

# Wylie Planning and Zoning Commission Regular Meeting

August 15, 2023 – 6:00 PM

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



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## CALL TO ORDER

## INVOCATION & PLEDGE OF ALLEGIANCE

## COMMENTS ON NON-AGENDA ITEMS

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

## CONSENT AGENDA

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

- A. Minutes from August 1, 2023 Regular Meeting
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat for Railroad Addition, Lots 1R, 2R, 3R1, and 3R2, Block 14, being a Replat of Lot 1-3A, Block 14 of Railroad Addition, establishing four residential lots on 0.446 acres, property located at 510 E Marble.
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Bufflehead Addition, establishing one light industrial lot on 8.96 acres. Property generally located at 1011 E Brown Street.
- D. Consider, and act upon a recommendation to City Council regarding a Final Plat for Lots 1-2, Block A of Upwind Capital Addition establishing two lots on 4.1396 acres, generally located at 1971 N State Highway 78.

## REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Lot 1, Block A of Bufflehead Addition for the development of a battery backup storage use on a total of 8.96 acres. Property generally located at 1011 E Brown Street.
- 2. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.985 acres to allow for Automobile Repair Major use. Property located north of 451 Westgate Way (ZC 2023-12).
- 3. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural (AG/30) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.821 acres to allow for Drive-Through Restaurant. Property located at 2001 N State Highway 78 (ZC 2023-13).

## **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 11, 2023 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

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*Stephanie Storm, City Secretary*

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*Date Notice Removed*

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

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

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.



## Planning & Zoning Commission

# AGENDA REPORT

Department: Planning

Item: A

Prepared By: Lillian Baker

### Subject

Consider, and act upon, minutes from the August 1, 2023 Regular Meeting.

### Recommendation

Motion to approve Item A as presented.

### Discussion

The minutes are attached for your consideration.

## Wylie Planning and Zoning Commission Regular Meeting

August 01, 2023 – 6:00 PM

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



### CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00 p.m. Commissioners present: Chair Joshua Butler, Commissioner James Byrne, Commissioner Rod Gouge, Commissioner Jennifer Grieser, Commissioner Joe Chandler, Commissioner Keith Scruggs, Director of Community Services Jasen Haskins, Engineering Development Manager Than Nguyen, Senior Planner Kevin Molina, and Secretary Lillian Baker. Absent was Commissioner Jacques Loraine.

### INVOCATION & PLEDGE OF ALLEGIANCE

The Invocation was led by Chair Butler and the Pledge of Allegiance was led by Commissioner Gouge.

### COMMENTS ON NON-AGENDA ITEMS

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

None approached the Commissioners

### CONSENT AGENDA

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

- A. Minutes from July 18, 2023 Regular Meeting
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat for Lots 1-7, Block A of Allen Addition establishing seven residential lots on 1.8298 acres, located at 1012 E Brown.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat for Lot 12R1, Block C of Regency Business Park Phase Three being a Replat of Lot 12, Block C of Regency Business Park Phase Three and 1.548 acres of unplatted land for the creation of one lot that measures 2.789 acres. The property is generally located at 2770 Capital Street.

### Board Action on Consent Agenda

A motion was made by Commissioner Gouge and seconded by Commissioner Grieser to approve the Consent Agenda as presented. A vote was taken and carried 6 – 0.



## REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 12R1, Block C of Regency Business Park Phase Three for the expansion of an office/warehouse use with outside storage on a total of 2.789 acres. Property generally located at 2770 Capital Street.

### **Staff Comments on Regular Agenda**

Sr. Planner Molina presented an overview and stated that the property has an accessible fire lane and is providing screening between the business and the church, as a courtesy. Since this is a light industrial area, it is not required but applicant has agreed to provide. Applicant was present.

Applicant Michael Anderson addressed the Commission. Commission asked about the combustible materials on the property and what they entailed. Applicant Anderson stated that materials consisted of mulch and similar items for commercial landscaping. Applicant Anderson also stated that more staging areas were needed for growth of the business.

Commission asked if the business complied with standards of Fire Department. Sr. Planner Molina stated that the Fire Department had reviewed and approved that the business meets fire code.

### **Board Action on Regular Agenda**

A motion was made by Commissioner Grieser and seconded by Commissioner Gouge to approve Regular Agenda item as presented. A vote was taken and carried 6 – 0.

## ADJOURNMENT

A motion was made by Commissioner Gouge and seconded by Commissioner Chandler to adjourn. A vote was taken and carried 6 – 0. The meeting was adjourned at 6:09 p.m.

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*Joshua Butler – Chair*

## ATTEST

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*Lillian Baker - Secretary*



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: B

### Subject

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

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Stone Street Properties**

**APPLICANT: Barton Chapa Surveying**

The applicant has submitted a Replat to create Lots 1R, 2R, 31, and 3R2, Block 14 of Railroad Addition on 0.446 acres. The property is located at 510 E Marble.

The purpose of the Replat is to create four single family attached residential lots for the construction of two duplex structures. The property is zoned Multi-Family and allows for the proposed townhome/duplex use.

The replat is in compliance with the duplex lot size design standards of the Zoning Ordinance by meeting the minimum requirement of 3,500 sq.ft for exterior lots and 3,000 square feet for interior lots. The residential units are to be accessed from N 5th street and the plat is dedicating a 10' utility easement.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

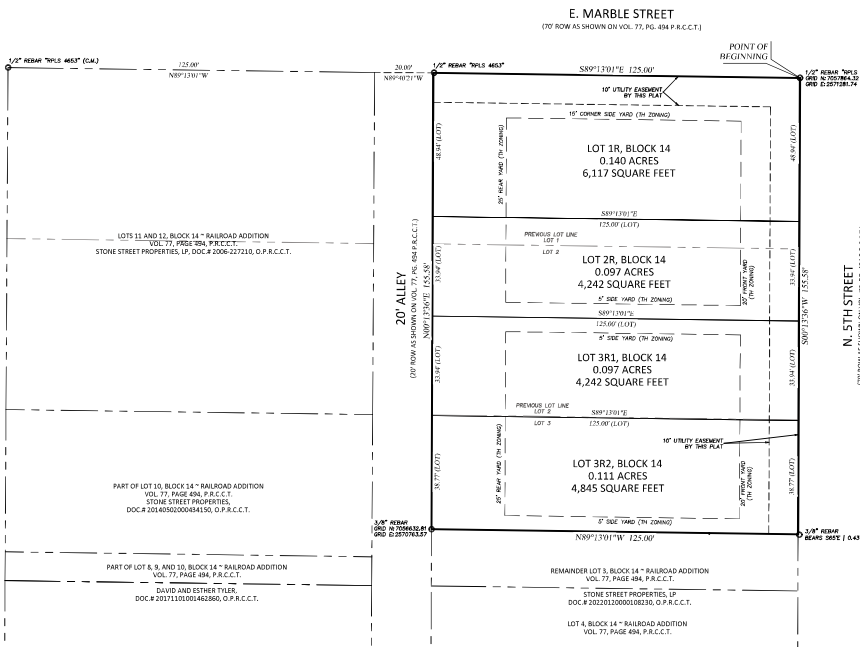
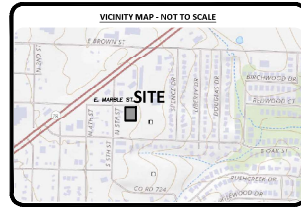
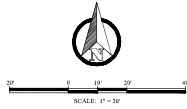
The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

## SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83). Distances are surface with a combined scale factor of 1.0003571.
- This property lies within Zone X of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 4808SC0535, with an effective date of 6/2/2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).
- The purpose of this replat is to create 4 lots from two and a portion of a third.

## LEGEND OF ABBREVIATIONS

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



## LEGEND OF LINETYPES

- SUBJECT TRACT BOUNDARY
- ADJOINING TRACT BOUNDARY
- CENTER LINE
- EASEMENT
- FENCE (WIRE/WOOD/METAL/CHAIN-LINK)
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD UTILITY LINE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS STONE STREET PROPERTIES, LP is the owner of a tract situated in the F. De La Pina survey, abstract number 688, City of Wylie, Collin County, Texas, being all of Lots 1, 2, and part of Lot 3, Block 14, Railroad Addition in the City of Wylie, according to the plat recorded in volume 77, page 494, Plat Records, Collin County, Texas, the subject tract being more particularly described as follows:

**BEGINNING** at a 1/2 inch rebar with cap stamped "RPLS 4653" found at the northeast corner of said Lot 1, lying at the intersection of the south line of Marble Street with the west line of 5<sup>th</sup> Street;

**THENCE** with the west right-of-way of said 5<sup>th</sup> Street, SOUTH 00 degrees 13 minutes 36 seconds WEST, a distance of 155.58 feet to the northeast corner of the tract described in the deed to Stone Street Properties, LP, recorded in document number 2020120000108230, Official Public Records, Collin County, Texas, from which a 3/8 inch rebar found bears SOUTH 65 degrees EAST, 0.43 feet;

**THENCE** through the interior of said Lot 3, with the north line of said Stone Street Properties tract, NORTH 89 degrees 13 minutes 01 second WEST, a distance of 125.00 feet to a 3/8 inch rebar found on the east-right-of-way of a 20' alley;

**THENCE** with the east right-of-way of said alley, NORTH 00 degrees 13 minutes 36 seconds EAST, a distance of 155.58 feet to a 1/2 inch rebar with cap stamped "RPLS 4653" found at the northwest corner of said Lot 1, lying on the south right-of-way of said Marble Street;

**THENCE** with the south right-of-way of said Marble street, SOUTH 89 degrees 13 minutes 01 second EAST, a distance of 125.00 feet, returning to the **POINT OF BEGINNING** and enclosing 0.446 acres (19,447 square feet) of land, more or less.

## NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That STONE STREET PROPERTIES, LP acting hereby by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **LOTS 1R, 2R, 3R1, AND 3R2, BLOCK 14, RAILROAD ADDITION**, an addition in the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown 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 easements 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 and 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.

**STONE STREET PROPERTIES, LP**  
**WITNESS**, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**BY:** \_\_\_\_\_

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for  
the State of Texas

## SURVEYOR'S CERTIFICATE

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

John H. Barton III, RPLS# 6737

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for  
the State of Texas

"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 **RAILROAD ADDITION** to the City of Wylie was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

City Secretary City of Wylie, Texas



JOB NO.	2023-900311
DRAWN:	BCS
CHECKED:	JHB
TABLE OF REVISIONS	
DATE	SUMMARY

RAILROAD  
ADDITION

WYLIE,  
TEXAS

SHEET

VO1

REPLAT

REPLAT  
RAILROAD ADDITION

LOT 1R, 2R, 3R1, AND 3R2, BLOCK 14  
E. DAVIDSON SURVEY, ABSTRACT #267  
CITY OF WYLIE COLLIN COUNTY, TEXAS  
"TH" ZONING PER CITY OF WYLIE

LEGEND OF SYMBOLS

- IA air conditioning unit  
ICV irrigation control valve  
EM electric meter  
X fence or guardrail  
FH fire hydrant  
AO area drain  
GI grate inlet  
GV gas valve  
GM gas meter  
SS sanitary sewer manhole  
SW storm water manhole  
T telephone manhole  
TPED telephone pedestal  
CO utility clean out  
UVC comm. utility vault  
UVE elect. utility vault  
UW water utility vault  
UP/SP utility/service pole  
WV water valve  
WW well  
WM water meter  
CATV cable tv riser

NOTES:

- This property lies within Zone X of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C04201, with an effective date of 6/2/2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Building footprint shown hereon provided by client.

LEGEND OF ABBREVIATIONS

- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

PROPERTY DESCRIPTION

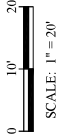
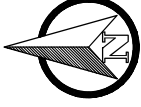
Lots 1, 2 and part of 3, Railroad Addition, an addition in the City of Wylie, Collin County, Texas, as recorded under Volume 77, Page 494, Plat Records, Collin County, Texas (P.P.C.C.T.).

TITLE COMMITMENT NOTES

This survey was prepared without the benefit of a commitment for title insurance. Therefore, easements, agreements, or other documents, either recorded or unrecorded may exist that affect the subject property that are not shown on this survey.

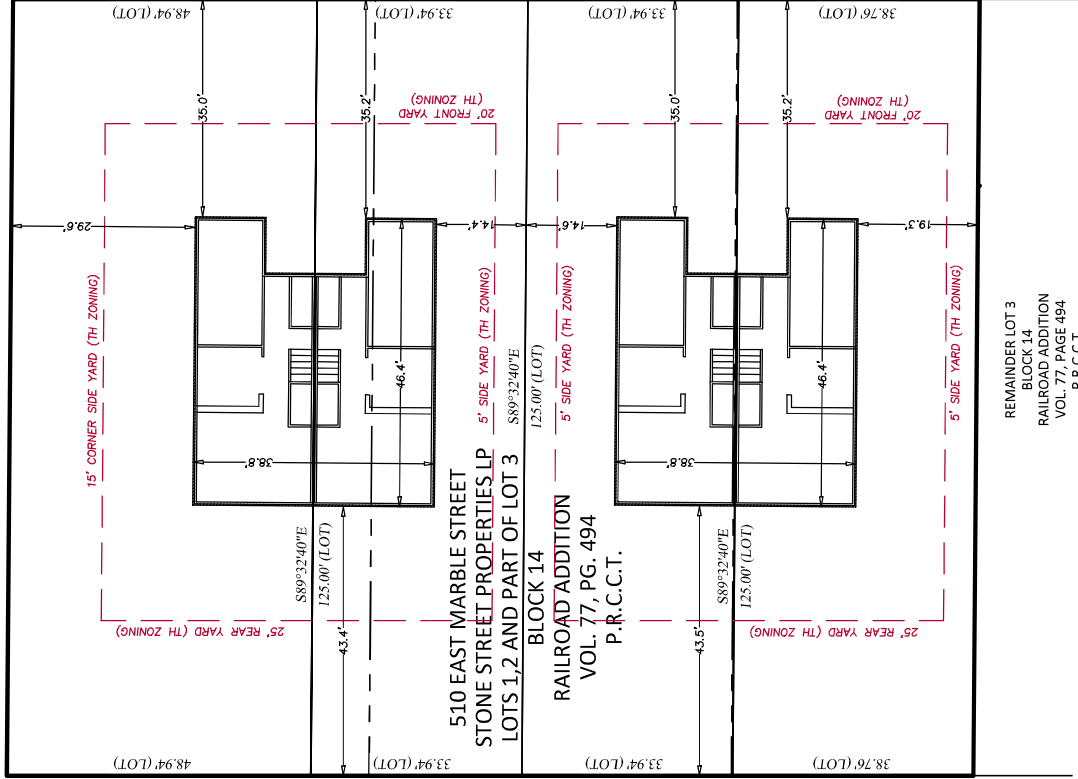
ZONING ORDINANCE

Lot Area	Minimum Lot Area (sq. ft.)
Lot 1 (containing 1/2)	5,000 - minimum in whole acres
Lot 2 (containing 1/2)	5,000 - minimum in whole acres
Lot 3 (containing 1/2)	5,000 - minimum in whole acres
Lot 4 (containing 1/2)	5,000 - minimum in whole acres
Lot 5 (containing 1/2)	5,000 - minimum in whole acres
Lot 6 (containing 1/2)	5,000 - minimum in whole acres
Lot 7 (containing 1/2)	5,000 - minimum in whole acres
Lot 8 (containing 1/2)	5,000 - minimum in whole acres
Lot 9 (containing 1/2)	5,000 - minimum in whole acres
Lot 10 (containing 1/2)	5,000 - minimum in whole acres
Lot 11 (containing 1/2)	5,000 - minimum in whole acres
Lot 12 (containing 1/2)	5,000 - minimum in whole acres
Lot 13 (containing 1/2)	5,000 - minimum in whole acres
Lot 14 (containing 1/2)	5,000 - minimum in whole acres
Lot 15 (containing 1/2)	5,000 - minimum in whole acres
Lot 16 (containing 1/2)	5,000 - minimum in whole acres
Lot 17 (containing 1/2)	5,000 - minimum in whole acres
Lot 18 (containing 1/2)	5,000 - minimum in whole acres
Lot 19 (containing 1/2)	5,000 - minimum in whole acres
Lot 20 (containing 1/2)	5,000 - minimum in whole acres
Lot 21 (containing 1/2)	5,000 - minimum in whole acres
Lot 22 (containing 1/2)	5,000 - minimum in whole acres
Lot 23 (containing 1/2)	5,000 - minimum in whole acres
Lot 24 (containing 1/2)	5,000 - minimum in whole acres
Lot 25 (containing 1/2)	5,000 - minimum in whole acres
Lot 26 (containing 1/2)	5,000 - minimum in whole acres
Lot 27 (containing 1/2)	5,000 - minimum in whole acres
Lot 28 (containing 1/2)	5,000 - minimum in whole acres
Lot 29 (containing 1/2)	5,000 - minimum in whole acres
Lot 30 (containing 1/2)	5,000 - minimum in whole acres
Lot 31 (containing 1/2)	5,000 - minimum in whole acres
Lot 32 (containing 1/2)	5,000 - minimum in whole acres
Lot 33 (containing 1/2)	5,000 - minimum in whole acres
Lot 34 (containing 1/2)	5,000 - minimum in whole acres
Lot 35 (containing 1/2)	5,000 - minimum in whole acres
Lot 36 (containing 1/2)	5,000 - minimum in whole acres
Lot 37 (containing 1/2)	5,000 - minimum in whole acres
Lot 38 (containing 1/2)	5,000 - minimum in whole acres
Lot 39 (containing 1/2)	5,000 - minimum in whole acres
Lot 40 (containing 1/2)	5,000 - minimum in whole acres
Lot 41 (containing 1/2)	5,000 - minimum in whole acres
Lot 42 (containing 1/2)	5,000 - minimum in whole acres
Lot 43 (containing 1/2)	5,000 - minimum in whole acres
Lot 44 (containing 1/2)	5,000 - minimum in whole acres
Lot 45 (containing 1/2)	5,000 - minimum in whole acres
Lot 46 (containing 1/2)	5,000 - minimum in whole acres
Lot 47 (containing 1/2)	5,000 - minimum in whole acres
Lot 48 (containing 1/2)	5,000 - minimum in whole acres
Lot 49 (containing 1/2)	5,000 - minimum in whole acres
Lot 50 (containing 1/2)	5,000 - minimum in whole acres



MARBLE STREET

(70' ROW AS SHOWN ON VOL. 77, PG. 494 P.R.C.C.T.)



(20' ROW AS SHOWN ON VOL. 77, PG. 494 P.R.C.C.T.)

(70' ROW AS SHOWN ON VOL. 77, PG. 494 P.R.C.C.T.)

**BCS**  
**BARTON CHAPA**  
**SURVEYING**  
5200 State Highway 121  
Colleyville, TX 76034  
Phone: 817-864-1957  
info@bcsdfw.com  
TBPLS Firm #10194474

CONCEPT PLAN

LOTS 1, 2 AND PART OF 3,  
RAILROAD ADDITION  
510 MARBLE STREET  
CITY OF WYLIE  
COLLIN COUNTY, TEXAS



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: C

### Subject

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

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Tracee Belzle Dean**

**APPLICANT: Westwood Professional Services**

The applicant has submitted a Preliminary Plat to create Lot 1 Block A of Bufflehead Addition on 8.96 acres. The property is generally located at 1011 E Brown Street. The purpose of the Preliminary Plat is to create one lot for the development of a battery backup storage use. The property is zoned Light Industrial with a Special Use Permit to allow for the proposed battery backup storage use (Ordinance 2023-29).

The site plan for the development is on the regular agenda.

The preliminary plat document does not contain fire lane or access easements due to the developer being in conversations with Oncour regarding the paving layout. The easements will be required to be dedicated on the Final Plat once the paving layout has been determined. The plat dedicates right-of-way for Eubanks Lane and E Brown Street.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.





# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: D

### Subject

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

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Steve Conkle**

**APPLICANT: Blue Sky Surveying**

The applicant has submitted a Final Plat to create Lots 1 and 2 Block A of Upwind Capital Addition on 4.1396 acres. The Preliminary plat and Site Plan for the development of a general merchandise store on lot 1 was approved in July of 2022.

The purpose of the plat is to establish two lots for commercial development. Lot 1 Block A measures 1.0332 acres. Lot 2, Block A of Upwind Capital addition measures 3.1034 acres. A 0.821 acre portion of Lot 2 is on this agenda as a Special Use Permit request for a drive-through restaurant for a Dutch Bros Coffee (ZC 2023-13).

This plat dedicates a 24' fire lane, shared access, and a utility easement with access from State Highway 78. Additional utility and visibility triangle easements are also provided along the street frontage of State Highway 78.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Gov't Code.









# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 1

### Subject

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

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: Tracee Belzle Dean**

**APPLICANT: Westwood Professional Services**

The applicant is requesting a site plan to develop a backup battery storage use that connects directly to the neighboring Oncor Substation. The property is located at 1011 E Brown Street and received approval for zoning to Light Industrial with a Special Use Permit earlier this year for the proposed use (Ordinance 2023-29).

A preliminary plat of this property is on the consent agenda.

The development provides two points of access from Eubanks Lane. Service areas as depicted shall be provided to ensure maintenance vehicles do not block the proposed fire lane. All areas where service vehicles operate shall be required to have a concrete surface.

A 10' wide landscape buffer shall be required along Eubanks Lane and East Brown Street with the development of a 5' meandering sidewalk. The development shall be screened with an 8' board on board wooden fence. Trees along the western boundary shall be preserved where feasible.

Detention for the development shall be provided via an off site detention basin on the adjacent Oncor parcel. Completion of the detention basin shall be in place prior to completion of construction.

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.



**CLIENT**

---

 **BLACK MOUNTAIN**  
ENERGY STORAGE

BLACK MOUNTAIN  
[www.bmenenergystorage.com](http://www.bmenenergystorage.com)  
Fort Worth, TX 76102

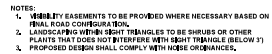
**GENERAL  
SITE PLAN**  
DATE: 07/28/2023

**BUFFLEHEAD BESS**  
CITY OF WYLLIE  
COLLIN COUNTY, TX

**ISSUE/REVISION**

REV	DESCRIPTION	DB	AB	DATE

**SHEET NUMBER**                      **REV:**



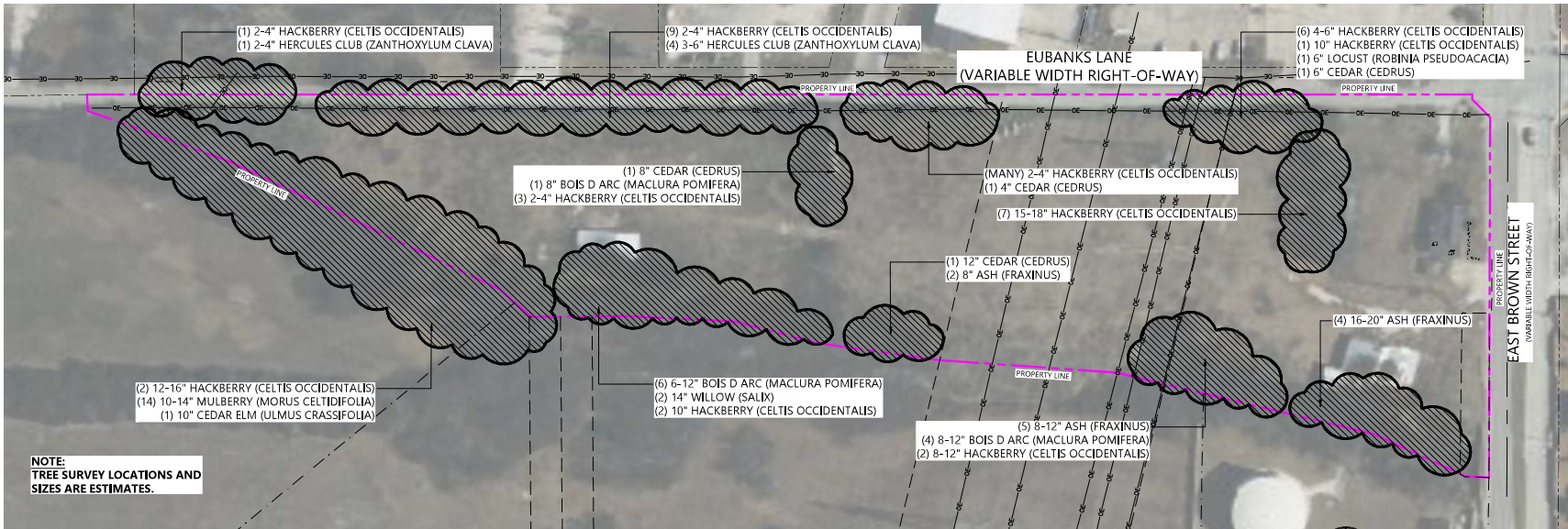
**INTERIM REVIEW**

 THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED FOR THE PURPOSES OF THE INTERIM REVIEW BY THE LANDSCAPE ARCHITECT.  
 DATE: 08/15/2023  
 REVIEWER: JAMES HARRIS, AIA  
 LICENSE NUMBER: 1982

PREPARED FOR:


 425 Houston Street, Ste 400  
 Fort Worth, TX 76102

REVISIONS:	#	DATE	COMMENT


**1 OVERALL TREE INVENTORY PLAN**

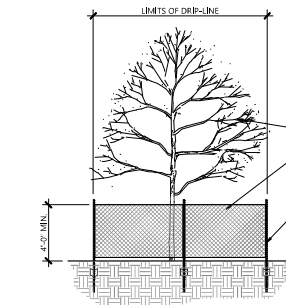
1" = 60'-0"


 0 30 60 120 180  
 GRAPHIC SCALE IN FEET

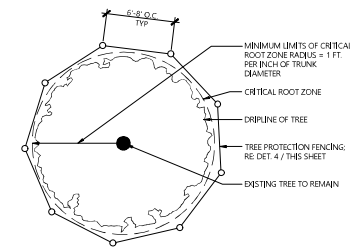
**TREE MITIGATION NOTES**

1. PROCEDURES REQUIRED PRIOR TO CONSTRUCTION. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS.
  - A. DURING PRE-CONSTRUCTION, TREES TO BE REMOVED SHOULD BE REMOVED FROM THE SITE IN A MANNER TO AVOID INJURY TO REMAINING TREES, INCLUDING THE REMOVAL OF STUMPS AND/OR ROOT SYSTEMS. HEAVY EQUIPMENT SHALL NOT ENDOUGH ON THE ROOT SYSTEMS OF TREES TO BE RETAINED OR OTHER TREES OF HIGH VALUE. IF NECESSARY, TREES SHOULD BE REMOVED MANUALLY WITH CHAIN SAWS, AND STUMPS SHOULD BE GROUND OUT INSTEAD OF USING HEAVY EQUIPMENT.
  - B. CRITICAL ROOT ZONES SHALL BE ESTABLISHED AND MAINTAINED FOR ALL TREES TO BE CONSERVED ON A CONSTRUCTION SITE. THIS AREA MAY BE ADJUSTED FOR EXISTING BUILDINGS, WALKWAYS, AND ROADS BY PERMISSION OF OWNER. BARRICADES SHALL BE 4 FOOT HIGH ORANGE VINYL CONSTRUCTION FENCE, SIGNS IN ENGLISH AND SPANISH SHALL BE PLACED VISIBLE FROM ALL DIRECTIONS ALONG THE FENCE TO INFORM WORKERS OF THE PURPOSE OF THE BOUNDARY. THE BARRIER AND PROPER SIGNAGE SHALL BE INSTALLED PRIOR TO ANY SITE PREPARATION AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN THE TREE DRIP LINE. APPLY 4 INCHES OF COARSE MULCH WITHIN PROTECTION AREAS TO HELP REDUCE MOISTURE STRESS AND REDUCE MAINTENANCE.
  - C. WHERE EXCAVATIONS ARE PERFORMED WITHIN THE ROOT ZONE OF TREES, TRENCHING SHOULD BE PERFORMED MANUALLY, OR BY USING A VIBRATORY FLOW, DIRECTIONAL BORER, OR BY AIR SPADING. BACKFILLS SHALL NOT BE USED TO RIP ROOTS AT CONSIDERABLE DISTANCES FROM THE POINT OF EXCAVATION WHEN TRENCHING OR MODIFICATION OF THE ROOT ZONE ENCLOSED HEAVILY ONTO ESTABLISHED TREES. A ROOT PRUNING METHOD SHOULD BE EMPLOYED WHERE THE ROOTS ARE EXPOSED AND TRIMMED WITH PROPER PRUNING TOOLS SEVERAL INCHES TO THE SIDE OF THE TRENCH BORDERING THE TRUNK OF THE AFFECTED TREE. TEARING OF ROOTS IS TO BE AVOIDED. SUPPLEMENTAL IRRIGATION SHALL START IF NEEDED. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH TO THE SOIL AND SEALED USING LAC-BALSAM BACKFILL. ROOT AREAS WITH GOOD QUALITY TOP SOIL, AS SOON AS POSSIBLE (I.E. WITHIN THE SAME WORKING), IF ROOTS ARE NOT BACKFILLED WITHIN THIS TIME, THEY SHALL BE COVERED WITH ORGANIC MATERIAL SUCH AS COMPOSTED MULCH TO A DEPTH OF 4 INCHES, WHICH WILL REDUCE TEMPERATURE AND MINIMIZE WATER LOSS DUE TO EVAPORATION.
  - D. ALL TREES DIRECTLY ADJACENT TO BUILDINGS SHOULD BE PRUNED FOR CANOPY RAISING TO PROVIDE A MINIMUM OF 4 TO 6 FEET OF CLEARANCE OVER THE BUILDINGS AS WELL AS CANOPY REDUCTION PRUNING TO PROVIDE A MINIMUM OF 2 FEET CLEARANCE AWAY FROM THE SIDES OF BUILDINGS.

2. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE SUBJECT TO THE REQUIREMENTS OF THE CITY ORDINANCE.
  - A. MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
  - B. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERLAND WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.
  - C. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
  - D. GRADE CHANGES: NO GRADE CHANGES SHALL BE ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE UNLESS ADEQUATE CONSTRUCTION METHODS ARE APPROVED BY THE LANDSCAPE ARCHITECT.
  - E. IMPERVIOUS PAVING: NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIALS THAT MAY REASONABLY BE EXPECTED TO KILL A TREE SHALL BE PLACED WITHIN THE LIMITS OF CRITICAL ROOT ZONE OF A PROTECTED TREE EXCEPT AS OTHERWISE ALLOWED IN THE CITY ORDINANCE.
3. PROHIBITED ACTIVITIES IN DRIP-LINE: NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP-LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT THE SPECIFIC APPROVAL OF THE LANDSCAPE ARCHITECT.
4. TREES THAT WERE PREVIOUSLY IRRIGATED SHALL BE IRRIGATED DURING CONSTRUCTION. THEY SHALL RECEIVE A MIN. OF ONE INCH OF WATER PER WEEK FROM THE COMBINATION OF RAINFALL AND IRRIGATION. TREES WITH ROOT-DAMAGE SHALL RECEIVE TWO INCHES OF WATER PER WEEK FROM COMBINATION OF RAINFALL AND IRRIGATION.
5. CONTRACTOR RESPONSIBLE FOR ANY DAMAGE TO TREES THAT ARE TO REMAIN. CONTRACTOR TO INSTALL NEW TREE OF EQUIVALENT SIZE IF DAMAGED DURING CONSTRUCTION.

**TREE MITIGATION DETAILS**

**1 TREE PROTECTION FENCING**

1/2" = 1'-0"


**2 TREE PROTECTION FENCING- PLAN VIEW**

N.T.S.

**Bufflehead BESS Project**

Collin County, Texas

**Overall Tree Inventory Plan**
**NOT FOR CONSTRUCTION**

DATE: 07/19/2023

SHEET: L.100



**Westwood**

Phone: (817) 351-1100 12001 Information Drive, Suite 400  
 Fort Worth, TX 76102  
 Fax: (817) 351-1100  
 Email: info@westwoodpa.com  
 Website: www.westwoodpa.com  
 Westwood Professional Services, Inc.

**INTERIM REVIEW**

THIS REVIEW IS FOR THE  
 INTERIM REVIEW OF THE  
 LANDSCAPE ARCHITECT  
 DESIGN FOR THE  
 PROJECT NUMBER 1802

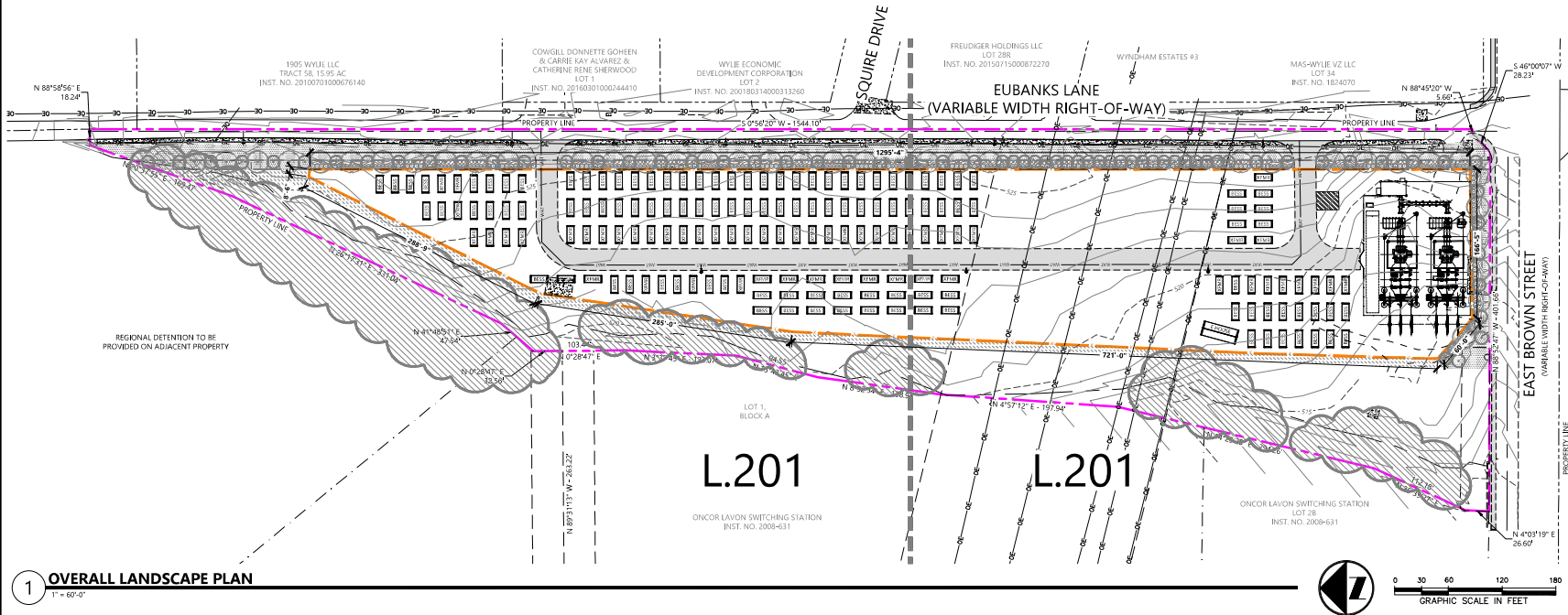
PREPARED FOR:



425 Houston Street, Ste 400  
 Fort Worth, TX 76102

REVISIONS:

#	DATE	COMMENT

**1 OVERALL LANDSCAPE PLAN**

1" = 60'-0"

**LANDSCAPING DESIGN REQUIREMENTS - CITY OF WYLIE, TEXAS**

SITE DESCRIPTION				
ZONING DISTRICT: LI (LIGHT INDUSTRIAL)				
TOTAL LOT SIZE: 8.86 ACRES (380,583 SQ. FT.)				
LANDSCAPING IN REQUIRED YARDS	REQUIRED	PROVIDED	DESIRABLE DESIGN ATTRIBUTE	OBTAINED
AT LEAST 10% OF THE SITE SHALL BE LANDSCAPED	100,000 SQ. Y. TOTAL - 30,000 SQ. Y.	10,000 SQ. Y.	(1) 1' BUFFER ALONG THE PROPERTY LINE	YES
LANDSCAPING IS REQUIRED IN THE FRONT YARD	YES	YES	(2) PROVIDE THE FOLLOWING LANDSCAPE CONDITIONS IN THE SIDE AND REAR YARDS: NOT OTHERWISE REQUIRED BECAUSE OF RESIDENTIAL ADJACENCY.	EXISTING VEGETATION ALONG REAR AND SIDE PROPERTY LINE TO PROVIDE SCREENING
LANDSCAPING IS REQUIRED IN SIDE AND REAR YARDS ADJACENT TO OR ACROSS THE STREET FROM RESIDENTIAL	NO	YES	(A) THE LANDSCAPE AREA IS AT LEAST 10 FEET IN WIDTH (B) THE LANDSCAPE AREA HAS 5 (FIVE) AT LEAST 3 FEET IN 1 (ONE) IT WITHIN THE LANDSCAPE STRIP (C) THE LANDSCAPE AREA NOT LIES AT LEAST ONE FLOWERING TREE FOR EVERY 20 LINEAR FEET OF PLANTING AREA	REFERENCE TREE SURVEY PLAN
LANDSCAPING OF PARKING LOTS	REQUIRED	PROVIDED	DESIRABLE DESIGN ATTRIBUTE	OBTAINED
SITE PLANS REQUIRING MORE THAN 12 SPACES REQUIRED TO HAVE 50 SQ. FT. OF LANDSCAPING PER SPACE	N/A	N/A	** NO PROPOSED PARKING ON SITE **	N/A
NO PARKING SPACE FURTHER THAN 60' FROM LANDSCAPED AREA ON SITE	N/A	N/A		N/A
PARKING ROWS 12 SPACES OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT END	N/A	N/A		N/A
ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES	N/A	N/A		N/A
VISUAL SCREENING	REQUIRED	PROVIDED	DESIRABLE DESIGN ATTRIBUTE	OBTAINED
THE SERVICE AREA SHALL BE BORDERED BY A LANDSCAPED STRIP AT LEAST 5 FEET IN WIDTH	YES	YES	NONE PROVIDED IN CODE REQUIREMENTS	N/A
THE SCREENING SHALL BE AT LEAST 3 FEET IN HEIGHT WHEN PLANTED AND WITHIN THE LANDSCAPE STRIP	YES	YES		N/A
THE SCREENING SHALL INCLUDE AT LEAST ONE FLOWERING TREE FOR EVERY 20 LINEAR FEET OF LANDSCAPE AREA	62 TREES	63 TREES		N/A
	11 TREES	11 TREES		N/A
LANDSCAPING OF STREET FRONTAGES	REQUIRED	PROVIDED	DESIRABLE DESIGN ATTRIBUTE	OBTAINED
AT LEAST 50% OF REQUIRED FRONT YARD DEVELOPED AS LANDSCAPED BUFFER, AT LEAST 10' IN WIDTH	5,327 SF X 50% = 2,664 SF	2,664 SF	(1) UTILIZE LOW-RICK WALLS OR OTHER NATURAL LANDSCAPE FEATURES, FLOWERING SHRUBS AND SEASONAL FLOWERS WITHIN THE LANDSCAPE	YES
TREES REQUIRED IN BUFFER, IN GROVES OR BELTS ON A 30-40' SPACING	YES	YES (35' O.C.)	(2) INCREASE MINIMUM WIDTH OF THE LANDSCAPED BUFFER BY 20 PERCENT	YES (12' BUFFER PROVIDED)
REQUIRED TREES AT LEAST 3" IN CALIPER	YES	YES	(3) PROVIDE SPECIAL BECKET LIGHTING, OR OTHER STREETSCAPE AMENITIES ALONG THE WALKWAY	NO
AT LEAST 4' MEANDERING CONCRETE WALKWAY ON PERIMETER WHEN ADJACENT TO THOROUGHFARE	YES	YES		
NOTE: ALL PLANTING TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM PER CITY OF WYLIE REQUIREMENTS.				

**PLANTING SCHEDULE**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS	
	QS	22	QUERCUS SHUMARDII SHUMARD RED OAK	CONT	3" CAL. SINGLE, STRAIGHT LEADER, MATCHING	
	QH	17	QUERCUS VIRGINIANA 'HIGH RISE' HIGH RISE LIVE OAK	CONT	3" CAL. SINGLE, STRAIGHT LEADER, MATCHING	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS	
	LN	73	LAGERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE	30 GAL	3" CAL. MULTI-TRUNK, FULL, MATCHING	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	ID	192	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY	5 GAL	48" o.c.	FULL, MATCHING, 3' HT AT TIME OF PLANTING
	LFG	143	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM GREEN CLOUD TEXAS RANGER	5 GAL	60" o.c.	FULL, MATCHING, 3' HT AT TIME OF PLANTING
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	LM	1,582	LIRIOPE MUSCARIF 'BIG BLUE' LILY TURF	4" POT	18" o.c.	FULL, MATCHING
	NH	101,807 SF	NATIVE SEED MIX-HYDROSEED	HYDROSEED		
	TRA	3,311	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE	1 GAL	12" o.c.	FULL, MATCHING
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	CD	31,091 SF	CYNODON DACTYLON BERMUDA GRASS	SOD		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

**Bufflehead BESS Project**

Collin County, Texas

**Overall Landscape Plan**

NOT FOR CONSTRUCTION

DATE: 07/19/2023

SHEET: L.200

**INTERIM REVIEW**

THIS DOCUMENT HAS BEEN PREPARED BY WESTWOOD PROFESSIONAL SERVICES, INC. FOR THE PROJECT DESCRIBED HEREIN. IT IS THE PROPERTY OF WESTWOOD PROFESSIONAL SERVICES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM WESTWOOD PROFESSIONAL SERVICES, INC.

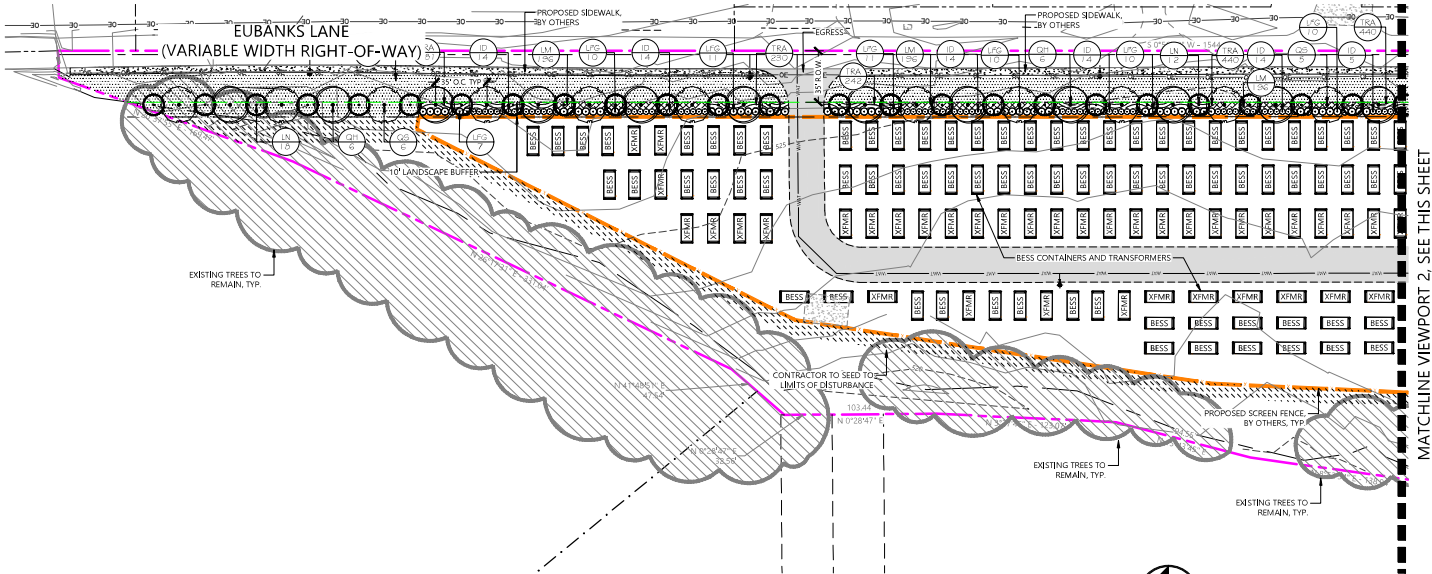
PREPARED FOR:



425 Houston Street, Ste 400  
 Fort Worth, TX 76102

REVISIONS:

#	DATE	COMMENT



MATCHLINE VIEWPORT 2, SEE THIS SHEET

**1 LANDSCAPE PLAN**

1" = 40'-0"



0 20 40 80 120  
 GRAPHIC SCALE IN FEET

**PLANTING KEY**

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	QS	22	QUERCUS SHUMARDII SHUMARD RED OAK
	QH	17	QUERCUS VIRGINIANA 'HIGH RISE' HIGH RISE LIVE OAK
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME
	LN	73	LACERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	ID	192	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY
	LFG	143	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM GREEN CLOUD TEXAS RANGER
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	NH	101,807 SF	NATIVE SEED MIX-HYDROSEED
	TRA	3,311	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME
	CD	31,091 SF	CYNODON DACTYLON BERMUDA GRASS

MATCHLINE VIEWPORT 1, SEE THIS SHEET

EAST BROWN STREET  
 (VARIABLE WIDTH RIGHT-OF-WAY)

**2 LANDSCAPE PLAN**

1" = 40'-0"



0 20 40 80 120  
 GRAPHIC SCALE IN FEET

**Bufflehead BESS Project**

Collin County, Texas

Landscape Plan

NOT FOR CONSTRUCTION

DATE: 07/19/2023

SHEET: L.201

# Westwood

Phone (855) 525-1100 12701 Whiteoak Drive, Suite #300  
Dallas, TX 75244  
Fax (855) 525-1100  
Email info@westwoodplc.com  
Westwood Professional Services, Inc.

## INTERIM REVIEW

THIS DOCUMENT IS REVIEWED FOR  
THE PURPOSE OF THE INTERIM REVIEW  
ONLY. IT IS NOT TO BE USED FOR  
CONSTRUCTION.  
WESTWOOD LANDSCAPE ARCHITECT  
DATE: 08/15/2023  
TASK: LANS-2023-0001

PREPARED FOR:



425 Houston Street, Ste 400  
Fort Worth, TX 76102

REVISIONS	#	DATE	COMMENT

## Bufflehead BESS Project

Collin County, Texas

## Landscape Notes & Details

NOT FOR CONSTRUCTION

DATE: 07/19/2023

SHEET: L.202

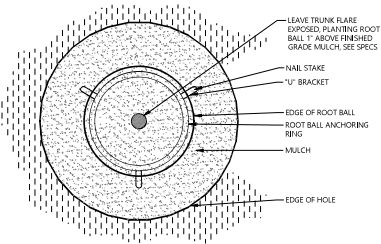
## PLANTING NOTES

- ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
- ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
- QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.

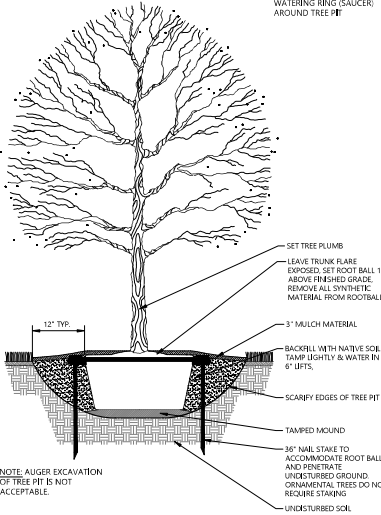
## PLANT MATERIAL



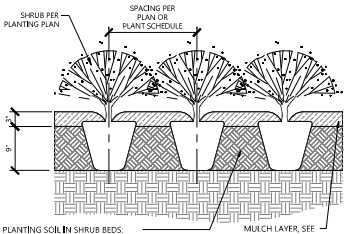
## PLANTING DETAILS



NOTE: DO NOT CREATE WATERING KING (SAUCER) AROUND TREE PIT

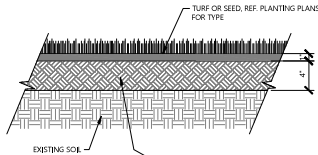


1 CANOPY TREE W/ STAKES  
1/2" = 1'-0"



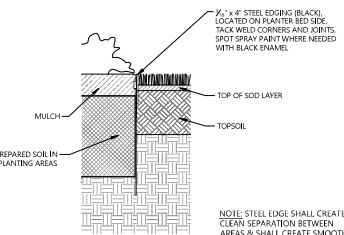
PLANTING SOIL IN SHRUB BEDS:  
1. EXCAVATE EXISTING SOILS 4" BELOW ADJACENT CURB OR SIDEWALK.  
2. ADD 3" COMPOST & TILL INTO 6" EXISTING SOILS, CREATING 9" PLANTING SOIL.  
3. ADD 3" MULCH AFTER PLANTING.

2 TYP. SHRUB PLANTING  
1" = 1'-0"



SOIL PROFILE FOR SOD/ SEED  
1. FRESH GRADE TOPSOIL BY REMOVING STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBER, AND OTHER EXTRANEOUS MATERIAL TO LEGALLY DEPOSE OF THEM OFF OWNER'S PROPERTY.  
2. ADD 1" COMPOST ON THE SURFACE THEN TILL TO 4" DEPTH.  
3. INSTALL SOD AND SEED AS SHOWN AND NOTED PER SPECIFICATIONS, REF. PLANTING PLANS FOR TYPE.

3 SOIL PROFILE FOR SOD/ SEED  
1 1/2" = 1'-0"



NOTE: STEEL EDGE SHALL CREATE A CLEAR SEPARATION BETWEEN AREAS & SHALL CREATE SMOOTH, EVEN LINES (AS INDICATED ON THE PLANS)

4 STEEL EDGING AT PLANTING  
1 1/2" = 1'-0"



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 2

### Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.985 acres to allow for Automobile Repair Major use. Property located north of 451 Westgate Way (**ZC 2023-12**).

### Recommendation

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

### Discussion

#### OWNER: LMB Reality

#### APPLICANT: Odyssey Services Group

The applicant is requesting a Special Use Permit (SUP) on 1.985 acres to allow for a 16,600 sf automobile collision center. The property is located to the north of 451 Westgate Way. The current zoning is Commercial Corridor (CC) and the requested SUP is to allow for an automobile repair major use.

The SUP conditions allow for the requested use and require a wooden board on board 8' screening fence with tree plantings every 30' to 40' feet apart around the entire perimeter of the property.

The development is to be accessed by a 24' fire lane that loops around the main structure with access from Westgate Way. A screening fence and gate is to be installed to screen the outside storage of serviced vehicles. The entrances of the main structure are emphasized with a vehicle canopy.

The development shall be in compliance with all applicable regulations of the Zoning Ordinance including parking and noise regulations which state that noise shall not exceed 56 dBA at the property line during daytime hours or 49 dBA between 10 PM and 6 AM.

The adjacent property to the south is developed with a comparable collision center use. The property to the east is developed as a concrete batch plant. The property to the west is undeveloped and zoned commercial. The property to the north is a railroad that is adjacent to a residential subdivision. The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to 31 property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor nor in opposition of the request.

A site plan and plat review shall be required prior to any construction.



# Locator Map

08/15/2023 Item 2.

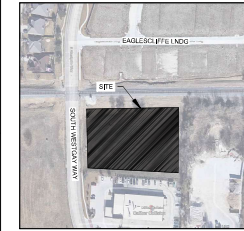
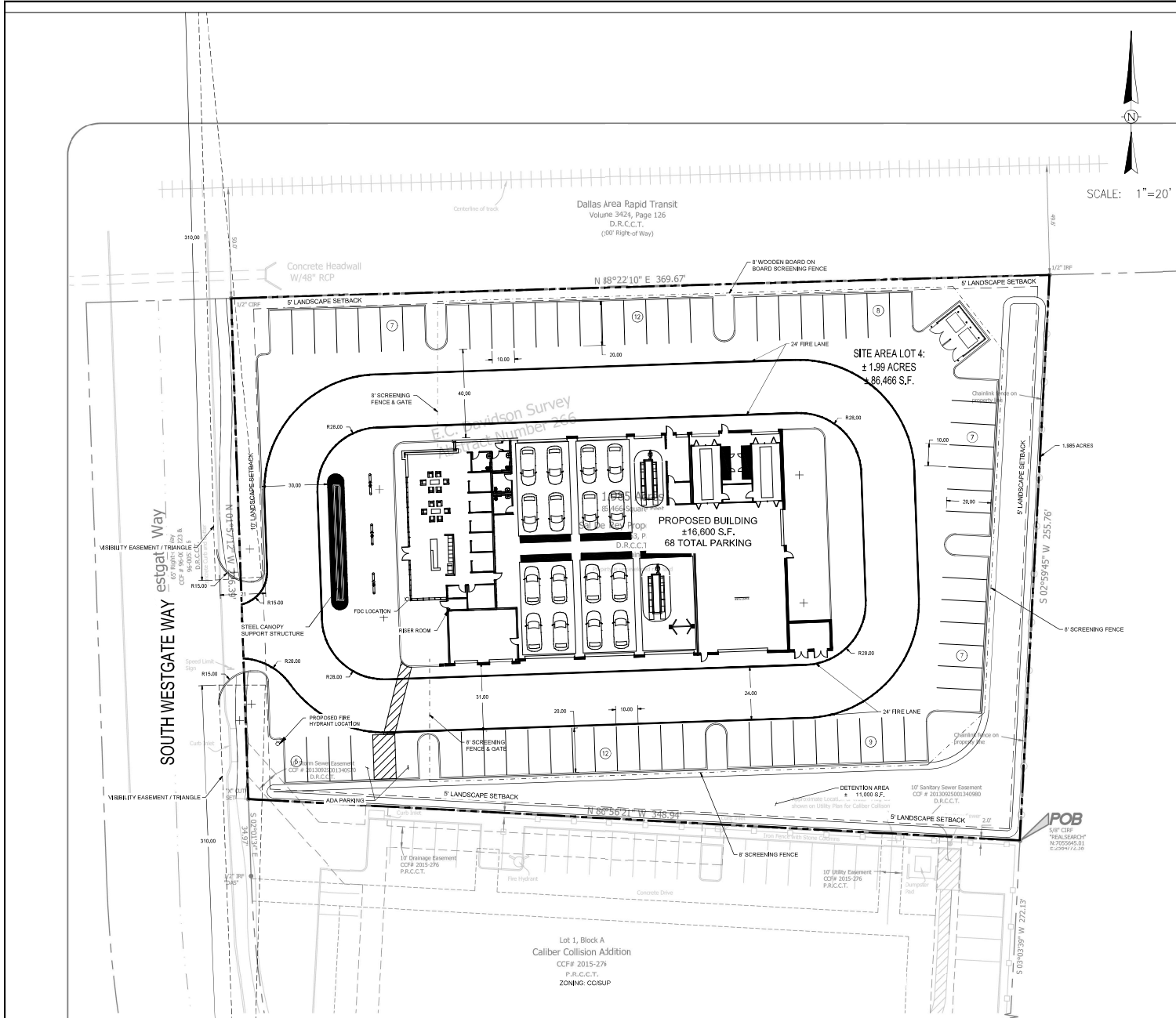
The map displays a residential neighborhood with various streets. A yellow rectangle highlights a specific area on S Westgate Way, and a red rectangle highlights another area on S Westgate Way. A north arrow is located in the top right corner.

 SUBJECT property

SUBJECT property







**CIVIL FIRM**  
ODYSSEY SERVICES GROUP, LLC  
3940 GARLAND RD.  
SUITE 381-188  
DALLAS, TX 75218  
FIRM NO. 21107

**odyssey**  
SERVICES GROUP

**ISSUE/REVISION RECORD**

DATE	REV.	DESCRIPTION
03-20-23	REV-1	
04-03-23	REV-2	

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**PROFESSIONAL SEAL**

**PROFESSIONAL CIVIL ENGINEER**

**PROJECT MANAGER**

**PROJECT DESIGNER**

**PROJECT NUMBER**

**PROJECT NAME**

**TEXAS COLLISION CENTER  
CONCEPTUAL SITE PLAN  
WESTGATE WAY  
WYU, TX**

**SHEET TITLE**  
**CONCEPTUAL  
SITE PLAN**

**SHEET NUMBER**  
**C-1.0**



**odyssey**  
SERVICES GROUP

[illegible]

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**PROFESSIONAL SEAL**

<b>PROFESSIONAL CIVIL ENGINEER</b>
<b>NARCISO LIRA</b>
<b>PROJECT MANAGER</b>
<b>CODY MOORE</b>
<b>PROJECT DESIGNER</b>
<b>CWM</b>
<b>PROJECT NUMBER</b>
<b>PROJECT NAME</b>

**TEXAS COLLISION CENTER  
CONCEPTUAL SITE PLAN  
WESTGATE WAY  
WYLLIE, TX**

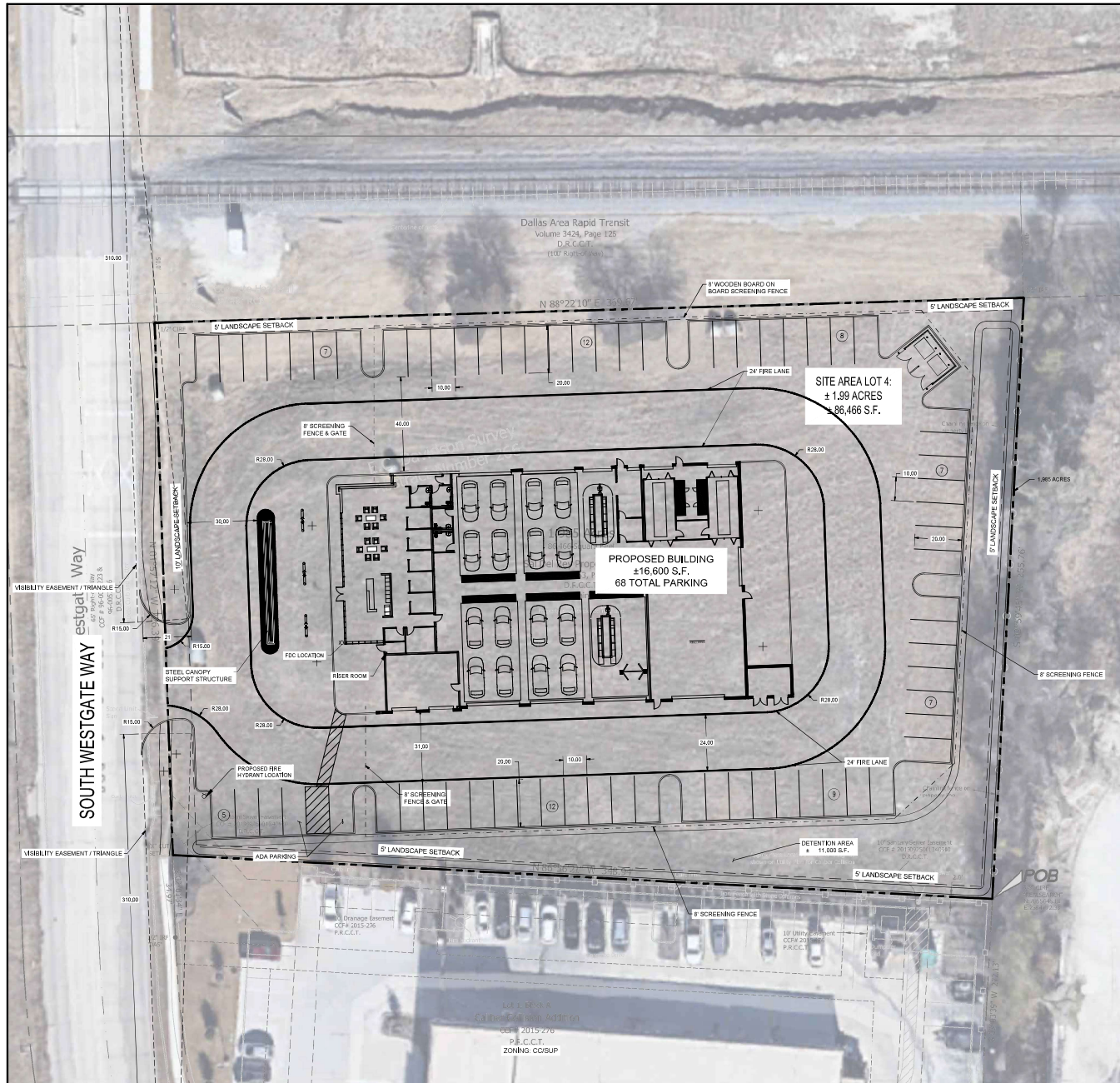
**SHEET TITLE**

**CONCEPTUAL  
SITE PLAN**

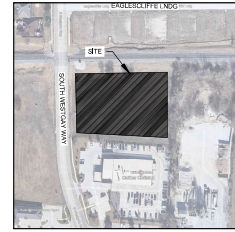
**SHEET NUMBER**  
**C-1.1**



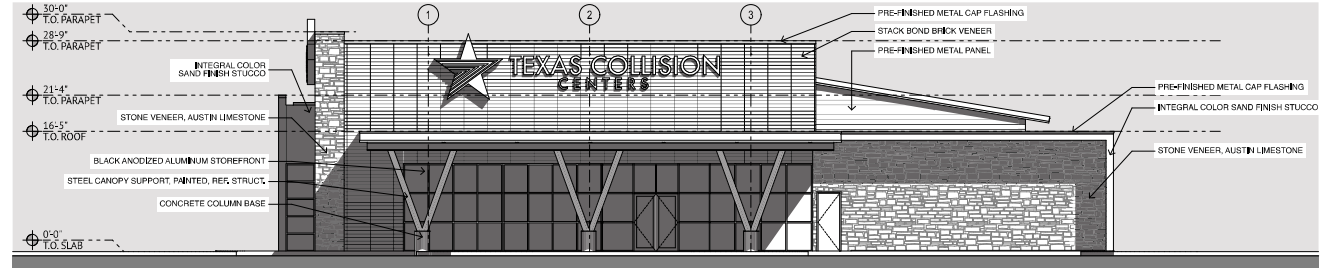
Know what's **below**.  
Call before you dig.



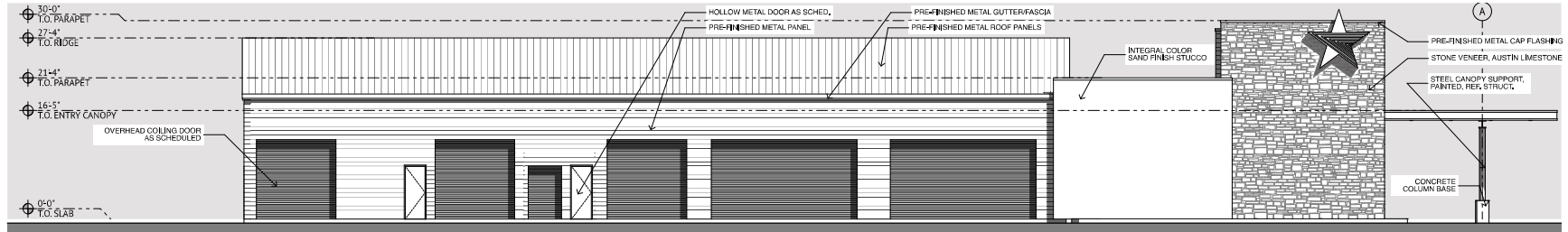
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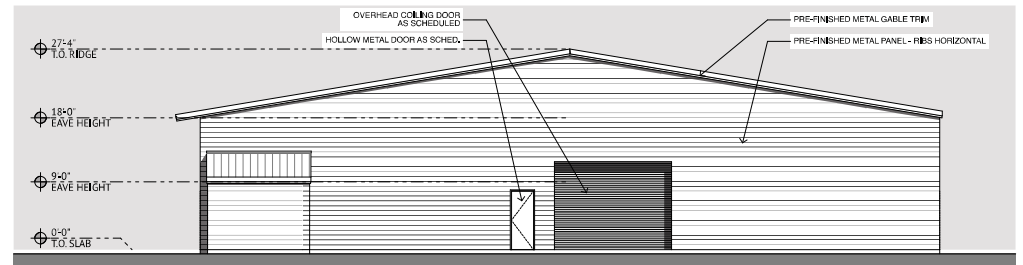
VICINITY MAP  
NOT TO SCALE



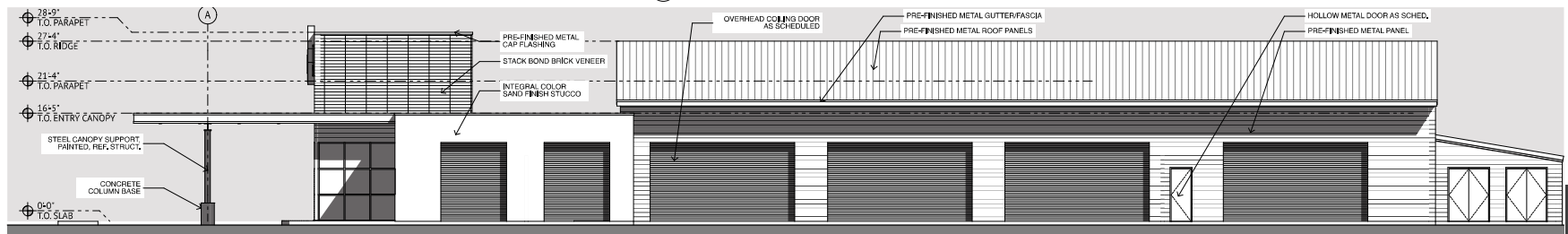
① WEST ELEVATION  
SCALE 1/8" = 1'-0"



② NORTH ELEVATION  
SCALE 1/8" = 1'-0"



③ EAST ELEVATION  
SCALE 1/8" = 1'-0"



④ WALL SECTION  
SCALE 1/8" = 1'-0"

Texas Collision Center

EXHIBIT "B"

Conditions For Special Use Permit

I. PURPOSE:

The purpose of this Special Use Permit is to allow for an automobile collision repair center use classified as Automobile Repair, Major.

II. GENERAL CONDITIONS:

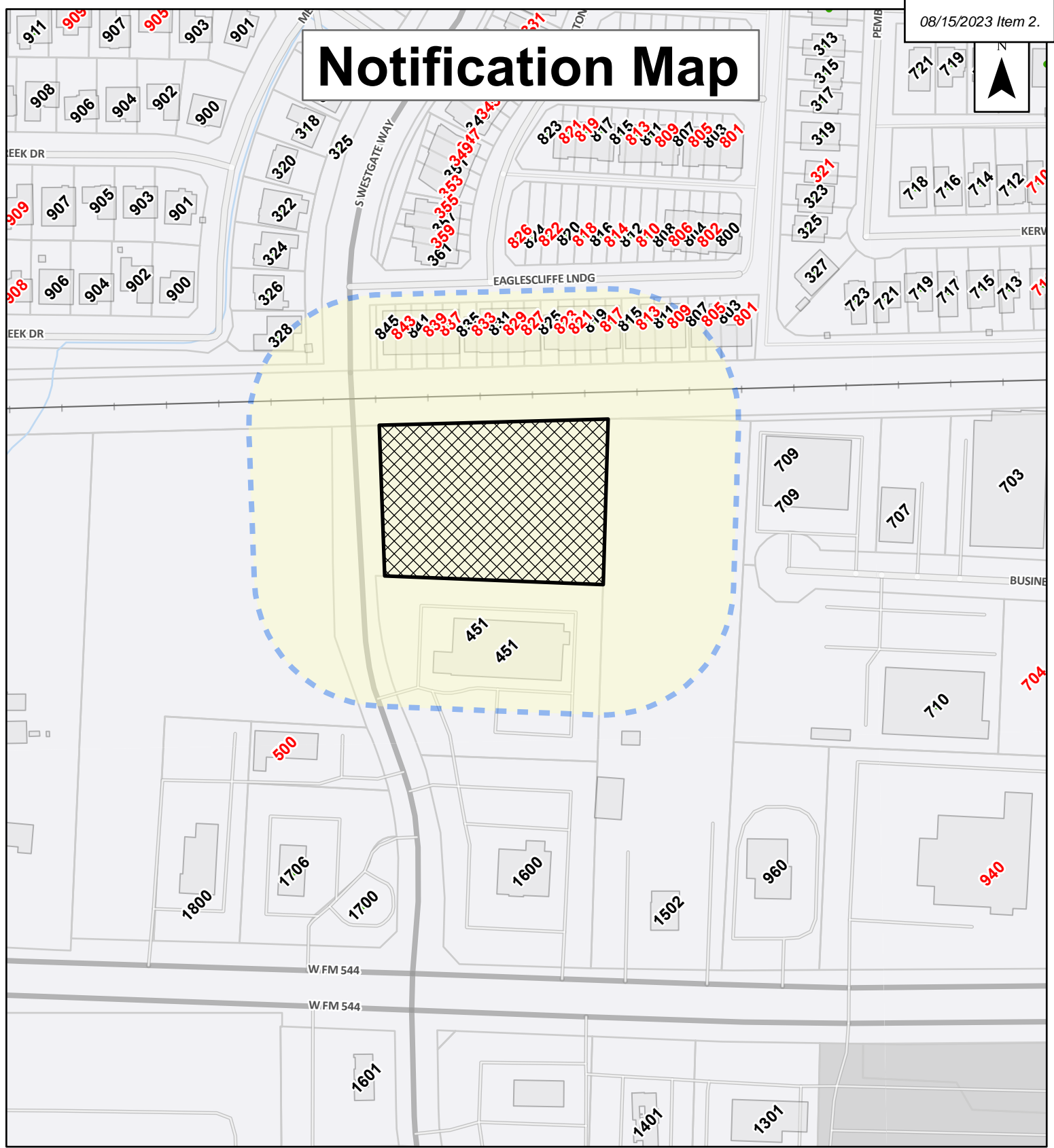
1. This Special Use Permit shall not affect any regulations within the Zoning Ordinance (adopted as of June 2023), except as specifically provided herein.
2. The design and development of the development shall take place in general accordance with the Zoning Exhibit (Exhibit C).

III. SPECIAL CONDITIONS:

1. The development shall provide a wooden board on board 8' tall screening fence with tree plantings every 30' - 40' apart.

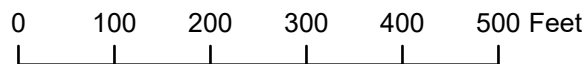


# Notification Map

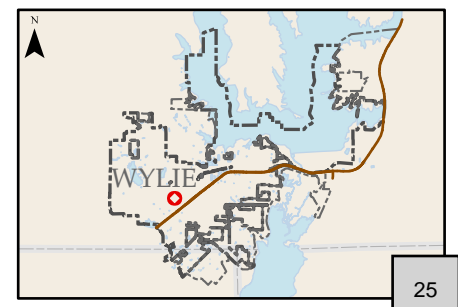


ZONING CASE:  
ZC 2023-12 Texas Collision Center

 SUBJECT property  200 foot Notification Buffer



Date: 7/13/2023





# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 3

### Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural (AG/30) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.821 acres to allow for Drive-Through Restaurant. Property located at 2001 N State Highway 78 (**ZC 2023-13**).

### Recommendation

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

### Discussion

**OWNER: Upwind Capital LLC**

**APPLICANT: Cross Engineering**

The applicant is requesting a Special Use Permit (SUP) on 0.821 acres to allow for a 950 sf drive-through restaurant for a Dutch Bros Coffee. The property is located at 2001 N State Highway 78. The current zoning is Agricultural (AG/30) and the requested zoning is Commercial Corridor (CC) with a Special Use Permit (SUP).

The applicant has requested the Special Use Permit approval to act as the Site Plan approval for the development. The proposed site plan, landscape plan, and elevations have been reviewed by city staff and meet the requirements of the Zoning Ordinance.

The development is to be accessed by a fire lane that connects to State Highway 78 and to the adjacent lots to the west and south. A total of 12 parking spaces are provided onsite, 10 are required. The 20% landscaping requirement is being met and a meandering sidewalk along the frontage of State Highway 78 is provided.

The structure is planned to have an exterior that consists of stone, fiber cement board and stucco. Canopies are also provided at the main entrance and drive-through windows.

The surrounding property to the west is developed with a general merchandise store. The property to the east contains a hotel. The property to the north contains the Public Safety Building and the property to the south is zoned Agricultural. There are five planned or completed drive-thru restaurants within ½ mile (Fuel City, Panda Express, Highway 55 Burgers Shakes & Fries, Starbucks, and Taco Casa). The site is located in the Regional Commercial sector of the future land use map and is consistent with the existing surrounding development and land use classification of the comprehensive plan.

Notices were sent to 10 property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor nor in opposition of the request.

A replat shall be required prior to any Certificate of Occupancy permits being issued.



# Locator Map

08/15/2023 Item 3.



ZONING CASE:  
ZC 2023-13 Dutch Bros #2

 SUBJECT property

0 0.1 0.2 0.3 Miles



Date: 7/13/2023





**EXHIBIT "B"**  
**CONDITIONS FOR PLANNED DEVELOPMENT**  
**WYLIE – DUTCH BROS TX1808**  
**2022-XX**

**I. PURPOSE:**

This Planned Development District shall be established to provide Commercial use, including restaurant w/ drive thru to support the economic growth within the region.

**II. GENERAL PROVISIONS:**

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. This Planned Development District shall not affect any regulations of the Commercial Corridor District (CC) set forth in Article 4, Section 4.1, of the Comprehensive Zoning Ordinance (adopted as of June 2023) except as specifically provided herein.

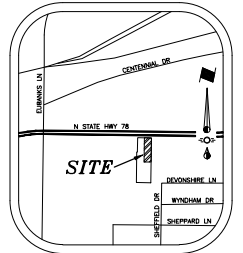
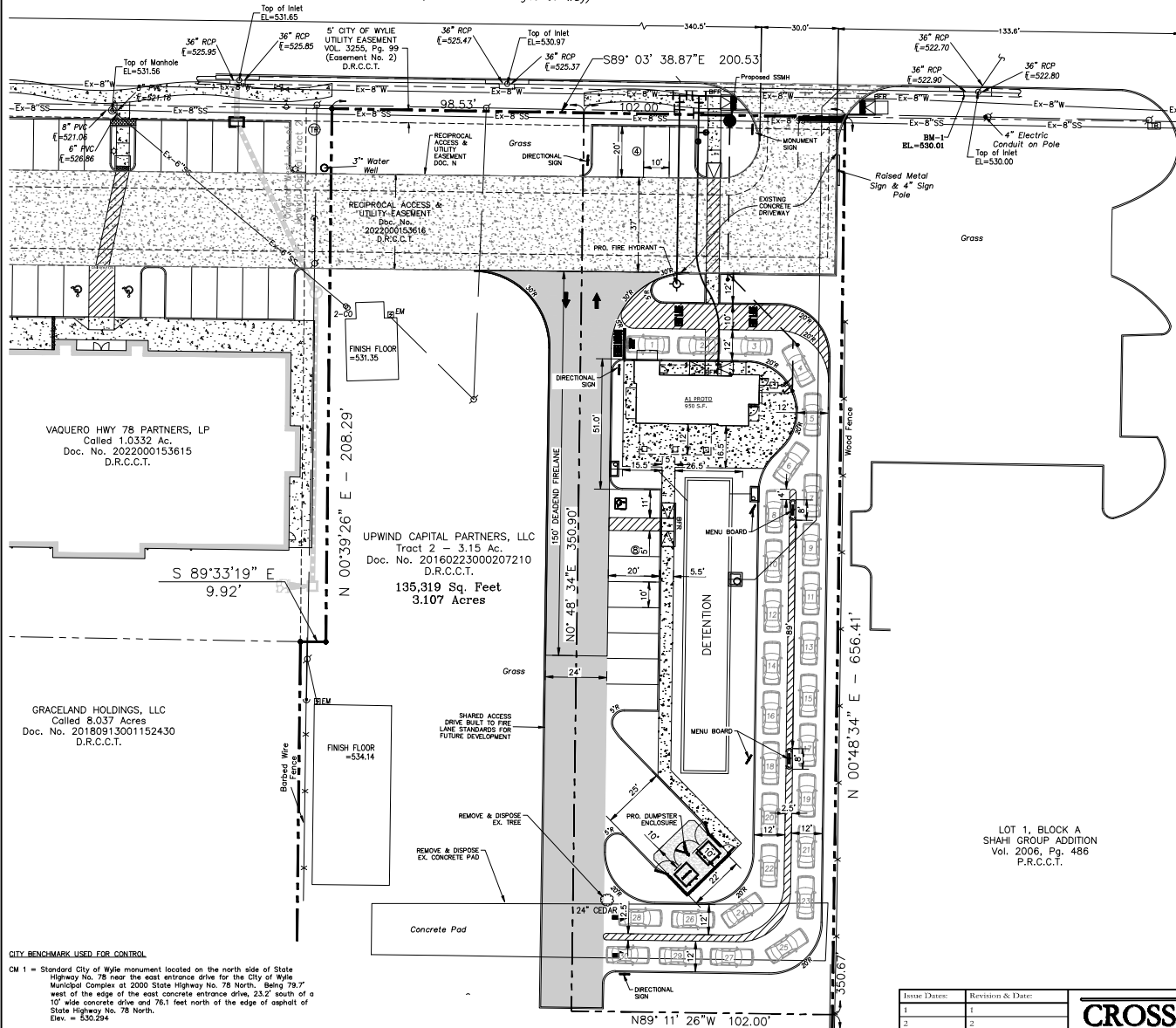
**III. SPECIAL CONDITIONS:**

1. All allowed uses in the Commercial Corridor District (CC), as set forth in Article 5 of the Comprehensive Zoning Ordinance (adopted as of June 2023), in addition to those listed in this paragraph shall be allowed by-right uses.
  - a. Restaurant with Drive-in or Drive-through Service
2. The subject property shall be developed in conformance with all regulations of the Commercial Corridor Zoning District set forth in, Section 4.3, and Section 5.2 of the Zoning Ordinance (adopted as of June 2023) in every respect with exception to the uses indicated in Section III.1, above, and the following:
  - a. Remove the maximum parking requirement.
    - Due to the small building footprint of a Dutch Bros store, the maximum parking is reached quickly. There are typically 10 shift employees. A 950 square foot building would only allow for 9 parking spaces.
3. The Zoning Exhibit (Exhibit C) shall serve as the Site Plan or the Dutch Bros Coffee Development. Approval of the SUP shall act as site plan approval.



# NORTH STATE HIGHWAY NO. 78

(Variable Width Right-of-way)



**VICINITY MAP**  
NTS

## LEGEND

- Existing Concrete
- Proposed Firelane Concrete
- Proposed Sidewalk
- Barrier Free Ramp

REFER TO BUILDING PLANS  
FOR ALL SIGNAGE DETAILS  
REFER ESNA FOUNTAIN  
DRAWINGS FOR SIGN FOOTINGS

SITE DATA TABLE	
A PORTION OF TRACT 2	
LOT SIZE	0.821 ACRES
EXISTING ZONING	CC
PROPOSED ZONING	CC (SUP)
BUILDING HEIGHT	24'
USE / BUILDING AREA	
RESTAURANT	950 SF
REQUIRED PARKING	
RESTAURANT W/ DRIVE THRU (1 PER 150 S.F.)	7 SPACES
PARKING PROVIDED	12 SPACES
PROVIDED PARKING RATIO	1/80
HANDICAP REQUIRED	1 SPACES
HANDICAP PROVIDED	1 SPACES
BUILDING COVERAGE	2.66%
LANDSCAPE AREA REQUIRED	7,156 SF - 20%
LANDSCAPE AREA PROVIDED	9,469 SF - 26.5%

\* PARKING PROVIDED TOTAL INCLUDES HC PARKING

**ENGINEER:**  
Cross Engineering Consultants, Inc.  
1720 W. Virginia Street  
McKinney, Texas 75069  
Phone (972) 562-4409  
Fax (972) 562-4471  
Contact: Mitchell Mulholland

**ARCHITECT:**  
Coralic Architecture  
9700 Mockingbird Road, Suite 222  
St. Louis, Missouri 63123  
Phone (314) 578-4953  
Contact: Edin Coralic

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

**DEVELOPER**  
Main & Main Capital Group LLC  
5750 Geneva Ct, Suite 103  
Frisco, Texas 75034  
Phone (817) 219-8266  
Contact: Robert Vann

**STOP!**  
CALL BEFORE YOU DIG



(@) least 72 hours prior to digging

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates	Revision & Date
1	1
2	2
3	3
4	4
5	5
6	6

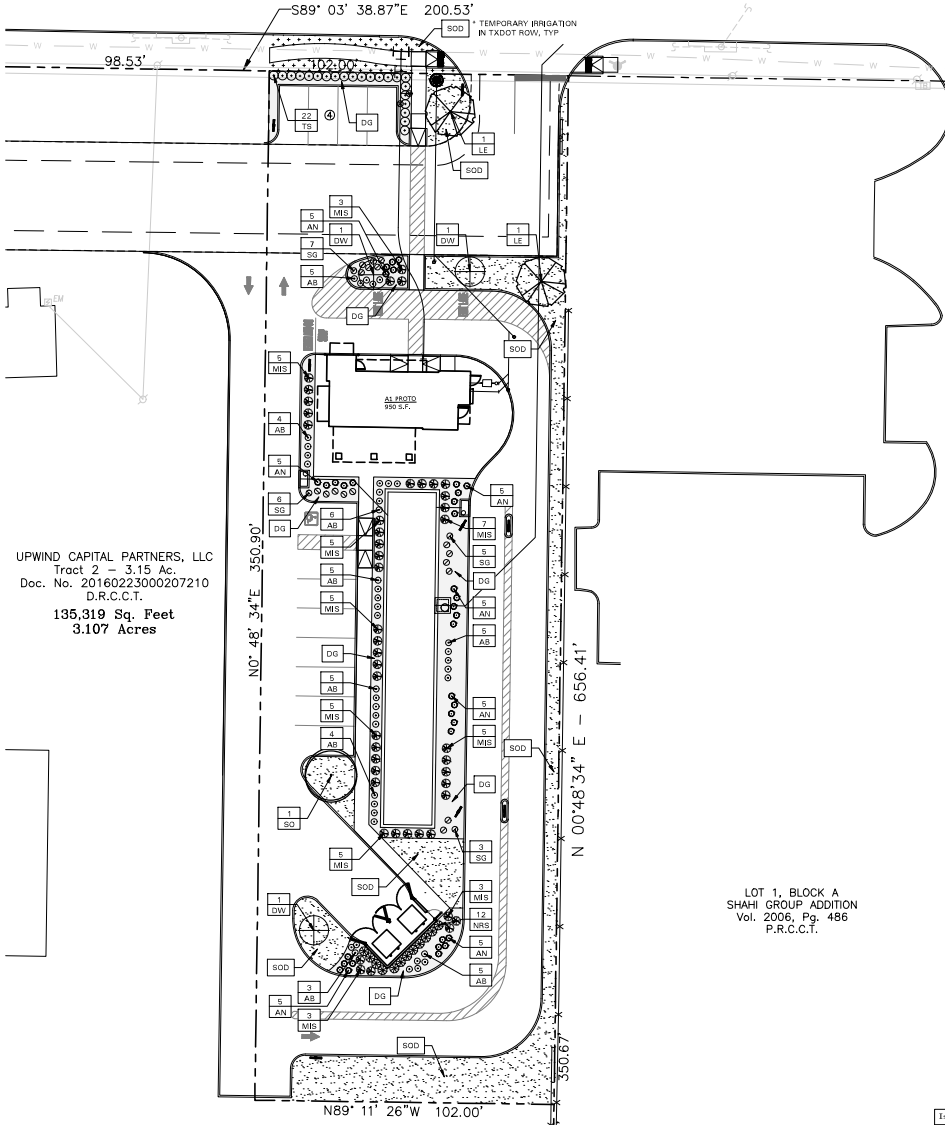
CROSS ENGINEERING CONSULTANTS		
1720 W. Virginia Street 972.562.4409	McKinney, Texas 75069 Texas P.E. Firm No. F 3915	
Drawn By: C.E.C.L.	Checked By: C.E.C.L.	Scale: 1"=20'

THIS DOCUMENT IS  
RELEASED FOR THE  
PURPOSE OF INTERIM  
REVIEW UNDER THE  
AUTHORITY OF JON  
DAVID CROSS, P.E., NO.  
82618 ON 7/18/23. IT  
IS NOT TO BE USED  
FOR CONSTRUCTION  
PURPOSES.

SITE PLAN		Sheet No.
DUTCH BROS - TX1808		SP
MAIN & MAIN CAPITAL GROUP LLC		Project No. 23017
WYLLIE, TEXAS		

WYLLIE DUTCH BROS

STATE HIGHWAY NO. 78  
(Variable Width Right-of-way)



UPWIND CAPITAL PARTNERS, LLC  
Tract 2 - 3.15 Ac.  
Doc. No. 20160223000207210  
D.R.C.C.T.  
135,319 Sq. Feet  
3.107 Acres

LOT 1, BLOCK A  
SHAHI GROUP ADDITION  
Vol. 2006, Pg. 456  
P.R.C.C.T.



SCALE: 1" = 20'-0"  
0 10 20 40



4245 North Central Express  
Suite 501  
Dallas, Texas 75206  
214.955.7192 office

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS. WALKS OR CURBS CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, WEEDING, WATERING, FERTILIZING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THE PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDED AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.

LANDSCAPE TABULATIONS  
THE CITY OF WYLIE, TEXAS

SITE LANDSCAPE

- Twenty (20%) percent of the site to be landscape area,

Total Site Area: 35,780 s.f. (0.821 AC)	Required	Provided
7,158 s.f. (20%)	7,158 s.f. (20%)	7,158 s.f. (20%)

VISUAL SCREENING

- Required screening strip at least 5' wide.
  - Evergreen shrubs, 3' ht., at time of planting.
  - One (1) ornamental tree per 20 l.f. of visual screen.
- |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|
| Visual Screen: 48 l.f.   | Required                 | Provided                 |
| 5' screening strip       | 5' screening strip       | 5' screening strip       |
| Evergreen shrubs, 3' ht. | Evergreen shrubs, 3' ht. | Evergreen shrubs, 3' ht. |
| (3) ornamental trees     | (3) ornamental trees     | (3) ornamental trees     |
- provided in alternate location on site due to utility conflict.

PARKING LOT LANDSCAPE

- (Site Plans requiring more than 12 spaces)
- Fifty (50) s.f. of landscape area per parking space.
  - No parking space further than sixty (60') feet from landscape area on site.
  - All parking rows shall have landscape areas at least every twelve (12) parking spaces.
- |   |   |   |
|---|---|---|
| Parking Spaces: 12                              | Required  | Provided  |
| 0 s.f.  | 0 s.f.  | 0 s.f.  |
| All spaces within 60' of landscape area         | All spaces within 60' of landscape area         | All spaces within 60' of landscape area         |
| Landscape area at least every 12 parking spaces | Landscape area at least every 12 parking spaces | Landscape area at least every 12 parking spaces |

STREET FRONTAGE LANDSCAPE

- At least Fifty (50%) percent of the required yard developed as landscaped buffer, at least ten (10') feet in width.
  - Trees, three (3") inch cal. min. at 30' - 40' s.f.
  - Four (4') foot min. meandering concrete walkway.
- |                                       |                                |                                |
|---------------------------------------|--------------------------------|--------------------------------|
| S.W. 78: 65 l.f. (including driveway) | Required                       | Provided                       |
| 10' landscape buffer                  | 10' landscape buffer           | 10' landscape buffer           |
| (2) trees, 3" cal.                    | (2) trees, 3" cal.             | (2) trees, 3" cal.             |
| 4' meandering concrete walkway        | 4' meandering concrete walkway | 4' meandering concrete walkway |

DESIRABLE LANDSCAPE REQUIREMENTS USED

- Landscaping in side and rear yard not otherwise required.
- Parking lots with no space further than 40' from landscape area.
- Landscaped pedestrian connection to main entrance.
- Landscaping 10% or more in excess of 50 sq.f./space.

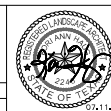
PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
DW	<i>Chilopsis linearis</i>	Dwarf Willow	3	30 gal.	container grown, 3-5 trunk, 8' ht. min., 4" spread min.
1F	<i>Ulmus parvifolia 'Sempervirens'</i>	Laurel Oak Elm	2	3" cal.	container grown, 17' ht., 4" spread, 4" branching ht., matching
AB	<i>Quercus shumardii</i>	Shumard Oak	1	3" cal.	container grown, 17' ht., 4" spread, 4" branching ht., matching
SHRUBS/GROUND COVER					
AN	<i>Abelia grandiflora 'Rose Creek'</i>	Dwarf Abelia 'Rose Creek'	42	5 gal.	container full, 20" spread
AN	<i>Juniperus tobinia 'Andorra'</i>	Andorra Juniper	35	5 gal.	container full, 20" spread
MIS	<i>Miscanthus sinensis 'Adagio'</i>	Miscanthus 'Adagio'	46	5 gal.	container full
NRS	<i>Ilex exp. 'Nella R. Stevens'</i>	Nella R. Stevens Holly	12	7 gal.	container full to base, 36" ht., 48" o.c.
SG	<i>Salvia creata 'Red'</i>	Salvia Cress	21	5 gal.	container full, 20" spread
TS	<i>Leucanthemum Frotescens 'Green Cloud'</i>	Texas Sage 'Green Cloud'	22	5 gal.	container full, 20" spread, 36" o.c.
DG	<i>Cynodon dactylon</i>	Common Bermudagrass			solid sod, refer to notes
DG		Decomposed Granite			4" depth, compacted in 1" lifts with weed barrier fabric

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.  
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.

Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

<b>CROSS ENGINEERING CONSULTANTS</b>	McKinney, Texas 75069
1720 W. Virginia Street	1000 F.S. Hwy. 80
972.562.4899	
Drawn By: RMT	Checked By: KAH
Scale: 1" = 20'-0"	



LANDSCAPE PLAN  
DUTCH BROS - TX1808  
MAIN & MAIN CAPITAL GROUP LLC  
WYLIE, TEXAS

Sheet No.

L1.01

Project No. 23017

WYLIE DUTCH BROS





3 COAT STUCCO FINISH  
SW DB LIGHT GRAY

3 COAT STUCCO FINISH  
SW DB DARK GRAY

NICHHA ILLUMINATION  
SERIES PREFINISHED FIBER  
CEMENT BOARD - 18"  
EXPOSURE X 72" LONG  
PANELS

ELDORADO STONE CULTURED STONE  
VENEER - BANFF SPRINGS CLIFFSTONE SERIES

# EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH, REVEALS AS SHOWN	COLOR: BLDG DB DARK GRAY
1B	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH, REVEALS AS SHOWN	COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHHA	ILLUMINATION, AWP 1818 w/ MATCHING PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.
	STONE SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL	COLOR: PEWTER
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL
6	COLUMNS	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.

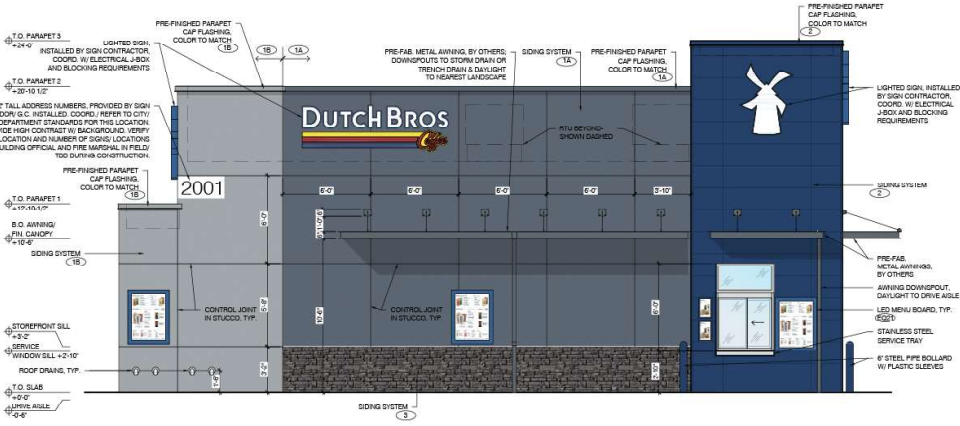
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY



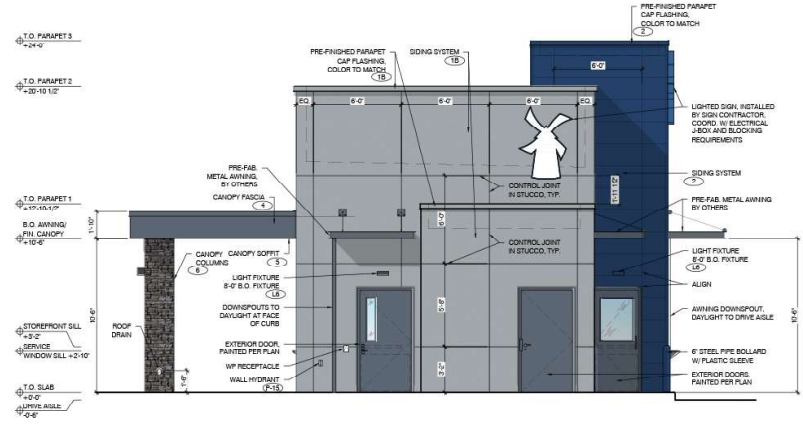
ARCHITECT  
CORALIC, LLC  
EDIN CORALIC  
6700 MACKENZIE ROAD, STE. 222  
ST. LOUIS, MO 63123  
p. 314.578.4953  
edc@coralicarchitect.com

STRUCTURAL ENGINEER  
JAMES C. KREHER  
JCM KREHER  
208 N. MAIN STREET  
COLUMBIA, IL 62230  
p. 618.281.8505  
jpk@kreherengineering.com

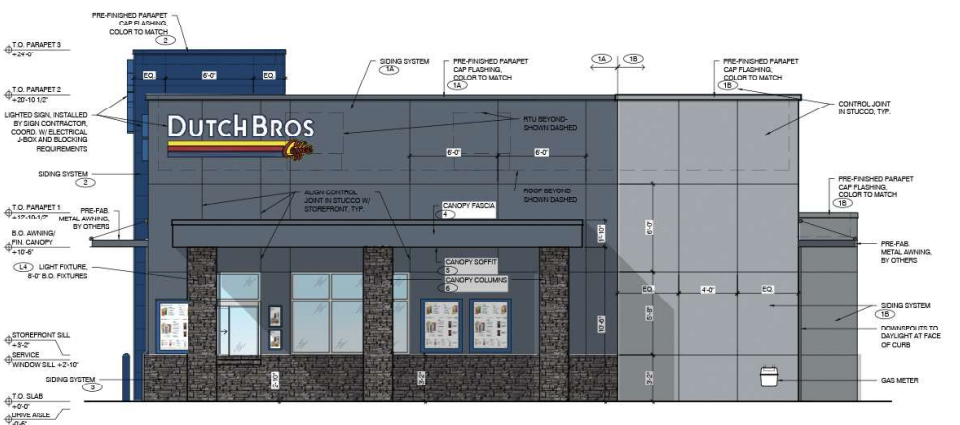
MEP ENGINEER  
Case Engineering  
LAWRELL H. CASE  
798 MERUS CT.  
FENTON, MO 63026  
T. 636.349.1600 F. 636.349.1730  
dcase@caseengineeringnc.com



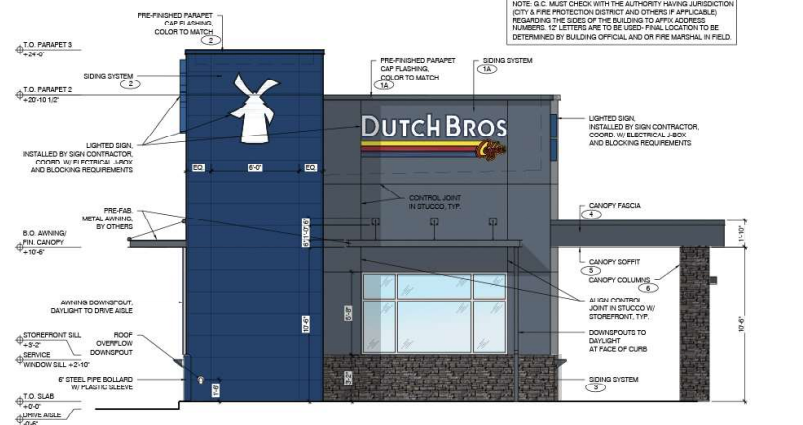
4 NORTH - DRIVE-THRU WINDOW ELEVATION  
SCALE: 1/4" = 1'-0"



3 EAST - REAR ELEVATION  
SCALE: 1/4" = 1'-0"



2 SOUTH - WALK-UP WINDOW ELEVATION  
SCALE: 1/4" = 1'-0"



1 WEST - FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

Project No: TX1808  
Dutch Bros Coffee - New Freestanding Store  
2001 N. STATE HWY. 78  
WILEY, TX 75086  
for Dutch Bros Coffee  
110 SW 4th St.  
Grande Pass, OR 97526

ISSUED FOR PERMIT:  
06.15.2023

REV.	DATE	DESCRIPTION

3/381 NAME:

BUILDING ELEVATIONS

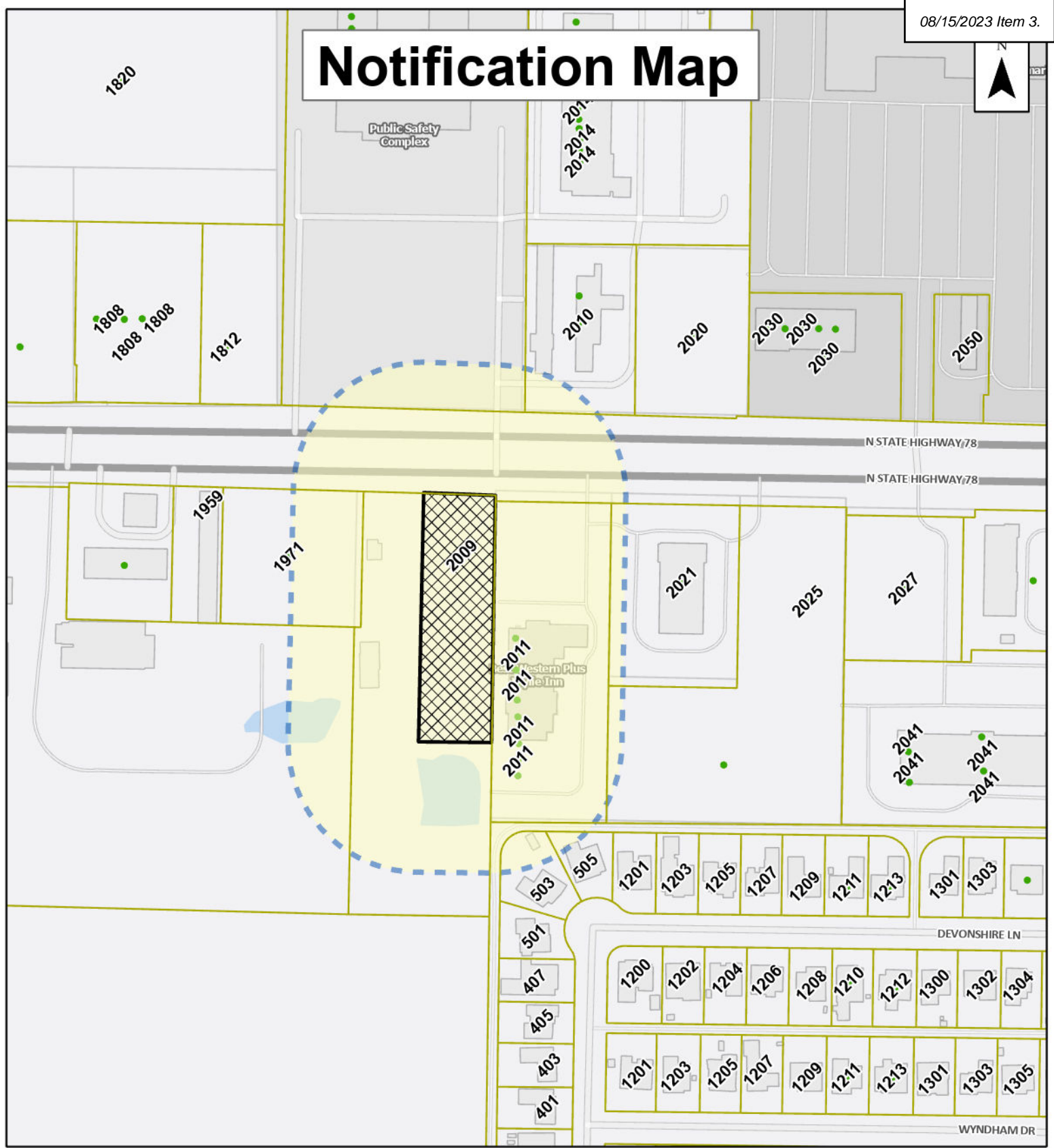
SHEET NUMBER:

A6.1

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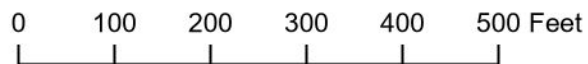


# Notification Map



ZONING CASE:  
ZC 2023-13 Dutch Bros #2

 SUBJECT property  200 foot Notification Buffer



Date: 7/13/2023

