Wylie Planning and Zoning Commission Regular Meeting

September 05, 2023 – 6:00 PM
Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

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

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

A. Minutes from August 15, 2023 Regular Meeting

B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Moncada Addition, Lot 1, Block A establishing one lot on 0.59 acres in the City of Wylie Extra Territorial Jurisdiction, property located at 1202 Troy Road.

C. Consider, and act upon a recommendation to City Council regarding a Final Plat of Wylie Retail Office Park, Lot 2R, Block A, being a Replat of Lot 2 & 3, Block A of Wylie Retail Office Park, establishing one commercial lot on 2.595 acres, generally located at 2045 N State Highway 78.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 2R Block A of Wylie Retail Office Park for the development of a retail use on 2.595 acres. Property generally located at 2045 N State Highway 78.

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 September 01, 2023 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

_____ _____
Stephanie Storm, City Secretary *Date Notice Removed*

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

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

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

CITY OF WYLIE

Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item:** A

Prepared By: Lillian Baker

Subject

Consider, and act upon, minutes from the August 15, 2023 Regular Meeting.

Recommendation

Motion to approve Item A as presented.

Discussion

The minutes are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

August 15, 2023 – 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 6:00 p.m. Commissioners present: Chair Joshua Butler, Vice-Chair Jacques Loraine, Commissioner Keith Scruggs, Commissioner James Byrne, Commissioner Rod Gouge, Commissioner Joe Chandler, Commissioner Jennifer Grieser, Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, Engineering Development Manager Than Nguyen, Secretary Lillian Baker.

INVOCATION & PLEDGE OF ALLEGIANCE

The invocation was led by Commissioner Gouge and the pledge of allegiance was led by Commissioner Loraine.

COMMENTS ON NON-AGENDA ITEMS

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

None approached the Commissioners.

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. Minutes from August 1, 2023 Regular Meeting

B. Consider, and act upon a recommendation to City Council regarding a Final Plat for Railroad Addition, Lots 1R, 2R, 3R1, and 3R2, Block 14, being a Replat of Lot 1-3A, Block 14 of Railroad Addition, establishing four residential lots on 0.446 acres, property located at 510 E Marble.

C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Bufflehead Addition, establishing one light industrial lot on 8.96 acres. Property generally located at 1011 E Brown Street.

D. Consider, and act upon a recommendation to City Council regarding a Final Plat for Lots 1-2, Block A of Upwind Capital Addition establishing two lots on 4.1396 acres, generally located at 1971 N State Highway 78.

Board Action on Consent Agenda

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

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 1, Block A of Bufflehead Addition for the development of a battery backup storage use on a total of 8.96 acres. Property generally located at 1011 E Brown Street.

Staff Comments on Regular Agenda Item 1

Senior Planner Molina presented an overview. This was previously reviewed as a Special Use Permit (SUP). The sire is providing landscaping and fire lanes. The business will preserve as many trees as possible. The Commission inquired about run off and detention. Senior Planner Molina responded that it was going to be done offsite on Oncore property, still being worked through, and that the EDC is also involved. Director Haskins stated that Civil Plans would not be approved until that item is resolved. Engineering Development Manager Nguyen stated that they are looking at the detention for both the Oncore facility and the Bufflehead facility; to be three tracks total.

Board Action on Regular Agenda Item 1

A motion was made by Commissioner Loraine and seconded by Commissioner Gouge to approve Regular Agenda Item 1 as presented. A vote was taken and carried 7 – 0.

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 Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.985 acres to allow for Automobile Repair Major use. Property located north of 451 Westgate Way (ZC 2023-12).

Staff Comments on Regular Agenda Item 2

Senior Planning Molina presented that the plan was in compliance with standards. What is being presented is for the zoning and not the site plan, which will come back at a later date. Thirty-one notices were mailed and there were no responses. There will be an 8’ board on board screen and landscaping. The business is planning for a gate to be installed to limit access to vehicles parked in back. Applicant Scott Zinc was present and addressed question, by Commission, if he was aware of multiple body shops in the area. He stated that they were aware and that their predictions indicated that the supply was in need.

Chair Butler opened a Public Hearing. None approached the Commission and the Public Hearing was closed.

Board Action on Regular Agenda Item 2

A motion was made by Commissioner Byrne and seconded by Commissioner Chandler to approve Regular Agenda Item 2 as presented. A vote was taken and carried 7 – 0.

3. 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 Commercial Corridor - Special Use Permit (CC-SUP) on 0.821 acres to allow for Drive-Through Restaurant. Property located at 2001 N State Highway 78 (ZC 2023-13).

Staff Comments on Regular Agenda Item 3

Senior Planner Molina presented the Special Use Permit (SUP) for a drive-thru for Dutch Brothers. Staff is recommending approval as the site plan is in compliance. Property is currently zoned Agriculture and the request includes a change in zoning to Commercial Corridor with SUP (CC-SUP) as well as the site plan. They are providing

twelve parking spaces and 20% landscaping. Ten notices were mailed and none were returned. They will have to submit a re-plat for fire lanes at a future date. Commission inquired about drive-thru. Engineering Development Manger Nguyen said that Engineering has reviewed and feel it will be in compliance. Director Haskins stated with some modifications it is still within compliance. Commissioner Gouge requested clarification on number of parking spaces before it goes to City Council. Commission asked what is the parking requirement. Senior Planner Molina stated that 25% can not exceed the minimum parking, if over, it has to be grass or a different surface.

Chair Butler opened a Public Hearing. None approached the Commission and the Public Hearing was closed.

Board Action on Regular Agenda Item 3

A motion was made by Commissioner Grieser and seconded by Commissioner Gouge to approve Regular Agenda Item 3 as presented. A vote was taken and carried 7 – 0.

ADJOURNMENT

A motion was made by Commissioner Grieser and seconded by Commissioner Loraine to adjourn. A vote was taken and carried 7 – 0. The meeting was adjourned at 6:19 p.m.

