

Planning & Zoning Commission



July 7, 2015

Regular Business Meeting



Wylie Planning and Zoning Commission

NOTICE OF MEETING

**Regular Meeting Agenda
Tuesday, July 7, 2015 – 6:00 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building #100**

Ron Smith..... Commissioner
Dennis Larson..... Commissioner
David Williams Commissioner
Mike McCrossin Commissioner
Randy Owens Commissioner
Jerry Stiller Commissioner
Sonia Ahmed..... Commissioner

Renaè Ollie Planning Director
Jasen Haskins..... Sr. 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

ELECTION OF CHAIR AND VICE CHAIR

1. A motion to nominate Vice Chair.
 2. A motion to nominate Chair.
-

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 June 2, 2015, Regular Meeting.

REGULAR AGENDA

Regular Agenda

1. Consider and act upon a recommendation to the City Council regarding a Final Plat for the Alanis Crossing Phase II Subdivision, creating 42 single-family residential lots on 26.239 acres, generally located northwest of FM 544 and Alanis Drive.

Public Hearing

1. Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change of zoning from Single Family Residential (SF 10/24) District to Neighborhood Service (NS), to allow an engineering firm to operate business. Property generally located at 634 North Ballard. ZC 2015-05
2. Hold a Public Hearing and consider, and act upon a recommendation to the City Council amending Planned Development (2015-03 & 2005-24) Braddock Place Phase IV to allow three car-garage with front entry. ZC 2015-06

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on the 2nd day of July, 2015 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 June 2, 2015 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

Chair Ron Smith called the meeting to order at 6:00 PM. In attendance were: Commissioner Mike McCrossin, Commissioner Randy Owens, and Commissioner Jerry Stiller. Vice Chair Dennis Larson and Commissioner David Williams were both absent.

Staff present was Renae' Ollie, Planning Director, and Jasen Haskins, Sr. Planner.

INVOCATION & PLEDGE OF ALLEGIANCE

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

CITIZENS COMMENTS

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

CONSENT ITEMS

1. Consider and act upon approval of the Minutes from the May 19, 2015, Regular Meeting.

Board Action

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

REGULAR AGENDA

Regular Agenda

Item 1

Consider and act upon a Site Plan for Texeq, for an Office/Warehouse use, generally located at 210 Security Court, Block A Lot 11 of Hooper Business Park.

Staff Presentation

Mr. Haskins stated that the applicant is proposing to develop a single-story 12,500 square foot commercial building on 0.902 acres within the Hooper Business Park.

The property is located at the southwest corner of the cul-de-sac at 210 Security Court.

The proposed use is Light Assembly use, which is allowed by right within the Light Industrial District.

Staff recommends approval.

Board Discussion

Mr. Rick Parker, 210 Security Court, applicant, stated that both properties to the west are developed and have fire lanes going up to the edge of the subject property. The property does have a drainage easement to the north of the property.

Board Action

A motion was made by Commissioner Stiller, and seconded by Commissioner Owens to approve the Site Plan for Texeq, located 210 Security Court, Block A Lot 11 of Hooper Business Park. Motion carried 4 – 0.

Item 2

Consider and act upon a Site Plan for Office/Warehouse use, generally located at 120 Security Court, Block B Lot 4 of Hooper Business Park.

Staff Presentation

The applicant is proposing to develop a single-story 5,990 square foot office/warehouse use building. Office/Warehouse is an allowed use within the Light Industrial District.

The property is 0.737 acres in size and is generally located at 120 Security Court.

The property shares access and a fire lane with 110 Security Court. The properties will require an Amended Plat to dedicate the easement before a Certificate of Occupancy is issued.

The Site Plan is recommended for approval with the stipulation that the Amended Plat be completed before final occupancy of the building.

Public Comments

Commissioners questioned what would constitute a traffic light at Hooper and FM 544 and when will the stop sign be removed at Hensley and Hooper. Mr. Haskins stated that he would ask the City Engineer.

Board Action

With no questions for the applicant, a motion was made by Commissioner Owens, and seconded by Commissioner McCrossin, to approve Site Plan for Office/Warehouse use, 120 Security Court, Block B Lot 4, of Hooper Business Park. Motion carried 4 – 0.

Public Hearing

Item 1 – Replat

Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a Replat for Hooper Business Park, Block A, Lot 5R, to create two commercial lots, located at 103 Security Court.

Staff Presentation

Ms. Ollie stated that the Replat will create two lots, on two existing buildings. Lot 5R for an existing Aluma Graphics, and Lot 6R will create a future Minor Auto Repair and Warehouse.

Public Comments

Chair Smith opened the Public Hearing. With no one approached the Commissioners; Chair Smith closed the Public Hearing.

Board Action

A motion was made by Commissioner Stiller, and seconded by Commissioner Owens to recommend approval to the City Council for Replat Hooper Business Park, Block A, Lot 5R. Motion carried 4 – 0.

ADJOURNMENT

A motion was made by Commissioner Owens and seconded by Commissioner McCrossin to adjourn the meeting at 6:27PM. All Commissioners were in consensus.

Ron Smith, Chair

ATTEST:

Renaë Ollie, Planning Director



Wylie Planning & Zoning AGENDA REPORT

Meeting Date: July 7, 2015
Department: Planning
Prepared By: Jasen Haskins
Date Prepared: June 29, 2015

Item Number: 1
Subdivision: Alanis Crossing Phase 2
Zoning District: PD 2015-02
Exhibits: Final Plat

Subject

Consider, and act upon, a recommendation to the City Council regarding a Final Plat for the Alanis Crossing Phase 2 Subdivision, creating 42 single-family residential lots on 26.239 acres, generally located on the northwest corner of FM 544 and Alanis Drive.

Recommendation

Motion to recommend approval to the City Council regarding a Final Plat for the Alanis Crossing Phase 2 Subdivision, creating 42 single-family residential lots on 26.239 acres, generally located on the northwest corner of FM 544 and Alanis Drive.

Discussion

Owner: The Skorborg Company **Applicant: Ryan Joyce, The Skorborg Company**

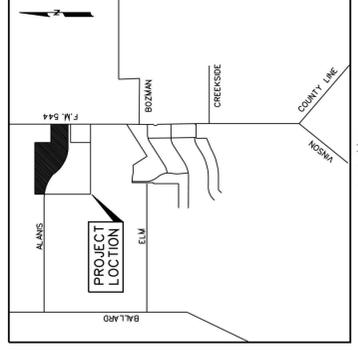
The property totals 26.239 acres and will create 42 single-family residential lots. The subject property is part of the Alanis Crossing Addition Planned Development (PD 2015-02), which consists of Single-Family Residential lots of sizes 18,000 square feet of larger. The property was the subject of a Zoning Case approved by City Council on August 2006.

As shown on the plat, there are large (20-40') landscape buffers along Alanis, FM544, and the adjoining Bates property. These buffers will be maintained by the HOA.

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	<u>RO</u>	<u>07/02/15</u>



LOCATION MAP
N.T.S.

