Wylie Planning and Zoning Commission Regular Meeting

August 19, 2025 – 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 July 15, 2025 Planning and Zoning Commission Meeting.

REGULAR AGENDA

1. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Light Industrial (LI) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.601 acres to allow for a convenience store, fueling station, and smoke shop. Property located at 2111 FM 544(ZC 2025-08).

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 August 15, 2025 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 July 15, 2025, Planning and Zoning Commission meeting.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes from the July 15, 2025, Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

July 15, 2025 – 6:00 PM
Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098

CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00pm. In attendance were Chair Joshua Butler, Vice-Chair Rod Gouge, Commissioner Keith Scruggs and Commissioner Joe Chandler. Staff present were: Community Services Director Jasen Haskins and Administrative Assistant Gabby Fernandez. Absent was Commissioner Zewge Kagnew, Commissioner Zeb Black and Commissioner Franklin McMurrian.

INVOCATION & PLEDGE OF ALLEGIANCE

Chair Butler gave the Invocation and Vice-Chair Gouge led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

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None approached the Commission.

CONSENT AGENDA

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A. Consider, and act upon, approval of the meeting minutes from the July 01, 2025 Planning and Zoning Commission meeting.

BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Commissioner Chandler, to approve the Consent Agenda as presented. A vote was taken and the motion passed 4 – 0.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 5R of Slate Commercial (PD 2022-38), for a multi-tenant retail development on 0.794 acres. Property located at 1812 N State Highway 78.

BOARD ACTION

A motion was made by Vice-Chair Gouge and seconded by Commissioner Chandler to approve Regular Agenda Item 1 as presented. A vote was taken and carried 4-0.

ADJOURNMENT

A motion was made by Chair Butler and seconded by Commissioner Scruggs to adjourn the meeting at 6:06 PM. A vote was taken and carried 4 – 0.

_____
Joshua Butler, Chair

ATTEST

_____
Gabby Fernandez, Secretary

Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item Number:** 1

Prepared By: Kevin Molina

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Light Industrial (LI) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.601 acres to allow for a convenience store, fueling station, and smoke shop. Property located at 2111 FM 544. **(ZC 2025-08)**

Recommendation

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

Discussion

OWNER: Triangle Engineering, LLC **APPLICANT: Triangle Engineering, LLC**

The applicant is requesting to rezone 1.601 acres generally located on the southeast corner of Sanden Boulevard and FM 544 from Light Industrial to Commercial Corridor with a Special Use Permit (CC-SUP) to allow for a convenience store, fueling station, and smoke shop.

The 4,000 sq.ft. convenience store, with beer and wine sales, is proposed to include three quick service restaurants (QSR) users. There are 16 fuel pump stations under the canopy.

In addition to the convenience store the applicant is proposing to provide one 1024 sq.ft. shell space that allows for a smoke shop use, to include smoke, vape, and cannabis based products. The sale of any smoking products shall be in compliance with the requirements of Smoking Zoning Ordinance amendments 2025-14.

The SUP restricts hours of operation as follows:

- Fueling Station and Convenience store 24 hours Mon-Sun
- QSR #1 (Nick & Moe's Fried Chicken) 6 AM -10 PM Mon-Sun
- QSR #2 (Pizza Hut Express) 24 hours Mon-Sun
- QSR #3 (Quiznos Subs) 9 AM - 10 PM Mon-Sun
- Smoke Shop 9 AM - 9 PM Mon-Sun

The Zoning Exhibit shall serve as the site plan. Approval of the SUP acts as approval of the site plan.

The site is located in the Industrial sector of the future land use map and the development is consistent with land use classification of the comprehensive plan. The property to the west contains a vacant commercial lot and a hotel. The property to the north is zoned Agricultural and is undeveloped. The property to the east and south is zoned Light Industrial and is undeveloped. The closest motor fueling station with a convenience store is located approximately 0.30 miles to the east at FM 544 and Westgate Way.

Notices were sent to seven property owners within 200 feet as required by state law. At the time of posting no responses were received in favor or in opposition of the request.

Locator Map

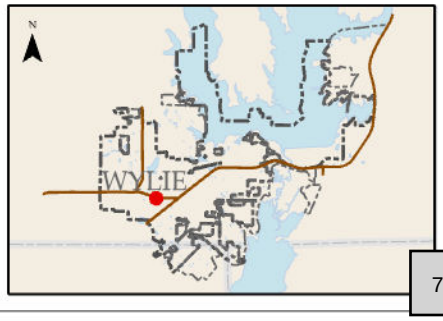
ZONING CASE:
ZC 2025-08 Nick and Moes Fueling Station; 2111 WEST FM 544

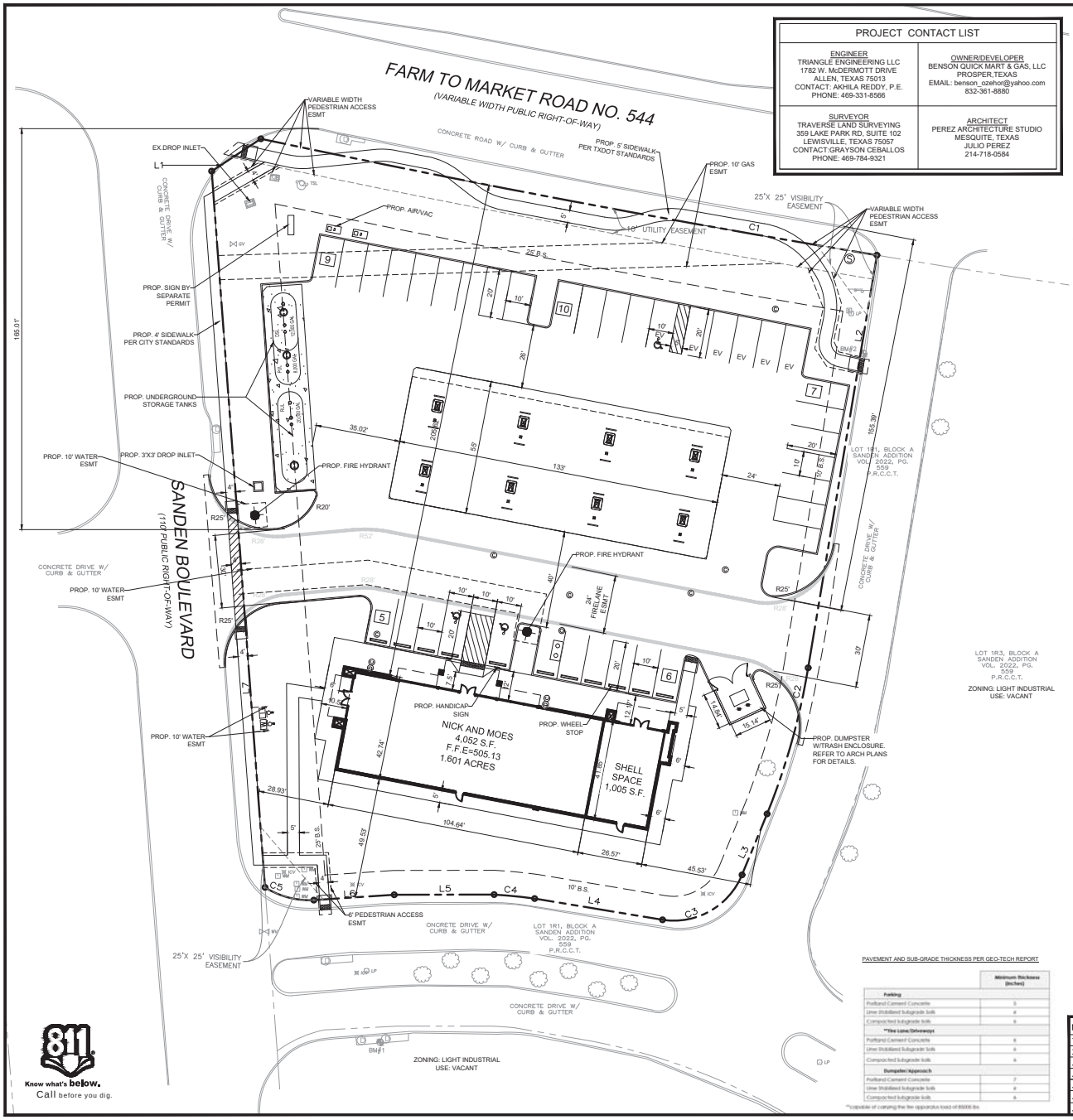
SUBJECT property

0 0.1 0.2 0.3 0.4 0.5 Miles

CITY OF WYLIE

Date: 7/15/2025





PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: AKHILA REDDY, P.E. PHONE: 469-331-8566	OWNER/DEVELOPER BENSON QUICK MART & GAS, LLC PROSPER,TEXAS EMAIL: benson_ozehor@yahoo.com 832-361-8880
SURVEYOR TRAVERSE LAND SURVEYING 359 LAKE PARK RD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT:GRAYSON CEBALLOS PHONE: 469-784-9321	ARCHITECT PEREZ ARCHITECTURE STUDIO MESQUITE, TEXAS JULIO PEREZ 214-718-0584

EXISTING LEGEND

1/2" IR FOUND	WATER VALVE	NO PARKING
1/2" IR SET	FIRE HYDRANT	CONCRETE
5/8" IR FOUND	IRRIGATION VALVE	GRAVEL
3/8" IR FOUND	UTILITY POLE	BRICK
60-D NAIL FOUND	WATER METER	STONE
PK NAIL SET	GAS METER	WOOD DECK
1/2" IP FOUND	A.C. PAD	BUILDING WALL
X-FOUND	TRANS. BOX	TILE
X-SET	GAS MARKER	BUILDING LINE
1" IR FOUND	BOLLARD POST	EASEMENT
1" IP FOUND	BRICK / STONE COLUMN	BOUNDARY
POINT FOR CORNER	CABLE BOX	HIGHBANK LINE
3/4" IP FOUND	CONCRETE MONUMENT	PARKING STRIPE
LIGHT POLE	COVERED AREA	ASPHALT
TELE. BOX	ELECTRIC BOX	FIRE LANE STRIPE
SAN. SEW. CO.	OVERHEAD UTILITY LINE	RETAINING WALL
SAN. SEW. MH.	GUY WIRE ANCHOR	BARBED WIRE FENCE
STORM DRAIN MH.	CHAINLINK FENCE	IRON FENCE
HANDICAP SPACE	PIPE RAIL FENCE	WOOD FENCE

SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.601 ACRES (68,740 S.F.)
ZONING:	LI-LIGHT INDUSTRIAL
PROPOSED USE:	FUELING STATION
BUILDING AREA:	5,057 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	24'-11"
BUILDING COVERAGE:	7.3%
FLOOR AREA RATIO:	0.07
NUMBER OF GUEST ROOMS:	N/A
IMPERVIOUS AREA:	43,251 S.F. (62.92%)
PERVIOUS/LANDSCAPE AREA:	25,489 S.F. (37.08%)
REGULAR PARKING REQUIRED:	PER SITE PLAN
-	
REGULAR PARKING PROVIDED:	36 SPACES
HANDICAP PARKING REQUIRED:	02 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	02 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	38 SPACES

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

BOUNDARY CURVE DATA

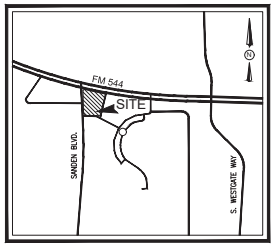
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	5789.58'	258.19'	2°33'19"	S 79°02'27" E	258.17'
C2	284'	62.55'	12°37'10"	S 16°00'49" W	62.43'
C3	30'	40.58'	77°30'31"	S 61°04'39" W	37.56'
C4	102'	16.78'	9°25'35"	N 84°52'53" W	16.76'
C5	33'	21.38'	37°07'18"	N 75°06'29" W	21.01'

NOTE: BEARING DATA IS PER EXISTING REPLAT BY SANDEN ADDITION AND MAY BE SUBJECT TO CHANGE ONCE THE PLAT IS RECORDED.

PAVEMENT AND SUB-GRADE THICKNESS PER GEO-TECH REPORT

	Minimum Thickness (inches)
Parking	
Portland Cement Concrete	5
Lime Stabilized Subgrade Soils	6
Compacted Subgrade Soils	6
***Fire Lane/Driveways**	
Portland Cement Concrete	6
Lime Stabilized Subgrade Soils	6
Compacted Subgrade Soils	6
Dumpster/Approach	
Portland Cement Concrete	7
Lime Stabilized Subgrade Soils	6
Compacted Subgrade Soils	6

*Capable of carrying the fire apparatus load of 85000 lbs



VICINITY MAP
N.T.S.

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.

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 56°55'17" E	24.20'
L2	S 09°42'14" W	172.16'
L3	S 22°19'24" W	27.15'
L4	N 80°10'05" W	53.34'
L5	N 89°35'41" W	41.08'
L6	S 86°19'52" W	31.17'
L7	N 03°59'42" W	295.41'

EASEMENT/SETBACK LEGEND

BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
EASEMENT	ESMT

NO.	DATE	DESCRIPTION	BY
1	06–13–25	1st SUP SUBMITTAL	IA
2	07–02–25	2nd SUP SUBMITTAL	IA
.	.	.	.
.	.	.	.
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STATE OF TEXAS
AKHILA REDDY GONDI
151733
LICENSED PROFESSIONAL ENGINEER
07-02-25

SITE PLAN

NICK AND MOES C-STORE & GAS STATION

2111 WEST FM 544

CITY OF WYLIE

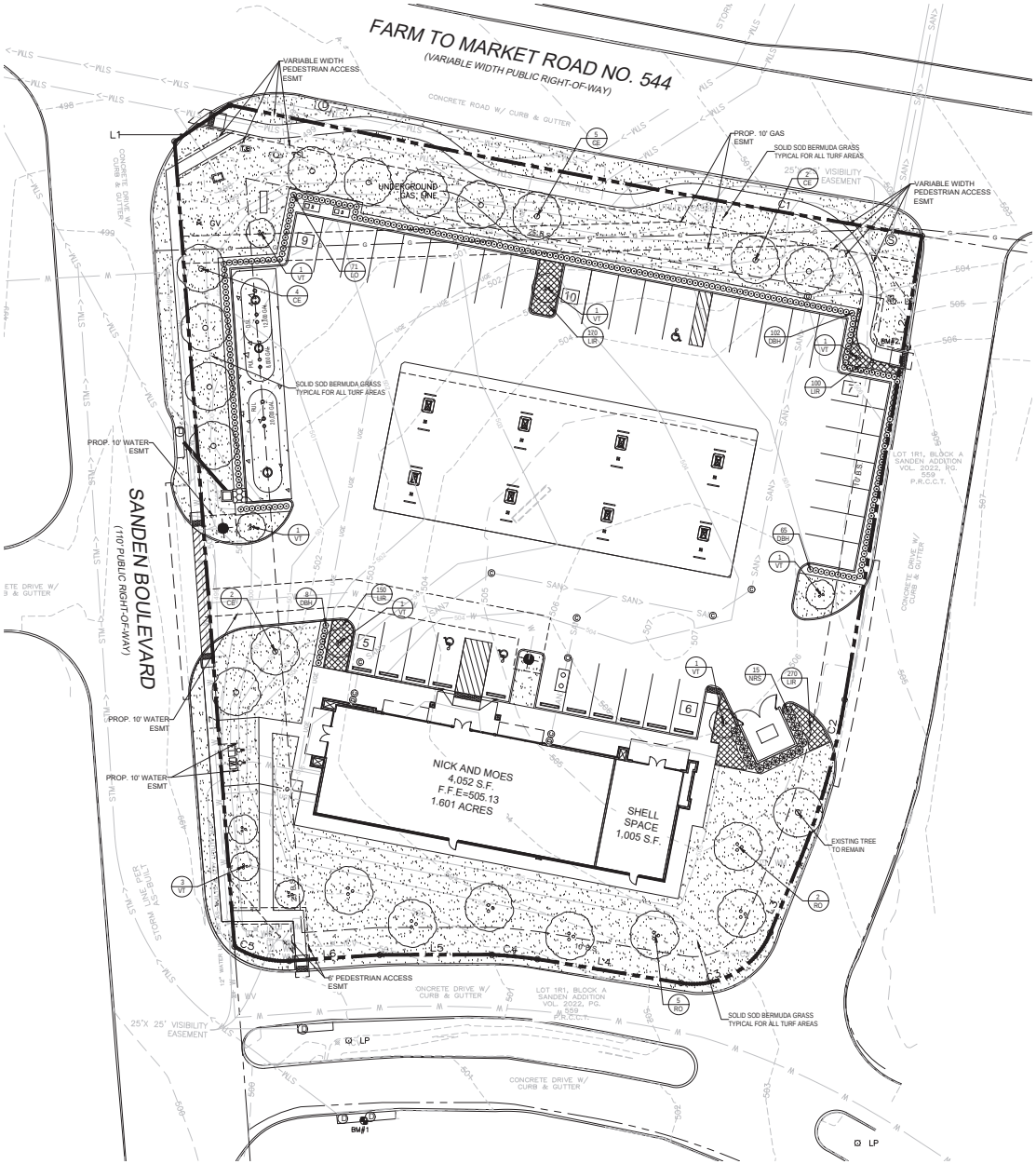
COLLIN COUNTY, TEXAS 75098

SANDEN ADDITION, BLOCK A, LOT 2

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AR	IA	06–04–25	SEE SCALE BAR	083–25	C-3.0

TX. P.E. FIRM #11525



01 LANDSCAPE PLAN
SCALE 1"=20'-0"
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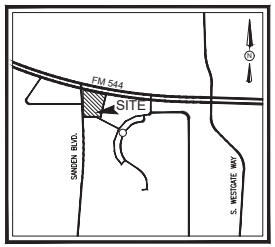

VICINITY MAP
N.T.S.

LANDSCAPE TABULATIONS

LANDSCAPING IN REQUIRED YARDS
REQUIREMENT: AT LEAST 10% OF SITE SHALL BE LANDSCAPED IN LI DISTRICT. LANDSCAPING IS REQUIRED IN FRONT YARD. LANDSCAPING IS REQUIRED IN SIDE AND REAR YARDS ADJACENT TO STREET.

TOTAL SITE AREA: 69,713 S.F.

REQUIRED: 6,971 S.F. (10%)
PROVIDED: 23,192 S.F. (33%)

LANDSCAPING OF PARKING LOTS
REQUIREMENT: SITE PLANS REQUIRING MORE THAN 12 SPACES ARE REQUIRED TO HAVE 50 S.F. OF LANDSCAPING PER SPACE. NO PARKING SPACE FURTHER THAN 60' FROM LANDSCAPED AREA ON SITE. PARKING ROWS 12 SPACES OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT END. ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES.

TOTAL PARKING: 38 SPACES

REQUIRED: 1,900 S.F.
PROVIDED: 2,099 S.F.

VISUAL SCREENING
REQUIREMENT: SERVICE AND LOADING AREAS WITH SCREENING STRIP AT LEAST A 5' WIDE WITH PLANTS 3' IN HEIGHT WHEN PLANTED, INCLUDING ONE FLOWERING TREE FOR EVERY 20 LINEAR FEET OF AREA.

REQUIRED: NOT APPLICABLE
PROVIDED: NOT APPLICABLE

LANDSCAPING OF STREET FRONTAGES
REQUIREMENT: A MINIMUM 50% OF REQUIRED FRONT YARD SHALL BE LANDSCAPED AND AT LEAST 10' IN WIDTH. TREE (3" CAL.) TO BE PLANTED ON 30' TO 40' SPACING.

FM 544 - 270 L.F.
SANDEN BOULEVARD - 278 L.F.

TOTAL FRONT YARD AREA: 13,948 S.F.

REQUIRED:
LANDSCAPE AREA - 6,974 S.F. (50%)
FM 544 - (7) TREES (3" CAL.)
SANDEN BLVD - (7) TREES (3" CAL.)

PROVIDED:
LANDSCAPE AREA - 12,347 S.F. (50%)
FM 544 - (7) TREES (3" CAL.)
SANDEN BLVD - (8) TREES (3" CAL.)

DESIRABLE ELEMENTS
REQUIREMENT: EACH DEVELOPMENT MUST SELECT 4 OF THE 8 DESIRABLE ELEMENTS.

REQUIRED: 4 DESIRABLE ELEMENTS

PROVIDED:
1. LANDSCAPE TO EXCEEDS THE 10% MINIMUM
2. LANDSCAPING IN SIDE AND REAR YARD
3. LANDSCAPE 10% MORE THAN PARKING LOT REQUIREMENT
4. LANDSCAPED PEDESTRIAN CONNECTION TO MAIN ENTRANCE

PLANT MATERIAL SCHEDULE:

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES					
CE	13	Cedar Elm	*Ulmus crassifolia*	3" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
RO	7	Red Oak	*Quercus shumardii*	3" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
VT	10	Vitex	*Vitex agnus-castus*	3" cal.	container, 10' ht., 4' spread, tree form
SHRUBS					
DBH	246	Dwarf Burford Holly	*Ilex comuta*	3 gal.	container, 24" ht., 20" spread
NRS	16	Nellie R. Stevens Holly	*Ilex x 'Nellie R. Stevens'*	7 gal.	container, 36" ht., 24" spread
GROUNDCOVERS					
LIR	690	Liriope '4191' Bermudagrass	*Liriope muscari* *Cynodon dactylon '419'*	4" pots	container, well rooted 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.

BOUNDARY CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	5789.58'	258.19'	2°33'19"	S 79°02'27" E	258.17'
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L6	N 86°19'52" E	30.28'
L7	N 03°59'42" W	295.41'

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.

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.

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.

Studio Green Spot
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER M. TOMPKINS 2442 STATE OF TEXAS
07.02.2025

NICK AND MOE'S FUELING STATION

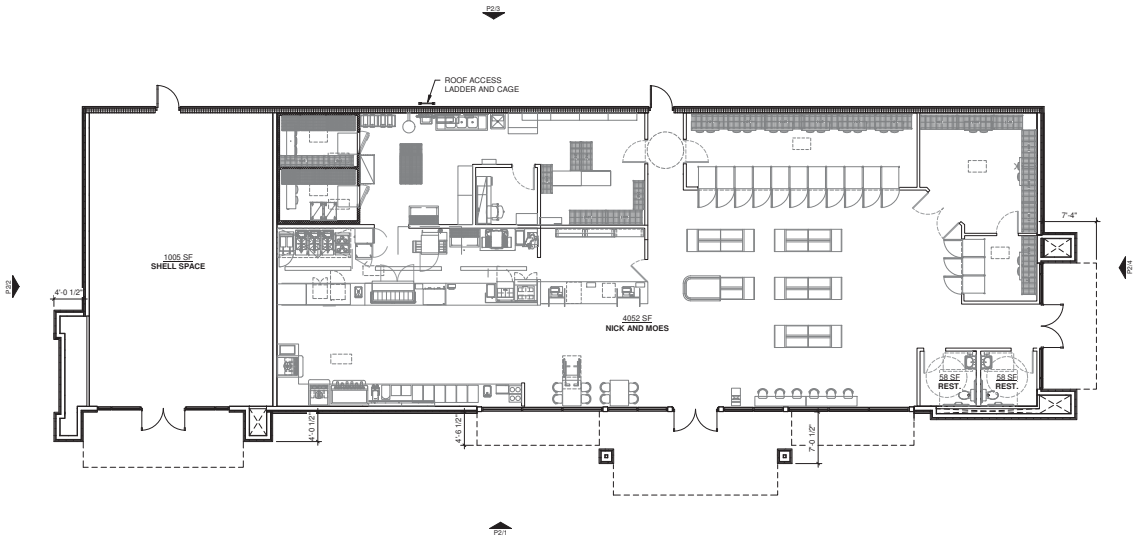
FM 544 AND SANDEN BOULEVARD
CITY OF WYLIE, TEXAS

ISSUE:
FOR APPROVAL 07.02.2025

DATE:
07.02.2025

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2



PROPOSED FLOOR PLAN | 1
SCALE: 1/8" = 1'-0" | P1

PROPOSED FLOOR PLAN | NICK & MOES - WYLIE, TX | 06-02-2025

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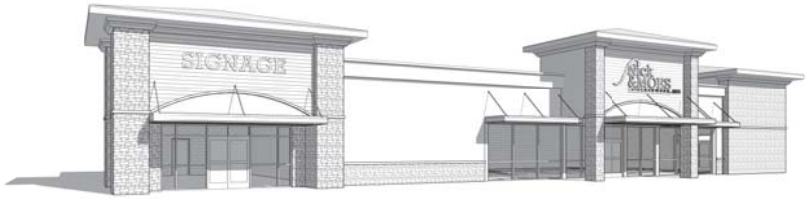
EXTERIOR MATERIAL LEGEND

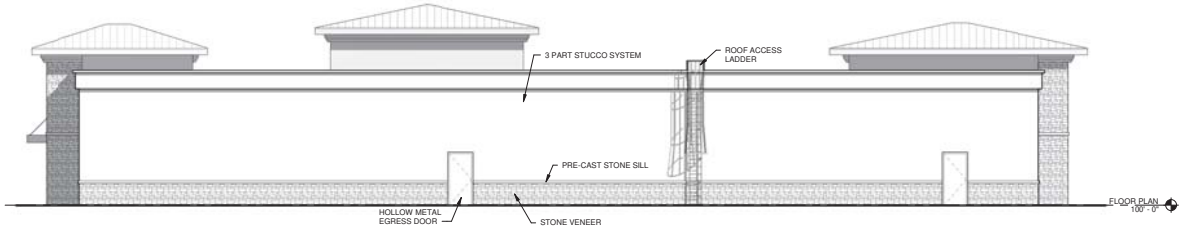
STUCCO | SIDING | STONE



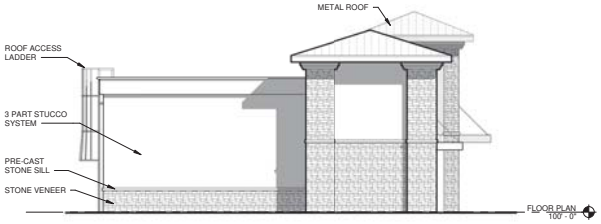
PERSPECTIVE 6
SCALE: P2

PERSPECTIVE 5
SCALE: P2

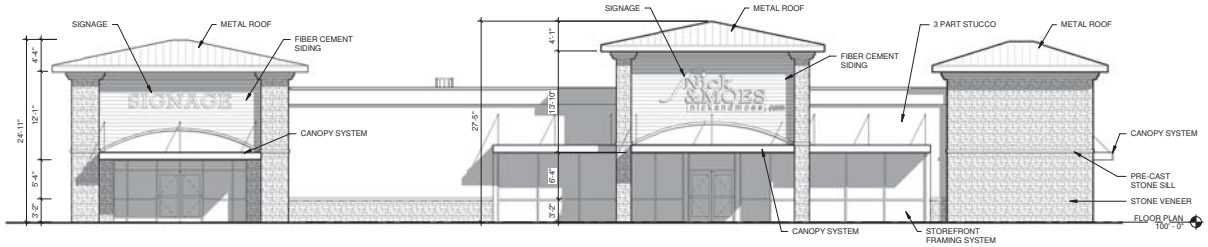
SIDE ELEVATION 4
SCALE: 1/8" = 1'-0" P2



BACK ELEVATION 3
SCALE: 1/8" = 1'-0" P2



SIDE ELEVATION 2
SCALE: 1/8" = 1'-0" P2



FRONT ELEVATION 1
SCALE: 1/8" = 1'-0" P2

PROPOSED EXTERIOR ELEVATIONS AND PERSPECTIVES | NICK & MOES - WYLIE, TX | 06-02-2025

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Exhibit C

NICK AND MOES C-STORE & GAS STATION

Conditions For Special Use Permit

I. PURPOSE:

The purpose of this Special Use Permit is to allow for a fueling station with a convenience store, smoke/vape shop, and quick-serving restaurants.

II. GENERAL CONDITIONS:

1. The SUP shall not affect any regulations of the Commercial Corridor (CC) design standards, as provided in Article 4 and 5 of City of Wylie Zoning Ordinance (adopted as of May 22,2025), except as specifically provided herein.
2. The design and development of the Nick & Moes development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit B).
3. The zoning exhibit shall serve as the site plan, landscape plan, elevations, and preliminary engineering. Approval of the SUP shall act as Site Plan approval.

III. SPECIAL CONDITIONS:

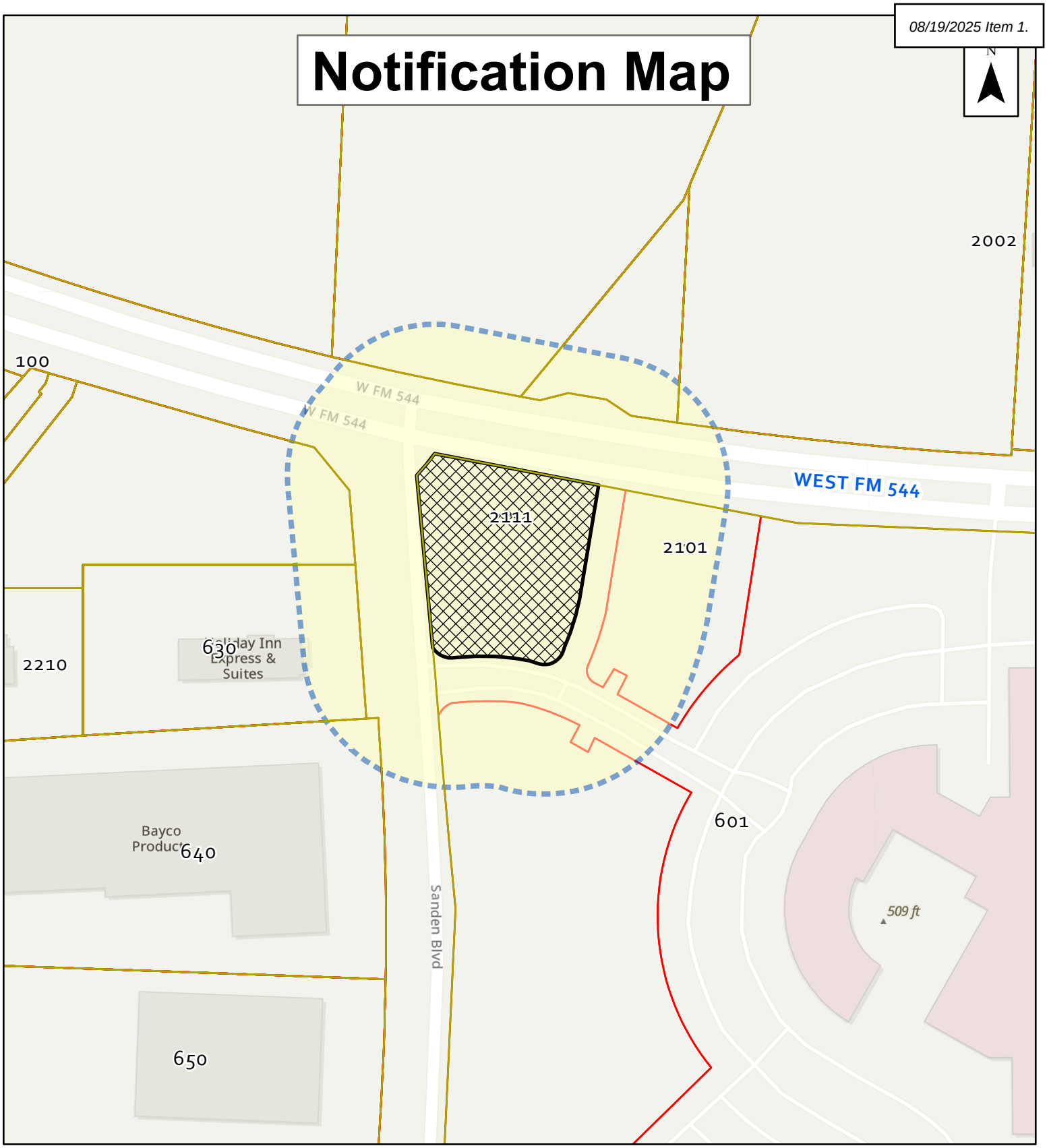
1. The following listed uses as defined in Article 5 and 7 of the Zoning Ordinance (adopted as of May 22,2025) and as depicted in the Zoning Exhibit (Exhibit “B”) shall be allowed by-right:
    a. Fueling Station
    b. Restaurant
    c. Convenience Store
    d. Beer and Wine Sales
    e. Smoking, vaping and legal cannabis related product sales (maximum floor space of 1100 S.F.).

2. The hours of operation for the business shall be:

Overall Convenience Store	24 hours/day
Fueling Stations	24 hours/day
Quick Service Restaurant #1	6:00 AM – 10:00 PM
Quick Service Restaurant #2	24 hours/day

Quick Service Restaurant #3	9:00 AM – 10:00 PM
Smoke Shop	9:00 AM – 9:00 PM

Notification Map

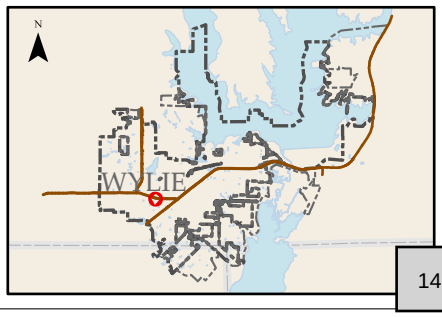


ZONING CASE:
ZC 2025-08 Nick and Moes Fueling Station; 2111 WEST FM 544

SUBJECT property

200 foot Notification Buffer

0 50 100 200 300 Feet

CITY OF WYLIE

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