

Wylie Planning and Zoning Commission Regular Meeting

March 19, 2024 – 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. Consider and act upon, approval of the meeting minutes from the March 5, 2024 Planning and Zoning Commission meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat being a Replat of Lot 1, Block A of Validus Addition, creating Lot 1R-1 and Lot 1R-2, Block A of Validus Addition on 0.620 acres, located at 1602 and 1604 Martinez Lane.

REGULAR AGENDA

1. REMOVE FROM TABLE

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 Agricultural (AG/30) to a Planned Development with single family attached, single family detached, commercial development and open space on 25.037 acres. Property located near 605 Country Club Road (ZC 2023-18).

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 March 15, 2024 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.



Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Gabby Fernandez

Subject

Consider and act upon, approval of the meeting minutes from the March 5, 2024 Planning and Zoning Commission meeting.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes from the March 5, 2024 Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

March 5, 2024 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00pm. In attendance were Chair Joshua Butler, Vice-Chair James Byrne, Commissioner Jennifer Greiser, Commissioner Joe Chandler, Commissioner Harold Gouge, Commissioner Zeb Black and Commissioner Keith Scruggs. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, Development Engineering Manager Than Nguyen and Administrative Assistant Gabby Fernandez.

INVOCATION & PLEDGE OF ALLEGIANCE

Chair Butler gave the Invocation and Commissioner Black led the 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.

No one approached the Commissioners on Non-Agenda Items.

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. Consider, and act upon, the approval of the February 20, 2024 Regular Meeting Minutes

Board Action

A motion was made by Commissioner Gouge, seconded by Commissioner Chandler, to approve the Consent Agenda as presented. A vote was taken and the motion passed 7 – 0.

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 Agricultural (AG/30) to Agricultural - Special Use Permit (AG/30- SUP) on 0.055 acres to allow for Telecommunications Tower. Property located at 5085 Bennett Road (ZC 2024-01).
2. 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 Agricultural (AG/30) to a Planned Development with single family attached, single family detached, commercial development and open space on 25.037 acres. Property located near 605 Country Club Road (ZC 2023-18).

Commission Discussion on Regular Agenda Item 1

Sr. Planner Molina presented and stated that the applicant is requesting a special use permit. The location is where Wylie East High school is located. The development consists of a 60'x40' lease area with a 100' monopole tower screened by an 8' tall CMU wall on top of a retaining wall. There is also landscaping that's provided adjacent to the tower that will all be accessed through a 30' access easement. The property located to the south of the property is outside of the city limits.

Planner Molina stated that we did not receive any public comment forms regarding this request.

The Commission discussed the new access being created for the area and Commissioner Byrne commented that the area was the back of the softball area to which Planner Molina confirmed. Commissioner Byrne questioned if the money generated was going to be going to the school district to which Planner Molina stated we were unsure of.

Chair Butler confirmed that it was the ISD that is leasing the area with Planner Molina.

Chair Butler opened the public hearing at 6:04pm to which none approached the Commission. Chair Butler closed the public hearing at 6:04pm.

Commissioner Byrne confirmed that the Fire Department had approved the plans and Planner Molina confirmed they had.

Board Action on Item 1

A motion was made by Commissioner Byrne, seconded by Commissioner Grieser, to approve Item 1 as presented. A vote was taken and carried 7 – 0.

Commission Discussion on Regular Agenda Item 2

Director Haskins addressed the Commission and stated that the applicant had requested for Item 2 to be tabled as they were in a car accident and were unable to be present for the hearing. He stated that there would still need to be a public hearing for this Item. If the Commission did vote to table the item, the item would be tabled to the next meeting which will be on the 19th of March and would still be able to go to Council on the 26th of March.

Chair Butler opened the public hearing at 6:07pm. Citizen Eric Goliath approached the Commission confirming that the tabled discussion and public hearing would be moved to March 19, 2024 to which Director Haskins confirmed. Chair Butler closed the public hearing at 6:08pm.

Board Action on Item 2

A motion was made by Chair Butler and seconded by Commissioner Gouge, to table Agenda Item 2. A vote was taken and carried 7-0.

ADJOURNMENT

A motion was made by Commissioner Gouge, and seconded by Chair Butler to adjourn the meeting at 6:09PM. A vote was taken and carried 7 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: B

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat being a Replat of Lot 1, Block A of Validus Addition, creating Lot 1R-1 and Lot 1R-2, Block A of Validus Addition on 0.620 acres, located at 1602 and 1604 Martinez Lane.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Validus LLC

APPLICANT: Barton Chapa Surveying

The applicant has submitted a Replat to create Lot 1R-1 and Lot 1R-2, Block A of Validus Addition. The property is located at 1602 and 1604 Martinez Lane and is zoned Light Industrial (LI). The site is developed with two office/warehouse buildings that were completed in 2023. The purpose of the Replat is to create two lots out of one and allow for the sale of the office/warehouse buildings individually.

This plat is dedicating a 24' mutual access easement with access from Martinez Lane. A 10' utility easement is also shown along the street frontage of the subject property.

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.

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4302) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
- This property lies within Zone X of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0353, with an effective date of 6/2/2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).
- The purpose of this replat is to create 2 lots from one lot.

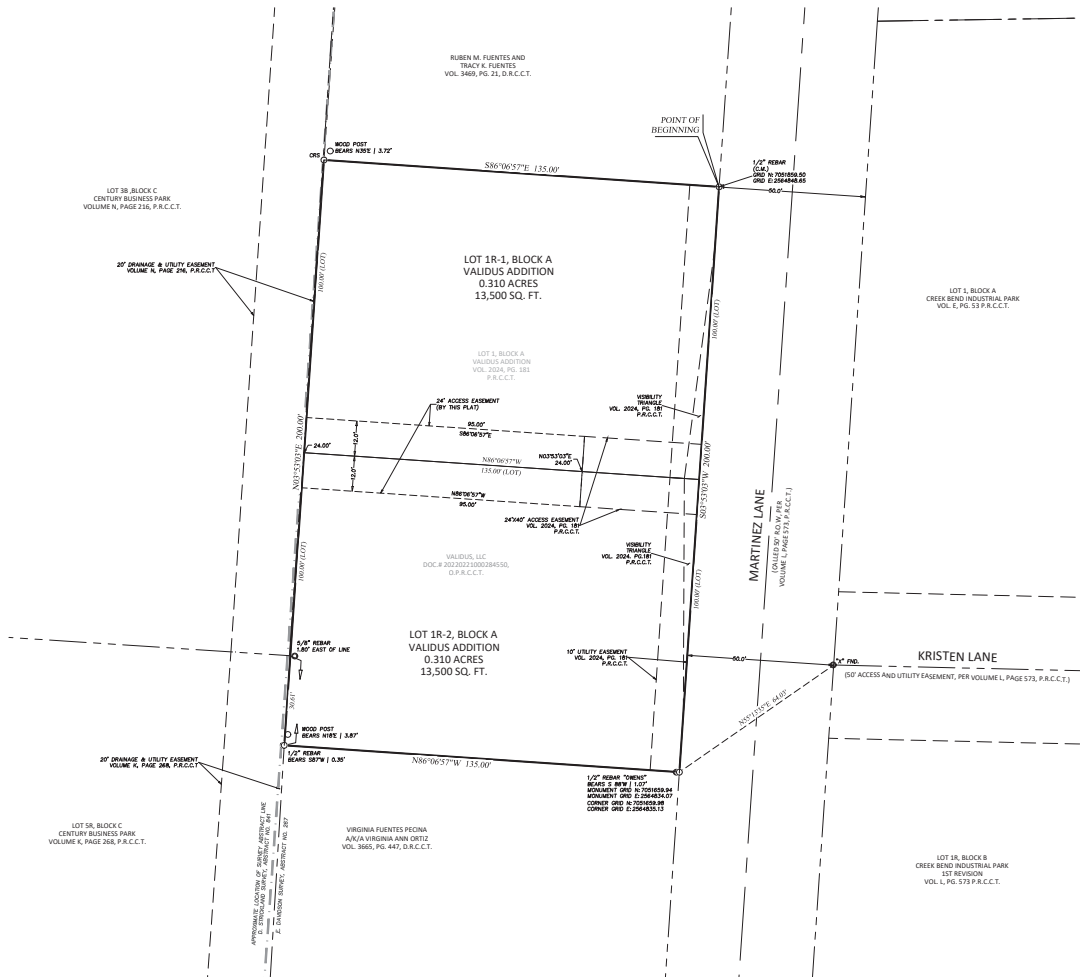
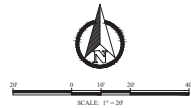
LEGEND OF ABBREVIATIONS

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET



LEGEND OF LINETYPES

- SUBJECT TRACT BOUNDARY
- ADJOINING TRACT BOUNDARY
- EASEMENT
- SANITARY SEWER LINE
- FENCE (WIRE/WOOD/METAL)
- WATER LINE
- CENTER LINE
- GAS LINE
- OVERHEAD UTILITY



STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS VALIDUS, LLC is the owner of a tract situated in the E. Davidson Survey, Abstract Number 267, City of Wylie, Collin County, Texas, said tract being all of Lot 1 in Block A of Validus Addition, an addition in the City of Wylie as recorded under Volume 2024, Page 181, Plat Records, Collin County, Texas, and being the same tract described in the deed to Validus, LLC, recorded in Document Number 20220221000284550, also originally described in the deed to Christina Plain, recorded in Volume 5993, Page 2628, both in the Official Public Records, Collin County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the northeast corner of said Lot 1 and the herein described tract, lying on the west right-of-way of Martinez Lane (called 50-foot right-of-way, by plat recorded in Volume L, Page 573, Plat Records, Collin County, Texas); **THENCE** with the east line of said Lot 1, SOUTH 03 degrees 53 minutes 03 seconds WEST, a distance of 200.00 feet to a point from which a 1/2 inch rebar with cap stamped "OWENS" found bears SOUTH 88 degrees WEST, 1.07 feet;

THENCE with the south line of said Lot 1, NORTH 86 degrees 06 minutes 57 seconds WEST, a distance of 135.00 feet to a point from which a 1/2 inch rebar found bears SOUTH 87 degrees WEST, 0.35 feet, and from which a 4" wood post found bears NORTH 18 degrees EAST, 3.87 feet;

THENCE with the west line of said Lot 1, NORTH 03 degrees 53 minutes 03 seconds EAST, passing at a distance of 30.61 feet the southeast corner of Lot 3B, Block C, Century Business Park, an addition to the City of Wylie, Collin County, Texas, recorded in Volume N, Page 216, Plat Records, Collin County, Texas, from which a 5/8 inch rebar found bears 1.80' east of line, continuing for a total distance of 200.00 feet to a 1/2 inch rebar with pink plastic cap stamped "BARTON CHAPA" set, from which a 4" wood post found bears NORTH 35 degrees EAST, 3.72 feet;

THENCE with the north line of said Lot 1, SOUTH 86 degrees 06 minutes 57 seconds EAST, a distance of 135.00 feet, returning to the **POINT OF BEGINNING**, and enclosing 0.620 acres (27,000 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That VALIDUS, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as LOT 1R-1 and LOT 1R-2, **BLOCK A, VALIDUS ADDITION**, an addition in the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements-shown thereof. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over, or across the easements as show, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Wylie, Texas.

VALIDUS, LLC
WITNESS, my hand, this _____ day of _____, 20____.

BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, 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 as for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

That I, John H. Barton III, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

John H. Barton III, RPLS# 6737

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, Land Surveyor, 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 as for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for

the State of Texas

APPROVAL BLOCK

RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission _____ Date _____

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 plat of **VALIDUS ADDITION**, in the City of Wylie, was submitted to the City Council on the _____ day of _____, 20____, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines 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 hereinafter subscribed.

Witness my hand this _____ day of _____, 20____.

City Secretary, City of Wylie, Texas

SURVEYOR

BCS

BARTON CHAPA SURVEYING

5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsls.com
TBPLS Firm #10194474

OWNER/DEVELOPER

VALIDUS, LLC
11107 LAWNHAVEN RD
DALLAS, TX 75230
CONTACT: MICHAEL PARKER
214.228.3586
PCHPARKER@GMAIL.COM

JOB NO. 2022-900-205

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE SUMMARY



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

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 Agricultural (AG/30) to a Planned Development with single family attached, single family detached, commercial development and open space on 25.037 acres. Property located near 605 Country Club Road (**ZC 2023-18**).

Recommendation

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

Discussion

OWNER: Scott Residential

APPLICANT: Dr. Abdul Lateef Khan

REMOVE FROM TABLE

On March 05, 2024 the Planning and Zoning Commission tabled this item due to the developer's team having an emergency occurrence on the day of the public hearing.

PREVIOUS REPORT (for reference)

The applicant is requesting a change in zoning from Agricultural (AG/30) on 25.037 acres to allow for a Planned Development with 14.5 acres of land to be developed for single family detached homes, four acres developed for townhomes, 2.7 acres developed for commercial development, and 3.8 acres reserved for open space. The property is generally located near 605 Country Club Road.

A previous 2023 zoning request was denied. Nearby citizens and the City Council expressed several concerns. The applicant has addressed several of those concerns, including:

- All single family homes will be built to current zoning ordinance architectural standards, including roof slope and facade design.
- The street connection from Washington Place to the Presidential Estates subdivision shall be used only for emergency access.
- The zoning exhibit has been modified to contain less commercial development in lieu of additional single family development that borders the subdivision of Presidential Estates.
- The townhome lots have a front setback of 5' for a brownstone style neighborhood with rear entry vehicular access through a 24' wide alley which will also serve as a fire lane.

The single family portion of the development contains 50 residential lots. The townhome portion contains 32 residential lots. The commercial portion allows for the potential development of 23,800 sq.ft. of commercial space.

The 3.8 acres of open space shall be owned and maintained by the HomeOwners Association and provides the potential for court type sports, a playground, and open space areas. The open space shall be required to be screened from FM 1378 by an 8' tall wrought iron fence with brick columns.

The Planned Development prohibits the following uses within the commercial development:

- sexually oriented business, equipment rental, automobile rental, automobile repair minor, car wash, vehicle display, sales or service, smoke shop, smoking establishments, any and all uses listed under sections 5.2.H and 5.2I of the Zoning Ordinance (adopted as of June 2023).

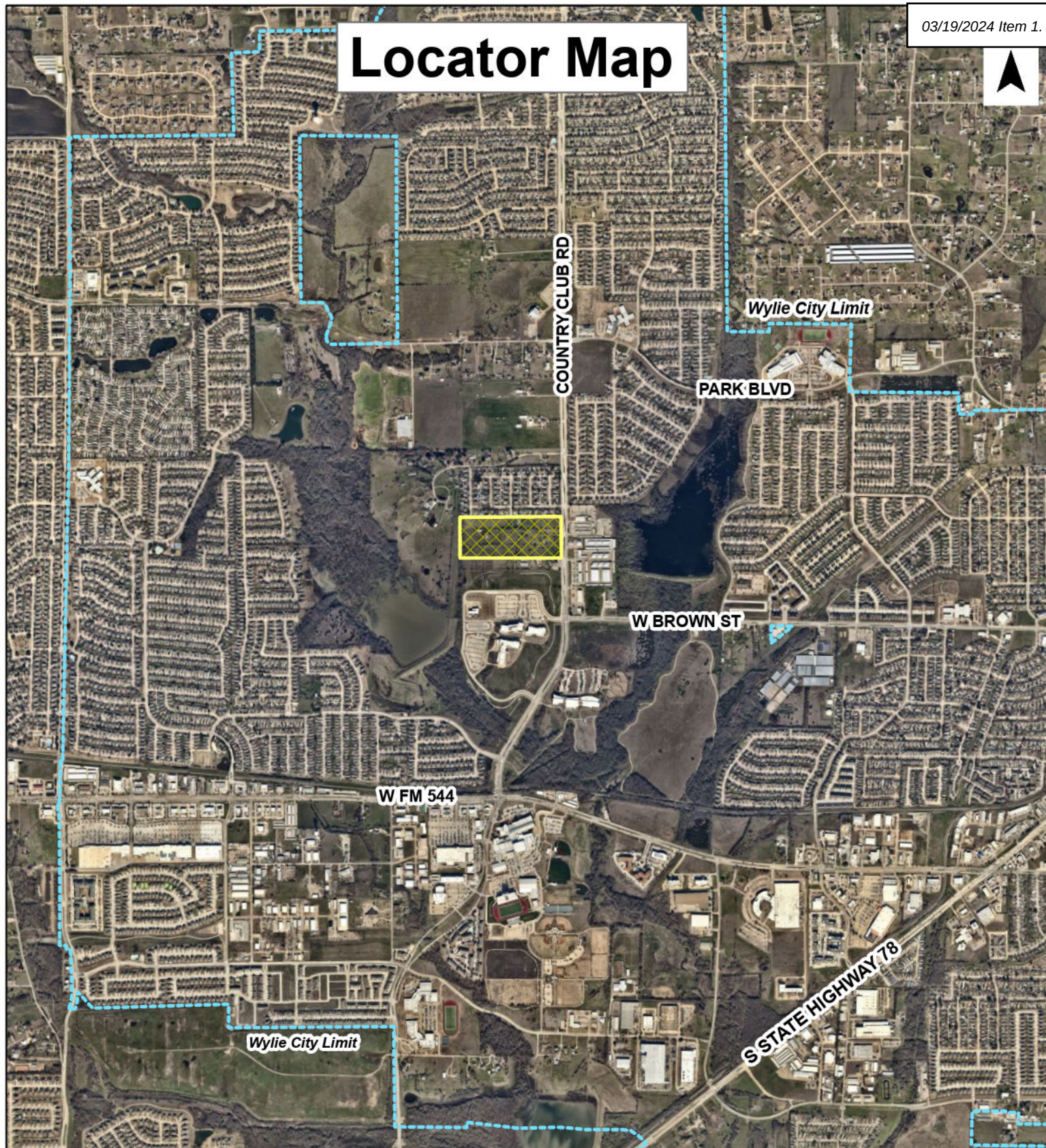
If zoning is approved, a site plan review shall be required for the commercial development. Preliminary and Final Plats shall be required for the entire development.

The property to the north is developed with the Presidential Estates single family subdivision. The property to the south is developed with Fire Station #2. The property to the west is developed as a farm and ranch style single family home. The property to the east is developed with commercial uses and a bus parking area for the Wylie School district.. The subject property lies within the Local Commercial and Low Density Residential sectors of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Country Club Road is categorized as a Type B roadway and is listed as a major thoroughfare within the Thoroughfare Plan, being the highest street capacity the city maintains. Based on the most recent traffic counts, Country Club is well under capacity. The Comprehensive Plan shows the North Central Texas Council of Government (NCTCOG) performance measurement for Level-of-Service for the section of Country Club Road adjacent to the subject property being in the "A", "B" and "C" category, defined as traffic flow that moves at or above the posted speed limit. Travel time in this category is not hindered because of congestion because traffic volumes are much less than the actual capacity, with few exceptions at limited times of the day.

Notices were sent to 41 property owners within 200 feet as required by state law. At the time of posting, five responses were received in opposition within the notification area and none in favor of the request. Nineteen additional comment forms were received outside of the notification area. One was in favor and eighteen were in opposition of the request.

Locator Map



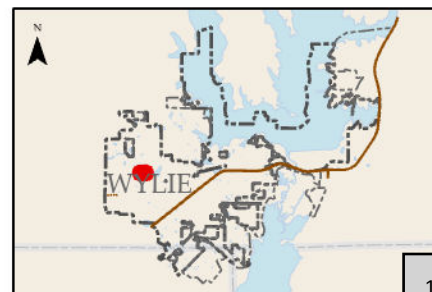
ZONING CASE:
ZC 2023-18

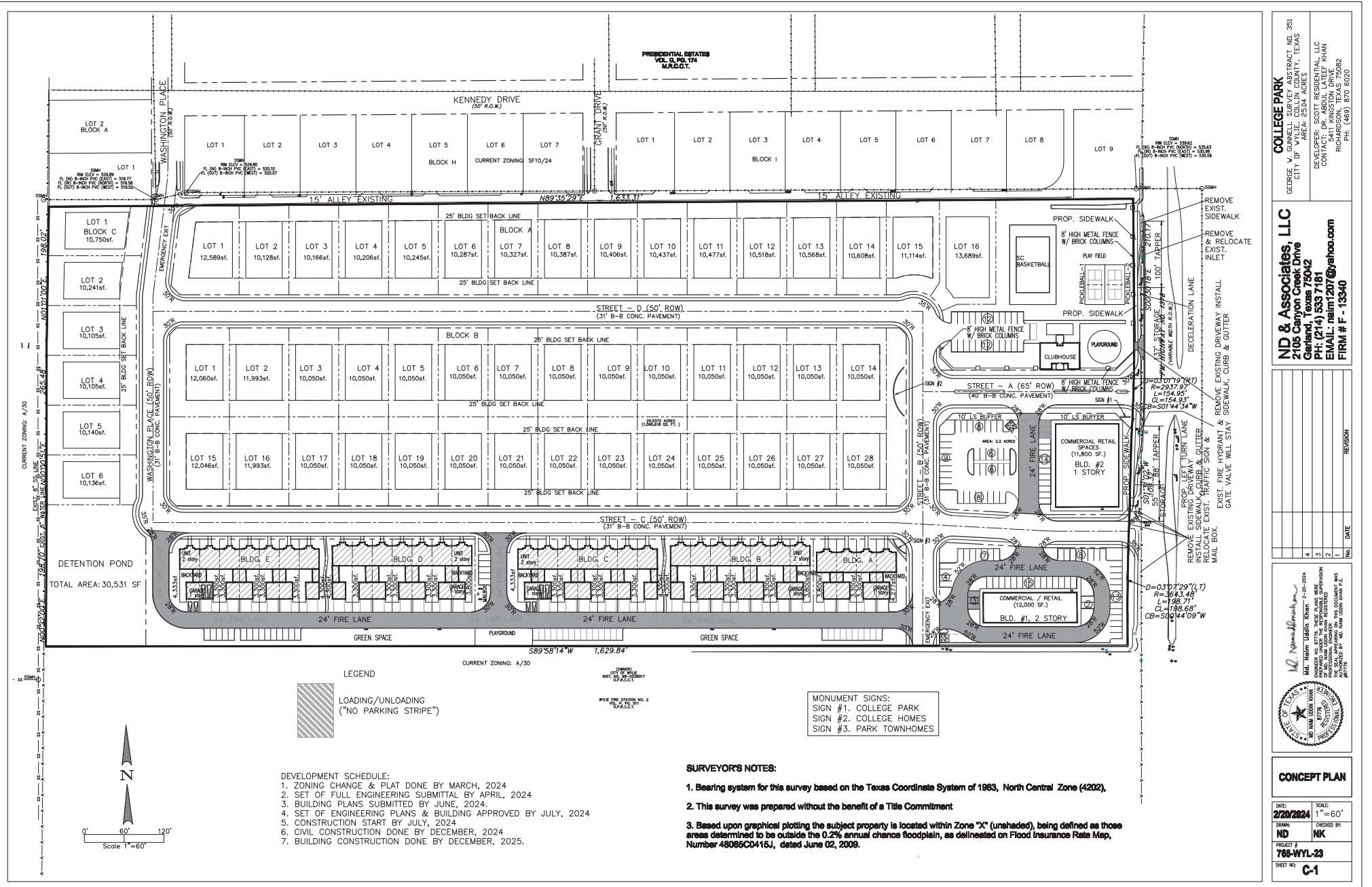
 SUBJECT property

0 0.2 0.4 0.6 0.8 1 Miles



Date: 2/8/2024

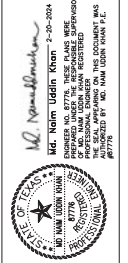




COLLEGE PARK
 GEORGE W. GUNNELL SURVEY ABSTRACT NO. 351
 CITY OF WASHINGTON, TEXAS
 AREA 2534 ACRES
 DEVELOPER: SCOTT RESIDENTIAL, LLC
 CONTACT: DR. ABDUL LATEEF KHAN
 1500 WEST 15TH STREET, SUITE 100
 RICHARDSON, TEXAS 75082
 PH: (469) 870 6020

ND & Associates, LLC
 2105 Canyon Creek Drive
 Carrollton, Texas 75006-42
 PH: (214) 833 7181
 EMAIL: naim1207@yahoo.com
 FIRM # F - 13340

NO.	DATE	REVISION
1		
2		
3		
4		



CONCEPT PLAN

DATE: 2/20/2024 SCALE: 1"=60'

OWNER: ND & Associates, LLC

DESIGNED BY: NK

PROJECT: 788-WYL-23

SHEET NO: C-1



ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
210	Single-Family Detached Housing	43 Lots	464	35	9	26	45	28	17
215	Single-Family Attached Housing	32 Units	193	11	3	8	15	9	6
822	Strip Retail Plaza (< 40K SF)	30,000 SF	1,496	59	35	24	170	85	85
Total:			2,153	105	47	58	230	122	108
Internal Capture (AM = 0%, PM = 23%):			--	0	0	0	54	28	26
Trips to Site:			--	105	47	58	176	94	82
Pass-by Trips (AM = 0%, PM = 15%):			--	0	0	0	26	13	13
New Trips to Site:			--	105	47	58	150	81	69

	SF – 10/24 (SINGLE FAMILY)	TH (TOWNHOMES)	COMMUNITY COMMERCIAL	COMMON AREAS
TOTAL LAND AREA	14.5 ACRES	4.0 ACRES	2.7 ACRES	3.8 ACRES
TOTAL HOUSES	50	32	23,800 SF. BLDG.	
MIN. LOT AREA	10,000 SF.	3,300 SF.		
MIN. LOT WIDTH	75 FEET	30 FEET		
MIN. LOT DEPTH	100 FEET	110 FEET		
MAX. LOT COVERAGE	45%	60%		
MIN. DWELLING SIZE	2,400 SF.	1,200 SF.		
FRONT YARD	25 FEET MIN.	5 FEET MIN.		
SIDE YARD	10 FEET MIN.	0 FEET MIN.		
REAR YARD	25 FEET MIN.	20 FEET MIN.		
BUILDING HEIGHT	40 FEET	40 FEET	50 FEET	
2 CAR GARAGE AREA	500 SF.	500 SF.		

BEING a 25.0372 acre tract situated in the George W. Gunnell Survey, Abstract No. 351, Collin County, Texas and being all of a tract of land described in a deed to Wylie Partners, LP as recorded in Instrument Number 20180530000658260 of the Official Public Records Collin County, Texas (O.P.R.C.C.T.) and all tract of land described in a deed to Abdul R. Khan and Abdul L. Khan, as recorded in Instrument Number 20150608000672830, (O.P.R.C.C.T.) and all of a tract of land described in a deed to Scott Residential, LLC as recorded in Instrument Number 201811050001376830, 201811060001376890 (O.P.R.C.C.T.) and all of a tract of land described in a deed to ALK Real Estate Investment, LLP, as recorded in Instrument Number 20170302000278350 (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

THENCE South 00 degrees 30 minutes 18 seconds East along the east line of said Wylie Partners, LP, and on the west right-of-way line of said FM Highway No. 1378, a distance of 210.17 feet to a 1/2-inch iron rod found at the southeast corner of said Wylie Partners, LP and the northeast corner of said Khan tract, and at the beginning of a curve to the right having a radius of 2937.97 feet and a chord bearing and distance of South 01 degrees 44 minutes 34 seconds West, 154.95 feet;

THENCE South 01 degrees 31 minutes 02 seconds West, along the east line of said Khan tract and the west right-of-way line of said FM Highway No. 1378, a distance of 109.32 feet to a 5/8-inch iron rod found with cap stamped "TXDOT", at the southeast corner of said Khan tract and the northeast corner of said ALK Real Estate Investment, LLP, and the beginning of a curve to the left having a radius of 3643.48 feet and a chord bearing and distance of South 00 degrees 44 minutes 09 seconds West, 198.68 feet;

THENCE along the east line of said ALK Real Estate Investment, LLP, tract and on the west right-of-way line of said FM Highway No. 1378 and along said curve to the left having a delta of 03 degrees 07 minutes 29 seconds, and an arc length of 198.71 feet to a 1/2-inch iron rod set at the southeast corner of said ALK Real Estate Investment, LLP, tract and the north line of a tract of land described in a deed to City of Wylie, as recorded in Instrument Number 98-0038017, (O.P.R.C.C.T.), for a corner;

THENCE South 89 degrees 58 minutes 14 seconds West, along the south line of said ALK Real Estate Investment, LLP tract, and on the north line of said City of Wylie tract a distance of 1629.84 feet to a 1/2-iron rod found at the southwest corner of said ALK Real Estate Investment tract and the northwest corner of said City of Wylie tract, for a corner;

THENCE North 00 degrees 22 minutes 00 seconds East, along the west line of said ALK Real Estate Investment tract, a distance of 198.70 feet to a 3/8-inch Iron rod found at the northwest corner of said ALK Real Estate Investment tract, and the southwest corner of said Scott Residential, L.L.C. for a corner;

THENCE North 00 degrees 00 minutes 51 seconds East, along the west line of said Scott Residential, LLC tract, a distance of 265.48 feet to a 3/8-inch Iron rod found at the northwest corner of said Scott Residential, LLC tract, and the southwest corner of said Wyllie Partners, LP tract, for a corner;

THENCE North 01 degrees 01 minutes 00 seconds East, along the west line of said Wylie Partners, LP tract, a distance of 198.02 feet to a 5/8-inch Iron rod found at the northwest corner of said Wylie Partners, LP tract, and the southwest corner of said Presidential Estates, for a corner;

THENCE North 89 degrees 35 minutes 29 seconds East, along the north line of said Wylie Partners, LP tract and the south line of said Presidential Estates, a distance of 1633.31 feet to the POINT OF BEGINNING AND CONTAINING 1,090,618 square feet or 25.0372 acres of land, more or less.

1. ALL USES PERMITTED BY THE CITY OF WYLYE, TEXAS.
2. ALL SURFACE MATERIALS OF PUBLIC STREETS, ACCESS DRIVEWAYS AND SIDEWALKS SHALL MEET OR EXCEED MINIMUM CITY STANDARDS & SPECIFICATIONS.
3. FINAL STREET LAYOUT, LOT CONFIGURATIONS, DIMENSIONS & AREAS MAY VARY PROVIDING NO VARIANCES OF THE CITY OF WYLYE.
4. LANDSCAPE SHALL COMPLY WITH THE CITY OF WYLYE RULES AND REGULATIONS.
5. 6' HIGH MASONRY SCREENING FENCE WILL BE CONSTRUCTED WEST, NORTH & SOUTH SIDE OF THE BOUNDARY LINE.
6. A HOMEOWNERS ASSOCIATIONS WILL BE FORMED TO MAINTAIN COMMON & EASEMENT AREAS AS PER THE CITY REQUIREMENTS.
7. TOWNHOMES LOT WILL HAVE 500 SF GARAGES.
8. ALL SINGLE FAMILY HOUSES WILL HAVE FRONT GARAGE ENTRY.

SCOTT RESIDENTIAL, LLC
CONTACT: DR. ABDUL LATEEF KHAN
5411 KINGSTON DRIVE
RICHARDSON, TEXAS 75082
PH: (469) 870 6020

OCULUS ARCHITECTS, INC.
CONTACT: FOKRUDDIN KHONDAKER, AIA, NCARB
14310 RICH BRANCH DR.
NORTH POTOMAC, MD 20878

ND & ASSOCIATES, LLC
CONTACT: NAIM KHAN, P.E. CF
603 CHERRY TREE LANE
WYLIE, TEXAS 75098
PH. 214 533 7181
E-MAIL: naim1207@yahoo.com

COLLEGE PARK
GEORGE W. GUNNELL SURVEY ABSTRACT NO. 351
CITY OF WYLLIE, COLLIN COUNTY, TEXAS
AREA: 25.04 ACRES

DEVELOPER: SCOTT RESIDENTIAL, LLC
CONTACT: DR. ABDUL LATIEF KHAN
5411 KINGSTON DRIVE
RICHARDSON, TEXAS 75082

ND & Associates, LLC
2105 Canyon Creek Drive
Garland, Texas 75042
PH: (214) 533 7181
EMAIL: naim1207@yahoo.com
FIRM # F - 13340

[illegible]


 Md. Naim Uddin Khan 2-19-2024
 No. 8778
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 PREPARED UNDER THE RESPONSIBLE SUPERVISION
 OF MD. NAIM UDDIN KHAN WHO IS REGISTERED
 THE SEAL APPEARING ON THIS DOCUMENT WAS
 AUTHORIZED BY MD. NAIM UDDIN KHAN P.E.

DATE: 2/19/2024	SCALE: N.T.S.
DRAWN: ND	CHECKED BY: NK
PROJECT # 765-WYL-23	
SHEET NO: C-2	

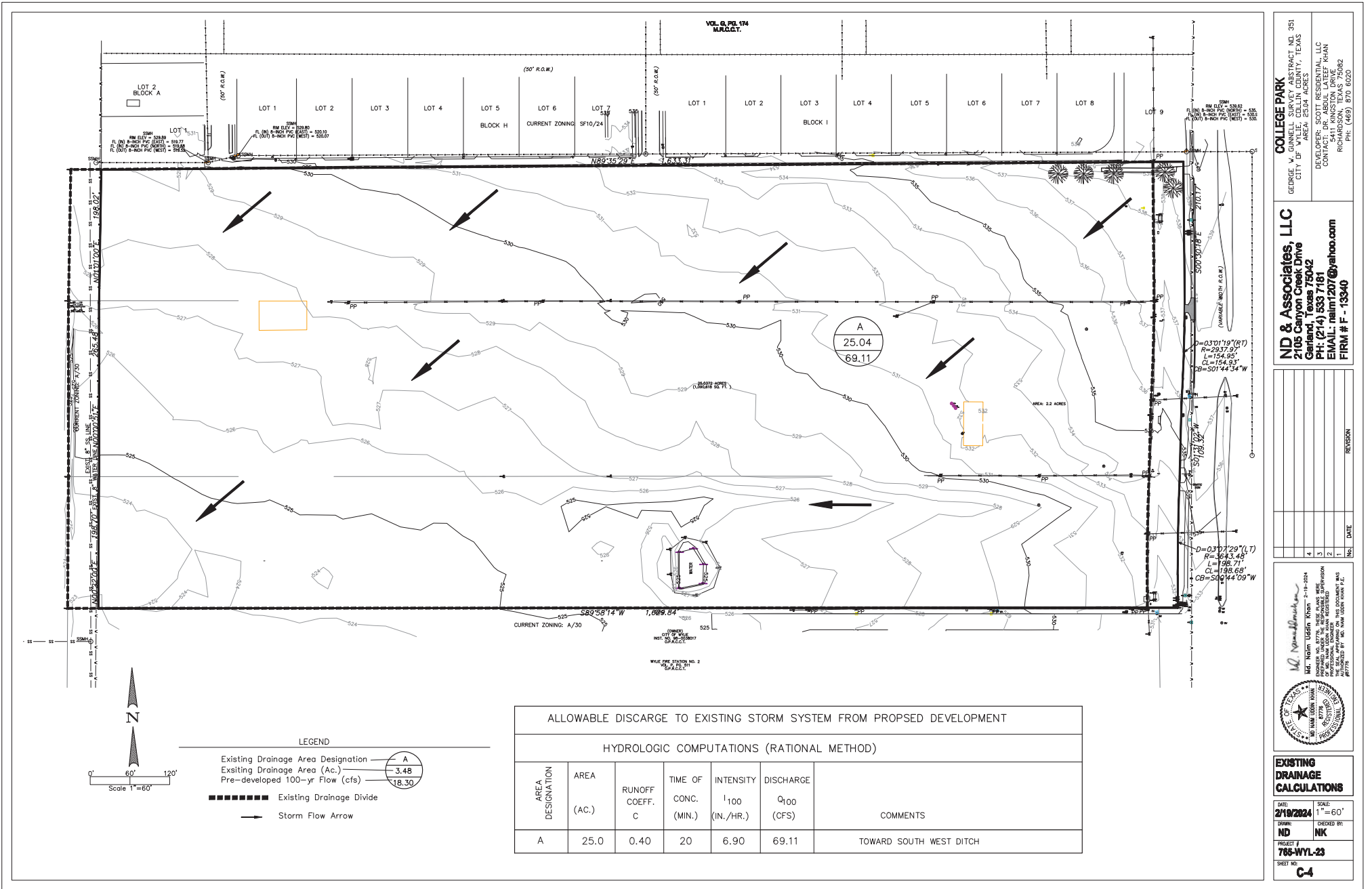
[illegible]


 Md. Naim Uddin Khan 2-19-2024
 ENGINEER NO. 87776. THESE PLANS WERE
 PREPARED UNDER MY CLOSE SUPERVISION
 OF MD. NAIM UDDIN KHAN, REGISTERED
 PROFESSIONAL ENGINEER.
 THE SEAL APPEARING ON THIS DOCUMENT WAS
 ISSUED BY MD. NAIM UDDIN KHAN P.E.
 #87776

**PRELIMINARY
UTILITY PLAN**

DATE: 2/19/2024	SCALE: 1"=60'
DRAWN: ND	CHECKED BY: NK
PROJECT # 765-WYL-23	
SHEET NO: C-3	





COLLEGE PARK
GEORGE V. GUNNELL SURVEY ABSTRACT NO. 351
CITY OF WYLLIE, COLLIN COUNTY, TEXAS
AREA 25.04 ACRES

ND & Associates, LLC
2105 Canyon Creek Drive
Garland, Texas 75042
PH: (214) 533 7181
EMAIL: naim1207@yahoo.com
FIRM # F - 13340

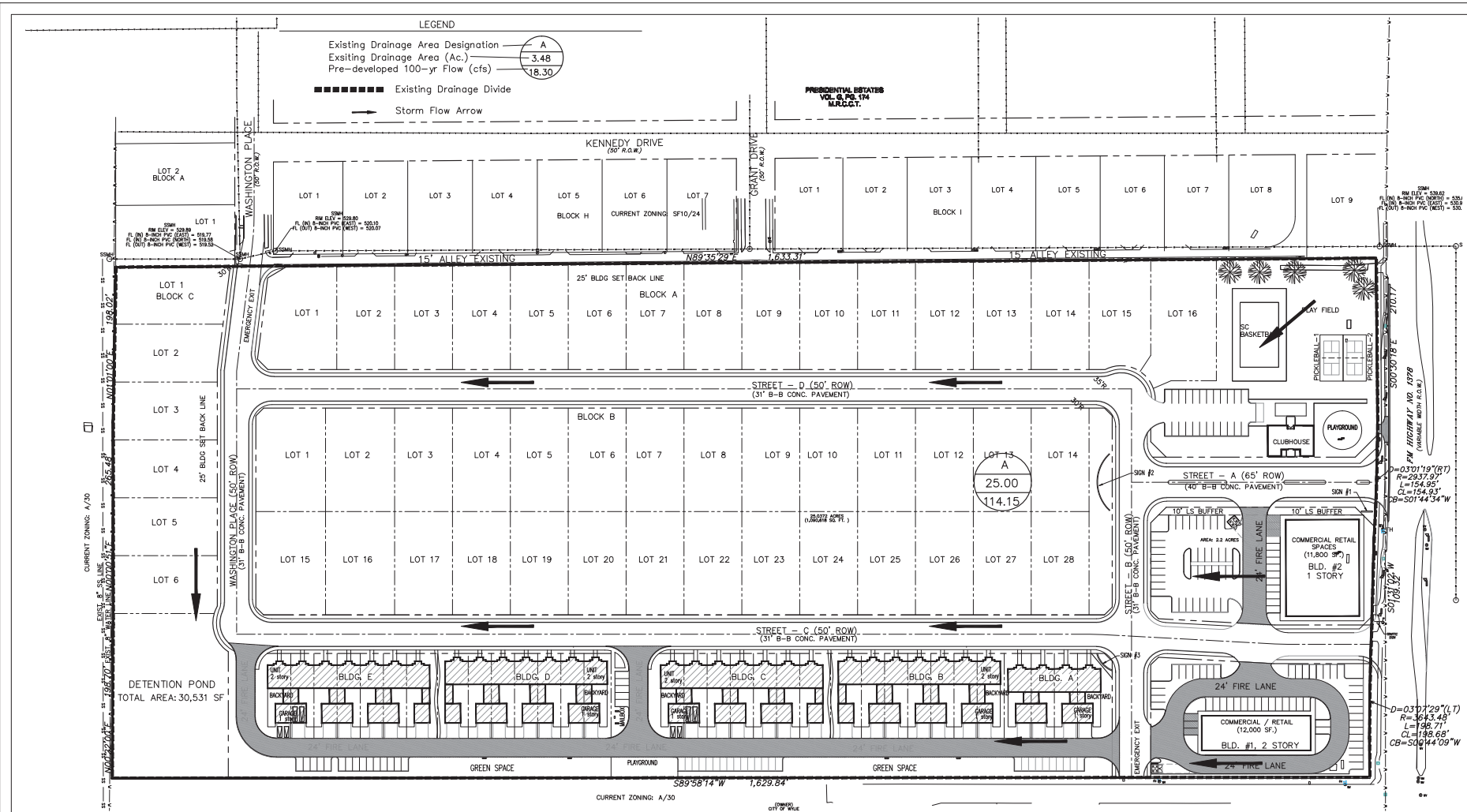
NO.	DATE	REVISION
1		
2		
3		
4		

Mr. Naim Usdin Khan
Professional Engineer
No. 120779
State of Texas
Authorized by Mr. Naim Usdin Khan, P.E.



EXISTING DRAINAGE CALCULATIONS

DATE: 2/19/2024
SCALE: 1"=60'
DRAWN BY: ND
CHECKED BY: NK
PROJECT # 765-WYL-23
SHEET NO. C-4

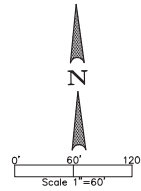


COMPOSITE "C" CALCULATIONS

TOTAL AREA: 25.00 AC
 TOTAL SINGLE FAMILY = 14.5 ACRES
 TOTAL TOWN HOMES = 4.0 ACRES
 TOTAL COMMERCIAL = 2.7 ACRES
 COMMON AREA = 3.80 ACRES

$$\text{COMPOSITE "C"} = \frac{A1 \cdot C1 + A2 \cdot C2 + A3 \cdot C3 + A4 \cdot C4}{A1 + A2 + A3 + A4}$$

$$\text{COMPOSITE "C"} = \frac{14.5 \cdot 0.50 + 4.0 \cdot 0.80 + 2.7 \cdot 0.90 + 3.80 \cdot 0.40}{25.00} = 0.58$$



POST-DEVELOPMENT FLOW CALCULATIONS

HYDROLOGIC COMPUTATIONS (RATIONAL METHOD)

AREA DESIGNATION	AREA (AC.)	RUNOFF COEFF. C	TIME OF CONC. (MIN.)	INTENSITY (IN./HR.)	DISCHARGE (CFS)	COMMENTS
A	25.0	0.58	15	7.86	114.15	TOWARDS DETENTION POND

COLLEGE PARK
 GEORGE V. GUNNELL SURVEY ABSTRACT NO. 351
 CITY OF WASHINGTON COUNTY, TEXAS
 DEVELOPER: SCOTT RESIDENTIAL, LLC
 CONTACT: DR. ABDUL LATEEF KHAN
 5411 KINGSTON DRIVE
 RICHARDSON, TEXAS 75082
 PH: (469) 870 6020

ND & Associates, LLC
 2105 Canyon Creek Drive
 Garland, Texas 75042
 PH: (214) 533 7181
 EMAIL: naim1207@yahoo.com
 FIRM # - 13340

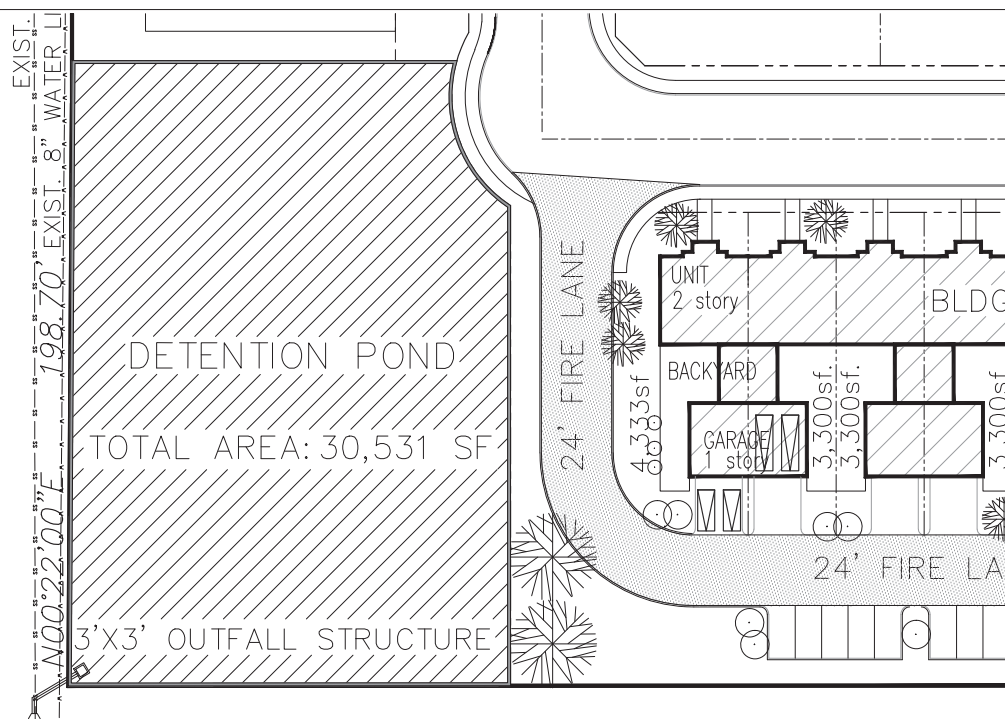
NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

ND & Associates, LLC
 2105 Canyon Creek Drive
 Garland, Texas 75042
 PH: (214) 533 7181
 EMAIL: naim1207@yahoo.com
 FIRM # - 13340



PROP. DRAINAGE AREA MAP & CALCULATIONS

DATE: 2/17/2024
 SCALE: 1" = 60'
 DRAWN BY: ND
 CHECKED BY: NK
 PROJECT: 785-WYL-23
 SHEET NO: C-5



DETENTION POND CALCULATIONS

1. RAINFALL INTENSITY CALCULATIONS

	100-year	25-year	10-year	5-year
e	0.7370	0.7588	0.7739	0.7890
b	86.7090	76.0690	68.9510	64.2590
d	11.0000	11.0000	11.0000	11.0000

2. Determine Allowable Discharge From the Proposed Development

Pre-Developed Flow				
	5-yr	10-yr	25-yr	100-yr
A	25.00	25.00	25.00	25.00
C	0.4	0.4	0.4	0.4
Tc	20	20	20	20
I	4.28	4.84	5.62	6.90
Q (cfs)	42.80	48.40	56.20	69.01

4. DETENTION POND NOTES:

- a. THE POND MIGHT BE ENGINEERED DETENTION POND WITH RETAINING WALL ON ALL SIDES.
- b. TOTAL DEPTH OF POND WILL BE 3.10' WHICH INCLUDES 1' FREEBOARD FOR 100-YR RAINFALL EVENT.
- c. MULTI-STAGED OUTFALL STRUCTURE WILL BE DESIGNED TO RELEASE 100-YR, 25-YR, 10-YR AND 5-YR RAINFALL.
- d. FLOW SPREADER WILL BE BUILT AT OUTFALL TO MAKE THE CONCENTRATED FLOW TO SHEET FLOW.
- e. DETENTION POND AREA WILL BE DEDICATED AS A DRAINAGE EASEMENT
- f. POND WALL WILL BE 1' WIDE ON THE TOP AND 2' INSIDE THE EASEMENT.
- g. RAMP WILL BE PROVIDE AT MAX 6:1 SLOPE FOR MAINTENANCE VEHICLE
- h. POND WILL BE MAINTAINED BY THE HOA.

3. Required Storage for 100-YR Storm Event With Maximum Release Rate for 100-YR Storm Event

a. 100-yr Storm Event (Maximum Release Rate: 69.01 cfs)

100-yr	Duration	1-in10yr	C	Acre	Pick Flow	Inflow	Outflow	Storage
	min.	in/hr			cfs	cu.ft.	cu.ft.	cu.ft.
10	9.20	0.58	25.00	133.33	79998	41405	38,993	
15	7.86	0.58	25.00	113.91	102521	51756	50,764	
20	6.90	0.58	25.00	100.06	120074	62107	57,967	
30	5.62	0.58	25.00	81.43	146572	82810	63,762	
40	4.78	0.58	25.00	69.33	166391	103512	62,879	
50	4.19	0.58	25.00	60.76	182276	124215	58,061	
60	3.75	0.58	25.00	54.33	195578	144917	50,661	
70	3.40	0.58	25.00	49.30	207057	165620	41,437	
80	3.12	0.58	25.00	45.25	217180	186322	30,858	
90	2.89	0.58	25.00	41.90	226256	207025	19,232	
100	2.70	0.58	25.00	39.08	234498	227277	6,771	
110	2.53	0.58	25.00	36.68	242059	248430	-6,370	

b. 25-yr Storm Event (Maximum Release Rate: 56.20 cfs)

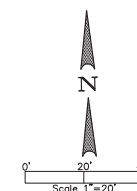
25-yr	Duration	15-yr	C	Area	Pick Flow	Inflow	Outflow	Storage
	min.	in/hr		Acres	cfs	cu.ft.	cu.ft.	cu.ft.
10	7.55	0.58	25.00	109.48	65689	33720	31.969	
15	6.42	0.58	25.00	93.10	83793	42150	41.643	
20	5.62	0.58	25.00	81.47	97766	50580	47.186	
30	4.54	0.58	25.00	65.90	118617	67440	51,177	
40	3.85	0.58	25.00	55.84	134020	84300	49.720	
50	3.36	0.58	25.00	48.75	146244	101160	45.084	
60	3.00	0.58	25.00	43.44	156400	118020	38.380	
70	2.71	0.58	25.00	39.31	165106	134880	30.226	
80	2.48	0.58	25.00	35.99	172741	151740	21.001	
90	2.29	0.58	25.00	33.25	179552	168600	10.952	
100	2.13	0.58	25.00	30.95	185711	185460	251	
110	2.00	0.58	25.00	28.99	191340	202320	-10.980	

c. 10-yr Storm Event (Maximum Release Rate: 48.40 cfs)

10-yr Duration	min.	5-yr in/hr	C	Area Acre	Pick Flow cfs	Inflow cu.ft.	Outflow cu.ft.	Storage cu.ft.
10	6.54	0.58		25.00	94.78	56865	29040	27,825
15	5.54	0.58		25.00	80.34	72304	36300	36,004
20	4.84	0.58		25.00	70.11	84137	43580	40,577
30	3.89	0.58		25.00	56.47	101651	58080	43,571
40	3.29	0.58		25.00	47.70	114472	72600	41,872
50	2.86	0.58		25.00	41.53	124576	87120	37,456
60	2.55	0.58		25.00	36.92	132922	101640	31,282
70	2.30	0.58		25.00	33.34	140042	116160	23,882
80	2.10	0.58		25.00	30.47	146260	130680	15,580
90	1.94	0.58		25.00	28.11	151788	145200	6,588
100	1.80	0.58		25.00	26.13	156771	159720	-2,949
110	1.69	0.58		25.00	24.44	161313	174240	-12,927

d. 5-yr Storm Event (Maximum Release Rate: 42.80 cfs)

5-yr	Storage	5-yr	C	Pick Flow	Inflow	Outflow	Storage
min.	in/hr	acre	acres	cfs	cu.ft.	cu.ft.	cu.ft.
10	5.82	0.58	25.00	84.34	50607	25680	24,927
15	4.91	0.58	25.00	71.26	64138	32100	32,038
20	4.28	0.58	25.00	62.03	74436	38520	35,916
30	3.43	0.58	25.00	49.75	89551	51360	38,191
40	2.89	0.58	25.00	41.88	100513	64200	36,313
50	2.51	0.58	25.00	36.36	190989	77040	32,049
60	2.22	0.58	25.00	32.26	116130	89880	26,250
70	2.01	0.58	25.00	29.07	122106	102720	19,386
80	1.83	0.58	25.00	26.52	127303	115560	11,743
90	1.68	0.58	25.00	24.43	131906	128400	3,506
100	1.56	0.58	25.00	22.67	136042	141240	-5,198
110	1.46	0.58	25.00	21.18	139800	154800	-14,280



COLLEGE PARK GEORGE W. GUNNELL SURVEY ABSTRACT NO. 351 CITY OF WYLIE, COLLIN COUNTY, TEXAS AREA: 25.04 ACRES	DEVELOPER: SCOTT RESIDENTIAL, LLC CONTACT: DR. ABDUL LATEEF KHAN 5411 KINGSTON DRIVE RICHARDSON, TEXAS 75082
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ND & Associates, LLC
2105 Canyon Creek Drive
Garland, Texas 75042
PH: (214) 533 7181
EMAIL: naim1207@yahoo.com
FIRM # F - 13340

[illegible]

Vol. Nnamalichon



DETENTION POND PLAN & CALCULATIONS

DATE: 2/10/2024	SCALE: 1"=20'
DRAWN: ND	CHECKED BY: NK
PROJECT # 765-WYL-23	
SHEET NO: C-6	

PLANNED DEVELOPMENT STANDARDS
EXHIBIT “C”
COLLEGE PARK
2023-XX-PD

I. PURPOSE

College Park is a sustainable neighborhood with the intent to promote a gradual transition of single family detached residential living with a higher density townhouse community. The neighborhood is accompanied by open spaced amenities and a commercial retail component.

SINGLE FAMILY DETACHED RESIDENTIAL

II. GENERAL CONDITIONS:

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. All regulations of the Single Family 10/24 set forth in Article 3, Section 3.2 of the Comprehensive Zoning Ordinance (adopted as of June 2023) shall apply except as specifically provided herein.
3. The development shall be in general conformance with Exhibit “B” (Zoning Exhibit).

A. SPECIAL CONDITIONS:

1. Maximum number of residential detached lots shall not exceed 50 lots.
2. Alleys shall not be required within the Single Family Detached tract of the Planned Development.
3. All homes within the community shall have front entry garages.
4. J-swing garage entries shall not be required.
5. The second point of vehicular access into the development shall be located off the existing street of Washington Place to the north and shall be gate restricted for emergency access only.
6. A Homeowner’s Association (HOA) shall be established that will be responsible for maintenance of all screening, HOA open space lots, HOA common areas, and landscaping within HOA areas.
 - a. A 8’ high metal fence with brick columns shall be required for the community park.

TOWNHOUSE RESIDENTIAL

III. GENERAL CONDITIONS:

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. All regulations of the Townhouse District set forth in Article 3, Section 3.3 of the Comprehensive Zoning Ordinance (adopted as of June 2023) shall apply except as specifically provided herein.
3. The development shall be in general conformance with Exhibit “B” (Zoning Exhibit).

A. SPECIAL CONDITIONS:

1. Maximum number of townhouse lots shall not exceed 32 lots.
2. The Townhouse units shall have a front setback of 5’ and shall provide rear entry vehicular access through a 24’ wide alley which will also be used as a fire lane.
3. A Homeowner’s Association (HOA) shall be established that will be responsible for maintenance of all HOA open space lots, HOA common areas, and landscaping within HOA areas.

COMMERCIAL

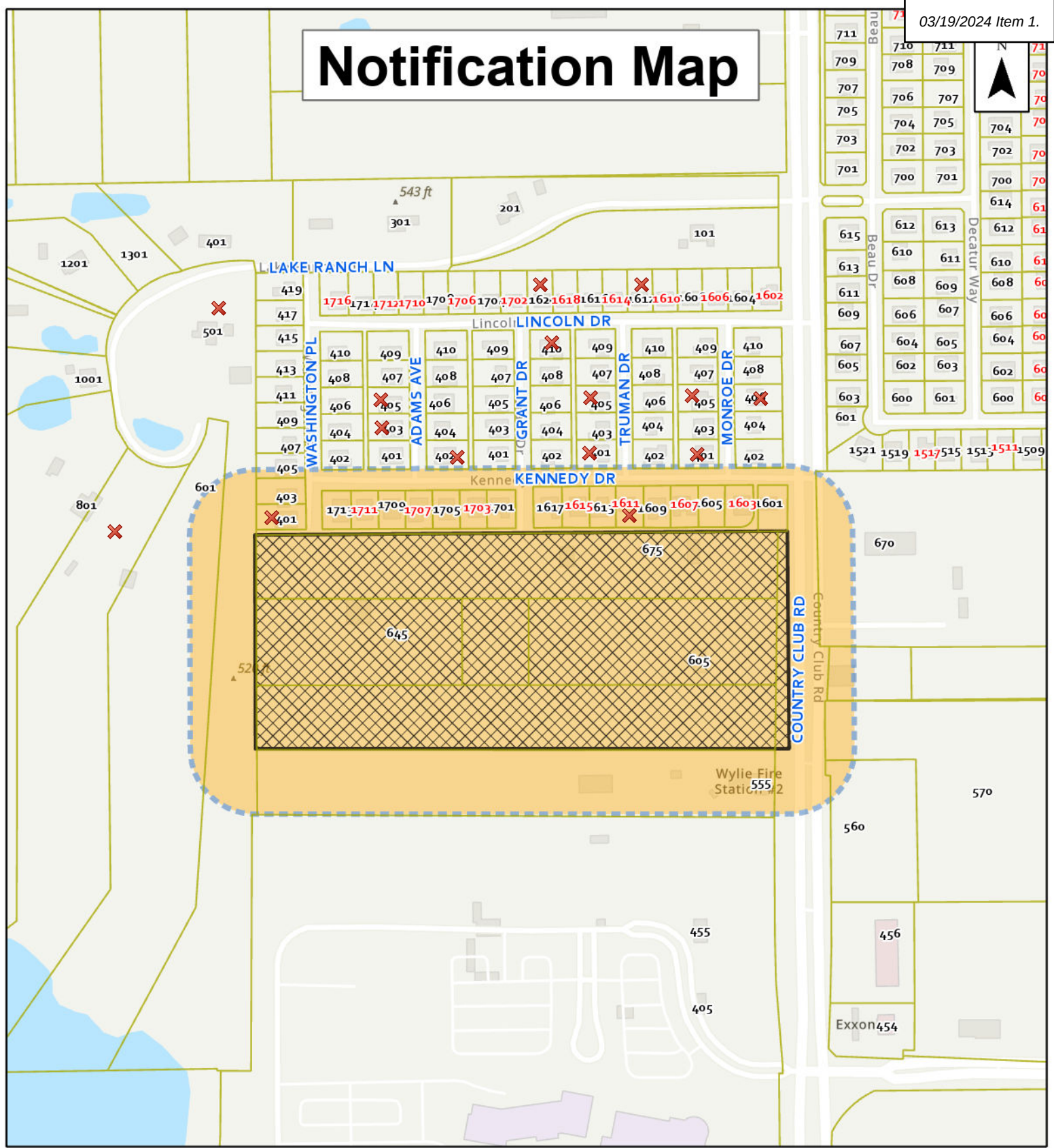
IV. GENERAL CONDITIONS:

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. All regulations of the Commercial Corridor District set forth in Article 4, Section 4.1.C of the Comprehensive Zoning Ordinance (adopted as of June 2023) shall apply except as specifically provided herein.
3. The development shall be in general conformance with Exhibit “B” (Zoning Exhibit).

A. SPECIAL CONDITIONS:

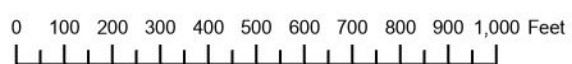
1. The following uses as defined in the June 2023 Comprehensive Zoning Ordinance shall be prohibited:
 - a. Sexually Oriented Business
 - b. Equipment Rental
 - c. Automobile Rental
 - d. Automobile Repair Minor
 - e. Car Wash
 - f. Vehicle Display, Sales or Service
 - g. Smoke Shop
 - h. Smoking Establishments
 - i. Any and all uses listed under Sections 5.2.H and 5.2.I of the Zoning Ordinance (adopted as of June 2023)

Notification Map



ZONING CASE:
ZC 2023-18

 SUBJECT property  200 foot Notification Buffer



Date: 2/8/2024





Public Comment Form

First Name *

Shaun

Middle Name

Last Name *

Keefer

Address *

Street Address

1611 KENNEDY DR.

Address Line 2

City

WYLIE

State / Province / Region

Texas

Postal / Zip Code

75098-7103

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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

So many reasons to be against this. Increased traffic through our neighborhood via Adams/Kennedy Dr.. A 6ft wall up against our alley on Kennedy will make it difficult to get in the driveway especially on trash day. Increased crime with retail and townhomes. Houses looked like they belong in a gentrified neighborhood and don't fit the Wylie look. Houses packed together like sardines. The houses will be overlooking our 8ft privacy fence.

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

Signature *

Date of Signature

2/19/2024



Public Comment Form

First Name *

Robert

Middle Name

E

Last Name *

Thompson

Address *

Street Address

807 Carlton Rd

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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 *

A grey rectangular box containing a black electronic signature that appears to read 'Robert E. Thompson'.

Date of Signature

2/23/2024



Public Comment Form

First Name *

Michelle

Middle Name

Last Name *

Subia

Address *

Street Address

709 Overton Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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

Too much traffic. Not enough space in schools as it is to house more students

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

Signature *

Date of Signature

2/19/2024



Public Comment Form

First Name *

Gabriel

Middle Name

Last Name *

Subia

Address *

Street Address

709 Overton Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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 *

A digital electronic signature of Gabriel Subia, appearing as a cursive script in black ink on a light gray rectangular background.

Date of Signature

2/19/2024



Public Comment Form

First Name *

marc

Middle Name

Last Name *

Pieroni

Address *

Street Address

701 lake ranch rd

Address Line 2

City

wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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 *

A grey rectangular box containing a black electronic signature that appears to read 'MPieroni'.

Date of Signature

2/19/2024



Public Comment Form

First Name *

Stephanie

Middle Name

J

Last Name *

Johnson

Address *

Street Address

503 Woodhollow Drive

Address Line 2

City

WYLIE

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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 *

Stephanie Johnson

Date of Signature

2/19/2024



Public Comment Form

First Name *

Mark

Middle Name

A

Last Name *

Johnson

Address *

Street Address

503 Woodhollow Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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 *

Mark Johnson

Date of Signature

2/19/2024



Public Comment Form

First Name *

marc

Middle Name

Last Name *

Pieroni

Address *

Street Address

501 lake ranch rd

Address Line 2

City

Wylie

Postal / Zip Code

75098

State / Province / Region

TX

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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 *

Marc Pieroni

Date of Signature

2/19/2024



Public Comment Form

First Name *

Lindsay

Middle Name

Last Name *

Davis

Address *

Street Address

406 Monroe Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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

Do not want multi-family dwellings and increased traffic next to my home.

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

Signature *

Date of Signature

2/23/2024



Public Comment Form

First Name *

Ronald

Middle Name

Last Name *

Ward

Address *

Street Address

406 Monroe Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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

It will lessen property values and increase traffic. No thank you.

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

Signature *

Date of Signature

2/23/2024



Public Comment Form

First Name *

Rhoda

Middle Name

Last Name *

Ostertag

Address *

Street Address

405 Washington Pl

Address Line 2

405 Washington PL

City

Wylie

State / Province / Region

Texas

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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

More traffic, and who will buy these condo/homes? Kids for the college? If so thats inviting trouble to Wylie. We do not even have enough teachers for the kids that live in Wylie now so why add more families!

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

Signature *

Date of Signature

2/15/2024



Public Comment Form

First Name *

Aaron

Middle Name

Last Name *

Gallagher

Address *

Street Address

405 Monroe Dr.

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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

For the second time, no. Absolutely not.

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

Signature *

Date of Signature

2/19/2024



Public Comment Form

First Name *

Eunice

Middle Name

Last Name *

Navarro-Garcia

Address *

Street Address

405 Adams Ave

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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

Too many homes in very little space will be adding to traffic congestion as well as noise and crime rates with so many people crammed into that area. We want to maintain the quiet, peaceful environment we currently have.

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

Signature *

Date of Signature

2/25/2024



Public Comment Form

First Name *

Melia

Middle Name

Last Name *

Abreo

Address *

Street Address

403 Adams Ave

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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

This is a concern due to increased traffic, safety of neighborhood, and school capacity.

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

Signature *

Date of Signature

2/20/2024



Public Comment Form

First Name *

Viktoria

Middle Name

Reindl

Last Name *

Bray

Address *

Street Address

402 Adams Ave.

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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 *

A digital representation of a handwritten signature in black ink on a light gray background.

Date of Signature

2/23/2024



Public Comment Form

First Name *

Gary

Middle Name

Herman

Last Name *

Trentelman

Address *

Street Address

401 Washington PL

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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 *

A grey rectangular box containing a black cursive electronic signature that reads 'Gary Trentelman'.

Date of Signature

2/15/2024



Public Comment Form

First Name *

Barbara

Middle Name

H

Last Name *

Curtis

Address *

Street Address

401 Monroe Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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

We don't need the additional traffic in Presidential Estates.

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

Signature *

Date of Signature

2/22/2024



Public Comment Form

First Name *

Steven

Middle Name

D

Last Name *

Curtis

Address *

Street Address

401 Monroe Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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

We do not need the additional traffic in Presidential Estates.

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

Signature *

Date of Signature

2/22/2024



Public Comment Form

First Name *

Salman Ali Danish

Middle Name

Last Name *

Mohammed

Address *

Street Address

3102 Grandview Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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

3/1/2024



Public Comment Form

First Name *

Christopher

Middle Name

Grant

Last Name *

Harwell

Address *

Street Address

401 Truman Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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

There is way way too much congestive traffic for that area and adding anymore traffic would be detrimental to the citizens of Wylie. We cannot get our streets fixed for the disrepair that theyvare in now..The area needs to be zoned for wildlife. The noise would be horrible to the citizens in that area for the next 3 or more years. It's just a terrible idea any way you look at it. We've looked at this before and nothing has changed, please do not let this requested zoning change be approved. Thank you for your attention to this matter.

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

Signature *

Date of Signature

3/4/2024



Public Comment Form

First Name *

Samantha

Middle Name

Last Name *

Kaye

Address *

Street Address

1612 Lincoln Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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 *

A stylized, handwritten-style signature in black ink on a light gray rectangular background.

Date of Signature

3/2/2024



Public Comment Form

First Name *

Christopher

Middle Name

Anthony

Last Name *

McGee

Address *

Street Address

410 Grant Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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

3/2/2024



Public Comment Form

First Name *

Jill

Middle Name

Last Name *

Voorhees

Address *

Street Address

1620 Lincoln Dr

Address Line 2

1620 Lincoln Dr

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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 say yes to more homes but no to town homes. Townhomes would cheapen the look of country club. It is across the street from city hall and would be the first thing people see heading down country club. Please residential homes only.

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

Signature *

Date of Signature

3/2/2024



Public Comment Form

First Name *

Alex

Middle Name

Last Name *

Grover

Address *

Street Address

1411 Talladega Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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 *

A stylized, handwritten electronic signature in black ink on a light gray background.

Date of Signature

3/2/2024



Public Comment Form

First Name *

Gary

Middle Name

G

Last Name *

Light

Address *

Street Address

405 Truman Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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 have lived in Presidential Estates for 32 years. This has always been a safe place where children can play, and families can feel safe walking their dogs. In my opinion this project would decrease our ability to maintain our safe neighborhood.

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

Signature *

A stylized electronic signature in black ink, appearing to read 'GG Light'.

Date of Signature

3/5/2024



Public Comment Form

First Name *

Kenneth

Middle Name

Last Name *

Nickell

Address *

Street Address

3502 Lombardy Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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

We do NOT need more multi family development. Our traffic and roads are bad enough, as well as the load on our schools.

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

Signature *

A rectangular box containing a stylized, cursive electronic signature that reads 'K. Nickell'.

Date of Signature

3/5/2024



Public Comment Form

First Name *

Robin

Middle Name

Renee

Last Name *

Morris

Address *

Street Address

407 Monroe Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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

What has changed since he last submitted this plan. We already have to much traffic and theft has increased in the area. We use to have land NOW we have nothing but concrete city here.

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

Signature *

Date of Signature

3/5/2024



Public Comment Form

First Name *

Michael

Middle Name

Last Name *

Vincze

Address *

Street Address

410 Monroe Drive

Address Line 2

City

Wylie

Postal / Zip Code

75098

State / Province / Region

Texas

Case # *

ZC2023-18 645 & 675 FM 1378 and 605 Country Club Rd.

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

There's enough housing in Wylie already. No need to put a burden on our water supplies and roads. Expanding without increasing resources is never acceptable.

Thank you.

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

Signature *

Michael Vincze

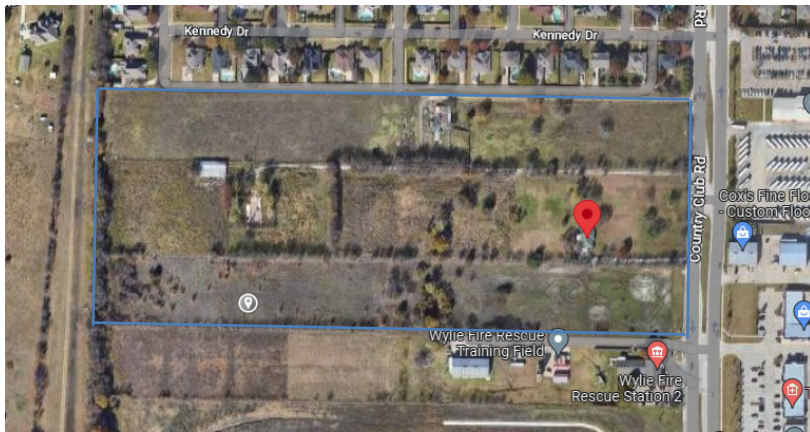
Date of Signature

3/12/2024



Land Area:

TOTAL LAND: 25.0 AC.



605 Country Club Rd.
Wylie, Tx 75098

LAND USED:

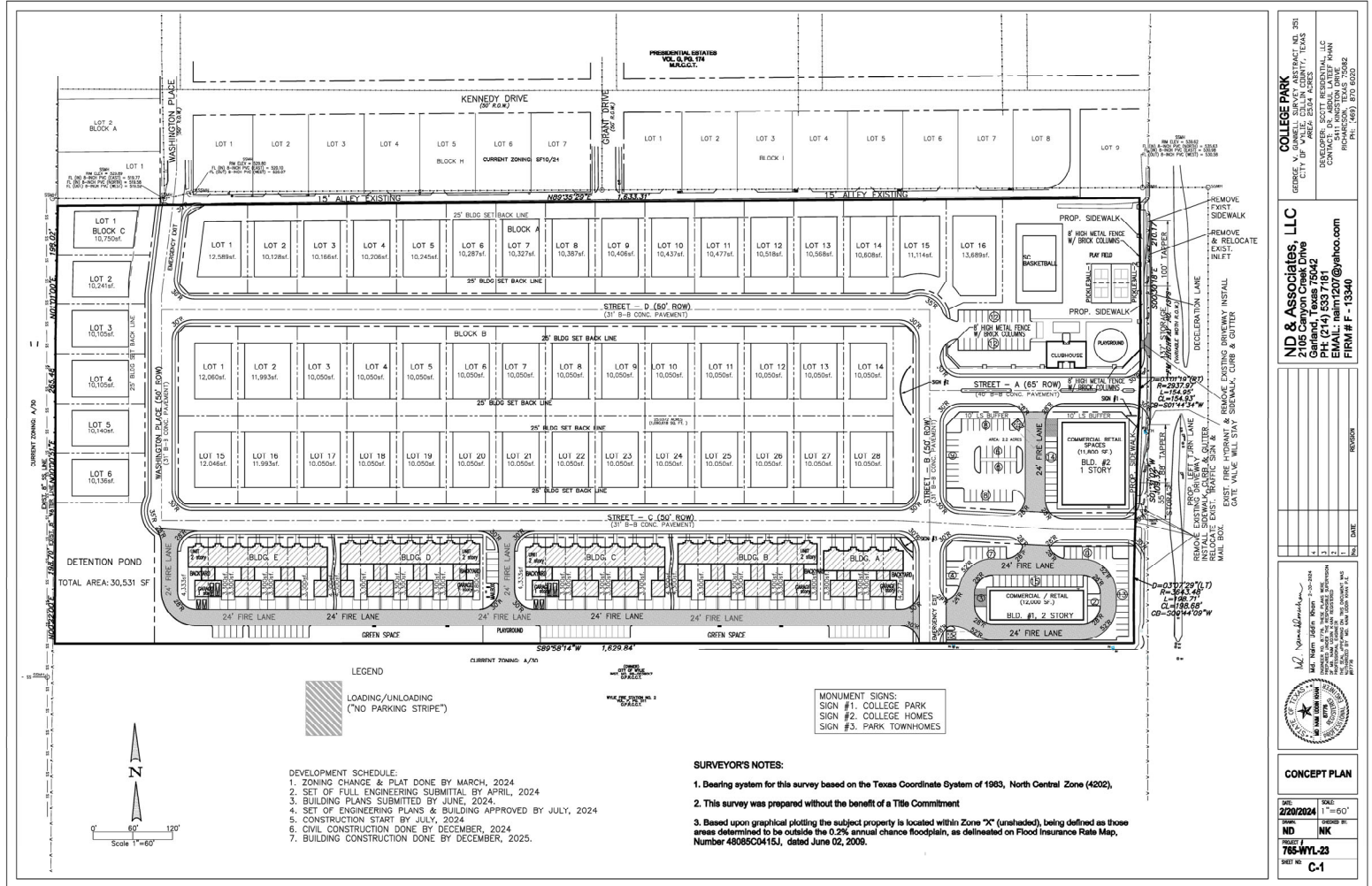
SINGLE FAMILY HOMES AREA: 14.5 AC.

TOWNHOMES AREA: 4.0 AC.

COMMERCIAL LAND AREA: 2.7 AC.

COMMON AREAS: 3.8 AC.

Concept Plan:



605 Country Club Road, Wylie - Trip Generation (ITE Trip Generation Manual, 11th Edition)

LEGAL DESCRIPTIONS:

BEING a 25.0372 acre tract situated in George W. Gunnell Survey, Abstract No. 351, Collin County, Texas and being all of a tract of land described in a deed to Wylie Partners, LP, as recorded in Instrument Number 20180530000658260 of the Official Public Records Collin County, Texas (O.P.R.C.C.T.) and all of a tract of land described in a deed to Abdul R. Khan and Abdul L. Khan, as recorded in Instrument Number 2015060800067280, (O.P.R.C.C.T.) and all of a tract of land described in a deed to Scott Residential, LLC as recorded in Instrument Number 20181105001376830, (O.P.R.C.C.T.) and all of a tract of land described in a deed to ALK Real Estate Investment, LLP, as recorded in Instrument Number 20170302000278350 (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set at the northeast corner of said Wylie Partners, LP, and the southeast corner of Presidential Estates, an addition to the City of Wylie as record in Volume G, Page 174, Map Records of Collin County, Texas, and on the west right-of-way line of FM Highway No. 1378 (a variable width right-of-way), for a corner;

THENCE South 00 degrees 30 minutes 18 seconds East along the east line of said Wylie Partners, LP, and on the west right-of-way line of said FM Highway No. 1378, a distance of 210.17 feet to a 1/2-inch iron rod found at the southeast corner of said Wylie Partners, LP and the northeast corner of said Khan tract, and at the beginning of a curve to the right having a radius of 2937.97 feet and a chord bearing and distance of South 01 degrees 44 minutes 34 seconds West, 154.95 feet;

THENCE Along the east line of said Khan tract and the west right-of-way line of said FM Highway No. 1378, and along said curve to the right having a delta of 03 degrees 01 minutes 19 seconds and a arc length of 154.95 feet to a 1/2-inch iron rod set, for corner

THENCE South 01 degrees 31 minutes 02 seconds West, along the east line of said Khan tract and the west right-of-way line of said FM Highway No. 1378, a distance of 109.32 feet to a 5/8-inch iron rod found with cap stamped "TXDOT", at the southeast corner of said Khan tract and the northeast corner of said ALK Real Estate Investment, LLP, and the beginning of a curve to the left having a radius of 3643.48 feet and a chord bearing and distance of South 00 degrees 44 minutes 09 seconds West, 198.68 feet;

THENCE along the east line of said ALK Real Estate Investment, LLP, tract and on the west right-of-way line of said FM Highway No. 1378 and along said curve to the left having a delta of 03 degrees 07 minutes 29 seconds, and an arc length of 198.71 feet to a 1/2-inch iron rod set at the southeast corner of said ALK Real Estate Investment, LLP, tract and the north line of a tract of land described in a deed to City of Wylie, as recorded in Instrument Number 98-0038017, (O.P.R.C.C.T.), for a corner;

THENCE South 89 degrees 58 minutes 14 seconds West, along the south line of said ALK Real Estate Investment, LLP tract, and on the north line of said City of Wylie tract a distance of 1629.84 feet to a 1/2-iron rod found at the southwest corner of said ALK Real Estate Investment tract and the northwest corner of said City of Wylie tract, for a corner;

THENCE North 00 degrees 22 minutes 00 seconds East, along the west line of said ALK Real Estate Investment tract, a distance of 198.70 feet to a 3/8-inch iron rod found at the northwest corner of said ALK Real Estate Investment tract, and the southwest corner of said Scott Residential, LLC, for a corner;

THENCE North 00 degrees 00 minutes 51 seconds East, along the west line of said Scott Residential, LLC tract, a distance of 265.48 feet to a 3/8-inch iron rod found at the northwest corner of said Scott Residential, LLC tract, and the southwest corner of said Wylie Partners, LP tract, for a corner;

THENCE North 01 degrees 01 minutes 00 seconds East, along the west line of said Wylie Partners, LP tract, a distance of 198.02 feet to a 5/8-inch iron rod found at the northwest corner of said Wylie Partners, LP tract, and the southwest corner of said Presidential Estates, for a corner;

THENCE North 89 degrees 35 minutes 29 seconds East, along the north line of said Wylie Partners, LP tract and the south line of said Presidential Estates, a distance of 1633.31 feet to the POINT OF BEGINNING AND CONTAINING 1,090,618 square feet or 25.0372 acres of land, more or less.

	SF - 10/24 (SINGLE FAMILY)	TH (TOWNHOMES)	COMMUNITY COMMERCIAL	COMMON AREAS
TOTAL LAND AREA	14.5 ACRES	4.0 ACRES	2.7 ACRES	3.8 ACRES
TOTAL HOUSES	50	32	23,800 SF. BLDG.	
MIN. LOT AREA	10,000 SF.	3,300 SF.		
MIN. LOT WIDTH	75 FEET	30 FEET		
MIN. LOT DEPTH	100 FEET	110 FEET		
MAX. LOT COVERAGE	45%	60%		
MIN. DWELLING SIZE	2,400 SF.	1,200 SF.		
FRONT YARD	25 FEET MIN.	5 FEET MIN.		
SIDE YARD	10 FEET MIN.	0 FEET MIN.		
REAR YARD	25 FEET MIN.	20 FEET MIN.		
BUILDING HEIGHT	40 FEET	40 FEET	50 FEET	
2 CAR GARAGE AREA	500 SF.	500 SF.		

GENERAL NOTES:

1. ALL USES PERMITTED BY THE CITY OF WYLYE, TEXAS.
2. ALL SURFACE MATERIALS OF PUBLIC STRIPS, ACCESS DRIVWAYS AND SIDEWALKS SHALL MEET OR EXCEED MINIMUM CITY STANDARDS & SPECIFICATIONS.
3. FINAL STREET LAYOUT, LOT CONFIGURATIONS, DIMENSIONS & AREAS MAY VARY PROVIDING NO VARIANCES OF THE CITY OF WYLYE.
4. LANDSCAPE SHALL COMPLY WITH THE CITY OF WYLYE RULES AND REGULATIONS.
5. 6' HIGH MASONRY SCREFFING FENCE WILL BE CONSTRUCTED WEST, NORTH & SOUTH SIDE OF THE BOUNDARY LINE.
6. A HOMEOWNERS ASSOCIATIONS WILL BE FORMED TO MAINTAIN COMMON & EASEMENT AREAS AS PER THE CITY REQUIREMENTS.
7. TOWNHOMES LOT WILL HAVE 500 SF GARAGES.
8. ALL SINGLE FAMILY HOUSES WILL HAVE FRONT GARAGE ENTRY.

SCOTT RESIDENTIAL, LLC
CONTACT: DR. ABDUL LATEEF KHAN
5111 KINGSTON DRIVE
RICHARDSON, TEXAS 75082
PH: (469) 870 6020

OCULUS ARCHITECTS, INC.
CONTACT: FOKRUDDIN KHONDAKER, AIA, NCARB
14310 RICH BRANCH DR.
NORTH POTOMAC, MD 20878

ND & ASSOCIATES, LLC
CONTACT: NAIM KHAN, P.E. CFM
603 CHERRY TREE LANE
WYLIE, TEXAS 75090
PH. 214 533 7181
E-MAIL: naim1207@yahoo.com

ND & Associates, LLC
2105 Canyon Creek Drive
Garland, Texas 75042
PH: (214) 533 7181
EMAIL: nalim1207@yahoo.com
FIRM # F - 13340

4		
2		
2		
1		
No.	DATE	REVISION

W. Namuddin Khan
 Md. Namuddin Khan 2-19-2004
 ENGINEER NO. 87778, THESE PLANS WERE
 PREPARED BY ME FOR THE CONSTRUCTION
 OF A. NAM LOON CHAN FLORIST
 PROFESSIONAL ENGINEER
 87778
 AUTHORIZED BY: MD. NAM LOON KHAN P.E.
 87778

STATE OF TEXAS
 A
 ★
 MD. NAM LOON KHAN
 87778
 EXPIRES 08/2006
 PROFESSIONAL ENGINEER

DATE: 2/19/2024	SCALE: N.T.S.
OWNER: ND	DESIGNED BY: NK
PROJECT / 765-WYL-23	
SHEET NO: C-2	

Site Plan:



Commercial / Retails Birds Eye View:



Clubhouse:



TH Building:



Single Family Homes Example:

