sign within the packet was drawn to scale.

Chair Jourdan closed the Public Hearing.

Board Action

A motion was made by Board Member Gonzalez, and seconded by Board Member Holcomb to Grant the variance as submitted. Motion carried 4 – 0.

ITEM 3 – ZBA 2016-09

Hold a public hearing to Consider and act upon, a request from **David L. Barnhart** for a Variance to Ordinance 2014-44, Section 22-447 Wall Signs, requirements for the maximum height of a wall sign. The property is located at 801 S Hwy 78, being a 20.01 acre tract of land. **ZBA 2016-09**

Staff Comments

Mr. Molina stated that the subject property is located at 801 S Highway 78. The property is 20.01 acres and is currently zoned Community Retail.

The applicant is proposing to add an attached wall sign to the main structure. The current Ordinance allows signs to be a maximum of four feet in height when mounted to a building that is within 201' from the street. The proposed sign is approximately six feet in height. The main structure is approximately 460' from Highway 78.

The applicant's request is to allow for the placement of a sign on a wall that will function as the main logo for a building that will contain multiple office spaces for lease. The logo is identical to what will be displayed on a monument that will contain tenant's names. The applicant is requesting six feet in height to allow for more visibility for vehicles driving by.

The unique circumstance is the location of the building where the sign will be located. The building is setback at a distance that is insufficient to attract attention to the property from traffic on State Highway 78. The building is also blocked from view by an adjacent building that is located in front of it.

Thirty eight comment forms were mailed to property owners within 200 feet. One response was in favor and one response in opposition of the request.

Public Comments

Chair Jourdan opened the Public Hearing. With no one approaching the Board Members, Chair Jourdan closed the Public Hearing.

Board Action

A motion was made by Board Member Gonzalez, and seconded by Chair Jourdan to Grant the variance. Motion failed 3-1.

Variance Denied.

ADJOURNMENT

A motion was made by Board Member Holcomb, and seconded by Board Member Gonzalez to adjourn the meeting. All Board Members were in consensus.

Linda Jourdan, Chair

ATTEST:

Mary Bradley, Administrative Assistant

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Wylie Zoning Board of Adjustment

AGENDA REPORT

Meeting Date:	<u>August 15, 2016</u>	Item Number:	<u>1</u>
Department:	<u>Planning</u>	Case Number:	<u>ZBA 2016-10</u>
Prepared By:	<u>Kevin Molina</u>	Project Location:	<u>2592 FM 544 Wylie TX</u>
Date Prepared:	<u>August 05, 2016</u>	Subdivision Name:	<u>Woodbridge Center Phase 1</u>
		Exhibits:	<u>Location Map, Reciprocal Easement Agreement, Notification List and Map with Responses</u>

Subject

Hold a public hearing to consider and act upon a request by **Teri Dorazil** for a variance to Section 5.2.F parking regulations of the Zoning Ordinance for the Retail, Personal Service & Commercial use, to allow parking spaces calculated at 1:110 in lieu of the required 1:75. Property located at 2592 FM 544, being Lot 9 Block B of Woodbridge Center Phase 1 measuring .0881 acres. **ZBA 2016-10**

Discussion

Applicant: Teri Dorazil/ACG Texas, LP

Owner: IHOP

The applicant is proposing a restaurant without drive-in or drive through service which is classified in the Zoning Ordinance as Retail, Personal Service & Commercial Use. The required parking ratio for such a use is listed as 1:75. The applicant is asking for a variance to reduce the required parking to a ratio of 1:110. The parking requirements calculates to be 62 parking spaces and the applicant's request would bring the parking down to 42 parking spaces.

Article 8, Section 8.4.C.4.e states that, the Board may waive or reduce the parking and loading requirements in any district, whenever the character use of the building is such as to make unnecessary the full provision of parking or loading facilities, or were such regulations would impose an unreasonable hardship upon the use of the lot, as contrasted with merely granting an advantage or a convenience.

The applicant has applied for the variance as Woodbridge Center Phase 1 shares a parking agreement within a reciprocal easement agreement that was recorded in Colin County on 02/24/2012. This agreement states that "The parties hereby established, grant and convey in favor of each Parcel a non-exclusive easement for parking and access over the Common Area on the Parcels in such locations designated for parking areas and driveways on the Plot Plan and on such other parking areas, driveways and service areas from time to time established to permit parking of motor vehicles, and for unobstructed pedestrian and vehicular passage on each Parcel by the other Parcel owners and their Permittees."

As the lot in question shares a parking agreement with all of the lots in the subdivision staff took into account parking calculations of the existing lots to determine if excess parking was provided from the other lots that could be used to meet the parking requirements of the zoning ordinance. Staff determined that the existing Grocery Store was over parked by 189 parking spaces. Staff also determined that a restaurant located to the

west is also over parked by 24 parking spaces.

Public Comments forms were mailed to nine property owners within 200 feet of this request, as required by State Law. No responses were received in favor or in opposition at the time of posting.

CONSIDERATIONS:

The shared parking agreement does provide for additional parking on adjacent lots.

The Board shall not grant a variance to the development code which:

- (1) Permits a land use not allowed in the zoning district in which the property is located; or
- (2) Is in the public right-of-way or on public property; or
- (3) Alters any definition of the development code; or
- (4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or
- (5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or
- (6) Is based exclusively on findings of personal or financial hardship.

In order to grant a variance to the development code the Board shall find that all the following have been satisfied:

- (1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;
- (2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;
- (3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;
- (4) That the demonstrable hardship is not self-imposed;
- (5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;
- (6) That the variance, if granted will not change the character of the zoning district in which the property is located;
- (7) That the variance, if granted is in keeping with the intent of the development code; and
- (8) That the variance, if granted will not adversely affect the health, safety or welfare of the citizens of Wylie.

