

Wylie Planning & Zoning Regular Commission Meeting

May 02, 2023 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider and act upon, minutes from the April 18, 2023 Regular Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1-2, Block A of Stealth BTS Addition, establishing two Light Industrial lots on 14.030 acres, generally located at 2200 W Alanis Drive.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Lot 1, Block A of Stealth BTS Addition, for a warehouse distribution use on 7.654 acres. Property generally located at 2200 W Alanis Dr.
- 2. Hold a Public Hearing, consider and act upon a recommendation to City Council regarding the writing of an Ordinance to amend the City of Wylie Zoning Ordinance, Articles 5.1 Land Use Charts, 5.2 Listed Uses, 7.0 General Development Regulations, as they relate to Smoke Shops, Smoking Establishments and Alcohol uses.

WORK SESSION

- WS1. Hold a Work Session to discuss a potential change of zoning from Neighborhood Services to Planned Development (PD-Mixed Use) on approximately 14.24 acres, generally located on the southeast corner of Country Club Road and Park Boulevard.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on April 28, 2023 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.



Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Lillian Baker

Subject

Consider, and act upon, minutes from the April 18, 2023 Regular Meeting.

Recommendation

Motion to approve Item A as presented.

Discussion

The minutes are attached for your consideration

Wylie Planning & Zoning Regular Commission Meeting

April 18, 2023 – 6:00 PM

2nd Floor Conference Room #230 - 300 Country Club Road, Building #100, Wylie, Texas
75098



CALL TO ORDER

Chair Bryan Rogers called the meeting to order at 6:00PM. Commissioners present: Chair Bryan Rogers, Vice Chair Joshua Butler, Commissioner Jacques Loraine, Commissioner Jennifer Grieser, Commissioner Rod Gouge, Commissioner James Byrne, Commissioner Keith Scruggs, Staff Present: Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, City Engineer Tim Porter, and Secretary Lillian Baker.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Gouge gave the invocation and Commissioner Lorraine led the pledge of allegiance.

COMMENTS ON NON-AGENDA ITEMS

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

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. Consider, and act upon, minutes from the March 21, 2023 Regular Meeting.

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 the motion passed 7-0.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Lot 3R, Block A of Woodlake Village, for a drive-thru restaurant on 1.034 acres. Property generally located at 1804 N State Highway 78.

STAFF COMMENTS

Staff presented that a Starbucks would be opening next to the existing Fuel City. Staff provided an overview of the development plans as submitted. Staff stated that the plan met all design requirements by the city and that the location would be a predominantly drive-thru service.

BOARD ACTION ON REGULAR AGENDA

A motion was made to make a recommendation to approve as submitted by Commissioner Grieser and seconded by Vice Chair Butler. A vote was taken and the motion was passed 7-0.

WORK SESSION

WS1. Hold a Work Session to discuss a potential change of zoning from Agricultural to Planned Development (PD-Mixed Use) on approximately 24 acres, generally located on the west side of Country Club Road approximately 1200' north of Brown Street.

STAFF COMMENTS

Staff presented the College Park development and provided an overview. Applicants Ahmet and Smith answered questions from the Commission. Applicants stated that the development would include high end townhomes, single family homes, and commercial buildings. Applicants noted that residential properties would be for purchase, not rental and include an HOA. In addition, Applicants stated that the development would include a playground and soccer field. It was noted by staff that townhomes do create less traffic. Commissioner Byrne inquired on location of a/c units and the Applicant verified they would be located on the roof tops with roofing over cover. Question was raised by Commission Byrne as to why no residential homes were shown on exhibit, to which Applicant stated that was still in developmental stages. Staff reiterated that the main focus of the Commission was on the uses. Clarification was made by staff on the detention pond and agreement with the Fire Department on sufficient access, as well as the option for the developer to consider a connection with the existing walking trails. Staff discussed the potential concern of it being a high-density property. City Engineer Porter stated that the Applicants have done all requested by City Engineering. Chair Rogers closed the work session.

ADJOURNMENT

A motion to adjourn was made by Vice Chair Butler and seconded by Commissioner Grieser. A vote was taken and passed 7-0. The meeting was adjourned at 6:51PM.

Bryan Rogers, Chair

ATTEST

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 Preliminary Plat of Lots 1-2, Block A of Stealth BTS Addition, establishing two Light Industrial lots on 14.030 acres, generally located at 2200 W Alanis Drive.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: James Rentrifrow VIII

APPLICANT: Arco Murray

The applicant has submitted a Preliminary Plat to create Lots 1-2 Block A of Stealth BTS Addition on 14.030 acres. The property is generally located at 2200 W Alanis Drive. The purpose of the Preliminary Plat is to create two lots for the development of a warehouse distribution use on Lot 1 Block A of Stealth BTS Addition. Lot 2 Block A of Stealth BTS Addition is located within the 100 year Floodplain and has no plans for development at this time.

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

This plat is dedicating access, fire and utility easements for the developable lot Two access points are provided from W Alanis Drive.

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

Item Number: 1

Prepared By: Kevin Molina

Subject

Consider, and act upon, a Site Plan for Lot 1, Block A of Stealth BTS Addition, for a warehouse distribution use on 7.654 acres. Property generally located at 2200 W Alanis Drive.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Jamey Rentfrow VIII

APPLICANT: Arco Murray

The applicant is proposing to develop a 105,600 sf warehouse distribution development on 7.654 acres generally located at 2200 W Alanis Drive. The property was rezoned to Light Industrial with a Special Use Permit in April of 2023 (SUP 2023-14) and allows for the proposed use.

The development provides 71 parking spaces with four being ADA accessible. 18 spaces are provided for trailer loading. The development is providing 36% landscaping which includes screening of the service and loading areas with a combination of landscaping, walls, berms and building orientation.

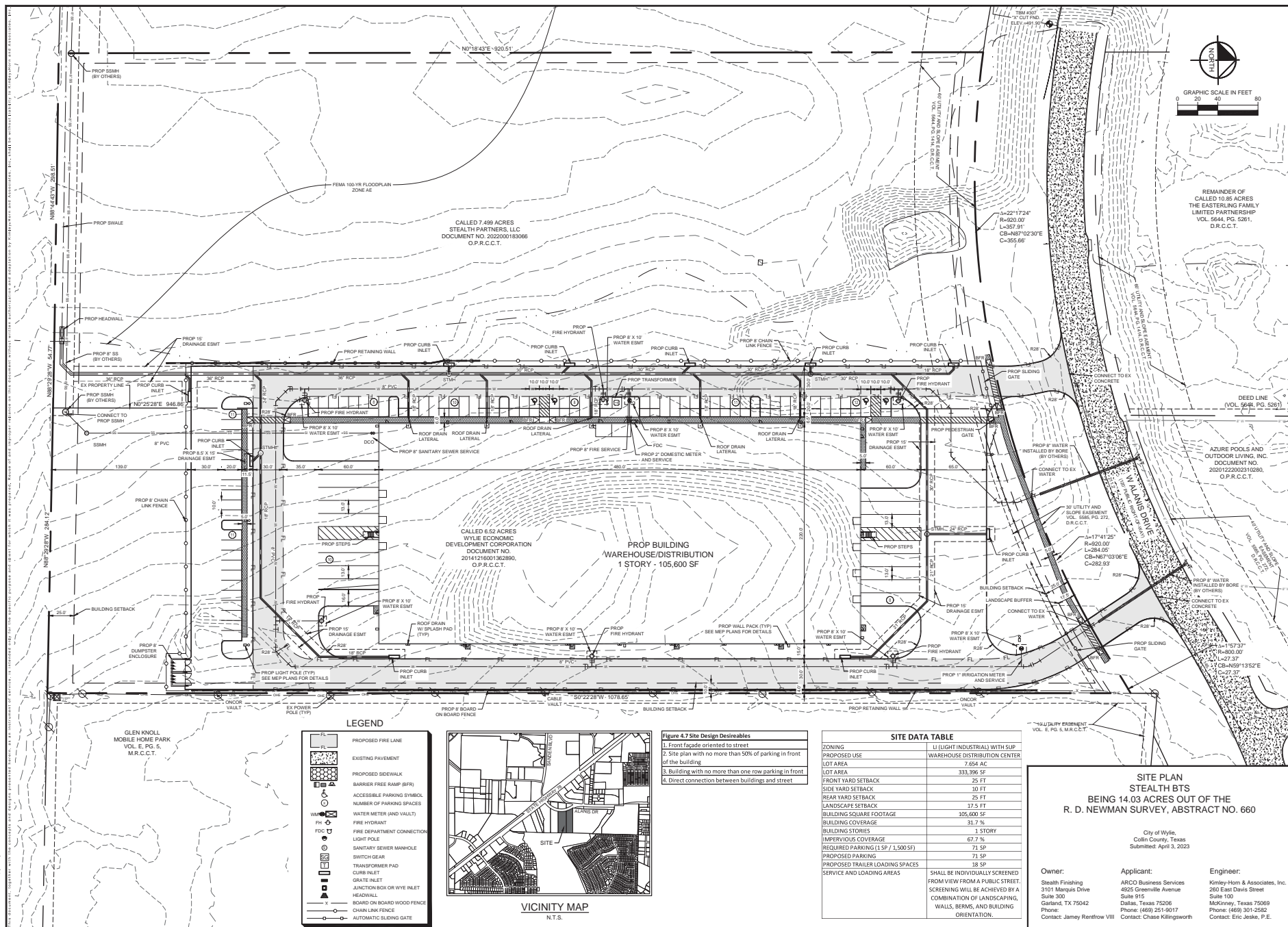
The exterior facade of the structure contains tilt wall construction with formliner accents and canopies at entryways. An 8' tall wooden fence shall be constructed along the eastern boundary per SUP 2023-04. A dumpster enclosure is provided at the rear of the property.