CURVE TABLE

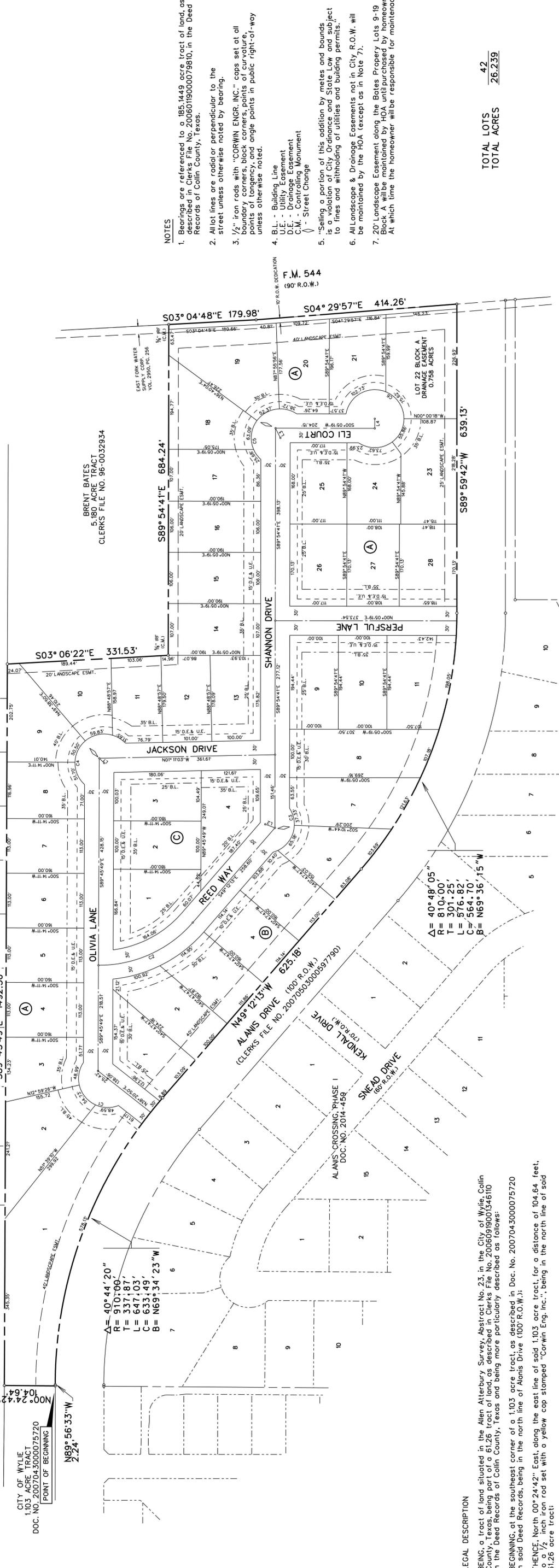
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	145°26'47"	60.00'	152.31'	114.59'	114.59'	N51°04'14"E
2.	49°26'24"	255.00'	220.04'	117.39'	213.27'	S24°29'01"E
3.	10°48'28"	60.00'	10.73'	5.35'	10.73'	S85°33'21"E
4.	10°48'28"	60.00'	10.73'	5.35'	10.73'	S85°33'21"E
5.	171°44'49"	60.00'	179.85'	119.69'	119.69'	S52°13'39"E
6.	65°02'12"	60.00'	307.84'	179.85'	307.84'	N66°39'51"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 44°31'14" E	13.91'
2.	N 20°26'33" E	21.33'
3.	S 63°31'25" W	22.36'
4.	S 89°54'41" E	20.00'



SCALE: 1" = 100'



NOTES

- Bearings are referenced to a 185,1449 acre tract of land, as described in Clerks File No. 2006019000079810, in the Deed Records of Collin County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line
U.E. - Utility Easement
D.E. - Drainage Easement
C.I.M. - Controlling Monument
S - Street Change
- "Sealing a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and subject to fines and withholding of utilities and building permits."
- All Landscape & Drainage Easements not in City R.O.W. will be maintained by the HOA (except as in Note 7).
- 20' Landscape Easement along the Bates Property Lots 9-19 Block A will be maintained by HOA until purchased by homeowner. At which time the homeowner will be responsible for maintenance.

TOTAL LOTS 42
TOTAL ACRES 26.239

FINAL PLAT OF
ALANIS CROSSING PHASE II
OUT OF THE
ALLEN ATTERBURY SURVEY, ABSTRACT NO. 23
IN THE
CITY OF WYLIE
COLLIN COUNTY, TEXAS
OWNER
ALANIS CROSSING, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

Chairman, Planning & Zoning Commission
City of Wylie, Texas
Date _____

Approved for Construction
Date _____

Mayor, City of Wylie, Texas
Accepted _____

Mayor, City of Wylie, Texas
Date _____

"The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the ALANIS CROSSING PHASE II, subdivision or addition to the City of Wylie was submitted to the City Council on the _____ day of _____, 2015, 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., 2015.

Richard M. Skorborg
STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared RICHARD SKORBORG, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2015.

ALANIS CROSSING, LTD.
Richard M. Skorborg

Notary Public in and for the State of Texas
My commission expires: _____

NOT RECOMMENDED FOR APPROVAL

"FINAL PLAT FOR REVIEW PURPOSES ONLY"

SCALE: 1" = 100'

JUNE 2015



Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date:	<u>July 7, 2015</u>	Public Hearing Item Number:	<u>1</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Renaë' Ollie</u>		
Date Prepared:	<u>July 1, 2015</u>	Zoning Case Number	<u>2015-02</u>
			<u>Location Map, Exhibits, Notification List/Map and Responses</u>
		Exhibits:	

Subject

Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change of zoning from Single Family Residential (SF 10/24) District to Neighborhood Service (NS), to allow an engineering firm to operate business. Property generally located at 634 North Ballard. **ZC 2015-05**

Recommendation

Motion to recommend approval to the City Council regarding a change in zoning from Single Family Residential (SF 10/24) District to Neighborhood Service (NS), to allow an engineering firm to operate business. Property generally located at 634 North Ballard. **ZC 2015-05**

Discussion

Owner: David and Patricia Heath

Applicant: TDC2, LLC

The applicant and owner are requesting to rezone the property to allow for an Engineering firm to occupy a residential structure currently zoned for single family uses. The structure is a two story brick exterior, and is approximately 5,400 square feet.

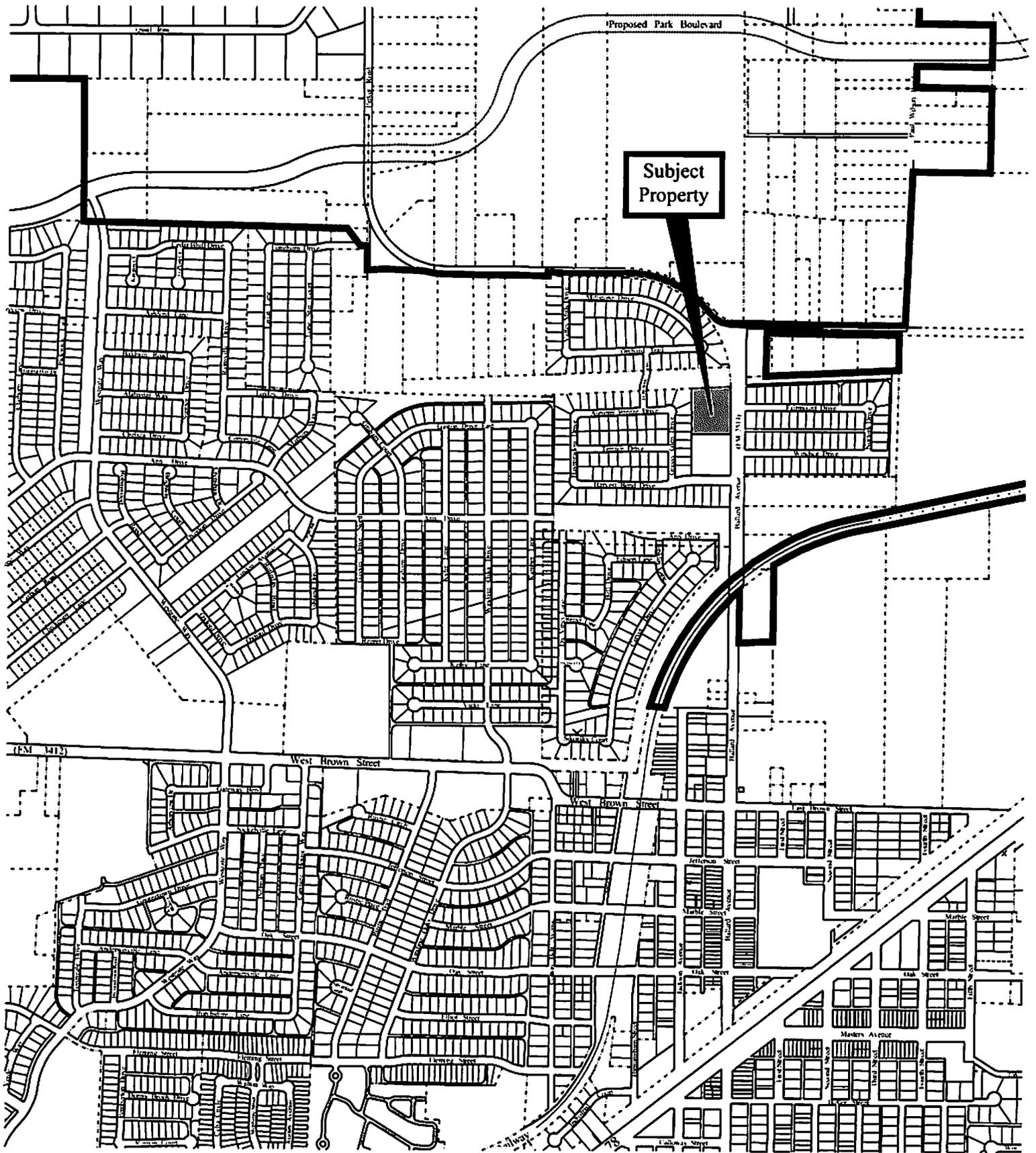
The Land Use Plan classifies the subject property as General Urban Sector and supports Neighborhood Service Uses.