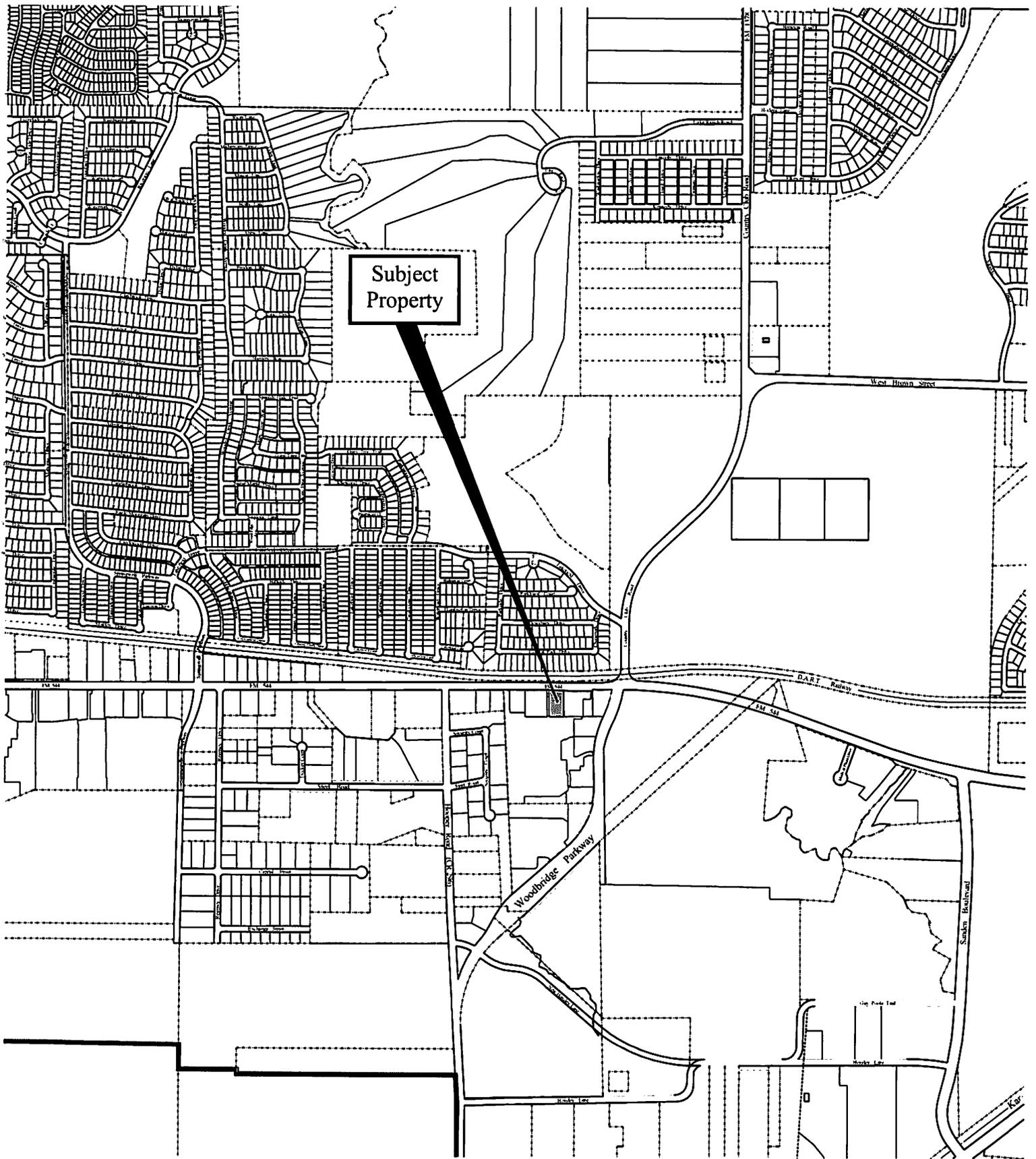
Public comment forms were mailed to thirteen (13) property owners within 200 feet of this request, as required by State Law. No comments were received at the time of this posting.