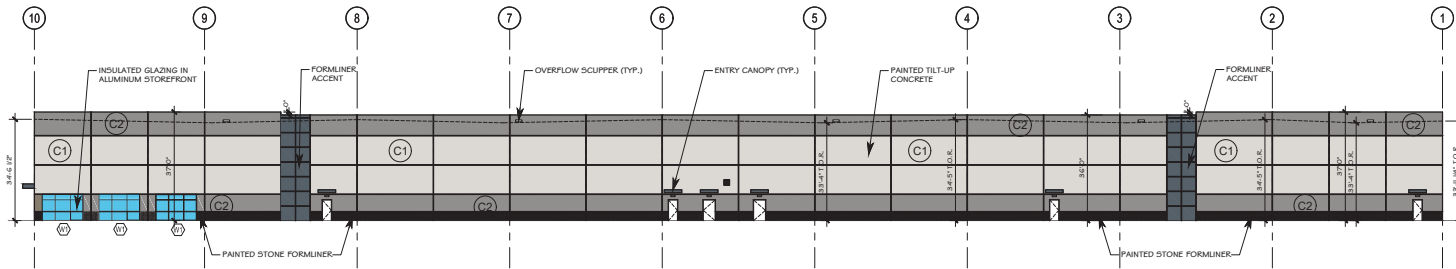
The development shall be in compliance with all applicable regulations of the Zoning Ordinance including the noise regulations which state that noise shall not exceed 56 dBA at the property line during daytime hours or 49 dBA between 10 PM and 6 AM.

The development has two accent points from W Alanis Drive and is in compliance with fire code safety standards.

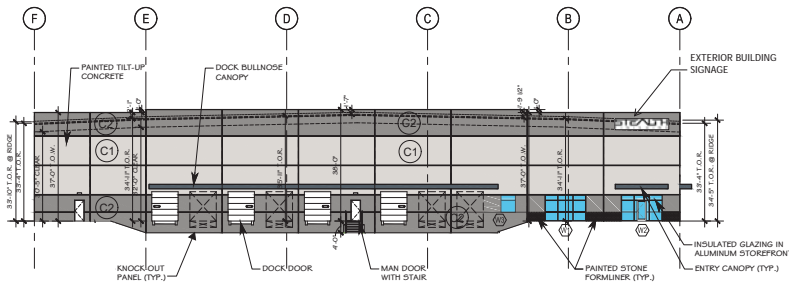
The site plan is in compliance with the SUP development standards and Zoning Ordinance standards. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

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.

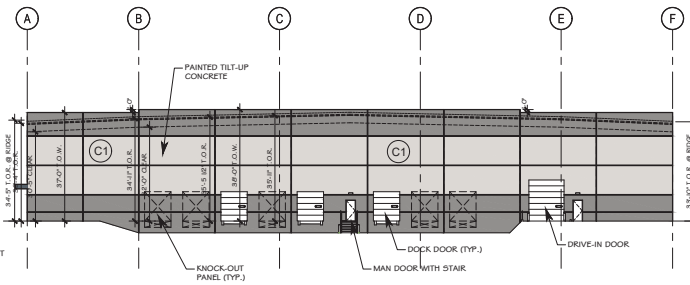




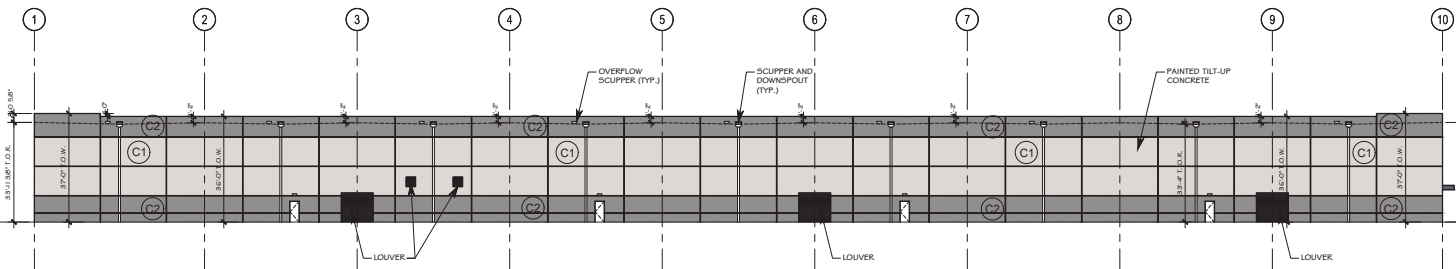
1 WEST ELEVATION
A5.1 SCALE: 1/4"=20'-0"



2 NORTH ELEVATION
A5.1 SCALE: 1/4"=20'-0"



3 SOUTH ELEVATION
A5.1 SCALE: 1/4"=20'-0"



4 EAST ELEVATION
A5.1 SCALE: 1/4"=20'-0"

4-9 ARCHITECTURAL DESIGN	
1.	USE OF TWO COMPLEMENTARY PRIMARY FACADE MATERIALS TO HELP ACHIEVE FACADE ARTICULATION (CANOPES AND TILT)
2.	APPLICATION OF BASE STANDARDS TO FACADES NOT FACING A PUBLIC STREET BUT VISIBLE FROM PUBLIC STREET (WEST SIDE)
3.	USE OF ARCHITECTURAL DETAILING TO PROVIDE VARIETY IN THE VISUAL APPEARANCE OF THE BUILDING (COLORS, FORMLINER, CANOPES, GLASS)
BUILDING HEIGHT AT TALLEST POINT - 38'-0" FROM F.F.E. ONE STORY BUILDING	

FINISH SCHEDULE	
TILT PANELS	
C1	PAIN COLOR 1 SHERWIN WILLIAMS ORIGINAL WHITE SW7636 NOTE: PRIMARY COLOR, ULTRACRETE, MEDIUM TEXTURE FINISH
C2	PAIN COLOR 2 SHERWIN WILLIAMS ESSENTIAL GRAY SW6002 NOTE: ACCENT COLOR, ULTRACRETE, MEDIUM TEXTURE FINISH
C3	PAIN COLOR 3 SHERWIN WILLIAMS DOWNING SLATE SW2819 NOTE: ACCENT COLOR, ULTRACRETE, MEDIUM TEXTURE FINISH
DOORS AND FRAMES	
SHERWIN WILLIAMS ESSENTIAL GRAY SW6002 FINISH: GLOSS	
EXTERIOR CANOPES:	
MATCH SHERWIN WILLIAMS DOWNING SLATE SW2819	
STOREFRONT FINISHES: (TYP. FOR ALL):	
FRAME FINISH: CLEAR ANODIZED	
GLAZING: F INSULATED GLASS, GRAY TINTED (GRAYLITE 2 OR APPROVED EQUAL) IN PREFINISHED, THERMALLY BROKEN ALUMINUM FRAMES, 2" x 4-1/2"	
CALLING: MATCH STOREFRONT FRAME (GRAY)	
BRAKE METAL IN STOREFRONT FRAMING (CLEAR ANODIZED)	
EXTERIOR METAL:	
BRAKE METAL	
CLEAR ANODIZED	
LOUVERS / EXHAUST FANS IN EXTERIOR WALLS:	
MILL FINISH (ALTERNATE: WHITE)	

ARCHITECT	DESIGN BUILDER	CONSULTING ENGINEERS
GMA	ARCO	ARCO
2200 W. ALABAMA DR., WYOMING, WY 83001	2200 W. ALABAMA DR., WYOMING, WY 83001	2200 W. ALABAMA DR., WYOMING, WY 83001
WWW.GMA-ARCHITECTS.COM	WWW.ARCO-BUILDING.COM	WWW.ARCO-ENGINEERS.COM

PROJECT	JOB NO. : GA185 / 0206
STEALTH FINISHING	PA : DAB
2200 W. ALABAMA DR., WYOMING, WY 83001	DATE : 03.24.2023

REVISIONS

SHEET NUMBER
A5.1
EXTERIOR ELEVATIONS

PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINES IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINE GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
- ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
- LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND CODES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMMODATE ALL PLANTING OPERATIONS.
- ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
- ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
- PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPACQUE HEDGE IF REQUIRED.
- LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
- ALL LIME STABILIZED SOIL & ORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 2" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
- TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STREETS, DRIVE ALLEYS, AND FIRE LANES SHALL HAVE A 14' MINIMUM CLEAR TRUNK HEIGHT.
- CONTRACTOR TO PROVIDE 18 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.

TREE PROTECTION NOTES:

- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT AT 972-262-5300 PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4") TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DIRT LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
- NO EQUIPMENT SHALL BE CLEARED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO BOMS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DIRT LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO FENCING SHALL BE ALLOWED WITHIN THE DIRT LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR Hauled OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, AND ASIA INDUSTRY CERTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

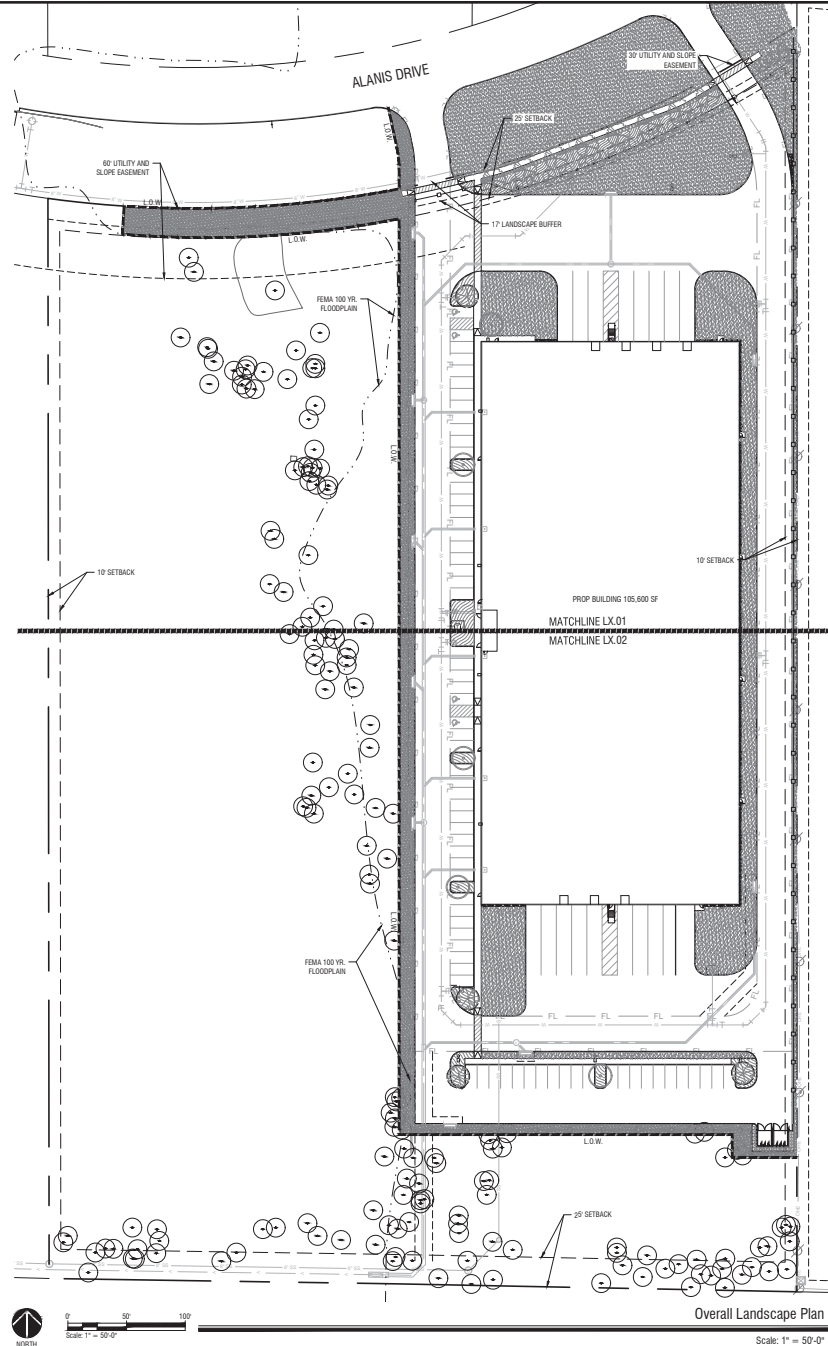
PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	REMARKS
	Bald Cypress / <i>Taxodium distichum</i>	3" cal. min.	14'-16" ht		BAR, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS
	Live Oak / <i>Quercus virginiana</i>	3" cal. min.	14'-16" ht		BAR, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS
	Texas Red Oak / <i>Quercus buckleyi</i>	3" cal. min.	14'-16" ht		BAR, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS
FLOWERING TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	REMARKS
	Desert Willow / <i>Chilopsis linearis</i>	45 gal	8'-10" ht		CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULT-TRUNK (3 MIN.)
	Texas Redbud / <i>Cercis canadensis texensis</i>	45 gal	8'-10" ht		CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED
SHRUBS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	REMARKS
	Dwarf Southern Wax Myrtle / <i>Myrica pusilla</i>	5 gal	36" h x 24" w	36" OC	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Green Cloud Texas Ranger / <i>Leucophyllum frutescens</i> 'Green Cloud' TM	5 gal	36" h x 24" w	36" OC	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Regal Mist Pink Muley Grass / <i>Muhlenbergia capillaris</i> 'Regal Mist'	5 gal	36" h x 18" w	36" OC	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Rose Creek Abelia / <i>Abelia</i> x 'Rose Creek'	5 gal	36" h x 24" w	36" OC	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
GROUND COVERS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	REMARKS
	Bermuda Grass / <i>Cynodon dactylon</i>	sod			REFER TO SPECIFICATIONS
	Purple Wintercreeper / <i>Excoymus fortunei</i> 'Coloratus'	4"pot	8" h x 8" w	12" o.c.	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

CODE LANDSCAPE CALCULATIONS TABLE:

Wylie Industrial - Wylie Code Calculations Chart			
Site Data		AC	SF
Total Site Area		14.03	611,132
Surface Parking Spaces			72
Landscape Required in Yard			
		Required (SF)	Provided (SF)
20% of site to be landscaped		122,230	297,291
Landscape in front yard		Yes	Yes
Landscape required in side and rear yards adjacent to residential		No	No
Landscape of Parking Lots			
		Required	Provided
1 Tree / 12 Parking Spaces		9	9
50 SF Landscape / Parking Space		3,600	3,929
No parking spaces further than 50' from landscaped area on site		Yes	Yes
Landscaped areas every 12 spaces		Yes	Yes
Street Frontage Landscape			
		Required	Provided
Alanis Drive			
At least 50% of required front yard developed as 10' landscaped buffer		Yes	Yes
1 Tree (2" cal.) 30'-40' LF		9	9
4 Meandering concrete walkway on perimeter when adjacent to thoroughfare		Yes	Yes
Visual Screening			
		Required	Provided
From Yard (Loading and Service Areas)			
1 Flowering Tree 20 LF		15	15
5' wide screening strip, plants 3' in height when planted		Yes	Yes
Side Yard			
Board on Board Fence		Yes	Yes

Figure 4.5 Desirable Landscape Design Requirements		Required	Provided
(Desirable) Landscaping 10% more in excess of 50 sq ft spaces		3,900 SF	5915 SF
(Desirable) Increase in minimum width of Landscape Buffer by 20%		10' Wide	17.3' Wide
(Desirable) Landscaped pedestrian connection to main entrance		No	Yes
(Desirable) Landscaping exceeds the minimum by 10%		103346 SF	297291 SF



Kimley»Horn

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PH: 972.262.5300 FAX: 972.262.5301
WWW.KIMLEY»HORN.COM TX-0426

PRELIMINARY

FOR REVIEW ONLY

Kimley»Horn

DATE: 04/11/2023
SCALE: AS SHOWN
DESIGNED BY: NAF
DRAWN BY: NAF
CHECKED BY: CLS

STEALTH BTS
WYLIE, TEXAS

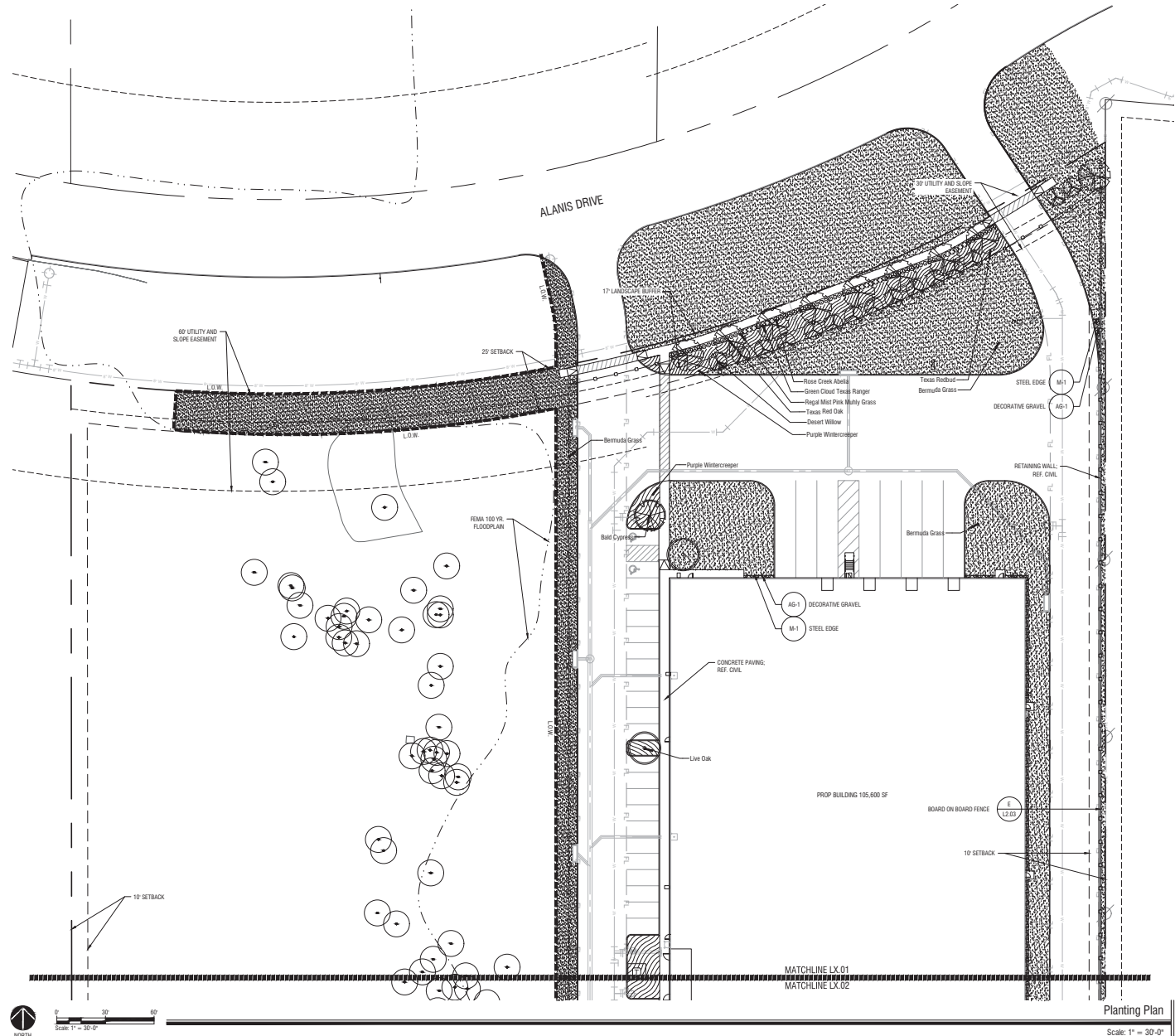
PREPARED FOR
ARCO BUSINESS SERVICES

OVERALL LANDSCAPE PLAN

SHEET NUMBER
L0.01

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINES RUN IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVANCE THE LANDSCAPE ARCHITECT OF ANY AND ALL EXISTING UTILITIES, PIPES, STRUCTURES, AND LINES RUN IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE PROTECTED FROM DAMAGE BY ANY MEANS NECESSARY TO MAINTAIN THE HEALTH AND GROWTH OF THE PLANT MATERIAL.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FREE DRAINAGE AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. THE CONTRACTOR SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL WORK REQUIRED TO CREATE A SMOOTH GRADATION AND PROPER DRAINAGE.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE MATERIAL SCHEDULES AND VERIFY ALL PLANTING QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING REFER TO THE MATERIAL SCHEDULE PAGE BETWEEN ALL PLANTING AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND THE LANDSCAPE ARCHITECT'S SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE THE LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL NEW PLANTING AREAS SHALL BE DONE IN ACCORDANCE WITH ALL PLANTING OPERATIONS.
10. ALL NEW PLANTING AREAS SHALL BE DONE IN ACCORDANCE WITH ALL PLANTING OPERATIONS.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THE SAME PERIOD.
12. PLANT MATERIAL SHALL BE PLANTED TO MAINTAIN TO CONTROL SOIL BUT NOT TO DISTRIBUTE THE NATURAL GROUND PROFILE ON CHARACTERISTIC FORM OF THE PLANTING AS NECESSARY TO MAINTAIN THE NATURAL GROUND PROFILE.
13. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ALL PLANTING OPERATIONS.
14. ALL LIME STABILIZED SOIL TO A DEPTH OF 30" PRIOR TO BUILDING SHALL BE REMOVED FROM PLANTING AREAS TO A MINIMUM 3" x 6" REPLACED WITH ORGANIC IMPROVED TOPSOIL.
15. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ALL PLANTING OPERATIONS.
16. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ALL PLANTING OPERATIONS.
17. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ALL PLANTING OPERATIONS.
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AG-1	<p>DECORATIVE GRAVEL (BUILDING)</p> <p>TYPE: TEALAS GRAVEL</p> <p>SIZE: 1" - 2" x 4MM DEPTH (REF DETAILS)</p> <p>INSTALL: REF DETAILS AND SPECIFICATIONS</p> <p>SUPPLIER: 1.844.758.1364</p> <p>CONTACT: SAMPLE, MOCKUP</p>
M-1	<p>STEEL EDGE (AT GRAVEL)</p> <p>MATERIAL: 3/16" x 4" STEEL PLATE</p> <p>COAT: POWDERCOATED (COLOR BLACK)</p> <p>LENGTH: PER PLAN</p> <p>INSTALL: REF. DETAILS, ALL JOINTS TO BE FLUSH AND LEVEL</p> <p>APPROVAL: CUT SHEET</p>
M-2	<p>STEEL EDGE (AT PLANTING)</p> <p>MATERIAL: 1/8" x 4" STEEL PLATE</p> <p>COAT: POWDERCOATED (COLOR BLACK)</p> <p>LENGTH: PER PLANS</p> <p>INSTALL: REF. DETAILS, ALL JOINTS TO BE FLUSH AND LEVEL</p> <p>APPROVAL: CUT SHEET, SAMPLE</p>



Kimley»»Horn
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240 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-0590 FAX: 972-639-3820
WWW.KIMLEY-HORN.COM TX F-428

064464511	DATE		
	APRIL 2023		
	SCALE	AS SHOWN	
	DESIGNED BY	NJP	
	DRAWN BY	NJP	
	CHECKED BY	CLS	

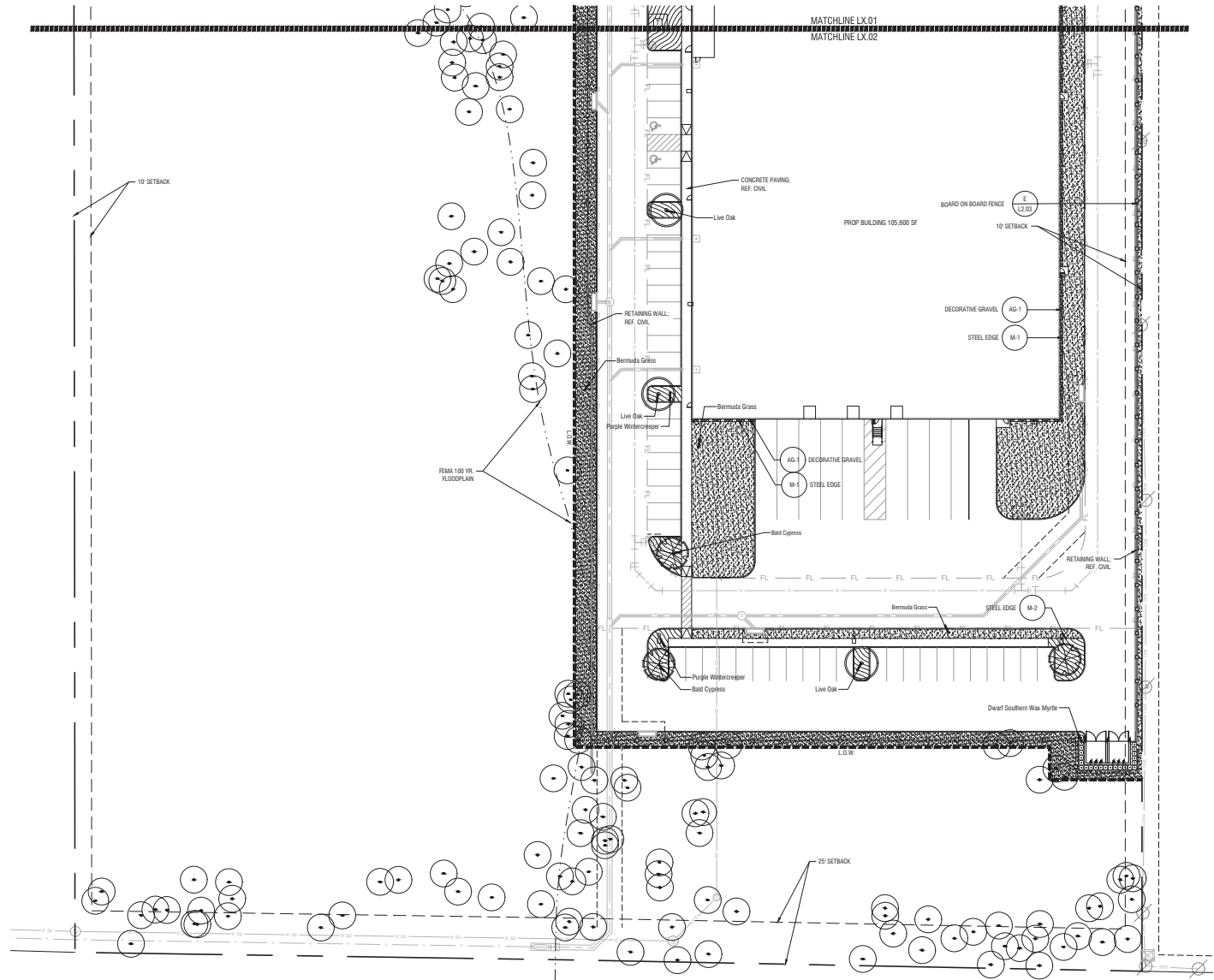
STEALTHBTS
WYLIE, TEXAS
PREPARED FOR
ARCO BUSINESS SERVICES

PLANTING PLAN

SHEET NUMBER
L2.01

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINES IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IF IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE LANDSCAPE ARCHITECT OR ANY OTHER PROFESSIONAL DESIGNER WITH A LIST OF PLANT MATERIAL TO BE INSTALLED, THE CONTRACTOR SHALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED FROM THE PROJECT SITE PRIOR TO THE COMPLETION OF THE PROJECT.
3. ALL PLANT MATERIAL TO BE INSTALLED SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOLLS REQUIRED TO ACQUIRE A SMOOTH CROWN PRODUCT.
4. ALL PLANT MATERIAL MUST BE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SPECIFICATIONS AND VERIFY ALL PLANTING IS COMPLETED.
5. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING PERFECT TO MATCHES PLANT BEDS BETWEEN ALL PLANTING AREAS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND THE SPECIFICATIONS. PLANT MATERIAL SHALL BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED FROM THE PROJECT SITE PRIOR TO THE COMPLETION OF THE PROJECT.
7. LATEST EDITION AMERICAN ASSOCIATION OF NURSERIES STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
8. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ANY DELAYS TO THE PROJECT SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMMODATE ALL PLANTING OPERATIONS.
9. NEW PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.
10. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL SOIL WATER BUT NOT TO DISRUPT THE NATURAL GROUND PROFILE ON CHARACTERISTIC FORM OF THE PLANT BEDS AS NECESSARY TO MAINTAIN THE PLANTING SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE GROUND PROFILE IF REQUIRED.
12. ALL PLANTING SHALL BE KEPT FREE OF TRUNK, NESTS, DEBRIS, AND DEAD PLANT MATERIAL.
13. ALL LIME TREATED SOIL A WORGANIC SCAFFOLD FILLS FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A MINIMUM OF 3" REPLACED WITH COMPOST OR IMPORTED TOPSOIL. FILL SHALL BE REPLACED WITHIN THIRTY (30) DAYS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIAL NEARBY TO ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STREETS, DRIVE AWAYS, AND SIDEWALKS SHALL BE PROTECTED BY THE CONTRACTOR.
15. CONTRACTOR TO PROVIDE 18 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.



Planting Plan

Scale: 1" = 30'-0"

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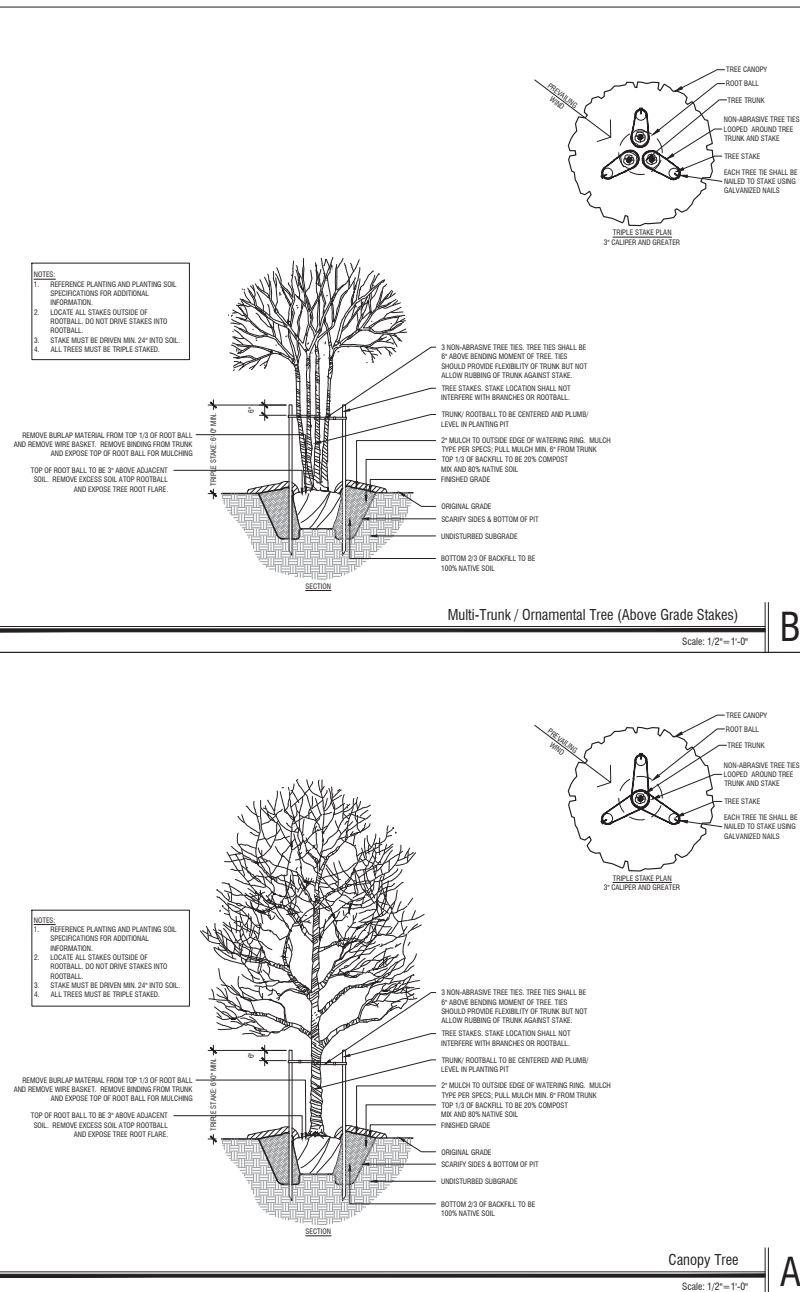
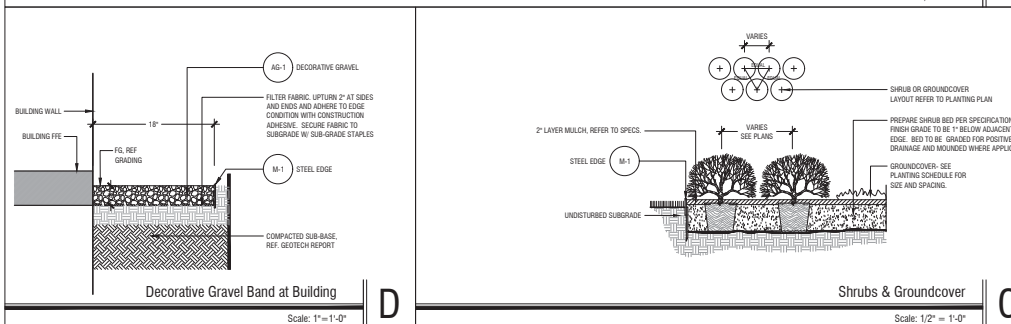
PLANTING PLAN

STEALTHBTS
WYLIE, TEXAS
PREPARED FOR
ARCO BUSINESS SERVICES

064464511	DATE APRIL 2023	SCALE AS SHOWN	DESIGNED BY	N.J.P.	DRAWN BY	N.J.P.	CHECKED BY	C.L.S.
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280 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069

[illegible]





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Item Number: 2

Subject

Hold a Public Hearing, consider and act upon a recommendation to City Council regarding the writing of an Ordinance to amend the City of Wylie Zoning Ordinance, Articles 5.1 Land Use Charts, 5.2 Listed Uses, 7.0 General Development Regulations, as they relate to Smoke Shops, Smoking Establishments and Alcohol uses.

Recommendation

Motion to recommend approval as presented

Discussion

In February 2023, the P&Z Commission held a work session with staff regarding Smoke Shops, Smoking Establishments, and Alcohol Use requirements. The impetus for this work session was the need to offer clearer requirements for certain tobacco and alcohol related uses. At that work session the Commission directed staff to draft amendments to the Zoning Ordinance that would:

- Establish Smoke Shops as a use and create requirements.
- Establish Smoking Establishments as an use and create requirements.
- Establish Winery, Brewery, and Distillery uses and create requirements.
- Reorganize the requirements for alcohol related uses for readability and usefulness.
- Establish a formal procedure for property owners to request a variance to alcohol related requirements.

Smoke Shops

Currently, the City of Wylie allows Smoke Shops under the General Merchandise Store use category. This allows for smoke shops to be allowed by-right in many areas of the city that may be detrimental to the health, safety, and welfare of Wylie's citizens and their property.

The proposed amendments to the zoning ordinance include creating a 'smoke shop' use and its definition. The amendment allows the use in Commercial Corridor districts by Special Use Permit and Light Industrial Districts by-right. The definition includes uses that sell tobacco and 'vape' products. The use also specifies distance requirements from schools and other smoke shops of 300 and 1500 feet, respectively.

Smoking Establishments

Currently, the City of Wylie does not allow Smoke Shops as a stand alone use. Smoking Establishments in the city currently operate as restaurant uses, in which food is served and extensive ventilation is provided. Creating a use will allow for stand alone establishments and provide for defined requirements.

The proposed amendments to the zoning ordinance include creating a 'smoking establishment' use and its definition. The amendment allows the use in most non-residential districts by Special Use Permit, and Light Industrial Districts by-right. The definition includes uses typical of a cigar or hookah lounge. The use also specifies distance requirements from schools and other smoke shops of 300 and 500 feet, respectively along with the requirement for the use to be located in a stand alone structure, i.e. not in a 'strip mall'.

Alcohol Uses

Currently, the City of Wylie does not have a defined use for breweries, brewpubs, wineries, or distilleries. These establishments in the city currently operate as uses as they are defined by the Texas Alcohol Beverage Code along with Planned Development or Special Use Permit conditions as appropriate. Creating a use will codify the use and provide for clear, defined requirements.

The proposed amendments to the zoning ordinance include creating the uses and their definition. The amendment allows the use in most non-residential districts by-right, as allowed by State Law and the City's local option elections. However, the Special Use Permit option is being proposed to allow for other associated uses, such as event centers and food truck parks.. The definition references the use as allowed by the Texas Alcohol Code.

Alcohol Provisions

Currently the zoning ordinance has alcohol provisions listed under several different uses even though these provisions are identical and based on State Law. The amendments propose to relocate these provisions to Chapter Seven of the ordinance, which also includes other 'general provisions' that apply to multiple uses, such as noise, parking, and tree preservation. Relocation makes these provisions both easier to locate and understand and reduce the chance for clerical error due to the same material being located in multiple locations throughout the zoning ordinance.

Additionally, a section has been added that formally codifies the requirements for an applicant to request a variance from the distance requirements. As part of the request procedure, staff is recommending that the school or church be notified along with a notice be published in the newspaper before City Council consider the request, however, neither of these are required by State Law.

Permitted Uses	Residential Districts							Non-Residential Districts							Parking	
	Low Density		High Density					Commercial				Industrial		Mixed-Use		
F. Retail, Personal Service & Commercial Cont.	AG/30	SF-ED	SF-20/26	SF-10/24	TH	MF	MH	NS	CR	CC	BG	L I	H I	DT H	SB O	
29. Smoke Shop										S		P				1 per 300 sq ft
30. Smoking Establishment									S	S		P		S	S	1 per 150 sq ft
31. Brewery, Winery, Distillery									P*	P*		P*		P*	P*	1 per 500 sq ft

P=Permitted P*=Permitted with additional requirements when located in this district.

S=Special Use Permit T=Temporary Use Permit (L)=Loading spaces are required

29. Smoke Shop

a. **Definition:** A retail establishment engaged in the sale of smoking and vaping products and/or paraphernalia for the consumption of smoking related products. These products include, but are not limited to; Cigarettes, cigars, e-cigarettes, pipes, hookahs, bong, tobacco, vape cartridges, and chewing tobacco. A business shall be classified as being within this use if more than 25% of the floor space, including displays and aisles, is based on the retail sale of the aforementioned products.

b. Additional Provisions:

- (1) A Special Use Permit shall be required in CC Districts.
- (2) No smoke shop shall be established within 1,500 feet of another smoke shop.
- (3) Shall not be closer than 300 feet to a public or private school measured in direct line from property line to property line, and in direct lines across intersections.

30. Smoking Establishment

a. **Definition:** An establishment that primarily caters to the on-site consumption of tobacco, such as a cigar or hookah lounge.

b. Additional Provisions:

- (1) A Special Use Permit shall be required in all permitted districts except LI Districts.
- (2) Smoking Establishment shall only be allowed in stand alone structures, not sharing a common wall with another use operated by a separate entity.

- (3) No smoking establishment shall be within 500 feet of another smoking establishment.
- (4) Shall not be closer than 300 feet to a public or private school measured in direct line from property line to property line, and in direct lines across intersections.

31. Brewery, Winery, Distillery

a. **Definition:** An establishment that primarily caters to the on-site manufacturing of alcoholic beverages in accordance with the Texas Alcohol Beverage Code for Breweries, Brewpubs, Distillers, and Wineries.

b. **Additional Provisions:**

- (1) The General Provisions listed in Section 7.10 shall apply.
- (2) A Special Use Permit shall be required when there are additional uses on the property. Those accessory uses can include but are not limited to; events center, food truck park, restaurant without drive-thru service, and commercial entertainment.

19. Restaurant with Drive-in or Drive-through Service

- a. **Definition:** Restaurant with drive-in or drive through service means
- (1) A restaurant with drive-in service is an establishment principally for the sale and consumption of food where food service is provided to customers in motor vehicles for consumption on the premises.
 - (2) A restaurant with drive-through service is an establishment principally for the sale and consumption of food which has direct window service allowing customers in motor vehicles to pick up food for off-premises consumption. This use applies for the pick-up of delivery service and / or customer pre-orders of food for off-premises consumption.
- b. **Additional Provisions:**
- (1) The minimum stacking space for the first vehicle stop for a commercial drive-through shall be a minimum of 100-feet, and a minimum of 40-feet thereafter, for any other stops.
 - (2) CR District: Drive through and stacking area shall not be located adjacent to residential uses.
 - (3) The General Provisions listed in Section 7.10 shall apply.

20. Restaurant without Drive-in or Drive-through Service

- a. **Definition:** Restaurant without drive-in or drive through service means an establishment principally for the sale and consumption of food on the premises.
- b. **Additional Provisions:** The General Provisions listed in Section 7.10 shall apply

23. Beer & Wine Package Sales.

- a. **Definition:** An establishment, including but not limited to General Merchandise or Food Store of any size or Motor Vehicle Fueling Station, engaged in the selling of beer and/or wine to the general public for off-site personal or household consumption and rendering services incidental to the sale of such goods.
- b. **Additional Provisions:** The General Provisions listed in Section 7.10 shall apply.

SECTION 7.10 ALCOHOL PROVISIONS

A. General Provisions: The sale of alcohol shall be subject to compliance with the Texas Alcoholic Beverage Code, as it exists or may be amended, and to the following development criteria:

1. Establishments are only permitted to sell alcohol by right if the subject property was located within the City limits as of May 13, 2006. For property annexed into the City after

May 13, 2006, an establishment that sells alcohol must obtain a permit for a Private Club from the Texas Alcoholic Beverage Commission for the ability to sell alcohol.

2. An establishment that sells alcohol shall not be located closer than 300 feet to a church and/or public hospital measured along the property lines of the street fronts from front door to front door, and in direct lines across intersections.
3. An establishment that sells alcohol shall not be located closer than 300 feet to a public or private school measured in a direct line from property line to property line, and in direct lines across intersections.
4. The distance between an establishment that sells alcohol and a private school can be increased to 1,000 feet if the City Council receives a request from the governing body of the private school to do so.
5. Establishments that derive more than 75% of their revenue from the sale of alcohol are only permitted by specific use permit.
6. In the BG District restaurant Use must be incorporated into the Civic Center facility and owned, managed, operated, or contracted through, in whole or in part by a governmental agency.

B. Appeal of distance requirements: As allowed under Chapter 109 of the Texas Alcoholic Beverage Code the City Council may allow variances to the regulation if it is determined that enforcement of the regulation in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

1. The property owner shall request the variance, in writing, to the City Planner and provide any additional information that may be required.
2. A fee shall be required equal to the fee of a commercial request for a variance to the Zoning Board of Adjustments.
3. The City Planner shall notify the owner of the property subject to the distance requirement, according to current year County tax rolls, and cause notification to be published in the newspaper of record a time and place of the City Council meeting in which the request for the distance variance will be considered. The notifications shall occur at least 10 days prior to the City Council meeting.



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item Number: 1

Prepared By: Kevin Molina

Subject

Hold a Work Session to discuss a potential change of zoning from Neighborhood Services to Planned Development (PD-Mixed Use) on approximately 14.24 acres, generally located on the southeast corner of Country Club Road and Park Boulevard.

Recommendation

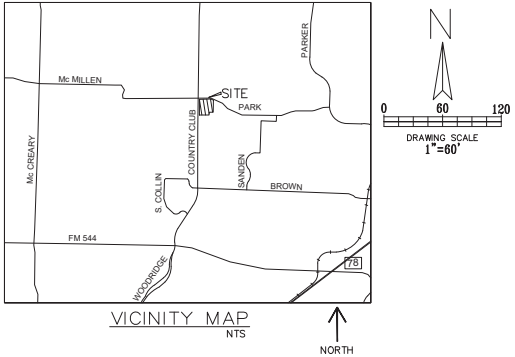
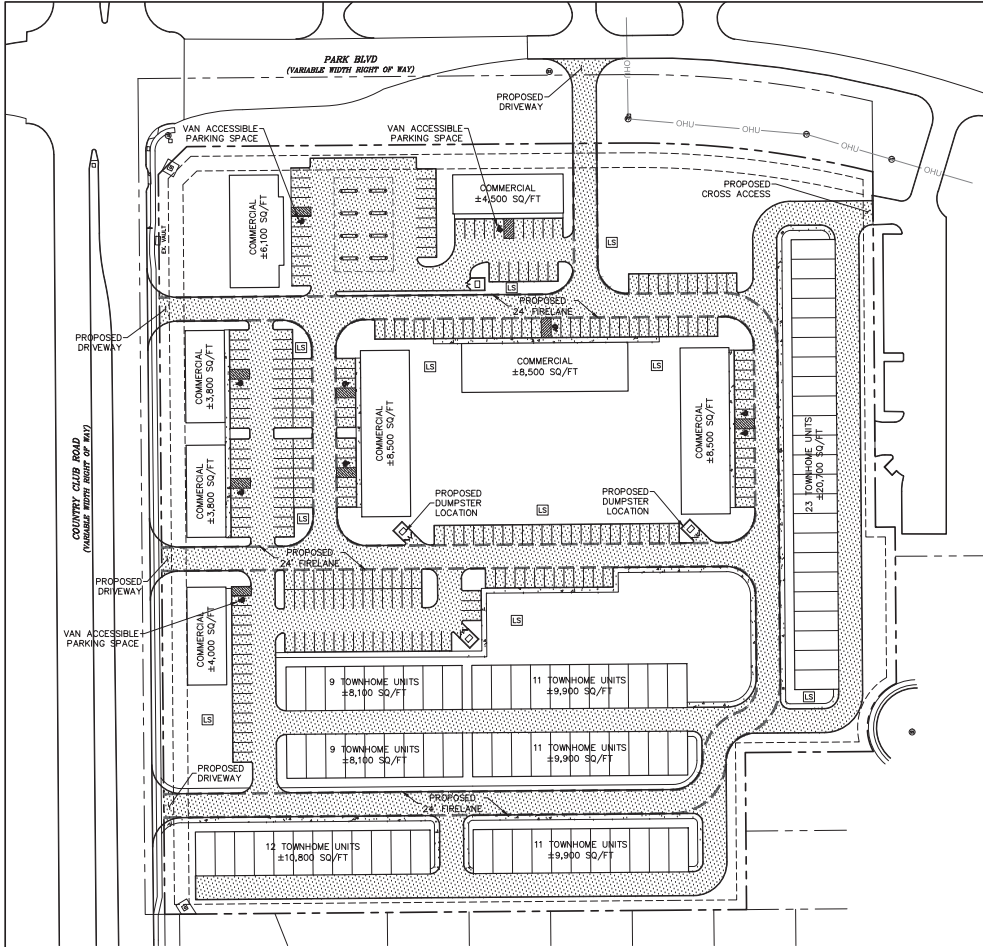
Discussion

Discussion

Property owners and developers are seeking input from the Planning and Zoning Commission for a potential Planned development on approximately 14.24 acres on the southeast corner of Country Club Road and Park Boulevard.

The current proposal includes a mix of commercial uses along Country Club Road and Park Boulevard totalling approximately 47,700 sq.ft. of commercial development. Townhome units are proposed as a buffer from the existing residential development with 86 proposed units totaling approximately 77,400 sqft. The development is proposing to provide approximately 303 parking spaces.

The property is located within the Local Commercial sector of the Future Land Use Plan. The property to the south contains a single-family detached residential development. The property to the north contains a day care center and commercially zoned undeveloped land. The property to the east contains a day care center and single family residential development. The property to the west is zoned agricultural and is developed with single family detached homes.



- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - PROPOSED SIDEWALK
 - PROPOSED PAVEMENT

SITE DATA TABLE	
ZONING:	NS-NEIGHBORHOOD SERVICE
CURRENT LAND USE:	UNDEVELOPED
PROPOSED LAND USE:	MIXED USE
SITE ACREAGE:	14.24 ACRES (620,250 SQ/FT)
TOWNHOME UNITS:	86 UNITS
BUILDING SQ/FT (TOWNHOME):	77,400 SQ/FT
BUILDING SQ/FT (COMMERCIAL):	47,700 SQ/FT
PARKING PROVIDED:	303 SPACES

III CAUTION III
UNDERGROUND UTILITIES
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: TEXAS ONE CALL • 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

ORIGINAL SUBMITTAL DATE:			
REVISIONS			
REV NO.	DATE	DESCRIPTION	BY
ENGINEER: Cumulus Design Firm #14810 2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050 Tel. 214.235.0367			
SITE PLAN			
WYLIE MIXED USE DEVELOPMENT			
COUNTRY CLUB ROAD & PARK BOULEVARD			
CHARLES ATTERBURY SURVEY,			
ABSTRACT NO. 22			
CITY OF WYLIE, COLLIN COUNTY, TEXAS			
CASE NUMBER	DATE	SHEET	
	03/21/23	SP	



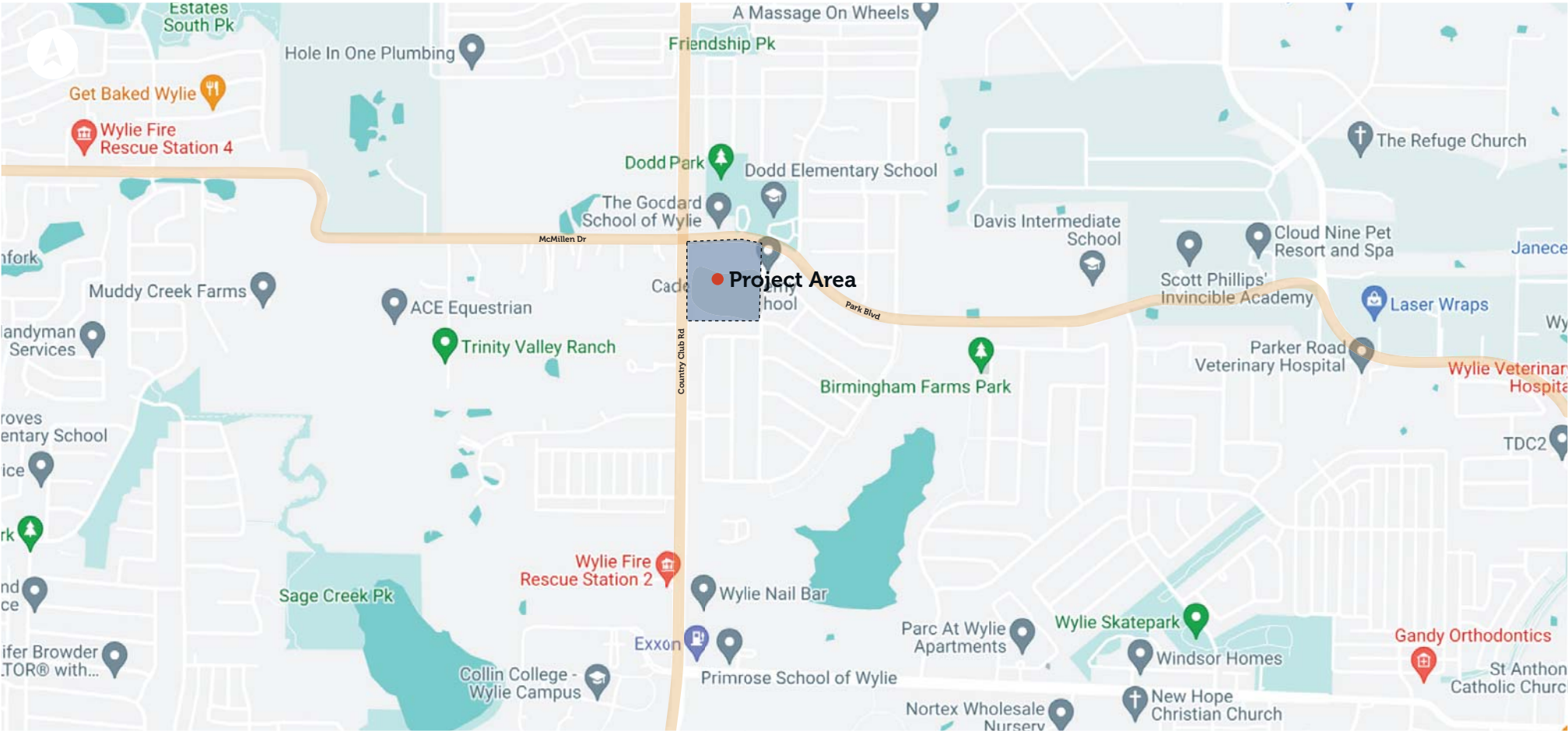


This concept design booklet has been prepared for City of Wylie by Majestic Enterprises LLC and only includes the general approaches.
The technical requirements may vary depending on designs, materials, or general decisions.

April 2023



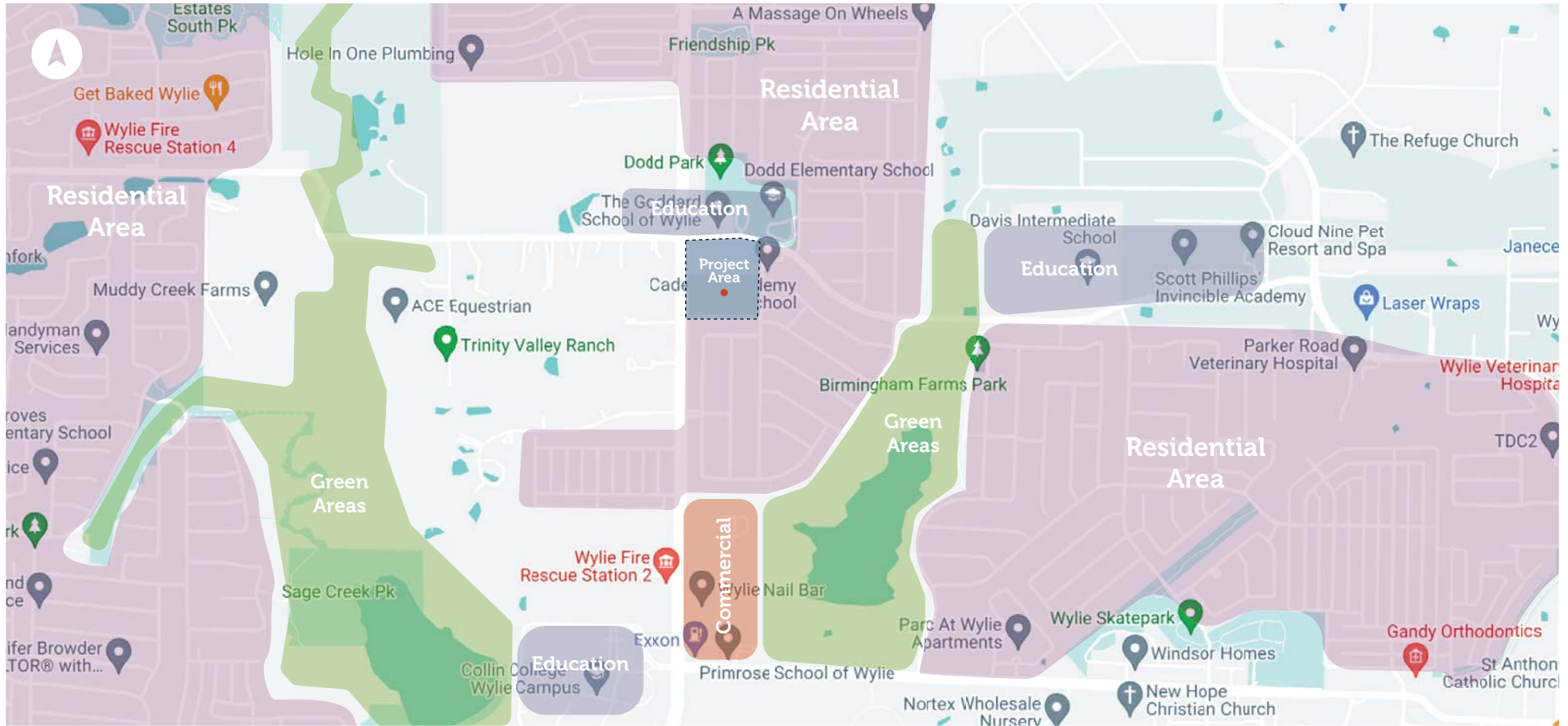
Location



Wylie Square Park - Concept Design Booklet

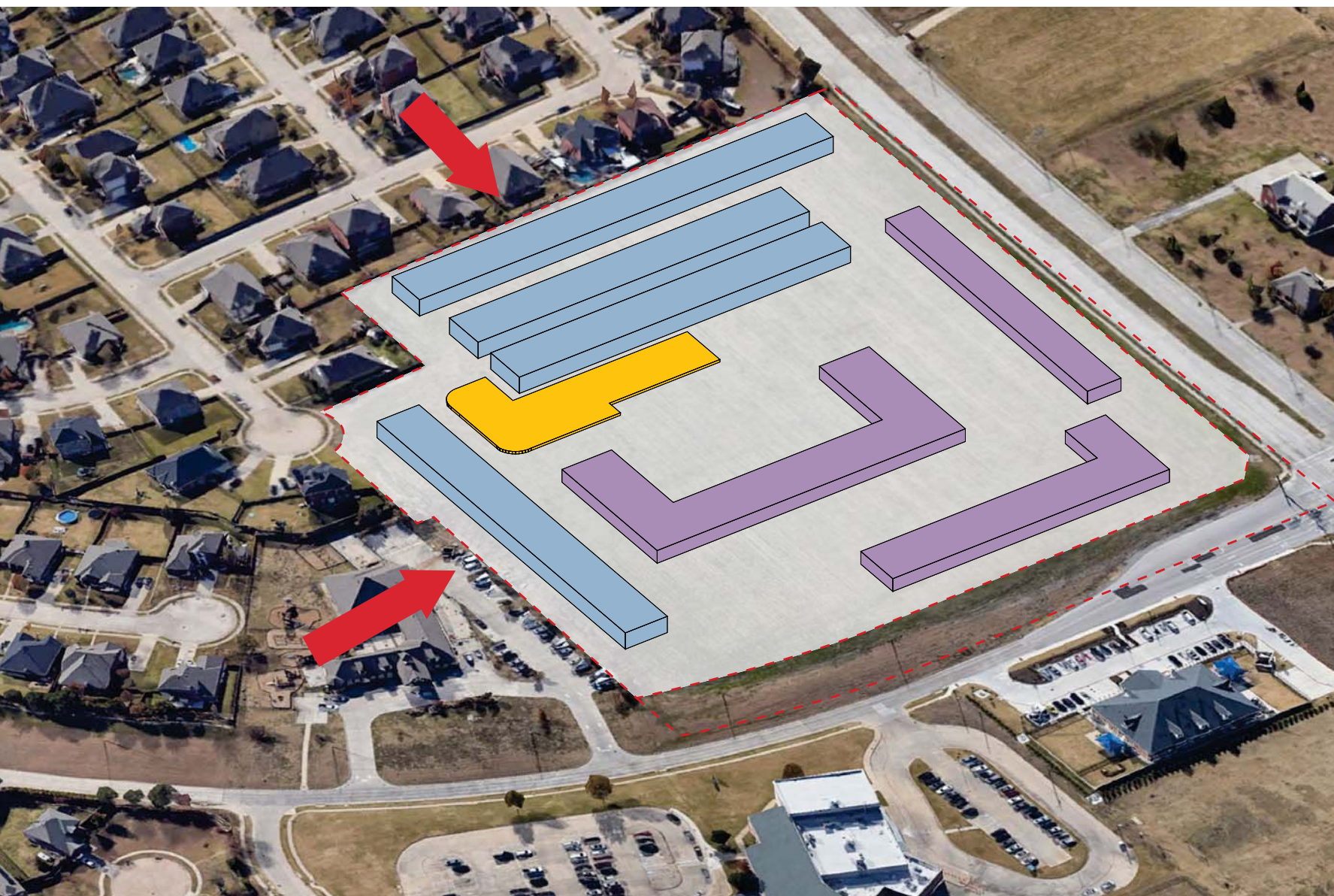


Location






Wylie Square Park - Concept Design Booklet





The residential blocks were used to create a barrier between the residences in the neighboring parcels and the project. In this way, they will not be affected by the activities in the cedar or the traffic in the commercial blocks.

-  Social Amenities
-  Residential Zone
-  Commercial Zone












Half of the project area consists of commercial buildings, while the other half consists of residential blocks. In addition, the entire remaining area is reserved for public use as a landscape area.

- Social Amenities
- Residential Zone
- Commercial Zone
- Landscape





-  Park & Pond
-  Stage
-  Art & Exhibitions
-  Playground
-  Dog Park
-  Swimming Pool
-  BBQ Place
-  GYM
-  Gas Station

Visualizations



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Visualizations



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Thank You