

Wylie Planning and Zoning Commission Regular Meeting

December 07, 2021 – 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 the Minutes from the November 16, 2021 Regular Planning & Zoning Meeting.

REGULAR AGENDA

1. Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a change of zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP), to allow for the installation of an updated communications tower, property located at 200 Regency Drive. (ZC 2021-25)
2. Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a change of zoning from Planned Development (PD) to Planned Development - Multi-Family (PD-MF), to allow for an affordable age-restricted multi-family development, property generally located adjacent and southwest of 2300 FM 544. (ZC 2021-26)

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on December 3, 2021 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

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

Texas Government Code Section:

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



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>December 7, 2021</u>	Item:	<u>A</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Mary Bradley</u>	Subdivision:	<u>N/A</u>
Date Prepared:	<u>November 22, 2021</u>	Zoning District:	<u>N/A</u>
		Exhibits:	<u>N/A</u>

Subject

Consider and act upon the Minutes from the November 16, 2021 Regular Planning & Zoning Meeting.

Recommendation

Motion to **approve** Item A as presented.

Discussion

The minutes from the November 16, 2021 regular meeting are attached for your consideration.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>November 22, 2021</u>



Planning & Zoning Commission

Minutes

Regular Meeting

November 16, 2021 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Chair Cory Plunk called the regular meeting to order at 6:00 PM and announced a quorum present. P&Z Commissioners in attendance: Chair Cory Plunk, Vice Chair Bryan Rogers, Commissioner Joshua Butler, Commissioner Jacques Loraine, Commissioner Dan Norris, Commissioner Taylor Newsom and Commissioner Charla Riner.

Staff present: Mr. Jasen Haskins, Planning Manager, Mr. Kevin Molina, Senior Planner, Ms. Jenneen Elkhaid, Project Engineer Manager, and Ms. Mary Bradley, Administrative Assistant II.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Rogers gave the invocation and Commissioner Loraine led the Pledge of Allegiance.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

There were no citizens present wishing to address the Commissioners on non-agenda items.

CONSENT AGENDA

- A. Consider and act upon approval of the Minutes from the October 5, 2021 Regular Meeting.**
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Bariatric Care Center Addition, establishing one commercial lot on 20.01 acres, located at 801 South State Highway 78.**
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat, being a Replat of Lots 1 and 2 Block D of Regency Business Park Addition, Phase 2, establishing one lot on 2.946 acres, located at 200 Regency Drive.**
- D. Consider, and act upon a recommendation to City Council regarding a Final Plat for Wylie Substation Addition, establishing one lot on 9.722 acres, located at 2655 Stone Road in the City of Wylie's Extraterritorial Jurisdiction.**

- E. Consider, and act upon a recommendation to City Council regarding a Final Plat, being a Replat of Lots 1 & 2 Block 1 of Country Club Addition and 2 acres of tract 22 of the Charles Atterbury Survey, establishing one lot on 13.022 acres, located at 570 Country Club Rd.**
- F. Consider, and act upon a recommendation to City Council regarding a Final Plat, being a Replat of Lots 1 & 2 Block 11 of Railroad Addition, establishing one lot on 0.2557 acres, located at 501C North Highway 78.**

Commission Action

A motion was made by Vice Chair Rogers, seconded by Commissioner Newsom, to approve the Consent Agenda as presented. A vote was taken and the motion carried 7-0.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for a CubeSmart addition to an existing self-storage use. Property located east of and adjacent to 650 Country Club Road.**

Staff Discussion

Mr. Molina addressed the Commissioners stating that the property is located east of the existing CubeSmart Self Storage on two acres. The two acres was recently rezoned to part of the CubeSmart Self-Storage Planned Development by Ordinance 2021-41.

The proposal adds an additional six carport structures for RV storage and two single story self-storage buildings. All new structures including carports are to be surrounded by a 24 feet firelane access drive.

Commission Action

With no questions for the applicant, a motion was made by Commissioner Newsom and seconded by Vice Chair Rogers to approve Item 1 as submitted. A vote was taken and carried 7 - 0.

- 2. Consider, and act upon, a Site Plan for commercial uses on one lot. Property located at 501C N State Highway 78.**

Staff Discussion

Mr. Molina addressed the Commissioners stating that the applicant is proposing to redevelop an existing car wash by enclosing and creating two commercial office suites. The property is located at 501C North State Highway 78.

The applicant received three variances in July 2021 that allow for a reduction in the required setbacks, landscaping and parking in order to accommodate the remodel of the structure and redevelopment of the site.

The site provides 11 parking spaces and eight percent of the landscaped area on the frontage of State Highway 78.

Commission Discussion

The Commissioners expressed concern of accessibility and safety for the parking spaces adjacent to the public walkway close to State Highway 78.

Commission Action

A motion was made by Commissioner Butler and seconded by Commissioner Riner to conditionally approval the site plan with the provision of the removal of proposed parking space labeled 9 from the Site Plan. A vote was taken and carried 5 -2.

3. **Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for a restaurant with drive-through service on 1.03 acres, property generally located at the northwest corner of State Highway 78 and Birmingham Street. (ZC 2021-23)**

Staff Discussion

Mr. Haskins addressed the Commissioners stating that the applicant is requesting a Special Use Permit (SUP) for a drive-thru restaurant on 1.03 acres generally located at the northwest corner of State Highway 78 and Birmingham Street.

The proposal includes a new 11,100 square foot structure to include a maximum 1,800 square feet dedicated to the drive-thru restaurant on the southwest end of the structure. The remaining square footage is proposed to include unspecified uses that would be allowed by right. The SUP allows for up to 6,000 of the remaining square feet to be a restaurant use (without drive thru).

The proposed SUP conditions and the zoning exhibit include several exceptions to typical Zoning Ordinance and Design Manual standards:

- Required parking is a minimum of 80 spaces; the zoning exhibit provides 38 on-site parking spaces.
- Proposed off-site, on-street parking provides 19 spaces for a possible total of 57 parking spaces.
- Off-site parking includes utilizing public Right-Of-Way.
- Off-site parking requires backing into the public Right-Of-Way.
- On-site parking spaces are 9 feet by 18 feet; off-site 10 feet by 20 feet.
- One-way drive aisles are 14 feet instead of 20 feet.

Comment forms were mailed to 12 property owners surrounding the property and no comment forms were returned in favor or in opposition to the request.

Commission Discussion

The applicant, Mr. Bobby Mills, representative for the applicant gave a presentation, stating that the intent is to construct a restaurant with a drive-thru service and four to five personal use services. The drive-thru will allow a stack of eight vehicles. A traffic impact study has not been conducted at this time.

Vice Chair Rogers expressed concern of the off-site parking onto Industrial Court and off-site parking backing into the public Right-Of-Way.

Public Comments

Chairman Plunk opened the public hearing on Item 3, and with no one coming forward to speak on the item, closed the public hearing at 7:11pm.