Approved By

Department Director

Initial
RO

Date
08/12/16



LOCATION MAP
ZBA CASE #2016-10

LOT 9 SITE DATA

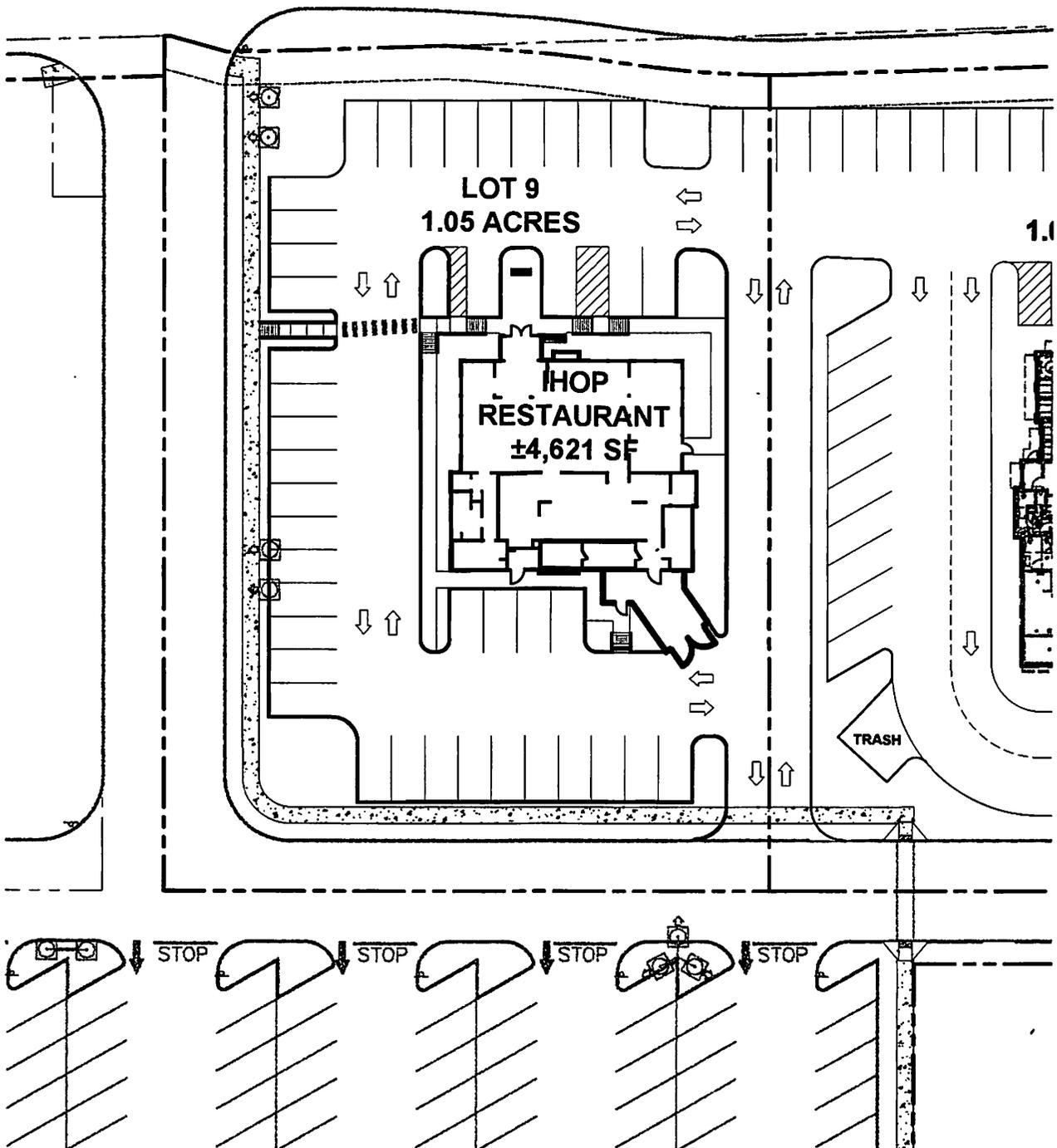
LOT AREA 1.05 ACRES

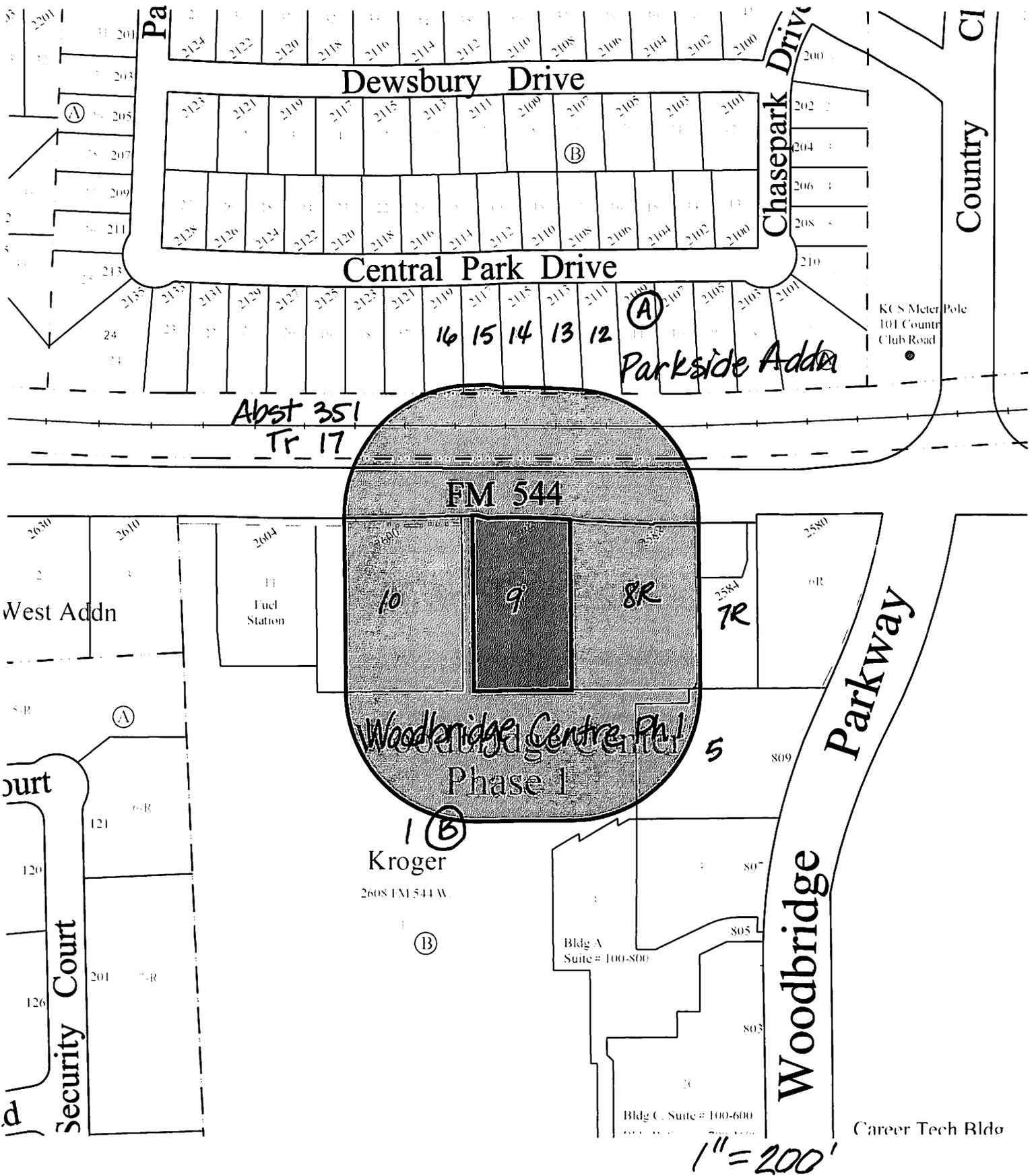
STANDARD PARKING SPACES 40

HANDICAP PARKING SPACES 2

TOTAL PARKING SPACES 42

F.M. HIGHWAY 544





OWNER NOTIFICATION MAP
 ZBA CASE #2016-10

NOTIFICATION REPORT

APPLICANT: Teri Dorazil with ACG Texas, LP
1778 N. Plano Road #100 Richardson, Tx 75081

APPLICATION FILE 2016-10

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Teri Dorazil ACG Texas, LP	1778 N. Plano Road #100 Richardson, Texas 75081
2	Blk B	Woodbridge Centre Lot 1	R-10267-00B-0010-1	Kroger Texas, LP	751 Freepoint Parkway Coppell, Texas 75019
3	Blk B	Woodbridge Centre Lot 5	R-10267-00B-0050-1	CSD Woodbridge, LLC	980 Michigan Avenue #1280 Chicago, IL 60611
4	Blk B	Woodbridge Centre Lot 7R	R-10267-00B-007R-1	CSD Woodbridge, LLC	980 Michigan Avenue #1280 Chicago, IL 60611
5	Blk B	Woodbridge Centre Lot 8R	R-10267-00B-008R-1	CSD Woodbridge, LLC	980 Michigan Avenue #1280 Chicago, IL 60611
6	Blk B	Woodbridge Centre Lot 9	R-10267-00B-0090-1	CSD Woodbridge, LLC	980 Michigan Avenue #1280 Chicago, IL 60611
7	Blk B	Woodbridge Centre Lot 10	R-10267-00B-0100-1	CSD Woodbridge, LLC	980 Michigan Avenue #1280 Chicago, IL 60611
8	Blk B	Parkside Addn Lot 12	R-9500-00A-0120-1	Gary Harkader	2111 Central Park Drive Wylie, Texas 75098
9	Blk B	Parkside Addn Lot 13	R-9500-00A-0130-1	Rajbir Dhillon	2113 Central Park Drive Wylie, Texas 75098
10	Blk B	Parkside Addn Lot 14	R-9500-00A-0140-1	Julia Loughmiller	2115 Central Park Drive Wylie, Texas 75098
11	Blk B	Parkside Addn Lot 15	R-9500-00A-0150-1	Akil Taylor	2117 Central Park Drive Wylie, Texas 75098
12	Blk B	Parkside Addn Lot 16	R-9500-00A-0160-1	Adem Beshiri	2119 Central Park Drive Wylie, Texas 75098
13	Abst 351	Tract 17	R-6351-000-0170-1	Dallas Area Rapid Transit	1401 Pacific Avenue Dallas, Texas 75202
14					
15					
16					
17					

CONSIDERATIONS:

The proposed sign has a total square footage of 25 sq. ft. as opposed to the current sign being 30 square feet.

The Board shall not grant a variance to the development code which:

- (1) Permits a land use not allowed in the zoning district in which the property is located; or
- (2) Is in the public right-of-way or on public property; or
- (3) Alters any definition of the development code; or
- (4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or
- (5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or
- (6) Is based exclusively on findings of personal or financial hardship.

In order to grant a variance to the development code the Board shall find that all the following have been satisfied:

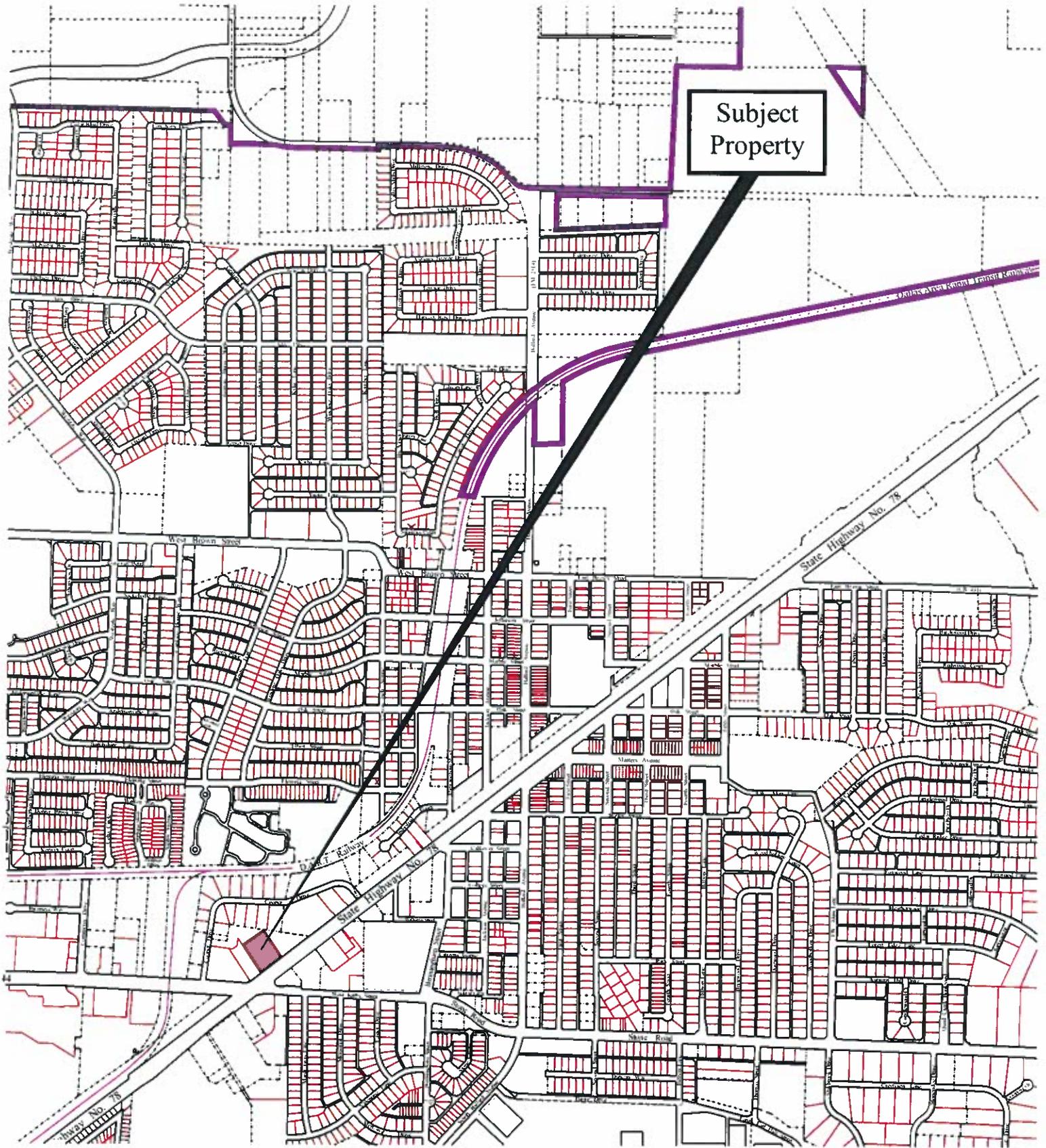
- (1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;
- (2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;
- (3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;
- (4) That the demonstrable hardship is not self-imposed;
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- (6) That the variance, if granted will not change the character of the zoning district in which the property is located;
- (7) That the variance, if granted is in keeping with the intent of the development code; and
- (8) That the variance, if granted will not adversely affect the health, safety or welfare of the citizens of Wylie.