The property is bordered on all sides by single family residential dwellings. Access to the property is via Ballard Avenue. Plans have been approved for advertising in 2018 for Ballard Avenue to become a four lane divided secondary thoroughfare. It is staff's opinion that this is not conducive for direct frontage for single family development.

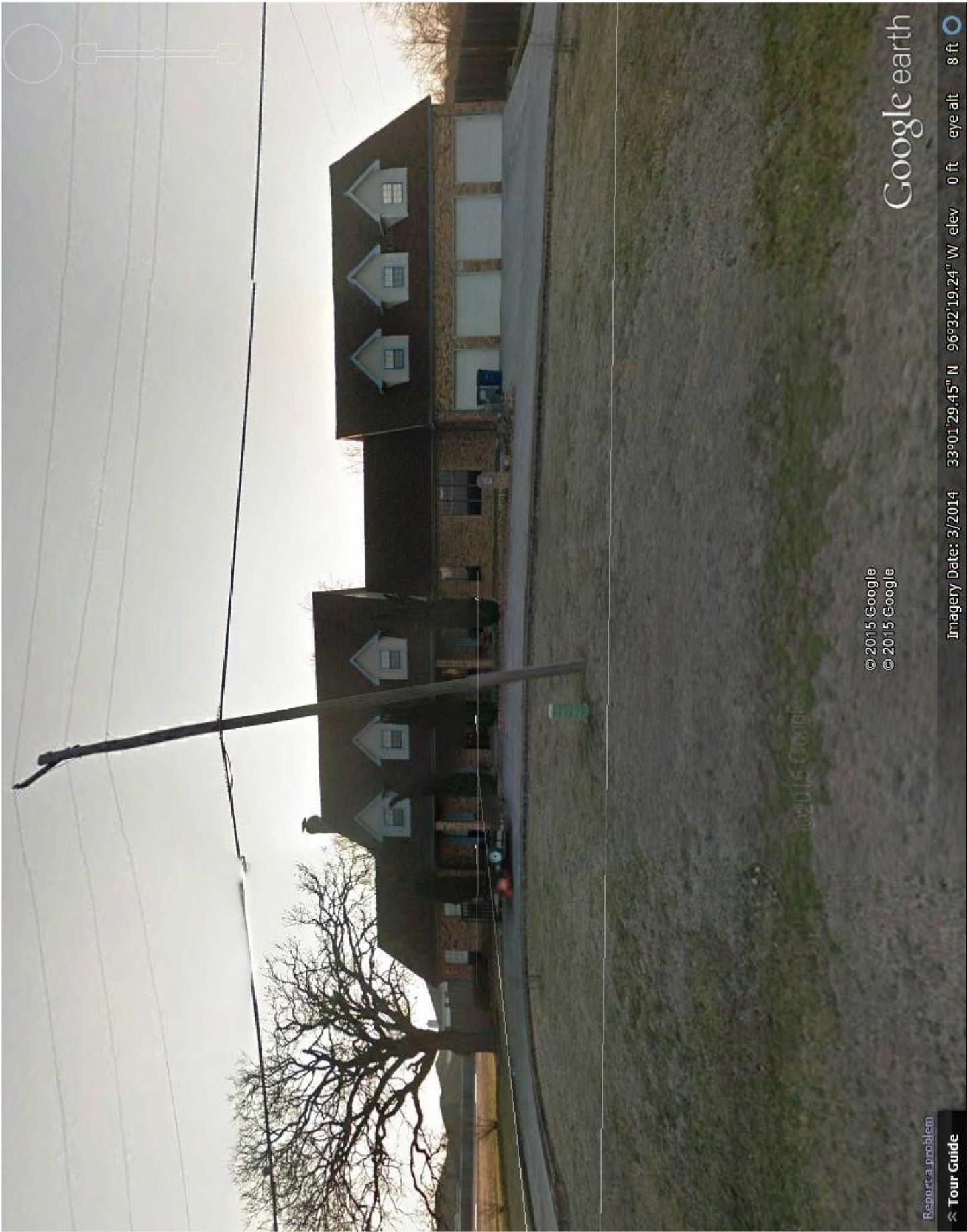
Notification/Responses: 30 notifications were mailed to property owners within 200 feet of the proposal. One response was received at the time of posting, against the zoning change.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>RO</u>	<u>07-02-15</u>



LOCATION MAP
ZONING CASE #2015-05



[Report a problem](#)

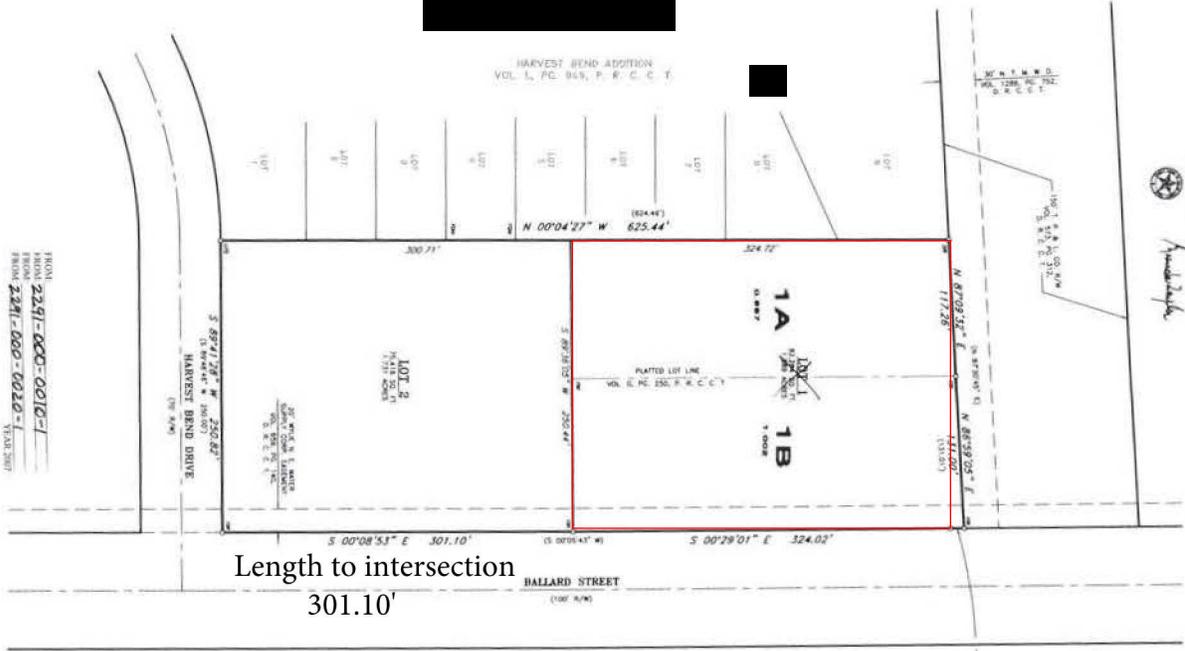
[Tour Guide](#)

© 2015 Google
© 2015 Google

Google earth

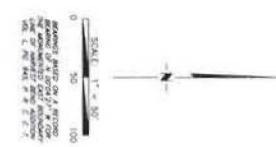
Imagery Date: 3/2014 33°01'29.45" N 96°32'19.24" W elev 0 ft eye alt 8 ft

Handwritten notes and signatures in the top right corner.

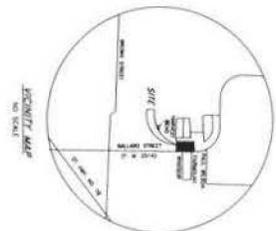


Length to intersection 301.10'

Vertical text block containing survey data: 0.00237', 766.51', 11,827,111.89



- LEADS: RECORD DATA PER DEED/PLAT, FOUND 1/2" REBAR, SET 1/2" REBAR W/CR, MARKED 5/26/06, FOUND 1/2" REBAR W/CR, MARKED 5/26/06, UNABLE TO SET, PLAT RECORDS OF COLLIN CO., TEXAS



SUBJECT'S CERTIFICATE: I, Larry M. Smith, do hereby certify that I prepared this plat and the field notes from a survey performed on the ground under my direct supervision and that the same represents the true and correct location of the boundaries of the subject property...



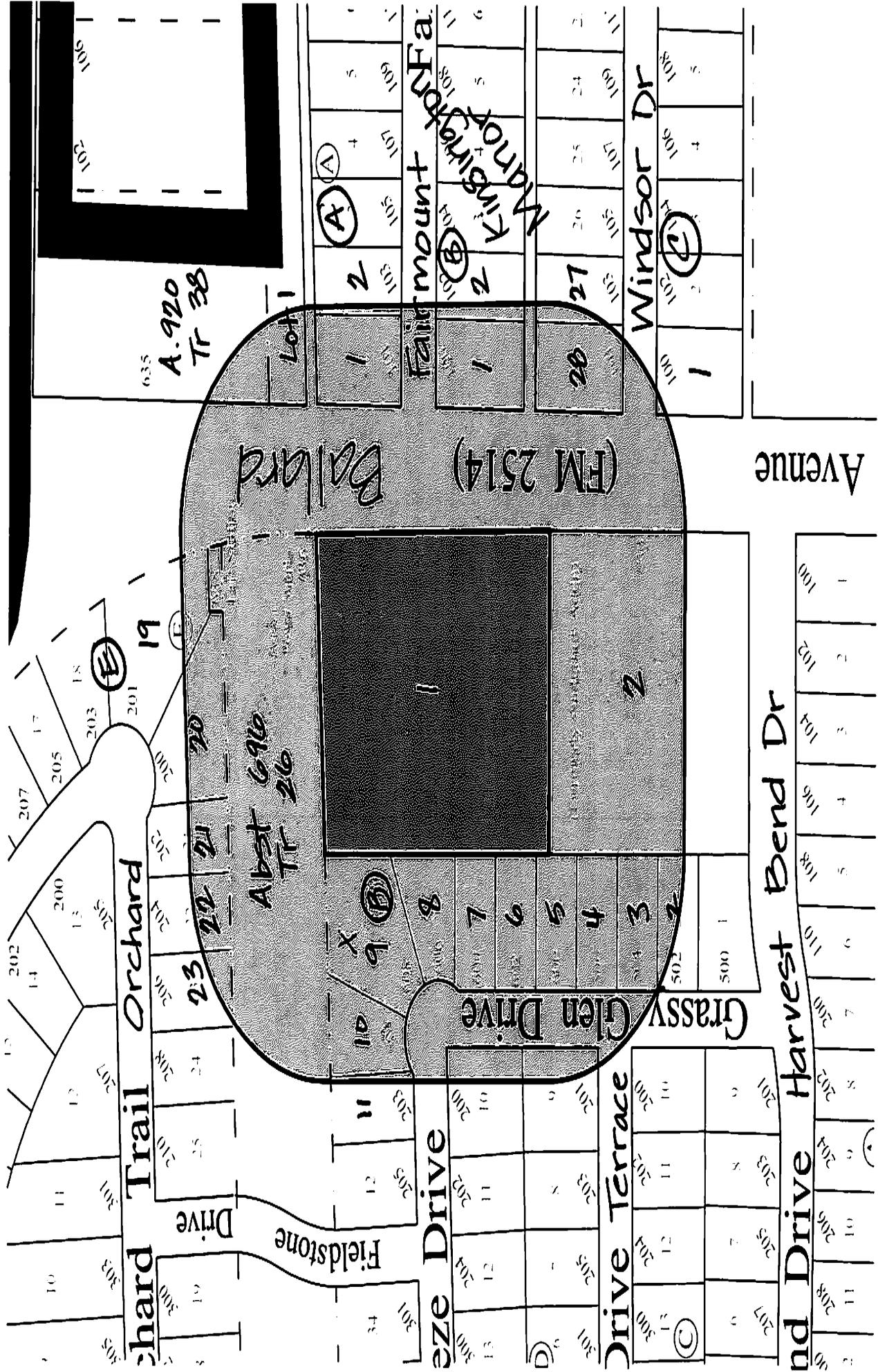
ACKNOWLEDGMENT: This instrument was acknowledged before me on the 2 day of May, 2006, by Larry M. Smith, Surveyor, and the City of Irving, Texas. State of Texas, County of Collin, Surveyor Larry M. Smith, My Comm. No. 4863.

ACKNOWLEDGMENT: This instrument was acknowledged before me on the 2 day of May, 2006, by Larry M. Smith, Surveyor, and the City of Irving, Texas. State of Texas, County of Collin, Surveyor Larry M. Smith, My Comm. No. 4863.

ACKNOWLEDGMENT: This instrument was acknowledged before me on the 15 day of May, 2006, by Larry M. Smith, Surveyor, and the City of Irving, Texas. State of Texas, County of Collin, Surveyor Larry M. Smith, My Comm. No. 4863.

ACKNOWLEDGMENT: This instrument was acknowledged before me on the 15 day of May, 2006, by Larry M. Smith, Surveyor, and the City of Irving, Texas. State of Texas, County of Collin, Surveyor Larry M. Smith, My Comm. No. 4863.

DELTA LAND SURVEYING, 1820 Rockwall Road, Rockwall, Texas 75087, Phone: 972-982-8800



OWNER NOTIFICATION MAP
 ZONING CASE #2015-05

NOTIFICATION REPORT

APPLICANT: Steve Purcell with TDCC, LLC

710 East Park Blvd, #110 Plano, Texas 75074

APPLICATION FILE #2015-05

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Steve Purcell	710 East Park Blvd, #110 Plano, Texas 75074
2	--	Lot 1	R-9158-000-0010-1	David Heath	634 N. Ballard Avenue Wylie, Texas 75098
3	—	Lot 2	R-9158-000-0020-1	Pablo Vasquez	630 N. Ballard Avenue Wylie, Texas 75098
4	Blk B	Harvest Bend Lot 2	R-4447-00B-0020-1	Delona Aphalan	502 Grassy Glen Drive Wylie, Texas 75098
5	Blk B	Harvest Bend Lot 3	R-4447-00B-0030-1	Edward Brown	504 Grassy Glen Drive Wylie, Texas 75098
6	Blk B	Harvest Bend Lot 4	R-4447-00B-0040-1	David Kiser	506 Grassy Glen Drive Wylie, Texas 75098
7	Blk B	Harvest Bend Lot 5	R-4447-00B-0050-1	Gilbert Warts	600 Grassy Glen Drive Wylie, Texas 75098
8	Blk B	Harvest Bend Lot 6	R-4447-00B-0060-1	Gloria Jordan	602 Grassy Glen Drive Wylie, Texas 75098
9	Blk B	Harvest Bend Lot 7	R-4447-00B-0070-1	Juan Rodriguez	604 Grassy Glen Drive Wylie, Texas 75098
10	Blk B	Harvest Bend Lot 8	R-4447-00B-008-1	Eilee Worman	606 Grassy Glen Drive Wylie, Texas 75098
11	Blk B	Harvest Bend Lot 9	R-4447-00B-0090-1	Tetsuya Griswold	608 Grassy Glen Drive Wylie, Texas 75098
12	Blk B	Harvest Bend Lot 10	R-4447-00B-0100-1	Lance Lovett	201 Autumn Breeze Drive Wylie, Texas 75098
13	Blk B	Harvest Bend Lot 11	R-4447-00B-0110-1	Carey Peoples	203 Autumn Breeze Drive Wylie, Texas 75098
14	Blk D	Harvest Bend Lot 9	R-4447-00D-0090-1	Neil Singer	201 Terrace Drive Wylie, Texas 75098
15	Blk D	Harvest Bend Lot 10	R-4447-00D-0100-1	Ralph Ward	200 Autumn Breeze Drive Wylie, Texas 75098
16	Blk E	Harvest Bend Lot 19	R-5136-00E-0190-1	Marco Rivera	201 Millstone Drive Wylie, Texas 75098
17	Blk E	Harvest Bend Lot 20	R-5136-00E-0200-1	Stacy Schroeder	200 Orchard Trail Wylie, Texas 75098
18	Blk E	Harvest Bend Lot 21	R-5136-00E-0210-1	Melanie Wied	202 Orchard Trail Wylie, Texas 75098

X

19	Blk E	Harvest Bend Lot 22	R-5136-00E-0220-1	Casey Johnson	204 Orchard Trail Wylie, Texas 75098
20	Blk E	Harvest Bend Lot 23	R-5136-00E-0230-1	John Lilly	206 Orchard Trail Wylie, Texas 75098
21	—	Kinsington Manor Lot 1	R-1323-000-0001-1	Ira Quest, Inc.	304 Paul Wilson Road Wylie, Texas 75098
22	Blk A	Kinsington Manor Lot 1	R-1323-001-0010-1	Marc Beebe	101 Fairmount Drive Wylie, Texas 75098
23	Blk A	Kinsington Manor Lot 2	R-1323-001-0020-1	Gary Tugle	103 Fairmount Drive Wylie, Texas 75098
24	Blk B	Kinsington Manor Lot 1	R-1323-002-0010-1	James Garrett	100 Fairmount Drive Wylie, Texas 75098
25	Blk B	Kinsington Manor Lot 2	R-1323-002-0020-1	Mathew Dement	102 Fairmount Drive Wylie, Texas 75098
26	Blk B	Kinsington Manor Lot 27	R-1319-002-0270-1	Darryl Boess	103 Windsor Drive Wylie, Texas 75098
27	Blk B	Kinsington Manor Lot 28	R-1319-002-0280-1	John Knight	101 Windsor Drive Wylie, Texas 75098
28	Blk C	Kinsington Manor Lot 1	R-1319003-0010-1	Marc Beebe	105 Peppermint Road Lancaster, NY 14086 PO Box 219071 Dallas, Texas 75221
29	Abst 696	Tract 26	R-6696-000-0260-1	Oncor Electric Company	4001 E. Plano Pkwy #500 Plano, Texas 75074
30	Abst 920	Tract 38	R-6920-001-0380-1	Trident Wood Industries, LLC	
31					
32					
33					

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 #2015-05.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2015-05.

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

Tuesday, July 7, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, July 28, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Tetsuya Griswold
(please print)

Address: 608 Grassy Glen Dr.
Wylie TX 75098

Signature: 

Date: 6/16/2015

COMMENTS:



Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date:	<u>July 7, 2015</u>	Public Hearing Item Number:	<u>2</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Renae' Ollie</u>		
Date Prepared:	<u>July 2, 2015</u>	Zoning Case Number	<u>2015-06</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 amending Planned Development (2015-03 & 2005-24) Braddock Place Phase IV to allow three car-garage with front entry. ZC 2015-06

Recommendation

Motion to recommend approval to the City Council, amending Planned Development (2015-03 & 2005-24) Braddock Place Phase IV to allow three car-garage with front entry. ZC 2015-06

Discussion

Owner: BPE Phase IV SF Ltd

Applicant: Ryan Joyce, BPE Phase IV SF Ltd

The subject tract was part of a Planned Development adopted July 26, 2005 in order to develop a master planned residential community. The Final Plat for Phase IV was approved in 2013 and created 77 single-family residential lots.

The intent of the amendment is to modify the regulations of the number of garage doors that can face a public street. The current PD Conditions allow for no more than a two car garage door to face the street on lots less than 12,000 s.f., and must be an architectural upgraded door and contain decorative door hardware.

The request is to allow three (3) car garages to face the street on lots smaller than 12,000 s.f.

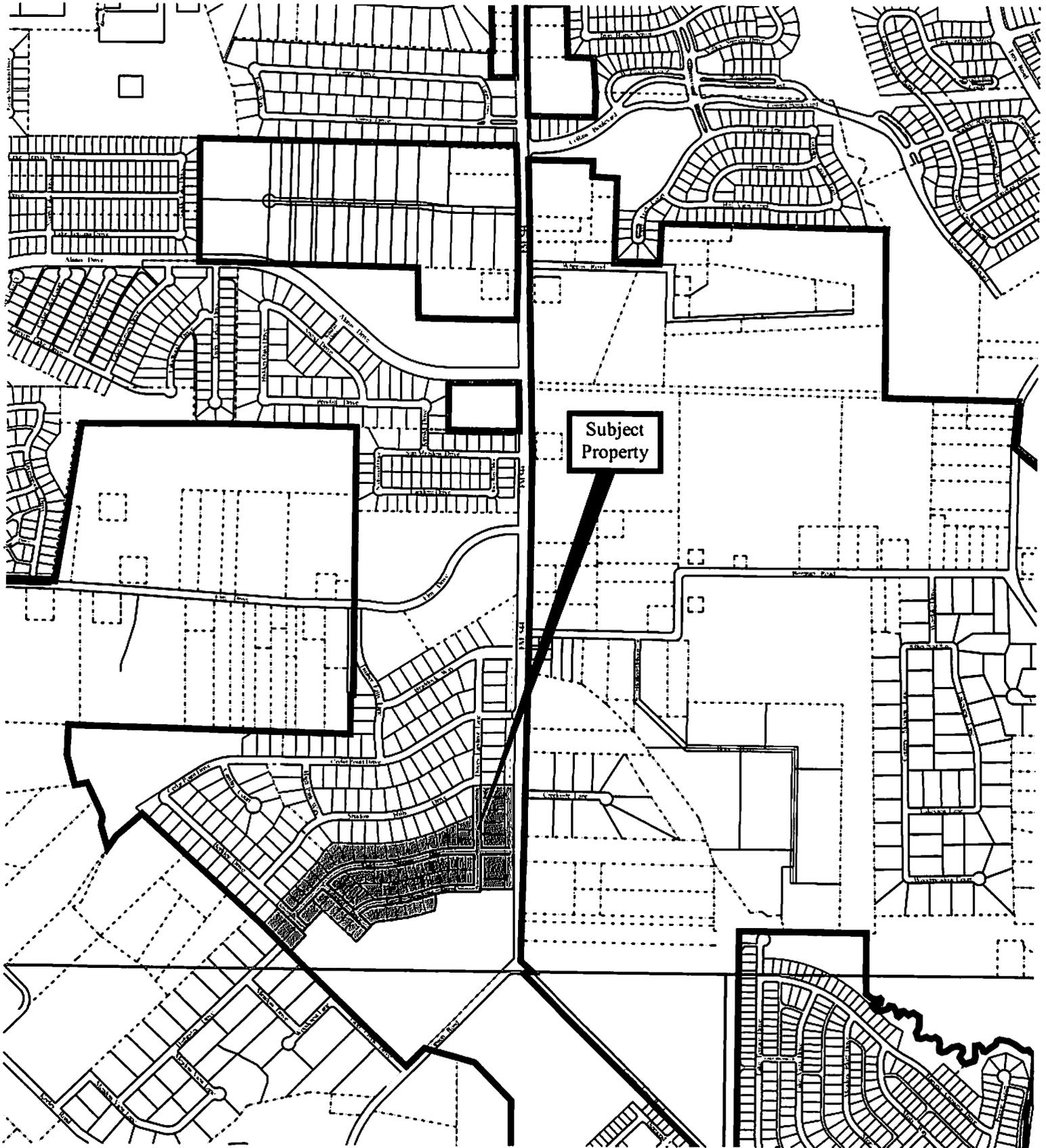
The applicant states that builders have stated that the requirement of side swing garages decreases the amount of residential product that can be utilized. The amendment will allow more architectural variety within this phase of Braddock. Aesthetically, the builder states that with a side swing garage on a lot with smaller front footage, there is limited space in the front for driveway and house. The impervious coverage of the front yard increases significantly while trying to incorporate a front swing drive. A front facing garage allows for more open space.

No other changes are affected by this request.

Notification/Responses: Thirty-One (31) notifications were mailed; with two responses returned opposing the request and no responses favoring the request at the time of posting.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>RO</u>	<u>07-02-15</u>



LOCATION MAP
ZONING CASE #2015-06

EXHIBIT "A"

BEING, a tract of land situated in Nathaniel Atterberry Survey, Abstract No. 1099 and the E.M. Price Survey, Abstract No. 725, in the City of Wylie, being part of a 185.1449 acre tract, as described in Clerks File No. 20060119000079810 in the Deed Records of Collin County, Texas, being more particularly described as follows:

BEGINNING at a ½ inch iron rod found at the most easterly southeast corner of Braddock Place Phase I, an addition to the City of Wylie, as described in Doc. No. 2004-596, in the Plat Records of Collin County, Texas, being in the west line of F.M. 544 (90' R.O.W.), same being in the east line of said 185.1449 acre tract;

THENCE, South 00°52'55" East, along the east line of said 185.1449 acre tract and the west line of said F.M. 544, for a distance of 808.36, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89°07'05" West, departing said lines, for a distance of 255.04 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00°52'55" East, for a distance of 16.03 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89°07'05" West, for a distance of 217.24 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc., at the point of curvature of a curve to the left, having a radius of 515.00 feet, a central angle of 14°32'00", and a tangent of 65.67 feet,

THENCE, along said curve to the left for an arc distance of 130.63 feet (Chord Bearing South 81°51'05" West - 130.28 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", being on a curve to the right, having a radius of 225.00 feet, a central angle of 13°46'43", and a tangent of 27.19 feet;

THENCE, along said curve to the right for an arc distance of 54.11 feet (Chord Bearing South 07°46'16" East - 53.98 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the point of tangency;

THENCE, South 00°52'55" East, for a distance of 4.29 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 215.00 feet, a central angle of 18°34'55", and a tangent of 35.17 feet;

THENCE, along said curve to the right for an arc distance of 69.73 feet (Chord Bearing South 08°24'32" West - 69.42 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the right, having a radius of 1815.00 feet, a central angle of 13°40'43", and a tangent of 217.69 feet;

THENCE, along said curve to the right for an arc distance of 433.31 feet (Chord Bearing South 79°21'38" West - 432.28 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of reverse curvature of a curve to the left, having a radius of 105.00 feet, a central angle of 43°38'53" and a tangent of 42.05 feet;

THENCE, along said curve to the left for an arc distance of 79.99 feet (Chord Bearing South 64°22'33" West - 78.07 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 47°26'53" East, for a distance of 3.17 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 42°33'07" West, for a distance of 170.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 47°26'53" West, for a distance of 468.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin

Continuation of Schedule A

Eng. Inc.”;

THENCE, South 42°33'07" West, for a distance of 240.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.”;

THENCE, North 47°26'53" West, for a distance of 48.18 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.”;

THENCE, South 42°33'07" West, for a distance of 179.80 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.”, being a point in the west line of said 185.1449 acre tract;

THENCE, North 47°41'51" West, along the west line of said 185.1449 acre tract, for a distance of 49.77 feet, to a ½ inch iron rod found;

THENCE, North 47°43'58" West, continuing along said west line, for a distance of 50.23 feet, to a ½ inch iron rod found at the most southerly southwest corner of Braddock Place Phase II, an addition to the City of Wylie, as described Document No. 2013-341 in said Plat Records;

THENCE, North 42°33'07" East, departing said west line and along the south line of said Braddock Place Phase II, for a distance of 180.27 feet, to a ½ inch iron rod found;

THENCE North 47°26'53" West, continuing along said south line, for a distance of 21.82 feet, to a ½ inch iron rod found;

THENCE, North 42°33'07" East, continuing along said south line, for a distance of 460.00 feet, to a ½ inch iron rod found;

THENCE, North 32°46'02" East, continuing along said south line, for a distance of 101.48 feet, to a ½ inch iron rod found at the most southerly southeast corner of said Braddock Phase II also being the most southerly southwest corner of said Braddock Place Phase I;

THENCE, North 42°33'07" East, along the south line of said Braddock Place Phase I, for a distance of 88.15 feet, to a ½ inch iron found;

THENCE, South 89°38'47" East, continuing along said south line, for a distance of 261.87 feet, to a ½ inch iron rod found at the point of curvature of a curve to the left, having a radius of 1230.00 feet, a central angle of 29°59'49", and a tangent of 329.54 feet;

THENCE, continuing along said south line and with said curve to the left for an arc distance of 643.96 feet (Chord Bearing North 75°21'19" East - 636.63 feet), to a ½ inch iron rod found;

THENCE, North 67°30'12" East, continuing along said south line, for a distance of 239.66 feet, to a ½ inch iron found;

THENCE, North 00°52'55" East, continuing along said south line, for a distance of 218.93 feet, to a ½ inch iron rod found on a curve to the right, having a radius of 345.00 feet, a central angle of 06°52'45", and a tangent of 20.74 feet;

THENCE, continuing along said south line and with said curve to the right for an arc distance of 41.42 feet (Chord Bearing North 86°20'04" East - 41.40 feet), to a ½ inch iron rod found at the point of tangency;

THENCE, North 89°46'26" East, continuing along said south line, for a distance of 268.67 feet, to the POINT OF BEGINNING and containing 24.144 acres of land.

Exhibit "B"

Request change in Exhibit "B" of Ordinance No 2015-03, Zoning Case 2014-11 ■

IV. Specific Regulations:

3. Alleys shall not be required as part of this Planned Development. However, no garages shall face the street in front of each Single Family Lot. This can be accomplished either through swing driveways or alleys. However, when three car garages are constructed on a lot and a "2&1" configuration is used, the single car door may face the street. Garages may face the street on a corner side yard.

However, when the lot size is less than 12,000 square feet, front facing garage doors shall be allowed. Front facing garage doors must be an architectural upgraded door and contain decorative door hardware.

Request the addition of the following under IV. Specific Regulations; 3.

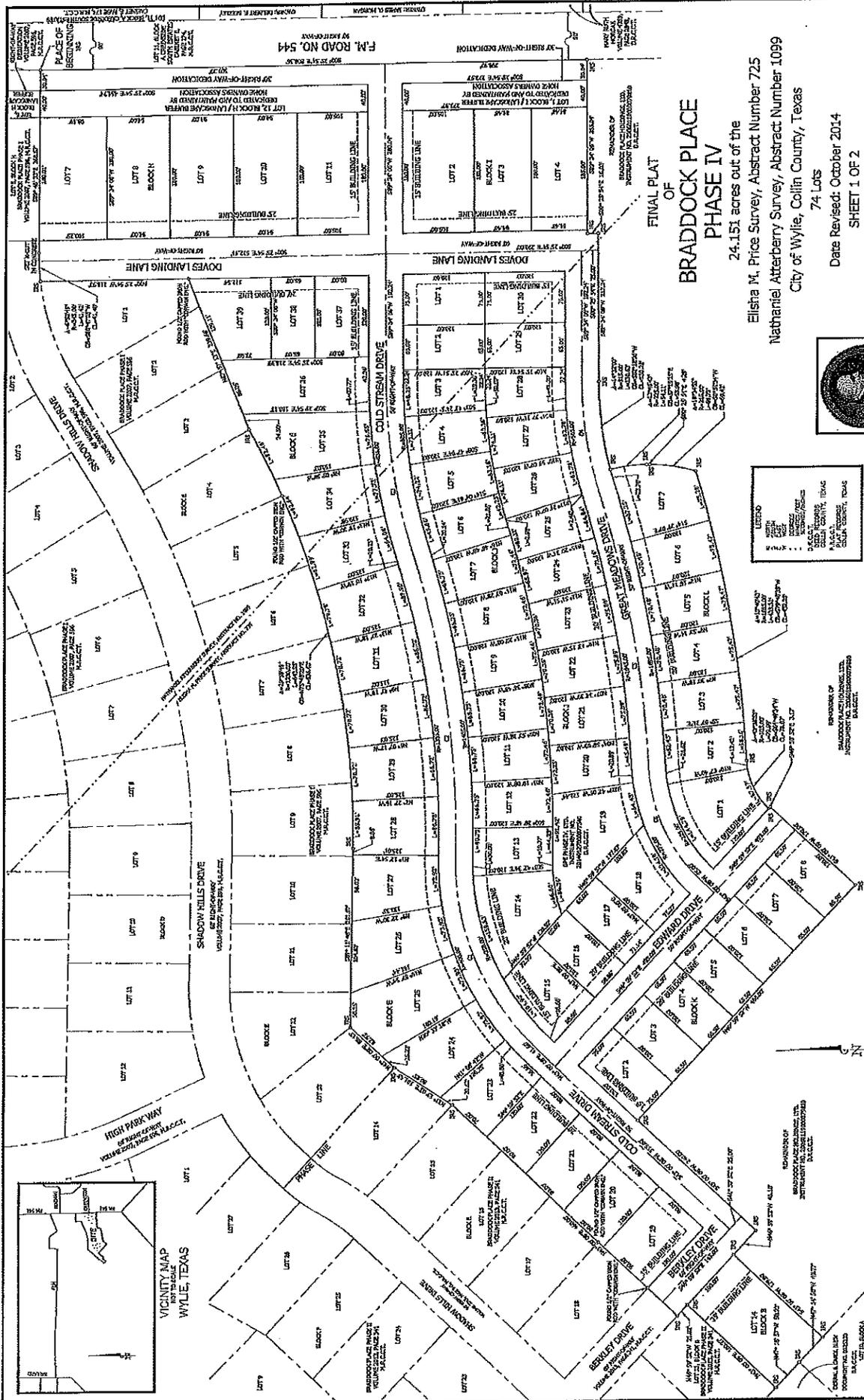
Specifically to allow three (3) car garage to face the street on lots smaller than 12,000 square feet.

Exhibit "C"

Explanation: This request comes on behalf of our builders that are currently contracted for the lots within the development. With the lot sizes in Braddock Place Estates Phase IV, the requirement of side swing garages decreases the amount of residential product that can be utilized within this phase. This amendment will enable more architectural variety within this phase of Braddock Place Estates.

The request also comes from an aesthetic point of side swing garages on smaller lot sizes. With a side swing garage on a lot with smaller front footage there is limited space in the front for driveway and house. The impervious coverage of the front yard increases significantly while trying to incorporate a front swing drive. The allowance of a front entry garage decreases the amount of driveway space needed and allows for more open space in the front yard of the home.

See attached pictures for architectural detail and examples of actual finished product.



**FINAL PLAT
OF
BRADDOCK PLACE
PHASE IV**

24.151 acres out of the
Elisha M. Price Survey, Abstract Number 725
Nathaniel Aterberry Survey, Abstract Number 1099
City of Wylie, Collin County, Texas

74 Lots
Date Revised: October 2014
SHEET 1 OF 2



**BANNISTER
ENGINEERING**
1506 County Club Drive | Northlake, TX 75062 | 972.462.2094 | 972.462.2095 fax
TJUS REGISTRATION NO. 3015923
PROFESSIONAL ENGINEER
E. Bannister

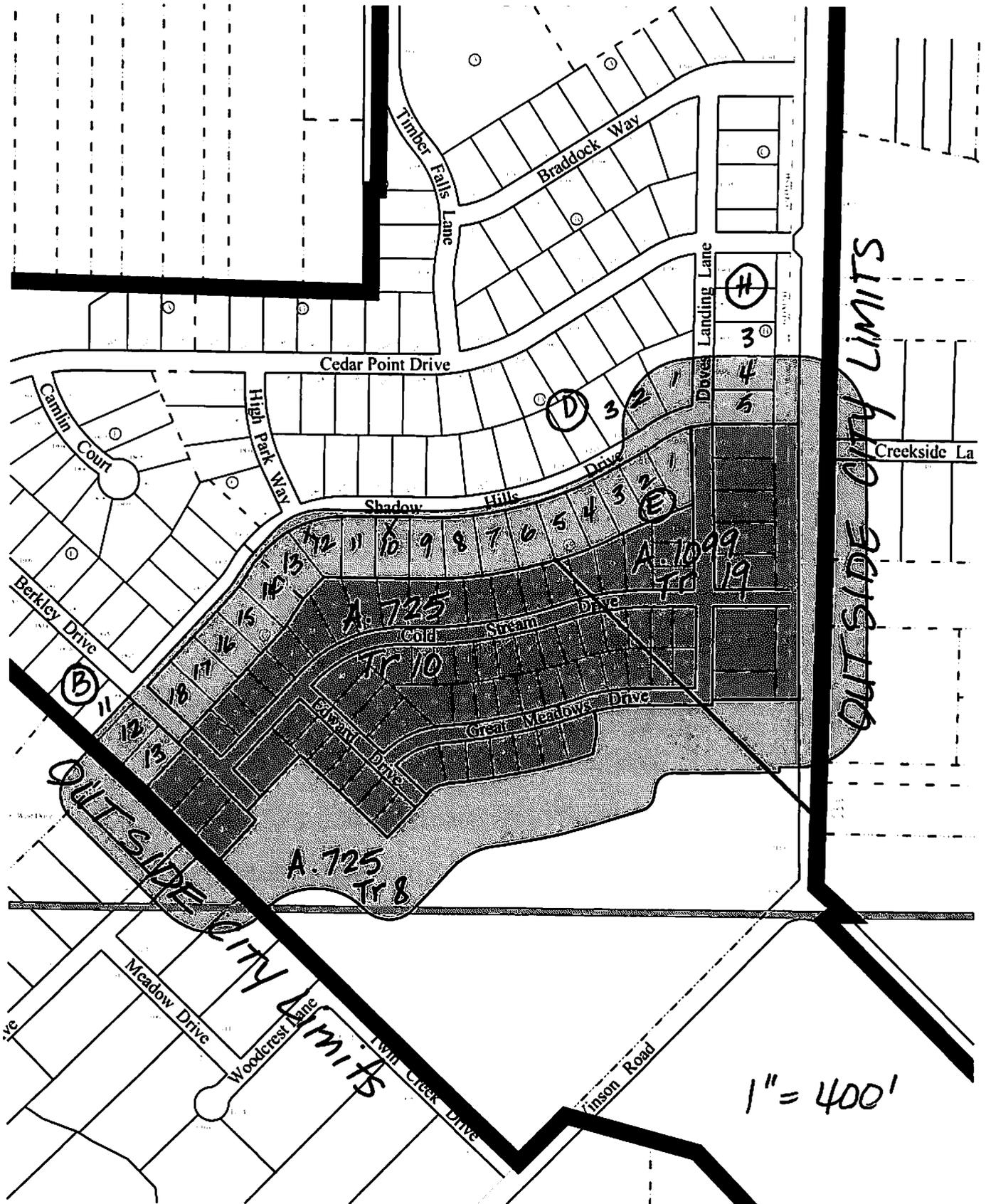
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- LOT 72
- LOT 73
- LOT 74

FROM TAX PARCELS
4-6225-00001000 / LOT 1000
FOR TAX PARCELS 304

OWNER / DEVELOPER:
BRADDOCK PLACE HOLDINGS, LTD.
200 COUNTY CLUB DRIVE
DALLAS, TEXAS 75245
PHONE: 972-462-2094
info@bradbrockplace.com

ENGINEER:
BANNISTER ENGINEERING, L.L.C.
1506 COUNTY CLUB DRIVE
NORTHLAKE, TEXAS 75062
PHONE: 972-462-2094
info@bradbrockplace.com





OWNER NOTIFICATION MAP
 ZONING CASE #2015-06

NOTIFICATION REPORT

APPLICATION FILE #2015-08

APPLICANT: Ryan Joyce with BPE Phase IV SF, Ltd
 8214 Westchester Drive #710 Dallas, Texas 75225

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				The Skorburg Company	8214 Westchester Drive #710 Dallas, Texas 75225
2	Blk D	Braddock Place 1 Lot 1	R-9481-00D-0010-1	Christopher Hunt	1201 Shadow Hills Drive Wylie, Texas 75098
3	Blk D	Braddock Place 1 Lot 2	R-9481-00D-0020-1	Freddie Lopez	1203 Shadow Hills Drive Wylie, Texas 75098
4	Blk D	Braddock Place 1 Lot 3	R-9481-00D-0030-1	Sarah Stigall	1205 Shadow Hills Drive Wylie, Texas 75098
5	Blk E	Braddock Place 1 Lot 1	R-9481-00E-0010-1	Rogelio Ojotas	1200 Shadow Hills Drive Wylie, Texas 75098
6	Blk E	Braddock Place 1 Lot 2	R-9481-00E-0020-1	Donald Korenek	1202 Shadow Hills Drive Wylie, Texas 75098
7	Blk E	Braddock Place 1 Lot 3	R-9481-00E-0030-1	Jose Llano	1204 Shadow Hills Drive Wylie, Texas 75098
8	Blk E	Braddock Place 1 Lot 4	R-9481-00E-0040-1	Larry Rogers	1206 Shadow Hills Drive Wylie, Texas 75098
9	Blk E	Braddock Place 1 Lot 5	R-9481-00E-0050-1	Larry Anderson	1208 Shadow Hills Drive Wylie, Texas 75098
10	Blk E	Braddock Place 1 Lot 6	R-9481-00E-0060-1	Jonathan Lott	1210 Shadow Hills Drive Wylie, Texas 75098
11	Blk E	Braddock Place 1 Lot 7	R-9481-00E-0070-1	No Information	
12	Blk E	Braddock Place 1 Lot 8	R-9481-00E-0080-1	Mark Urish	1302 Shadow Hills Drive Wylie, Texas 75098
13	Blk E	Braddock Place 1 Lot 9	R-9481-00E-0090-1	Dion Nickel	1304 Shadow Hills Drive Wylie, Texas 75098
14	Blk E	Braddock Place 1 Lot 10	R-9481-00E-0100-1	Daniel Gonzales	1306 Shadow Hills Drive Wylie, Texas 75098
15	Blk E	Braddock Place 1 Lot 11	R-9481-00E-0110-1	Geoffrey Dale	1308 Shadow Hills Drive Wylie, Texas 75098
16	Blk E	Braddock Place 1 Lot 12	R-9481-00E-0120-1	Donald McKay, Jr.	1310 Shadow Hills Drive Wylie, Texas 75098
17	Blk E	Braddock Place 1 Lot 13	R-9481-00E-0130-1	Thomas Mathew	1312 Shadow Hills Drive Wylie, Texas 75098
18	Blk E	Braddock Place 1 Lot 14	R-9481-00E-0140-1	Deorah Maznartz	1400 Shadow Hills Drive Wylie, Texas 75098

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31	Abst 1099	Tract 19	R-7099-000-0190-1	Braddock Place Holdings Ltd	8214 Westchester Drive #710 Dallas, Texas 75225
30	Abst 725	Tract 10	R-6725-000-0100-1	Braddock Place Holdings Ltd	8214 Westchester Drive #710 Dallas, Texas 75225
29	Abst 725	Tract 8	R-6725-000-0080-1	Braddock Place Holdings Ltd	8214 Westchester Drive #710 Dallas, Texas 75225
28	Blk B	Braddock Place 2 Lot 13	R-10423-00B-0130-1	BPE Phase II Ltd	8214 Westchester Drive #710 Dallas, Texas 75225
27	Blk B	Braddock Place 2 Lot 12	R-10423-00B-0120-1	Megatel Homes, Inc.	5512 W. Plano Pkwy #300 Plano, Texas 75093
26	Blk B	Braddock Place 2 Lot 11	R-10423-00B-0110-1	William Tier	1900 Berkley Drive Wylie, Texas 75098
25	Blk H	Braddock Place 1 Lot 5	R-9481-00H-0050-1	Bradley Helms	1809 Doves Landing Lane Wylie, Texas 75098
24	Blk H	Braddock Place 1 Lot 4	R-9481-00H-0040-1	Michael McCafferty	1807 Doves Landing Lane Wylie, Texas 75098
23	Blk H	Braddock Place 1 Lot 3	R-9481-00H-0030-1	John Reed	1805 Doves Landing Lane Wylie, Texas 75098
22	Blk E	Braddock Place 1 Lot 18	R-9481-00E-0180-1	Travis Britton	1408 Shadow Hills Drive Wylie, Texas 75098
21	Blk E	Braddock Place 1 Lot 17	R-9481-00E-0170-1	Megatel Homes, Inc.	5512 W. Plano Pkwy #300 Plano, Texas 75093
20	Blk E	Braddock Place 1 Lot 16	R-9481-00E-0160-1	Manuel Phillip	1404 Shadow Hills Drive Wylie, Texas 75098
19	Blk E	Braddock Place 1 Lot 15	R-9481-00E-0150-1	Megatel Homes, Inc.	5512 W. Plano Pkwy #300 Plano, Texas 75093

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 #2015-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2015-06.

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

Tuesday, July 7, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, July 28, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Donny McKay
(please print)
Address: 1310 Shadow Hills Dr.
Wylie, Tx 75098
Signature: 
Date: 06/17/2015

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 #2015-06.



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

Tuesday, July 7, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, July 28, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Gerster
(please print)

Address: 1306 Shadow Hills Dr
Wylie Tx 75098

Signature: *Robert Gerster*

Date: 7-6-15

COMMENTS:

