

Planning & Zoning Commission



February 2, 2016

Regular Business Meeting



Wylie Planning and Zoning Commission

NOTICE OF MEETING

**Regular Meeting Agenda
Tuesday, February 2, 2016 – 6:00 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building #100**

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

Renaè Ollie Planning Director
Jasen Haskins..... Sr. Planner
Kevin Molina Planner
Mary BradleyAdministrative Assistant

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: www.wylietexas.gov within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: www.wylietexas.gov.

The Chair and Commissioners request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary’s Office at 972.516.6020.

Hearing impaired devices are available from the City Secretary prior to each meeting.

CALL TO ORDER

Announce the presence of a Quorum.

INVOCATION & PLEDGE OF ALLEGIANCE

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must provide their name and address. The Commission requests that comments be limited to three (3) minutes. In addition, the Commissioners are not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

1. Consider and act upon approval of the Minutes from January 19, 2016, Regular Meeting.

REGULAR AGENDA

Public Hearing Agenda

1. Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding an amendment to PD 2006-01 to allow R5.5 and R8.5 zoning categories for single-family residential development on approximately 104.82 acres, generally located between McCreary Road and Springwell Parkway approximately 1200 feet south of FM 544. **ZC 2016-02**
2. Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change of zoning from Commercial Corridor (CC) and Light Industrial (LI) to Planned Development-Light Industrial (PD-LI) to allow for proposed Mixed Use Development for retail and self-storage use on 6.25 acres, generally located southeast of SH 78 between Century Way and old Alanis Drive. **ZC 2016-03**
3. Hold a Public Hearing and consider a recommendation to the City Council, amending PD 2014-42 & Concept Plan of the Estates of Creekside to decrease the front yard setback a maximum of five feet for floor plans with an in-side or outside swing garage, provided the garages for the dwellings are in a swing configuration and any garages that does face the street is not less than the minimum front yard setback of 20 feet in Tract A and 25 feet in Tract B. Generally located south of Parker Road and approximately ½ mile west of Country Club Road. **ZC 2016-04**

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on the 29th day of January, 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 January 19, 2016 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

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

Staff present was Renae' Ollie, Planning Director, Jasen Haskins, Sr Planner, Kevin Molina, Planner and Mary Bradley, Administrative Assistant. Ms. Ollie introduced new Staff member, Donna Erskine, as the new GIS Analyst for the City of Wylie.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Williams gave the Invocation and Commissioner Owens 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 January 5, 2016, Regular Meeting.

Board Action

A motion was made by Commissioner Owens and seconded by Vice-Chair Larson to approve the minutes for January 5, 2016, as submitted. Motion carried 6 – 0.

REGULAR AGENDA

Regular Agenda

Item 1 – Final Plat Creekside Estates Phase 9

Consider, and act upon a recommendation to the City Council regarding a Final Plat for Creekside Estates Phase IX, consisting of 11.076 acres for 32 single family residential lots, generally located on Lewis Drive north of McMillian Road.

Staff Presentation

Mr. Haskins stated that the property totals 11.076 acres and will create 32 single-family residential lots, and an open space lot. The property is part of the overall Planned Development Ordinance 1999-32, totally 296.441 acres Creekside Estates Addition.

The open space lot fronts McMillian Road will be owned and maintained by the Homeowners Association.

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

Board Action

A motion was made by Commissioner Ahmed, and seconded by Commissioner Owens, to recommend approval to City Council for Final Plat Creekside Estates Phase 9. Motion carried 6 – 0.

Item 2 – Final Plat Covington Estates Phase Two

Consider, and act upon a recommendation to the City Council regarding a Final Plat for Covington Estates Phase Two, consisting of 13.927 acres for 43 single family residential lots, generally located south of Alanis Drive, west of South Ballard Avenue, and north of Colonial Drive.

Staff Presentation

Mr. Molina stated that the property totals 13.927 acres and will create 32 single-family residential lots. The property is part of the overall Planned Development Ordinance 2014-03, creating a maximum number of 87 single-family residential lots.

The base zoning of the PD was 10,000 square foot lots and minimum house size of 2,400 square foot. However, the PD Conditions allowed modifications for the house size, but kept the 10,000 square foot lot size.

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

Board Discussion

The Commissioners questioned the size of the minimum house size. Mr. Chris Seely, Engineering Concepts and Design, 201 Windco, Wylie, stated that the PD allowed a minimum 1,800 square foot or greater. The market is requesting larger house sizes.

Board Action

A motion was made by Vice Chair Larson, and seconded by Commissioner McCrossin, to recommend approval to City Council for Final Plat Covington Estates Phase Two. Motion carried 6 – 0.

Public Hearing

Ms. Ollie stated that the next item is listed as a Preliminary Plat on the Agenda, which is a typo, it should be a Replat for Public Hearing. Replats for commercial lots are public hearings, but no notification is required.

Public Hearing 1 – Replat for Freddy’s Addition

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding a Replat for Freddy’s Addition, creating three lots on 3.789 acres, generally located on the southeast corner of FM 544 and Regency Drive.

Staff Presentation

Mr. Molina stated that the purpose of the Replat was to create three lots for commercial retail use. The property totals 3.789 acres and is zoned Commercial Corridor. Lot 1 will develop a Freddy’s Custard Restaurant. Lots 2 and 3 may be further subdivided and uses as permitted under the Commercial Corridor zoning.

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

Public Comments

Chair Smith opened the Public Hearing.

Mr. Juan Vasquez, Vasquez Engineering, 1919 S Shiloh Road, Garland, represented engineering firm, stated that the developer intends to combine three tracts of commercial property, the Wylie Economic Development tract and two lots from the Jacobs Addition. The Site Plan for Freddy’s Frozen Custard is forthcoming, proposed developed on the corner of FM 544 and Regency Drive.

Mr. Charles McClure, P.O. Box 802047, Dallas, developer and franchisee for Freddy’s Frozen Custard, for the Dallas-Fort Worth Metroplex. We look forward to coming to Wylie. This will be our fifth store and projecting to build eighteen more in the metroplex.

Chair Smith closed the Public Hearing.

Board Action

A motion was made by Commissioner Owens, and seconded by Commissioners Williams, to recommend approval to City Council on Replat for Freddy’s Addition. Motion carried 6 – 0.

Public Hearing 2 – Replat for Railroad Addition

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding a Replat for Railroad Addition, Lot 1R, Block 31; Being a Replat of Lots 1A, 2A, and 3A of Block 31, establishing one multi-family residential lot on 0.129 acres,

generally located on the southwest corner of 2nd Street and Masters Avenue (200 South Second Street). **RP 2016-01**.

Staff Presentation

Mr. Haskins stated that the purpose of the Replat is to reconfigure three lots into one multi-family residential lot on 0.129 acres. The property is zoned Multi-Family (MF).

The lot will meet all setbacks and lot size according to townhome standards. A single-family attached use is allowed by right within the multi-family zoning district.

Seventeen comment forms were mailed property owners within 200 feet. One comment form was received in opposition. The request is not for change of zoning, but rather to reconfigure three small lots into one to meet the current requirements.

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

Public Comments

Chair Smith opened the Public Hearing.

Mr. Bob Heath, 4506 E Parker Road, developer, stated that the desire is to construct a duplex/townhome. The property may include two-story with a 1800-1900 historic era look. The intention is to have the two families own and occupy, and not for a rental property.

Chair Smith closed the Public Hearing.

Board Action

A motion was made by Commissioner McCrossin, and seconded by Commissioners Williams, to recommend approval to City Council on Replat for Railroad Addition, Lot 1R, Block 31. Motion carried 6 – 0.

Public Hearing 3 – Zoning Case 2016-01 – Global Senior Housing

Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change of zoning from Single-Family Residential to Neighborhood Service with Specific Use Permit to allow Assisted Living Facility on 3.126 acre tract of land situated in the D. Williams Survey, Abstract 1021. Property generally located northeast corner of West Brown Street and Westgate Way. **ZC 2016-01**

Staff Presentation

Ms. Ollie stated that the applicant is requesting to develop a 64 unit Assisted Living complex. The complex will consist of 32 units designated for memory care, and 32 units designated for assisted living quarters. The proposed project consists of four buildings of 11,800 square feet each, with 16 units per building.

The requested zoning is Neighborhood Services with Specific Use Permit. The requirement from the ordinance is 64 parking spaces. However, the developer is proposing a reduction in parking spaces based on the number of units designated for

memory care, thereby requiring zero parking spaces. The plan is proposing a total of 49 parking spaces. Section 2.1 of the exhibit describes the industry standard that is being proposed to satisfy the parking need.

The applicant is proposing to install a six foot ornamental metal fence along the northern and eastern property line.

Eleven Comment Forms were mailed to surrounding property owners. One response was received in opposition and zero comment forms were received in favor of the request.

Board Discussion

The Commissioners questioned the purpose of the reduction in parking spaces and lack of providing handi-cap parking. Mr. Bill Thomas, Engineering Concept and Design, 201 Windco, Wylie, stated that the parking requirement is based on what is provided from another facility owned by developer. The plan does not propose parking on the street. Mr. Richard Nicholls, 1919 Shield Drive, New Braunfels, Texas, manager of campus, stated that the definition of assisted living does not include independent living. Most of the residents do not drive, whether memory care or in the assisted living facility.

Commissioner McCrossin asked for clarification on access from Westgate Way. Ms. Ollie stated that it is one-way in and out from Brown Street with no median cut.

At the end of the discussion, Mr. Nicholls and the Commissioners agreed to provide additional handi-cap parking at each cluster.

The Commissioners and Mr. Nicholls discussed the screening of the property. The Commissioners desired a fence along Westgate Way in order to discourage parking on Westgate Way. Mr. Nicholls agreed to have a wrought iron fence along Westgate Way.

Public Comments

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

Board Action

A motion was made by Vice-Chair Larson, and seconded by Commissioner Owens, to recommend approval for ZC 2016-01, with stipulation of wrought iron fence be along northern, eastern and western property line, and parking include minimum of two handicap parking per cluster. Motion carried 5 – 1.

Miscellaneous

Ms. Bradley stated that there will be a meeting on February 2, 2016.

ADJOURNMENT

A motion was made by Vice-Chair Larson, and seconded by Commissioner McCrossin to adjourn the meeting at 7:21PM. All Commissioners were in consensus.

Ron Smith, Chair

ATTEST:

Mary Bradley, Administrative Assistant



Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date:	<u>February 2, 2016</u>	Public Hearing Item Number:	<u>1</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Jasen Haskins</u>		
Date Prepared:	<u>01/25/16</u>	Zoning Case Number	<u>2016-02</u>
		Exhibits:	<u>Location Map, Exhibits, Notification List/Map and Responses</u>

Subject

Hold a Public Hearing and consider a recommendation to the City Council regarding an amendment to PD 2006-01 to allow R5.5 and R8.5 zoning categories for single-family residential development on approximately 104.82 acres, generally located between McCreary Road and Springwell Parkway approximately 1200 feet south of FM544. **ZC 2016-02**

Recommendation

Motion to table to the March 1, 2016 meeting.

Discussion

Owner: Woodbridge North Commercial I, Ltd.

Applicant: Herzog Development Corp.

The applicant is requesting to table at this time as this item has been scheduled for the February 8, 2016 Park Board meeting. Therefore the applicant would like to request the item be tabled until the March 1, 2016 P&Z meeting.

The applicant is requesting to amend PD 2006-01 to allow R5.5 and R8.5 zoning categories on approximately 105 acres of land. The land is generally located south of FM 544 between McCreary Road and Springwell Parkway, directly south of the Direct Development property that includes Target and Kohl's.

As a brief overview, the PD currently specifies minimum lot sizes of 5,500 square feet with single family houses starting at 2,000 square feet and 8,500 square feet lots with houses starting at 2,200 square feet with the maximum number of lots not to exceed 436 lots. Set backs are typical except j-swing garages with a proposed 15 foot setback and side yards, except corner lots, of 5 feet.

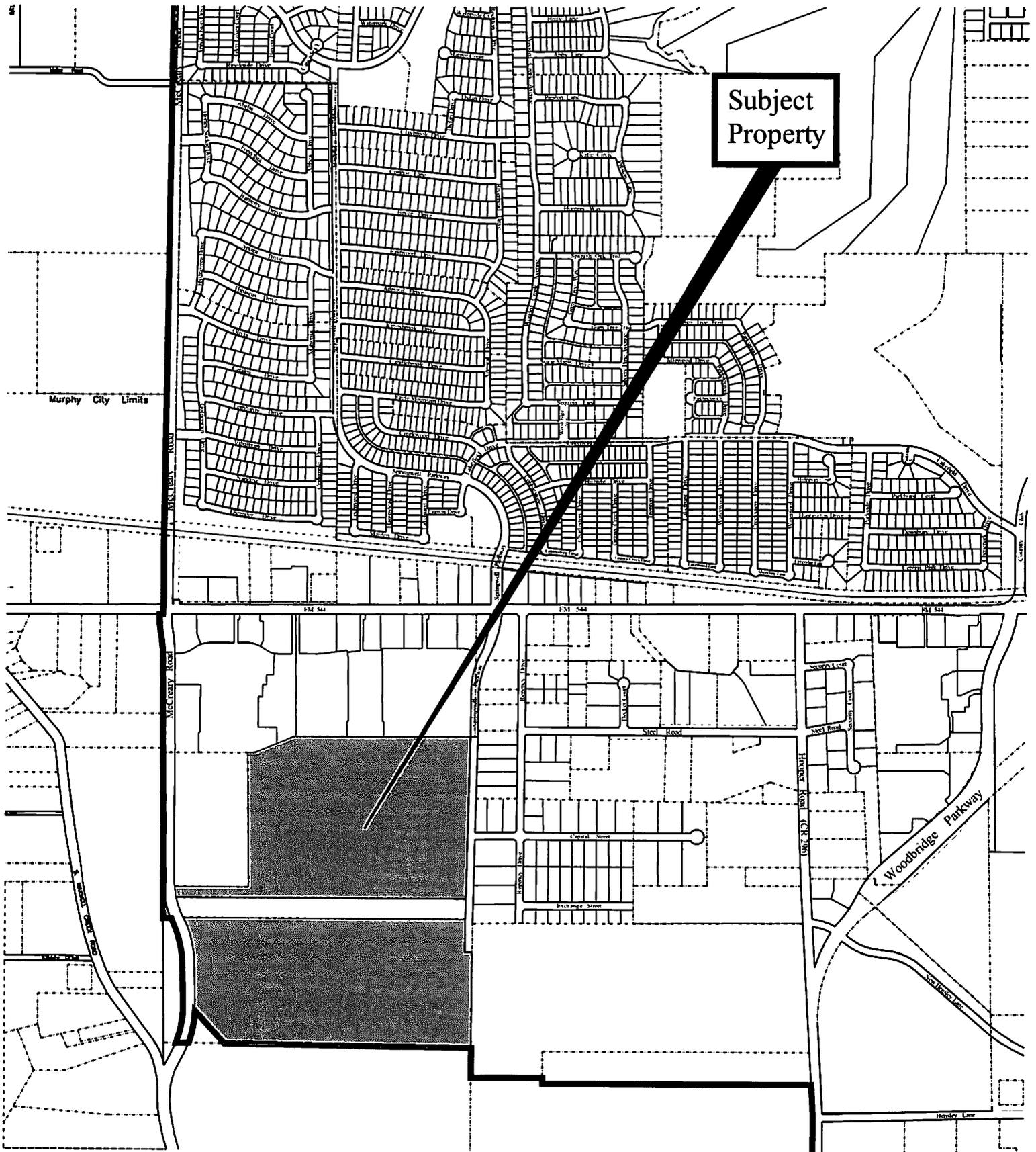
Properties to the north are developed as retail and to the west as age restricted multi family.

The Parks Board will consider the dedication and park improvements at their February 8, 2016 meeting including the possibility of constructing a hike and bike trail within the Oncor property that runs east-west through the proposed subdivision. This trail could lead to a connection to the City of Murphy trail that ultimately lead, unbroken, to Breckenridge Park in Richardson.