Approved By

Department Director

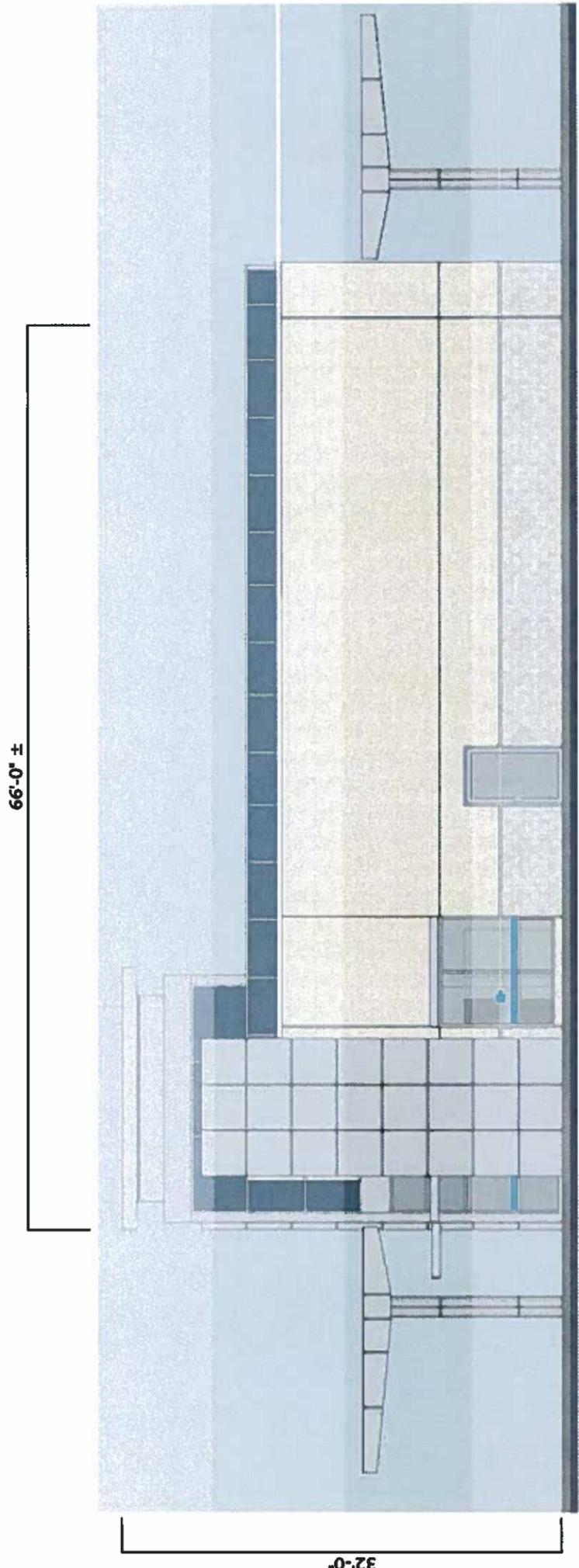
Initial
RO

Date
08/12/16



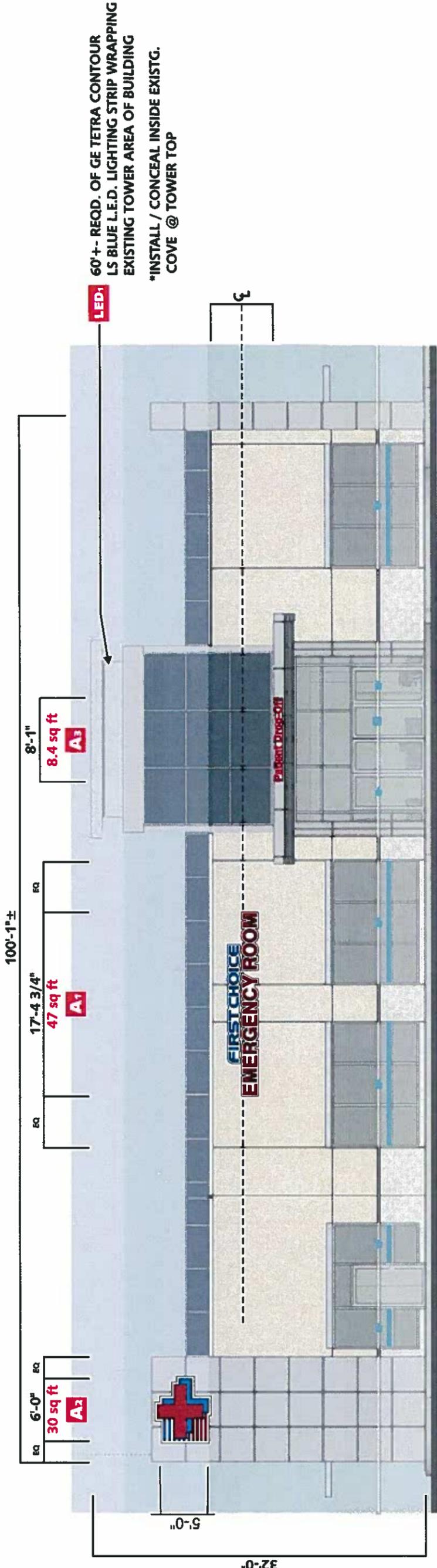
LOCATION MAP
ZBA CASE #2016-11

Signage currently permitted at 508 Hwy 78 South, Wylie TX



EAST ELEVATION

Scale=3/32"=1'-0"



SOUTH ELEVATION

Scale=3/32"=1'-0"

Design #	13-1686r10
Client	FIRST CHOICE EMERGENCY ROOM
Address	HWY 78 & FM 544, WYLIE, TX
Account Rep.	W. FINNIGER
Designer	EJS / RMS
Date	8/16/2013

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landed	

Revision / Date	
R1 EIS	
R2 EIS 4/3/14	new elevs.various
R3 RMS 5-16-14	site plan, D3 4-4
R4 EIS 6/17/14	V1 UPDATES
R5 EIS 6/30/14	D1,newsplan,
	temsign directbury
R6 ES 8/21/14	bags.vimf
R7 ES 9/17/14	df red
R8 ES 9/22	ex/v1/v2,aliburged
R9 ES 10/1	siteplan A1&A2 fixed
R10 ES 10/13	del signs.d1stpln

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Vista, CA 92081 Fax 760-947-7003
760-947-7003

943 Bunker Avenue, Suite 200
Fountain Valley, CA 92708
562-479-9075 Fax 562-479-9083

2394 Sand Hill Pointe Circle
Beverly Hills, FL 33807
863-420-1000 Fax 863-424-1660

37 Woodmont Park Court
Doraville, GA 30534
800-861-7042 Fax 310-349-8774

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Wynnton, VA 28384
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Work Order	371525
Engineer	S. Brady 11-4-2014

DISTRIBUTION OF PRINTS		TOTAL
<input type="checkbox"/> MASTER	<input type="checkbox"/> STR. RM.	21
<input type="checkbox"/> ELECT.	<input type="checkbox"/> CUSTOM	
<input type="checkbox"/> SHOP FILE	<input type="checkbox"/> PAINT	
<input type="checkbox"/> SHIP(U.L.)	<input type="checkbox"/> ASSEMBLY	
<input type="checkbox"/> INSTALL	<input type="checkbox"/> PLEX	
<input type="checkbox"/> CRATE	<input type="checkbox"/> VINYL	
<input type="checkbox"/> CAD-1	<input type="checkbox"/> CAD-2	
<input type="checkbox"/> CAM-1	<input type="checkbox"/> CAM-2	
<input type="checkbox"/> PATTERNS	<input type="checkbox"/> LTR. PAINT	
<input type="checkbox"/> NEON	<input type="checkbox"/> AWWN.(RW)	
<input type="checkbox"/> ALUM. EXTR.	<input type="checkbox"/> AWWN.ASSY.	
<input type="checkbox"/> CHNL. LTR.	<input type="checkbox"/> LTR. ASSY.	
<input type="checkbox"/> LTR. PLEX	<input type="checkbox"/> LTR. PAINT	

ENGINEERING REVISIONS	

FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING TO LEADING OF THE SIGN. SIGN HAS U.S.A. LABELS.

UL



Design #

Client

TEXAS HEALTH
EMERGENCY ROOM

Address

HWY 78 & FM 544,
WYLLIE, TX

Account
Rep. W. FINNIGER

Designer RMS

Date 6/23/2016

Approval / Date

Client
Sales
Estimating
Art
Engineering
Landlord

Revision / Date

R1 ES 7/12 AS mif
R2 RMS 7/18 /16 UPDATE
R3 RMS 7/19/16 TAG UPDATE



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Irving TX 75038 Fax 760-947-7033
760-947-7003

943 Becker Avenue, Suite 200
Levelland TX 75044
507-479-3075 Fax 507-402-0003

2584 Sand Hill Ridge Circle
Dallas TX 75237
863-420-1100 Fax 863-424-1140

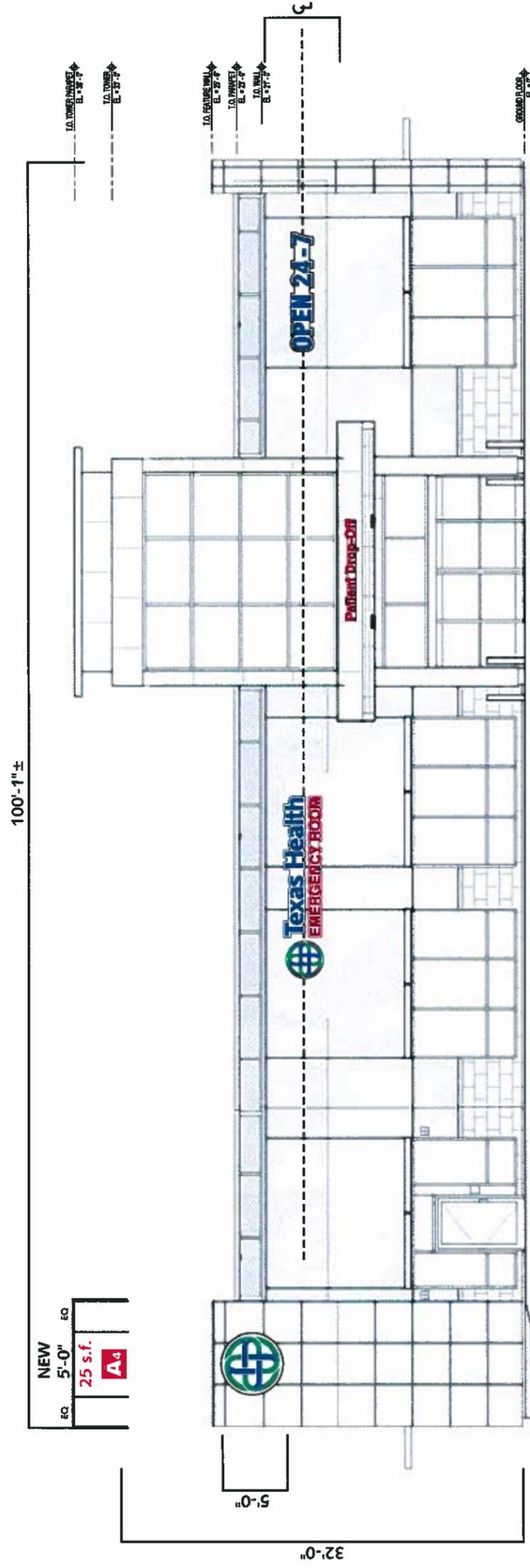
37 Westwood Park Court
Bloomington, IL 61704
800-631-7062 Fax 210-349-8724

P.O. Box 125, 205 Dooral Drive
Portland, TX 78374
341-543-5579 Fax 341-543-6533

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**FINAL ELECTRICAL
CONNECTION BY
CUSTOMER**

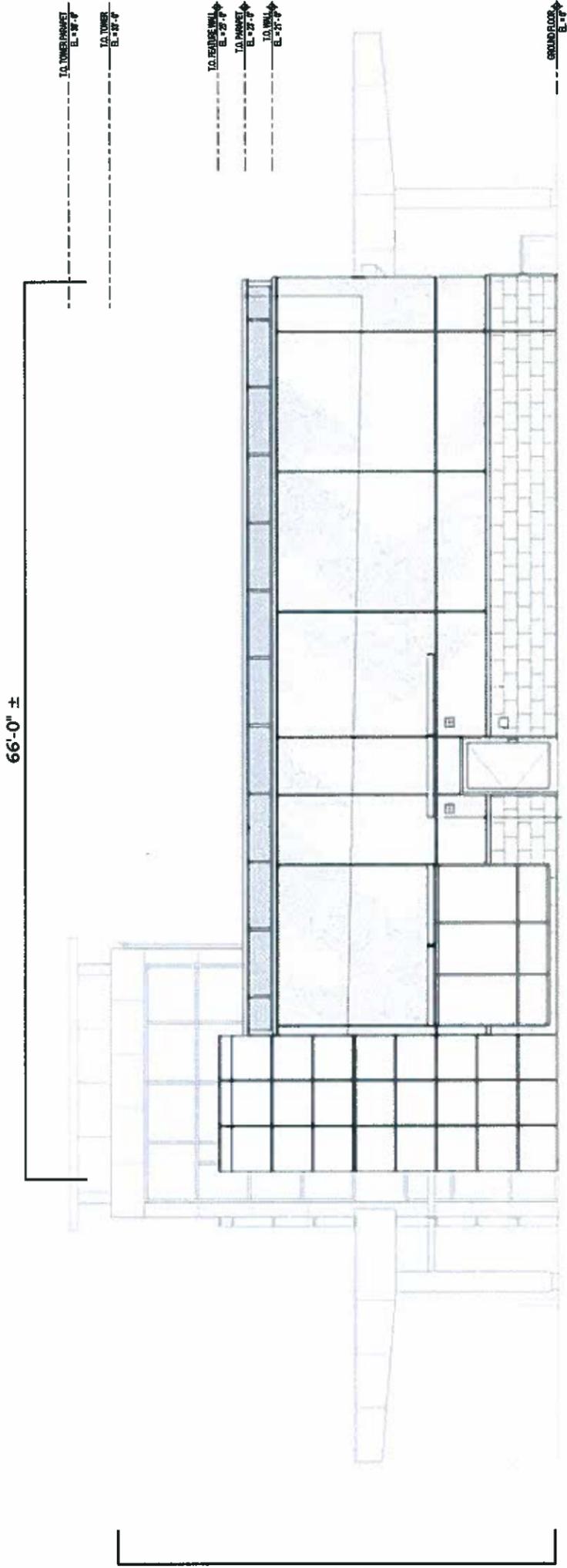
THIS SIGN IS INTENDED TO BE MANUFACTURED
IN ACCORDANCE WITH ARTICLE 600 OF THE
NATIONAL ELECTRICAL CODE AND/OR OTHER
APPLICABLE CODES. THE SIGN MUST BE
PROPERLY GROUNDING & BONDING OF THE SIGN.
SIGN WILL BEAR UL LABEL(S)



5'-0" LOGO

SOUTH ELEVATION

Scale = 3/32" = 1'-0"



**EAST ELEVATION
NO SIGNAGE**

Scale = 3/32" = 1'-0"

FIRST CHOICE EMERGENCY ROOM

WYLE ER

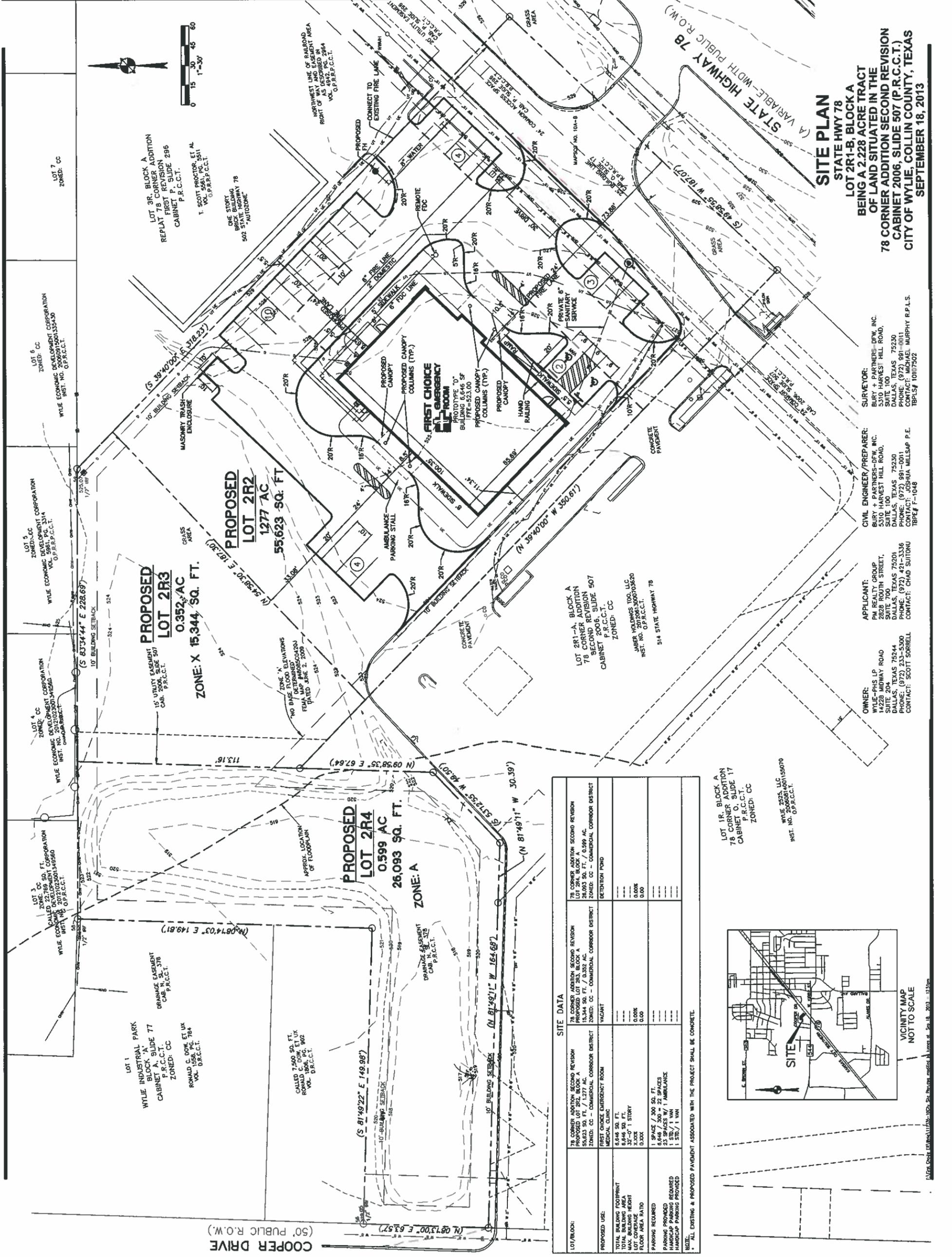
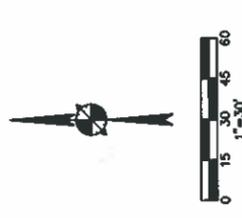
78 CORNER ADDITION WYLE, TX

FIRST CHOICE EMERGENCY ROOM
 2841 SOUTH LAKE VISTA, STE. 200
 DALLAS, TEXAS 75220
 TEL: (972) 991-0011 FAX: (972) 991-0278
 TYPING REGISTRATION NUMBER: F1048
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PRELIMINARY FOR REVIEW ONLY
 Not for Construction or Permit Purposes

Project No.	011535-30010
Drawn By:	JM
Checked By:	JM
Scale:	AS SHOWN
CITY SITE PLAN	
Drawing No.	1



SITE PLAN
 STATE HWY 78
 LOT 2R1-B, BLOCK A
 BEING A 2.228 ACRE TRACT
 OF LAND SITUATED IN THE
 78 CORNER ADDITION SECOND REVISION
 CABINET 2006, SLIDE 507 (P.R.C.C.T.)
 CITY OF WYLE, COLLIN COUNTY, TEXAS
 SEPTEMBER 18, 2013

OWNER:
 WYLE PARTNERS-DFW, INC.
 5310 HARVEST HILL ROAD,
 SUITE 100
 DALLAS, TEXAS 75220
 PHONE: (972) 991-0011
 CONTACT: MICHAEL MURPHY R.P.L.S.
 TBP# F-10107502

CIVIL ENGINEER/PREPARER:
 BURY PARTNERS-DFW, INC.
 5310 HARVEST HILL ROAD,
 SUITE 100
 DALLAS, TEXAS 75220
 PHONE: (972) 991-0011
 CONTACT: CHAD SUITONU
 TBP# F-1048

APPLICANT:
 WYLE PARTNERS-DFW, INC.
 5310 HARVEST HILL ROAD,
 SUITE 100
 DALLAS, TEXAS 75220
 PHONE: (972) 991-0011
 CONTACT: SCOTT SORRELL

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 WYLE PARTNERS-DFW, INC.
 5310 HARVEST HILL ROAD,
 SUITE 100
 DALLAS, TEXAS 75220
 PHONE: (972) 991-0011
 CONTACT: SCOTT SORRELL

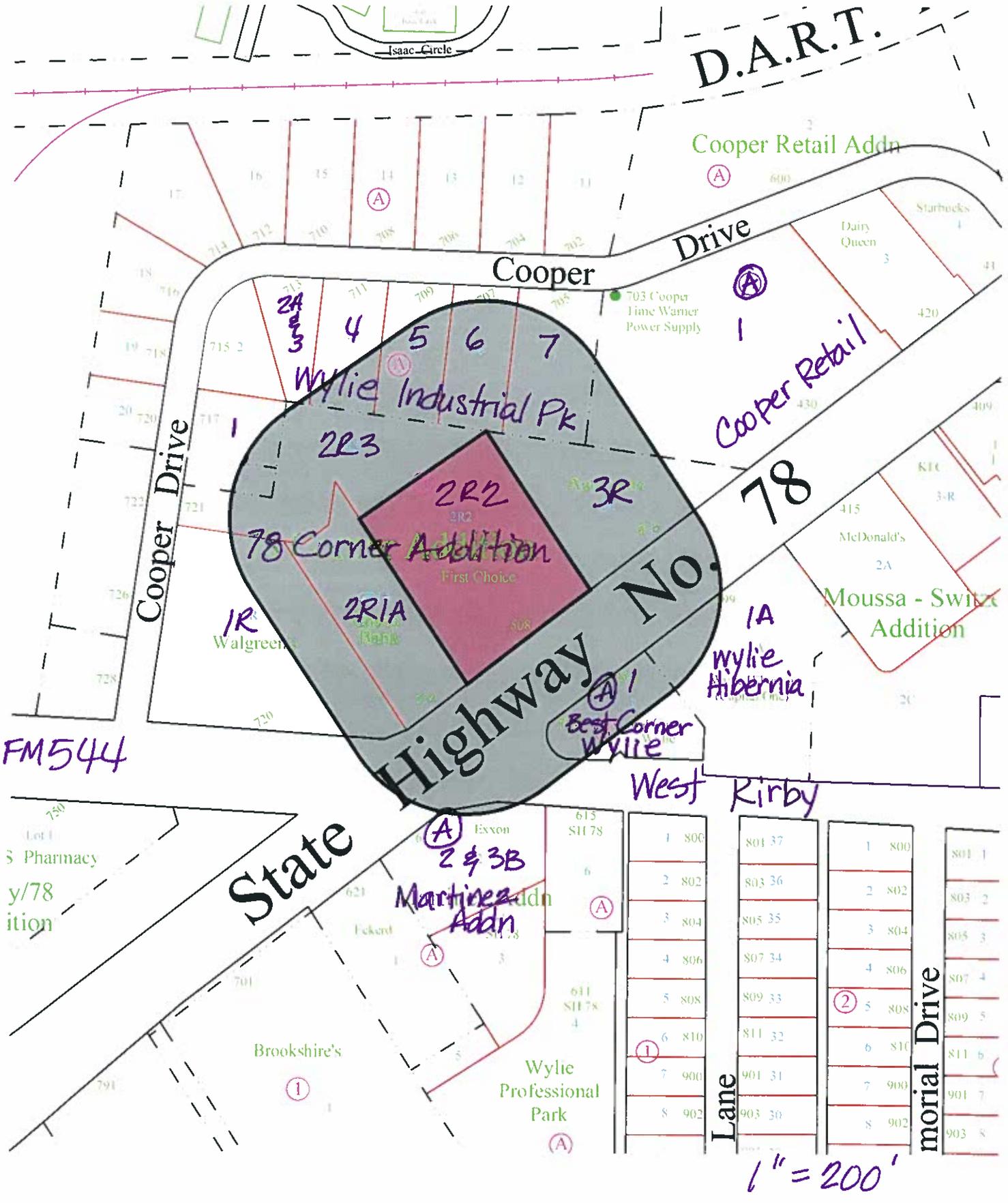
LOT/BLOCK:	78 CORNER ADDITION SECOND REVISION	78 CORNER ADDITION SECOND REVISION	78 CORNER ADDITION SECOND REVISION
PROPOSED USE:	FIRST CHOICE EMERGENCY ROOM	FIRST CHOICE EMERGENCY ROOM	FIRST CHOICE EMERGENCY ROOM
TOTAL BUILDING FOOTPRINT	6,648 SQ. FT.	6,648 SQ. FT.	6,648 SQ. FT.
TOTAL BUILDING VOLUME	32'-0" x 1 STORY	32'-0" x 1 STORY	32'-0" x 1 STORY
MAX. BUILDING HEIGHT	32'-0"	32'-0"	32'-0"
LOT COVERAGE	0.006	0.006	0.006
FLOOR AREA RATIO	0.006	0.006	0.006
PARKING REQUIRED	1 SPACE / 300 SQ. FT.	1 SPACE / 300 SQ. FT.	1 SPACE / 300 SQ. FT.
PARKING PROVIDED	23 SPACES W/ 1 AMBULANCE	23 SPACES W/ 1 AMBULANCE	23 SPACES W/ 1 AMBULANCE
HANDICAP PARKING PROVIDED	1 STD. / 1 VAN	1 STD. / 1 VAN	1 STD. / 1 VAN

LOT 1R, BLOCK A
 78 CORNER ADDITION
 CABINET O, SLIDE 17
 P.R.C.C.T.
 ZONED: CC



VICINITY MAP
 NOT TO SCALE

ALL EXISTING & PROPOSED PAVEMENT ASSOCIATED WITH THE PROJECT SHALL BE CONCRETE.



OWNER NOTIFICATION MAP
ZBA CASE #2016-11

NOTIFICATION REPORT

APPLICANT: Walter Finninger
3201 Manor Way Dallas, Texas 75235

APPLICATION FILE 2016-11

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant Walter Finninger	3201 Manor Way Dallas, Texas 75235
2	Blk A	Wylie Industrial Pk Lot 1	R-1180-001-0010-1	Ronald Dow	1103 CR 4415 Scroggins, Texas 75480
3	Blk A	Wylie Industrial Pk Lots 2A & 3	R-1180-001-002A-1	Wylie Economic Development Corporation	250 SH 78 South Wylie, Texas 75098
4	Blk A	Wylie Industrial Pk Lot 4	R-1180-001-0040-1	Wylie Economic Development Corporation	250 SH 78 South Wylie, Texas 75098
5	Blk A	Wylie Industrial Pk Lot 5	R-1180-001-0050-1	Wylie Economic Development Corporation	250 SH 78 South Wylie, Texas 75098
6	Blk A	Wylie Industrial Pk Lot 6	R-1180-001-0060-1	Wylie Economic Development Corporation	250 SH 78 South Wylie, Texas 75098
7	Blk A	Wylie Industrial Pk Lot 7	R-1180-001-0070-1	Wylie Economic Development Corporation	250 SH 78 South Wylie, Texas 75098
8	Blk A	Cooper Retail Addn Lot 1	R-9080-00A-0010-1	Cooper Belt Line Partners, LP	3906 Lemon Avenue #100 Dallas, Texas 75219
9	Blk A	78 Corner Addn Lot 1R	R-5138-00A-001R-1	George Shifrin & Tinkerbell	PO Box 3434 Basalt, CO 81621
10	Blk A	78 Corner Addn Lot 2R1A	R-5138-00A-2R1A-1	Jabar Holdings Too, LLC	848 N. La Cienega Boulevard #207 West Hollywood, CA 90069
11	Blk A	78 Corner Addn Lot 2R2	R-5138-00A-02R2-1	Prime Healthcare Investors-Wylie, LLC	333 Skokie Boulevard #113 Northbrook, IL 60062
12	Blk A	78 Corner Addn Lot 2R3	R-5138-00A-02R3-1	Wylie Economic Development Corporation	250 SH 78 South Wylie, Texas 75098
13	Blk A	78 Corner Addn Lot 3R	R-5138-00A-003R-1	The Sarah B. Shellam Trust	PO Box 3546 Little Rock, AR 72203
14	---	Wylie Hibernia Addn Lot 1A	R-9094000-001A-1	Capital One	PO Box 460189 Houston, Texas 77056
15	Blk A	Best Corner Wylie Lot 1	R-9645-00A-0010-1	Frisco Real Estate Investment Group, LLC	6552 Preston Road Frisco, Texas 75034
16	Blk A	Martinez Addn #2 Lots 2& 3B	R-2570-00A-0020-1	Henry Martinez	1 CVS Drive #7494-01 Woonsocket, RI 02895
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