_____
Joshua Butler, Chair

ATTEST

_____
Lillian Baker, Secretary

Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item Number:** B

Prepared By: Kevin Molina

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Moncada Addition, Lot 1, Block A establishing one lot on 0.59 acres in the City of Wylie Extra Territorial Jurisdiction, property located at 1202 Troy Road.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Ida Moncada **APPLICANT: Verizon Wireless**

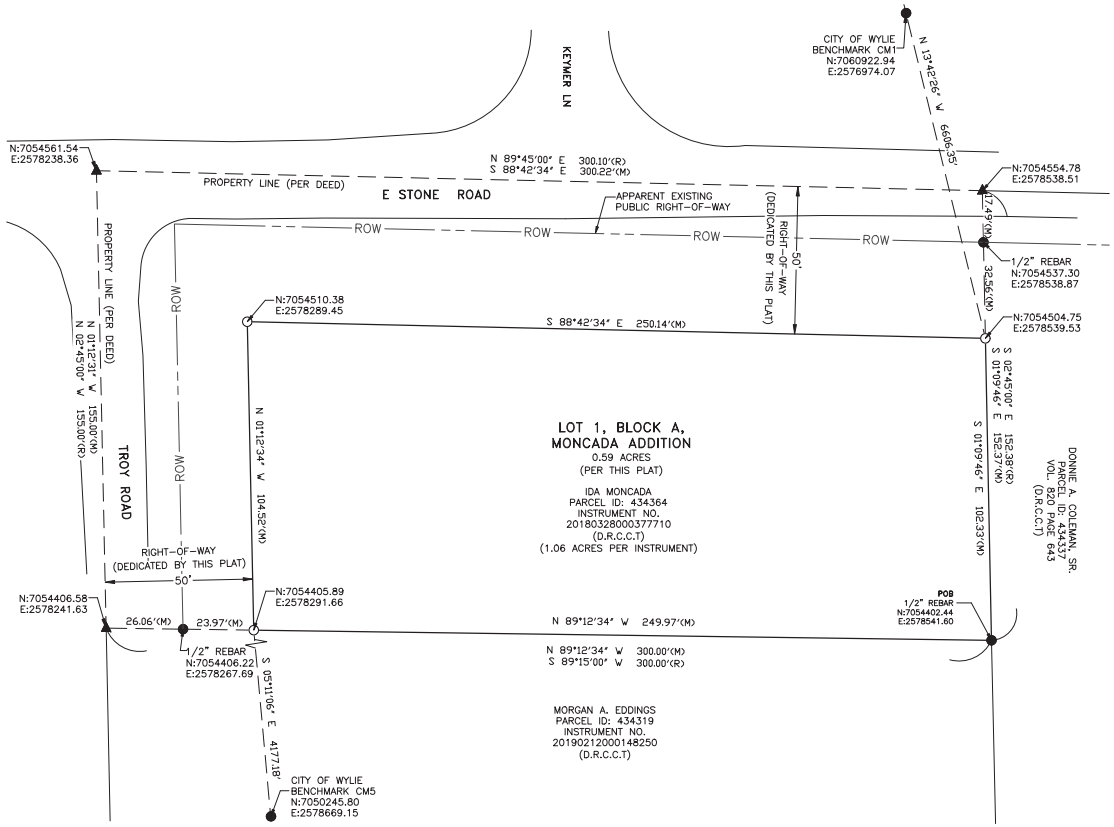
The applicant is proposing to create one lot measuring 0.59 acres located outside of the city limits within the City of Wylie Extra Territorial Jurisdiction at 1202 Troy Road.

The purpose of the plat is to create one lot from an unplatted parcel of land for the development of a telecommunications tower.

The plat shall dedicate 50’ of Right of Way for Troy Road and for E Stone Road.

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 Gov’t Code.



FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 48085C0420J, which bears an effective date of June 2, 2009 and IS NOT in a special flood hazard area. Zone 'X': Areas determined to be outside the 0.2% annual chance floodplain.

NOTICE

Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

SURVEYOR'S NOTES

1. This is a Record Plat, made on the ground under the supervision of a Texas Registered Land Surveyor. Date of field survey is May 30, 2023.
2. The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
3. Bearings are based on Texas South Central State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. This survey was conducted for the purpose of a Record Plat only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
6. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
7. This Survey was conducted with the benefit of an Abstract Title search, by Fidelity National Title, Order No. 38281759.
8. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
9. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.

EASEMENTS

The Easements listed below pertain to Waterline Easements and Right-of-way, but can not be located or shown since the supportive document lacks sufficient data to locate on this Plat.
Instrument No.: 20150707000828610, 201602180001877 20, 20180328000377710, 20180419000461500

"RECOMMENDED FOR APPROVAL"

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

"APPROVED FOR CONSTRUCTION"

_____ _____
Mayor, City of Wylie, Texas Date

"ACCEPTED"

_____ _____
Mayor, City of Wylie, Texas Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies
that the foregoing final plat of the **Lot 1, Block A, Moncada Addition,** to Collin County, Texas was submitted to the City Council on the __ day of _____,
2023, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this __ day of _____, A.D., 20 ___.

_____
City Secretary
City of Wylie, Texas

Owner's Dedication And Acknowledgement

STATE OF TEXAS §
COUNTY OF COLLIN §

Now, Therefore, Know All Men By These Presents:

That Ida Moncada, acting herein by and through his (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as Lot 1, Moncada Addition, an addition to the Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. 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 shown, 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 desiring to use or using the same unless the easement limits the use to particular 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.
WITNESS, my hand, this the __ day of _____, 20____.

_____
Ida Moncada (Owner)

Acknowledgement

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William H. Summerville, III, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

Property Owner's Certificate

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, **IDA MONCADA** is the Owner of a tract of land situated in Collin County, Texas, a part of the Aaron West Survey, Abstract No. 979 (Collin County, Texas) and being out of a 1.06 acre tract conveyed to **IDA MONCADA** by Instrument File No. 20180328000377710, of the Deed Records of Collin County, Texas and being more particularly described as follows:

Beginning at a 1/2" rebar found being the southeast corner out of said 1.06 acre tract of the land described in Instrument File No. 20180328000377710, of the Deed Records of Collin County, Texas, being the northeast corner of a tract of land conveyed to Morgan A. Eddings by deed and recorded in Instrument No. 20190212000148250 and the southeast corner of the herein described tract ;

thence with the north line of said Eddings tract and the south line of said Moncada tract N 89°12'34" W, passing a 1/2" rebar found for reference at 273.94 feet and continuing for a total distance of 300.00 feet to a point for corner in the approximate centerline of Troy Road, marking the northwest corner of said Eddings tract and the southwest corner of said Moncada tract;

thence with the center of said Troy Road, and the west line of the said Moncada tract, N 01°12'31" W for a distance of 155.00 feet to a point in the apparent Intersection of Stone Road and said Troy Road, and the northwest corner of said Moncada trac;

thence withe the approximate centerline of said Stone Road and the north line of the herein described Moncada tract, S 88°42'34" E, passing a 1/2" rebar found for reference at 17.49 feet, for a total distance of 300.22 feet to a point being the northwest corner of a tract of land conveyed to Donnie A. Coleman, Sr. by deed recorded in Volume 820 Page 643 of the Deed Records of Collin County, Texas and marking the northeast corner of said Moncada tract;

thence with the west line of said Coleman tract and the east line of said Moncada tract, S 01°09'46" E for a distance of 152.37 feet to the Point of Beginning and containing 46,088.26 sqare feet or 1.06 acres or land, more or less.