Commission Action

A motion was made by Commissioner Newsom and seconded by Commissioner Butler to recommend approval to the City Council as submitted. A vote was taken and carried 5 - 2 with Vice Chair Rogers and Commissioner Riner voting in opposition.

WORK SESSION

WS1. Hold a work session to allow staff and Commissioner Lorraine to present an update on the progress of the Comprehensive Master Plan update.

Mr. Haskins stated that the Comprehensive Plan Advisory Committee met on November 18, 2021 and reviewed the Land Use and Housing Categories and Goals. A joint work session with City Council and the Planning and Zoning Commission will be held after the first of the year, prior to a public hearing for consideration. An on-line survey is available for all Commissioners to review and respond regarding the Comprehensive Plan. Staff encouraged the Commissioners to share the link with fellow Wylie residents.

RECONVENE REGULAR AGENDA

Mr. Haskins stated that there will be meetings in December and polled the Commissioners to confirm a quorum. Commissioner Lorraine stated that he will not be able to attend the December 7, 2021 meeting.

ADJOURNMENT

A motion was made by Commissioner Newsom, and seconded by Vice Chair Rogers, to adjourn the meeting at 7:20 PM. A vote was taken and carried 7-0.

Cory Plunk, Chair

ATTEST:

Mary Bradley, Administrative Assistant II



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>December 7, 2021</u>	Item:	<u>1</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Jasen Haskins, AICP</u>	Subdivision:	<u>Regency Business Park Ph2</u>
Date Prepared:	<u>November 22, 2021</u>	Zoning District:	<u>Light Industrial (LI)</u>
		Exhibits:	<u>Zoning Exhibits</u>

Subject

Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a change of zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP), to allow for the installation of an updated communications tower, property located at 200 Regency Drive. **(ZC 2021-25)**

Recommendation

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

Discussion

OWNER: Farmers Electric Cooperative

APPLICANT: Raymond Electric Cooperative

The applicant is requesting a Special Use Permit (SUP) for an existing Electric Substation Use on 2.946 located at 200 Regency Drive to install a 120' tall communications tower on the site. The site was originally constructed in 2000-2001, is zoned Light Industrial, and is currently legally non-conforming due to the lack of a SUP as required for an Electric Substation Use.

The Zoning Ordinance requires an expansion of a non-conforming use, in this case the expansion is the proposed installation of an 120' tall communications tower, to become legally conforming, which approval of this SUP would accomplish.

The proposal includes SUP conditions for the aforementioned upgrade to the communication tower, landscaping to be maintained at the current level, and no required on-site parking. The current communications tower is approximately 60' tall (see exhibit). The proposed upgraded tower is 120' tall and will allow for enhanced power grid control and site security (see zoning exhibit).

Staff discussed with the applicant the concreting of the drive near Springwell and Regency (see Exhibit) and the installation of screening along Springwell adjacent to the ongoing residential development. Those suggestions were declined by the applicant. Concreting the access drive was declined due to the applicant's concern for the gravel used on site spreading to the public right-of-way via the drive. Currently the grass and dirt access drive contains the gravel on site. Screening from the residential development to the west across Springwell was declined due to the costs involved and the 20-year old substation being in place before the residential development, which is still ongoing.

The surrounding properties the north, east, and south zoned Light Industrial. The properties to the west across Springwell are residential including a city park.

Disapproval of the SUP allows the substation to continue operations under the current conditions. Additionally, the substation owners and operators can continue to repair or replace equipment as needed.

A replat that combines the two lots the substation sits on was approved in November 2021.

Notifications/Responses: 17 notifications were mailed; with zero responses returned in favor or in opposition to the request.

Approved By**Department Director***Initial*

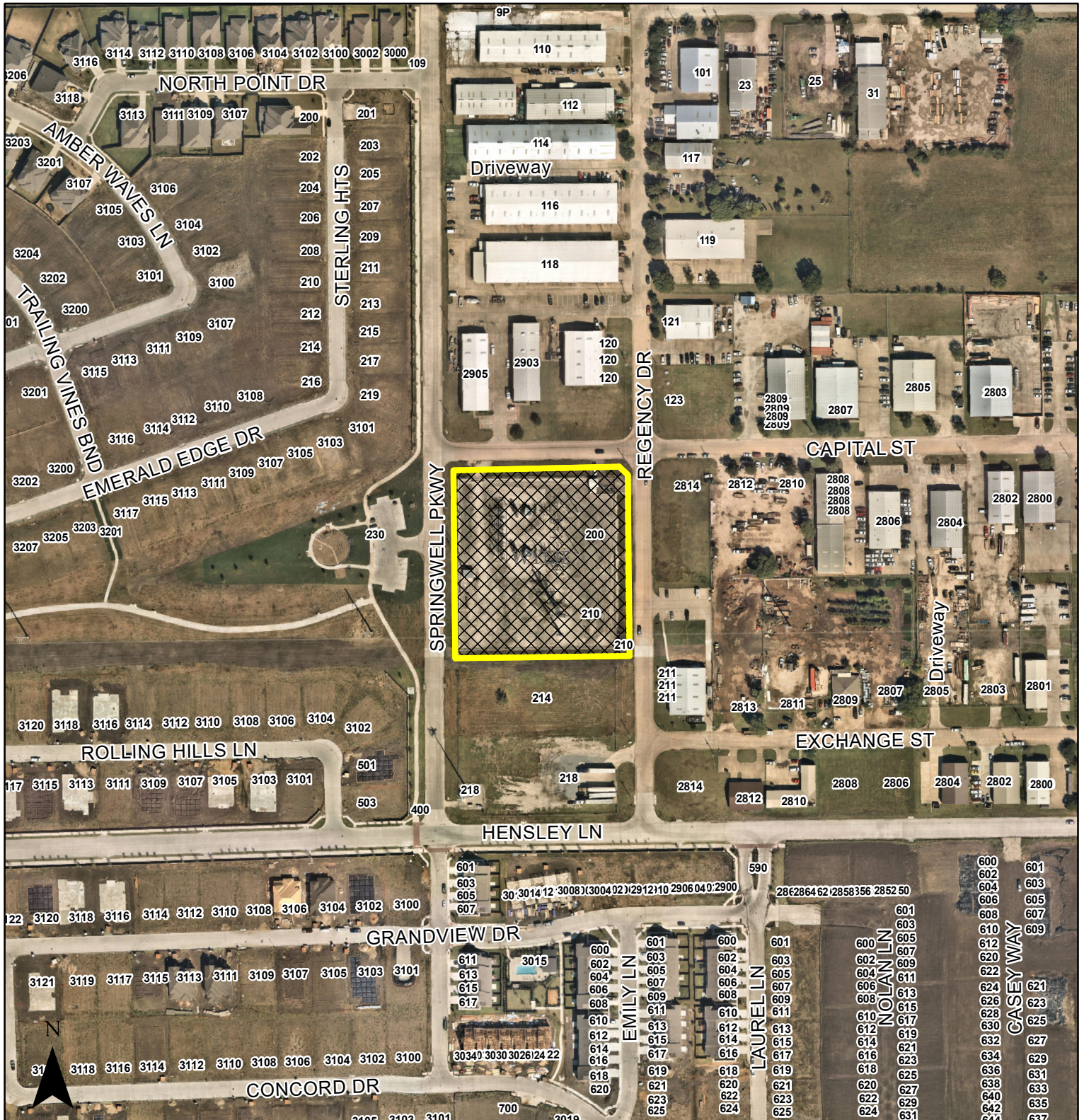
JH

Date

November 29, 2021

Locator Map

12/07/2021 Item 1.



ZC 2021-25; Regency Business Park Substation Addition; 200 Regency



Subject Property

0 125 250 500 750 1,000 Feet

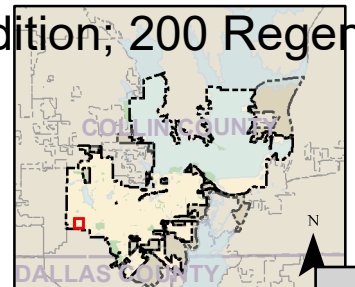


EXHIBIT B
SPECIAL USE PERMIT ZONING PROVISIONS

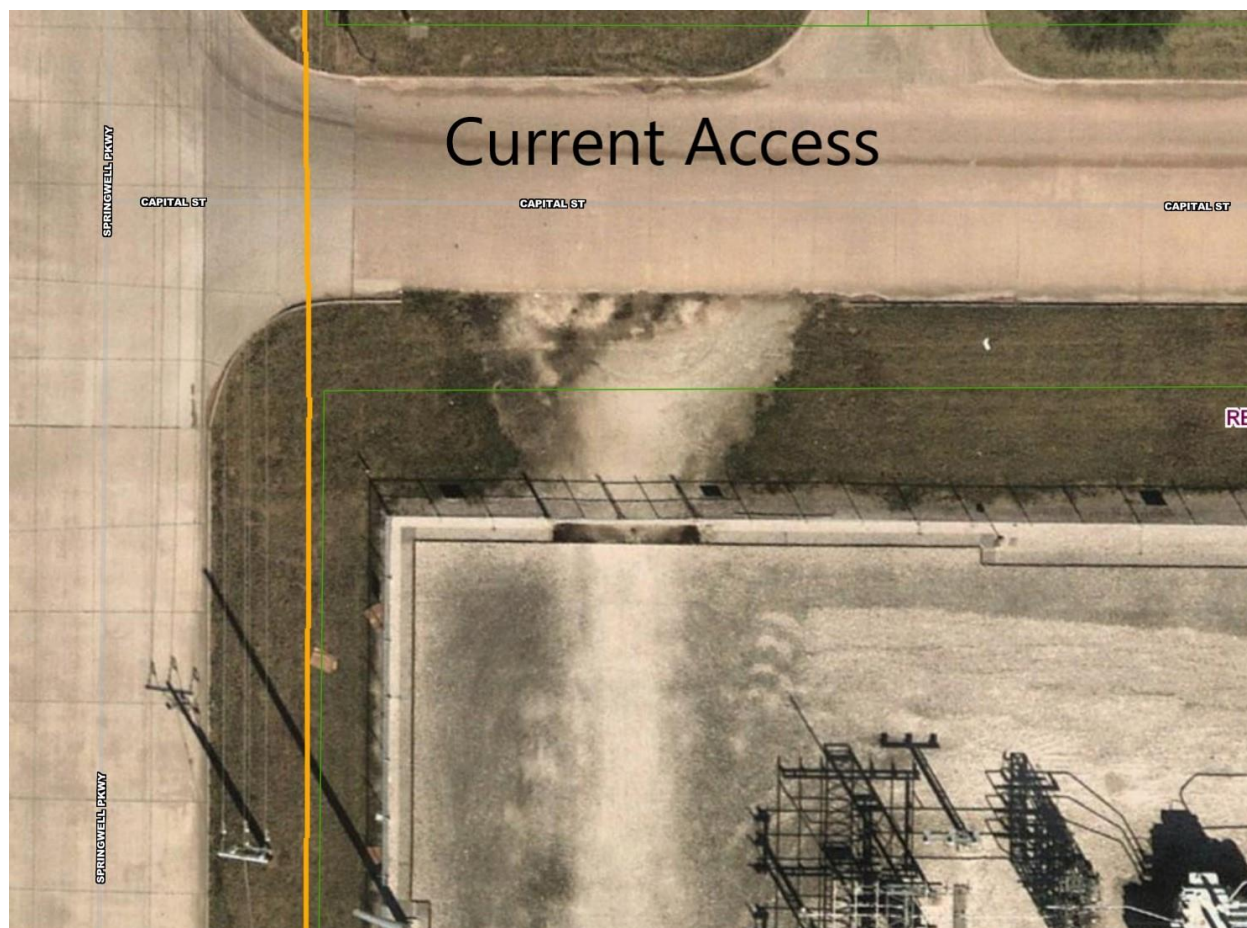
- I. Statement of Purpose: The purpose of this Special Use Permit is to allow for the continued development and operation of an Electric Substation.

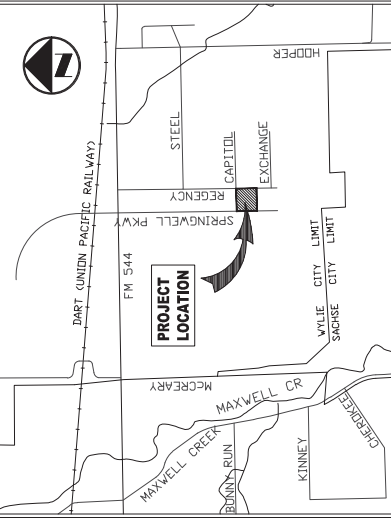
- II. General Regulations:
 - A. All regulations of the Wylie Development Code (as of April 2021) shall apply, except as otherwise specified by this Ordinance.
 - B. Site Plan: The site development shall be as reflected in the Zoning Exhibit (Exhibit C). Approval of this SUP shall constitute approval of a site plan.

- III. Specific Regulations:
 - A. The site plan includes a proposed replacement of an existing communication tower with an updated 120' version which shall be allowed by right.
 - B. Due to the nature of the existing substation use, Section 4.3.E of the Zoning Ordinance shall not apply. Required landscaping shall be generally as currently exists, being a minimum five feet non-irrigated greenspace buffer outside of perimeter site fencing totalling a minimum of 5% of the site.
 - C. There shall not be any required parking as allowed by Section 5.G.1 of the Zoning Ordinance.

Current Tower





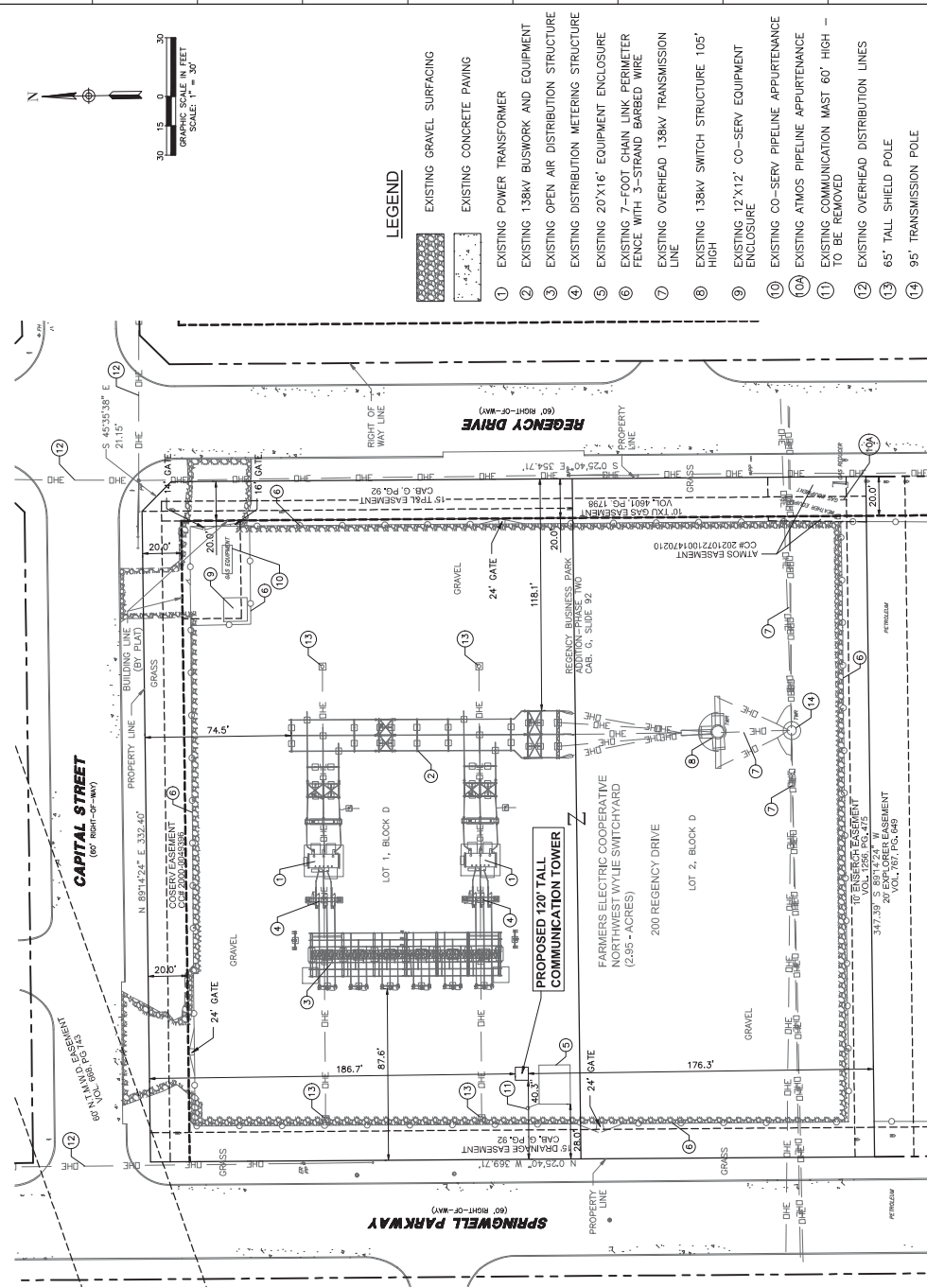


VICINITY MAP

SITE DATA TABLE	
EXISTING ZONING	U-LIGHT INDUSTRIAL
EXISTING USE	HIGH VOLTAGE ELECT. SUBSTATION
REQUIRED	
LOT AREA	128,465 SF (2.99 AC)
FRONT SETBACK	25 FT
REAR SETBACK	25 FT
SIDE SETBACK	10 FT
ADJ./STREET	40 FT
BUILDING FOOTPRINT	N/A
MAX. BUILDING COVERAGE	50%
MAX. BUILDING HEIGHT	50 FT
PARKING	N/A

NOTES:

1. PROPERTY TO BE REPLATED INTO ONE LOT CONCURRENT WITH SUP ZONING.
2. ALL IMPROVEMENTS SHOWN ARE EXISTING WITH THE EXCEPTED 120' TALL COMMUNICATION TOWER.



LEGEND

- EXISTING GRAVEL SURFACING
- EXISTING CONCRETE PAVING
- EXISTING POWER TRANSFORMER
- EXISTING 138KV BUSWORK AND EQUIPMENT
- EXISTING OPEN AIR DISTRIBUTION STRUCTURE
- EXISTING DISTRIBUTION METERING STRUCTURE
- EXISTING 20'X16' EQUIPMENT ENCLOSURE
- EXISTING 7-FOOT CHAIN LINK PERIMETER FENCE WITH 3-STRAND BARBED WIRE
- EXISTING OVERHEAD 138KV TRANSMISSION LINE
- EXISTING 138KV SWITCH STRUCTURE 105' HIGH
- EXISTING 12'X12' CO-SERV EQUIPMENT ENCLOSURE
- EXISTING CO-SERV PIPELINE APPURTENANCE
- EXISTING ATMOS PIPELINE APPURTENANCE TO BE REMOVED
- EXISTING OVERHEAD DISTRIBUTION LINES
- 65' TALL SHIELD POLE
- 95' TRANSMISSION POLE

618 Main Street
Garland, TX 75040
Ph: (972) 484-5031
Fax: (972) 487-2270
www.fecoc.com

818 Main Street
Garland, TX 75040
Ph: (972) 484-5031
Fax: (972) 487-2270
www.rdelta.com

THE SEAL APPLICANT ON THIS DOCUMENT WAS
ADMITTED TO THE PROFESSION OF ELECTRICAL
ENGINEERING IN THE STATE OF TEXAS
ON 08/15/2017. THE APPLICANT'S EXPIRATION
DATE IS 08/15/2024. THE APPLICANT'S
ADDRESS IS 1500 W. 15TH STREET, SUITE 100,
GARLAND, TEXAS 75040. THE APPLICANT'S
EMPLOYER IS RDELTA ENGINEERS, INC.

NW WYLIE SUBSTATION
200 REGENCY DR
WYLIE, TX

SP-1

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12/07/2021 Item 1.

SITE PLAN FOR SUP

JOB NO. 2997-21

DESIGN BY FAP

CHECKED BY RDE

DATE 10/14/2021

SCALE: 1" = 30'

DRAWING NO. SP-1

ISSUE: 0

APPROVED: _____

FILENAME: _____

0 10/15/2021 RDE FAP RDE ISSUED FOR SUP ZONING APPLICATION

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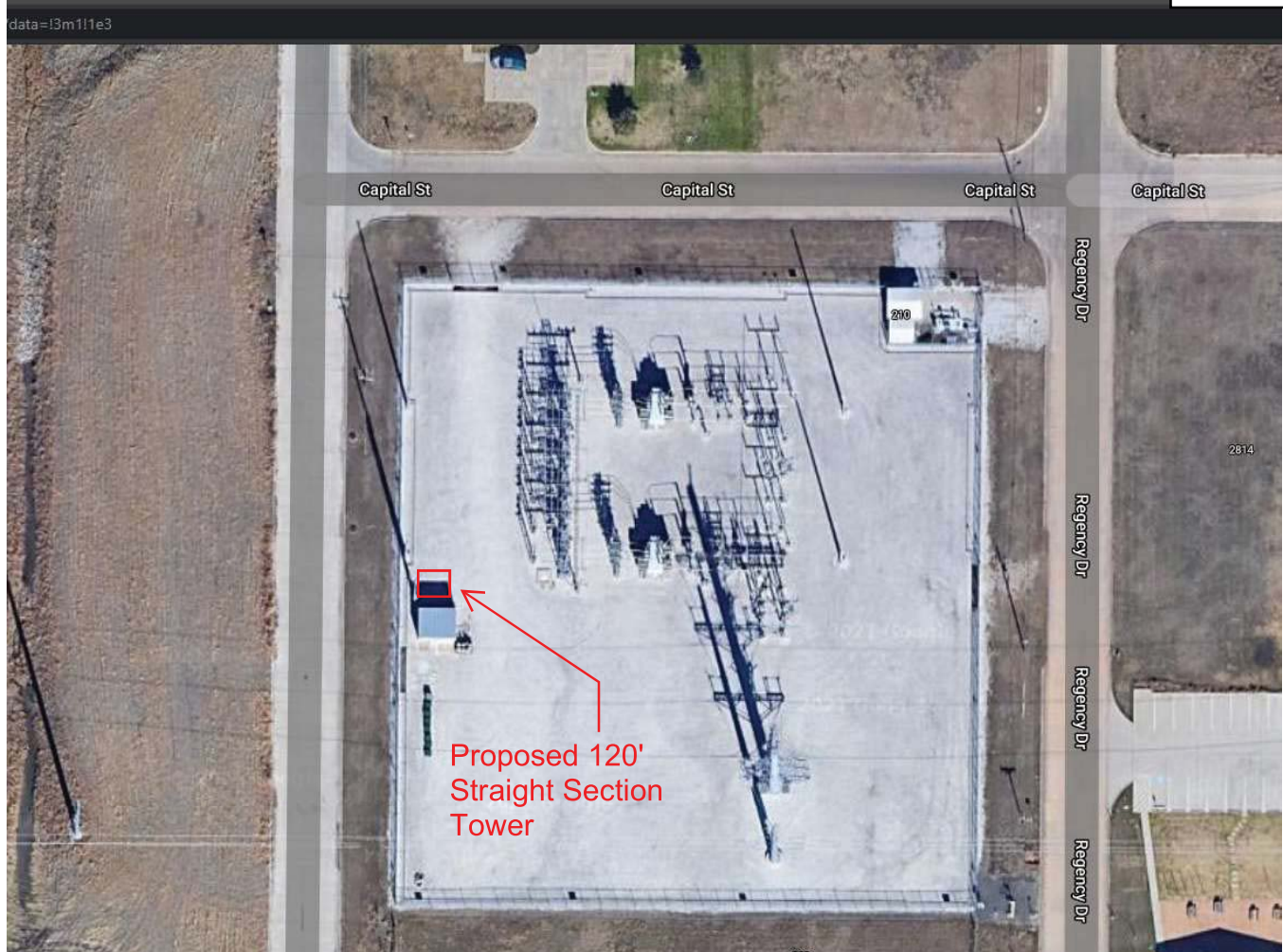
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Scope of Work

Farmer's Electric Cooperative (FEC) is seeking approval to replace the existing concrete pole located next to the substation control house with a 120' straight section tower. The upgrades will allow for better control of the electrical grid and enhanced security monitoring of the premises.

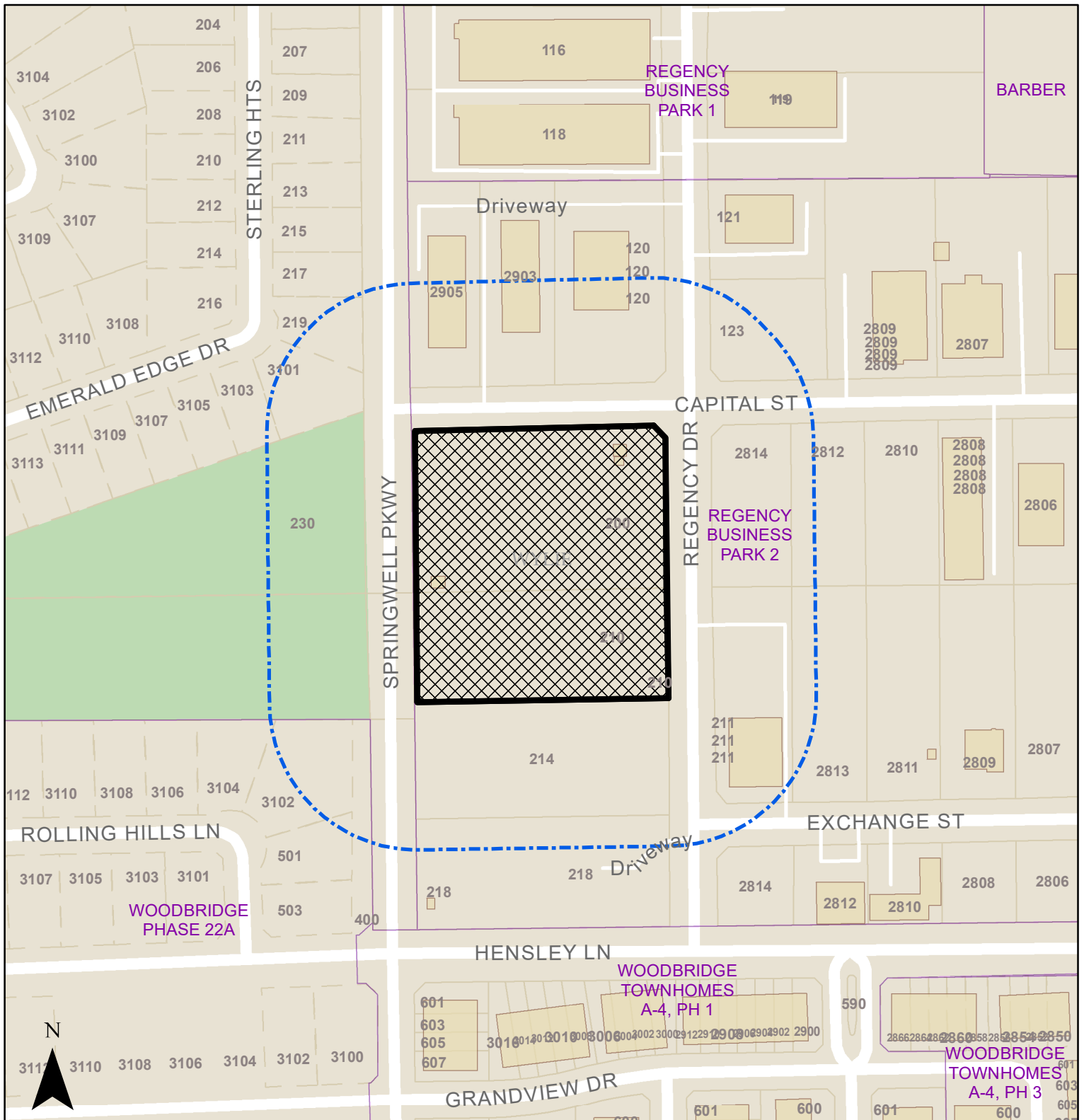
If approved the new tower will be installed and the existing concrete pole used for communications will be removed at the conclusion of the project.

Sample picture of tower design from another substation



Notification Map

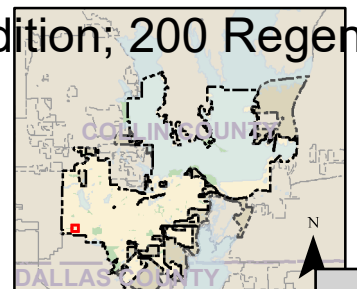
12/07/2021 Item 1.



ZC 2021-25; Regency Business Park Substation Addition; 200 Regency

 200 Foot Notification Buffer  Subject Property

0 90 180 360 540 720 Feet





Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>December 7, 2021</u>	Item:	<u>2</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Jasen Haskins, AICP</u>	Subdivision:	<u>Strickland Survey</u>
Date Prepared:	<u>November 22, 2021</u>	Zoning District:	<u>Planned Development (PD)</u>
		Exhibits:	<u>Zoning Exhibits</u>

Subject

Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a change of zoning from Planned Development (PD) to Planned Development - Multi-Family (PD-MF), to allow for an affordable age-restricted multi-family development, property generally located adjacent and southwest of 2300 FM 544. **(ZC 2021-26)**

Recommendation

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

Discussion

OWNER: Episcopal Church of Dallas

APPLICANT: Roers Development

Based on City Council guidance during a July 2021 work session and a resolution recognizing Roer's intent to apply for affordable housing tax credits passed in September 2021, the applicant is requesting a Planned Development for an affordable age-restricted multi-family development on 15.88 acres located adjacent to 2300 FM 544 (Wylie Medical Center).

The site is currently zoned as PD 2012-03 which allows for a variety of uses including a medical center and hotels. The requested PD would remove the subject property from PD 2012-03 and create a new Planned Development that would limit allowed uses to Age-Restricted Multi-Family and related accessory uses.

The proposal includes a maximum of 200 units at a density of no more than 13 units per acre. The units include studio, one bedroom, and two bedroom apartments at 530, 710, and 1000 square feet, respectively. The PD Conditions also allow a maximum building height of 55' which the Fire Department has reviewed and approved.

The proposal includes amenities such as a walking trail, outdoor pool area, and a dog park as shown in the zoning exhibit. The surrounding properties are occupied by a medical center, hotels, and light industrial uses. The property is separated from Wylie High School to the west by a flood plain. To the north, across FM544 is vacant Commercially zoned property owned by the City. The use is in line with the land use of the Comprehensive Plan.

A replat and site plan will be required should zoning be approved. Notifications/Responses: Nine notifications were mailed; with no responses returned in favor or in opposition to the request.

Approved By

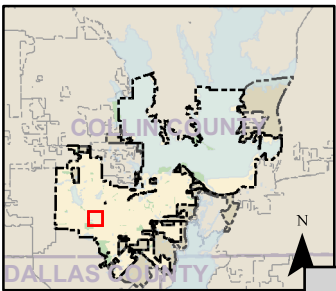
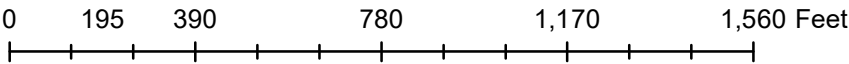
	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>November 29, 2021</u>

Locator Map



ZC 2021-26; Wylie Senior Living Apartments

 Subject Property



Wylie Senior Living Apartments

EXHIBIT "B"

Conditions For Planned Development 2021-26

I. PURPOSE:

The purpose of this Planned Development is to allow for an affordable age restricted senior living apartment development.

II. GENERAL CONDITIONS:

1. These Planned Development Conditions shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021), except as specifically provided herein.
2. The design and development of the Wylie Senior Living Apartments shall take place in general accordance with the Zoning Exhibit (Exhibit C). The approval of a corresponding plat and site plan shall be required before the commencement of development.
3. The project will be developed under IRS Section 42 4% Low Income Housing Tax Credit Program and shall be subject to all applicable rules and regulations as they currently exist or may be amended.

III. SPECIAL CONDITIONS:

1. Section 3.3.B of the City of Wylie Zoning Ordinance shall be amended as follows:

Planned Development - Multi-Family

- A. Purpose - The purpose of this Planned Development is to allow for an affordable age-restricted senior living apartment development. Affordable Age-Restricted Multi-family housing requires a head of household to be 55-years old or older.
- B. Permitted Uses - Allowed uses shall be limited to age-restricted multi-family, and reasonable accessory uses.
- C. Development Standards: Following are the yard, lot and space requirements for the PD, including density, height, lot and unit size.

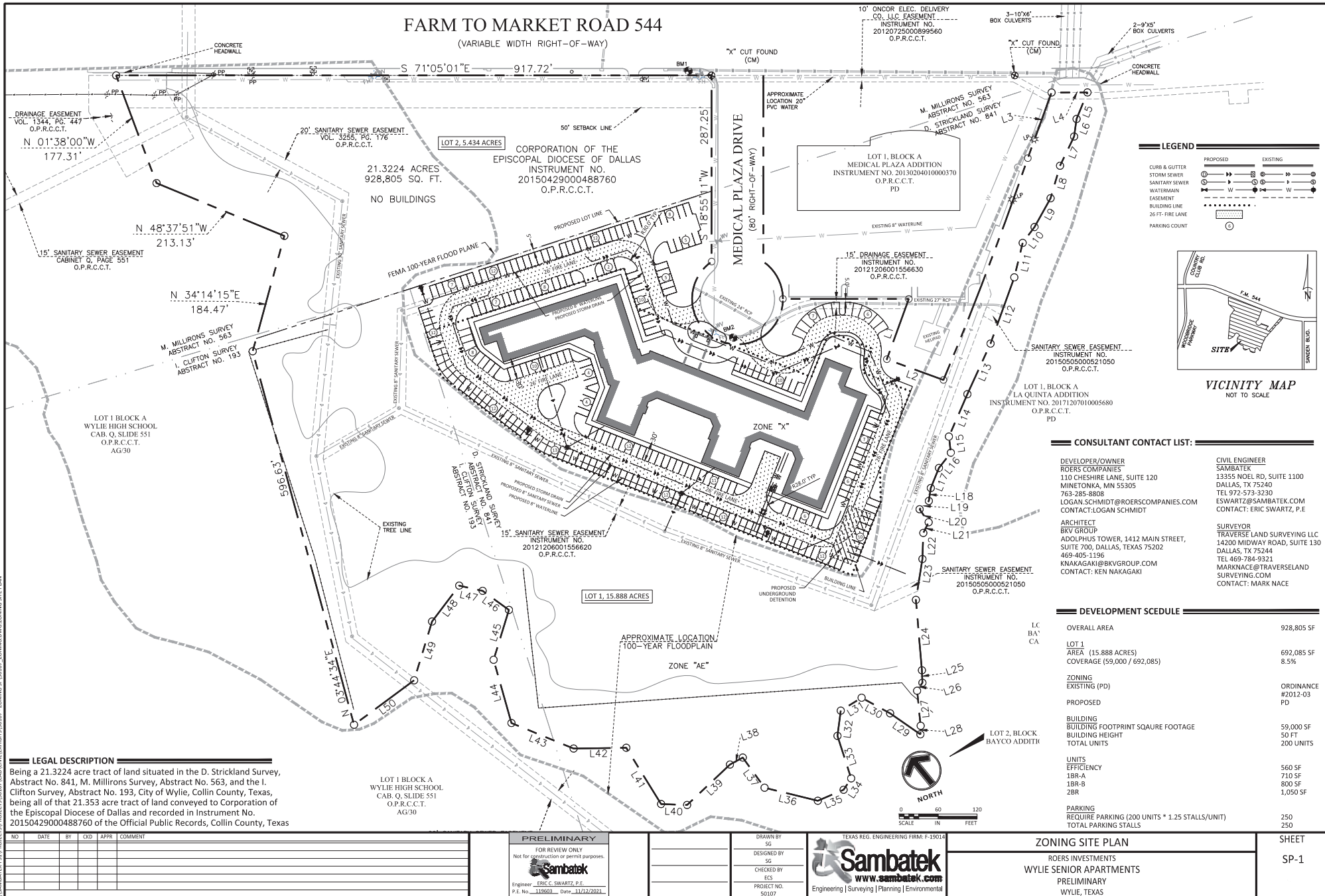
Minimum lot size	15 acres
Minimum lot width	Generally, per zoning exhibit or 1000'
Minimum lot depth	Generally, per zoning exhibit or 750'
Minimum unit size (square feet)	Studio-560, One Bedroom-710, Two Bedroom-1000
Maximum density	13 units per gross acres
Building Separation	50'
Front Setback	40'
Side Setback	100'
Rear Setback	400'
Maximum height of main structure	55'

D. Additional Provisions: Refer to additional requirements in Article 7, General Development Regulations.

2. Section 5.1.B.7 Parking Requirements are amended to allow 1.25 parking spaces per dwelling unit.

FARM TO MARKET ROAD 544

(VARIABLE WIDTH RIGHT-OF-WAY)



LANDSCAPE PLAN - OVERALL



SENIOR LIVING - ROERS
WYLIE, TEXAS



0 10' 25' 50' 100'

October 15, 2021

3

BKV
GROUP

COURTYARD 1 / POOL DECK ENLARGEMENT



DESIGN OBJECTIVES

- SEAMLESS INDOOR OUTDOOR
- SOPHISTICATED YET CASUAL
- WOW VIEWS!
- OUTDOOR ROOMS
- FLEXIBILITY & CHOICE



AMENITY PROGRAM

- 1 POOL
- 2 CABANAS
- 3 FEATURE PLANTING
- 4 COLLABORATION ZONE
- 5 OUTDOOR KITCHEN/ SHADE
- 6 FIRE LOUNGE
- 7 FLEX DECK / GROUP FITNESS
- 8 CONNECTING WALK

INSPIRATION IMAGERY



SENIOR LIVING - ROERS
WYLIE, TEXAS

October 15, 2021

4

BKV
GROUP

LANDSCAPE REFERENCE IMAGERY



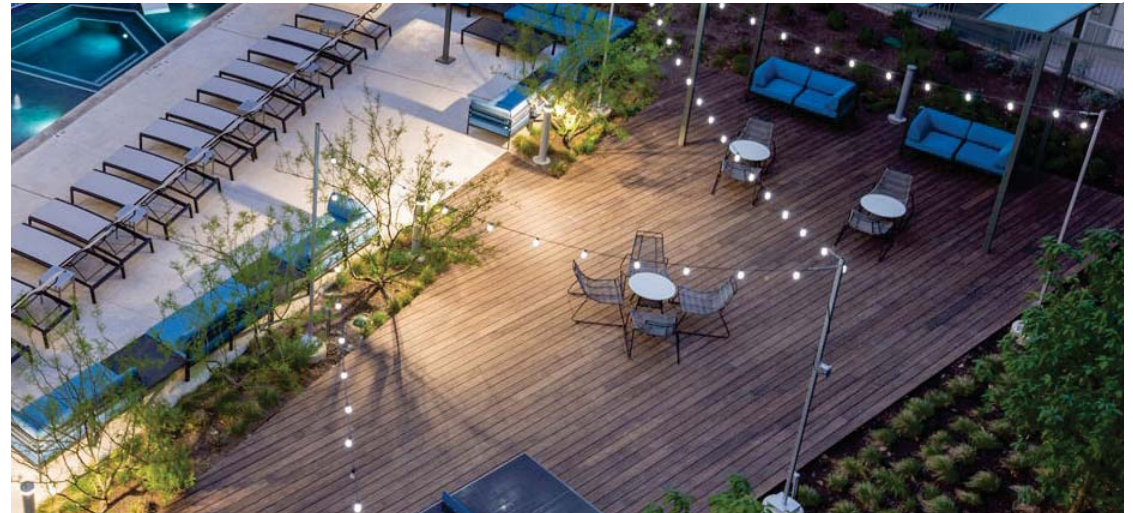
1 LIFTED EDGE POOL/ACCESSIBILITY



2 SHADE STRUCTURE DEFINE OUTDOOR ROOMS



3 ACCENT MOVEABLE FURNITURE TO BRIGHTEN AND EXCITE



4 WOOD DECK EDGE FOR DINING, LOUNGE, SEATING, GATHERING

SENIOR LIVING - ROERS
WYLIE, TEXAS

October 15, 2021

5

BKV
GROUP

LANDSCAPE REFERENCE IMAGERY



1 FLEXIBLE POOL DECK



2 DURABLE / CONTEMPORARY LOUNGE CHAIRS



3 INDOOR OUTDOOR CONNECTIONS PHYSICAL AND VISUAL



4 OUTDOOR COLLABORATION ZONE

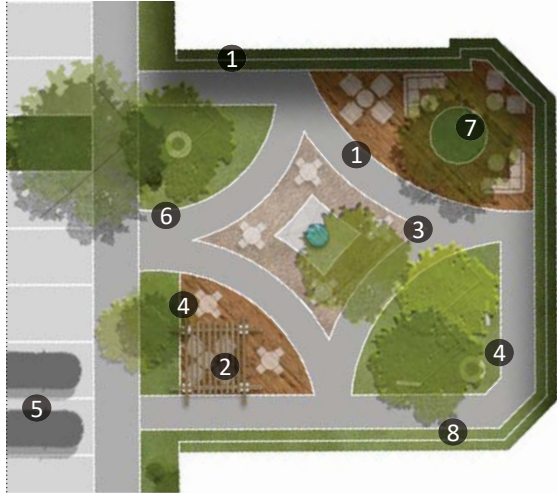
SENIOR LIVING - ROERS
WYLIE, TEXAS

October 15, 2021

1

BKV
GROUP

COURTYARD 2 / TRANQUIL SPACE



COURTYARD ENLARGEMENT

- ① ELEVATED BOARDWALK
- ② BIOSWALE/ RAINGARDEN
- ③ OUTDOOR COLLABORATION
- ④ DECK, SHADED SEATING DECK
- ⑤ BIKE PARKING
- ⑥ SPECIMEN TREE
- ⑦ LUSH NATIVE PLANTING
- ⑧ QUIET SMALL GATHERING SPACE

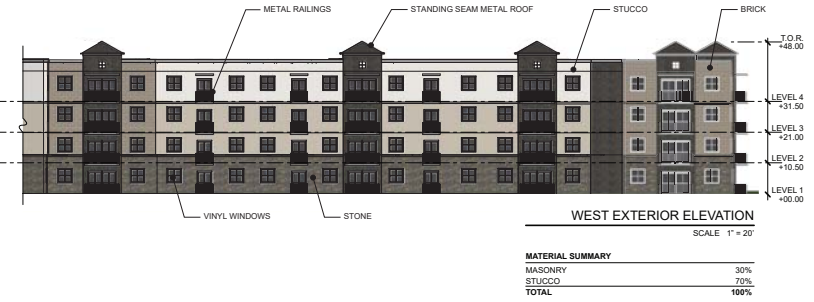
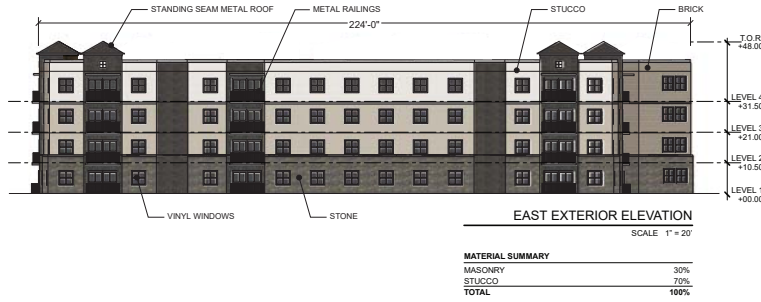


SENIOR LIVING - ROERS
WYLIE, TEXAS

October 15, 2021

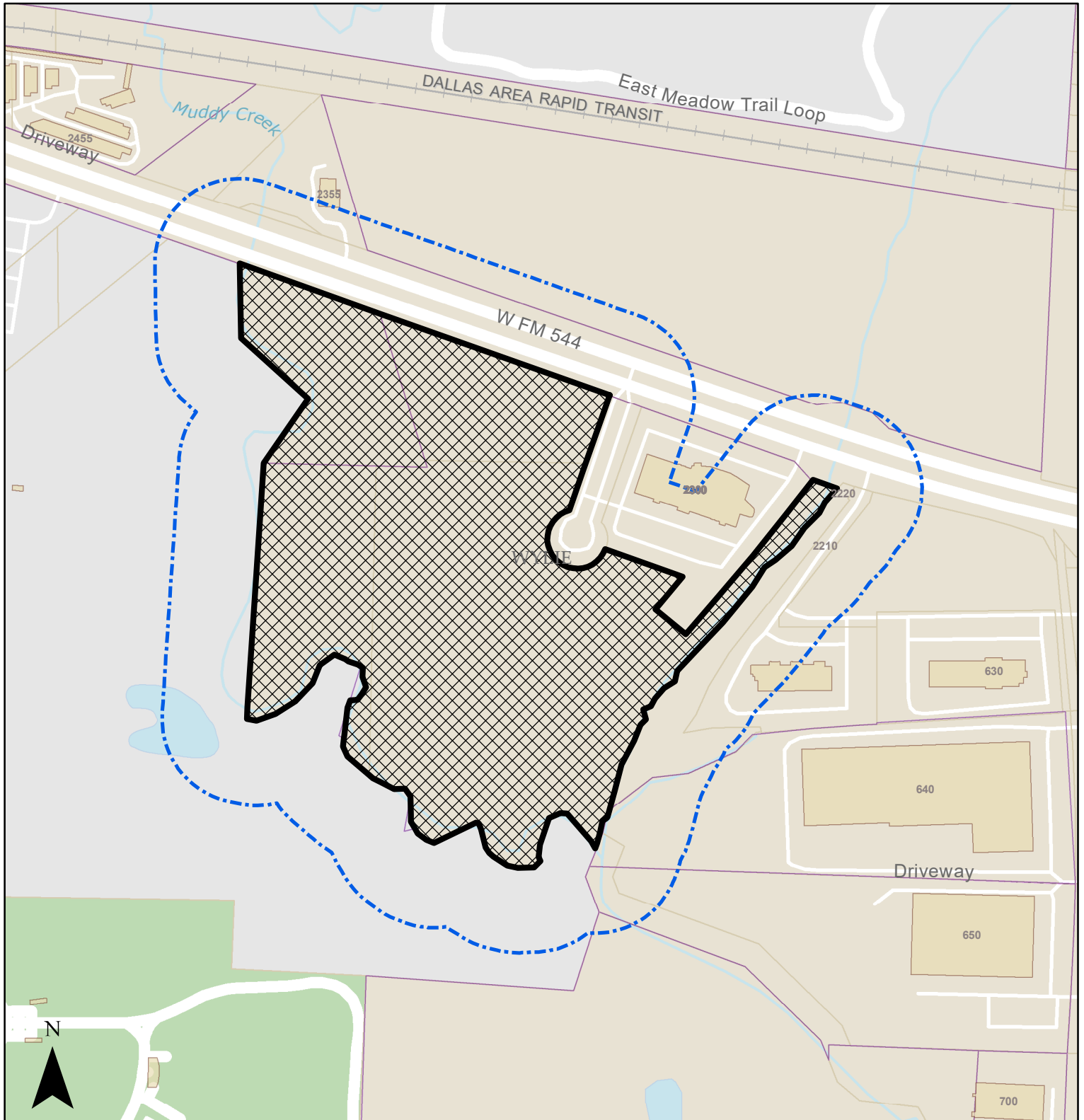
2

BKV
GROUP



Notification Map

12/07/2021 Item 2.



ZC 2021-26; Wylie Senior Living Apartments

 200 Foot Notification Buffer  Subject Property

0 155 310 620 930 1,240 Feet