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

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>RO</u>	<u>01-29-16</u>



LOCATION MAP
ZONING CASE #2016-02

Amendment To
Exhibit "B"
PLANNED DEVELOPMENT DISTRICT
DEVELOPMENT STANDARDS
(Zoning Case ____ - __)

1.2 Zoning Classifications: Tract 2 may be developed in accordance with the standards defined in Retirement Housing District (RH), Corridor Commercial District (CC), Business Center (BC), R-5.5 Single Family or R-8.4 Single Family.

4.2 Procedures of the Planned Development District:

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

4.4 Street Requirements: The street shown on the Conceptual Site Plan as Exhibit "D" attached hereto as an East/West Collector between McCreary Road and Springwell shall be developed with a 60 foot right-of-way and with a pavement width of 38 feet back to back of curb.

4.5 Secondary Collector and Collector Landscaping Requirements: Landscaping shall be equal to the landscaping along Creek Crossing Lane and Lost Highlands Lane in Woodbridge Phase 9.

4.6 Secondary Collector and Collector Sidewalk Requirements:

All sidewalks along the Secondary Collector or Collector Streets shall be 6 foot wide.

A sidewalk shall be required to be constructed on one side of the East/West Collector.

5.0 PLANNED DEVELOPMENT – SINGLE FAMILY RESIDENTIAL

5.1 General Description:

The residential development within this Planned Development District is intended to accommodate two single family residential uses. The residential units will be comprised of R-8.4 Single Family and R-5.5 Single Family. Development standards for each of the aforementioned housing types are outlined within these development standards.

5.2 Permitted Uses:

- a. Residential units as described herein.
- b. Private or public recreation facilities.
- c. Utility distribution lines and facilities.
- d. Parks, linear greenbelt areas, trails and walkways, playgrounds and neighborhood recreation facilities including swimming pools.

- e. Real estate sales offices and model homes during the development and marketing of the residential areas.
- f. Electronic security facilities including control counter.
- g. Directional signs pertaining to the development.
- h. Temporary buildings, advertising signs, and uses incidental to construction work on the premises, which shall be removed upon completion.
- i. Concrete batch plant, temporary during construction when approved by the TCEQ and permitted by code enforcement.

5.3 Density:

The overall maximum allowed residential units shall not exceed 436 units.

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

- a. Two (2) off-street parking spaces shall be provided on the same lot as the main structure. In conjunction with this requirement, a two (2) car enclosed garage shall be provided for each unit. Garage parking shall be behind the front building line. The entrance to any attached or detached garage shall be allowed to face any street subject to paragraph 2. 04(c) below.
- b. All homes constructed on R-8.4 Lots shall have a two (2) car swing entry garages. A third single car garage door may face the street as long as there is a thirty (30) foot setback from the front of the garage door to the front property line.
- c. No parking space, garage or other automobile storage space or structure shall be used for storage of any commercial vehicle with the exception that a recreation vehicle, travel trailer, boat or similar equipment may be stored off-street and behind the front building line by the owner or occupant of the residential premises in accordance with the screening portion of this ordinance.
- d. No driveway entrances shall be allowed to be constructed on the side or rear lot line adjacent to any Secondary Collector or Collector.
- e. Parking lots required to serve the uses permitted in this district shall have concrete surface pavement required for all applications.

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

- a. A minimum of seventy-five (75) percent of the total exterior wall surfaces of all main buildings shall have an exterior finish of stone, brick, or other masonry veneer as otherwise approved by the Building Official. If there is a window or door, including garage doors that is on a wall with masonry on both sides, then it can count as part of the masonry requirement. If there is wood siding around the window, door or garage door, it counts as wood siding. Regarding gables, if in front of an attic space, the

gable is exempt from masonry requirement. If the gable is in front of a living space, it is considered into the calculation of masonry.

- b. Detached, free-standing garages, whether attached to the main building by a covered walkway or not, must be clad in one of the materials of the main structure.
- c. If a detached garage is constructed on a corner lot or has sides adjacent to any street or thoroughfare that is not screened by a masonry screening wall, then seventy-five (75) percent of the garage structure must be of same masonry material as the residence.

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

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

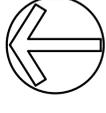
25% of the dwellings	2,200 square feet
50% of the dwellings	2,600 square feet
25% of the dwellings	3,000 square feet
- b. **Lot Area:** The minimum area of any lot shall be eight thousand four hundred (8,400) square feet.
- c. **Lot Coverage:** In no case shall more than fifty-five (55) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. **Lot Width:** The minimum width of any lot shall be seventy (70) feet at the front building line, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of sixty (60) feet at the building line; provided all other requirements of this section are fulfilled.
- e. **Lot Depth:** The minimum depth of any lot shall be one hundred ten (110) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-points on front and rear lot lines, of one hundred (100) feet; provided all other requirements of this section are fulfilled.
- f. **Front Yard:** The minimum depth of the front yard shall be twenty (20) feet, except for side entry garages which shall have a minimum depth of the front yard of fifteen (15) feet.
- g. **Side Yard:** The minimum side yard on each side of the lot shall be five (5) feet. A side yard adjacent to a street shall be a minimum of fifteen (15) feet.

- h. Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet, if the rear yard is adjacent to another residential lot, and fifteen (15) feet if adjacent to open space or parks.
- i. Maximum Building Height: Buildings shall be a maximum of two and one-half (2 ½) stories, or thirty five (35) feet.

5.6 **R-5.5 Single Family:** R-8.4 Single Family units are another form of single family, detached housing units, having access and frontage on a public or private road. Building and area requirements are as follows:

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

25% of the dwellings	2,000 square feet
50% of the dwellings	2,400 square feet
25% of the dwellings	2,800 square feet
- b. Lot Area: The minimum area of any lot shall be five thousand five hundred (5,500) square feet.
- c. Lot Coverage: In no case shall more than fifty-five (55) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. Lot Width: The minimum width of any lot shall be fifty (50) feet at the front building line, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of forty (40) feet at the building line; provided all other requirements of this section are fulfilled.
- e. Lot Depth: The minimum depth of any lot shall be one hundred ten (110) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-points on front and rear lot lines, of one hundred (100) feet; provided all other requirements of this section are fulfilled.
- f. Front Yard: The minimum depth of the front yard shall be twenty (20) feet.
- g. Side Yard: The minimum side yard on each side of the lot shall be five (5) feet. A side yard adjacent to a street shall be a minimum of fifteen (15) feet.
- h. Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet, if the rear yard is adjacent to another residential lot, and fifteen (15) feet if adjacent to open space or parks.
- i. Maximum Building Height: Buildings shall be a maximum of two and one-half (2 ½) stories, or thirty five (35) feet.



SECTION	LOT COUNT	AREA (AC)	DENSITY	OPEN SPACE (AC)	OPEN SPACE (PCT)
SF-5.5 (50's)	276	50.83	5.4	1.79	3.5%
SF-8.4 (70's)	160	50.5	3.2	3.16	6.3%
AMENITY CENTER	N/A	3.5	N/A	3.50	100.0%
TOTAL	436	104.83	4.2	8.45	8.1%

CONCEPT PLAN

WOODBIDGE NORTH

104.82 ACRES
WYLIE, TEXAS



J. VOLK
consulting

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

HELLEN PICKARD
11.176 ACRES
C.C.F. No. 96-0043722
D.R.C.C.T.

HARRY M. BREEN & JOYCE E. BREEN
5.955 ACRES
VOL. 1692 PG. 0804
D.R.C.C.T.

HAROLD W. CRISWELL
4.983 ACRES (FIRST TRACT)
VOL. 4005 PG. 2258
D.R.C.C.T.

CITY OF SACHSE
TRACT U 1.417 ACRES
VOL. 2344 PG. 375
D.R.C.C.T.

HAROLD W. CRISWELL
9.863 ACRES (SECOND TRACT)
VOL. 4005 PG. 2258
D.R.C.C.T.

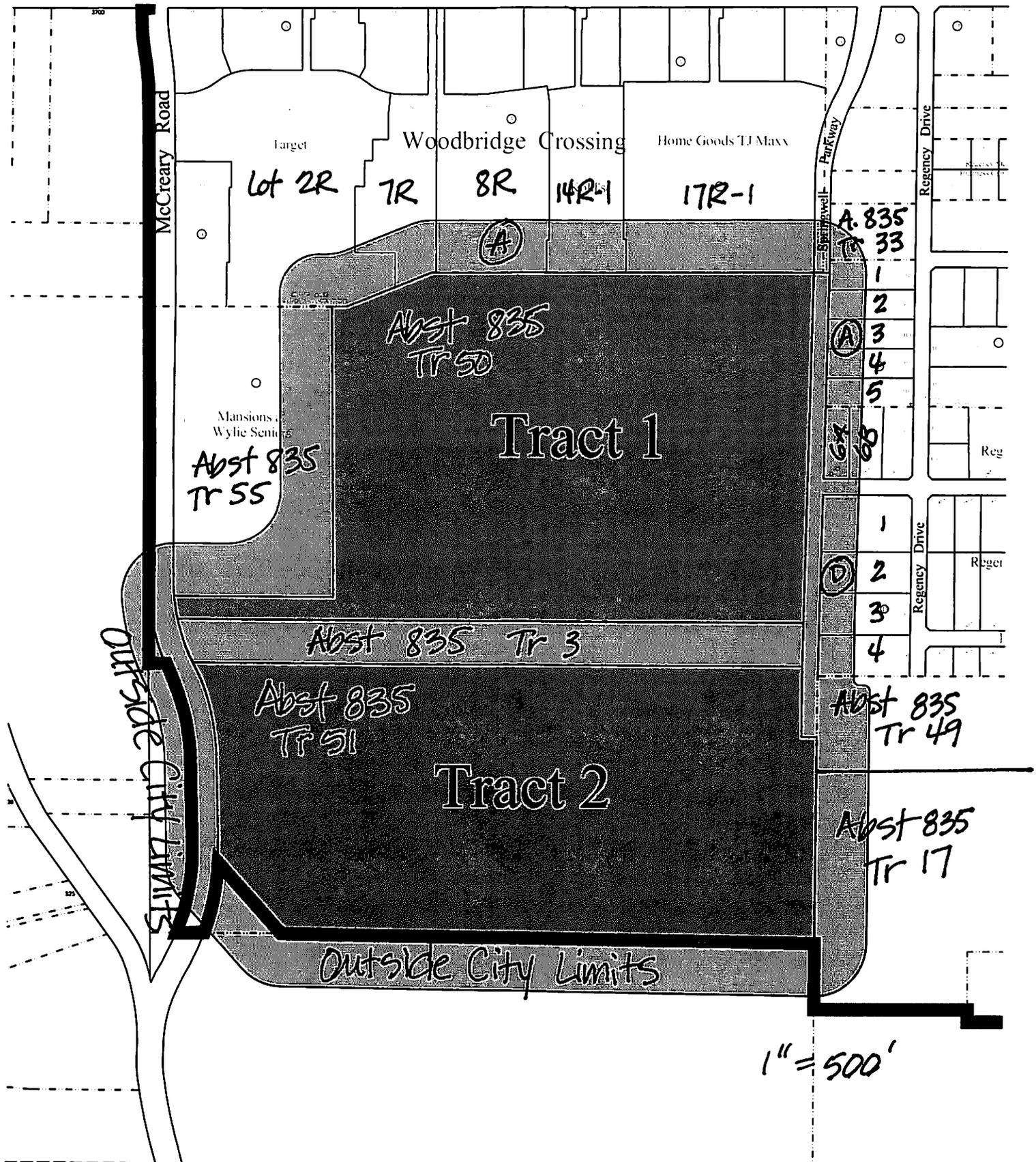
CITY OF SACHSE
0.5436 ACRES
VOL. 1974 PG. 971
D.R.C.C.T.

CITY OF SACHSE
5.5445 ACRES
VOL. 2344 PG. 375
D.R.C.C.T.

NORTH TEXAS MUNICIPAL WATER DISTRICT
99.694 ACRES
VOL. 2281 PG. 358
D.R.C.C.T.

REGENCY BUSINESS PARK
PHASE TWO
CAB. G. PG. 92
M.R.C.C.T.

M-TEX INDUSTRIAL
SUPPLY CO. INC.
2.000 ACRES
VOL. 3150 PG. 991
D.R.C.C.T.



OWNER NOTIFICATION MAP
 ZONING CASE #2016-02

NOTIFICATION REPORT

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

APPLICATION FILE #2016-02

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

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

AGENDA REPORT

Meeting Date:	<u>February 02, 2016</u>	Public Hearing Item Number:	<u>2</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Renae' Ollie</u>		
Date Prepared:	<u>January 11, 2016</u>	Zoning Case Number	<u>2016-03</u>
			<u>Location Map, Exhibits, Notification List/Map and Responses</u>
		Exhibits:	<u></u>

Subject

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

Recommendation

Motion to TABLE to the February 16, 2016 meeting.

Discussion

Owner: Heatley Moist Inc. Trustee

Applicant: Regional Management CO., Inc.

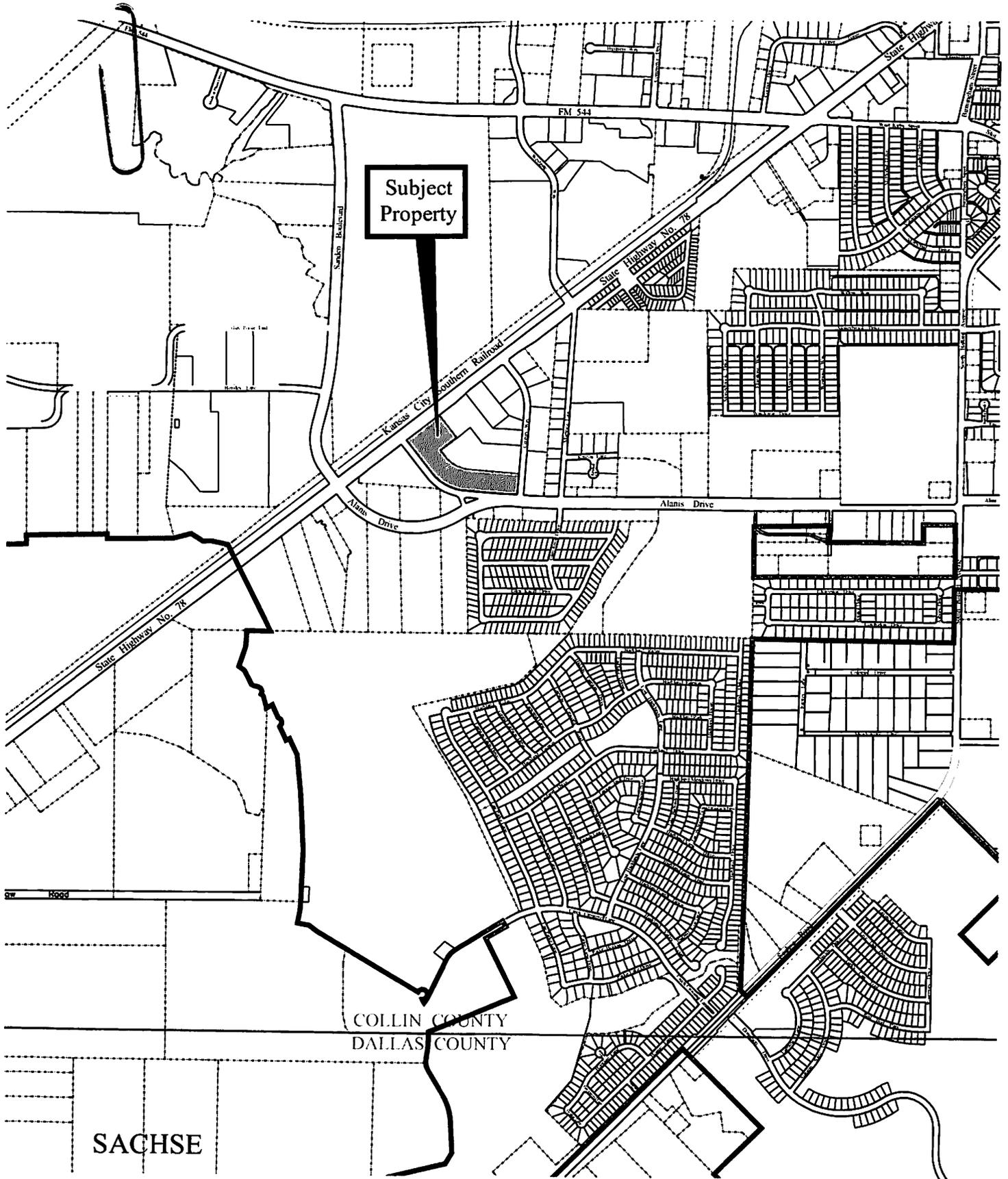
The purpose of the Planned Development is to allow mini-storage uses with retail uses within Commercial Corridor and Light Industrial districts. The applicant is requesting to establish Planned Development zoning for a Mixed Use Development on 6.25 acres southeast of SH 78 between Century Way and old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

The applicant has requested to table the item until February 16th in order to modify the plans and elevations that will reflect enhanced landscaping and exterior features.

Notification/Responses: Eleven notifications were mailed to property owners within 200 feet of the proposal. One response was received opposing the request at the time of posting, and one response in favor of the request.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>RO</u>	<u>01-29-16</u>



LOCATION MAP
ZONING CASE #2016-03

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PLANNED DEVELOPMENT DISTRICT
ZONING CASE # 2016-03

Lot 1B, Block A of Lot 1A and 1B, a Replat of Lot 1, Block A, of Century Business Park, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Cabinet N, page 349 in the Plat Records of Collin County, Texas.

EXHIBIT “B”
CONDITIONS OF THE PLANNED DEVELOPMENT DISTRICT
ZONING CASE #2106-03

The following conditions shall apply to said property included in the Legal Description in Exhibit “A” of this zoning ordinance. Lot 1B, Block A of Lot 1A and 1B, a Replat of Lot 1, Block A, comprise a total of 6.245 acres of land within Century Business Park, an addition to the City of Wylie, Texas, as recorded in Cabinet N, page 349 of the Plat Records of Collin County, Texas.

Planned Development Requirements:

- I. **Statement of Purpose:** The purpose of this Planned Development District is to develop retail uses and a self-storage facility.
- II. **Statement of Affect:** This Planned Development shall not affect any regulation found in the Zoning Ordinance as adopted and amended, except as specifically provided herein.
- III. **General Regulations:** All regulations providing for a Corridor Commercial District and Light Industrial District as set forth in Article 4 of the Zoning Ordinance are included as reference and shall apply as set forth on the Development Plan, except as otherwise specified under the Specific Regulations within this document. The conditions contained within this document and the conditions of the Zoning Ordinance shall constitute all the zoning requirements applicable to the Planned Development.
- IV. **Development Plan:** Development shall be in conformance with the Development Plan attached hereto as Exhibit C”; however, in the event of conflict between the Development Plan and the written conditions of this ordinance, the written conditions shall apply. The Development Plan shall serve as a Preliminary Plat for this development.
- V. **Landscape Plan:** Development shall be in general conformance with the Landscape Plan attached hereto as Exhibit “D”.
- VI. **Elevations:** Development shall be in general conformance with the Elevations attached hereto as Exhibit “E”.
- VII. **Specific Regulations:**
 - A. The following uses as defined in the current Comprehensive Zoning Ordinance shall be permitted as of right on the Property in addition to the Corridor Commercial District and Light Industrial District uses in the respective locations identified on the Development Plan: self-storage uses.
 - B. The following uses shall be prohibited on the Property:
 - Auto Repair Major/Minor
 - Vehicle Display, Sales or Service

- Outside Storage
- Contractor's Maintenance Yard

C. The subject property shall be in conformance with all regulations of the Corridor Commercial District and Light Industrial District, in the respective locations identified on the Development Plan, set forth in Section 4.2, Section 4.3, and Section 5.2 of the current Zoning Ordinance (and as amended) in every respect with exception to the uses indicated in Section V.A. above.

D. **Self-Storage Regulations:**

1. Height of Main Structure: The maximum height of the main structure is 50 feet.
2. Number of stories: The maximum number of stories is four.
3. Residential proximity: The residential proximity slope is 3:1 from any residential lot line.
4. Front yard setback: The minimum front yard setback is 25 feet.
5. Side yard setback: The minimum side yard setback is 10 feet.
6. Rear yard setback: The minimum rear yard setback is 25 feet.
7. Lot Coverage: The maximum lot coverage is 50%.

ALL STORAGE

ALANIS @ HWY. 78

MINI-STORAGE USE	SF	BLDG. HEIGHT
OFFICE	1,220 SF	
BUILDING A / FLR.1	29,400 SF	
BUILDING A / FLR.2	38,700 SF	
BUILDING A / FLR.3	38,700 SF	
BUILDING B	59,249 SF	
BUILDING C	64,500 SF	
BUILDING D	2,600 SF	
RETAIL USE	SF	
BUILDING A / FLR.1	9,300 SF	
TOTAL:	248,049 GROSS SF	

EXISTING ZONING:	CC & LI
PROPOSED USE:	MINI-WAREHOUSE & RETAIL USE
LOT AREA:	272,020.929 SF / 6.245 ACRES
MINI-WAREHOUSE USE	252,549 SF
MINI-WAREHOUSE OFFICE	1,220 SF
RETAIL USE	9,300 SF
TOTAL SQUARE FOOTAGE	263,069 SF
LOT COVERAGE:	102,903 SF - 36%
PERVIOUS COVER	55,243 SF - 20.3%
FAR	0.971

STORAGE PARKING	1 SPACE PER 20 UNITS
STORAGE OFFICE REQUIRED	1,220/400 SF = 3 REQUIRED (3 PROVIDED)
STORAGE REQUIRED (ESTIMATED)	252,549/133 SF = 1,898 UNITS (95 SPACES)
ACCESSIBLE SPACES REQUIRED	4 SPACES
ACCESSIBLE SPACES PROVIDED	4 SPACES
RETAIL REQUIRED (ESTIMATED)	9,300/300 SF = 31 SPACES
OVERALL REQUIRED	128 SPACES
OVERALL PROVIDED	102 SPACES

GENERAL NOTES:

CITY OF WYILE FIRE DEPARTMENT SHALL HAVE 24 HOUR ACCESS TO THE FACILITY THROUGH KNOX BOX OPERATED SLIDING GATES.

SIGNAGE: REQUIRES SEPARATE APPROVAL.

SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.

MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

LANDSCAPE: ALL PLANTINGS WILL COMPLY WITH THE CITY OF WYILE LANDSCAPE ORDINANCE AND URBAN FORESTRY STANDARDS.



VICINITY MAP

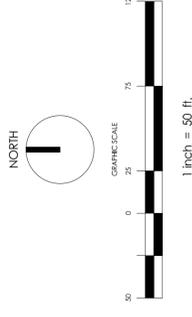
NTS

ZONED "CC"

ZONED "LI"

W. ALANIS LANE
VARIABLE R.O.W.

CENTURY WAY
60' R.O.W.



Reliable Commercial Construction, Inc.
1903 N. Peyco Drive
Arlington, Texas 76001
T | 817.467.0779 F | 817.467.9148
cod@reliablepaving.com

RELIABLE
COMMERCIAL CONSTRUCTION, INC.
HOW MAY WE SERVE YOU?

REVISIONS:
Number _____ Date _____
City Comments _____

REAL ESTATE AGENT
Quine and Associates, Inc.
301 S. Sherman St. Ste 100
Richardson, TX 75081
Office: (972) 699-8440
Fax: (972) 671-4227

ALL STORAGE FACILITY
WYILE, TX
STATE HIGHWAY 78 & ALANIS LN

PROJECT:
FILE NUMBER: AS-WYILE
DATE: 12/02/15
DRAWN BY: [Name]
SHEET TITLE: ACC
CONCEPT SITE PLAN

S.P.I.O.

CONCEPTUAL SITE PLAN

NOTIFICATION REPORT

APPLICATION FILE #2016-03

APPLICANT: Coy Quine with Regional Management Co.,
301 S. Sherman, #100 Richardson, Texas 75081

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Coy Quine Regional Management Co., Inc.	310 S. Sherman #100 Richardson, Texas 75081
2	Bilk A	Century Business Pk Lot 1B	R-4885-00A-001B-1	Heatley Moist	9901 Valley Ranch Pkwy E #2020 Irving, Texas 75063
3	Bilk A	Century Business Pk Lot 3R	R-4954-00A-003R-1	Todd Misak	1221 SH 78 South Wylie, Texas 75098
4	Bilk A	Century Business Pk Lot 5R	R-4885-00A-005R-1	GRVL STRR, LP	1322 Century Way Wylie, Texas 75098
5	Bilk B	Century Business Pk Lot 1	R-2103-00B-0010-1	Heatley Moist	9901 Valley Ranch Pkwy E #2020 Irving, Texas 75063
6	Bilk C	Century Business Pk Lot 5R	R-2103-00C-005R-1	Texas Prime Properties, LP	1327 Century Way Wylie, Texas 75098
7	Abst 660	Tract 4	R-6660-000-0040-1	Melvin St. John	PO Box 478 Lavon, Texas 75166
8	Abst 660	Tract 7	R-6660-000-0070-1	Easterling Family, LP	6702 Bailey Road Sachse, Texas 75048
9	Abst 660	Tract 10	R-6660-000-0100-1	City of Wylie	300 Country Club Road Wylie, Texas 75098
10	Abst 660	Tract 71	R-6660-000-0710-1	H. Tibbals	PO Box 56 Wylie, Texas 75098
11	Abst 660	Tract 95	R-6660-000-0950-1	Azure Pools, LLC	6508 Crestmoor Lane Sachse, Texas 75048
12					
13					
14					
15					
16					

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 #2016-03.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-03.

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

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

Date, Location & Time of
City Council meeting:

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

Name: RC Ottwell Jr (STRR Partners)
(please print)

Address: 1322 Century Way
Wylie, TX 75098

Signature: RC Ottwell Jr

Date: 1-12-16

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 #2016-03.

 I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-03.

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

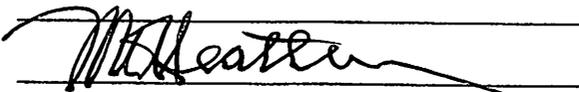
Tuesday, February 2, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

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

Name: Michael Heatley
(please print)

Address: NW corner and NE corner of
Arianis Lane

Signature: 

Date: 1/13/16

COMMENTS:



Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date:	<u>February 2, 2016</u>	Public Hearing Item Number:	<u>3</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>		
Date Prepared:	<u>January 11, 2016</u>	Zoning Case Number	<u>2016-04</u>
		Exhibits:	<u>Location Map, Exhibits, Notification List/Map and Responses</u>

Subject

Hold a Public Hearing and consider a recommendation to the City Council, amending PD 2014-42 & Concept Plan of the Kingsbridge subdivision to decrease the front yard setback a maximum of five feet for floor plans with an in-side or outside swing garage, provided the garages for the dwellings are in a swing configuration and any garages that does face the street is not less than the minimum front yard setback of 20 feet in Tract A and 25 feet in Tract B. Generally located south of Parker Road and approximately ½ mile west of Country Club Road.
ZC 2016-04

Recommendation

Motion to recommend approval to the City Council, amending PD 2014-42 & Concept Plan of the Kingsbridge subdivision to decrease the front yard setback a maximum of five feet for floor plans with an in-side or outside swing garage on Tract A, and Tract B of the Kingsbridge subdivision, provided the garages for the dwellings are in a swing configuration and any garages that does face the street is not less than the minimum front yard setback of 20 feet for Tract A and 25 feet for Tract B. Generally located south of Parker Road and approximately ½ mile west of Country Club Road.
ZC 2016-04

Discussion

Owner: Estates at Creekside Wylie, LLC

Applicant: Matthew Alexander

The subject tract was part of a Planned Development approved on March 27, 2001 in order to develop a master planned residential community. A Final Plat was approved in 2012 and created 63 single-family residential lots and three open space lots.

The applicant is requesting the reduction of the front yard setback a maximum of five feet in Tract A and Tract B for dwellings with garages in a swing configuration as it will allow for floor plan designs with more rear yard space. All garages facing the street will be required to be no less than the planned developments standard minimum front yard setback, being 20 feet in Tract A and 25 feet in Tract B.

Front yard setbacks typically take into account parking space requirements in their reasoning. The reduction of five feet from the front yard setback is warranted for dwellings with swing configuration garages as the floor plan allows for driveways to have more depth which in turn reduces the chances of vehicles that would otherwise be parked perpendicular to the street frontage encroaching onto the right of way.

Staff recommends for the approval of the reduction of the front setback by a maximum of five feet for Tract A and Tract B, which will allow for a minimum setback of 15 feet for Tract A and 20 feet for Tract B. Staff has evaluated the front setbacks of 15 and 20 feet and has determined that there are no concerns in regards to safety. Staff has acquired additional information from the fire marshal that has explained that closer setbacks to the street are actually better for the fire departments access. As this is a newer undeveloped subdivision staff does not believe that approving these setbacks will negatively affect the character of the neighborhood.

The minimum dwelling size for Tract "A" remains as 2,000 s.f., exclusive of garages, breezeways and porches. The minimum dwelling size for Tract "B" remains as 2,400 s.f., exclusive of garages, breezeways and porches. The minimum dwelling size for single-family residential in the current ordinance is 2,400 s.f. In addition, the typical lot size for Tract "A" lots increases from 10,000 s.f. to 10,200 s.f., and the typical lot size for all Tract "B" lots has a minimal decrease from 12,690 s.f. to 12,502 s.f.

No other changes are affected by this request.

Notification/Responses: Nine (9) notifications were mailed; with two responses returned favoring the request and no responses opposing the request at the time of posting.

Approved By

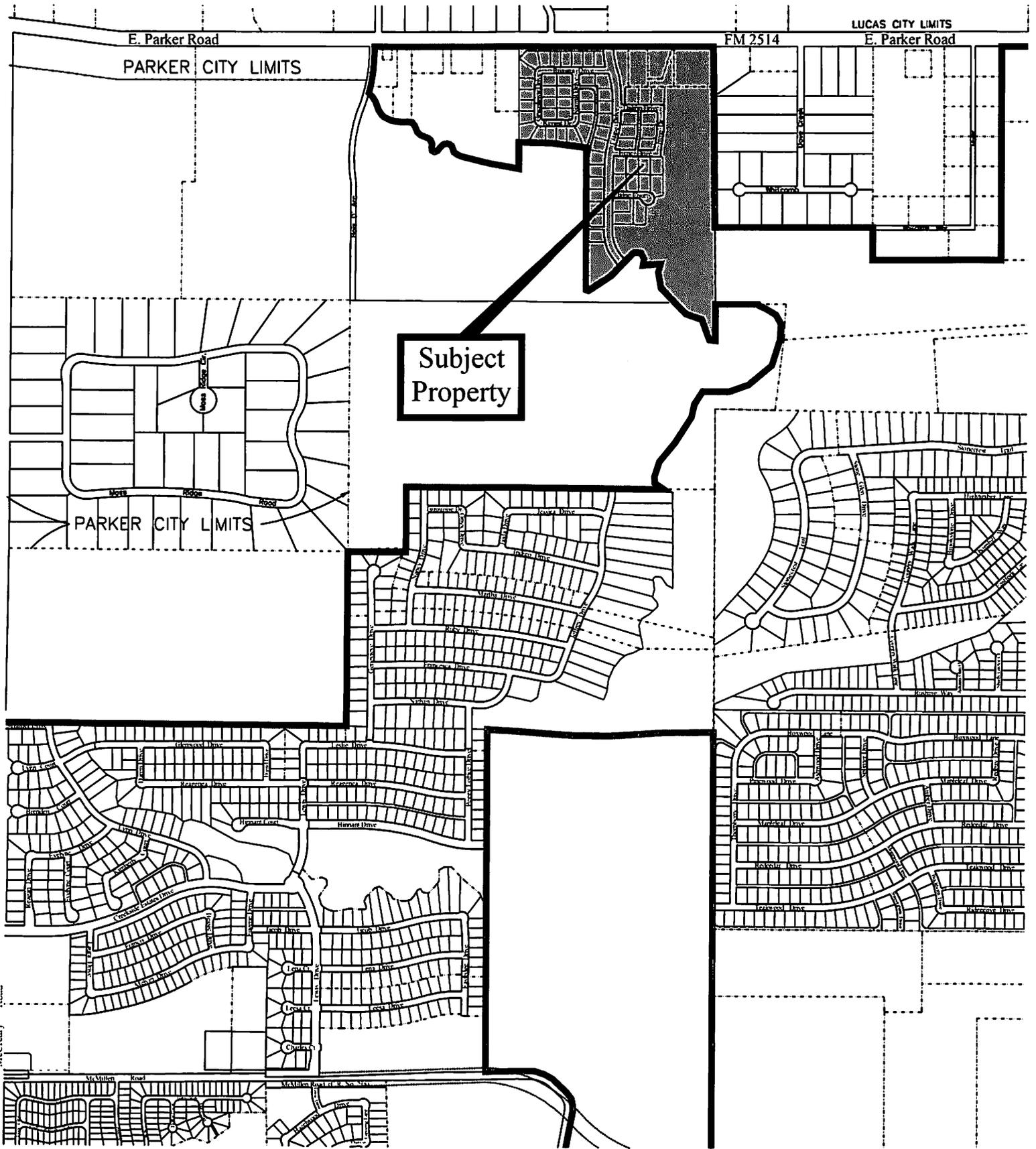
Initial

Date

Department Director

RO

01-29-16



LOCATION MAP
ZONING CASE #2016-04

AMENDED
PLANNED DEVELOPMENT DESIGN STANDARDS
ESTATES AT CREEKSIDE
City of Wylie
December 29, 2010
[December 8, 2015 \(revised\)](#)

TRACT A - Single Family Residential Regulations

(Block A, Lots 1-22; Block B, Lots 1-8)

Area regulations.

(1) *Size of yards*

1. Front yard. There shall be a front yard having a depth of not less than 20 feet as measured from the front property line, [except for dwellings with a swing garage configuration, see note 6.](#)
2. Side yard. There shall be a side yard on each side of the lot having a width of not less than 10 feet in width. A side yard adjacent to a side street shall not be less than 20 feet.
3. Rear yard. There shall be a rear yard, a depth of not less than 20 feet.

(2) *Size of lot.*

1. Lot area. No building shall be constructed on any lot of less than 10,000 square feet.
2. Lot width. The minimum width as measured as the front building line of the lot shall not be less than 75 feet.
3. Lot depth. The minimum depth of the lot shall be not less than 100 feet.

(3) *Minimum dwelling size.* The minimum floor area of any dwelling shall be 2,000 square feet exclusive of garages, breezeways and porches.

(4) **Additional Guidelines**

1. *Exterior Wall Materials* - 100% of the dwelling's total exterior area, minus windows and doors, must be masonry veneer, such as brick or stone.
2. *Roofs* - Roofs must be covered with composition material of at least 240 lb weight shingle and have a minimum pitch of 8:12.
3. *Fences and Walls* - Fences may not exceed 7 feet in height. Fences must be made of masonry, wood or architectural metal. The use of chain link fencing is prohibited. Railroad ties may not be used for a retaining wall visible from the street.
4. *Screening* - The owner of a lot must screen the following items from the view of the public and neighboring lots and dwellings, if any of these items exist on the

lot:

- A. Clotheslines
- B. Drying racks
- C. Hanging clothes, linens, rugs and textiles of any kind
- D. Yard maintenance equipment
- E. Wood piles and compost piles
- F. Accessory structures such as dog houses, gazebos, metal storage sheds and greenhouses
- G. Garbage can and refuse containers
- H. Roof mounted antenna

Plant material such as trees and bushes may be used for screening.

~~5.~~ *House Elevation* - All plans shall be submitted and approved by the Architectural Control Committee. No like house elevation shall be constructed within 7 lots to each other on both sides of street.

6. Garages-garages may encroach into the front building line a maximum of five (5) feet provided the garages are in a swing configuration and the do not directly face the street.

~~76.~~ *Landscaping* - The following minimum landscape features shall be installed prior to the initial occupancy:

- A. Trees – a minimum of 6 inches in total diameter shall be installed in the front yard. This may be accomplished by one 6 inch tree or multiple trees whose diameters add up to at least 6 inches, with no tree being smaller than 3 inch caliper.
- B. Shrubs - eighteen (18) 3 gallon shrubs across the front of the house.
- C. Grass - solid sod from the front of home to the front curb.

TRACT B Single Family Residential Regulations

(Block A, Lots 23-35; Block C, Lots 1-3; Block E, Lots 1-8; Block F, Lots 1-3)

Area regulations.

(1) *Size of yards*

1. *Front yard.* There shall be a front yard having a depth of not less than 25 feet as measured from the front property line, except for dwellings with a swing garage configuration, see note 6.
2. *Side yard.* There shall be a side yard on each side of the lot having a width of not less than 12 feet in width. A side yard adjacent to a side street shall not be less than 20 feet.
3. *Rear yard.* There shall be a rear yard, a depth of not less than 20 feet.

(2) *Size of lot.*

1. Lot area. No building shall be constructed on any lot of less than 12,500 square feet.
2. Lot width. The minimum width as measured as the front building line of the lot shall not be less than 90 feet.
3. Lot depth. The minimum depth of the lot shall be not less than 100 feet.

(3) *Minimum dwelling size.* The minimum floor area of any dwelling shall be 2,400 square feet exclusive of garages, breezeways and porches.

4) **Additional Guidelines**

1. *Exterior Wall Materials* - 100% of the dwelling's total exterior area, minus windows and doors, must be masonry veneer, such as brick or stone.
2. *Roofs* - Roofs must be covered with composition material of at least 240 lb weight shingle and have a minimum pitch of 8:12.
3. *Fences and Walls* - Fences may not exceed 7 feet in height. Fences must be made of masonry, wood or architectural metal. The use of chain link fencing is prohibited. Railroad ties may not be used for a retaining wall visible from the street. Architectural metal fencing required along the 100 year flood plain.
4. *Screening* - The owner of a lot must screen the following items from the view of the public and neighboring lots and dwellings, if any of these items exist on the lot:
 - A. Clotheslines
 - B. Drying racks
 - D. Hanging clothes, linens, rugs and textiles of any kind
 - E. Yard maintenance equipment
 - F. Wood piles and compost piles
 - G. Accessory structures such as dog houses, gazebos, metal storage sheds and greenhouses
 - H. Garbage can and refuse containers
 - I. Roof mounted antenna

Plant material such as trees and bushes may be used for screening.

~~5.~~ *House Elevation* - All plans shall be submitted and approved by the Architectural Control Committee. No like house elevation shall be constructed within 7 lots to each other on both sides of street.

6. Garages-garages may encroach into the front building line a maximum of five (5) feet provided the garages are in a swing configuration and they do not directly face the street.

76. *Landscaping* - The following minimum landscape features shall be installed prior to the initial occupancy:

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- B. Shrubs - eighteen (18) 3 gallon shrubs across the front of the house
- C. Grass - solid sod from the front of home to the front curb.



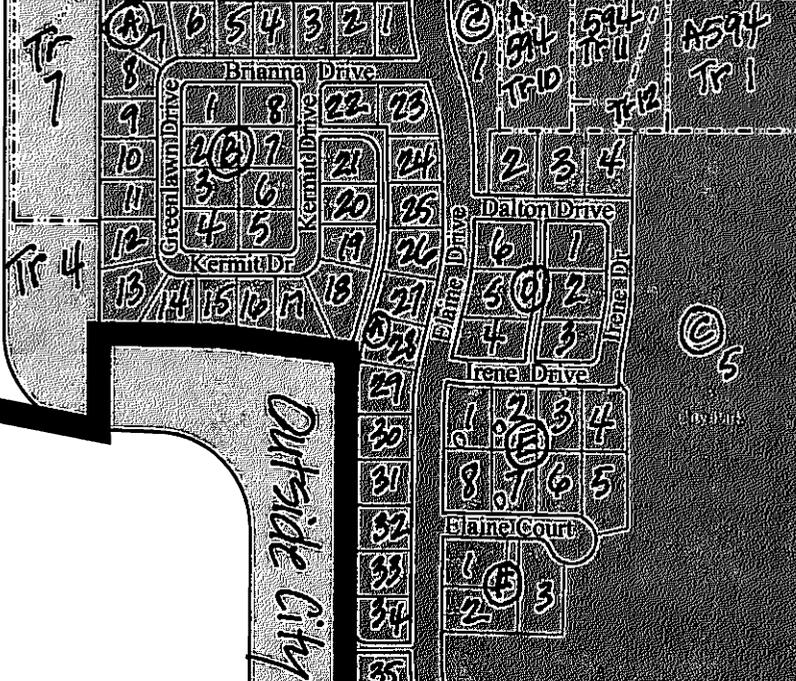
SHADDOCK
HOMES
MODEL HOME

Loole Drive

E. Parker Road

FM 2514

Abst 594



Outside City Limits

Outside City Limits

Outside City Limits

Abst 716
Tr 23

Dove Creek

Whitcomb

1" = 400'

OWNER NOTIFICATION MAP
ZONING CASE #2016-04

NOTIFICATION REPORT

APPLICANT: Matthew Alexander with Estates of Creekside
8750 N. Central Expwy #1735 Dallas, Texas 75231

APPLICATION FILE #2016-04

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Matthew Alexander Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
2	Blk A	Kingsbridge Lot 1	R-10726-00A-0010-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
3	Blk A	Kingsbridge Lot 2	R-10726-00A-0020-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
4	Blk A	Kingsbridge Lot 3	R-10726-00A-0030-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
5	Blk A	Kingsbridge Lot 4	R-10726-00A-0040-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
6	Blk A	Kingsbridge Lot 5	R-10726-00A-0050-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
7	Blk A	Kingsbridge Lot 6	R-10726-00A-0060-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
8	Blk A	Kingsbridge Lot 7	R-10726-00A-0070-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
9	Blk A	Kingsbridge Lot 8	R-10726-00A-0080-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
10	Blk A	Kingsbridge Lot 9	R-10726-00A-0090-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
11	Blk A	Kingsbridge Lot 10	R-10726-00A-0100-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
12	Blk A	Kingsbridge Lot 11	R-10726-00A-0110-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
13	Blk A	Kingsbridge Lot 12	R-10726-00A-0120-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
14	Blk A	Kingsbridge Lot 13	R-10726-00A-0130-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
15	Blk A	Kingsbridge Lot 14	R-10726-00A-0140-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
16	Blk A	Kingsbridge Lot 15	R-10726-00A-0150-1	Shaddock Homes, Ltd.	2400 Dallas Parkway #510 Plano, Texas 75093

17	Bilk A	Kingsbridge Lot 16	R-10726-00A-0160-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
18	Bilk A	Kingsbridge Lot 17	R-10726-00A-0170-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
19	Bilk A	Kingsbridge Lot 18	R-10726-00A-0180-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
20	Bilk A	Kingsbridge Lot 19	R-10726-00A-0190-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
21	Bilk A	Kingsbridge Lot 20	R-10726-00A-0200-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
22	Bilk A	Kingsbridge Lot 21	R-10726-00A-0210-1	Shaddock Homes, Ltd.	2400 Dallas Parkway #510 Plano, Texas 75093
23	Bilk B	Kingsbridge Lot 1	R-10726-00B-0010-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
24	Bilk B	Kingsbridge Lot 2	R-10726-00B-0020-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
25	Bilk B	Kingsbridge Lot 3	R-10726-00B-0030-1	Shaddock Homes, Ltd.	2400 Dallas Parkway #510 Plano, Texas 75093
26	Bilk B	Kingsbridge Lot 4	R-10726-00B-0040-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
27	Bilk B	Kingsbridge Lot 5	R-10726-00B-0050-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
28	Bilk B	Kingsbridge Lot 6	R-10726-00B-0060-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
29	Bilk B	Kingsbridge Lot 7	R-10726-00B-0070-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
30	Bilk B	Kingsbridge Lot 8	R-10726-00B-0080-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
31	Bilk C	Kingsbridge Lot 1	R-10726-00C-0010-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
32	Bilk C	Kingsbridge Lot 2	R-10726-00C-0020-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
33	Bilk C	Kingsbridge Lot 3	R-10726-00C-0030-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
34	Bilk C	Kingsbridge Lot 4	R-10726-00C-0040-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
35	Bilk C	Kingsbridge Lot 5	R-10726-00C-0050-1	City of Wylie	300 Country Club Road Wylie, Texas 75098

36	Blk D	Kingsbridge Lot 1	R-10726-00D-0010-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
37	Blk D	Kingsbridge Lot 2	R-10726-00D-0020-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
38	Blk D	Kingsbridge Lot 3	R-10726-00D-0030-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
39	Blk D	Kingsbridge Lot 4	R-10726-00D-0040-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
40	Blk D	Kingsbridge Lot 5	R-10726-00D-0050-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
41	Blk D	Kingsbridge Lot 6	R-10726-00D-0060-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
42	Blk E	Kingsbridge Lot 1	R-10726-00E-0010-1	Newcastle Homes, LLC	8333 Douglas Avenue #1500 Dallas, Texas 75225
43	Blk E	Kingsbridge Lot 2	R-10726-00E-0020-1	Newcastle Homes, LLC	8333 Douglas Avenue #1500 Dallas, Texas 75225
44	Blk E	Kingsbridge Lot 3	R-10726-00E-0030-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
45	Blk E	Kingsbridge Lot 4	R-10726-00E-0040-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
46	Blk E	Kingsbridge Lot 5	R-10726-00E-0050-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
47	Blk E	Kingsbridge Lot 6	R-10726-00E-0060-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
48	Blk E	Kingsbridge Lot 7	R-10726-00E-0070-1	Newcastle Homes, LLC	8333 Douglas Avenue #1500 Dallas, Texas 75225
49	Blk E	Kingsbridge Lot 8	R-10726-00E-0080-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
50	Blk F	Kingsbridge Lot 1	R-10726-00F-0010-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
51	Blk F	Kingsbridge Lot 2	R-10726-00F-0020-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
52	Blk F	Kingsbridge Lot 3	R-10726-00F-0030-1	Estates of Creekside Wylie LLC	8750 N. Central Expwy #1735 Dallas, Texas 75231
53	Abst 594	Tract 1	R-6594-000-0010-1	Michael Benner	7960 E. Parker Road Allen, Texas 75002
54	Abst 594	Tract 4	R-6594-000-0040-1	Gerald Lewis	7730 E. Parker Road Allen, Texas 75002

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55	Abst 594	Tract 7	R-6594-000-0070-1	David Duncan	7750 E. Parker Road Allen, Texas 75002
56	Abst 594	Tract 10	R-6594-000-0100-1	Kurt Strange	7900 E. Parker Road Allen, Texas 75002
57	Abst 594	Tract 11	R-6594-000-0110-1	Stone Street Properties	PO Box 117892 Carrollton, Texas 75011
58	Abst 594	Tract 12	R-6594-000-0010-1	Stone Street Properties	PO Box 117892 Carrollton, Texas 75011
59	Abst 716	Tract 23	R-6716-001-0230-1	Estate of Monroe Fall	517 Highland Boulevard Richardson, Texas 75081
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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 #2016-04.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-04.

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

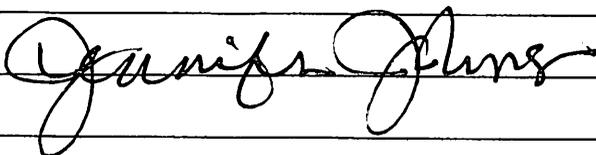
Tuesday, February 2, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

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

Name: JENNIFER JOHNSON
(please print)

Address: _____

Signature: 

Date: _____

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 #2016-04.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-04.

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

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

Date, Location & Time of
City Council meeting:

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

Name: Robert Jones Newcastle Homes
(please print)

Address: 8333 Douglas Ave #1500
Dallas TX 75225

Signature: *Robert Jones*

Date: 1-11-16

COMMENTS:

The change would allow for better floor plan
designs and larger back yards. Frisco has allowed
these setbacks for years and the builders have
developed great floor plans that fit the lots
with the reduced front yard requirements very well.