Wylie Planning and Zoning Commission Regular Meeting

October 17, 2023 – 6:00 PM
Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS
Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA
All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

A. Meeting Minutes from October 3, 2023

B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1-5X, Block A of Wylie Lake Townhomes Phase II, establishing four single-family attached and one open space lot on 0.937 acres. Property generally located north of 1924 Spencer Lane.

REGULAR AGENDA

1. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.4496 acres to allow for Automobile Repair Minor use. Property located at 403 S State Highway 78 (ZC 2023-17).

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION
Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION
I certify that this Notice of Meeting was posted on October 13, 2023 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

_____ _____

Stephanie Storm, City Secretary *Date Notice Removed*

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.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:
§ 551.071 – Private consultation with an attorney for the City.

CITY OF WYLIE

Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item:** A

Prepared By: Lillian Baker

Subject

Consider, and act upon, minutes from the October 3, 2023 Regular Meeting.

Recommendation

Motion to approve Item A as presented.

Discussion

The minutes are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

October 03, 2023 – 6:00 PM
Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098

CALL TO ORDER

Chair Butler called the meeting to order at 6:00 p.m. Present were Chair Joshua Butler, Commissioner Keith Scruggs, Commissioner Jim Byrne, Commissioner Rod Gouge, Commissioner Joe Chandler, Commissioner Jennifer Grieser, Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, Engineering Development Manager Than Nguyen, and Administrative Assistant Lillian Baker. Absent was Vice-Chair Jacques Loraine.

INVOCATION & PLEDGE OF ALLEGIANCE

The invocation was given by Chair Butler and the Pledge of Allegiance was led by Commissioner Gouge.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

None approached the Commission.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

A. Meeting Minutes from September 19, 2023.

B. Consider, and act upon a recommendation to City Council regarding a Final Plat of David Estate, Lot 1, Block A establishing one lot on 1.671 acres in the City of Wylie Extra Territorial Jurisdiction, property located at 2551 & 2553 Elm Grove Road

C. Consider, and act upon a recommendation to City Council regarding a Final Plat of Beaver Creek Estates, Lot 1-10, Block A establishing 10 residential lots on 17.053 acres in the City of Wylie Extra Territorial Jurisdiction, property located at the southeast corner of Beaver Creek Road and Fox Hollow.

<u>Board Action on Consent Agenda</u>

A motion was made by Commissioner Gouge and seconded by Commissioner Byrne to approve the Consent Agenda as presented. A vote was taken and carried 6 – 0.

ADJOURNMENT

A motion was made by Commissioner Grieser and seconded by Commissioner Gouge to adjourn the meeting. A vote was taken and carried 6 – 0. Chair Butler adjourned the meeting at 6:02 p.m.

_____
Joshua Butler – Chair

ATTEST

_____
Lillian Baker - Secretary

Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item Number:** B

Prepared By: Kevin Molina

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1-5X, Block A of Wylie Lake Townhomes Phase II, establishing four single-family attached and one open space lot on 0.937 acres. Property generally located north of 1924 Spencer Lane.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: TAAS Investments **APPLICANT: Global Land Surveying**

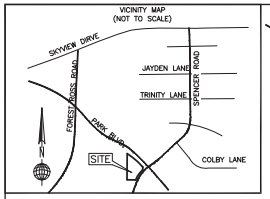
The applicant has submitted a Preliminary Plat to create Lots 1-5X, Block A of Wylie Lake Townhomes Phase II on 0.937 acres for a townhome development of four townhome units with one open space lot that serves as a 40' landscape buffer for the future road way of Park Boulevard. The property is generally located north of 1924 Spencer Lane.

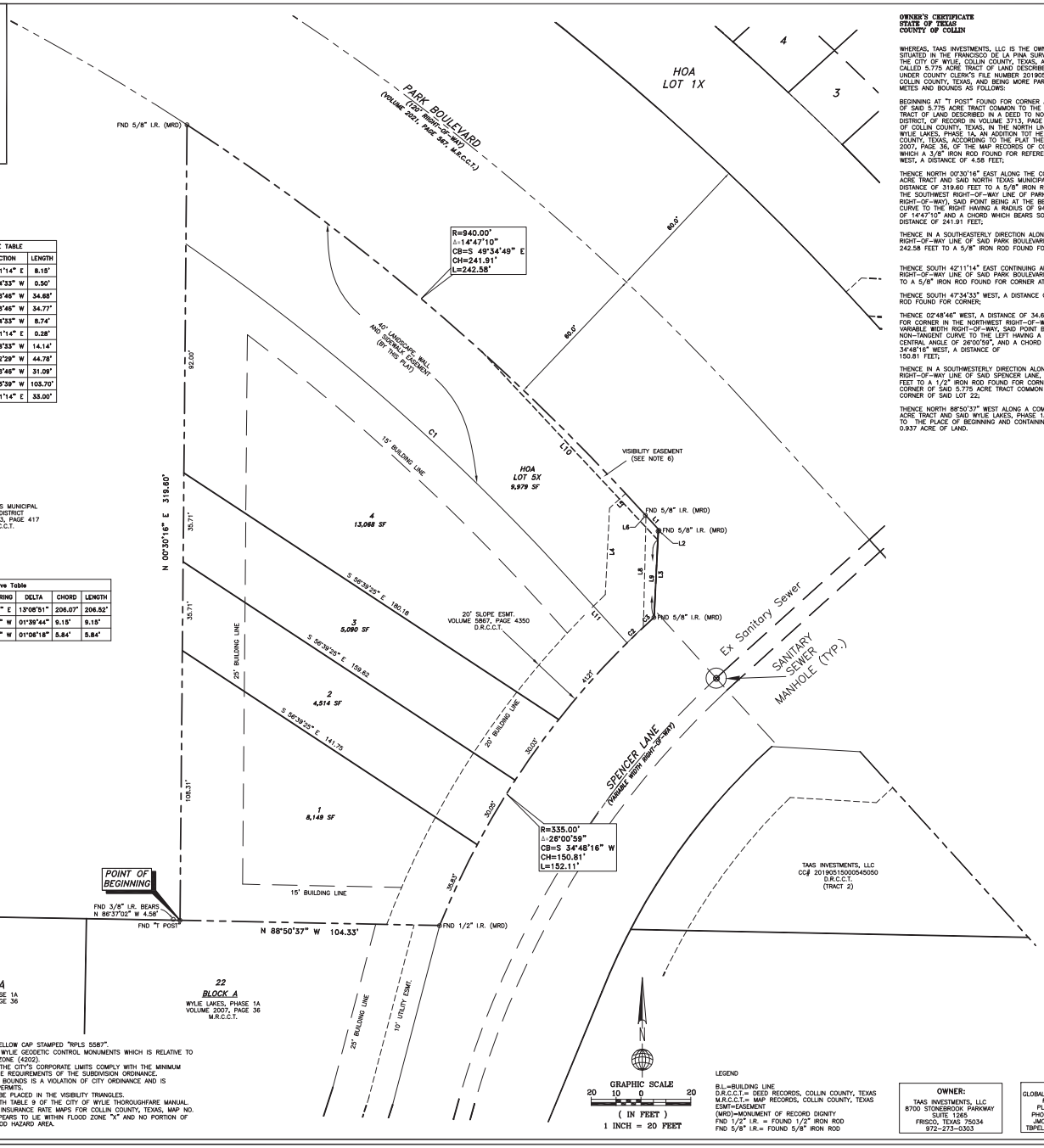
The property is zoned within the Wylie Lakes Planned Development (Ordinance 2003-18) and allows for the proposed use. With this development no additional townhome units are allowed within the Wylie Lakes Subdivision as the development has reached its permitted 80 home maximum.

The residential lots are in compliance with the townhouse design standards of the Zoning Ordinance. The open space lot is to be owned and maintained by the existing Homeowners Association of the Wylie Lake Townhomes.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.





LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 42°11'14" E	8.15'
L2	S 47°34'33" W	0.50'
L3	S 02°48'46" W	34.68'
L4	S 02°48'46" W	34.77'
L5	S 47°34'33" W	8.74'
L6	S 42°11'14" E	0.28'
L7	S 02°48'33" W	14.14'
L8	S 01°22'29" W	44.78'
L9	S 02°48'46" W	31.09'
L10	N 43°03'39" W	103.70'
L11	S 42°11'14" E	33.00'

Curve Table					
CURVE	RADIUS	CHORD BEARING	DELTA	CHORD	LENGTH
C1	900.00'	S 48°45'39" E	13°06'51"	206.07'	206.52'
C2	315.25'	S 46°03'08" W	01°39'44"	9.15'	9.15'
C3	302.85'	S 47°16'48" W	01°06'18"	5.84'	5.84'

NOTES:

1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "RPLS 5587".
2) ALL COORDINATES SHOWN HEREON ARE BASED UPON CITY OF WYLIE GEODETIC CONTROL MONUMENTS WHICH IS RELATIVE TO THE TEXAS COORDINATE SYSTEM (NAD83 TEXAS NORTH CENTRAL ZONE (4202).
3) ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
4) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.
5) NO APPURTENANCE BETWEEN THE HEIGHT OF 2' AND 9' MAY BE PLACED IN THE VISIBILITY TRIANGLES.
6) VISIBILITY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH TABLE 9 OF THE CITY OF WYLIE THOROUGHFARE MANUAL.
7) ACCORDING TO MY INTERPRETATIONS OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, MAP NO. 48085C0420J, DATED 06/02/2009, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND NO PORTION OF THE SUBJECT PROPERTY IS SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA.

GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 INCH = 20 FEET

LEGEND
B.L.=BUILDING LINE
D.R.C.C.T.= DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.= MAP RECORDS, COLLIN COUNTY, TEXAS
ESMT=EASEMENT
(MRD)=MONUMENT OF RECORD DIGNITY
FND 1/2" I.R. = FOUND 1/2" IRON ROD
FND 5/8" I.R.= FOUND 5/8" IRON ROD

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, TAAS INVESTMENTS, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688, IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, AND BEING A PART OF A CALLED 5.775 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 20190515000545050, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT "T POST" FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID 5.775 ACRE TRACT COMMON TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO NORTH TEXAS MUNICIPAL WATER DISTRICT, OF RECORD IN VOLUME 3713, PAGE 417, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, IN THE NORTH LINE OF LOT 22, BLOCK A, OF WYLIE LAKES, PHASE 1A, AN ADDITION TOT HE CITY OF OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2007, PAGE 36, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, FROM WHICH A 3/8" IRON ROD FOUND FOR REFERENCE BEARS NORTH 86°37'02" WEST, A DISTANCE OF 4.58 FEET;

THENCE NORTH 00°30'16" EAST ALONG THE COMMON LINE OF SAID 5.775 ACRE TRACT AND SAID NORTH TEXAS MUNICIPAL WATER DISTRICT TRACT, A DISTANCE OF 319.60 FEET TO A 5/8" IRON ROD FOUND FOR CORNER IN THE SOUTHWEST RIGHT-OF-WAY LINE OF PARK BOULEVARD (120' PUBLIC RIGHT-OF-WAY), SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 14°47'10" AND A CHORD WHICH BEARS SOUTH 49°34'49" EAST, A DISTANCE OF 241.91 FEET;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE CURVING SOUTHWEST RIGHT-OF-WAY LINE OF SAID PARK BOULEVARD, AN ARC DISTANCE OF 242.58 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 42°11'14" EAST CONTINUING ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID PARK BOULEVARD, A DISTANCE OF 8.15 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT AN ANGLE POINT;

THENCE SOUTH 47°34'33" WEST, A DISTANCE OF 0.50 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE 02°48'46" WEST, A DISTANCE OF 34.68 TO A 5/8: IRON ROD FOUND FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF SPENCER LANE (A VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 26°00'59", AND A CHORD WHICH BEARS SOUTH 34°48'16" WEST, A DISTANCE OF 150.81 FEET;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE CURVING NORTHWEST RIGHT-OF-WAY LINE OF SAID SPENCER LANE, AN ARC DISTANCE OF 152.11 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 5.775 ACRE TRACT COMMON TO THE THE NORTHEAST CORNER OF SAID LOT 22;

THENCE NORTH 88°50'37" WEST ALONG A COMMON LINE OF SAID 5.775 ACRE TRACT AND SAID WYLIE LAKES, PHASE 1A, A DISTANCE OF 104.33 FEET TO THE PLACE OF BEGINNING AND CONTAINING 40,800 SQUARE FEET OR 0.937 ACRE OF LAND.

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, TAAS INVESTMENTS, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PRELIMINARY PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS **WYLIE LAKE TOWNHOMES PHASE II**, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREAS SHOWN THEREON, THE EASEMENTS AS SHOWN, FOR THE MUTUAL USE AND ACCOMMODATION OF THE CITY OF WYLIE AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ALL AND ANY PUBLIC UTILITY AND THE CITY OF WYLIE SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, SHRUBS, TREES, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON SAID EASEMENT AND THE CITY OF WYLIE AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY, AT ANY TIME, OR PROCURING THE PERMISSION OF ANYONE.

WITNESS MY HAND AT _____ TEXAS, THIS THE _____ DAY OF_____, 2023.

RELEASED 10/02/2023 FOR
REVIEW PURPOSES ONLY NOT TO
BE RECORDED FOR ANY REASON

OWNER: TAAS INVESTMENTS, INC.
DULY AUTHORIZED AGENT
TAUHEED SADIQUI

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TAUHEED SADIQUI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2023.

_____NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

THAT, I, JASON L. MORGAN, DO HEREBY CERTIFY THAT I PREPARED THIS PRELIMINARY PLAT FROM AN ACTUAL SURVEY ON THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES OF THE CITY OF WYLIE, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS,
THIS THE _____ DAY OF _____, 2023.

RELEASED 10/02/2023 FOR
REVIEW PURPOSES ONLY NOT TO
BE RECORDED FOR ANY REASON

JASON L. MORGAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5587

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JASON L. MORGAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2023.

RELEASED 10/02/2023 FOR
REVIEW PURPOSES ONLY NOT TO
BE RECORDED FOR ANY REASON

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

"RECOMMENDED FOR APPROVAL"

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION DATE
CITY OF WYLIE, TEXAS

"APPROVED FOR CONSTRUCTION"

_____ _____
MAYOR, CITY OF WYLIE, TEXAS DATE

"ACCEPTED"

_____ _____
MAYOR, CITY OF WYLIE, TEXAS DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF WYLIE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING PRELIMINARY PLAT OF WYLIE LAKE TOWNHOMES SUBDIVISION OR ADDITION TO THE CITY OF WYLIE WAS SUBMITTED TO THE COUNCIL ON THE _____ DAY OF _____, 2023, AND THE COUNCIL BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, 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 THEIR NAMES AS HEREINABOVE SUBSCRIBED.

WITNESS MY HAND THIS _____ DAY OF _____,2023.

_____
CITY SECRETARY, CITY OF WYLIE, TEXAS

OWNER:
TAAS INVESTMENTS, LLC
8700 STONEBROOK PARKWAY
SUITE 1265
FRISCO, TEXAS 75034
972-273-0303

SURVEYOR:
GLOBAL LAND SURVEYING, INC.
P.O. BOX 260369
PLANO, TEXAS 75026
PHONE (972) 881-1700
JMORGAN@GLS-INC.COM
TBPELS FIRM NO. 10016300

PRELIMINARY PLAT

WYLIE LAKE TOWNHOMES PHASE II

4 RESIDENTIAL LOTS AND 1 H.O.A. LOT

AN ADDITION TO THE
CITY OF WYLIE, COLLIN COUNTY, TEXAS
BEING 0.937 ACRES OF LAND
SITUATED IN THE
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688
COLLIN COUNTY, TEXAS

JOB NO.: 23-08-058

Global Land Surveying, Inc.
SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002

Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item Number:** 1

Prepared By: Kevin Molina

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.4496 acres to allow for Automobile Repair Minor use. Property located at 403 S State Highway 78 **(ZC 2023-17**).

Recommendation

Motion to recommend **(approval, approval with conditions or disapproval)** as presented.

Discussion

OWNER: Don Montgomery **APPLICANT: Don Montgomery**

The applicant is requesting a Special Use Permit (SUP) on 0.4496 acres to allow for an existing structure that measures 5,225 sq.ft. to be used for an auto repair service use. The property is located at 403 S State Highway 78. The current zoning is Commercial Corridor (CC).

The original structure was constructed in 1970 and has been previously used for a similar auto repair use. The property is now being used for a smoke shop. With the current Zoning Ordinance a Special Use Permit is required to revert back to the Automobile Repair Minor use.

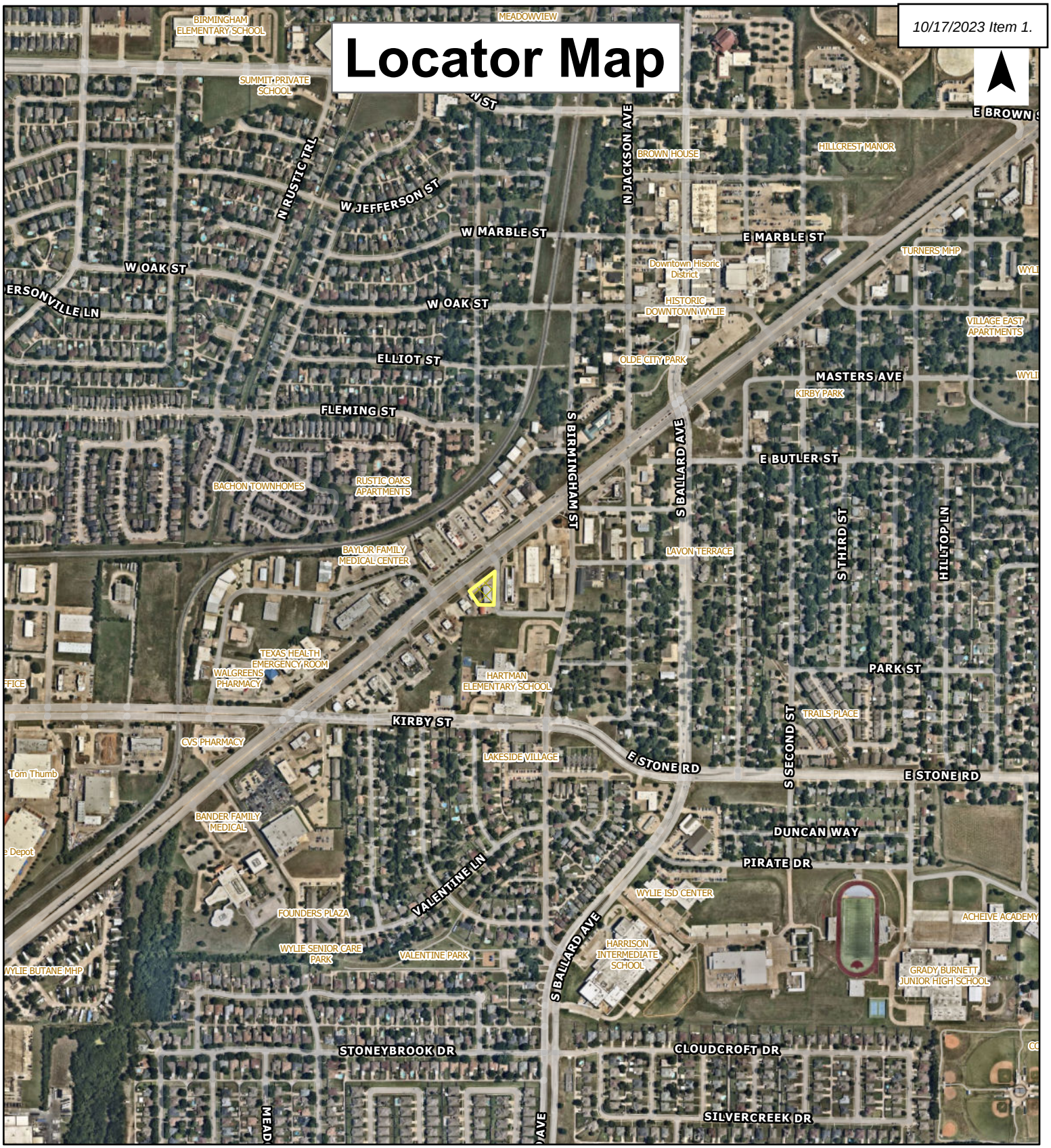
The development is to be accessed by an existing drive with access to S State Highway 78 and Williams Street. The building contains two roll up door access bays that can be accessed from Williams Street. A plat shall be required prior to any Certificate of Occupancy being approved.

The Special Use Permit is requesting for a parking reduction of four parking spaces to allow for the site's existing 14 parking spaces in lieu of the required 18 spaces.

The adjacent property to the south is developed with an office suite. The property to the east is developed with a fueling station. The property to the north and west is developed with restaurants. The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to 13 property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor and one protest response was received outside of the notification area.

Locator Map



ZONING CASE:
ZC 2023-17 1st Choice Auto & Tire SUP

SUBJECT property

0 0.1 0.2 0.3 0.4 Miles

CITY OF WYLIE

Date: 9/13/2023

1st Choice Auto & Tire

EXHIBIT “B”

Conditions For Special Use Permit

I. PURPOSE:

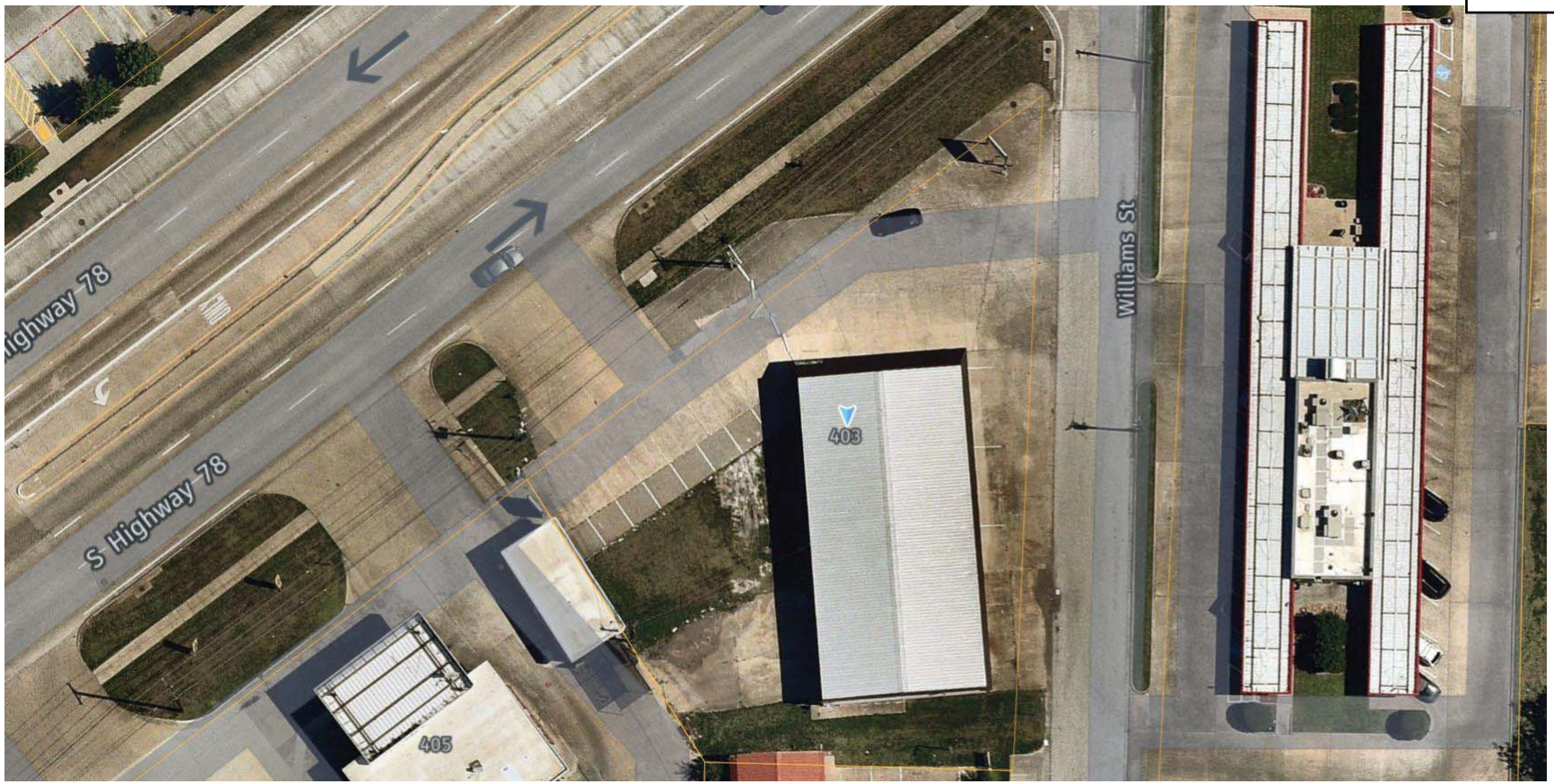
The purpose of this Special Use Permit is to allow for an automobile repair use classified as Automobile Repair, Minor.

II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations within the Zoning Ordinance (adopted as of June 2023), except as specifically provided herein.
2. The design and development of the automobile repair use shall take place in general accordance with the Zoning Exhibit (Exhibit C).

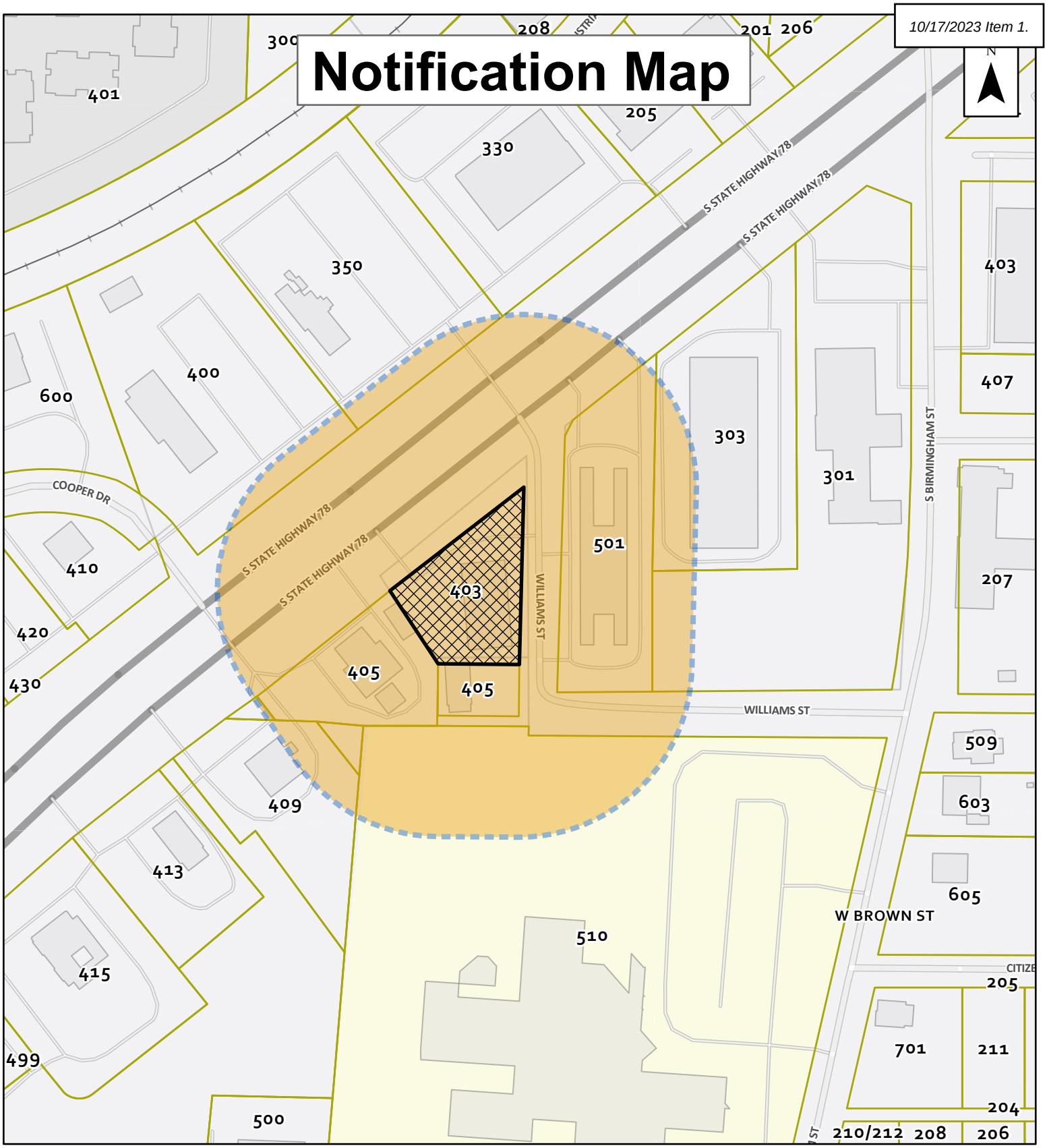
III. SPECIAL CONDITIONS:

1. The development within this Special Use Permit shall be permitted to provide 14 parking spaces in lieu of the required 18 parking spaces of the Zoning Ordinance (adopted as of June 2023).


Highway 78
S Highway 78
Williams St
403
405

VAPOR
NOW
METRO VAPORS

Notification Map



ZONING CASE:
ZC 2023-17 1st Choice Auto & Tire SUP

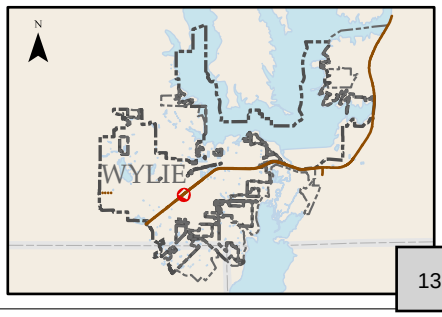
SUBJECT property

200 foot Notification Buffer

0 50 100 200 300 400 Feet

CITY OF WYLIE

Date: 9/13/2023



CITY OF WYLIE

Public Comment Form

First Name *
Steve

Middle Name
D

Last Name *
Martin

Address *

Street Address
1517 star point ln

Address Line 2

City
Wylie

State / Province / Region
TX

Postal / Zip Code
75098

Case # *
ZC2023-17 403 S St Hwy 78

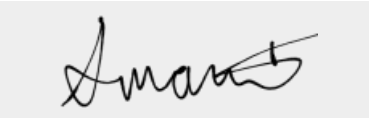
Response *

- ○ I am FOR the requested zoning as explained on the public notice
- ◉ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *



Date of Signature
9/20/2023