Surveyor's Certificate

KNOW ALL MEN BY THESE PRESENTS:
That I, **William H. Sommerville, III.** do hereby certify that I prepared this plat 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.

STATE OF TEXAS
WILLIAM H. SOMMERVILLE III
6094
LAND SURVEYOR

08/28/23

_____
Signature of Registered Public Land
Surveyor Registration No. 6094

Acknowledgement

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **William H. Sommerville, III,** Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

PURPOSE: THE PURPOSE OF THIS PLAT IS TO PLAT A PREVIOUSLY UNPLATTED PARCEL TO OBTAIN A BUILDING PERMIT.

FINAL PLAT
LOT 1, BLOCK A,
MONCADA ADDITION
TOTAL ACREAGE:
0.59 ACRES±

OUT OF THE AARON WEST SURVEY,
ABSTRACT NO. 979
COLLIN COUNTY, TEXAS

SITE ADDRESS:
1202 TROY ROAD
WYLIE, TEXAS 75098

TEXAS – NORTH CENTRAL GRID – NORTH

GRID TO TRUE NORTH CONVERGENCE 1°0506.06843'

TRUE NORTH TO MAGNETIC DECLINATION 2° 37' E

COMBINED SCALE FACTOR 0.999872946

0 20' 40' 80'
SCALE: 1" = 20'

VICINITY MAP

NOT TO SCALE

LEGEND

○ = 5/8" CAPPED REBAR SET
● = FOUND PROPERTY MARKER
POB = POINT OF BEGINNING
(M) = MEASURED INFORMATION
(R) = RECORDED INFORMATION (INSTRUMENT NO. 20180328000377710)
▲ = CALCULATED POINT
ROW = RIGHT-OF-WAY
= BOUNDARY

NO.	REVISION	DATE	BY
1.	REVISED PER CITY COMMENTS	08/22/23	KM

IDA MONCADA
2005 BISHOP BARREL LN
ST. PAUL, TEXAS 75098-0228

PROJECT NO.
22-10820

DRAWN BY: KM
CHECKED BY: PWK
APPROVED BY: PWS
DATE: 06/15/23
SCALE: 1" = 20'
SHEET 1 OF 1

RECORD PLAT

FOR: verizon

VERIZON WIRELESS
1201 WEST PARKWAY
IRVING, TEXAS 75038

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com
SMW ENGINEERING GROUP, INC.

Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item Number:** C

Prepared By: Kevin Molina

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Wylie Retail Office Park, Lot 2R, Block A, being a Replat of Lots 2 and 3, Block A of Wylie Retail Office Park, establishing one commercial lot on 2.595 acres, generally located at 2045 N State Highway 78.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Chang Chuan Ye **APPLICANT: Triangle Engineering**

The applicant has submitted a Replat to create Lot 2R, Block A of Wylie Retail Office Park. The property is generally located at 2045 N State Highway 78. The purpose of the plat is to combine Lots 2 and 3 Block A of Wylie Retail Office Park for the development of a multi-tenant retail building.

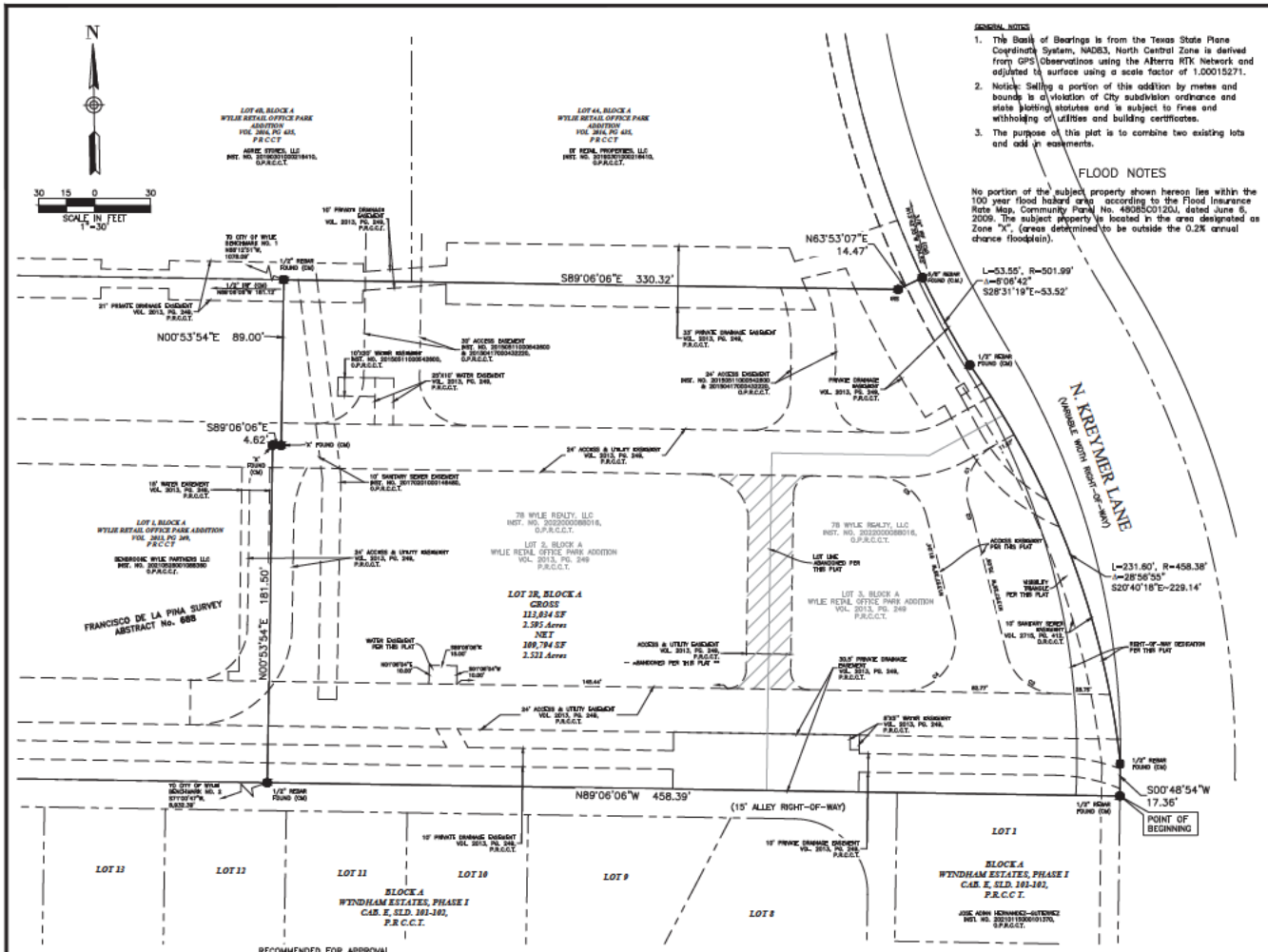
This plat is dedicating Right of Way for the future widening of Kreymer lane and relocating an existing access and utility easement.

Access to the site is provided by an existing driveway that connects to Kreymer Lane and to the adjacent properties to the north and west.

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 site plan for Lot 2R, Block A of Wylie Retail Office Park is also on the regular agenda.

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.



GENERAL NOTES

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Alterra RTK Network and adjusted to surface using a scale factor of 1.00015271.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to combine two existing lots and add an easements.

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48085C0120J, dated June 6, 2009. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS 78 Wylie Realty, LLC are the owners of a 2.595 acre tract of land situated in the Francisco De La Pina Survey, Abstract Number 688, being all of Lots 2 and 3, Block A of Wylie Retail Office Park Addition, an addition to the City of Wylie, as recorded in Volume 2013, Page 249, Plat Records, Collin County, Texas, being all of a tract of land described in Special Warranty Deed to 78 Wylie Realty, LLC by instrument Number 202200068016, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the southeast corner of said Lot 3, same being a point on the northeast corner of Lot 1, Block A of Wyndham Estates, Phase I, an addition to the City of Wylie, as recorded in Cabinet E, Page 101, Plat Records, Collin County, Texas and lying on the west right-of-way line of Kreymer Lane (Variable Width right-of-way);

THENCE North 89 degrees 06 minutes 06 seconds West, departing the west right-of-way line of said Kreymer Lane, with the north line of said Lot 1, and continuing with a 15 foot alley, a total distance of 458.39 feet to a 1/2 inch rebar found for the southeast corner of Lot 1, Block A of said Wylie Retail Office Park Addition;

THENCE North 00 degrees 53 minutes 54 seconds East, with the east line of said second referenced Lot 1, a distance of 181.50 feet to an "X" Cut found in concrete for corner;

THENCE South 89 degrees 06 minutes 06 seconds East, with a south line of said second referenced Lot 1, a distance of 4.62 feet to an "X" Cut found in concrete for corner;

THENCE North 00 degrees 53 minutes 54 seconds East, with an east line of said second referenced Lot 1, a distance of 89.00 feet to a 1/2 inch rebar found for the northeast corner of said Lot 1, same being a point lying on the south line of Lot 4B, Block A of Wylie Retail Office Park Addition, an addition to the City of Wylie, as recorded in Volume 2016, Page 635, Plat Records, Collin County, Texas.

THENCE South 89 degrees 06 minutes 06 seconds East, with the south line of said Lot 4B, continuing with the south line of Lot 4A, Block A of said second referenced Wylie Retail Office Park Addition, a total distance of 330.32 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE North 63 degrees 53 minutes 07 seconds East, with a south line of said Lot 4A, a distance of 14.47 feet to a 5/8 inch rebar found for the southeast corner of said Lot 4A, same being a point on the west right-of-way line of said Kreymer Lane and being the beginning of a curve to the left with a radius of 501.99 feet, a central angle of 06 degrees 06 minutes 42 seconds and a chord bearing and distance of South 28 degrees 31 minutes 19 seconds East, a distance of 53.52 feet;

THENCE with said curve to the right, with the west right-of-way line of said Kreymer Lane, an arc length of 53.55 feet to a 1/2 inch rebar found and being the beginning of a curve to the left, with a radius of 458.38 feet, a central angle of 28 degrees 56 minutes 55 seconds and a chord bearing and distance of South 20 degrees 40 minutes 18 seconds East, a distance of 229.14 feet;

THENCE with said curve to the left, with the west right-of-way line of said Kreymer Lane, an arc length of 231.60 feet to a 1/2 inch rebar found for corner;

THENCE South 00 degrees 48 minutes 54 seconds West, with the west right-of-way line of said Kreymer Lane, a distance of 17.36 feet to THE POINT OF BEGINNING and containing 113,034 square feet or 2.595 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT 78 Wylie Realty, LLC, the owners, do hereby adopt this plat designated therein above described property as WYLIE RETAIL OFFICE PARK ADDITION, an addition to the City of Wylie, Texas, on does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, 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 shown, 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 mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular 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 utilities entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the constructing, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all time shave 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, resolutions of The City of Wylie, Texas.

Witness, my hand at _____, _____, This _____ day of _____ 20____

_____
Signature – 78 Wylie Realty, LLC Representative

_____
Printed Name

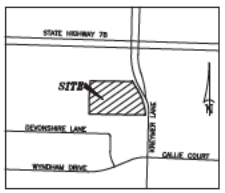
_____
Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared_____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____
Notary Public in and for the State of Texas



VICINITY MAP
NOT TO SCALE

Lot Table:
Lot 1:
Proposed Use: Commercial
113,034 Square Feet
2.595 Acres

RECOMMENDED FOR APPROVAL

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

APPROVED FOR CONSTRUCTION

_____ _____
MAYOR, CITY OF WYLIE, TEXAS — DATE

ACCEPTED

_____ _____
MAYOR, CITY OF WYLIE, TEXAS — DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF WYLIE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE LOT 2R, BLOCK A, WYLIE RETAIL OFFICE PARK ADDITION, SUBDIVISION OF ADDITION TO 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, ALLEY, PARKS, EASEMENT, PUBLIC PLACES, AND WATER AND SEWER LINES AS SHOWN AND SET FORTH IN AND UPON SAID PLAT AND SAID COUNCIL FURTHER AUTHORIZES THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREINABOVE SUBSCRIBED.

WITNESS MY HAND THIS _____ DAY OF _____, A.D., 20____.

_____
CITY SECRETARY
CITY OF WYLIE, TEXAS

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that i prepared this plat 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.

_____
David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____ 2023

_____
Notary Public in and for the State of Texas

Curve Data Table						
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	41.02'	28.00'	083°56'45"	N19°29'02"E	37.45'
C2	4.17'	28.00'	008°31'54"	N18°13'23"W	4.17'
C3	36.72'	28.00'	075°08'40"	N51°31'46"W	34.15'
C4	51.24'	28.00'	104°31'20"	N38°28'14"E	44.38'
C5	36.72'	28.00'	075°08'40"	N51°31'46"W	34.15'

OWNER/DEVELOPER
78 Wylie Realty, LLC
538 Haggard Street, Su te 12
Plano, Texas 7507

ENGINEER
Triangle Engineering
1782 W McDermott Drive
Allen, Texas 75013

TRAVERSE LAND SURVEYING LLC
1 200 Midway Road, Suite 130, De ise, TX 752 | T: 69 78 6321
W T averseLandSurveying.com I Texas Fi m No. 1019 6311
Surveying | Construction Staking | Plotting
Date: June 21, 2023 Project No.: TR-30-29

FINAL PLAT
LOT 2R, BLOCK A WYLIE RETAIL OFFICE PARK ADDITION
BEING 2.595 ACRES
SITUATED IN THE FRANCISCO DE LA PINA SURVEY
ABSTRACT NO. 688
BEING A REPLAT OF ALL OF LOTS 2 AND 3, BLOCK A
WYLIE RETAIL OFFICE PARK ADDITION
AS RECORDED IN VOL. 2013, PG. 249, P.R.C.C.T.
CITY OF WYLIE, COLLIN COUNTY, TEXAS
JULY 2023
1 of 1

Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item Number:** 1

Prepared By: Kevin Molina

Subject

Consider, and act upon, a Site Plan for Lot 2R Block A of Wylie Retail Office Park for the development of a retail use on 2.595 acres. Property located at 2045 N State Highway 78.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Chang Chuan Ye **APPLICANT: Triangle Engineering**

The applicant is proposing to develop a multi-tenant retail building which measures 16,762 sq.ft on Lot 2R, Block A of Wylie Retail Office Park on 2.595 generally located at 2045 N State Highway 78. The property is zoned Commercial Corridor and allows for the proposed use.

The site is providing 20% landscaping which complies with the Zoning Ordinance requirements. The landscape plan also includes a 10'' landscape buffer along Kreymer Lane. The development is providing 125 parking spaces with five being ADA accessible.

The developer is requesting for a waiver to the 3 to 1 residential proximity setback requirement as there is a residential neighborhood that connects to the commercial development by an existing meandering sidewalk along Kreymer Lane.

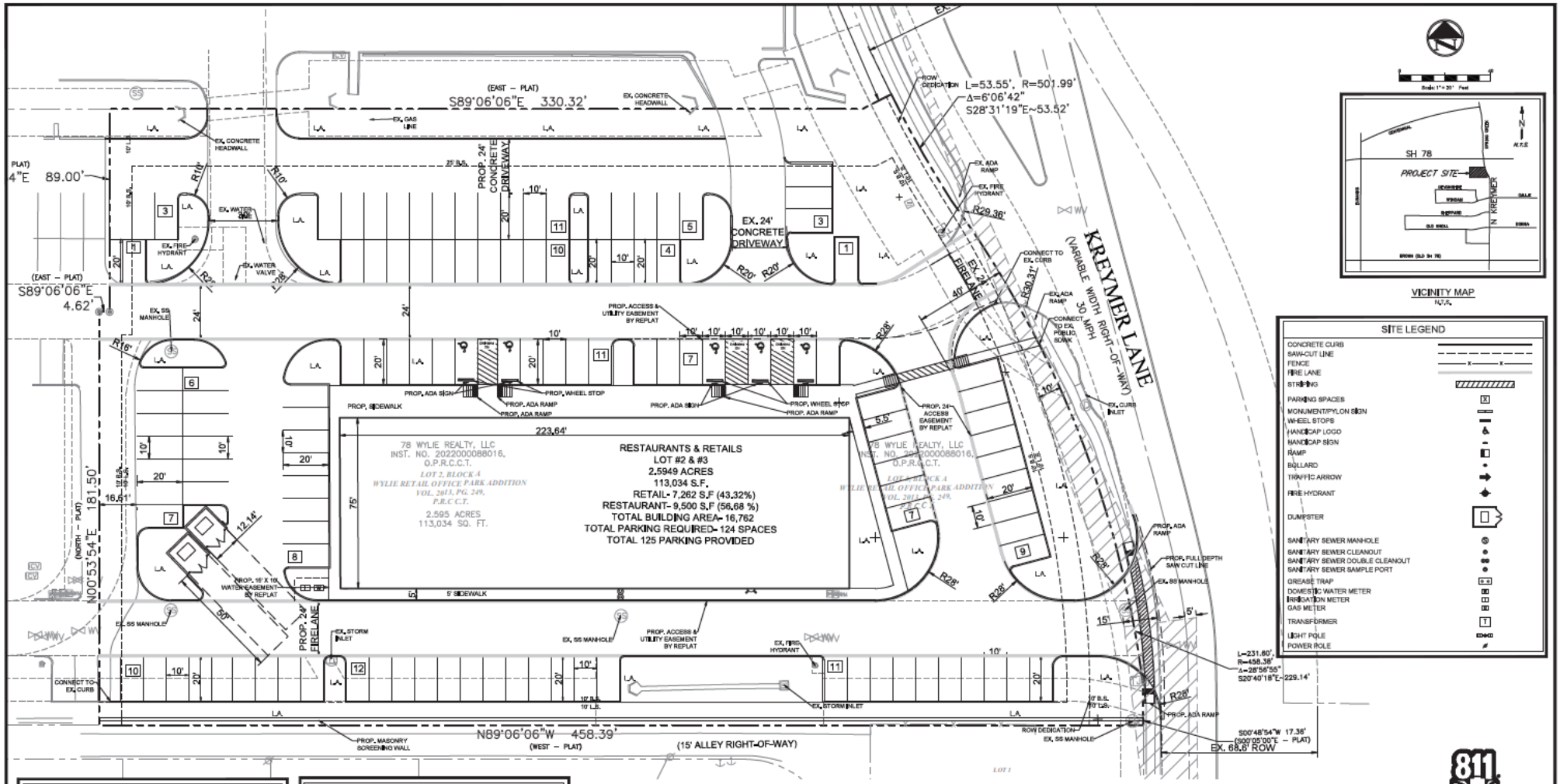
The developer shall install a masonry screening wall adjacent to the residential neighborhood that matches the height and look of the existing wall located to the east of the subject property.

The structure's exterior material consists of brick, stone, and stucco. Entrances are emphasized with awnings and recessed architectural features. All structures at or over 6,000 sq.ft. shall be required to have a fire sprinkler system installed.

Access to the site is proposed from an existing 24' access drive that connects to Kreymer Lane and to the adjacent properties to the north and west. The drive shall also function as a firelane.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan 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.



VICINITY MAP
N.T.S.

SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	
FIRE LANE	
STRIPING	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	
LIGHT POLE	
POWER POLE	

SITE DATA SUMMARY TABLE

SITE ACREAGE:	2.5949 ACRES (113,033.05 S.F.)
ZONING:	CC - COMERCIAL CORRIDOR DISTRICT
PROPOSED USE:	RETAILS & RESTAURANTS
TOTAL BUILDING 1 AREA:	16,762 S.F.
RESTAURANT PERCENTAGE:	9,500 S.F. (56.68%)
RETAIL PERCENTAGE:	7,262 S.F. (43.32%)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	35'
BUILDING COVERAGE:	14.83%
FLOOR AREA RATIO:	0.1483
IMPERVIOUS AREA:	87,062.05 S.F. (77.02%)
PERVIOUS LANDSCAPE AREA:	25,971 S.F. (22.98%)
REGULAR PARKING REQUIRED: 1 SP PER 100 S.F. RESTAURANTS WITHOUT DRIVE-THROUGH 1 SP PER 250 S.F. RETAILS	95 SPACES 29 SPACES
REGULAR PARKING PROVIDED:	119 SPACES
HANDICAP PARKING REQUIRED:	5 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	5 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	124 SPACES

EXISTING LEGEND

IRON FOUND	IRRIGATION VALVE	NO PARKING
IRON SET	WATER VALVE	CONCRETE
SPIKE FOUND	FIRE HYDRANT	GRAVEL
SPIKE FOUND	GAS VALVE	BRICK
MAG NAIL FOUND	UTILITY POLE	STONE
PK NAIL SET	WATER METER	WOOD DECK
X-CUT FOUND	GAS METER	RETAINING WALL
X-CUT	A/C PAD	TILE
TNOT	TRAFFIC BOX	BUILDING LINE
1/2" FOUND	GAS MARKER	EASEMENT
1/2" FOUND	OVERHEAD UTILITY LINE	BOUNDARY
POINT FOR CORNER	GUY WIRE ANCHOR	HIGHWAY LINE
CONC. MONUMENT	BARBED WIRE FENCE	PARKING STRIPE
SKY SET FOUND	IRON FENCE	HANDICAP SPACE
TELE. BOX	CHAIN LINK FENCE	
CABLE BOX	WOOD FENCE	
ELECTRIC BOX	PIPE RAIL FENCE	
BRICK COLUMN	COVERED AREA	
STONE COLUMN	ASPHALT	
STORM DRAIN	FIRE LANE STRIPE	
SIGN, SINGLE	BRICK PORT. WALL	
BOLLARD POST	STONE PORT. WALL	
LIGHT POLE	CONC. PORT. WALL	
GAS SERVICE		

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

PROJECT CONTACT LIST

ENGINEER	OWNER/DEVELOPER
TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	78 WYLIE REALTY LLC 539 HAGGARD ST., STE 412, PLANO, TX 75074 CONTACT: DANNY YE EMAIL: DANNYCHANGYE@YAHOO.COM PHONE: 972-699-8455
SURVEYOR	**ARCHITECT**
TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130, DALLAS, TX 75224 GRAYSON CEBALLOS EMAIL: GRAYSON@TRAVERSELANDSURVEYING.COM PHONE: 469-9646321	LEUNG ARCHITECTS INC., 1813 AUBURN DRIVE, RICHARDSON TX 75081 CONTACT: BRENDAN LEUNG PHONE: 469-478-6871 EMAIL: BLARCHITECTS@GMAIL.COM

NO.	DATE	DESCRIPTION	BY
1	07/17/2023	1ST SITE PLAN SUBMITTAL	AY
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

Know what's below. Call before you d g.

SITE PLAN

RETAILS & RESTAURANTS

2045 N SH78 & KREYMER LANE

CITY OF WYLIE

COLLIN COUNTY, TEXAS 75098

LOT 2 & 3, BLOCK A, WYLIE RETAIL OFFICE PARK ADDITION

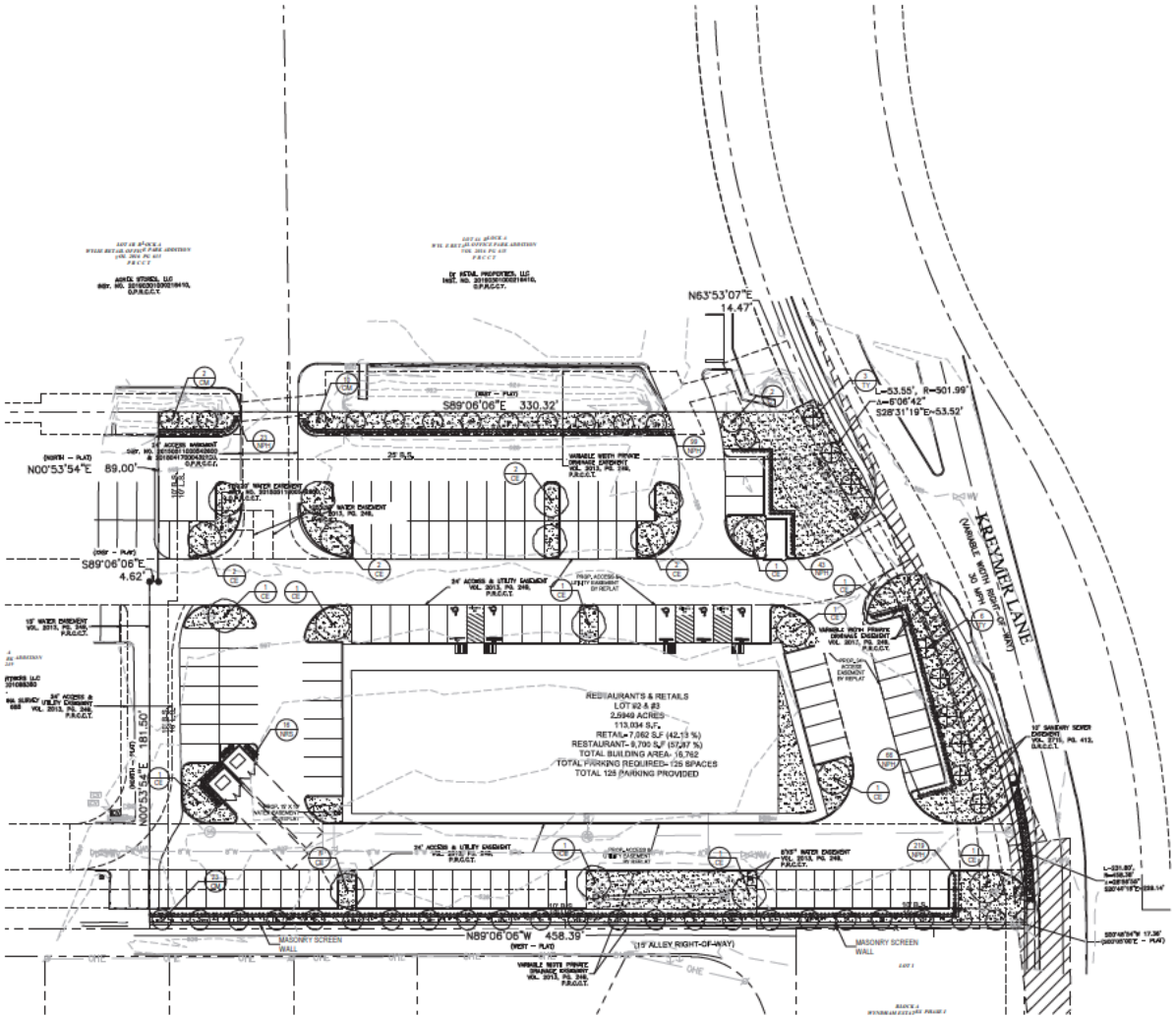
TRIANGLE ENGINEERING LLC

T: 469.331.8566 | F: 469.313.7145 | E: info@triangleeng.com
W: triangleeng.com | 0: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	NHY	11-03-22	AS SHOWN	019-33	C-3.0

TX. P.E. FIRM #11525



GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1 BELOW FINAL FINISH GRADE CONTRACTOR TO COORDINATE OPERATIONS WITH ON SITE CONSTRUCTION MANAGER
4. IMPORTED TOPSOIL SHALL BE NATURAL FRIABLE SOIL FROM THE REGION KNOWN AS BOTTOM AND SOIL FREE FROM LUMPS CLAY TOXIC SUBSTANCES ROOTS DEBRIS VEGETATION STONES CONTAINING NO SALT AND BLACK TO BROWN IN COLOR
5. ***ALL LAWN AREAS TO BE FINE GRADED IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION***
6. ***ALL ROCKS 3" DIAMETER AND LARGER DIRT CLODS STICKS CONCRETE SPOILS ETC SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION***
7. CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED LEAVE AREAS TO RECEIVE TOPSOIL 3 BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1 BELOW FINAL GRADE IN TURF AREAS
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1 BELOW FINAL FINISH GRADE CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY INSURE EDGES OF SOD ARE TOUCHING TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH EVEN SURFACE FREE FROM UNNATURAL UNDULATIONS
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE THIS SHALL INCLUDE BUT NOT LIMITED TO MOWING WATERING WEEDING CULTIVATING CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS HEALTHY CONDITION
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1 ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS UNLESS OTHERWISE NOTED ON THE DRAWINGS

PLANT MATERIAL SCHEDULE:

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES					
CE	20	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 13' ht., 5' spread min., 6' clear trunk
CM	37	Crape Myrtle 'Single trunk'	*Lagerstroemia indica 'Single trunk'*	2½" cal.	container, 10' ht., single trunk, tree form
TY	9	Tree Yaupon	*Ilex vomitoria*	2½" cal.	container, 10' ht., multi-trunk, tree form
SHRUBS					
NPH	450	Needlepoint Holly	*Ilex x cornuta 'Needlepoint'*	5 gal.	container, 36" ht., 24" spread
NRS	16	Nellie R. Stevens	*Ilex x 'Nellie R. Stevens'*	7 gal.	container, 48" height, 32" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	*Cynodon dactylon* '19'	4" pots	Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS:

SITE LANDSCAPE:
Requirements: 20% of total site to be landscape area (113,053 s.f.)

Required	Provided
22,611 s.f. (20%)	23,478.1 s.f. (20.6%)

DESIRABLE DESIGN ATTRIBUTE: Landscaping in side and rear yards not otherwise required.

LANDSCAPING FOR PARKING LOTS: 126 parking spaces
Requirements: 50 s.f. of landscape for each parking space & all parking spaces shall be within 60 l.f. of a tree

Required	Provided
6,300 s.f. of landscape	6,825.3 s.f.
All spaces within 60 l.f. of a tree	Provided

DESIRABLE DESIGN ATTRIBUTE: Landscaping within 40 l.f. of each space

Landscaped pedestrian connection to main entrance

VISUAL SCREENING: Required screening strip at least 5' wide, 36" ht., shrubs when planted, (1) flowering trees for 20 l.f. of area

Provided

LANDSCAPE STREET FRONTAGES (front yard excluding access drives = 19,376.2 s.f.)
Requirement: 50% of the required front yard excluding and access drive must be landscape buffer. Trees shall be planted 30'-40' o.c.

Required	Provided
9,688.1 s.f.	9,909.2 s.f.
Street Trees 30-40' o.c.	Provided

DESIRABLE DESIGN ATTRIBUTE: Providing pedestrian benches and lights along street frontage

01 LANDSCAPE PLAN
SCALE 1"=30'-0"
0 15 30 60

LANDSCAPE ARCHITECT:
STUDIO GREEN SPOT, INC.
1762 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

LICENSED LANDSCAPE ARCHITECT
CHRIS TROUT
2042
STATE OF TEXAS
08.24.2023

RESTAURANT AND RETAILS

KREYMER LANE
WYLIE, TEXAS

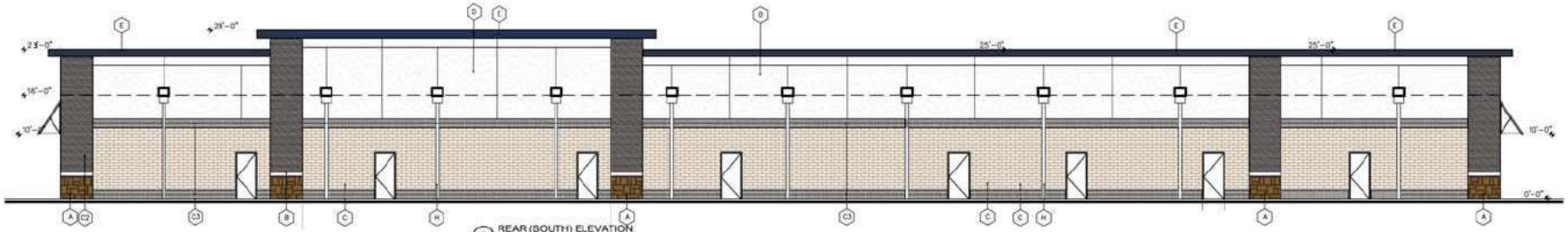
ISSUE:
FOR APPROVAL 07.14.2023
CITY COMMENTS 08.24.2023

DATE:
08.24.2023

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.1

1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 REAR (SOUTH) ELEVATION
SCALE: 1/8"=1'-0"

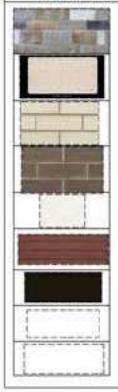
3 WEST ELEVATION
SCALE: 1/8"=1'-0"

4 SIDE (EAST) ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE

LEUDERS STONE (NATURAL STONE)	A NATURAL STONE BY ACME: 3-1/2" THICK ANTIQUE CHOPPED LEUDERS ACME CONTACT: BRAD BURKS 469-231-3707	FACE BRICK STACK BOND WITH MATCH COLOR GROUT	C1 ACME BRICK, MODULAR SIZE, GLAZIER WHITE, VELOUR TEXTURE.	3-COAT STUCCO W/ STANDARD STUCCO JOINT	D COLOR & TEXTURE: OMEGA MILKY QUARTZ (WHITE)	METAL AWNING	F COLOR: "BLACK"
CAST STONE MOULDING	B DALLAS CAST STONE CAST STONE BAND : COLOR – WHITE LIMESTONE OR APPROVED EQUAL.	FACE BRICK VERTICAL STRETCHER W/ MATCHING COLOR GROUT	C2 ACME BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE.	3-COAT STUCCO SYSTEM W 3/4"V-EXP. JOINT OR ARCH. SCORED PATTERN	D1 COLOR & TEXTURE: OMEGA MILKY QUARTZ (WHITE)	ANNODISED ALUM. STOREFRONT/ENTRY DOORS & WINDOW SYSTEM W/ 1" CLEAR INSULATED GLASS.	G ALUM. FRAME "MILL FINISH" GLASS: "CLEAR" G1 ALUM. FRAME "MILL FINISH" BREAK METAL CLADDING
FACE BRICK	C ACME BRICK, MODULAR SIZE, BEIGE, VELOUR TEXTURE.	FACE BRICK SOLDER W/ MATCHING COLOR GROUT	C3 ACME BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE.	3-COAT STUCCO SYSTEM W 3/4"V-EXP. JOINT OR ARCH. SCORED PATTERN	D2 COLOR & TEXTURE: WOODY BROWN	ROOF SCUPPER, DOWNSPOUTS, PREFINISHED OR PAINTED TO MATCH ADJACENT.	H PREFINISHED BEIGE COLOR OR GALVANISED PAINTED TO MATCH ADJACENT
				METAL CANOPY & CORNICE	E COLOR: "DARK GREY"		

EXTERIOR FINISH SCHEDULE



A NATURAL STONE
A NATURAL STONE BY ACME: LEUDERS STONE-TUSCAN-BLUE
ACME CONTACT: BRAD BURKS 469-231-3707
B CAST STONE BAND : COLOR – WHITE LIMESTONE OR APPROVED EQUAL.
C FACE BRICK (APPROVED EQUAL) ACME BRICK, MODULAR SIZE, GLAZIER WHITE, VELOUR TEXTURE.
C2 FACE BRICK (APPROVED EQUAL) ACME BRICK, MODULAR SIZE, SLATE GRAY, VELOUR TEXTURE.
D 3-COAT STUCCO SYSTEM COLOR & TEXTURE: OMEGA MILKY QUARTZ (WHITE)
D1 3-COAT STUCCO SYSTEM W/ V-JOINT: TEXTURE : SMOOTH COLOR = WOODY BROWN
E METAL CLADDED PANEL / CORNICE COLOR: DARK GREY
F METAL AWNING COLOR: BLACK
G ANODIZED ALUM. STOREFRONT SYSTEM FRAME COLOR: "CLEAR/MILL FINISH" GLASS: DOUBLE PANE INSULATED CLEAR

LEUNG ARCHITECTS
1613 ALBORN DRIVE
RICHARDSON, TEXAS 75081
TEL: 469 876-6971
E-MAIL: Marchitects@gmail.com

8-24-2023

A Development of

RETAIL & RESTAURANT DEVELOPMENT

SH 78 & KREYMER LANE
WYLIE TX 75098

REVISIONS:

EXTERIOR BUILDING ELEVATIONS STUDY

DATE: 8-24-2023
SHEET NO:
PROJECT NO:
DRAWN BY: A501
CHECKED BY: