Wylie Zoning Board of Adjustments Special Called Meeting

November 04, 2024 – 6:00 PM
Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098

CALL TO ORDER

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Board 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. Board requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Board 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 Board 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 September 16, 2024 Zoning Board of Adjustments meeting.

REGULAR AGENDA

1. Hold a Public Hearing to consider and act upon a request by Collin Community College for a variance to Section 7.3 of Zoning Ordinance 2023-23 to allow for temporary parking on a flex base surface for a period of 24 months. Property located at 391 Country Club Road. (ZBA 2024-06).

2. Hold a Public Hearing to consider and act upon a request by Brent Garen for a variance to Section 10.3 of Planned Development 2021-08 to allow for an unenclosed attached patio cover within the rear setback. Property located at 3304 Glenwood Dr. (ZBA 2024-07).

3. Hold a Public Hearing to consider and act upon a request by Wylie Shops by Slate for a variance to Section 7.3 of Zoning Ordinance 2023-23 to allow for temporary parking on 2" asphalt paving with 3" flex base compaction for a period of 24 months. Property located at 1820 N State Highway 78. (ZBA 2024-08).

4. Hold a Public Hearing to consider and act upon a request by Issac Shang for a variance to Section SF-C.1 of Planned Development 1999-39 to allow for an unenclosed attached patio cover within the rear setback. Property located at 3503 Barberry Drive. (ZBA 2024-09).

5. Hold a Public Hearing to consider and act upon a request by Joseph Tidwell for a variance to Section 4.2.16 of Planned Development 2005-24 to allow for an accessory structure within the rear setback. Property located at 504 Landing Drive. (ZBA 2024-10).

6. Hold a Public Hearing to consider and act upon a request by Susan Christensen for a variance to Section 1.2 of Planned Development 2018-10 to allow for an unenclosed pergola within the rear, side and proximity to a main structure setbacks. Property located at 1024 Manchester Drive. (ZBA 2024-11).

WORK SESSION

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 November 01, 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 Board should determine that a closed or executive meeting or session of the Board 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 Board at the date, hour and place given in this notice as the Board 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

Zoning Board of Adjustment
AGENDA REPORT

Department: Planning **Item:** A

Prepared By: Gabby Fernandez

Subject

Consider, and act upon, minutes from the September 16, 2024 Regular Meeting.

Recommendation

Motion to approve Item **A** as presented.

Discussion

The minutes are attached for your consideration

Wylie Zoning Board of Adjustments Regular Meeting

September 16, 2024 – 6:00 PM
Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098

CALL TO ORDER

Chair Covington called the meeting to order at 6:00 p.m. In attendance were Chair Richard Covington, Vice-Chair I-isha Hudson, Board Member Aaron Lovelace, Board Member Hamza Fraz and Board Member Gordon Hikel who arrived at 6:06 pm. Staff present were Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Board 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. Board requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Board is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

None approached the Board.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Board 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 July 15, 2024 Zoning Board of Adjustments meeting.

BOARD ACTION

A motion was made by Board Member Lovelace and seconded by Board Member Fraz to approve the Consent Agenda as presented. A vote was taken and carried 4 – 0.

REGULAR AGENDA

1. Hold a Public Hearing to consider and act upon a request by Ramiro Morales for a variance to Section 4.15 & 4.19-20 of Planned Development 2005-24 to allow for an accessory structure within the side setback, with the proximity to main structure setback and maximum allowed buildable square footage. Property located at 1217 Braddock Way. (ZBA 2024-04).

Chair Covington opened the public hearing at 6:06 pm. No one approached the Commission. Chair Covington closed the public hearing at 6:07 pm.

Board Action on Regular Agenda Item 1

A motion was made by Board Member Lovelace and seconded by Vice-Chair Hudson to approve as presented. A vote was taken and carried 4 – 0.

2. Hold a Public Hearing to consider and act upon a request by Jared Madison for a variance to Section 9.2 of Planned Development 2021-08 to allow for an enclosed attached patio within the rear setback. Property located at 1632 Onyx Drive. (ZBA 2024-05).

Chair Covington opened the public hearing at 6:12 pm. No one approached the Commission. Chair Covington closed the public hearing at 6:12 pm.

BOARD ACTION

A motion was made by Board Member Hikel and seconded by Vice-Chair Hudson to approve the Consent Agenda as presented. A vote was taken and carried 5 – 0.

ADJOURNMENT

A motion was made by Board Member Fraz, and seconded by Board Member Lovelace, to adjourn the meeting. A vote was taken and carried 5 – 0. Chair Covington adjourned the meeting at 6:15 pm.

_____

Richard Covington, Chair

ATTEST

_____

Gabby Fernandez, Secretary

Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning **Item Number:** 1

Prepared By: Kevin Molina

Subject

Hold a Public Hearing to consider and act upon a request by Collin Community College for a variance to Section 7.3 of Zoning Ordinance 2023-23 to allow for temporary parking on a flex base surface for a period of 24 months. Property located at 391 Country Club Road. **(ZBA 2024-06)**.

Recommendation

Motion to **approve or deny.**

Discussion

OWNER: Collin Community College **APPLICANT: Collin Community College**

The applicant is requesting a variance to Section 7.2 of the Zoning Ordinance 2023-23 to allow for 219 temporary parking spaces on a 6" flex base surface in lieu of a concrete surface for a period of 24 months. The property is located at 391 Country Club Road.

The purpose of the Ordinance requiring concrete surfaces for parking is due to its durability. The college has a need for overflow parking due to higher enrollment than expected. The engineering and fire departments have both reviewed this proposal and have found the temporary surface to be acceptable.

The applicant believes the variance request has merit for the following reasons:

- The request for the temporary parking is limited to a duration of 24 months. The variance request is temporary as the College is designing plans for a permanent concrete parking lot.
- The parking is proposed on an existing 6' flex base with clay subgrade surface. This surface was originally installed in 2018 as part of the development staging area for the construction of the community college.
- The temporary parking shall be used only for overflow parking with the Collin College Police Department managing the vehicular traffic and parking.

Public comment forms were mailed to thirteen (12) property owners within 200 feet of this request, as required by State Law. At the time of posting, no comment forms were returned in favor or in opposition of the request.

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

(1) Permits a land use not allowed in the zoning district in which the property is located; or

(2) Is in the public right-of-way or on public property; or

(3) Alters any definition of the development code; or

(4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or

(5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or

(6) Is based exclusively on findings of personal or financial hardship.

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

(1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;

(2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;

(3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;

(4) That the demonstrable hardship is not self-imposed;

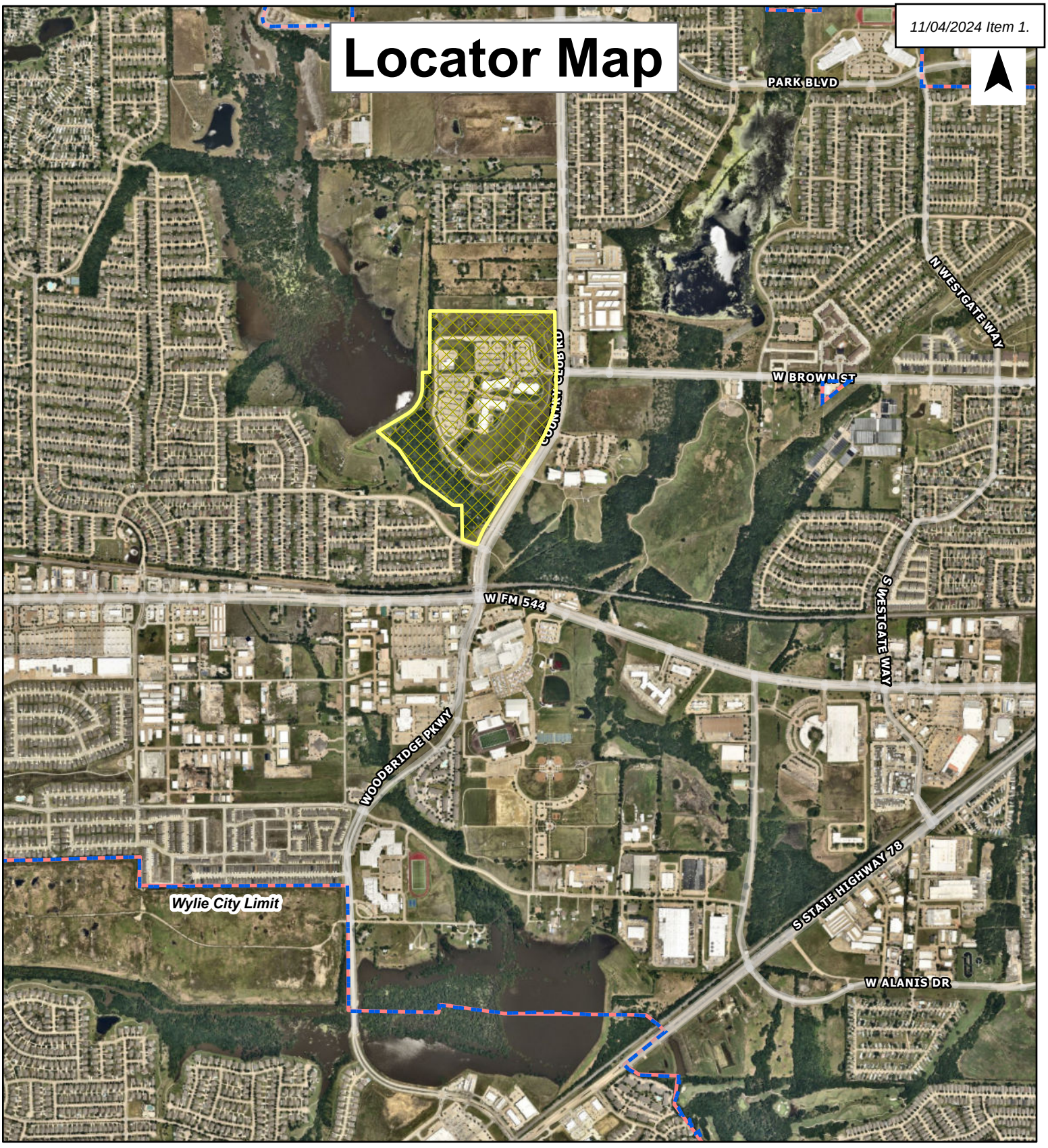
(5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;

(6) That the variance, if granted will not change the character of the zoning district in which the property is located;

(7) That the variance, if granted is in keeping with the intent of the development code; and

(8) That the variance, if granted, will not adversely affect the health, safety or welfare of the citizens of Wylie.

Locator Map

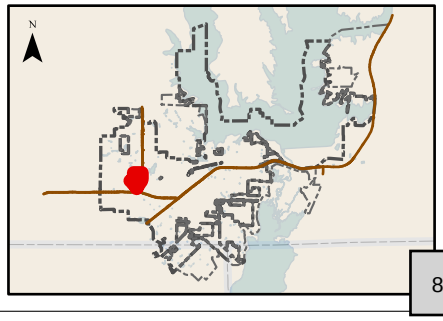


ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2024-06 391 Country Club Rd.

SUBJECT property

0 0.1 0.2 0.3 0.4 0.5 Miles

CITY OF WYLIE



Date: 10/3/2024

TEMPORARY PARKING LOT DETAILS:

1. 85,635 SQ. FT. TEMPORARY PARKING LOT TO BE ADDED
2. (±219) TEMPORARY 10'x20' PARKING STALLS TO BE ADDED
3. (2) EXISTING FIRE HYDRANTS IN AREA
4. PERIMETER STAKED WITH T-POSTS AND NYLON ROPE

TEMPORARY PARKING LOT NOTES:

1. COLLIN COLLEGE POLICE DEPARTMENT MAINTAINING:
   - 1.1. TRAFFIC CONTROL (STREET CROSSING)
   - 1.2. PARKING GUIDANCE
2. LOCATION:
   - 2.1. OPEN FIELD ON NORTH END OF CAMPUS
3. EXISTING PARKING LOT MATERIALS:
   - 3.1. 6" FLEX BASE
   - 3.2. CLAY SUBGRADE
4. WEIGHT RATING:
   - 4.1. UNKNOWN
5. ADA PARKING STALLS:
   - 5.1. SUFFICIENT COUNT AT PRIMARY PARKING LOTS



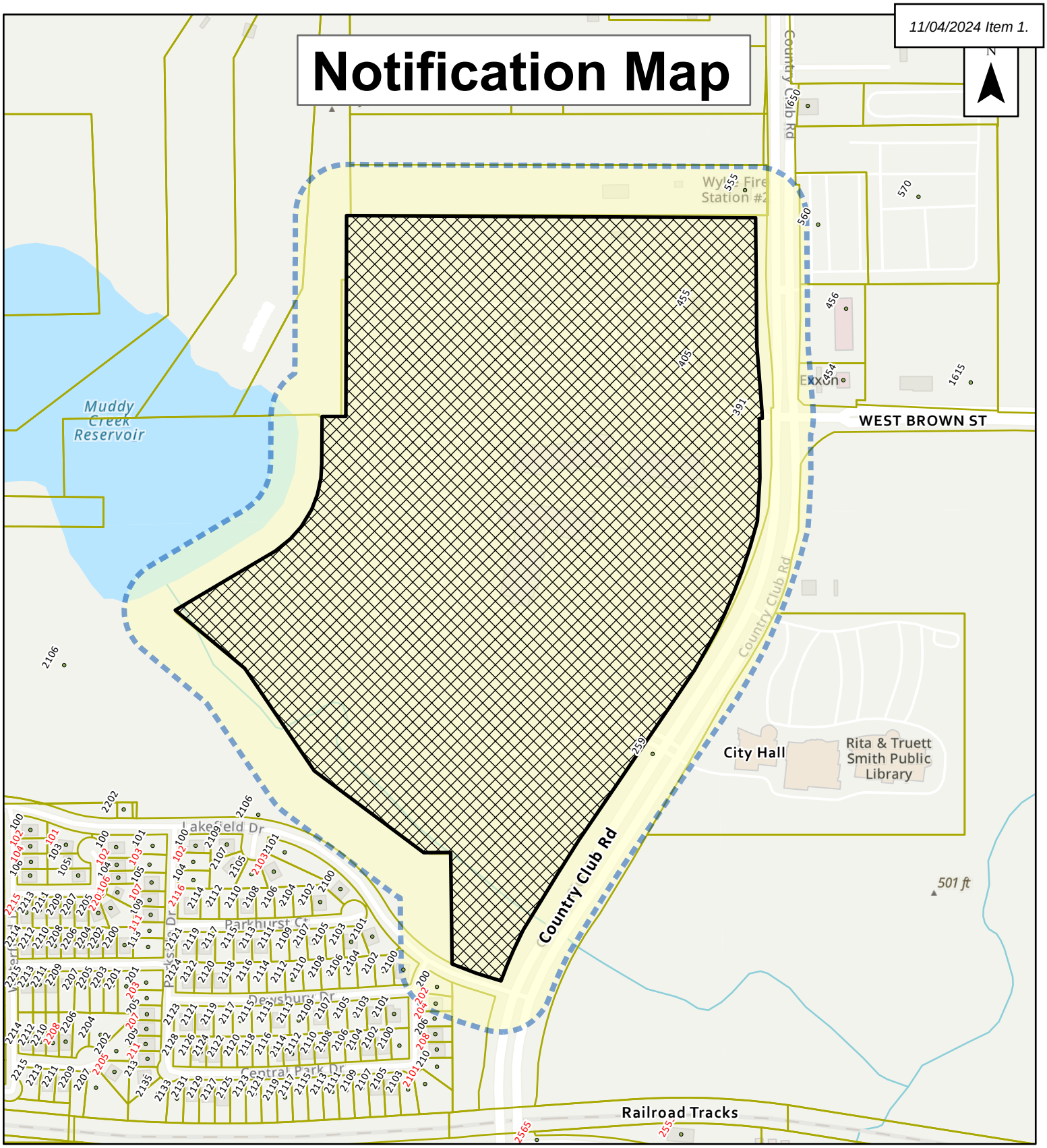
NOTICE	SCALE	ISSUE DATE	CAMPUS	SHEET NUMBER
OWNER PROVIDED DRAWINGS ARE FOR INFORMATION PURPOSES ONLY AND DO NOT CONSTITUTE A REPRESENTATION OR WARRANTY OF THE ACTUAL CONDITIONS AT THE SITE OR WITHIN THE PROPOSED OR EXISTING STRUCTURE. CONSULTANT/CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ACCURACY AND INTENDED WORK PERFORMED AND THAT THE PRODUCT MEETS ALL FEDERAL AND LOCAL CODES. OWNER SHALL NOT BE RESPONSIBLE FOR ANY VARIANCE BETWEEN OWNER PROVIDED DRAWINGS AND ACTUAL CONDITIONS OR REGULATORY CODE COMPLIANCE.	1/64"=1' (11x17) 0' 30' 60' 90'	10/09/2024	WYLIE	A-01.00
		PROJECT NUMBER	ADDRESS	SHEET NAME
		9024203	391 COUNTRY CLUB ROAD WYLIE, TX 75098	TEMP OVERFLOW PARKING - OVERALL

COLLIN COLLEGE

PLANNING, DESIGN, AND CONSTRUCTION

3452 SPUR 399
MCKINNEY, TX 75069

Notification Map



ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2024-06 391 Country Club Road

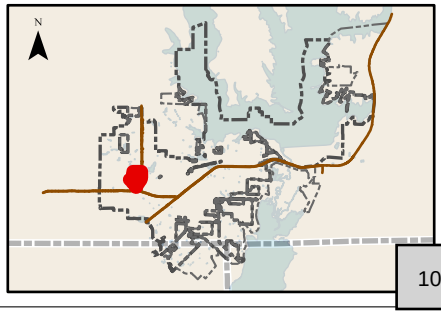
SUBJECT property

200 foot Notification Buffer

0 500 1,000 1,500 Feet

CITY OF WYLIE

Date: 10/3/2024



Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning **Item Number:** 2

Prepared By: Kevin Molina

Subject

Hold a Public Hearing to consider and act upon a request by Brent Garen for a variance to Section 10.3 of Planned Development 2021-08 to allow for an unenclosed attached patio cover within the rear setback. Property located at 3304 Glenwood Dr. **(ZBA 2024-07)**.

Recommendation

Motion to **approve or deny.**

Discussion

OWNER: Brent Garen **APPLICANT: Brent Garen**

The applicant is requesting a variance to Section 10.3 of Planned Development 2021-08 to allow for 16' rear setbacks in lieu of 25' for the allowance of a 324 sq.ft. attached patio cover. The property is located at 3304 Glenwood Dr.

The purpose of the Ordinance restricting rear setback requirements is to provide separation from adjacent properties and existing structures.

The applicant believes the variance request has merit for the following reasons:

- The city's Zoning Ordinance adopted as of June 2023 allows for a 10' rear setback for attached unenclosed patio covers. The 25' setback restriction comes from the existing Planned Development that was originally established in 1999 (Ordinance 99-32).
- The patio is unenclosed and allows for access on all sides of the structure.
- The Estates at Creekside Homeowners Association has provided conditional approval letters for similar requests in the past.

Public comment forms were mailed to twelve (12) property owners within 200 feet of this request, as required by State Law. At the time of posting, two comment forms were returned in favor and none in opposition of the request.

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

(1) Permits a land use not allowed in the zoning district in which the property is located; or

(2) Is in the public right-of-way or on public property; or

(3) Alters any definition of the development code; or

(4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or

(5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or

(6) Is based exclusively on findings of personal or financial hardship.

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

(1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;

(2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;

(3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;

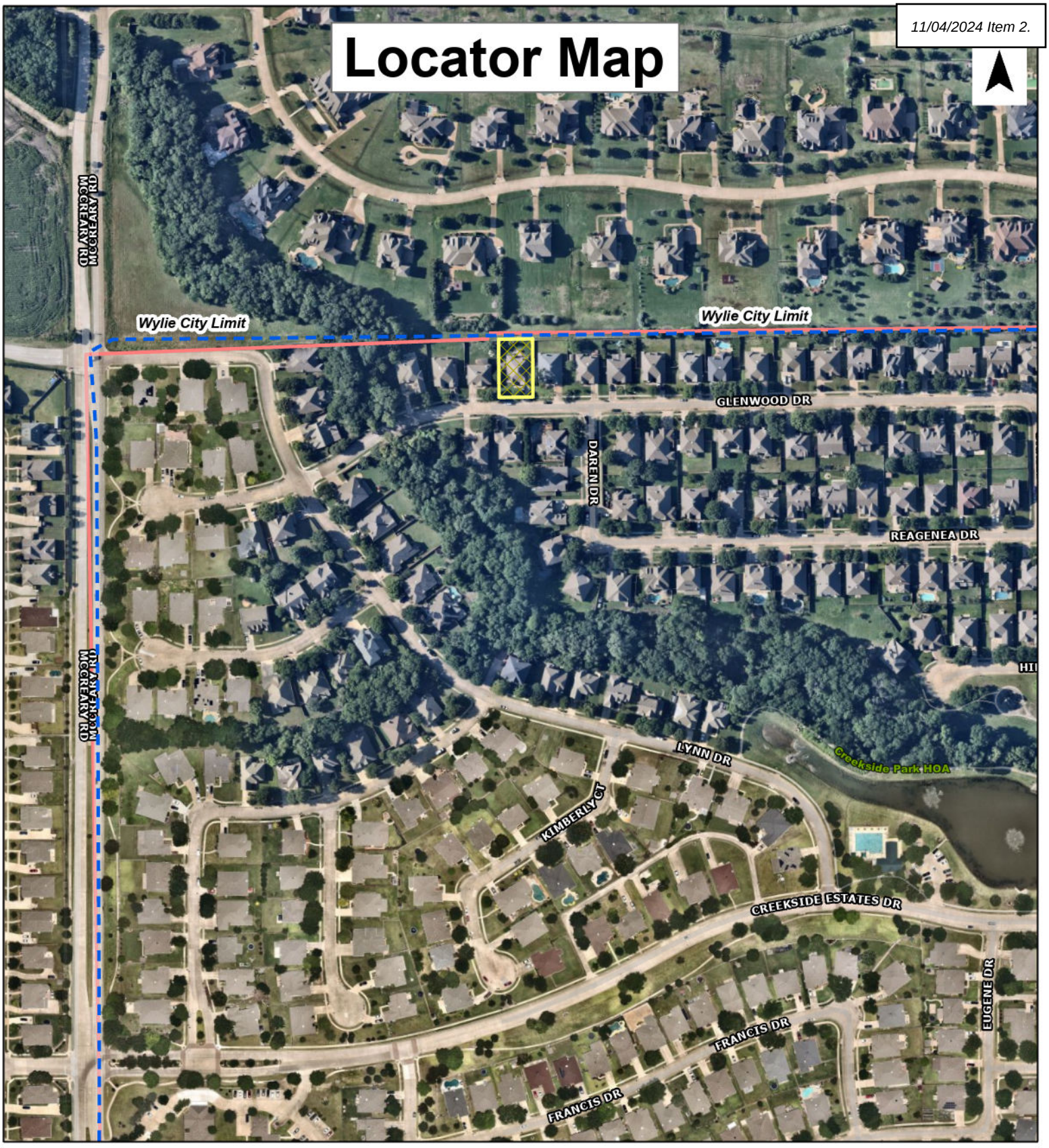
(4) That the demonstrable hardship is not self-imposed;

(5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;

(6) That the variance, if granted will not change the character of the zoning district in which the property is located;

(7) That the variance, if granted is in keeping with the intent of the development code; and

(8) That the variance, if granted, will not adversely affect the health, safety or welfare of the citizens of Wylie.



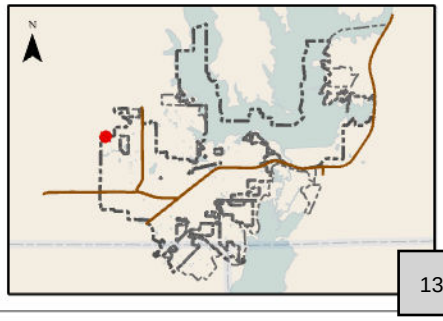
ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2024-07 3304 Glenwood Dr

SUBJECT property

0 0.05 0.1 0.2 Miles

CITY OF WYLIE

Date: 10/3/2024



SURVEY PLAT

TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED:
THIS IS TO CERTIFY THAT I HAVE THIS DATE MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY LOCATED AT 3304 GLENWOOD DRIVE, IN THE CITY OF WYLIE, TEXAS, HEREIN DESCRIBED AS FOLLOWS:

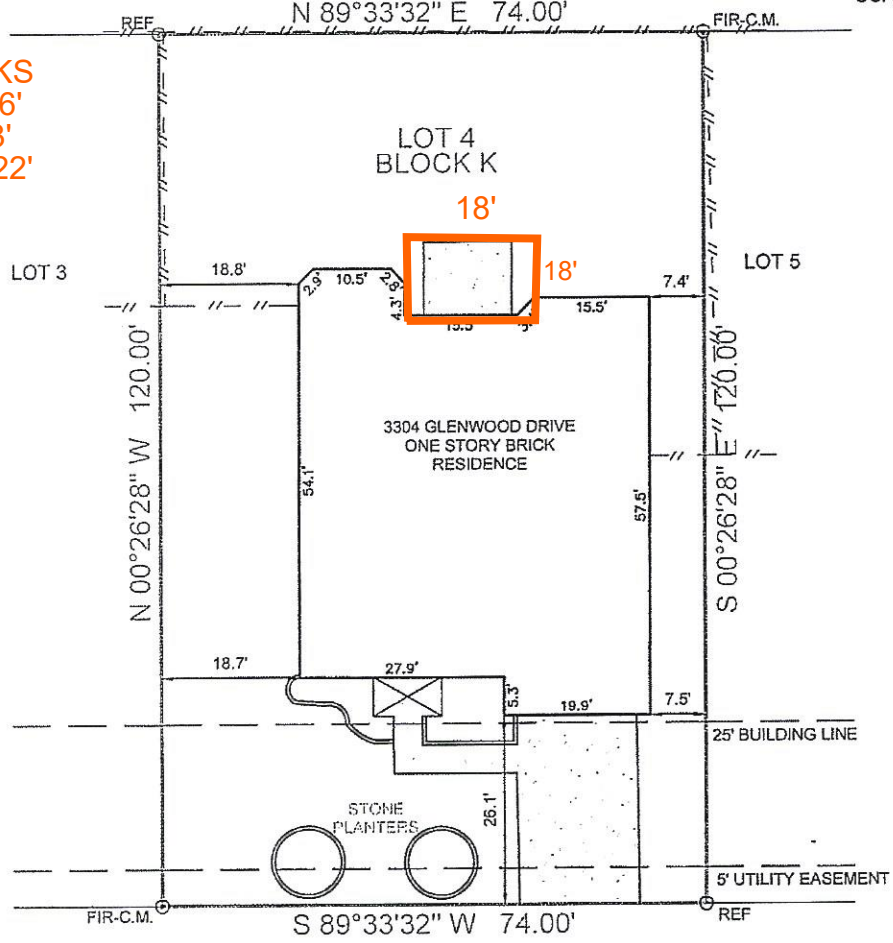
LOT 4, BLOCK K OF CREEKSIDE ESTATES PHASE 2, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME P, PAGE 211 MAP RECORDS, COLLIN COUNTY, TEXAS.

EDWARD RAY DONIHOO
VOLUME 549, PAGE 461, DRCCT.

NORTH
SCALE 1"=20'

ATTCHED PATIO COVER

SETBACKS
REAR - 16'
LEFT - 33'
RIGHT - 22'



GLENWOOD DRIVE
(50' R.O.W.)

LEGEND:			NOTES:
WOOD FENCE	FIP	FOUND IRON PIPE	THIS LOT IS SUBJECT TO VOLUME 5194, PAGE 455, VOLUME 5198, PAGE 1199, AND VOLUME 5298,M PAGE 3563, DRCCT. VOLUME 507, PAGE 221, AND VOLUME 4825, PAGE 2742, DRCCT, DO NOT AFFECT THIS LOT.
CHAIN LINK FENCE	FIR	FOUND IRON ROD	
GENERAL FENCE	C.M.	CONTROL MONUMENT	
	B/L	BUILDING SETBACK LINE	

TO LSI TITLE AGENCY, INC.
THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE PRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINE AND DIMENSIONS OF SAID PROPERTY BEING, AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDING, AND IMPROVEMENTS, ARE SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY SETBACK FROM THE PROPERTY LINES THE DISTANCES INDICATED, AS SHOWN ON SAID PLAT. THERE ARE NO VISIBLE PROTRUSIONS EXCEPT AS SHOWN.

STATE OF TEXAS
REGISTERED
XAVIER CHAPA
2568
PROFESSIONAL
LAND SURVEYOR

PROPOSED BORROWER
MELISSA FLORES

PROPOSED INSURED
WELLS FARGO HOME MORTGAGE

DATE	08.06.2008
GF. NO.	08-0010757
JOB NO.	260882V

THIS PROPERTY IS LOCATED IN AN AREA WITHIN ZONE X, OUTSIDE THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WYLIE.

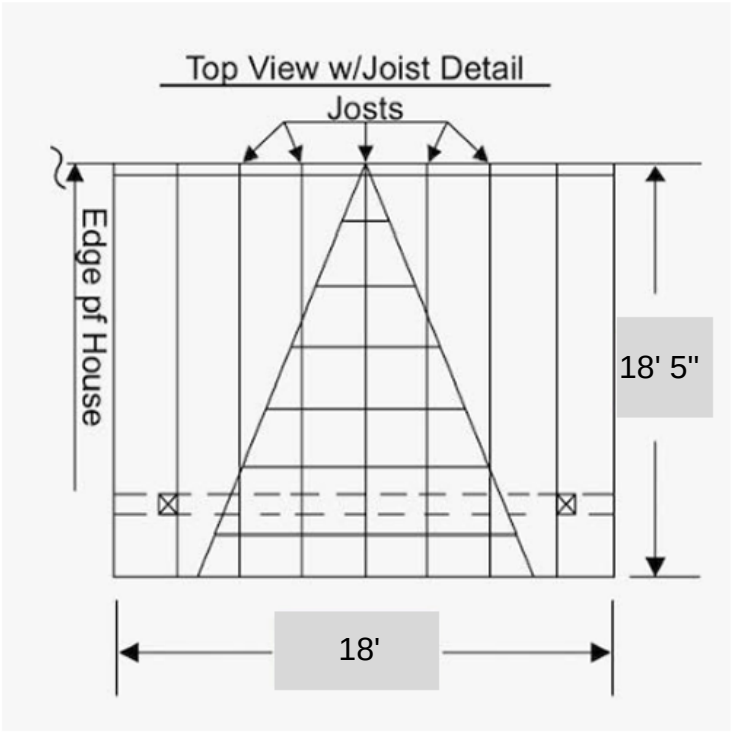
© COPYRIGHT 2008

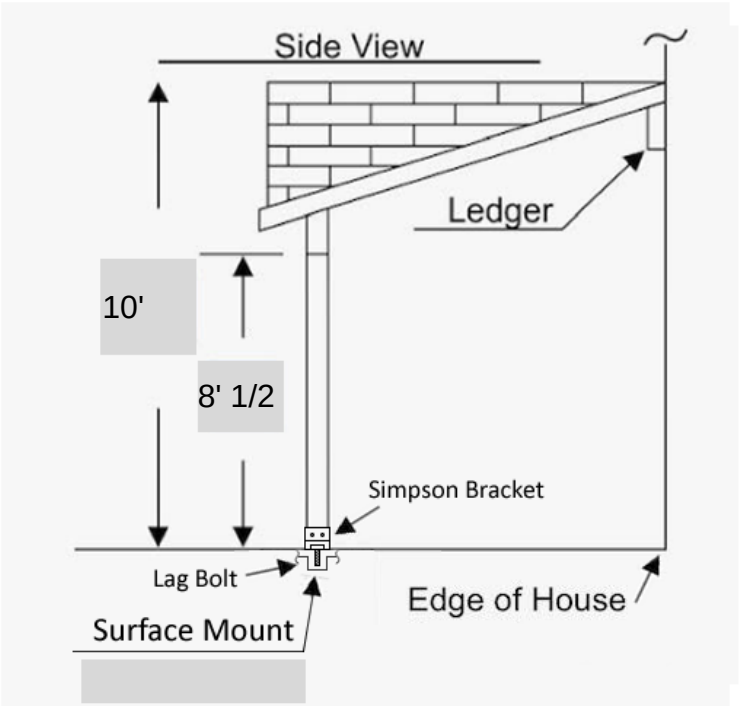
MARANOT
Xavier Chapa Engineering/Surveying
A MARANOT SUBSIDIARY
P.O. Box 153311 Irving, Texas 75015

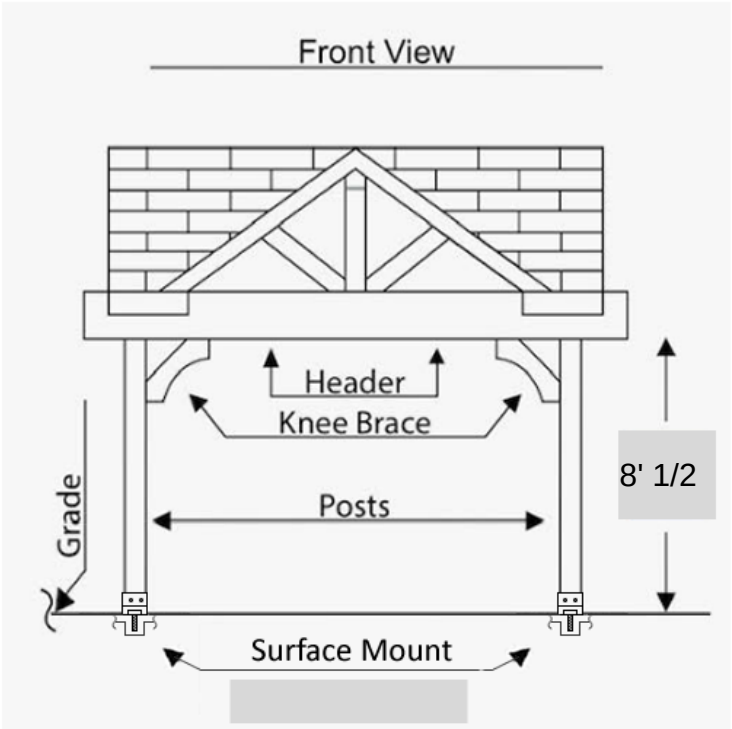
TEXAS BACKYARD LIVING
6913 K Ave #307
Plano, TX 75074
Phone: 972-881-4244
Email: office@texasbackyardliving.com

CONTACT
Name: JASON NYE
Phone: 8064456007
Email:

CUSTOMER
Name: Brent Garen
Phone:
Address: 3304 West Glenwood Dri

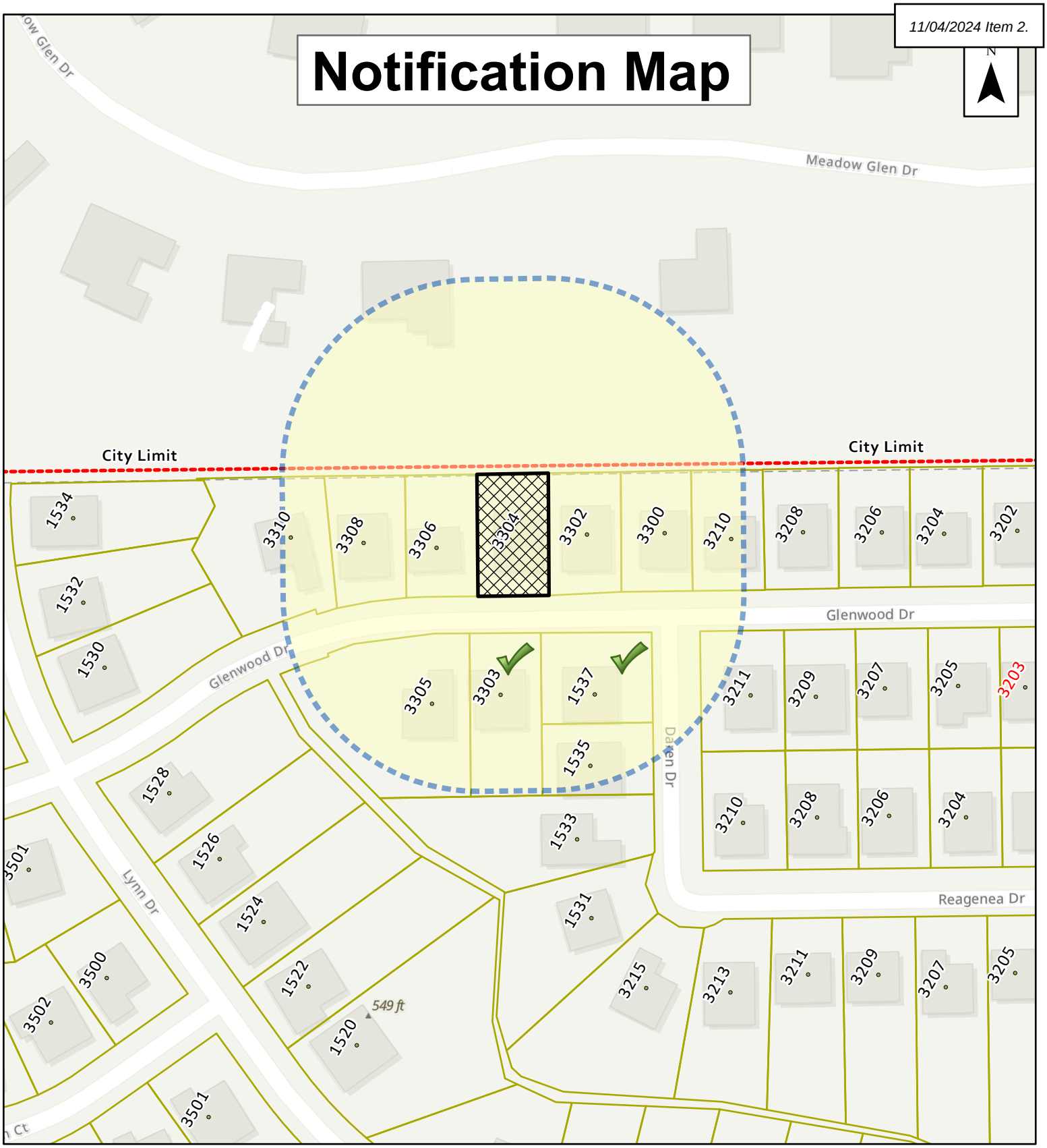






Posts	8"X8"
Header	4"X12"
Joists	2"X8"
Joist Space	24"
Knee Brace	4"X6"
Shingles	MATCH HOUSE
Sunburst	CEDAR
Lag Screws	TIMBERLOCK 10"
Stain	OIL MEDIUM BROWN
Notes	
ATTACHED TO ROOF USING LEDGE	
BOARD AND 10" BOLTS INTO HOUSE	
RAFTERS	

Notification Map



ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2024-07 3304 Glenwood Dr

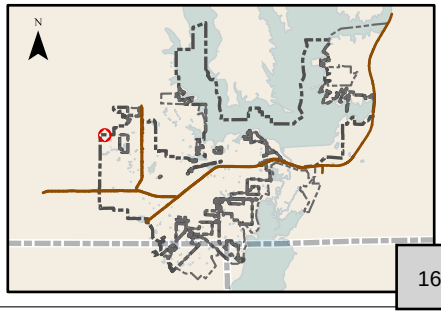
SUBJECT property

200 foot Notification Buffer

0 100 200 300 Feet

CITY OF WYLIE

Date: 10/3/2024



Public Comment Form

First Name * Charles

Middle Name Everett

Last Name * Hasty

Address *

Street Address
1537 Daren Dr

Address Line 2

City
Wylie

State / Province / Region
TX

Postal / Zip Code
75098

Case # *
ZC2024-07 3304 Glenwood Drive

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 *
Charles Hasty

Date of Signature
10/15/2024

Public Comment Form

First Name * Jim

Middle Name L

Last Name * Aspden

Address *

Street Address
3303 glenwood dr

Address Line 2

City
Wylie

State / Province / Region
TX

Postal / Zip Code
75098

Case # *
ZC2024-07 3304 Glenwood Drive

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

Their property is always neat and attractive. The least we can do is let them sit in the shade or out if the rain in their own backyard. This will not be visible from the street.

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

Signature *

Jim L Aspden

Date of Signature
10/12/2024

Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning **Item Number:** 3

Prepared By: Kevin Molina

Subject

Hold a Public Hearing to consider and act upon a request by Wylie Shops by Slate for a variance to Section 7.3 of Zoning Ordinance 2023-23 to allow for temporary parking on 2" asphalt paving with 3" flex base compaction for a period of 24 months. Property located at 1820 N State Highway 78. **(ZBA 2024-08)**.

Recommendation

Motion to **approve or deny.**

Discussion

OWNER: Wylie Shops by Slate **APPLICANT: Cross Engineering Consultants**

The applicant is requesting a variance to Section 7.2 of the Zoning Ordinance 2023-23 to allow for 40 temporary parking spaces on a surface consisting of 2" asphalt paving with 3" flex base in lieu of a concrete surface for a period of 24 months. The property is located at 1820 N State Highway 78.

The purpose of the Ordinance requiring concrete surfaces for parking is due to its durability. The applicant is requesting the variance to offer a temporary overflow parking solution for the existing multi-tenant retail building located to the south at 1806 N State Highway 78. The engineering and fire departments have both reviewed this proposal and have found the temporary surface to be acceptable.

The applicant believes the variance request has merit for the following reasons:

- The request for the temporary parking is limited to a duration of 24 months as the subject property is part of Planned Development 2022-38 which allows for shared parking for Lots 3R, 4R, 5R and 6, Block A of Woodlake Village. The temporary parking is requested as a temporary solution while the developments for Lot 6 and Lot 5R are completed.

Public comment forms were mailed to four (4) property owners within 200 feet of this request, as required by State Law. At the time of posting, no comment forms were returned in favor or in opposition of the request.

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

(1) Permits a land use not allowed in the zoning district in which the property is located; or

(2) Is in the public right-of-way or on public property; or

(3) Alters any definition of the development code; or

(4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or

(5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or

(6) Is based exclusively on findings of personal or financial hardship.

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

(1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;

(2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;

(3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;

(4) That the demonstrable hardship is not self-imposed;

(5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;

(6) That the variance, if granted will not change the character of the zoning district in which the property is located;

(7) That the variance, if granted is in keeping with the intent of the development code; and

(8) That the variance, if granted, will not adversely affect the health, safety or welfare of the citizens of Wylie.

Locator Map

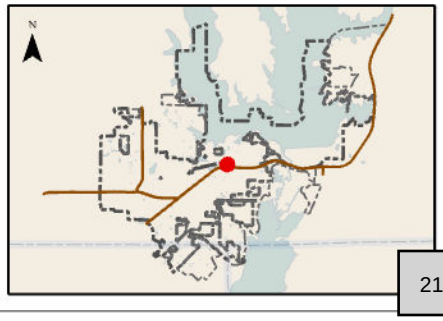


ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2024-08 1820 N STATE HWY 78

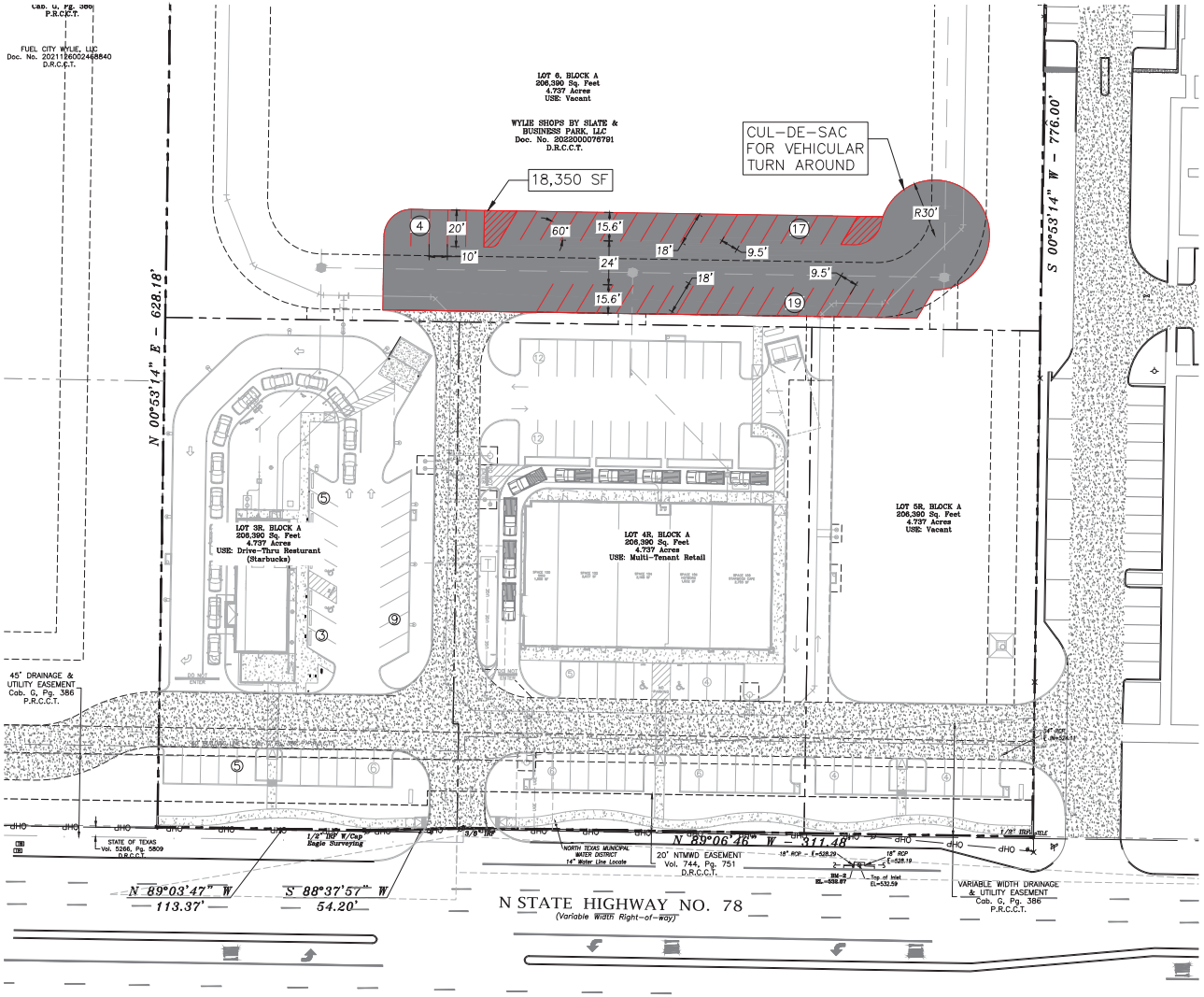
SUBJECT property

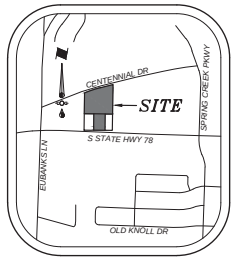
0 0.1 0.2 0.3 0.4 0.5 Miles

CITY OF WYLIE



Date: 10/7/2024





VICINITY MAP
NTS

40 TEMPORARY PARKING SPACES TO SERVE LOT 4R

ASPHALT PAVING

2" ASPHALT PAVING
(TXDOT Item 340 Type D)
3" FLEXBASE
COMPACTION

EXISTING FIRELANE

OWNER
WYLIE NEIGHBORHOOD SHOPS BY SLATE, LLC.
5729 LEBANON RD, #144589
FRISCO, TX 75034
Phone (469) 438-1905
Contact:SAHIL KURJI
SAHIL@SLATECOMMERCIAL.COM

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.
JDC@CrossEnginnering.biz

SURVEYOR:
Ringley & Associates
701 S. Tennessee St.
McKinney, TX. 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley

Issue Date	Description
1	
2	
3	
4	
5	
6	

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street ◆ McKinney, Texas 75069
972.562.4409 ◆ Texas P.E. Firm No. F-5935

TEMPORARY PARKING EXHIBIT
WYLIE SHOPS BY SLATE
WYLIE NEIGHBORHOOD SHOPS BY SLATE, LLC
CITY OF WYLIE, TEXAS

Sheet No.

Project No.
220037

WYLIE SHOPS BY SLATE

CROSS
ENGINEERING CONSULTANTS

September 23, 2023

City of Wylie
Zoning Board of Adjustments
Planning Department
300 Country Club Road, Building 100
Wylie, Texas 75098

Re: Temporary Parking – Letter of Intent
Wylie Shops by Slate
1808 N State Highway No. 78
Woodlake Village Addition, Lot 4R & 6, Block A

We are writing to express our intent to construct a temporary asphalt parking lot located on Lot 6, Block A of the Woodlake Village Addition in Wylie, Texas. Our plan includes the proposed construction of 40 parking spaces to serve Lot 4R, as well as a cul-de-sac to allow for smooth vehicle turnaround. Please see the attached layout exhibit and paving section included with this submittal.

This project aims to accommodate overflow parking, as customers are currently parking offsite in the Wylie Public Safety Building parking lot. We believe this temporary parking solution will enhance accessibility and convenience for customers while reducing the need for offsite parking. We are requesting that this parking lot be permitted for a maximum duration of two years.

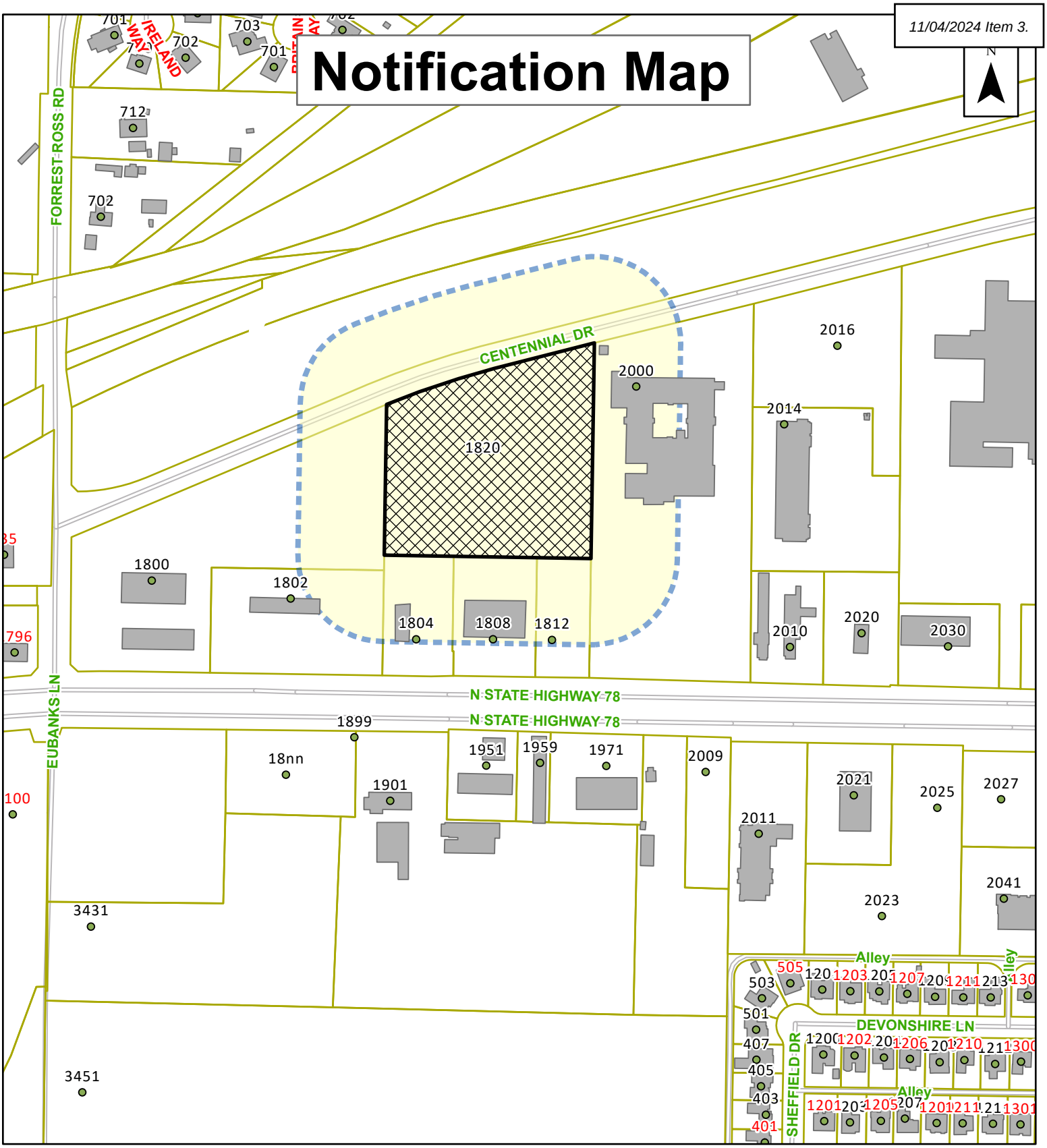
We are committed to adhering to all city regulations and ensuring that the construction process is efficient and minimally disruptive to the surrounding community. We will coordinate with city officials to address any concerns and obtain the necessary permits for this project.

Thank you in advance for your consideration. Please contact me if you have any questions or concerns.

Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.

Mitchell Mulholland
Project Manager

Notification Map



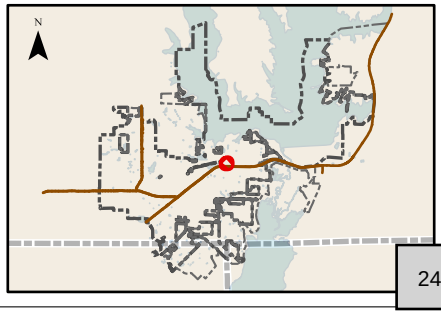
ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2024-08 1820 N STATE HWY 78

SUBJECT property 200 foot Notification Buffer

0 100 200 300 400 500 Feet

CITY OF WYLIE

Date: 10/7/2024



Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning **Item Number:** 4

Prepared By: Kevin Molina

Subject

Hold a Public Hearing to consider and act upon a request by Issac Shang for a variance to Section SF-C.1 of Planned Development 1999-39 to allow for an unenclosed attached patio cover within the rear setback. Property located at 3503 Barberry Drive. **(ZBA 2024-09)**.

Recommendation

Motion to **approve or deny.**

Discussion

OWNER: Issac Shang **APPLICANT: Issac Shang**

The applicant is requesting a variance to Section SF-C.1 of Planned Development 1999-39 to allow for 14' rear setbacks in lieu of 25' for the allowance of a 870 sq.ft. attached patio cover. The property is located at 3503 Barberry Drive.

The purpose of the Ordinance restricting rear setback requirements is to provide separation from adjacent properties and existing structures.

The applicant believes the variance request has merit for the following reasons:

- The city's Zoning Ordinance adopted as of June 2023 allows for a 10' rear setback for attached unenclosed patio covers. The 25' setback restriction comes from the existing Planned Development that was originally established in 1999 (Ordinance 99-39).
- The patio is unenclosed and allows for access on all sides of the structure.
- The McCreary Estates Homeowners Association has provided a conditional approval letter for the attached patio cover pending city approvals.

Public comment forms were mailed to thirty-one (31) property owners within 200 feet of this request, as required by State Law. At the time of posting, one comment form was returned in favor and none in opposition of the request.

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

(1) Permits a land use not allowed in the zoning district in which the property is located; or

(2) Is in the public right-of-way or on public property; or

(3) Alters any definition of the development code; or

(4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or

(5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or

(6) Is based exclusively on findings of personal or financial hardship.

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

(1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;

(2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;

(3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;

(4) That the demonstrable hardship is not self-imposed;

(5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;

(6) That the variance, if granted will not change the character of the zoning district in which the property is located;

(7) That the variance, if granted is in keeping with the intent of the development code; and

(8) That the variance, if granted, will not adversely affect the health, safety or welfare of the citizens of Wylie.

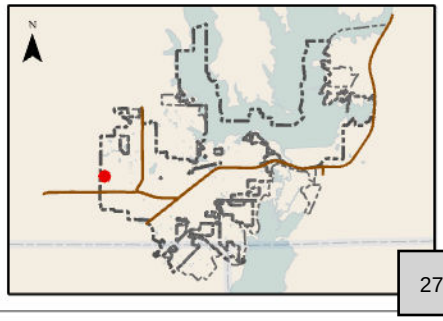


ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2024-09 3503 Barberry Dr.

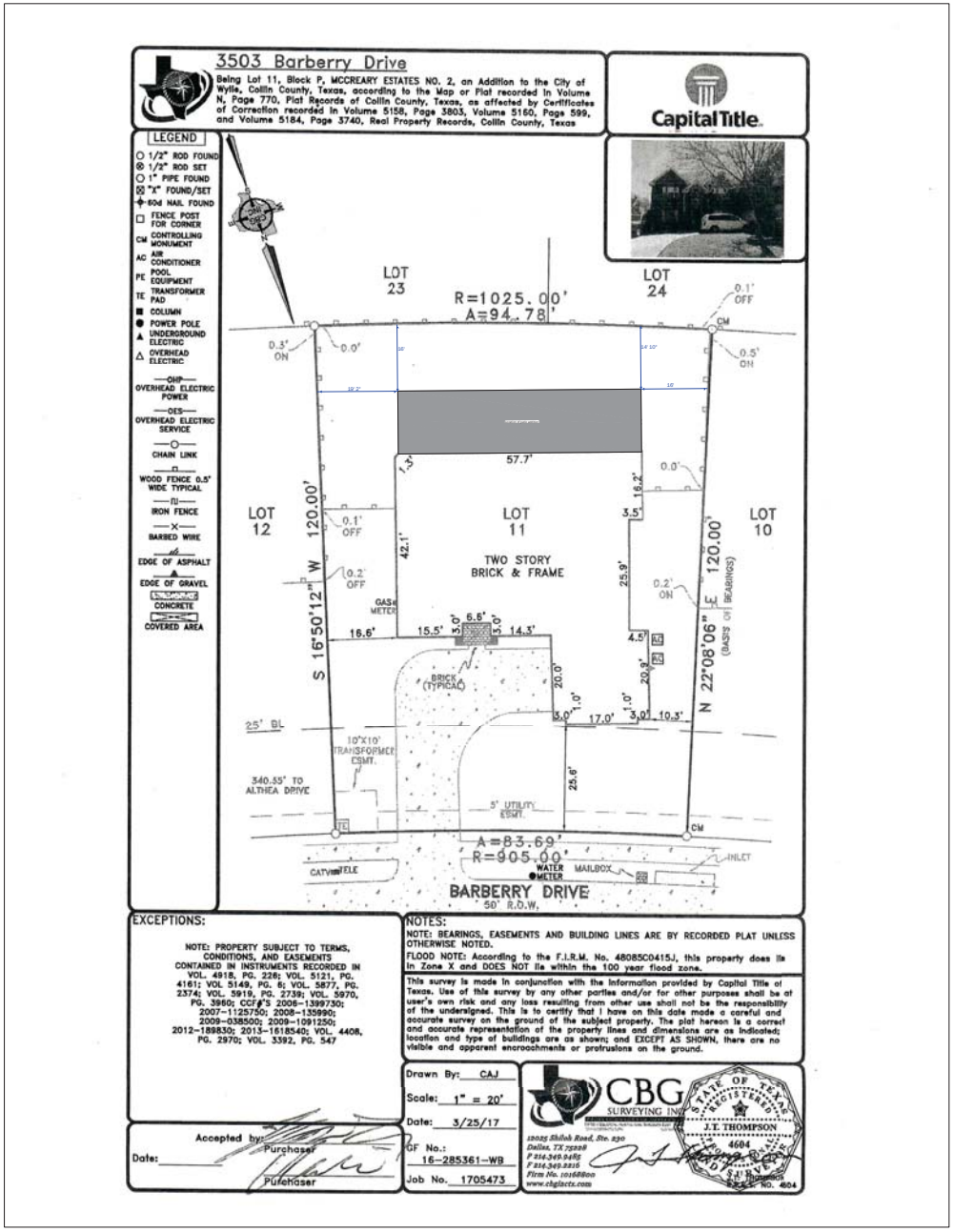
SUBJECT property

0 100 200 300 400 Feet

CITY OF WYLIE



Date: 10/7/2024



Proposal for Covered Patio Addition to Existing Residential Structure

Intended Purpose of Addition: Covered Patio w/Outdoor "Kitchen"

Scope of Work: Pour slab for new covered patio, add necessary electrical, build new covered patio structure with fir/cedar timbers/beams and traditional framing methods, new standing seam metal roof on addition.

Size of Addition: 870 SF

Occupancy Type: Residential

Notes: Any necissary Engineering to be completed by a licenced engineer.

Table of Contents

Cover: Site Plan, Scope of Work

S1: Plan, Elevation, Electrical, Notes

J.W. Valek
Building Designer

1901 Cedar Ridge Circle Ennis, TX 75119
P. 469.510.7672 | www.valekdesign.com
E. valek.jw@gmail.com

Owner
Rachael Lin
3503 Barberry DR
Wylie, TX 75098

Property Address
3503 Barberry DR
Wylie, TX 75098

Lot 11, Block P

McCreary Estates No 2
City of Wylie, Collin Co TX
Volume N, Page 770
Plat Records, Collin County, TX

Contractor
Creative Quality Construction
Andrew Webster
2103 S Kaufman St
Ennis, TX 75119
469-456-0238

Scale
None

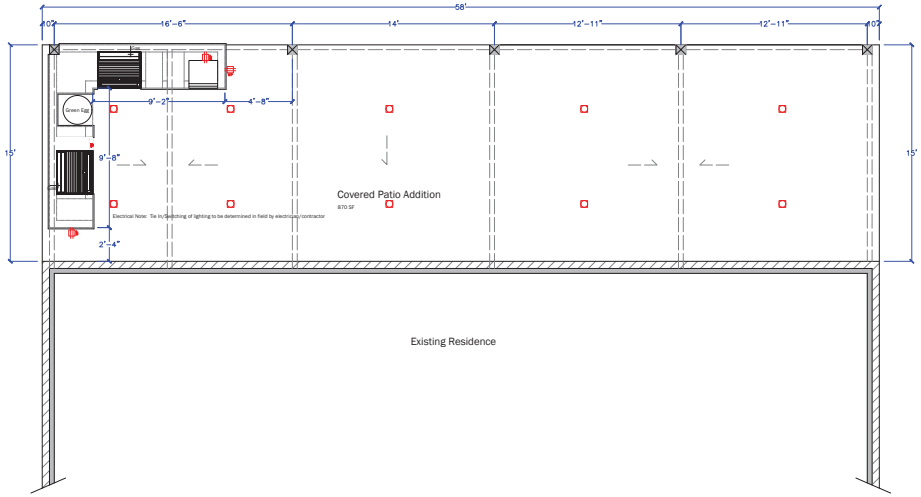
Date
July 26,2024

Sheet Title
Cover

Sheet Number
Cover



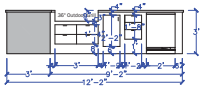
Rear Elevation (with addition illustrated)



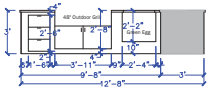
Plan (with addition illustrated)

Notes:

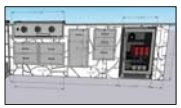
Subcontractors to verify all measurements on site
Recommend slab to be designed by licensed engineer
All appliance specs/dimensions to be verified by contractor
Roof system to be 2 x 6 studs 24" o.c.
Any paint to match existing residence



Elevation Outdoor Kitchen



Elevation Outdoor Kitchen







Existing Rear Elevation (no changes to existing materials/colors)

J.W. Valek
Building Designer

1901 Cedar Ridge Circle Ennis, TX 75119
P. 469.510.7672 | www.valekdesign.com
E. valek.jw@gmail.com

Owner
Rachael Lin
3503 Barberry DR
Wylie, TX 75098

Property Address
3503 Barberry DR
Wylie, TX 75098

Lot 11, Block P

McCreary Estates No 2
City of Wylie, Collin Co TX
Volume N, Page 770
Plat Records, Collin County, TX

Contractor
Creative Quality Construction
Andrew Webster
2103 S Kaufman St
Ennis, TX 75119
469-456-0238

Scale
1/4" = 1'

Date
July 26,2024

Sheet Title
Plan,Elevation Electrical

Sheet Number
S1

McCreary Estates Homeowners Association, Inc.

September 19, 2024

Issac Shang & Rachel Lin
3503 Barberry Drive
Wylie, TX 75098

Property: 3503 Barberry Drive
Ref #: XN13733953

Dear Issac Shang Lin:

Your request for an architectural modification on your property at 3503 Barberry Drive has been approved by the Architectural Control Committee (ACC) of McCreary Estates Homeowners Association, Inc.. Specifically, you have approval to proceed with the following request as submitted: **Patio.**

Concrete patio, covered patio and outdoor kitchen

Thank you for adhering to the architectural guidelines of the community. We appreciate your patience while this information was being reviewed.

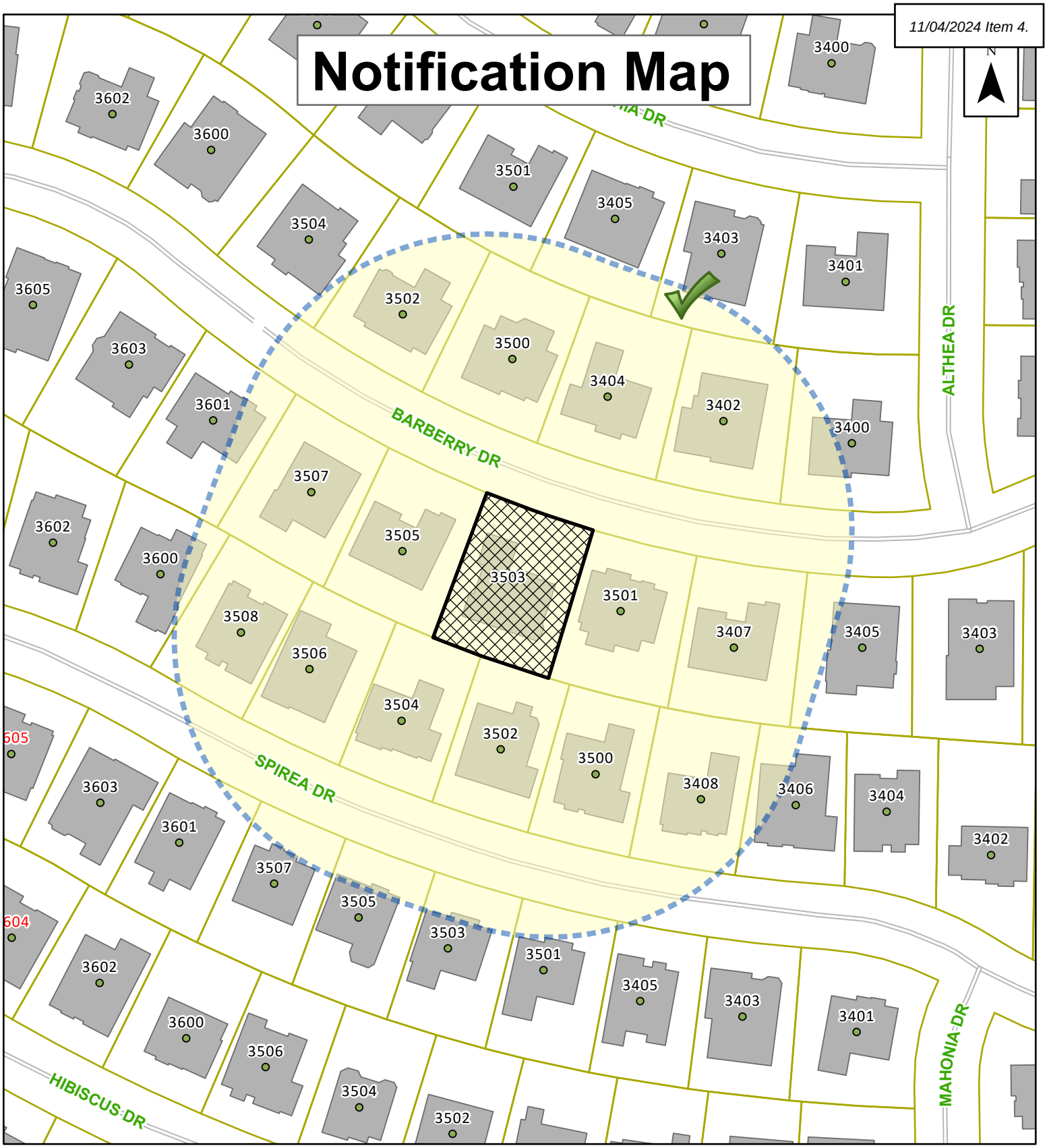
A copy of your application is saved in your online account. ***Login to your online account here: https://owner.sbbmanagement.com.*** This will appear on your “My Items” page under the reference number XN13733953. You can also click “reply” on this page should you have any additional questions.

This approval is given without any representations or warranties, including but not limited to, representations and/or warranties regarding fitness, design, structural integrity, fitness for intended purpose, adequacy of the proposed construction, or compliance with any applicable county, state or federal statutes, codes and/or regulations. The ACC specifically disclaims any representations or warranties; the approval granted here is expressly limited to those matters enumerated in the Deed Restrictions governing the Association. This approval also does not eliminate the need to obtain a permit from the county or city (if applicable to your project).

Sincerely,

McCreary Estates Homeowners Association, Inc.
Professionally managed by SBB Community Management

Notification Map



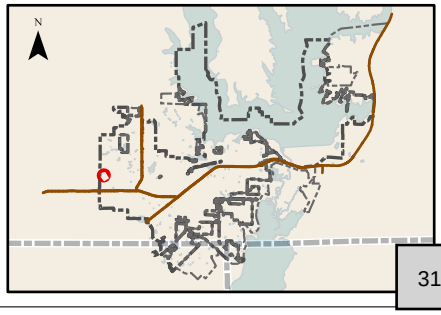
ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2024-09 3503 Barberry Dr.

SUBJECT property 200 foot Notification Buffer

0 100 200 300 Feet

CITY OF WYLIE

Date: 10/7/2024



Public Comment Form

First Name * Lori

Middle Name

Last Name * Guillory

Address *

Street Address
3403 Forsythia Dr

Address Line 2

City
Wylie

State / Province / Region
TX

Postal / Zip Code
75098

Case # *
ZC2024-09 3503 Barberry Drive

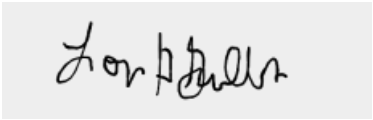
Response *

- (●) 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
10/11/2024

Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning **Item Number:** 5

Prepared By: Kevin Molina

Subject

Hold a Public Hearing to consider and act upon a request by Joseph Tidwell for a variance to Section 4.2.16 of Planned Development 2005-24 to allow for an accessory structure within the rear setback. Property located at 504 Landing Drive. **(ZBA 2024-10)**.

Recommendation

Motion to **approve or deny.**

Discussion

OWNER: Joseph Tidwell **APPLICANT: Joseph Tidwell**

The applicant is requesting a variance to Section 4.2.16 of Planned Development 2005-24 to allow for 5' rear setbacks in lieu of 13' (10% of lot depth) for the allowance of a 8' X 10' (80 sq.ft.) accessory structure. The property is located at 504 Landing Drive.

The purpose of the Ordinance restricting rear setback requirements is to provide separation from adjacent properties and existing structures.

The applicant believes the variance request has merit for the following reasons:

- The city's Zoning Ordinance adopted as of June 2023 allows for a 3' rear setback for accessory structures. The 13' setback restriction comes from the existing Planned Development that was originally established in 2005 (Ordinance 05-24).
- The accessory structure allows for access on all sides. The proposal will maintain a 5' setback from the rear and side.
- The Braddock Place Estates Home Owners Association has provided a conditional approval letter for the attached accessory structure pending city approvals.

Public comment forms were mailed to eight-teen (18) property owners within 200 feet of this request, as required by State Law. At the time of posting, four comment forms were returned in favor and none in opposition of the request.

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

(1) Permits a land use not allowed in the zoning district in which the property is located; or

(2) Is in the public right-of-way or on public property; or

(3) Alters any definition of the development code; or

(4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or

(5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or

(6) Is based exclusively on findings of personal or financial hardship.

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

(1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;

(2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;

(3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;

(4) That the demonstrable hardship is not self-imposed;

(5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;

(6) That the variance, if granted will not change the character of the zoning district in which the property is located;

(7) That the variance, if granted is in keeping with the intent of the development code; and

(8) That the variance, if granted, will not adversely affect the health, safety or welfare of the citizens of Wylie.

Locator Map



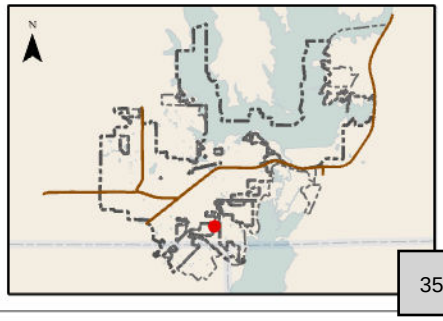
ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2024-10 504 Landing Dr.

SUBJECT property

0 100 200 300 400 Feet

CITY OF WYLIE

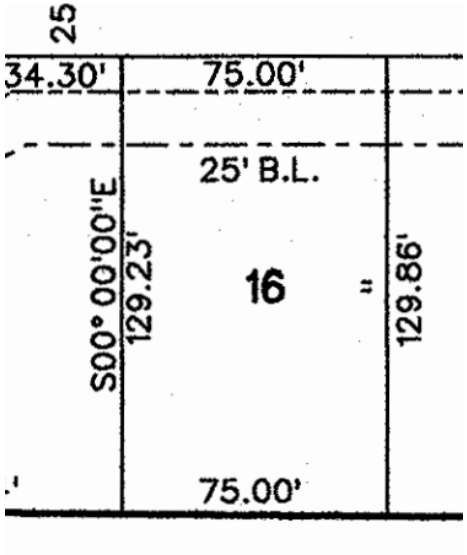
Date: 10/7/2024



Variance Exhibit
504 Landing Drive

Planned Development 2005-24
Setback requirements

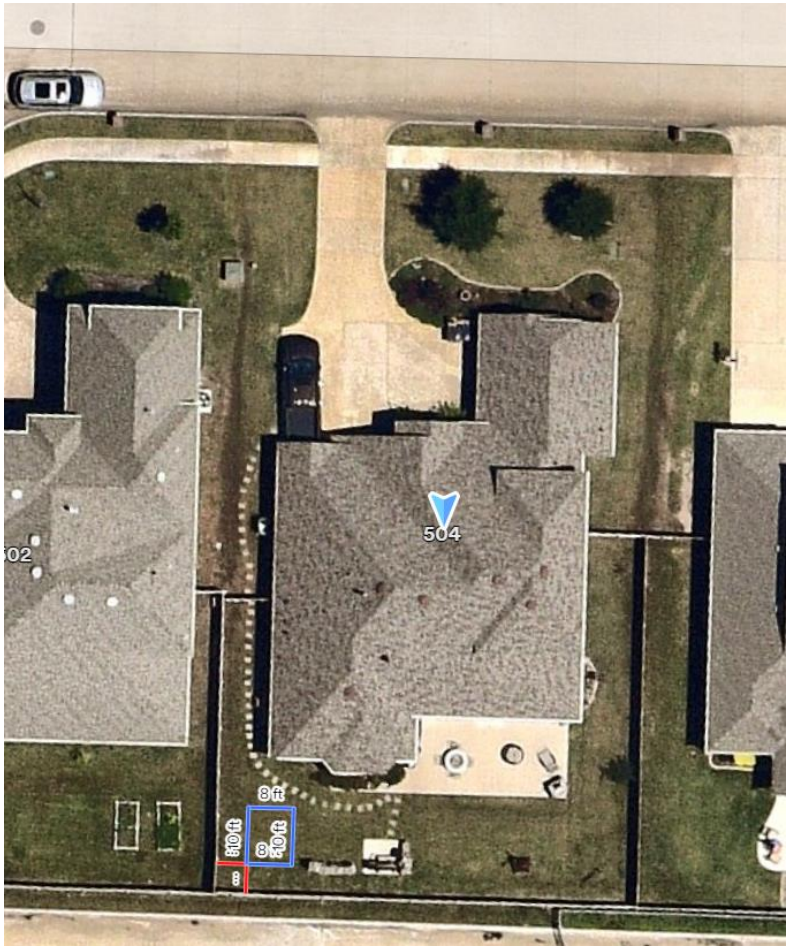
16. Accessory Structure Rear Yard: The minimum permitted rear yard for accessory structures shall be 10% of the lot depth for all lot types.



10% of 129.23 = 12.923 rear setback

Requesting 5’ Rear Setbacks for
8’ X 10’ Shed







8’ 10’

GARDEN RANCH

Braddock Place Estates HOA
1024 S. Greenville Ave., Suite 230
Allen TX 75002
Main Phone: 972-359-1548

Date: 10/1/2024 4:42:19 PM

Architectural Control Committee Conditional Approval

Joseph Tidwell & Donna Helton
504 Landing Drive
Wylie TX 75098

Re: 504 Landing Drive: Shed

Dear **Joseph**:

Thank you for submitting your written request to the Braddock Place Estates HOA Architectural Control Committee (ACC), as required by the governing documents for Braddock Place Estates HOA. We are pleased to let you know that your request has been approved by the Committee per the following provision(s):

Homeowner responsible for obtaining city permits.

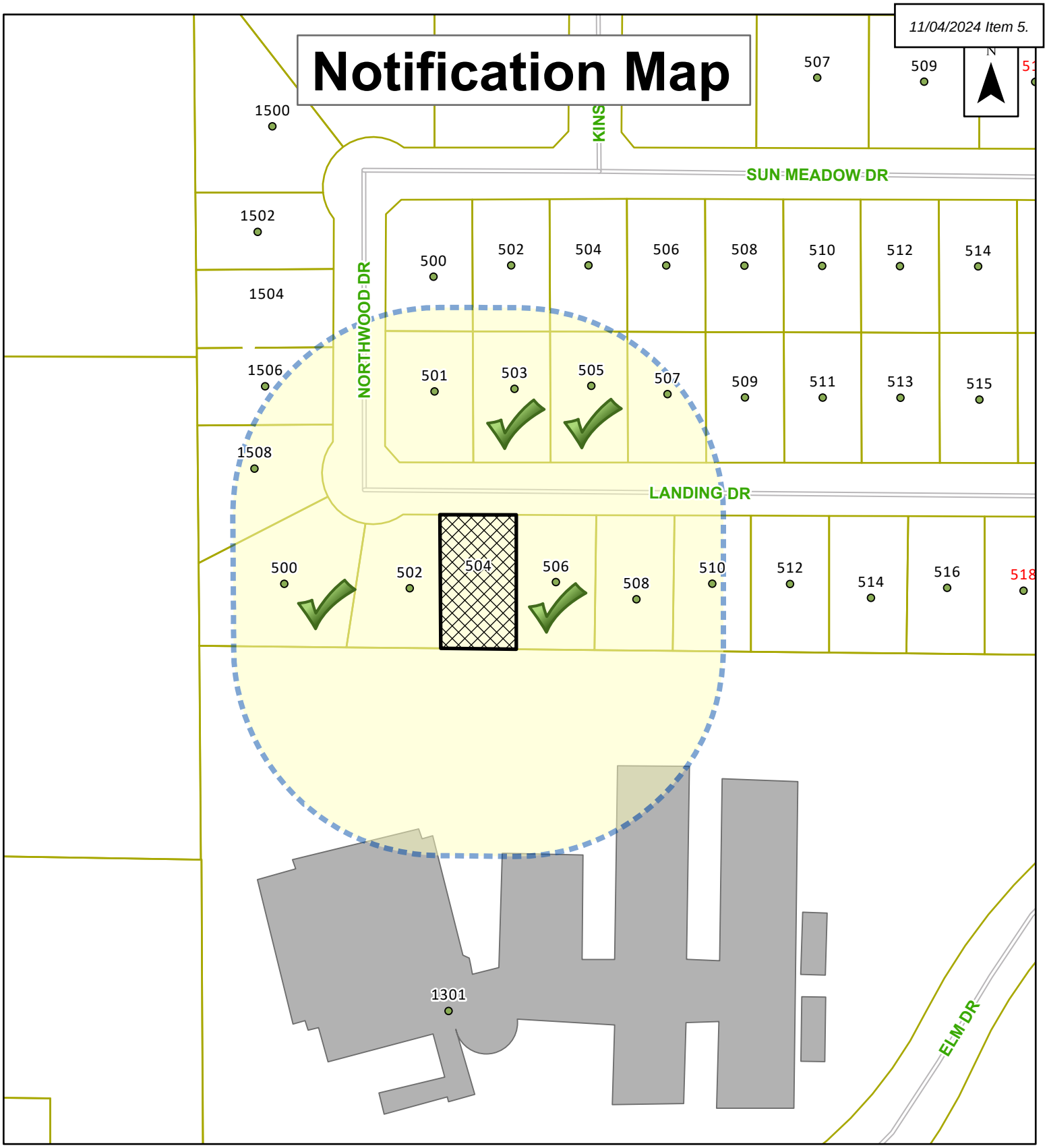
This approval is valid for one year from this date. Please remember that you are responsible for obtaining any and all required permits from the City of Wylie for this project, and that you must complete the project within 60 days of its start date. If this project has already been started or if your submission is in response to a current violation on the property, the work must be initiated within 30 days and completed within 60 days.

Thank you again for your compliance. Please keep this letter for your records.

Sincerely,

Braddock Place Estates HOA
Architectural Control Committee

Notification Map



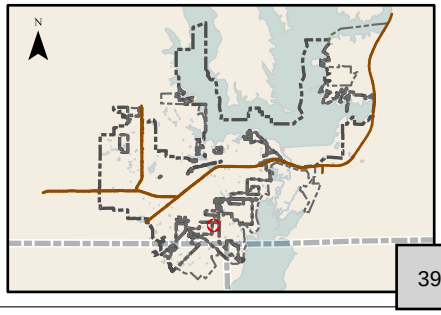
ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2024-10 504 Landing Dr.

SUBJECT property 200 foot Notification Buffer

0 100 200 300 Feet

CITY OF WYLIE

Date: 10/7/2024



Public Comment Form

First Name * Derek

Middle Name

Last Name * Trent

Address *

Street Address
500 Landing Dr

Address Line 2

City
Wylie

State / Province / Region
TX

Postal / Zip Code
75098

Case # *
ZC2024-10 504 Landing Drive

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
10/11/2024

Public Comment Form

First Name * Andrea

Middle Name

Last Name * Hamilton

Address *

Street Address
506 Landing Dr.

Address Line 2

City
Wylie

State / Province / Region
TX

Postal / Zip Code
75098

Case # *
ZC2024-10 504 Landing Drive

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
10/12/2024

Public Comment Form

First Name * Leslie

Middle Name K

Last Name * Cloer

Address *

Street Address
503 Landing Drive

Address Line 2

City
Wylie

State / Province / Region
TX

Postal / Zip Code
75098

Case # *
ZC2024-10 504 Landing Drive

Response *

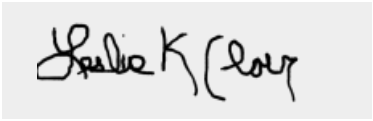
- (●) I am FOR the requested zoning as explained on the public notice
- ( ) I am AGAINST the requested zoning as explained on the public

Comments

Homeowners should be allowed to place a storage shed wherever they would like within their backyard. This shed will sit within the fence line. There are multiple free standing storage sheds that have been allowed throughout our subdivision and some are close to the fence line. This is our neighbor directly across the street and he has selected a storage shed that will blend in with the other colors of the subdivision. We have no issue with the zoning request for 5' setbacks.

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

Signature *



Date of Signature
10/18/2024

PUBLIC COMMENT FORM

Submissions can now be made on-line at https://records.wylietexas.gov/Forms/PublicComment
or by scanning the QR code in the upper right hand corner.
(If completing the form below, please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

X I am **FOR** the requested zoning as explained on the attached public notice for ZBA Case #2024-10.

____ I am **AGAINST** the requested zoning as explained on the attached public notice for ZBA Case #2024-10.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of Zoning Board of Adjustment meeting:

Monday, October 21, 2024 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Don Tines
(please print)

Address: 505 Landing Dr
Wylie Tx 75098

Signature: Don Tines

Date: 10-14-2024

COMMENTS:

Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning **Item Number:** 6

Prepared By: Kevin Molina

Subject

Hold a Public Hearing to consider and act upon a request by Susan Christensen for a variance to Section 1.2 of Planned Development 2018-10 to allow for an unenclosed pergola within the rear, side and proximity to a main structure setbacks. Property located at 1024 Manchester Drive. **(ZBA 2024-11)**.

Recommendation

Motion to **approve or deny.**

Discussion

OWNER: Susan Christensen **APPLICANT: Susan Christensen**

The applicant is requesting a variance to Section 1.2 of Planned Development 2018-10 to allow for an accessory structure within 1' of the main structure in lieu of 5', within 6' feet of the rear setbacks in lieu of 15' and within 4' of the side setbacks in lieu of 5'for a pergola that measures 12'x10'(120 sq.ft.). The property is located at 1024 Manchester Drive

The purpose of the Ordinance restricting setback requirements is to provide separation from adjacent properties and existing structures. The Planned Development has a provision which states that no accessory structures are allowed. Approval of this variance would allow for the proposed pergola at the requested setbacks.

The applicant believes the variance request has merit for the following reasons:

- The city's Zoning Ordinance adopted as of June 2023 allows for a 3' rear and side setback for accessory structures. The aforementioned setback restriction comes from the existing Planned Development that was originally established in 2018 (Ordinance 2018-10).
- The pergola is unenclosed and allows for access on all sides of the structure.
- The Birmingham Bluffs Home Owners Association has provided a conditional approval letter for the pergola pending city approvals.

Public comment forms were mailed to thirty (30) property owners within 200 feet of this request, as required by State Law. At the time of posting, three comment forms were returned in favor and none in opposition of the request.

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

(1) Permits a land use not allowed in the zoning district in which the property is located; or

(2) Is in the public right-of-way or on public property; or

(3) Alters any definition of the development code; or

(4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or

(5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or

(6) Is based exclusively on findings of personal or financial hardship.

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

(1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;

(2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;

(3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;

(4) That the demonstrable hardship is not self-imposed;

(5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;

(6) That the variance, if granted will not change the character of the zoning district in which the property is located;

(7) That the variance, if granted is in keeping with the intent of the development code; and

(8) That the variance, if granted, will not adversely affect the health, safety or welfare of the citizens of Wylie.

Locator Map

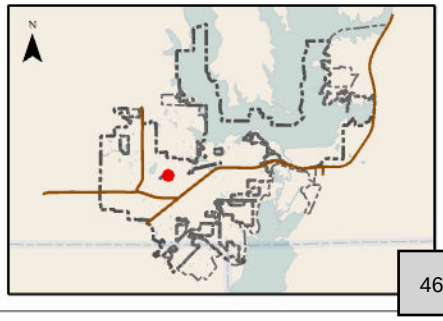


ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2024-11 1024 Manchester Dr.

SUBJECT property

0 100 200 300 400 500 600 Feet

CITY OF WYLIE



Date: 10/8/2024

1024 Manchester Drive

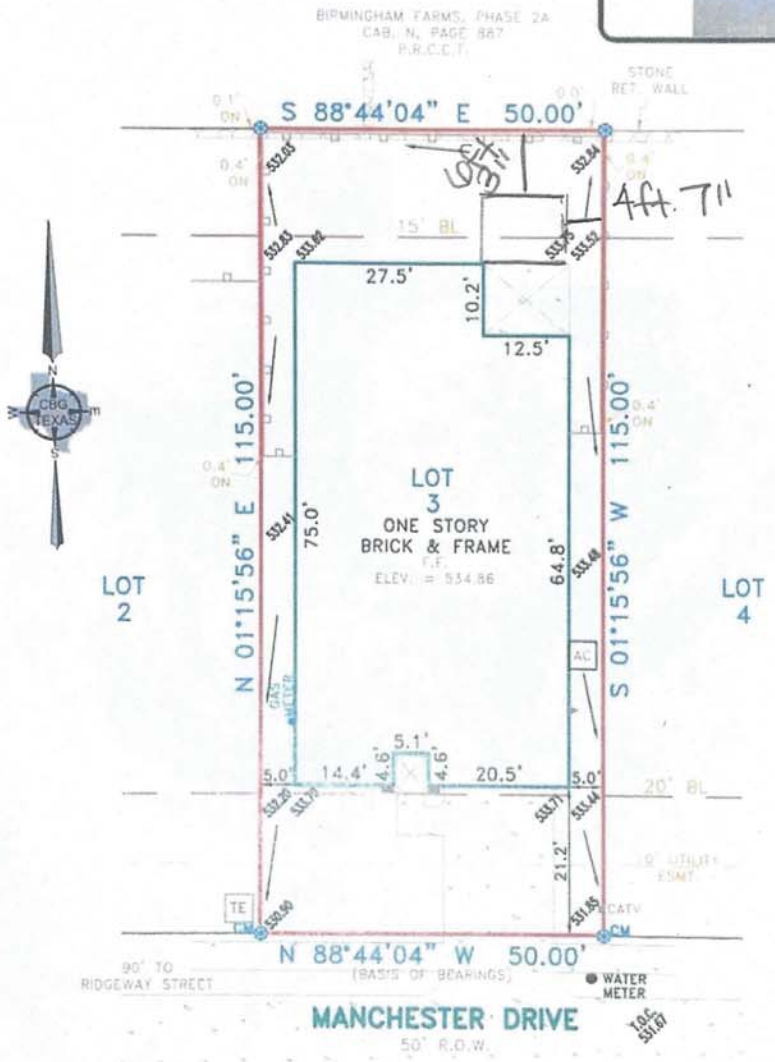
Lot 3, Block B, BIRMINGHAM BLUFFS, PHASE 1, an Addition to the City of Wylie, Collin County, Texas, according to the Map or Plat thereof recorded in Volume 2019, Page 818, Map Records, Collin County, Texas.

Capital Title
A Shaddock Company



LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- 1" PIPE FOUND
- "X" FOUND/SET
- 5/8" ROD FOUND
- POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- —OHP— OVERHEAD ELECTRIC POWER
- —OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 2019, PG. 818, VOL. 5313, PG. 2864, DOC. NO(S). 20190815000992490, 20190819001002000 & 20190820001012300

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 581, PG. 236, DOC. NO(S). 20190801000918720

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48085C0420J, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Capital Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____ Purchaser

Date: _____

_____ Purchaser

Drawn By: SRG

Scale: 1" = 20'

Date: 10/05/2020

GF No.: 20-521533-WB

Job No. 2005857-03

CBG SURVEYING TEXAS LLC

12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtx.com

STATE OF TEXAS
REGISTERED
JONATHAN M. QUILL
5882
LAND SURVEYOR

JONATHAN M. QUILL



Birmingham Bluffs Homeowners Association, Inc.
1024 S. Greenville Ave, Suite 230
Allen, TX 75002

August 22, 2024

Architectural Modification Approval Notice
Approved with Conditions

Susan Christensen
1024 Manchester Drive
Wylie, TX 75098

Re: XN9374697: Patio
1024 Manchester Drive

Dear Susan Christensen:

Thank you for submitting your written request to the Birmingham Bluffs Homeowners Association, Inc. Architectural Control Committee (ACC), as required by the governing documents for Birmingham Bluffs Homeowners Association, Inc.. We are pleased to let you know that your request has been approved by the Committee per the following provision(s):

conditional approval:
-City Permit
and following conditions:
1. The pergola must be installed exact per the submission and using material/colors that match the existing home exterior.
2. The pergola must be maintained to keep in good condition.
3. Any drainage issue that may arise, due to the improvement, will be the responsibility of you, the owner.

This approval is valid for 90 days from the date of this letter. Please remember that you are responsible for obtaining any and all required permits for this project from the local City and/or County building department, and that you must complete the project within 60 days of its start date. If you need an extension for the completion of the project, please contact your Association Manager.

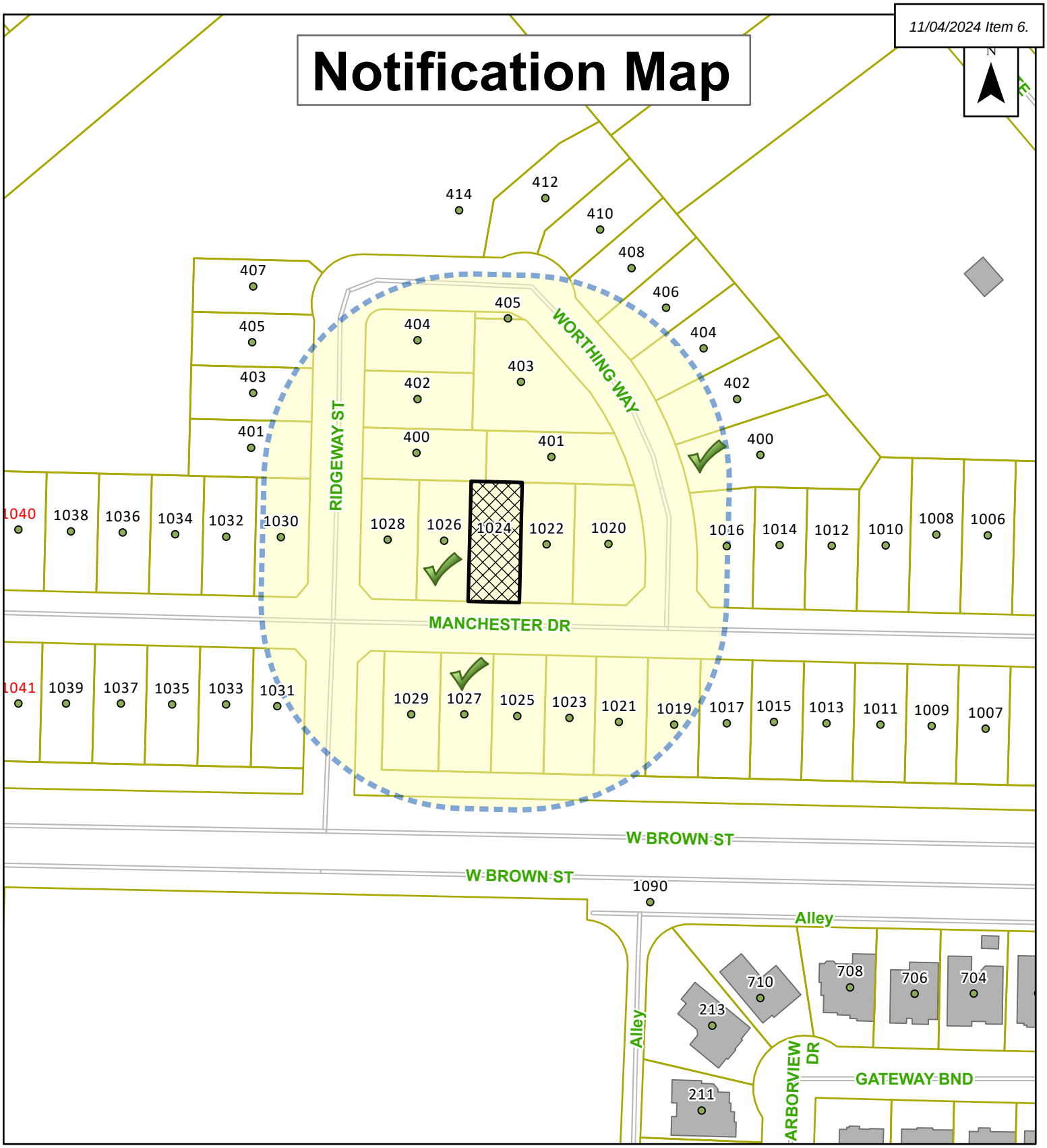
Thank you again for your compliance. Please keep this letter for your records.

Sincerely,

Birmingham Bluffs Homeowners Association, Inc.

This Community is Professionally Managed By:
Neighborhood Management
(972) 359-1548

Notification Map



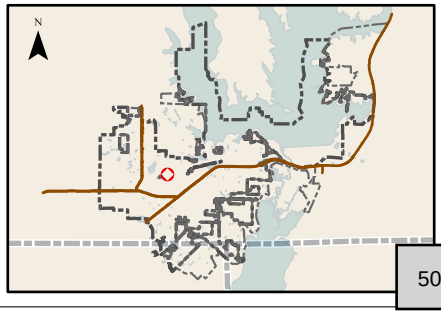
ZONING BOARD OF ADJUSTMENT CASE:
ZBA 2024-11 1024 Manchester Dr.

SUBJECT property 200 foot Notification Buffer

0 100 200 300 Feet

CITY OF WYLIE

Date: 10/8/2024



Public Comment Form

First Name * Funmilayo

Middle Name

Last Name * Akinsola

Address *

Street Address
400 Worthing Way

Address Line 2

City
Wylie

State / Province / Region
TX

Postal / Zip Code
75098

Case # *
ZC2024-11 1024 Manchester Drive

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
10/16/2024

Public Comment Form

First Name * AHSAN

Middle Name

Last Name * ALI

Address *

Street Address
1027 MANCHESTER DRIVE

Address Line 2

City
Wylie

State / Province / Region
TX

Postal / Zip Code
75098

Case # *
ZC2024-11 1024 Manchester Drive

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 *
Ahsan Ali

Date of Signature
10/15/2024

PUBLIC COMMENT FORM

Submissions can now be made on-line at https://records.wylietexas.gov/Forms/PublicComment
or by scanning the QR code in the upper right hand corner.
(If completing the form below, please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

✓ I am **FOR** the requested zoning as explained on the attached public notice for ZBA Case #2024-11.

____ I am **AGAINST** the requested zoning as explained on the attached public notice for ZBA Case #2024-11.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of Zoning Board of Adjustment meeting: Monday, October 21, 2024 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Syed Ali Mustafa
(please print)

Address: 1026 Manchester Drive
Wylie, TX 75098

Signature:

Date: 10/17/2024

COMMENTS: