Wylie Planning and Zoning Commission Regular Meeting

February 06, 2024 – 6:00 PM
Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

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

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

A. Consider and act upon, approval of the meeting minutes from the January 16, 2024 Planning and Zoning Commission meeting.

B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Upwind Capital Addition, being a replat of Lots 2R and 3, Block A of Upwind Capital Addition, establishing two commercial lots on 3.107 acres, located at 2009 North State Highway 78.

C. Consider, and act upon a recommendation to City Council regarding a Final Plat of Dodd Elementary Addition, establishing one residential lot on 9.589 acres, located at 1500 Park Boulevard.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 1R-3R1, Block C of Woodlake Village for the development of a medical office use on 2.411 acres. Property located at 2016 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 February 2, 2024 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

_____ _____

Stephanie Storm, City Secretary *Date Notice Removed*

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

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

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

CITY OF WYLIE

Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item:** A

Prepared By: Gabby Fernandez

Subject

Consider and act upon, approval of the meeting minutes from the January 16, 2024 Planning and Zoning Commission meeting.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes from the January 16, 2024 Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

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

CALL TO ORDER

Vice-Chair James Byrne called the meeting to order at 6:02pm. In attendance were Vice-Chair James Byrne, Commissioner Jennifer Greiser, Commissioner Joe Chandler, Commissioner Harold Gouge and Commissioner Keith Scruggs. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, Development Engineering Manager Than Nguyen and Administrative Assistant Gabby Fernandez. Commissioners Absent: Chair Joshua Butler and Commissioner Zeb Black.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Gouge gave the Invocation and Commissioner Greiser led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

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

No one approached the Commissioners on Non-Agenda Items.

CONSENT AGENDA

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

A. Consider, and act upon, the approval of the December 19, 2023 Regular Meeting Minutes

B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 1R-3R1, Block C of Woodlake Village, amending one commercial lot on 2.411 acres, located at 2016 North State Highway 78.

C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1-8, Block A of Ladylike Addition, creating eight commercial lots on 19.726 acres, located north of 801 North State Highway 78.

D. Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 11R, Block C of Regency Business Park Phase 3, amending one light industrial lot on 1.275 acres, located at 2772 Capital Street.

Board Action

A motion was made by Commissioner Gouge, seconded by Commissioner Chandler, to approve the Consent Agenda as presented. A vote was taken and the motion passed 5 – 0.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for a Truck Storage on 1.275 acres. Property located at 2772 Capital Street

Commission Discussion on Regular Agenda Item 1

Senior Planner Molina approached the Commissioners, stating that the applicant is proposing to develop 1.275 acres of land for a truck storage use. The development will contain ten parking stalls for semis. A 30' drive is provided with a hammerhead turn around for safety vehicles. The developers are providing the 10% landscaping with 5,526 sq.ft total. A 150' Power and Light easement remains along the rear of the property. He stated that the property is zoned within the Light Industrial zoning district and the use is allowed by-right.

Commissioner Gouge asked about the thickness of the concrete on the fire lane and driveway being eight inches and the thickness of the parking area being six inches of concrete. Senior Planner Molina stated that was correct. Staff member Than Nguyen explained that this was because the parking areas are to have at least five inches of concrete. The fire lanes did have revisions and are required to be six inches over seven inches of concrete which is the criteria for our fire lanes. He stated that eight inches exceeds our standards.

Vice-Chair Byrne confirmed with staff that the building and fire departments both agreed with these requirements.

Board Action on Item 1

A motion was made by Commissioner Gouge, seconded by Commissioner Greiser, to approve Item 1 as presented. A vote was taken and carried 5 – 0.

ADJOURNMENT

A motion was made by Commissioner Gouge, and seconded by Commissioner Scruggs to adjourn the meeting at 6:14PM. A vote was taken and carried 5 – 0.

_____

Joshua Butler, Chair

ATTEST

_____

Gabby Fernandez, Secretary

Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item Number:** B

Prepared By: Jasen Haskins

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Upwind Capital Addition, being a replat of Lots 2R and 3, Block A of Upwind Capital Addition, establishing two commercial lots on 3.107 acres, located at 2009 North State Highway 78..

Recommendation

Motion to recommend **approval** as presented.

Discussion

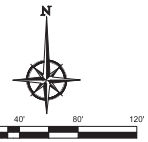
OWNER: Main and Main Capital Group, LLC **APPLICANT: Main and Main Capital Group, LLC**

The applicant has submitted a replat to establish two commercial lots from one, and dedicate necessary easements. The property is located at 2009 N. SH 78 North State and is zoned Commercial Corridor (CC). The site plan for a Dutch Bros Coffee Shop is to be located on Lot 3 as allowed by a Special Use Permit approved in September 2023.

This plat is dedicating a 30' fire lane easement with access from SH 78, maneuverability for vehicles to exit the property, and a cross access easement to the property to the west (Popshelf).

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 City Council 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.



AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are geodetic derived from GPS observations and measurements utilizing the StarNET RTK Network and is also referenced to City of Wylie Monument CM-1, NAD83, Texas State Plane Coordinates, North Central Zone (4202).

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0420J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 0.2% annual chance floodplain.

MONUMENT NOTE:

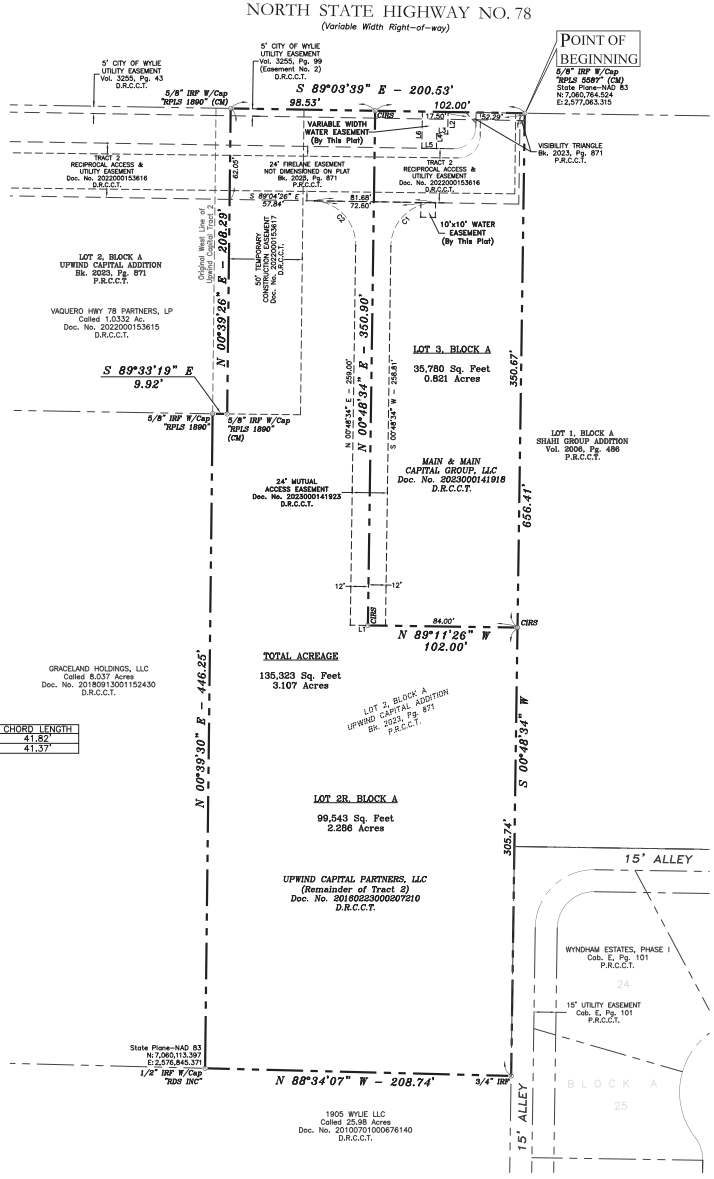
All lot corner monuments set by this Surveyor are 1/2 inch diameter iron rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

PURPOSE STATEMENT:

The purpose of this Replat is to subdivide the existing recorded Lot 2, Block A into 2 lots and add new easements.

SUBDIVISION NOTE:

Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and witholding of utilities and building permits.



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	88°22'36"	30.00'	46.27'	S 44°59'52" W	41.82'
C2	87°11'26"	30.00'	45.65'	N 42°47'09" W	41.37'

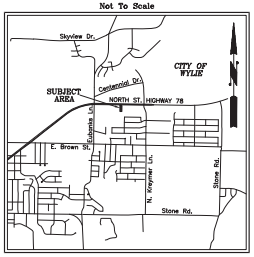
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°11'26" W	24.00'
L2	S 00°56'21" W	15.00'
L3	N 89°03'39" W	7.50'
L4	S 00°56'21" W	10.01'
L5	N 89°03'39" W	10.00'
L6	N 00°56'21" E	25.01'

ABBREVIATIONS

Vol. = Volume
Pg. = Page
Doc. No. = Document Number
P.R.C.C.T. = Plat Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
CM = Controlling Monument
IRF = Iron Rod Found
CIRS = 1/2" Iron Rod Set with Red Plastic Cap Stamped "RPLS 4701"
W/Cap = Topped with a stamped plastic cap
4701 = The License Number for this Registered Professional Land Surveyor

VICINITY MAP
Not To Scale



OWNER: LOT 2R
UPWIND CAPITAL PARTNERS, LLC
3915 Elm Grove
Rowlett, Texas 75089
Contact: Steve Conkle
214-850-1338
theconkles@hotmail.com

OWNER: LOT 3
MAIN & MAIN CAPITAL GROUP LLC
5750 Genesis Court, Suite 103
Frisco, Texas 75034
Contact: Eric Reed
817-797-7701
Er@maincg.com

SURVEYOR
RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
Contact: Lawrence Ringley
972-542-1266
LHR@Ringley.com

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, UPWIND CAPITAL PARTNERS, LLC and MAIN & MAIN CAPITAL GROUP, LLC are the owners of that certain tract of land situated in the City of Wylie, in the Francisco De La Pina Survey, Abstract No. 688 of Collin County, Texas and being all of Lot 2, Block A of Upwind Capital Addition, an addition to the City of Wylie, according to the Final Plat thereof, recorded in Book 2023, Page 871, Plat Records, Collin County, Texas (P.R.C.C.T.) and further described in a deed to Upwind Capital Partners, LLC, recorded in Document No. 20160223000207210, Deed Records, Collin County, Texas (D.R.C.C.T.) and in a deed to Main & Main Capital Group, LLC, recorded in Document No. 20230001419 18, D.R.C.C.T. and being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod, topped with a yellow plastic cap, stamped 'RPLS 5587', found on the south right-of-way line of State Highway 78 (a variable width right-of-way) for the northeast corner of the above described Lot 2, Block A and said Main & Main Capital Group tract and same being the northwest corner of Lot 1, Block A of Shahi Group Addition, an addition to the City of Wylie, according to the plat thereof, recorded in Volume 2006, Page 486, P.R.C.C.T.;

THENCE: South 00 deg. 48 min. 34 sec. West, departing from said State Highway 78, along the common line of said Lot 2, Block A and said Shahi Group Addition, at a distance of 500.0 feet, passing the southwest corner of said Lot 1, Block A of Shahi Group Addition and the northwest corner of Wyndham Estates, Phase I, an addition to the City of Wylie, according to the plat thereof, recorded in Cabinet E, Page 101, P.R.C.C.T. and continuing along the common line of said Lot 2, Block A and said Wyndham Estates, Phase I for a total distance of 656.41 feet to a 3/4 inch iron rod found at the southeast corner of said Lot 2, Block A and said point also being the easterly northeast corner of that certain called 25.98 acre tract of land described in a deed to 1905 Wylie LLC, recorded in Document No. 20100701000676140, D.R.C.C.T.;

THENCE: North 88 deg. 34 min. 07 sec. West, along the common line of said Lot 2, Block A and said 1905 Wylie LLC tract, a distance of 208.74 feet to a 1/2 inch iron rod, topped with an orange plastic cap, stamped 'RDS INC', found for the southwest corner of said Lot 2, Block A and same being the southeast corner of that certain called 8.037 acre tract of land described in a deed to Graceland Holdings, LLC, recorded in Document No. 20180913001152430, D.R.C.C.T.;

THENCE: North 00 deg. 39 min. 30 sec. East, along the common line of said Lot 2, Block A and said Graceland Holdings tract, a distance of 446.25 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped 'RPLS 1890', found for the easterly northeast corner of said Graceland Holdings tract and the most westerly northwest corner of said Lot 2 and same being on the south line of Lot 1, Block A of the above described Upwind Capital Addition

THENCE: South 89 deg. 33 min. 19 sec. East, along the common line of said Lot 1 and Lot 2, Block A of Upwind Capital Addition, a distance of 9.92 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped 'RPLS 1890', found for the southeast corner of said Lot 1 and an inside ell corner of said Lot 2, Block A;

THENCE: North 00 deg. 39 min. 26 sec. East, continuing along the common line of said Lot 1 and Lot 2, Block A, a distance of 208.29 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped 'RPLS 1890', found on the south right-of-way line of the above described State Highway 78, for the northeast corner of said Lot 1 and the northwest corner of said Lot 2, Block A;

THENCE: South 89 deg. 03 min. 39 sec. East, along the common line of said Lot 2 and said State Highway 78, a distance of 200.53 feet to the POINT OF BEGINNING and containing 135,323 square feet or 3.107 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That UPWIND CAPITAL PARTNERS, LLC and MAIN & MAIN CAPITAL GROUP, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as UPWIND CAPITAL ADDITION, LOTS 2R AND 3, BLOCK A, an addition to the City of Wylie, Texas, being a Replat of LOT 2, OF UPWIND CAPITAL ADDITION, recorded in Book 2023, Page 871, Plat Records of Collin County, Texas, and as described in a deed to UPWIND CAPITAL PARTNERS, LLC, recorded in Document No. 20160223000207210 and in a deed to MAIN & MAIN CAPITAL GROUP, LLC, recorded in Document No. 20230001419 18, of the Deed Records of Collin County, Texas, 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 in COLLIN COUNTY, TEXAS, this the _____ , day of _____ , 2024.

BY: _____
Steve Conkle, Manager
Upwind Capital Partners, LLC

BY: _____
Eric Reed, Manager
Main & Main Capital Group, LLC

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 STEVE CONKLE, 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 and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of _____, 2024.

_____
Notary Public, State of Texas

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 ERIC REED, 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 and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of _____, 2024.

_____
Notary Public, State of Texas

SURVEYORS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

That I, Lawrence H. Ringley, do hereby certify that I have 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.

DATED this the_____ day of _____, 2024.

_____
Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701

"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 replat of the Lots 2R and 3, Block A, Upwind Capital Addition to the City of Wylie was submitted to the City Council on the _____ day of _____, 2024, 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., 2024.

_____
City Secretary
City of Wylie, Texas

REPLAT

UPWIND CAPITAL ADDITION
LOTS 2R AND 3, BLOCK A
3.107 Acres
being a replat of Upwind Capital Addition, Lot 2, Block A, recorded in Book 2023, Page 871, Plat Records, Collin County Texas, and situated in the Francisco De La Pina, Abstract No. 688 City of Wylie, Collin County, Texas

RINGLEY & ASSOCIATES, INC.
SURVEYING - MAPPING - PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hall	12/19/2023	1" = 40'	2023-018	2023-018-RP.DWG	1 of 1

Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item Number:** C

Prepared By: Jasen Haskins

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Dodd Elementary Addition, establishing one residential lot on 9.589 acres, located at 1500 Park Boulevard.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wylie ISD **APPLICANT: RLK Engineering**

The applicant has submitted a final plat to establish one residential lot, and dedicate necessary right-of-way. The property is located at 1500 Park Boulevard and is zoned Residential (SF-10/24). The elementary school use is allowed by-right.

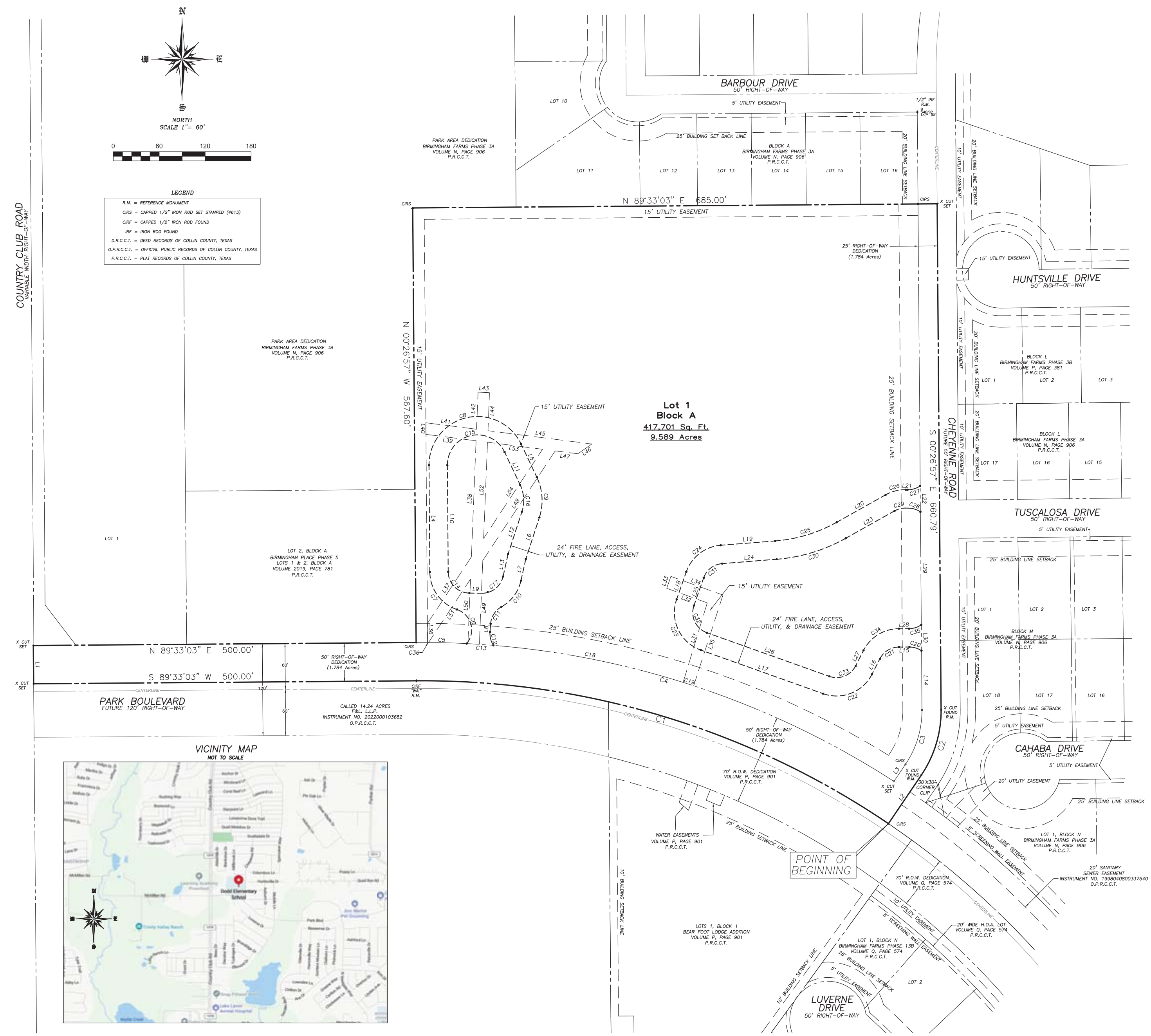
The plat for Dodd Elementary was previously approved by City Council in September of 1998; However the plat document was never recorded with the County, therefore a new submittal was required.

This plat is dedicating a 24' fire lane, access, utility & drainage easement for existing drives and utilities for Dodd Elementary.

50' of Right of Way is dedicated for Park Boulevard and 25' of Right of Way is dedicated for Cheyenne 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 City Council must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°26'57" W	50.00'
L2	S 34°07'09" W	76.61'
L3	S 34°07'09" W	26.89'
L4	N 00°26'45" W	139.50'
L5	S 25°21'52" E	47.65'
L6	S 18°05'27" W	57.10'
L7	S 12°34'42" W	28.99'
L8	S 04°21'49" W	10.65'
L9	N 89°17'21" W	16.34'
L10	N 00°26'45" W	139.31'
L11	S 25°21'52" E	47.65'
L12	S 18°05'27" W	58.25'
L13	S 12°34'42" W	29.88'
L14	N 00°26'57" W	77.28'
L15	S 89°52'56" W	13.68'
L16	S 27°02'22" W	22.77'
L17	N 70°22'53" W	169.60'
L18	N 19°17'50" E	38.21'
L19	N 85°27'25" E	71.41'
L20	N 60°42'51" E	73.24'
L21	S 89°02'39" E	2.31'
L22	S 00°26'57" E	33.93'
L23	S 60°42'51" W	73.24'
L24	S 85°27'25" W	71.41'
L25	S 19°17'50" W	38.21'
L26	S 70°22'53" E	169.60'
L27	N 27°02'22" E	22.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	N 89°52'56" E	13.22'
L29	S 00°26'57" E	147.49'
L30	S 00°26'57" E	33.91'
L31	N 16°52'07" E	108.59'
L32	N 70°16'41" W	56.30'
L33	N 19°43'19" E	16.47'
L34	S 70°16'41" E	72.14'
L35	S 17°51'44" W	124.51'
L36	N 00°26'57" W	25.00'
L37	N 33°27'43" E	104.12'
L38	N 02°18'05" E	151.73'
L39	N 82°42'44" W	65.96'
L40	N 00°26'57" W	15.14'
L41	S 82°42'44" E	66.69'
L42	N 02°18'05" E	48.52'
L43	S 87°18'53" E	15.00'
L44	S 02°18'05" W	49.73'
L45	S 82°42'44" E	136.79'
L46	S 55°07'43" W	22.35'
L47	N 82°42'44" W	29.77'
L48	S 33°27'43" W	171.62'
L49	S 02°18'05" W	109.55'
L50	N 02°18'05" E	84.47'
L51	S 33°27'43" W	99.38'
L52	N 02°18'05" E	125.62'
L53	S 82°42'44" E	72.43'
L54	S 33°27'43" W	139.44'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	34°34'06"	1084.00'	654.01'	N 73°09'53" W	644.14'
C2	34°34'06"	150.00'	90.50'	S 16°50'06" W	89.13'
C3	34°34'06"	125.00'	75.42'	S 16°50'06" W	74.28'
C4	33°18'19"	1134.00'	659.18'	N 73°47'47" W	649.94'
C5	3°20'19"	1134.00'	66.08'	S 88°46'47" E	66.07'
C6	111°15'08"	28.00'	54.37'	N 15°52'28" W	46.22'
C7	71°03'18"	52.00'	64.49'	N 35°58'23" W	60.43'
C8	155°04'53"	63.25'	171.20'	N 77°05'42" E	123.52'
C9	43°27'18"	71.25'	54.04'	S 03°38'13" E	52.75'
C10	48°14'16"	52.00'	43.78'	S 36°41'50" W	42.50'
C11	56°27'09"	28.00'	27.59'	S 32°35'24" W	26.49'
C12	37°34'33"	28.00'	18.36'	S 14°25'27" E	18.04'
C13	1°46'03"	1134.00'	34.98'	N 86°13'36" W	34.98'
C14	88°50'37"	28.00'	43.42'	N 44°52'03" W	39.20'
C15	155°04'53"	39.25'	106.24'	N 77°05'42" E	76.65'
C16	43°27'18"	47.25'	35.84'	S 03°38'13" E	34.98'
C17	78°07'57"	28.00'	38.18'	S 51°38'40" W	35.29'
C18	12°46'56"	1134.00'	252.99'	S 78°57'06" E	252.46'
C19	0°43'56"	1134.00'	14.49'	S 72°11'40" E	14.49'
C20	34°16'10"	28.00'	16.75'	N 72°58'59" W	16.50'
C21	62°50'34"	28.00'	30.71'	S 58°27'39" W	29.19'
C22	82°34'45"	52.00'	74.95'	S 68°19'44" W	68.63'
C23	89°40'44"	52.00'	81.39'	N 25°32'32" W	73.33'
C24	66°09'35"	52.00'	60.04'	N 52°22'38" E	56.76'
C25	24°44'34"	196.00'	84.64'	N 73°05'08" E	83.99'
C26	30°14'30"	52.00'	27.45'	N 75°50'06" E	27.13'
C27	36°00'21"	28.00'	17.60'	N 72°57'10" E	17.31'
C28	33°11'46"	28.00'	16.22'	N 72°26'46" W	16.00'
C29	30°14'30"	28.00'	14.78'	S 75°50'06" W	14.61'
C30	24°44'34"	220.00'	95.01'	S 73°05'08" W	94.27'
C31	66°09'35"	28.00'	32.33'	S 52°22'38" W	30.57'
C32	89°40'44"	28.00'	43.83'	S 25°32'32" E	39.49'
C33	82°34'45"	28.00'	40.36'	N 68°19'44" E	36.95'
C34	62°50'34"	52.00'	57.03'	N 58°27'39" E	54.22'
C35	34°55'56"	28.00'	17.07'	N 72°24'58" E	16.81'
C36	0°03'48"	1134.00'	1.26'	N 89°39'34" W	1.26'

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

SHEET 1 OF 2
FINAL PLAT

DODD ELEMENTARY SCHOOL ADDITION

Lot 1, Block A

11.373 Acres Situated In The
(1.784 Acres R.O.W. Dedication)

CHARLES ATTERBURY SURVEY
ABSTRACT No. 22
WYLIE, COLLIN COUNTY, TEXAS

Owner
Wylie Independent School District
951 South Ballard Avenue
Wylie, Texas 75098
Telephone 972 429-3000

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733
Contact: Ronny Klingbeil
Email: Ronny@rlkengineering.com

Surveyor
Surdukan Surveying, Inc.
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
Contact: David Surdukan
Email: david@surdukansurveying.com

Job No. 2023-168

December 14, 2023

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Wylie Independent School District is the Owner of a tract of land situated in the Charles Atterbury Survey, Abstract No. 22, Collin County, Texas and being all of Tract 1, a called 10.799 acre tract of land, and Tract II, a called 0.574 acre tract of land conveyed by Special Warranty Deed to the Wylie Independent School District as recorded in Volume 4139, Page 2739 of the Deed Records of Collin County, Texas, and being more particularly described in metes and bounds as follows;

BEGINNING at a 1/2" iron rod with plastic cap stamped "4613" set for the southeast corner of said Tract I, said iron rod set being the southern most southwest corner of Birmingham Farms Phase 3A as shown on the plat thereof recorded in Volume N, Page 906 of the Plat Records of Collin County, Texas, said iron rod set also being set in the north line of a 70' Right-of-Way (ROW) Dedication for Park Boulevard as shown on the Bear Foot Lodge Addition plat recorded in Volume P, Page 901 of the Plat Records of Collin County, Texas, and said iron rod set being at the beginning of a non-tangent curve to the left;

THENCE with the south line of said Tract I and with said non-tangent curve to the left running parallel to the future centerline of Park Boulevard and having an arc length of 654.01', a radius of 1084.00', a chord bearing of N 73°09'53" W, and a chord length of 644.14', to an iron rod with plastic cap stamped "WAI" found for the southwest corner of said Tract I and said iron rod found also being the southeast corner of said Tract II;

THENCE S 89°33'03" W continuing to run parallel to the future centerline of Park Boulevard for a distance of 500.00' to a an X Cut set for the southwest corner of said Tract II in the west ROW line of Country Club Road;

THENCE N 00°26'57" W with the west ROW line of Country Club Road a distance of 50.00' to an X Cut set for the northwest corner of said Tract II;

THENCE N 89°33'03" E a distance of 500.00' to a 1/2" iron rod with plastic cap stamped "4613" set for the northeast corner of said Tract II in the west line of said Tract I and said iron rod set being the southeast corner of Lot 2, Block A of Birmingham Place Phase 5 as shown on the plat thereof recorded in Volume 2019, Page 781 of the Plat Records of Collin County, Texas;

THENCE N 00°26'57" W with the west line of said Tract I a distance of 567.60' to a 1/2" iron rod with plastic cap stamped "4613" set for the northwest corner of said Tract I and said iron rod set being an internal ell corner on the lot dedicated for Park Area on said Birmingham Farms Phase 3A;

THENCE N 89°33'03" E with the north line of said Tract I and the south line of said Birmingham Farms Phase 3A for a distance of 685.00' to an X Cut set in the centerline of Cheyenne Road for the northeast corner of said Tract I;

THENCE S 00°26'57" E with the centerline of Cheyenne Road a distance of 660.79' to a X Cut found for corner at the beginning of a curve to the right;

THENCE continuing with the centerline of Cheyenne Road and along said curve to the right having an arc length of 90.50', a radius of 150.00', a chord bearing of S 16°50'06" W, and a chord length of 89.13', to an X Cut found for corner;

THENCE S 34°07'09" W a distance of 76.61' to the POINT OF BEGINNING, and containing 495,416 Square Feet or 11.373 acres of land.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Wylie Independent School District, acting herein by and through his (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as DODD ELEMENTARY SCHOOL ADDITION, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown 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 _____, 2024.
BY:

_____
Authorized Signature of Owner

_____
Printed Name and Title

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 _____, Owner, 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 _____, 2024.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

JOB No. 2023-168

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR
KNOW ALL MEN BY THESE PRESENTS:

That I, DAVID J. SURDUKAN, 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.

_____
DAVID J. SURDUKAN
Registered Professional Land Surveyor No. 4613

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

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 J. SURDUKAN, 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 _____, 2024.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

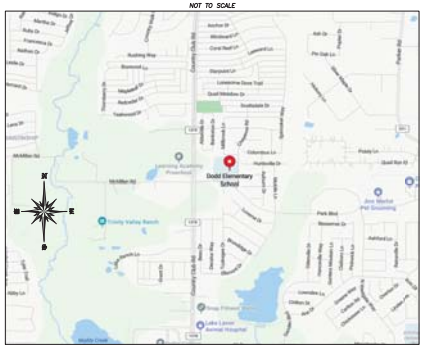
BASIS OF BEARINGS

The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.

NOTICE:

1. The original copy will have original signatures, stamp seal and an impression seal.
2. All lots comply with the minimum size requirements of the zoning district.
3. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
4. This survey is subject to all easements of record.
5. This plat does not alter or remove existing deed restrictions, if any, on this property.
6. 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.
7. The subject property does not lie within a 100-year flood plain and within within Zone X, according to Flood Insurance Rate Map (FIRM) Map No. 48085C0415J, dated 6/2/2009, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas.

VICINITY MAP
NOT TO SCALE



"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 _____ subdivision or addition to the City of Wylie was submitted to the City Council on the _____ day of _____, 2024, 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., 2024.

_____
City Secretary
City of Wylie, Texas

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

SHEET 2 OF 2
FINAL PLAT

DODD ELEMENTARY SCHOOL ADDITION

Lot 1, Block A

11.373 Acres Situated In The
(1.784 Acres R.O.W. Dedication)

CHARLES ATTERBURY SURVEY
ABSTRACT No. 22
WYLIE, COLLIN COUNTY, TEXAS

Owner
Wylie Independent School Distirict
951 South Ballard Avenue
Wylie, Texas 75098
Telephone 972 429-3000

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733
Contact: Ronny Klingbeil
Email: Ronny@rlkengineering.com

Surveyor
Surdukan Surveying, Inc.
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
Contact: David Surdukan
Email: david@surdukansurveying.com

Job No. 2023-168

December 14, 2023

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 1R-3R1, Block C of Woodlake Village for the development of a medical office use on 2.411 acres. Property located at 2016 N State Highway 78.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: KAAP Commercial **APPLICANT: Spiars Engineering**

The applicant is proposing to develop two multi-tenant medical office buildings of 13,950 sq.ft and 10,540 sq.ft. on Lot 1-3R1, Block C of Woodlake Village on 2.411 acres generally located at 2016 N State Highway 78. The property is zoned Commercial Corridor and allows for the proposed use by-right. The final plat for this development is scheduled to be presented to City Council on February 13th of this year and was recommended for approval by the P&Z Commission on January 16th of this year.

The site is providing 20% landscaping which complies with the Zoning Ordinance requirements. The landscape plan also includes a 10'' landscape buffer along Centennial Drive. The development is providing 105 parking spaces with five being ADA accessible. The 105 spaces are within the expected required 60-75 parking spaces for this type of use.

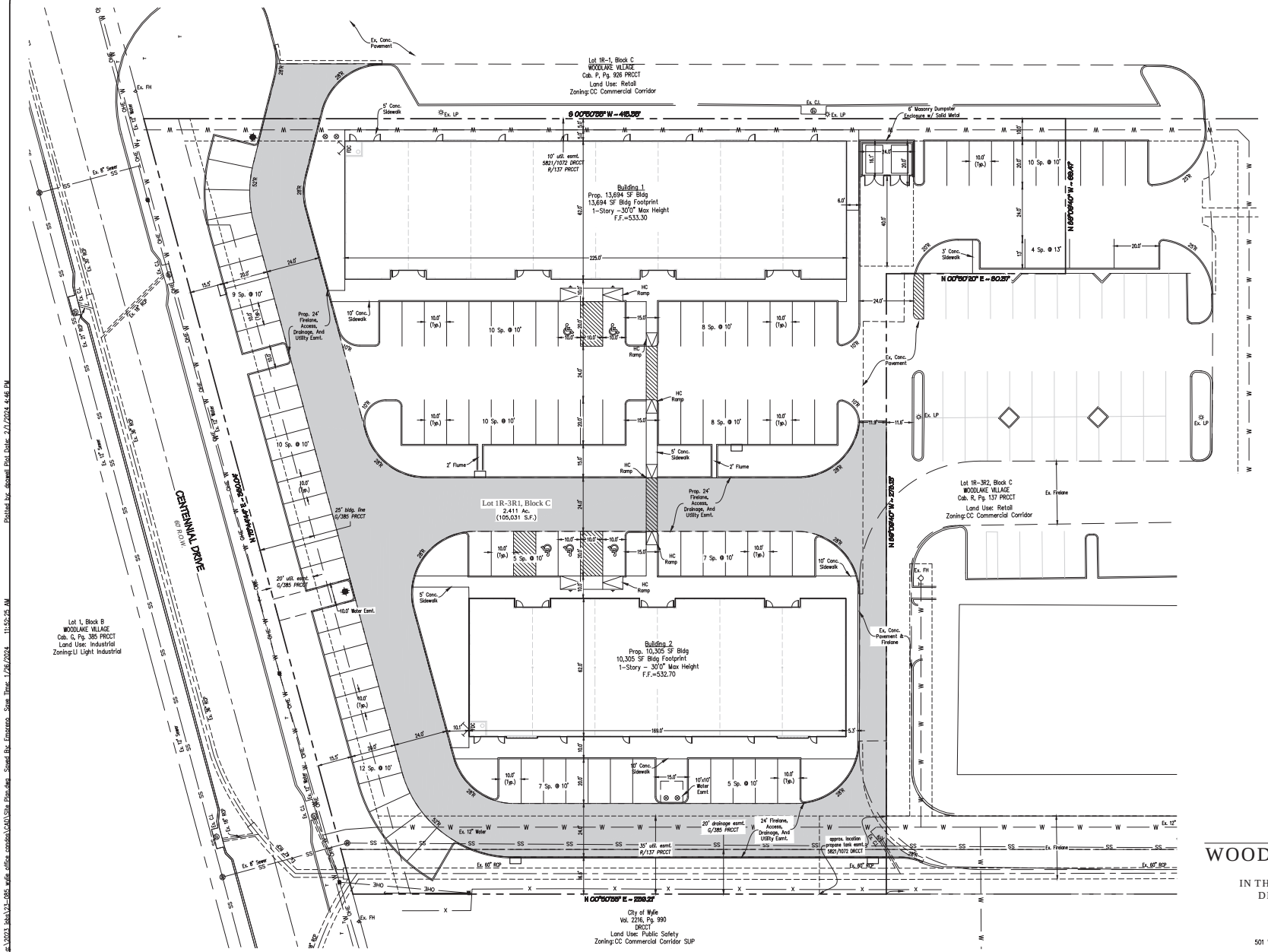
The structure's exterior material consists of stone, stucco and EIFS. Entrances are emphasized with recessed architectural features. All structures at or over 6,000 sq.ft. shall be required to have a fire sprinkler system installed.

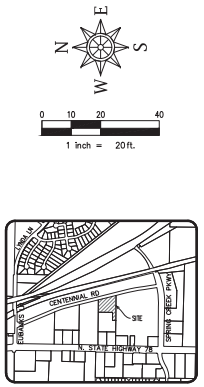
The developer has future plans to sell the individual tenant spaces as commercial condo units. Filed Covenant, Conditions and Restrictions (CCrs) documentation shall be required prior to the sale of the condo units.

Access to the site is proposed from a 24' firelane that connects to the adjacent developed lots to the south and east which are part of the Woodlake Village shopping center where the Walmart Supercenter is developed.

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.





LOCATION MAP
1" = 2000'

0 10 20 40
1 inch = 20 ft.

LEGEND

- FIRELANE
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
- POWER POLE
- GUY WIRE ANCHOR
- OHE — OVERHEAD POWER LINE
- CM — CONTROL MONUMENT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

NOTES

1. No appurtenance between the height of 2' and 9' may be placed in visibility triangles.
2. Dumpster service shall be provided

SITE DATA SUMMARY TABLE

Zoning	CC Commercial Corridor
Proposed Use	Medical Office
Lot Area	105,031 Sq. Ft./2.411 Ac.
Total Building Area (Square Feet)	24,000 Sq. Ft.
Building Height (Feet)	30'-0" - 1 Story
Lot Coverage	23.3%
Floor Area Ratio	0.233:1
Required Parking (1:300 Med Office)	82 Sp.
Provided Parking	105 Sp. (incl. 5 HC)

SITE PLAN

WOODLAKE VILLAGE ADDITION

LOT 1R-3R1,BLOCK C
IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS
DE LA PINA SURVEY ABSTRACT NO. 085688
105,031 Sq. Ft./2.411 Acres

ENGINEER / SURVEYOR/ APPLICANT
Spiars Engineering, Inc.
501 W. President George Bush Hwy., Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond
Email: david.bond@spiarsengineering.com

OWNER/DEVELOPER
KAAP Commercial LLC.
1804 Farrington Dr. Plano, TX 75075
Telephone: (972) 429-5326
Contact: Amit Sachdev
Email: amit@sunshinerealtors.com

Sheet 1 of 1 Scale: 1"=20' Jan-24 SEI Job No. 23-085

Drawing: c:\2023 Jobs\23-085 wylie office condos\CAD\Site Plan.dwg Saved By: Emmanuel Saved Time: 1/26/2024 11:52:25 AM Plotted by: dbonell Plot Date: 2/1/2024 4:46 PM

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 3/4" 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.

MAINTENANCE NOTES

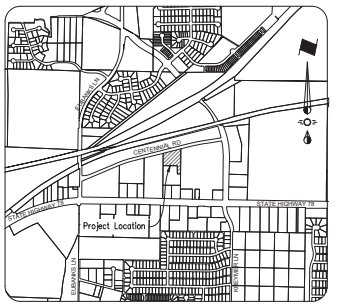
1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

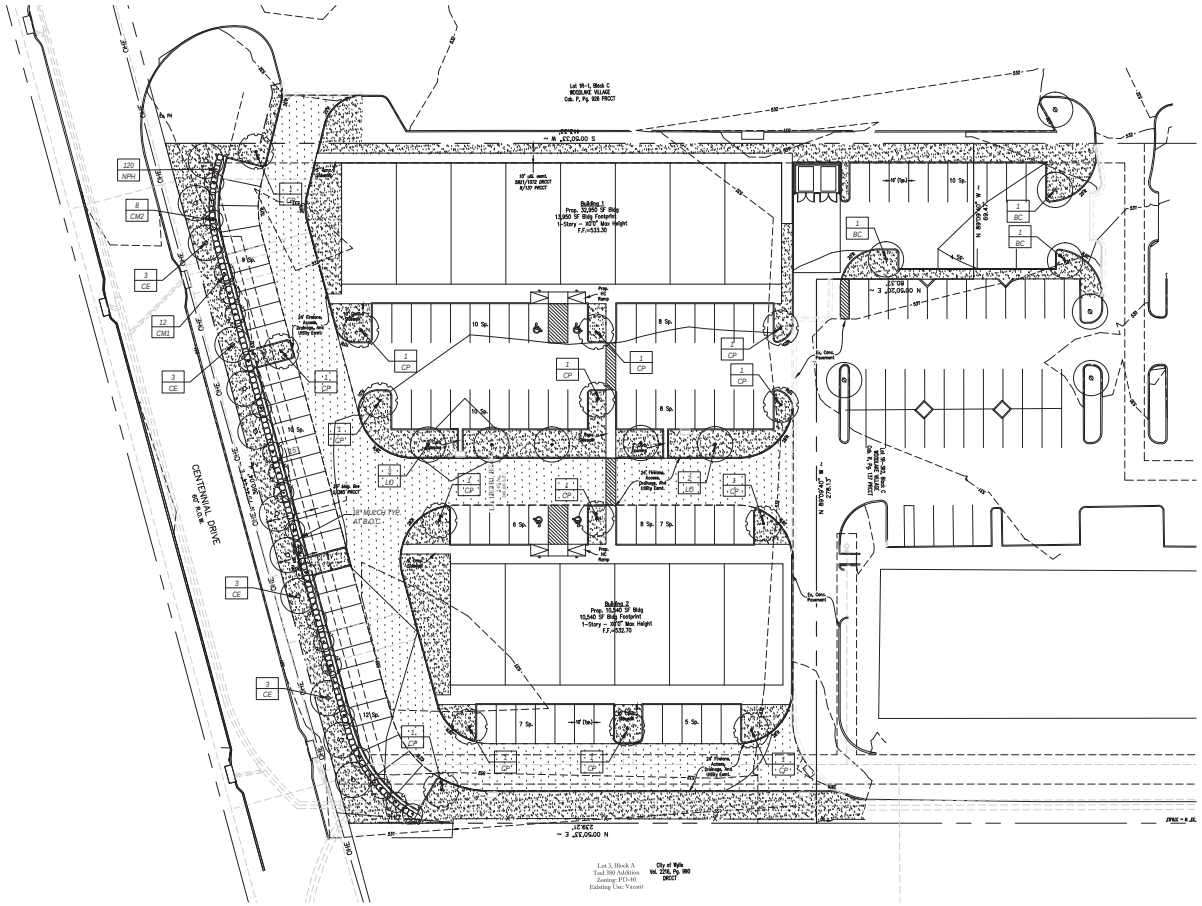
LANDSCAPE NOTES

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.

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.





PLANT LIST

TREES

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
3	BC	Bald Cypress	*Taxodium distichum*	3" cal.	container grown, 12' ht. min., 4'-5' spread min.
12	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	container grown, 12' ht. min., 4'-5' spread min.
12	CM1	Crepe Myrtle 'Dallas Red'	*Lagerstroemia indica 'Dallas Red'*	8' ht.	container grown, 3 cane, no cross caning
8	CM2	Crepe Myrtle 'Natchez'	*Lagerstroemia indica 'Natchez'*	8' ht.	container grown, 3 cane, no cross caning
15	CP	Chinese Pistache	*Pistachia chinensis*	3" cal.	container grown, 12' ht. min., 4'-5' spread min.
5	LO	Live Oak	*Quercus virginiana*	3" cal.	container grown, 12' ht. min., 4'-5' spread min.

SHRUBS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
120	NPH	Needlepoint Holly	*Ilex cornuta 'Needlepoint'*	36" ht.	container grown, full plant specimen, 36" o.c.

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		Bermudagrass 'Tiffway 419'	*Cynodon dactylon*	roll sod	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: (total site area: 105,030 s.f.)
Requirements: 20% of total site to be landscape area

Required	Provided
21,006 s.f. (20%)	21,702 s.f. (20.6%)

STREETYARD:
Requirements: 50% of total required landscape to be in front yard

Required	Provided
3,841 s.f. (50%)	4,447 s.f. (57.8%)

STREET FRONTAGE: (360.04 Lf.)
Requirements: 10' width and (1) tree, 3" cal., per 40 l.f. and (1) flowering ornamental per 20 l.f. of street frontage

Required	Provided
(9) trees, 3" cal. (18) ornamentals	(12) trees, 3" cal. (20) ornamentals, 8' ht.

PARKING LOT LANDSCAPE AND VISUAL SCREENING:
Requirements: 3' ht. screen in 5' wide bed and 50 s.f. per each space

Required	Provided
3' ht. screen at install 3,800 s.f.	evergreen shrubs, 3' ht. at time of installation 5,695 s.f.

SITE DATA SUMMARY TABLE	
Zoning	CC Commercial Corridor
Proposed Use	Medical Office
Lot Area	105,031 Sq. Ft./2.411 Ac.
Total Building Area (Square Feet)	24,490 Sq. Ft.
Building Height (Feet)	30'-0" – 1 Story
Lot Coverage	23.3%
Floor Area Ratio	0.233:1
Required Parking (1:300 Med Office)	82 Sp.
Provided Parking	106 Sp. (Incl. 4 HC)

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

CALL BEFORE YOU DIG 811 TEXAS ONE-CALL SYSTEM

TEXAS REGISTERED LANDSCAPE ARCHITECT BRIAN D. ALTAMIRANO 2667 STATE OF TEXAS
10.01.09

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

LANDSCAPE PLAN
WYLIE OFFICE CONDOS
IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS
DE LA PINA SURVEY ABSTRACT NO. 085688
105,031 Sq. Ft./2.411 Acres

ENGINEER / SURVEYOR/ APPLICANT
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

OWNER/DEVELOPER
Client Name
Client Address
XXXX, TX 7XXXX
Telephone: (XXX) XXX-XXXX
Contact: Client Contact

L.1

Sheet 1 of 1 Scale: 1"=30' DEC. 14, 2023 SEI Job No. 23-085

Drawing: P:\Projects 2023\Wylie Office Condos\L100.dwg Saved By: Brian Save Time: 12/14/2023 11:46:48 AM Plotted by: ######## Plot Date: 12/14/2023 11:54 AM

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition, by American National Standards Institute, Inc. (Z60.1) - plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 2 - EXECUTION

2.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare two planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Soilsave or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (see imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' buffer board against the bed areas.

2.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, fuel, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plants, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well-wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter. Measured six (6") inched above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay - between 7-27 percent
   Silt - between 15-25 percent
   Sand - less than 52 percent
3. Organic matter shall be 3%-15% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of weeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilizer, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T Post, #1 Armco with anchor plate; 6'-0" length, paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lofland Co., (214) 921-5280 or approved equal.

F. Shrub and tree pits shall be no less than two (2) feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than its vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Planting should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 3 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound. If so follow standard nursery practice of "root scoring".

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association

1. Dead wood or suckers and broken badly bruised branches shall be removed. General topping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This kind of the organic material

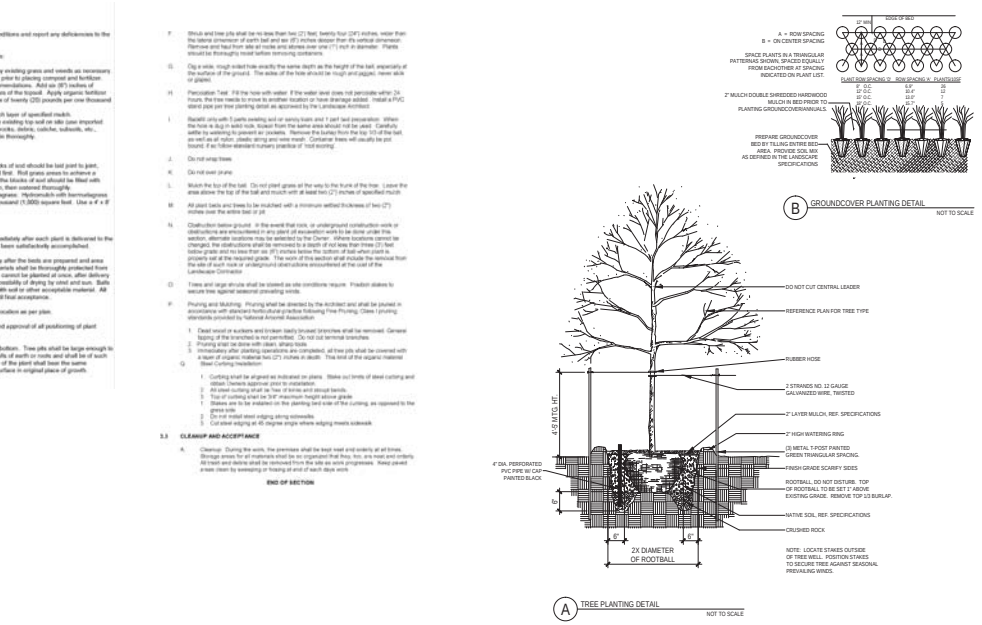
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks.
6. Cut steel edging at 45 degree angle where edging meets sidewalk.

2.3 CLEANUP AND ACCEPTANCE

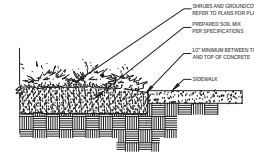
A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION

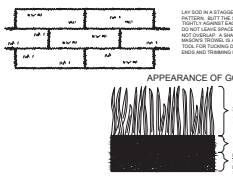


A TREE PLANTING DETAIL NOT TO SCALE

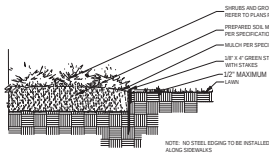
B GROUNDCOVER PLANTING DETAIL NOT TO SCALE



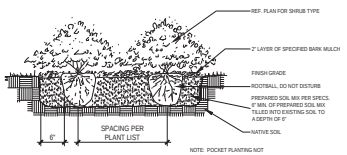
C SIDEWALK / MULCH DETAIL no steel along sidewalks NOT TO SCALE



F SOD PLANTING DETAIL NOT TO SCALE



D STEEL EDGING DETAIL NOT TO SCALE



E SHRUB PLANTING DETAIL NOT TO SCALE

LANDSCAPE SPECIFICATIONS / DETAILS

WYLIE OFFICE CONDOS

IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS
DE LA PINA SURVEY ABSTRACT NO. 085688
105,031 Sq. Ft./2.411 Acres

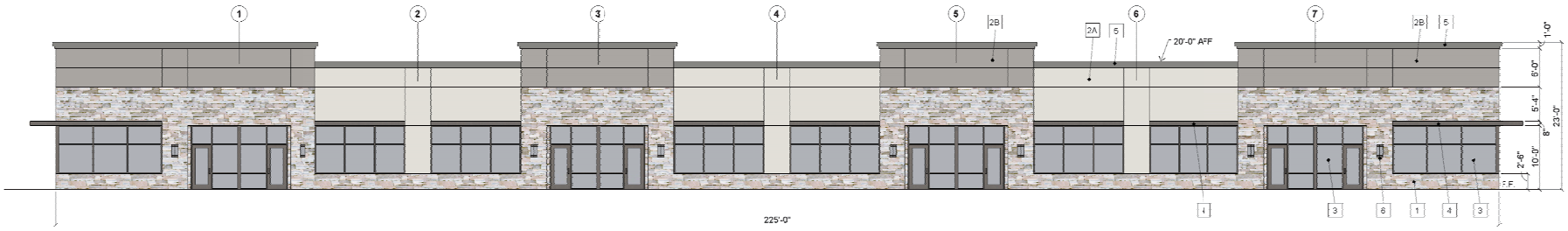
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smr
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TBPE No. F-2121
Contact: David Bond

OWNER/DEVELOPER
Client Name
Client Address
XXXX, TX 7XXXX
Telephone: (XXX) XXX-XXXX
Contact: Client Contact

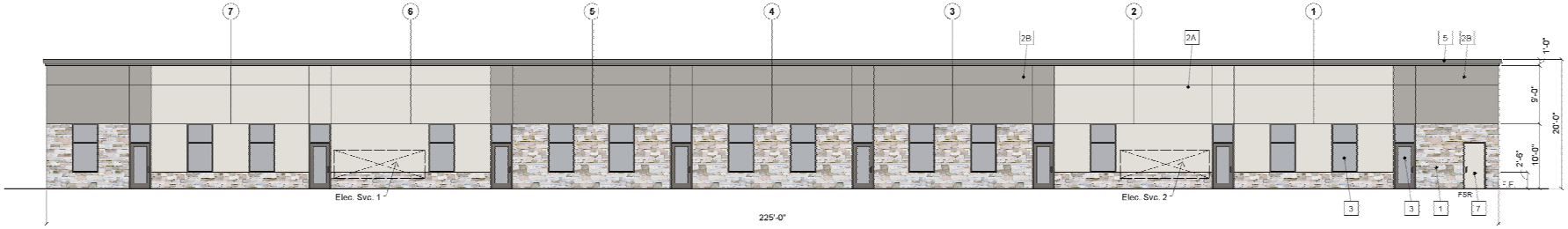
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West / Front Elevation

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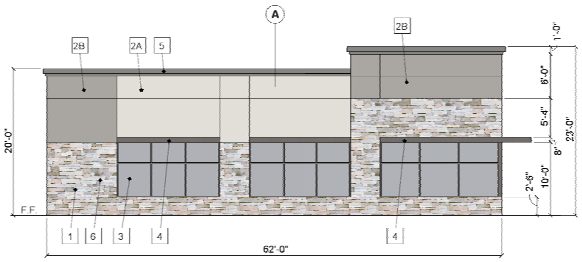
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East / Rear Elevation

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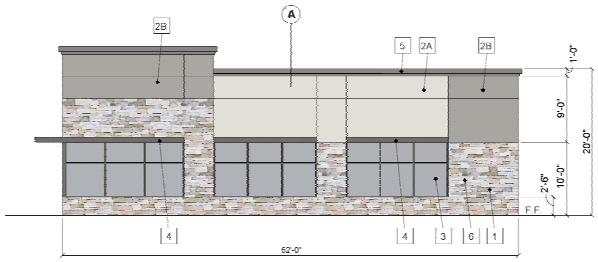
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North Elevation

Scale: 1/8" = 1'-0"

0 8' 16'



South Elevation

Scale: 1/8" = 1'-0"

0 8' 16'

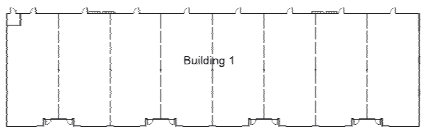
Exterior Materials Calculations

Building 1

Elevations	Total	Areas		Net	Area & Percentage of Facade Materials		
		Glazing / Doors			Stone	Stucco	EIFS
		H.M. Doors	Glazing / Glass Door				
Front (West)	4890 SF		1,478 SF	3,412 SF	1,401 SF	1,783 SF	228 SF
			30 %		41 %	52 %	7 %
Back (East)	4501 SF	24 SF	663 SF	3,814 SF	1,031 SF	2,557 SF	226 SF
		1 %	15 %		27 %	67 %	6 %
Side (North)	1302 SF		334 SF	968 SF	393 SF	512 SF	63 SF
			26 %		41 %	53 %	6 %
Side (South)	1302 SF		334 SF	968 SF	393 SF	512 SF	63 SF
			26 %		41 %	53 %	6 %

Exterior Materials Legend

1. Stone veneer, adhered installation.
2A. Stucco, 3-part cement plaster on lathe, light color.
2B. Stucco, 3-part cement plaster on lathe, medium color.
3. Storefront system, anodized framing with insul. temp. low E glass.
4. Awning, 4' depth, cantilevered, with downlights
5. Parapet wall cap, EIFS stepped profile with prefinished brake metal cap.
6. Sconce light, surface mounted.
7. Hollow metal insulated door and frame.



Floor Plan Reference

N.T.S.

Facade Plan

Project:
Woodlake Village Office Medical Park
Building 1

Location:
Lot 1R-3R 1, Block C
City of Wylie, Collin County, Texas

Date: 1/22/24
Revisions:

Chris Rador, AIA
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Sheet: F1

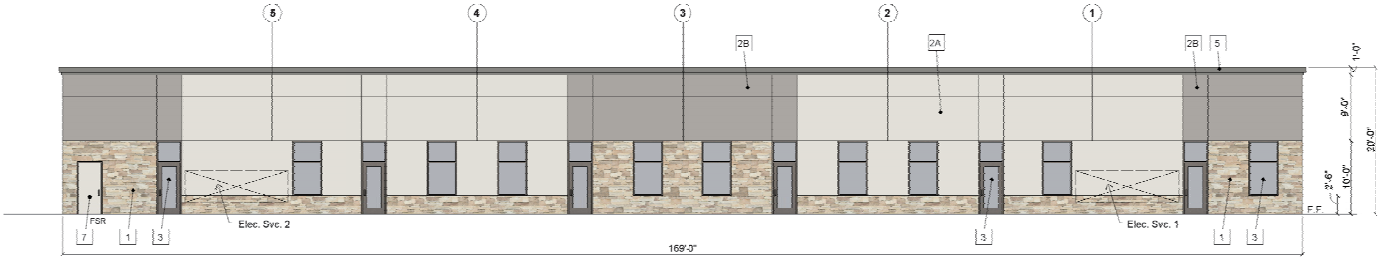
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East / Front Elevation

Scale: 1/8" = 1'-0"

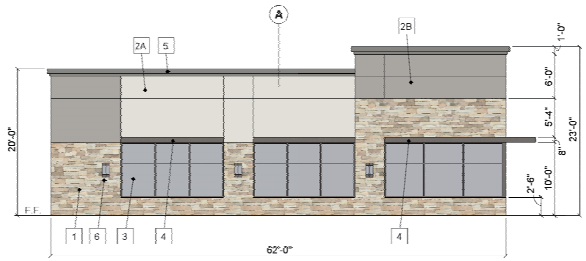
0 8' 16'



West / Rear Elevation

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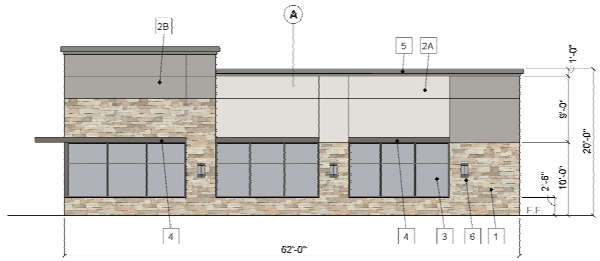
0 8' 16'



South Elevation

Scale: 1/8" = 1'-0"

0 8' 16'



North Elevation

Scale: 1/8" = 1'-0"

0 8' 16'



Floor Plan Reference

N.T.S.

Exterior Materials Legend

1	Stone veneer, adhered installation.
2A	Stucco, 3-part cement plaster on lathe, light color.
2B	Stucco, 3-part cement plaster on lathe, medium color.
3	Storefront system, anodized framing with insul. temp. Low E glass.
4	Awning, 4' depth, cantilevered, with downlights
5	Parapet wall cap, EIFS stepped profile with prefinished brake metal cap.
6	Sconce light, surface mounted.
7	Hollow metal insulated door and frame.

Exterior Materials Calculations

Building 2

Elevations	Areas			Net	Area & Percentage of Facade Materials		
	Total	Glazing / Doors			Stone	Stucco	EIFS
		H.M. Doors	Glazing + Glass Door				
Front (East)	3,697 SF		1,118 SF	2,579 SF	1,092 SF	1,316 SF	171 SF
			30 %		42 %	51 %	7 %
Back (West)	3,381 SF	24 SF	475 SF	2,882 SF	633 SF	2,079 SF	170 SF
		1 %	14 %		22 %	72 %	6 %
Side (South)	1,302 SF		334 SF	968 SF	393 SF	512 SF	63 SF
			26 %		41 %	53 %	6 %
Side (North)	1,302 SF		334 SF	968 SF	393 SF	512 SF	63 SF
			26 %		41 %	53 %	6 %

Facade Plan

Project:
Woodlake Village Office Medical Park
Building 2

Location:
Lot 1R-3R 1, Block C
City of Wylie, Collin County, Texas

Date: 1/22/24

Revisions:

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Architect, Inc
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Sheet: F1

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