

# Wylie Planning and Zoning Commission Regular Meeting

March 21, 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. Consider, and act upon, minutes from the March 7, 2023 Regular Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 7 creating 113 single family residential lots and five open space lots on 71.635 acres, generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.

## REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Lot 2A, Block 2 of Oak Retail, for a distillery and event center development on 2.02 acres. Property generally located at 702 N State Highway 78.
- 2. Consider, and act upon, a recommendation to City Council regarding a change in zoning from Commercial Corridor (CC) to Planned Development - Commercial Corridor (PD-CC) on 10.485 acres generally located on the southeast corner of State Highway 78 and Kreymer Lane.
- 3. Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) to allow for a restaurant with drive- thru on 0.7866 acres, property located at 3008 W FM 544 (ZC 2023-04)
- 4. Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from Manufactured Home (MH) to Commercial Corridor - Special Use Permit (CC-SUP) to allow for a motor vehicle fueling station with convenience store and car wash on 1.793 acres, property located at 1001 S Highway 78 (ZC 2023-05)

## ADJOURNMENT

## CERTIFICATION

I certify that this Notice of Meeting was posted on March 17, 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 March 7, 2023 Regular Meeting.

### Recommendation

Motion to recommend approval as presented

### Discussion

The minutes are attached for your consideration



# Wylie Planning and Zoning Commission Regular Meeting

March 07, 2023 – 6:00 PM

City Council Chambers - 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, Director of Community Services Jasen Haskins, Commissioner Rod Gouge, Commissioner James Byrne, Commissioner Keith Scruggs, Senior Planner Kevin Molina, and Secretary Lillian Baker

## INVOCATION & PLEDGE OF ALLEGIANCE

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

## COMMENTS ON NON-AGENDA ITEMS

*Any member of the public may address the 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, the Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.*

No citizens 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 the approval of the February 21, 2023 Minutes.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 6 creating 153 single family residential lots and two open space lots on 36.113 acres, generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.

## BOARD ACTION

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

## REGULAR AGENDA ITEM 1



1. Consider, and act upon, a recommendation to City Council regarding a change in zoning from Agricultural (AG/30) & Commercial Corridor (CC) to Light Industrial - Special Use Permit (LI-SUP) on 14.03 acres generally located on the southwest corner of Old Alanis and W Alanis Drive. ZC 2023-01

### **STAFF COMMENTS REGULAR AGENDA ITEM 1**

Sr. Planner Molina presented and stated that a Special Use Permit is required because of warehouse distribution center use. He also noted this is a concept plan and a site plan will need to be submitted at a later date. Current design is compliant with City code and provides adequate screening for loading doors. Requirements are being met for light industrial zoning and noise regulations. Notifications were distributed and received one response in favor. Applicant Killingsworth with Arco Murray Construction spoke and noted that the manufacturing was laminate on aluminum windows for residential homes. Mr. Killingsworth answered questions regarding the type of coating materials process. He stated there would be no onsite outside chemical storage and contained no hazardous processes. The business would operate Monday – Friday from 7:00AM – 7:00PM and would employ approximately 40 - 50 employees. Sr Planner Molina stated that the business would be putting up a board on board fence as a courtesy to the adjacent residential area.

### **BOARD ACTION REGULAR AGENDA ITEM 1**

A public hearing was opened and no citizens approached the Commissioners. Public Hearing was closed by Chair Rogers.

A motion was made to make a recommendation to approve as submitted by Commissioner Byrne and seconded by Commissioner Greiser. A vote was taken and the motion was passed 7-0.

### **REGULAR AGENDA ITEM 2**

2. Hold a Public hearing to consider, and act upon a recommendation to the City Council regarding an amendment to Planned Development 2014-28 and a zoning change from Commercial Corridor to Planned Development - Light Industrial (PD-LI) to allow for an expansion of the area where light industrial uses are allowed. Property generally located east of the intersection of Business Way and Commerce Drive. ZC 2023-03

### **STAFF COMMENTS REGULAR AGENDA ITEM 2**

Sr. Planner Molina presented and provided an exhibit to show which lots would be light industrial and what would remain commercial. They are requesting the allowance of gravel for the construction yard area for equipment to be parked. This was an amendment to the existing PD. No screening is required along the railroad. There was one notification received in favor. Commissioner Byrne requested additional explanation on the request for the gravel, to which Sr Planner Molina reiterated the above mentioned and elaborated on the fire lane requirement. Director Haskins noted that the Fire Department was knowledgeable and accepting of the gravel area. Sr Planner Molina also noted that a site plan is still required.

### **BOARD ACTION REGULAR AGENDA ITEM 2**

A public hearing was opened and no citizens approached the Commissioners. Public Hearing was closed by Chair Rogers.

A motion was made by Vice Chair Butler and seconded by Commissioner Loraine, to approve Regular Agenda item 2 as presented. A vote was taken and the motion was passed 7-0.



### **REGULAR AGENDA ITEM 3**

3. Hold a Public hearing to consider, and act upon a recommendation to the City Council regarding an amendment to the Browngate Pointe Planned Development 2020-43 to allow for a modification of the construction schedule terms of the townhome/commercial development. Property generally located on the northeast corner of Brown Street and Sanden Blvd. ZC 2023-06

### **STAFF COMMENTS REGULAR AGENDA ITEM 3**

Sr. Planer Molina presented, stating the applicant has requested to amend the plan development for the construction schedule. The previous plan development had restrictions on when the townhomes would have final inspections and it was when the site was developed and fully constructed. This new proposal allows that 56% of the townhome units be built before the commercial development is substantially completed, which is in contrast to none of them being allowed. Allows for the final plat to be filed before the completion of the infrastructure. The Planned Development (PD) required the sidewalk along Sanden to be widened and the final plat to be filed, which would allow for some of the townhomes to be sold to fund the infrastructure. Applicant Branch with Valiant Real Estate spoke and stated that they exceeded budget due to unforeseen circumstances. He presented photos to the board to show utilities, signs, fire lanes, etc. Requested a delay to help recoup some of the cost. Chair Rogers, asked the applicant if the townhomes were being sold to bring in cash to begin the commercial. Chair Rogers asked why the sidewalk was delayed. The applicant stated that the sidewalks would be in for the project. Commissioner Gouge wanted to know the construction schedule had a projected date. The developer was asked by the applicant and the developer responded no. Chair Rogers noted that the turn lane was not completed and asked for information, to which the applicant did not. Vice Chair Butler asked for the reason for the delay on the sidewalk. The applicant stated it was an additional cost that they are requesting for delay. Commissioner Byrne stated concern/issue with the applicant completing their project taking priority of the sidewalk and stated that commitments should be fulfilled. Applicant asked the owner, who stated that they were open to completing the sidewalk in question. Owner noted that the sidewalk was not trafficked often, to which Director Haskins respectfully disagreed, stating that it is heavily trafficked. Chair Rogers noted that concessions could be given on the schedule in exchange for the sidewalk. Commissioner Byrne reiterated the importance of keeping the promise to the City that was previously made to have the sidewalk paved.

### **BOARD ACTION REGULAR AGENDA ITEM 3**

A public hearing was opened and no citizens approached the Commissioners. Public Hearing was closed by Chair Rogers.

A motion was made by Commissioner Gouge and seconded by Commissioner Scruggs, to approve Regular Agenda item 3 with the caveat that the extension on the construction schedule would be granted if the sidewalk construction would be made prior to the final plat.

A vote was taken and passed 7-0.

### **WORK SESSION**

WS1. Hold a work session to discuss potential amendments to the Zoning Ordinance regarding uses for smoke shops, smoking establishments, breweries, wineries, distilleries and other related alcohol requirements.

### **STAFF DISCUSSION**

The board discussed the option of smoke shops to be treated similar to alcohol related shops. A recommendation to add a specific section in the Zoning Ordinance. It was discussed if these uses are something the City of Wylie wants or with restrictions, that require a Special Use Permit (SUP). Clarification was made that there would be two different uses, one would be smoke shops and the other smoking establishments. It was noted that legal counsel for the City of Wylie would be consulted further for guidance. In addition, Council discussed planning to get ahead of



future marijuana selling establishments, that are not currently legal in the state. Commissioner Byrne noted that the shops would need to be distanced from one another, not multiples in a row. Senior Planner Molina advised that he checked with the City of Murphy and noted their standards require stand-alone shops for these establishments. The board noted that these establishments would be best suited in commercial and/or light industrial areas of the City. Commissioner Loraine expressed belief that a Special Use Permit would be best practice. The board agreed that guidelines would also need to be adopted based on what is best for the City of Wylie. Commissioner Loraine stated that a definition needs to be established as well as making it known that the City would not want to condone any shops near schools or churches. It was recommended by the Commission that businesses would have to sign an affidavit stating if the sales (including paraphernalia) would be over or under 35%, 51%, or 75% of total sales.

A request was made by the commission to resend information on Planning and Zoning Basic training. Per Director Haskins, information would be sent by Secretary Lillian Baker.

## ADJOURNMENT

A motion to adjourn was made by Commissioner Grieser and seconded by Commissioner Gouge. The meeting was adjourned at 6:54PM.

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*Bryan Rogers, 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 Preliminary Plat for Dominion of Pleasant Valley Phase 7 creating 113 single family residential lots and five open space lots on 71.635 acres, generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Wylie DPV, LP**

**APPLICANT: J. Volk Consulting**

The applicant has submitted a Preliminary Plat for Dominion of Pleasant Valley Phase 7. Zoning for the single family development was approved by the City Council in October 2020 as Planned Development Ordinance 2020-54.

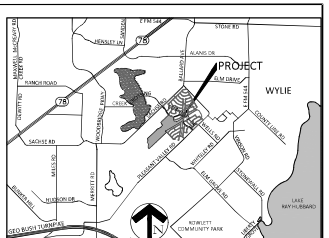
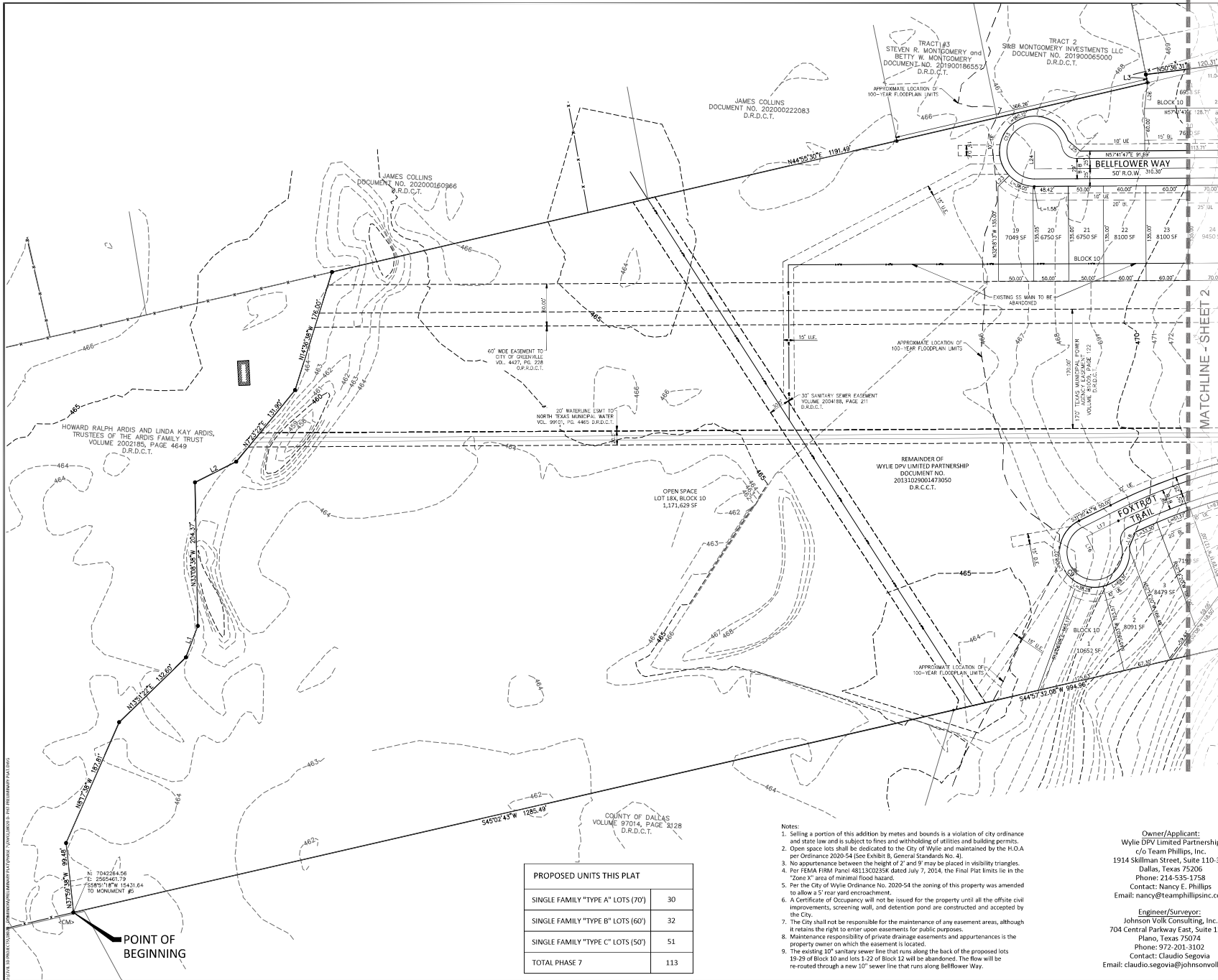
The plat consists of 113 residential lots, and five open space lots. The Planned Development allows for a maximum of 1,104 single family residential lots. Within Phase 1-7 of the Dominion of Pleasant Valley Development there are 986 residential lots leaving 118 residential lots that can be developed in future phases.

The plat dedicates the necessary rights-of-way and utility easements. Open space lots are to be dedicated to the City of Wylie and maintained by the H.O.A.

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.





- LEGEND**
- Point of Curvature or Tangency on Center Line
  - 1/2" iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
  - 1/2" IRF
  - AC Acre
  - BL Building Line
  - C1 Curve No.
  - <CM> Control Monument
  - DE Drainage Easement
  - Esmt Easement
  - L1 Line No.
  - R.O.W. Right-of-Way
  - SF Square Feet
  - UE & SWE Utility Easement & Sidewalk Easement
  - V.E. Visibility Easement
  - W.M.E. Wall Maintenance Easement
  - D.R.D.C.T. = Deed Records of Dallas County, Texas
  - D.R.C.C.T. = Deed Records of Collin County, Texas
  - M.R.C.C.T. = Map Records of Collin County, Texas

**CITY BENCHMARKS:**

**CITY MONUMENT #2:** Located north of State Highway No. 78 and west of South Ballard Street approximately 10.0' west and 10.4' south of the southeast corner of the building located at 104 South Ballard Street.

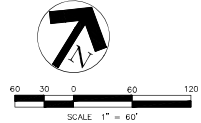
N: 7057346.76 E: 2569521.09  
ELEV: 550.24' (PLAN) 550.37' (FIELD)

**CITY MONUMENT #4:** Located in the northeast corner of Quail Meadow Park south of alley and west of White Iris Way. 14.5 feet south of the south line of alley concrete paving. 7.3 feet perpendicular to b.c. parking area.

N: 7065787.66 E: 2560973.09  
ELEV: 562.91' (PLAN) 562.86' (FIELD)

**CITY MONUMENT #5:** Located north of the northeast intersection of Troy Road and County Road 732 (Beaver Creek). The monument is located approximately 8.5' west of the southeast corner of a chain link fence and 5.3' south of the south chain link fence.

N: 7050245.89 E: 2578669.13  
ELEV: 454.28' (PLAN) 454.17' (FIELD)



PRELIMINARY PLAT

**DOMINION OF PLEASANT VALLEY PHASE 7**

**71.635 ACRES**

LOTS 1-15, 16X-18X, 19-31, BLOCK 10; LOTS 1-11, BLOCK 11; LOTS 1-23, 24X, BLOCK 12; LOTS 1-25, BLOCK 13; LOTS 1X, 2-15 BLOCK 14; LOTS 1-12, BLOCK 15

113 SINGLE FAMILY LOTS

5 OPEN SPACES/COMMON AREAS

OUT OF THE GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384 (DALLAS COUNTY)

**CITY OF WYLIE**

**DALLAS COUNTY, TEXAS**

07 March 2023  
SHEET 1 OF 4

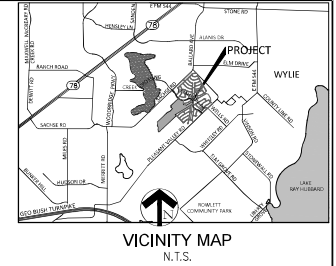


- Notes:**
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - Open space lots shall be dedicated to the City of Wylie and maintained by the H.O.A. per Ordinance 2020-54 (See Exhibit B, General Standards No. 4).
  - No aspartum between the height of Z and Y may be placed in visibility triangles.
  - Per FEMA FIRM Panel 4813C022304K dated July 7, 2004, the Final Plat limits lie in the "Zone X" area of minimal flood hazard.
  - Per the City of Wylie Ordinance No. 2020-54 the zoning of this property was amended to allow a 5' rear yard encroachment.
  - A Certificate of Occupancy will not be issued for the property until all the offsite civil improvements, screening wall, and detention pond are constructed and accepted by the City.
  - The City shall not be responsible for the maintenance of any easement areas, although it retains the right to enter upon easements for public purposes.
  - Maintenance responsibility of private drainage easements and appurtenances is the property owner on which the easement is located.
  - The existing 10" sanitary sewer line that runs along the back of the proposed lots 19-29 of Block 10 and lots 1-22 of Block 12 will be abandoned. The flow will be re-routed through a new 10" sewer line that runs along Bellflower Way.

PROPOSED UNITS THIS PLAT	
SINGLE FAMILY "TYPE A" LOTS (70')	30
SINGLE FAMILY "TYPE B" LOTS (60')	32
SINGLE FAMILY "TYPE C" LOTS (50')	51
TOTAL PHASE 7	113

Survey conducted by Johnson Volk Consulting, Inc. on 03/21/2023. Surveyed by: Paul Hollenbeck, P.E., S.T.





- LEGEND**
- Point of Curvature or Tangency on Center Line
  - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
  - 1/2" RF
  - AC Acre
  - BL Building Line
  - CI Curve No.
  - CMB Control Monument
  - DE Drainage Easement
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  - R.O.W. Right-of-Way
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  - M.R.C.C.T. = Map Records of Collin County, Texas

**CITY BENCHMARKS:**

**CITY MONUMENT #2:** Located north of State Highway No. 78 and west of South Ballard Street approximately 10.0' west and 10.4' south of the southeast corner of the building located at 104 South Ballard Street.

N: 7057346.76 E: 2569521.09  
ELEV: 550.24' (PLAN) 550.37' (FIELD)

**CITY MONUMENT #4:** Located in the northeast corner of Quail Meadow Park south of alley and west of White Iris Way. 14.5 feet south of the south line of alley concrete paving. 7.3 feet perpendicular to b.c. parking area.

N: 7055787.66 E: 2560971.09  
ELEV: 562.51' (PLAN) 562.86' (FIELD)

**CITY MONUMENT #5:** Located north of the northeast intersection of Troy Road and County Road 732 (Beaver Creek). The monument is located approximately 8.5' west of the southeast corner of a chain link fence and 5.3' south of the south chain link fence.

N: 7050245.89 E: 2578669.13  
ELEV: 454.28' (PLAN) 454.17' (FIELD)

- Notes:**
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - Open space lots shall be dedicated to the City of Wylie and maintained by the H.O.A. per Ordinance 2020-54 (See Exhibit B, General Standards No. 4).
  - No apurtenance between the height of 2' and 9' may be placed in visibility triangles.
  - Per FEMA FIRM Panel 4813C0235K dated July 7, 2014, the Final Plat limits lie in the "Zone X" area of minimal flood hazard.
  - Per the City of Wylie Ordinance No. 2020-54 the zoning of this property was amended to allow a 5' rear yard encroachment.
  - A Certificate of Occupancy will not be issued for the property until all the offsite civil improvements, screening wall, and detention pond are constructed and accepted by the City.
  - The City shall not be responsible for the maintenance of any easement areas, although it retains the right to enter upon easements for public purposes.
  - Maintenance responsibility of private drainage easements and appurtenances is the property owner on which the easement is located.
  - The existing 10" sanitary sewer line that runs along the back of the proposed lots 19-29 of Block 10 and lots 1-22 of Block 12 will be abandoned. The flow will be re-routed through a new 10" sewer line that runs along Bellflower Way.

PROPOSED UNITS THIS PLAT	
SINGLE FAMILY "TYPE A" LOTS (70')	30
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TOTAL PHASE 7	113

**PRELIMINARY PLAT**

**DOMINION OF PLEASANT VALLEY**

**PHASE 7**

**71.635 ACRES**

LOTS 1-15, 16X-18X, 19-31, BLOCK 10; LOTS 1-11, BLOCK 11; LOTS 1-23, 24X, BLOCK 12; LOTS 1-25, BLOCK 13; LOTS 1X, 2-15 BLOCK 14; LOTS 1-12, BLOCK 15

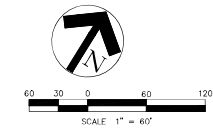
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5 OPEN SPACES/COMMON AREAS

OUT OF THE GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 138A (DALLAS COUNTY)

**CITY OF WYLIE**

**DALLAS COUNTY, TEXAS**

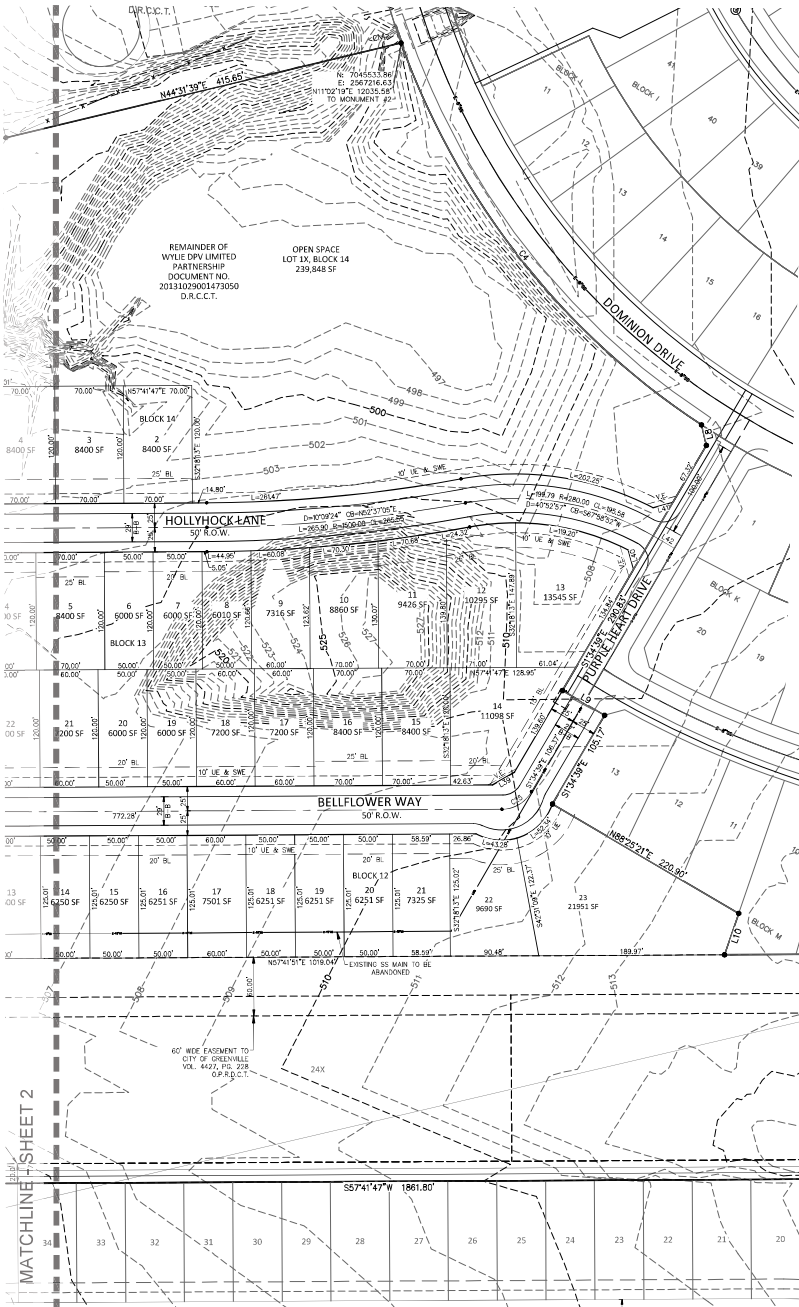


**Owner/Applicant:**  
Wylie DPV Limited Partnership  
c/o Team Phillips, Inc.  
1914 Skillman Street, Suite 110-310  
Dallas, Texas 75206  
Phone: 214-535-1758  
Contact: Nancy E. Phillips  
Email: nancy@teamphillipsinc.com

**Engineer/Surveyor:**  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite 1200  
Plano, Texas 75074  
Phone: 972-201-3102  
Contact: Claudio Segovia  
Email: claudio.segovia@johnsonvolk.com







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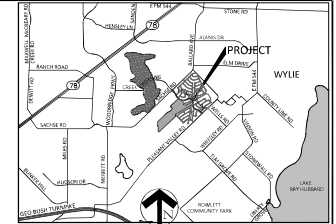
**CITY MONUMENT #4:** Located in the northeast corner of Quail Meadow Park south of county road 732 (Bever Creek). The monument is located approximately 8.5' west of the southeast corner of a chain link fence and 5.3' south of the south chain link fence.

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  2. Open space lots shall be dedicated to the City of Wylie and maintained by the H.O.A. per Ordinance 2020-54 (See Exhibit B, General Standards No. 4).
  3. No apportionment between the heights of 2' and 9' may be placed in visibility triangles.
  4. Per FEMA FIRM Panel 48113C0235K dated July 7, 2014, the Final Plat limits lie in the "Zone K" area of minimal flood hazard.
  5. Per the City of Wylie Ordinance No. 2020-54 the zoning of this property was amended to allow a 5' rear yard encroachment.
  6. A Certificate of Occupancy will not be issued for the property until all the offsite civil improvements, screening wall, and detention pond are constructed and accepted by the City.
  7. The City shall not be responsible for the maintenance of any easement areas, although it retains the right to enter upon easements for public purposes.
  8. Maintenance responsibility of private drainage easements and appurtenances is the property owner on which the easement is located.
  9. The existing 10" sanitary sewer line that runs along the back of the proposed lots 19-29 of Block 10 and lots 1-12 of Block 12 will be abandoned. The flow will be re-routed through a new 10" sewer line that runs along Bellflower Way.



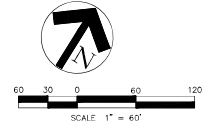
VICINITY MAP  
N.T.S.

LEGEND

- Point of Curvature or Tangency on Center Line
  - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
  - 1/2" IRF
- AC Acre  
BL Building Line  
C1 Curve No.  
<CM> Control Monument  
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PRELIMINARY PLAT  
DOMINION OF  
PLEASANT VALLEY  
PHASE 7  
71.635 ACRES

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5 OPEN SPACES/COMMON AREAS  
OUT OF THE  
GUADALUPE DE LOS SANTOS SURVEY,  
ABSTRACT NO. 1384 (DALLAS COUNTY)  
CITY OF WYLIE  
DALLAS COUNTY, TEXAS

07 March 2023  
SHEET 3 OF 4



**Owner/Applicant:**  
Wylie DPV Limited Partnership  
c/o Team Phillips, Inc.  
1914 Skillman Street, Suite 110-310  
Dallas, Texas 75206  
Phone: 214-535-1758  
Contact: Nancy E. Phillips  
Email: nancy@teamphillipsinc.com

**Engineer/Surveyor:**  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite 1200  
Plano, Texas 75074  
Phone: 972-201-3102  
Contact: Claudio Segovia  
Email: claudio.segovia@johnsonvolk.com



LEGAL DESCRIPTION  
DOMINION AT PLEASANT VALLEY  
PHASE SEVEN  
71.635 ACRES

BEING a tract of land situated in the Guadalupe De Los Santos Survey, Abstract Number 1384, Dallas County, Texas and being a portion of those tracts of land conveyed to Wyle DPV Limited Partnership, according to the documents filed of record in Document Numbers 202000188066, 202000188067, 201300334379, 201300334380 and 201029901473050, Deed Record Dallas County, Texas (D.R.D.C.T.) said tract being more particularly described as follows:

BEGINNING at a point for the northeast corner of that tract of land conveyed to Howard Ralph Ardis and Linda Kay Ardis, TRUSTEES of the Ardis Family Trust according to the document filed of record in Volume 2002185, Page 4649 (D.R.D.C.T.) same being the common south corner of said Wyle DPV tract recorded in Document Number 2013029001473050;

THENCE leaving said common corner, with the north line of said Ardis tract and common south line of said Wyle DPV tract the following eight (8) courses and distances:  
N 37° 59' 38" W, a distance of 99.48 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;  
N 08° 17' 38" W, a distance of 187.81 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;  
N 13° 51' 22" E, a distance of 132.60 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;  
N 11° 18' 38" W, a distance of 47.80 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;  
N 33° 08' 38" W, a distance of 204.37 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;  
N 31° 22' 22" E, a distance of 65.70 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;  
N 07° 23' 22" E, a distance of 131.90 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;  
N 14° 36' 38" W, a distance of 176.00 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set in the southeast line of that tract of land conveyed to James Collins according to the document filed of record in Document Number 202000180666 (D.R.D.C.T.) for a westerly corner of this tract;

THENCE N 44° 55' 30" E, with said southeasterly line, the southeast line of that tract of land also conveyed to James Collins according to the document filed of record in Document Number 202000222083 and passing a 5/8" iron rod found for the east corner of said tract, continuing with the southeast line of that tract of land related to as Tract 3, conveyed to Steven B. Montgomery and Betty W. Montgomery, according to the document filed of record in 201900186557 (D.R.D.C.T.) and continuing with the southeast line of that tract of land conveyed to S&B Montgomery Investments, LLC according to the document filed of record in 201900065000 (D.R.D.C.T.) a distance of 1191.49 feet to a 5/8" iron rod found for its east corner and common corner of this tract;

THENCE N 43° 30' 27" W, with the northeast line of said S&B Montgomery tract, same being common with the southeast line of the above mentioned Wyle DPV tract recorded in Document Number 202000188067 a distance of 11.89 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;

THENCE leaving said common line, over and across said Wyle DPV tracts recorded in Document Numbers 202000188066, 202000188067 and 2013029001473050 the following eleven (11) courses and distances:

N 50° 36' 31" E, a distance of 120.31 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;  
N 46° 29' 33" E, a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;  
S 43° 30' 27" E, a distance of 110.04 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract at the beginning of a curve to the right having a radius of 305.00 feet, a central angle of 02° 25' 13", and a chord bearing and distance of S 43° 17' 52" E, 2.24 feet;  
With said curve tot et right and arc distance of 2.24 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;  
N 57° 41' 47" E, a distance of 295.43 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;  
N 40° 15' 56" E, a distance of 270.94 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract at the beginning of a non-tangent curve to the left, having a radius of 323.00 feet, a central angle of 22° 23' 46", and a chord bearing and distance of N 33° 18' 39" W, 125.45 feet;  
With said curve to the left on arc distance of 126.26 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;  
S 88° 30' 53" W, a distance of 19.94 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;  
N 54° 04' 53" W, a distance of 50.00 feet to the beginning of a non-tangent curve to the right, having a radius of 525.00 feet, a central angle of 05° 53' 16" and a chord bearing and distance of N 38° 51' 45" E, 53.93 feet;

With said curve to the right on arc distance of 53.95 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;  
N 45° 28' 17" W, a distance of 121.59 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set in the southeast line of that tract of land conveyed to Perry W. Kimnard and Linda A. Kimnard according to the document filed of record in Volume 95234, Page 476 (D.R.D.C.T.) for a corner of this tract;

THENCE N 44° 31' 43" E, with said southeast line and the southeast line of that tract of land conveyed to Michael T. Fassang according to the document filed of record in Volume 20044141, Page 3931 (D.R.D.C.T.) a distance of 598.86 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for the east corner of said Fassang tract, the south corner of that tract of land conveyed to Wyle DPV Limited Partnership according to the document filed of record in Document Number 201300334382 (D.R.D.C.T.) and being a common corner of this tract;

THENCE N 44° 31' 39" E, with the southeast line of said Wyle DPV Limited Partnership tract, same being the common northwest line of the above-mentioned Wyle DPV Limited Partnership tract record in Document Number 2013029001473050 (D.R.D.C.T.) a distance of 415.65 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for the beginning of a non-tangent curve to the left, having a radius of 784.50 feet, a central angle of 36° 56' 10" and a chord bearing and distance of S 70° 11' 44" E, 497.02 feet;

THENCE over and across the above-mentioned Wyle DPV Limited Partnership tracts recorded in Document Numbers 202000188066, 202000188067, 201300334379, 201300334380 and 2013029001473050, Deed Record Dallas County, Texas (D.R.D.C.T.) the following nineteen (19) courses and distances:

With said curve to the left on arc distance of 505.73 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;

S 45° 23' 26" E, a distance of 21.49 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;  
S 01° 34' 39" E, a distance of 290.83 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;

N 88° 25' 21" E, a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;

S 01° 34' 39" E, a distance of 105.17 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;

N 88° 25' 21" E, a distance of 220.90 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;

S 13° 05' 12" E, a distance of 44.78 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;

N 57° 41' 46" E, a distance of 728.64 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner at the beginning of a non-tangent curve to the right having a radius of 300.00 feet, a central angle of 11° 16' 23" and a chord bearing and distance of S 05° 01' 16" E, 58.93 feet;

With said curve to the right on arc distance of 59.03 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;

S 00° 36' 56" W, a distance of 211.58 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;

S 57° 41' 47" W, a distance of 1861.80 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;

S 42° 20' 15" W, a distance of 26.86 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner at the beginning of a non-tangent curve to the left, having a radius of 50.50 feet, a central angle of 46° 18' 23" and a chord bearing and distance of S 58° 41' 16" W, 39.32 feet;

With said curve to the left on arc distance of 40.41 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner at the beginning of a non-tangent curve to the left, having a radius of 305.00 feet, a central angle of 00° 30' 26", and a chord bearing and distance of S 69° 13' 58" W, 2.70 feet;

With said curve to the left on arc distance of 2.70 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner;

S 21° 01' 15" E, a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner at the beginning of a non-tangent curve to the right, having a radius of 255.00 feet, a central angle of 01° 55' 58" and a chord bearing and distance of N 69° 56' 43" E, 8.60 feet;

With said curve to the right on arc distance of 8.60 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner;

S 76° 38' 15" E, a distance of 25.78 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for a corner of this tract;

S 45° 52' 10" E, a distance of 81.89 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set in the common line of the above-mentioned Wyle DPV tracts recorded in Document Numbers 2013029001473050 and 201300334379 (D.R.D.C.T.) for a corner of this tract;

THENCE S 44° 50' 20" W, with said common line, a distance of 25.00 feet to a 1/2" iron rod found for the north corner of that tract of land conveyed to North Texas Municipal Water District, Trustee according to the document filed of record in Volume 97136, Page 3071 (D.R.D.C.T.) and being the common west corner of the above mentioned Wyle DPV tract recorded in Document Number 201300334379 (D.R.D.C.T.) for a corner of this tract;

THENCE S 44° 57' 32" W, with the northwest line of said North Texas Municipal Water District tract, same being common with the southeast line of said Wyle DPV tract, a distance of 994.96 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' set for the west corner of said tract and being common with the north corner of that tract of land conveyed to the County of Dallas, according to the document filed of record in Volume 97014, Page 2128 (D.R.D.C.T.) same being a common corner of this tract;

THENCE S 45° 02' 43" W, with the northwest line of said County of Dallas tract, same being common with the southeast line of said Wyle DPV tract, a distance of 1285.49 feet to the POINT OF BEGINNING and containing 1320.417 or 71.635 acres of land

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WYLE DPV LIMITED PARTNERSHIP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinbefore described property as DOMINION OF PLEASANT VALLEY, PHASE 7, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets, rights-of-way and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public uses areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinated to the public's and City of Wylie's use thereof.

The City of Wyle 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 Wyle and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wyle, Texas.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

WYLE DPV LIMITED PARTNERSHIP,  
A Texas Limited Partnership

By: Webb Peak Development Partners LP,  
Its General Partner  
By: RNN Development Company,  
Its General Partner

By: \_\_\_\_\_  
Ronald N. Haynes, Jr., President

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

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared \_\_\_\_\_, Owner's Agent, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public In and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wyle.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

FOR REVIEW PURPOSES ONLY. PRELIMINARY,  
THIS DOCUMENT SHALL NOT BE RECORDED  
FOR ANY PURPOSE.

RYAN S. REYNOLDS, R.P.L.S.  
Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public In and for the State of Texas on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

Notary Public In and for the State of Texas

My Commission Expires: \_\_\_\_\_

"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 DOMINION OF PLEASANT VALLEY, PHASE 7, subdivision or addition to the City of Wylie was submitted, 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.

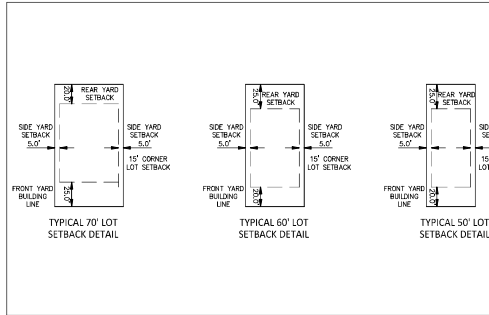
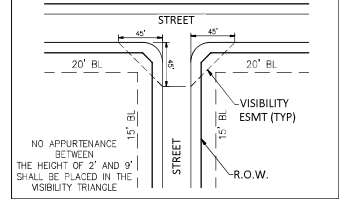
Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

City Secretary, City of Wylie, Texas

VISIBILITY, ACCESS, MAINTENANCE AND DRAINAGE EASEMENTS

The area or areas shown on the plat as Visibility, Access, Maintenance, and/or Drainage Easements are hereby given and granted to the City, its successors and assigns, as easements to provide visibility, right of access for maintenance, and drainage upon and across said easements. The City shall have the right but not the obligation to maintain any and all landscaping within the easements. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the easements at any time. The ultimate maintenance responsibility for the easements shall rest upon the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed to, on, over or across the visibility easements. The City shall also have the right but not the obligation to add any landscape improvements to the easements, to erect any traffic control devices or signs on the easements and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the easements or any part thereof for the purposes and with all rights and privileges set forth herein.

45' x 45' VISIBILITY EASEMENT (V.E.) DETAIL



PRELIMINARY PLAT

DOMINION OF  
PLEASANT VALLEY  
PHASE 7

71.635 ACRES

LOTS 1-15, 16X-18X, 19-31, BLOCK 10; LOTS 1-11,  
BLOCK 11; LOTS 1-23, 24X, BLOCK 12; LOTS 1-25,  
BLOCK 13; LOTS 1X, 2-15 BLOCK 14; LOTS 1-12,  
BLOCK 15

113 SINGLE FAMILY LOTS

5 OPEN SPACES/COMMON AREAS

OUT OF THE

GUADALUPE DE LOS SANTOS SURVEY,

ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE

DALLAS COUNTY, TEXAS

07 March 2023

SHEET 4 OF 4

**JOHNSON VOLK**  
CONSULTING  
18015 Engineering Drive, Suite 100, Fort Worth, Texas 76155  
76155 Engineering Drive, Suite 100, Fort Worth, Texas 76155

Owner/Applicant:  
Wyle DPV Limited Partnership  
c/o Team Phillips, Inc.  
1914 Skillman Street, Suite 110-310  
Dallas, Texas 75206  
Phone: 214-535-1758  
Contact: Nancy E. Phillips  
Email: nancy@teamphillipsinc.com

Engineer/Surveyor:  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite 1200  
Plano, Texas 75074  
Phone: 972-201-3102  
Contact: Claudio Segovia  
Email: claudio.segovia@johnsonvolk.com





# 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 2A, Block 2 of Oak Retail, for a distillery and event center development on 2.02 acres. Property generally located at 702 N State Highway 78.

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: Fwire LLC**

**APPLICANT: Benchmark Engineers**

The applicant is proposing Phase 2 of an approved Planned Development by expanding an existing building that measures 6,069 sq.ft with 5,841 sq.ft of additional space to develop a 11,910 sq.ft distillery and event center with 7,060 sq.ft of outside entertainment area. The site is located on 2.02 acres, on Lot 2, Block 2 of Oak Retail. The property was rezoned in August of 2022 as Planned Development 2022-51 and allows for the proposed use.

The development provides 76 parking spaces with four being ADA accessible. The site provides 13% of landscaping. The exterior facade of the structure contains stucco and metal panels. A 10' tall wooden fence shall also be required along the eastern boundary per PD 2002-51. The noise of the business shall not exceed 70 dBA at the property line during events or 50dBa at any other time. Events shall be limited to the hours of 12pm-8pm Sunday-Thursday and 12pm-10pm Friday-Saturday.

These are all in line with the requirements of the approved Planned Development.

The development provides access from existing drives that connect to State Highway 78. An emergency vehicular access point is also provided from East Marble Street with an automated gate.


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.





- SECTION 02120 - PAVING
1. CONCRETE SHALL REFLECT TO ADJACENT PAVEMENT FOR EXACT LOCATION AND DIMENSIONS OF SLOWED PAVING, PLAN FOR PATCHES, PRECISE CURB AND GUTTER LOCATIONS, AND CURB AND GUTTER LOCATIONS. NUMBER, LOCATIONS, SIZES AND OUTFALLS OF ROAD DOWNSPOUTS. ALL CURB AND GUTTER LOCATIONS SHALL BE INDICATED BY THE NUMBER PLACED IN GRADE POI.
2. CONCRETE SHALL BE REINFORCED AS SHOWN IN THE NATIONAL, NASHUA OR UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND ALLEYS.
3. ALL CURB SHALL BE SHOWN TO BE BACK OF CURB.
4. ALL CURB DIMENSIONS SHALL BE AS SHOWN. ALL CURB SHALL BE AFFLAGE TO THE EDGE OF PAVEMENT WHEN NO CURB IS PROPOSED, UNLESS OTHERWISE NOTED.
5. CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY.
6. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK TO BE IN ACCORDANCE WITH ADJACENT BUILDING PLANS AND SPECIFICATIONS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK TO BE IN ACCORDANCE WITH ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, EXISTING CURB AND GUTTER LOCATIONS, AND SHALL BE RESPONSIBLE TO BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
9. ALL PAVEMENT MARKING SHALL BE SHOWN WILLING THROUGHOUT THE PROJECT. WHITE OR RED PAINT OR CONCRETE. PAINT SHALL BE APPLIED IN TWO COATS TO A CLEAN, DRY SURFACE UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY DEPARTMENT AND SPECIAL CONCERNED AND COMPLY WITH ALL REQUIRED CUES FOR SITE UTILITIES, SEE UTILITY PLAN.
11. WORKS ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY.

LEGEND

TEL PED □	EXISTING TELEPHONE PEDESTAL
C.O.O	EXISTING CLEANOUT
W V	EXISTING WATER VALVE
WM	EXISTING WATER METER
WH	EXISTING SAN. SEWER MANHOLE
PP	EXISTING POWER POLE
PH	EXISTING FIRE HYDRANT
— O —	EXISTING OVERHEAD ELECTRIC LINE
— W —	EXISTING WATER LINE
— S —	EXISTING SAN. SEWER LINE
— — —	PROPERTY LINE
	PROPOSED "LEVEL" LANDING (SLOPE OF LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION)



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

**\*\*\* STOP! CALL BEFORE YOU DIG! \*\*\***  
 AS REQUIRED BY THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND  
 SAFETY ACT (UDFSA) MUST BE CONTACTED AT LEAST 3 WORKING DAYS PRIOR TO  
 ANY EXCAVATION OPERATIONS. IF PERFORMED, IT IS THE CONTRACTOR'S  
 RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.  
 THE CONTRACTOR SHALL ALSO CALL 811, AND ALL OTHER LOCAL COMPANIES PRIOR  
 TO EXCAVATION ACTIVITIES.

## NOTICE TO CONTRACTORS

- These plans are subject to review and approval by all jurisdictions having jurisdiction.
- 2. Contractor shall appropriately notify all relevant entities prior to digging on the street.**
- 3. The contractor shall notify the engineer, in writing, of any errors or omissions in the design or construction of the project.**
- 4. The appropriate information shown herein is a reflection of the information provided to the contractor by the engineer.**
- 5. If the contractor discovers any errors in said information, he shall notify the engineer in writing immediately. The contractor shall be held harmless and indemnified of any problems and/or associated costs resulting from such errors.**
- 6. The contractor shall be responsible for confining the hazardous and toxic materials within the project offices and buildings, including, but not limited to the following:**
- |                     |                      |                      |
|---------------------|----------------------|----------------------|
| Telephone cables    | Conduits             | Pipes                |
| Power lines         | Water lines          | Sanitary Sewer       |
| Transmission lines  | Sanitary Sewer lines | Gas Production lines |
| Underground storage |                      |                      |
- Note: If discrepancies occur between that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer in writing immediately. The contractor is to not assume care and engineer of liability and associated costs.**

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**BENCHMARK**  
DESIGN GROUP  
CIVIL / ENVIRONMENTAL / PLANNERS

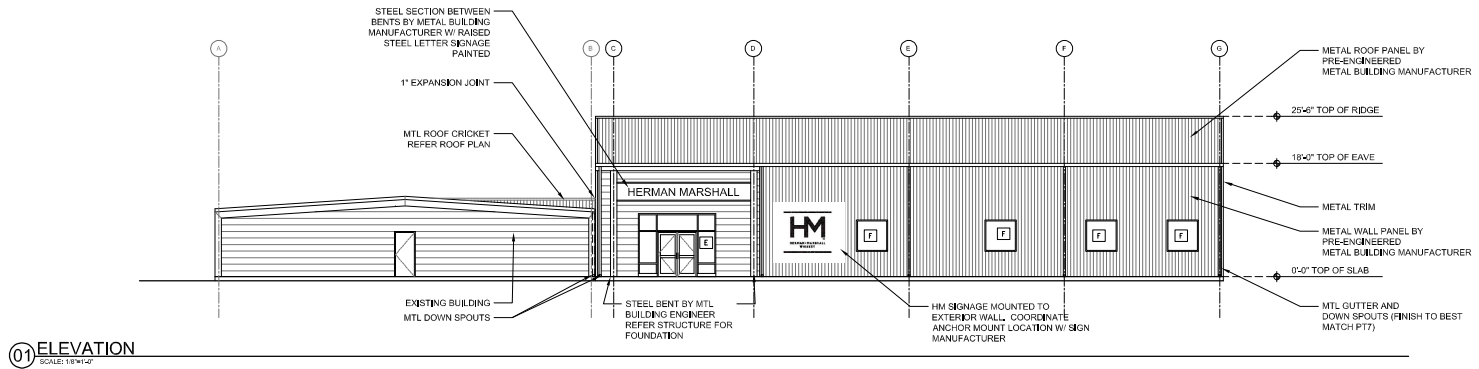
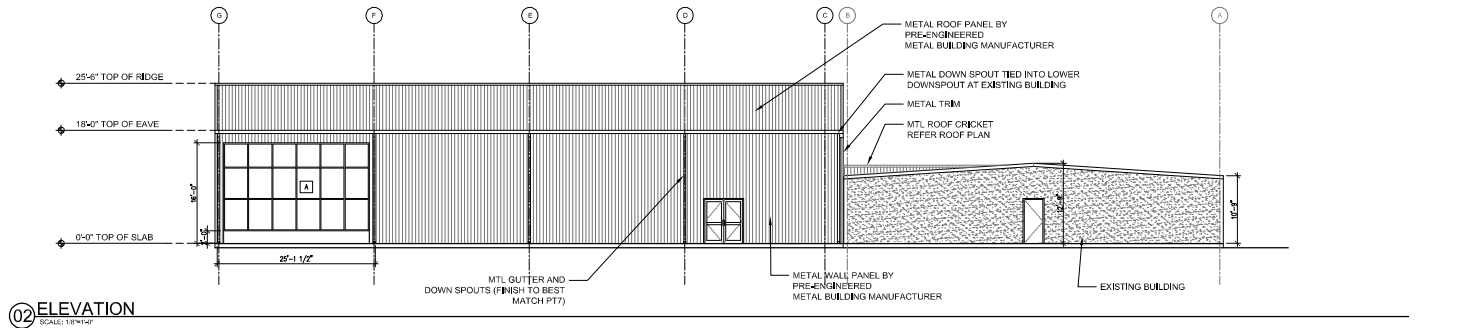
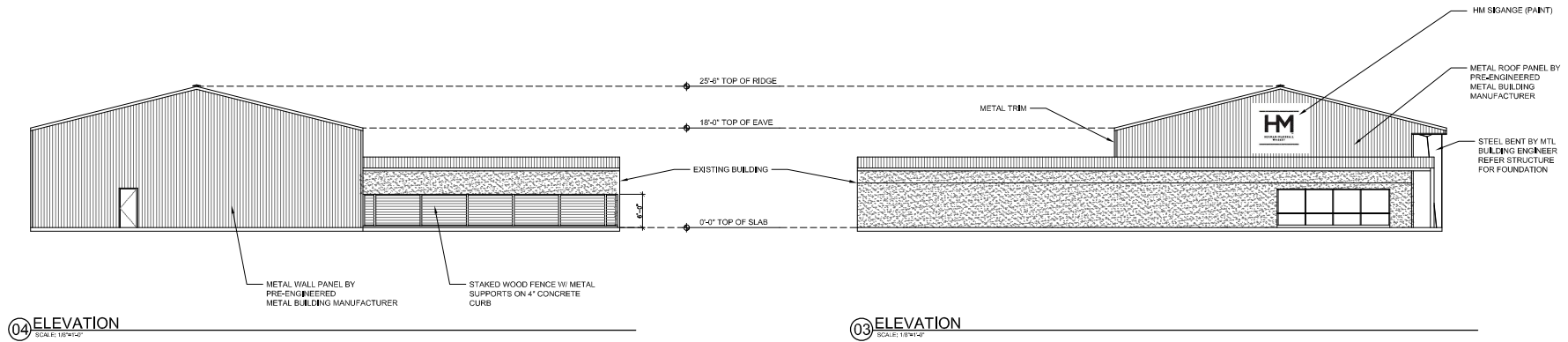
2026 REPUBLIC OFFICE, SUITE B, TYLER, TEXAS 75701 • (936) 334-0333 • FAX NUMBER 726714 • WWW.BEVCHWARTERENGINEERS.COM

HERMAN MARSHALL DISTILLERY  
702 N STATE HWY 78, WYLIE, TX.

C-4

C-4





HERMAN MARSHALL DISTILLERY  
PHASE 02  
702 HWY 78, WYLE, TX.

NO.	DATE	BY	CHKD	DESCRIPTION
1	11/20/22	HM	HM	INITIAL DESIGN
2	11/20/22	HM	HM	REVISION
3	11/20/22	HM	HM	REVISION
4	11/20/22	HM	HM	REVISION
5	11/20/22	HM	HM	REVISION
6	11/20/22	HM	HM	REVISION
7	11/20/22	HM	HM	REVISION
8	11/20/22	HM	HM	REVISION
9	11/20/22	HM	HM	REVISION
10	11/20/22	HM	HM	REVISION
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13	11/20/22	HM	HM	REVISION
14	11/20/22	HM	HM	REVISION
15	11/20/22	HM	HM	REVISION
16	11/20/22	HM	HM	REVISION
17	11/20/22	HM	HM	REVISION
18	11/20/22	HM	HM	REVISION
19	11/20/22	HM	HM	REVISION
20	11/20/22	HM	HM	REVISION

ELEVATIONS

A05

15





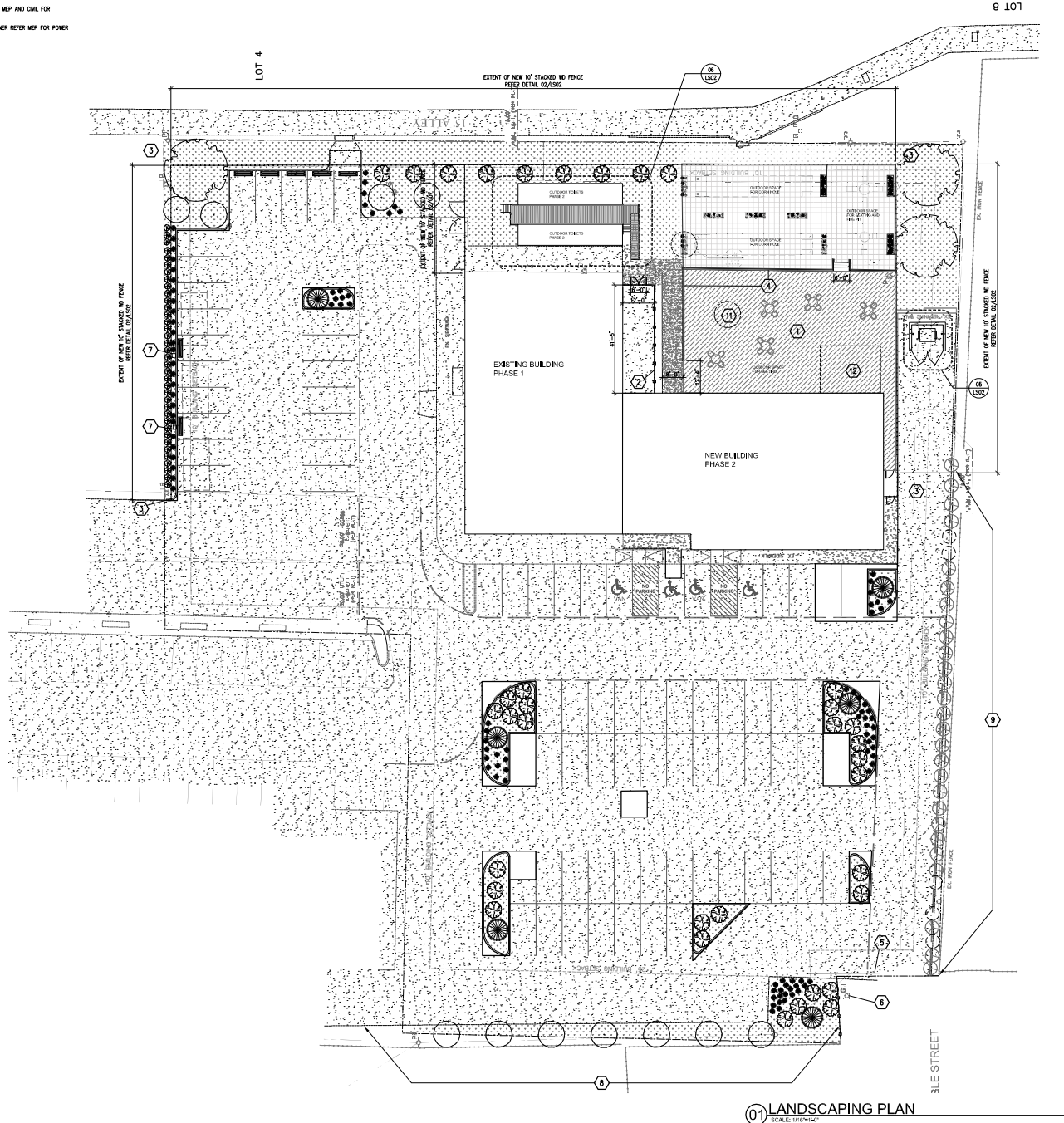
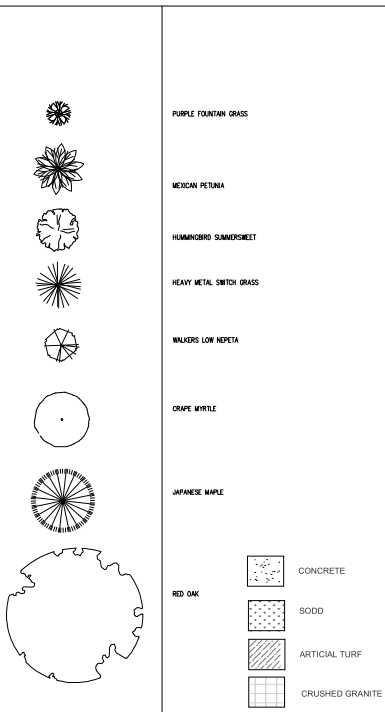
## PLAN NOTES

1. REINSTALLED SALVAGED ARTIFICIAL TURF TO EDGE OF BUILDING AND EXISTING CONCRETE CURB
2. 6" STACKED NO FENCE REFER DETAIL 02/LS02 AT MECHANICAL YARD
3. 404 TUBE STEEL END POST
4. 2'-0" TALL RAIL AND POST NO FENCE W/ SALVAGED BARN WD PICKETS ALIGNED W/ EXISTING CONCRETE CURB REFER 03/LS02
5. AUTOMATED GATE W/ EMERGENCY SERVICE ACCESS. PROVIDE REMOTE ACTUATOR AND KEY PAD CONTROL. HARD WIRE CONNECTION BACK TO ELECTRICAL PANEL W/ DEDICATED CIRCUIT.
6. INSURE PROPER CLEARANCE AND ACCESS TO EXISTING GAS METER
7. POWER FOR FOOD TRUCKS REFER MEP AND CIVIL
8. REMOVE EXISTING SHRUBS AND TREES ALONG FENCE LINE
9. EXISTING RED TIP HEDGES TO BE TRIMMED BACK AND PROTECTED TO REMAIN. REMOVE EXISTING TREES IN ISOLATED LOCATIONS AND REPOSITION GAPS ALONG FENCE WITH NEW RED TIPS. COORDINATE LOCATIONS WITH DESIGNER.
11. OUTDOOR SHAW PROVIDED BY OWNER REFER MEP AND CIVIL FOR UTILITY ROOM UPS
12. OUT DOOR STAGE TO BE PROVIDED BY OWNER REFER MEP FOR POWER

## GENERAL NOTES

1. PLANT MATERIAL TO BE INSTALLED AND MAINTAINED BY A QUALIFIED AND EXPERIENCED INSTALLER. INSTALLER TO PROVIDE QUALIFICATIONS FOR APPROVAL BY OWNER/ARCHITECT
2. ALL MATERIALS ARE SUBJECT TO REVIEW AND APPROVAL BY OWNER/ARCHITECT. STATE ALL PLANT LOCATIONS FOR REVIEW AND APPROVAL BY OWNER/ARCHITECT BEFORE PLANTING
3. ROOT BALLS SHALL MEET OR EXCEED SIZE STANDARDS AS SET FORTH IN AMERICAN STANDARDS FOR NURSERY STOCK. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. REMOVE FROM THE SITE ANY PLANT MATERIAL THAT SHOWS BROWN OR DEGRADES WITHIN 5 DAYS AFTER PLANTING. REPLACE IMMEDIATELY WITH APPROVED, SPECIFIED MATERIAL.
4. ALL PLANT BEDS SHALL RECEIVE 3" MIN. OF GENUINE SHREDED HARDWOOD BARK MULCH UNLESS OTHERWISE NOTED. PROVIDE PRE-EMERGENT HERBICIDE AS DIRECTED BY MANUFACTURER PRIOR TO INSTALLING MULCH. SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES THAT ARE NOT OTHERWISE NOTED TO RECEIVE PLANTING, PLANTING BED, OR OTHER TREATMENT.
5. THE CONTRACTOR SHALL INSTALL AND/OR AMEND TOPSOIL IN ALL PROPOSED BED AREAS TO MEET ASTM D2008 STANDARDS. LANDSCAPER SHALL VERIFY DEPTH AND QUALITY OF TOPSOIL PRIOR TO PLANT INSTALLATION. A MINIMUM OF 4" OF TOPSOIL IS REQUIRED FOR LAWN AREAS. 12" FOR PLANT BEDS. TOPSOIL SOURCES SHALL INCLUDE THE REUSE OF SURFACE SOIL STOCKPILED ON SITE, CLEAN OF ROOTS, PLANTS, SOIL, STONES, CLAY LUMPS AND OTHER EXTRANEOUS OR FOREIGN MATERIALS LARGER THAN 1". SUPPLEMENT WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. DO NOT OBTAIN SUPPLEMENTAL TOPSOIL FROM AGRICULTURAL LANDS, BODIES, OR MARSHES. WORKING AMENDMENTS, ORGANIC AMENDMENTS, AND FERTILIZERS SHALL BE USED TO AMEND TOPSOIL AS NEEDED FOR LONG TERM PLANT HEALTH.
6. INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES. COORDINATE WITH OWNER TO OBTAIN ANY REQUIRED PERMITS NECESSARY TO COMPLETE WORK. ALL IRREVERSIBLE AND MATERIALS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF 1 YEAR. AFTER FINAL ACCEPTANCE.
7. MAINTAIN ALL PLANT MATERIAL FOR A THREE MONTH PERIOD FROM DATE OF SUBSTANTIAL COMPLETION. MAINTENANCE SHALL INCLUDE PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, EXISTING PLANT SALLERS, SPRAYING FOR DISEASE AND INSECTS, AND REPLACING TREE WRAPPINGS. RECOMMEND LONG TERM MAINTENANCE PROCEDURES SHALL BE PROVIDED TO THE OWNER BEFORE EXPANSION OF THE PERIOD.
8. SATISFACTORY SEEDING LAWN AT END OF MAINTENANCE PERIOD, FREE OF WEEDS AND SURFACE IMPERFECTIONS, WITH COVERAGE EXCEEDING 95% OVER ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 30% INCHES. REESTABLISH LAWN THAT DO NOT COMPLY WITH REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWN IS FULLY SATISFACTORY TO THE OWNER.
9. LANDSCAPE AREA PER ZONING IS 10%. PROPOSED DESIGN IS 10%.

## LEGEND



01 LANDSCAPING PLAN  
SCALE: 1/8"=1'-0"

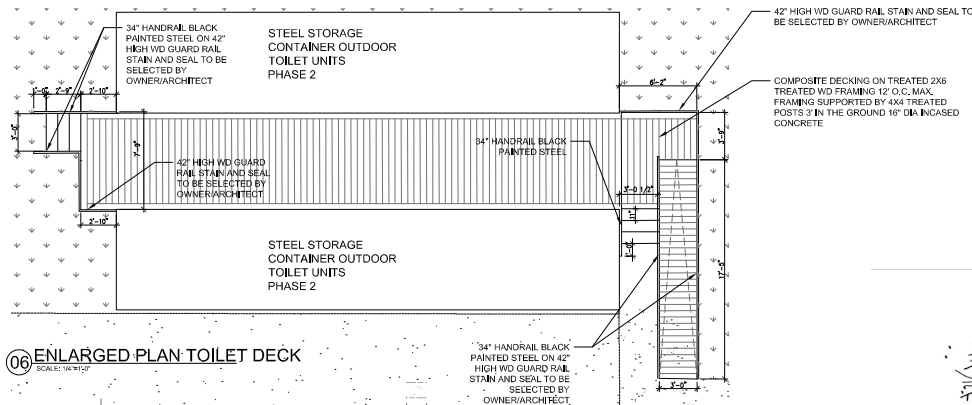
# HERMAN MARSHALL DISTILLERY PHASE 02 702 HWY 78, WYLLIE, TX.

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMIT	03/21/2023	LSO
2	ISSUED FOR PERMIT	03/21/2023	LSO

PROJECT NO.	02000
CAD FILE NAME	
DRAWN BY	
CHECKED BY	
COPYING	

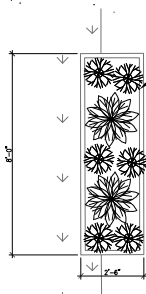
SHEET TITLE	LANDSCAPING PLAN
SHEET	LSO





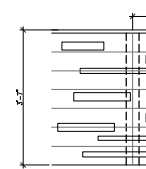
06 ENLARGED PLAN TOILET DECK

SCALE: 1/4"=1'-0"



05 PLANTER

SCALE: 3/4"=1'-0"



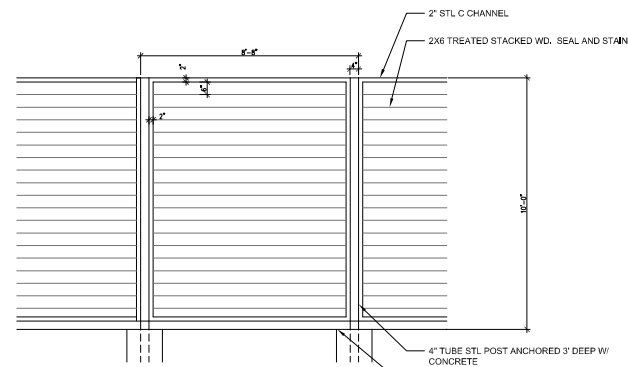
04 FENCE SECTION

SCALE: 3/4"=1'-0"

03 FENCE ELEVATION

SCALE: 3/4"=1'-0"

PROVIDE MOCK UP FOR APPROVAL



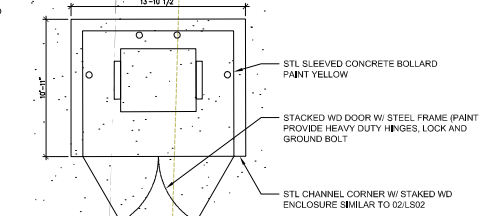
02 FENCE ELEVATION

SCALE: 1/2"=1'-0"

PROVIDE MOCK UP FOR APPROVAL

42" HIGH W/D GUARD RAIL, STAIN AND SEAL TO BE SELECTED BY OWNER/ARCHITECT

COMPOSITE DECKING ON TREATED 2X6 TREATED W/D FRAMING 12" O.C. MAX. FRAMING SUPPORTED BY 4X4 TREATED POSTS 3' IN THE GROUND 16" DIA. ENCASED CONCRETE



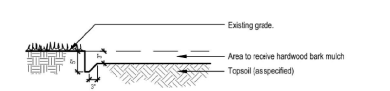
07 ENLARGED PLAN TRASH BIN

SCALE: 1/4"=1'-0"



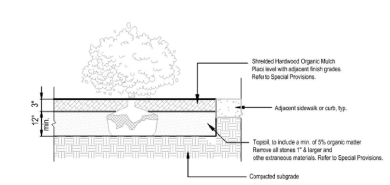
TREE PROTECTION FENCE

Not to Scale



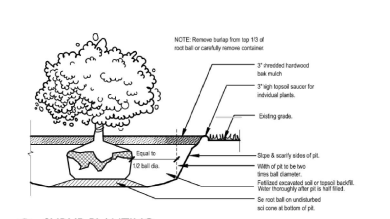
SPADE EDGE

Not to Scale



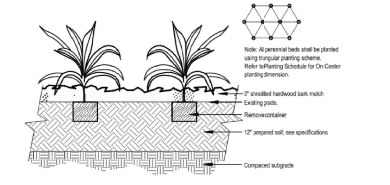
LANDSCAPE BED PREPARATION

Not to Scale



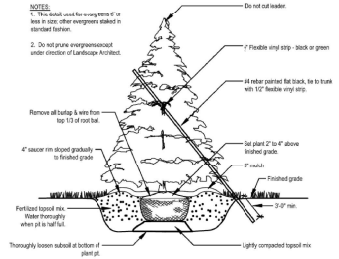
SHRUB PLANTING

Not to Scale



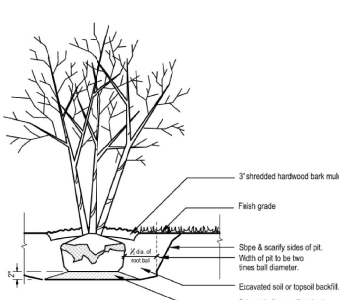
PERENNIAL PLANTING

Not to Scale



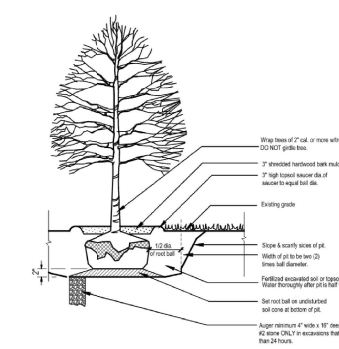
EVERGREEN TREE PLANTING

Not to Scale



MULTI-STEM TREE PLANTING

Not to Scale



TREE PLANTING

Not to Scale

# HERMAN MARSHALL DISTILLERY PHASE 02 702 HWY 78, WYLLIE, TX.

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LANDSCAPING  
DETAILS AND SCHEULE

LS02





# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 2

### Subject

Consider, and act upon, a recommendation to City Council regarding a change in zoning from Commercial Corridor (CC) to Planned Development - Commercial Corridor (PD-CC) on 10.485 acres generally located on the southeast corner of State Highway 78 and Kreymer Lane.

### Recommendation

Motion to recommend approval.

### Discussion

**OWNER: SCSD-FINNERLL, LTD**

**APPLICANT: Claymoore Engineering**

The applicant is requesting to rezone 10.485 acres located on the southeast corner of State Highway 78 and Kreymer Lane. The property is currently zoned Commercial Corridor. The applicant is requesting a Planned Development to allow for a commercial environment with a focus on commerce, dining and office uses.

The proposal includes a master plan of nine commercial lots with access from Kreymer Lane and State Highway 78.

The zoning exhibit calls out for the potential of approximately 11,400 sq.ft. of sit down restaurant space, 4,000 sq.ft. of drive-through restaurant space, and 29,500 sq.ft. of medical office use space. If zoning is approved each lot will be required to present a site plan and plat for consideration.

The Planned Development establishes uses that are allowed by-right within the subject property:

- All by-right Commercial Corridor District uses except industrial uses (Sections 5.2H and 5.2I)
- Convenience Store
- Motor Vehicle Fueling Station
- Restaurant with Drive-In or Drive-Thru Services
- Food Truck Park
- Alcohol/Liquor Uses, which shall be exempt from distance requirements from church, public hospitals, public schools and private schools

The following uses are expressly prohibited on the subject property:

- Sexually Oriented Business
- Equipment Rental
- Automobile Rental
- Automotive Repair Minor
- Car Wash
- Vehicle Display, Sales or Service
- And as mentioned above, any uses listed under sections 5.2H and 5.2I of the Zoning Ordinance

The following are modifications to the Commercial Corridor district design standards that the Planned Development is requesting:



- Section 3.1.B(4) of the Subdivision Regulations shall be amended to allow for a 24' access easement connecting to Kreymer Lane to replace the requirement of requiring 30' of street frontage for lots 7-10 of the Zoning Exhibit.
- Section 22-448.a(4) of the Sign Ordinance shall be amended to allow for off premises signage for all pad sites within the Planned Development to allow for multi-tenant signage on Lot 1, Lot 2 & Lot 4 as generally shown on the Zoning Exhibit. .

The development provides fire lanes and fire hydrants throughout the site and is in compliance with fire code requirements.

The properties adjacent to the subject property are zoned commercial to the north, west and east and Agricultural to the south.

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 20 property owners within 200 feet as required by state law. At the time of posting no responses were returned in favor or in opposition of the request.



# Locator Map

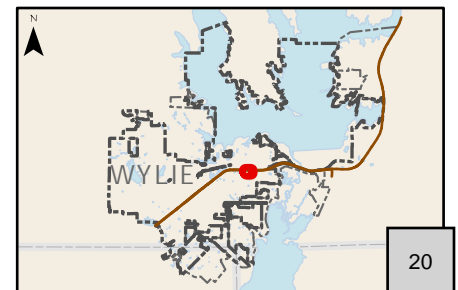


ZONING CASE:  
ZC 2023-02; Kreymer Retail

 SUBJECT property

0 0.1 0.2 0.3 0.4 0.5 Miles

Date: 2/6/2023





## Kreymer Retail

## EXHIBIT "B"

CONDITIONS FOR PLANNED DEVELOPMENT  
2023-XX-CC

## I. PURPOSE:

The purpose of this Planned Development is to create a commercial environment with a focus on commerce, dining and office uses.

## II. GENERAL CONDITIONS:

1. Unless otherwise explicitly stated in the PD, all variations are from the City of Wylie's Zoning Ordinance as amended April 2021.
2. This Planned Development shall not affect any regulations of the aforementioned Zoning Ordinance except as specifically provided herein.
3. The underlying zoning for this Planned Development District shall be Commercial Corridor (CC).
4. The development shall be in general conformance with the Zoning Exhibit.

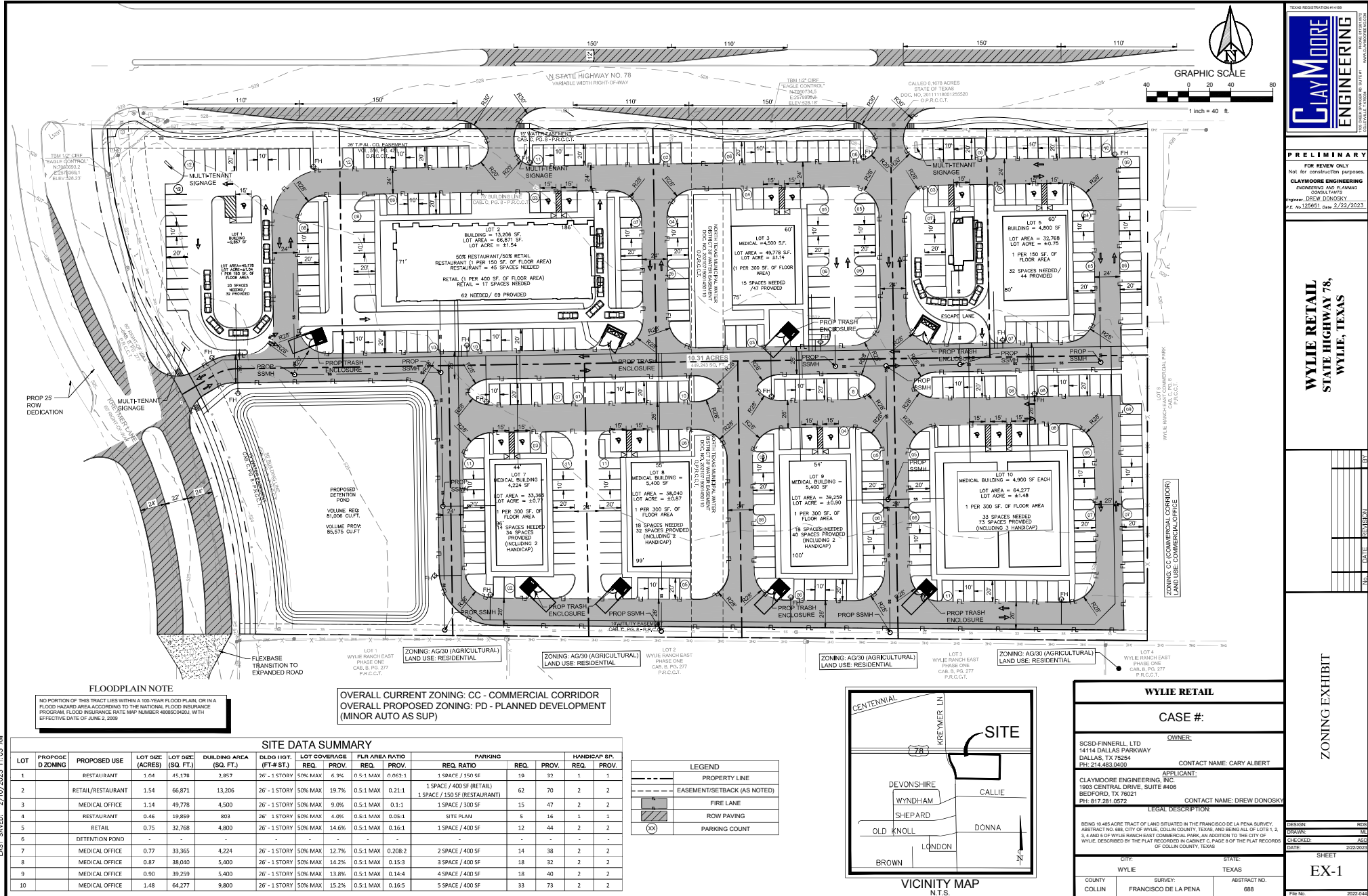
## III. SPECIAL CONDITIONS:

1. The following uses as defined in the Commercial Corridor District (CC) shall be expressly permitted on the subject property:
  - a. Convenience Store
  - b. Motor Vehicle Fueling Station
  - c. Restaurant with Drive-In or Drive-Thru Service
  - d. Food Truck Parking
  - e. Alcohol/Liquor Uses, which shall be exempt from distance requirements from churches, public hospitals, public schools and private schools
2. The following uses as defined in the Commercial Corridor District (CC) shall be expressly prohibited on the subject property:
  - a. Sexually Oriented Business
  - b. Equipment Rental
  - c. Automobile Rental
  - d. Car Wash
  - e. Vehicle Display, Sales or Service



- f. Any and all uses listed under Sections 5.2.H and 5.2.I of the Zoning Ordinance
3. Section 22-448.a(4) of the Sign Ordinance shall be amended to allow for off premises signage for all pad sites within the Planned Development to allow for multi-tenant signage on Lot 1, Lot 2, & Lot 4 as generally shown on the Zoning Exhibit.
  4. Section 3.1.B(4) of the Subdivision Regulations shall be amended to allow for a 24' access easement connecting to Kreymer Lane to replace the requirement of requiring 30' of street frontage for lots 7-10 of the Zoning Exhibit.
  5. The development shall provide screening along the southern border with the planting of ornamental trees and a hedge 3' in height.





CLAYMOORE ENGINEERING  
ENGINEERS AND PLANNERS  
CONSULTANTS  
P.C. NO. 125651 Date 2/23/2023

PRELIMINARY  
FOR REVIEW ONLY  
Not for construction purposes.  
CLAYMOORE ENGINEERING  
ENGINEERS AND PLANNERS  
CONSULTANTS  
P.C. NO. 125651 Date 2/23/2023

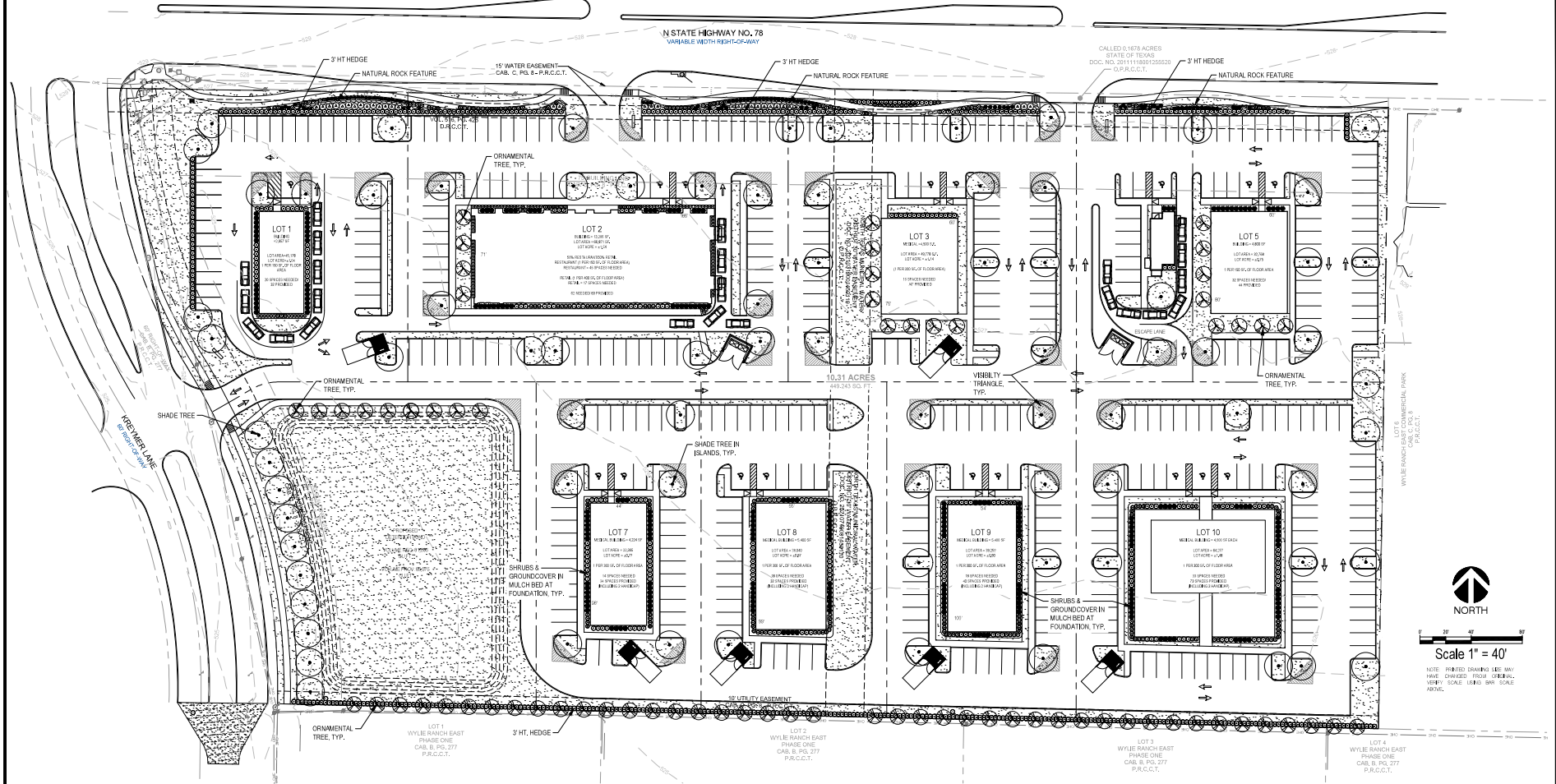
WYLIE RETAIL  
STATE HIGHWAY 78,  
WYLIE, TEXAS

ZONING EXHIBIT

WYLIE RETAIL			
CASE #:			
OWNER:			
SCSD-FINNELL, LTD. 14114 DALLAS PARKWAY DALLAS, TX 75254 PH: 214.453.0400			
CONTACT NAME: CARY ALBERT			
APPLICANT:			
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #408 BEDFORD, TX 76021 PH: 817.281.0572			
CONTACT NAME: DREW DONOSKY			
LEGAL DESCRIPTION:			
BEING 10.486 ACRES TRACT OF LAND SITUATED IN THE FRANCISCO DE LA PENA SURVEY, ABSTRACT NO. 688, CITY OF WYLIE, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOTS 1, 3, 4 AND 5 OF WYLIE RANCH EAST COMMERCIAL PARK, AN ADDITION TO THE CITY OF WYLIE, DESCRIBED BY THE PLAT RECORDED IN CARRANT C, PAGE 5 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.			
CITY:	WYLIE	STATE:	TEXAS
COUNTY:	COLLIN	SURVEY:	FRANCISCO DE LA PENA
ABSTRACT NO.:	688		
FILE NO.:	2022-044		

DESIGN: RSD  
CHECKED: JMS  
DATE: 2/22/2023  
SHEET  
EX-1





WYLIE RETAIL  
CITY OF WYLIE, TX  
ZONING: CC (COMMERCIAL CORRIDOR)  
PROJECT AREA: 449,222 SF (10.3 AC)

#### LANDSCAPE REQUIREMENTS

##### REQUIRED YARDS:

###### BASE STANDARD

LANDSCAPE AREA 20% (89,844 SF) REQ'D

FRONT YARD LANDSCAPE: REQ'D AND PROVIDED

SIDE/REAR YARDS NEXT TO RESIDENTIAL: REQ'D AND PROVIDED

###### DESIRABLE

PROVIDED: LANDSCAPING IN SIDE AND REAR YARD NOT OTHERWISE REQUIRED.

##### PARKING LOTS (413 TOTAL SPACES):

###### BASE STANDARD

50 SF OF LANDSCAPING/SPACE: 20,650 SF REQ'D

NO PARKING SPACE FURTHER THAN 80' FROM LANDSCAPED AREA. PROVIDED

ROWS 12+ SPACES OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT END. PROVIDED

ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES. PROVIDED

###### DESIRABLE

PROVIDED: LANDSCAPING 10% OR MORE IN EXCESS OF 50 SF/SPACE (63% EXCESS)

PROVIDED: LANDSCAPED PEDESTRIAN CONNECTION TO MAIN ENTRANCE

PROVIDED: 29.8% (133,877 SF)

FRONT YARD LANDSCAPE: REQ'D AND PROVIDED

SIDE/REAR YARDS NEXT TO RESIDENTIAL: REQ'D AND PROVIDED

PROVIDED: LANDSCAPING IN SIDE AND REAR YARD NOT OTHERWISE REQUIRED.

##### PARKING LOTS (413 TOTAL SPACES):

###### BASE STANDARD

50 SF OF LANDSCAPING/SPACE: 20,650 SF REQ'D

NO PARKING SPACE FURTHER THAN 80' FROM LANDSCAPED AREA. PROVIDED

ROWS 12+ SPACES OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT END. PROVIDED

ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES. PROVIDED

###### DESIRABLE

PROVIDED: LANDSCAPING 10% OR MORE IN EXCESS OF 50 SF/SPACE (63% EXCESS)

PROVIDED: LANDSCAPED PEDESTRIAN CONNECTION TO MAIN ENTRANCE

##### VISUAL SCREENING (ADJACENT TO RES. SOUTH PROPERTY LINE (863 LF)

5' STRIP W/ CONTINUOUS 3' HT SHRUBS + 1 FLOWERING TREE/20 LF

TREES: 43 FLOWERING TREES REQ'D

SHRUBS: CONTINUOUS 3' HT HEDGE

PROVIDED: 43 TREES

PROVIDED: 12 TREES

PROVIDED: 25 TREES\*

\* DUE TO UTILITY EASEMENTS, TREES HAVE BEEN LOCATED IN PARKING LOT ADJACENT TO FRONTAGE

PROVIDED: USE OF ROCK WALLS OR OTHER NATURAL LANDSCAPE FEATURES.

PROVIDED: INCREASE IN MINIMUM WIDTH OF LANDSCAPE BUFFER BY 20%. (+ 15' WIDE)

PROVIDED: 43 TREES

PROVIDED: 12 TREES

PROVIDED: 25 TREES\*

\* DUE TO UTILITY EASEMENTS, TREES HAVE BEEN LOCATED IN PARKING LOT ADJACENT TO FRONTAGE

#### PLANTINGS TO BE FROM THE FOLLOWING LIST:

##### LARGE SHADE TREES (83 TOTAL):

• RED OAK

• BURR OAK

• SOUTHERN MAGNOLIA

• LIVE OAK

• BALD CYPRESS

##### SMALL ORNAMENTAL TREES (63 TOTAL):

• YAUPOH HOLLY

• CRAPE MYRTLE

• WAX MYRTLE

• CHERRY LAUREL

• RED BUD

• CEDAR ELM

##### SHRUBS/GROUNDCOVERS (4-1350 TOTAL):

• RED TIP PHOTINIA

• BURFORD HOLLY

• YAUPOH HOLLY

• NANDINA

• DWARF CRAPE MYRTLE

• WAXLEAF LIGUSTRUM

• ABELIA

• JUNKERS

• BARKBERRY

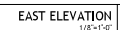
• ASIAN JASMINE

• LIPOPE

• MONKEY GRASS

• MONDO GRASS

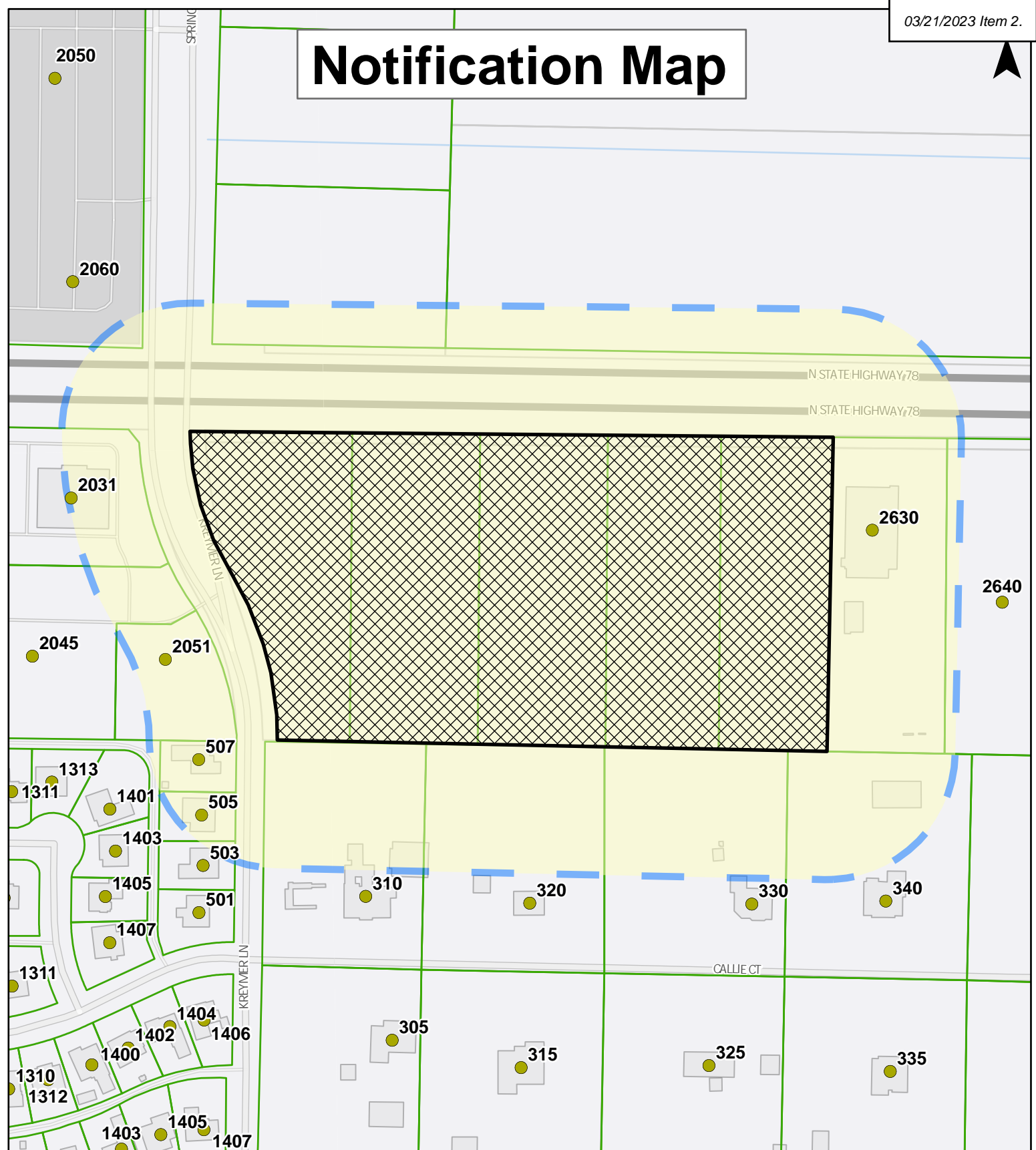




PROJECT NUMBER:  
**CAE22005**



# Notification Map



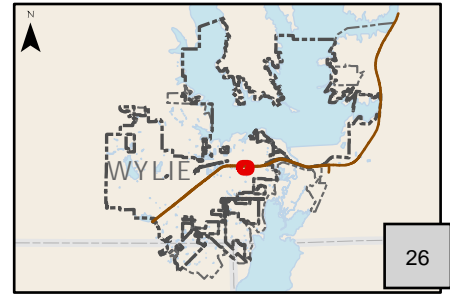
ZONING CASE:  
ZC 2023-02; Kreymer Retail

 SUBJECT property  200 foot Notification Buffer

0 50 100 200 300 400 500 600 Feet



Date: 2/6/2023







# 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 the City Council regarding a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) to allow for a restaurant with drive-thru on 0.7866 acres, property located at 3008 W FM 544 (**ZC 2023-04**)

### Recommendation

Motion to recommend **approval, approval with amendments, denial**

### Discussion

**OWNER: Springwell Parkway Associates**

**APPLICANT: Josh Gardner**

The applicant is requesting a Special Use Permit (SUP) on 0.7866 acres located at 3080 N State Highway 78, Lot 1R-3-1, Block B of Jacobs Addition for a restaurant with drive-through service as required by the Zoning Ordinance.

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 request includes a new 2,858 square foot structure for a Bojangles restaurant. The structure is planned to have an exterior that consists of brick veneer and hardie plank siding. Canopies are also provided at the main entrance and drive-through windows.

The development is to be accessed from FM 544 and Regency Drive and provides cross access to the west and south properties with a connection to Springwell Parkway. The development provides 20 parking spaces with two being ADA accessible and is in compliance with fire lane requirements.

The site provides 30% landscaping with a 10' landscaped buffer and sidewalks along FM 544 and Regency Drive.

The surrounding properties are zoned Commercial Corridor and have existing commercial uses such as restaurant, and car sales. There are three drive-thru restaurants within ½ mile (Dutch Bros, Freddy's, and Golden Chick). 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.


Notifications/Responses: Ten notifications were mailed; with no responses returned in favor or in opposition of the request.

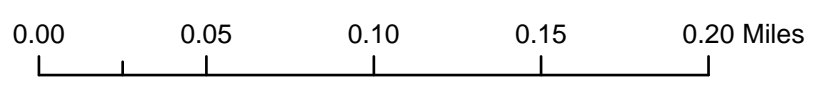


# Locator Map

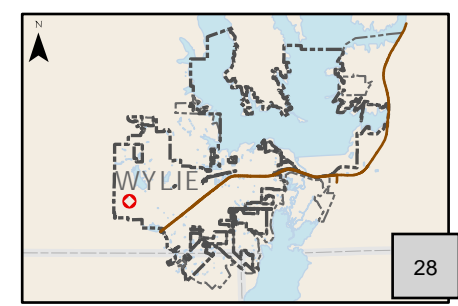


ZONING CASE:  
ZC 2023-04; Bojangles SUP

 SUBJECT property



Date: 2/23/2023





## Bojangles

## EXHIBIT "B"

## Conditions For Special Use Permit

## I. PURPOSE:

The purpose of this Special Use Permit is to allow for a restaurant with drive-in or drive-through service use.

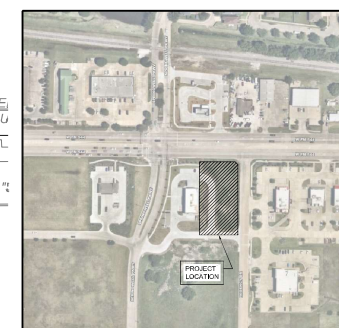
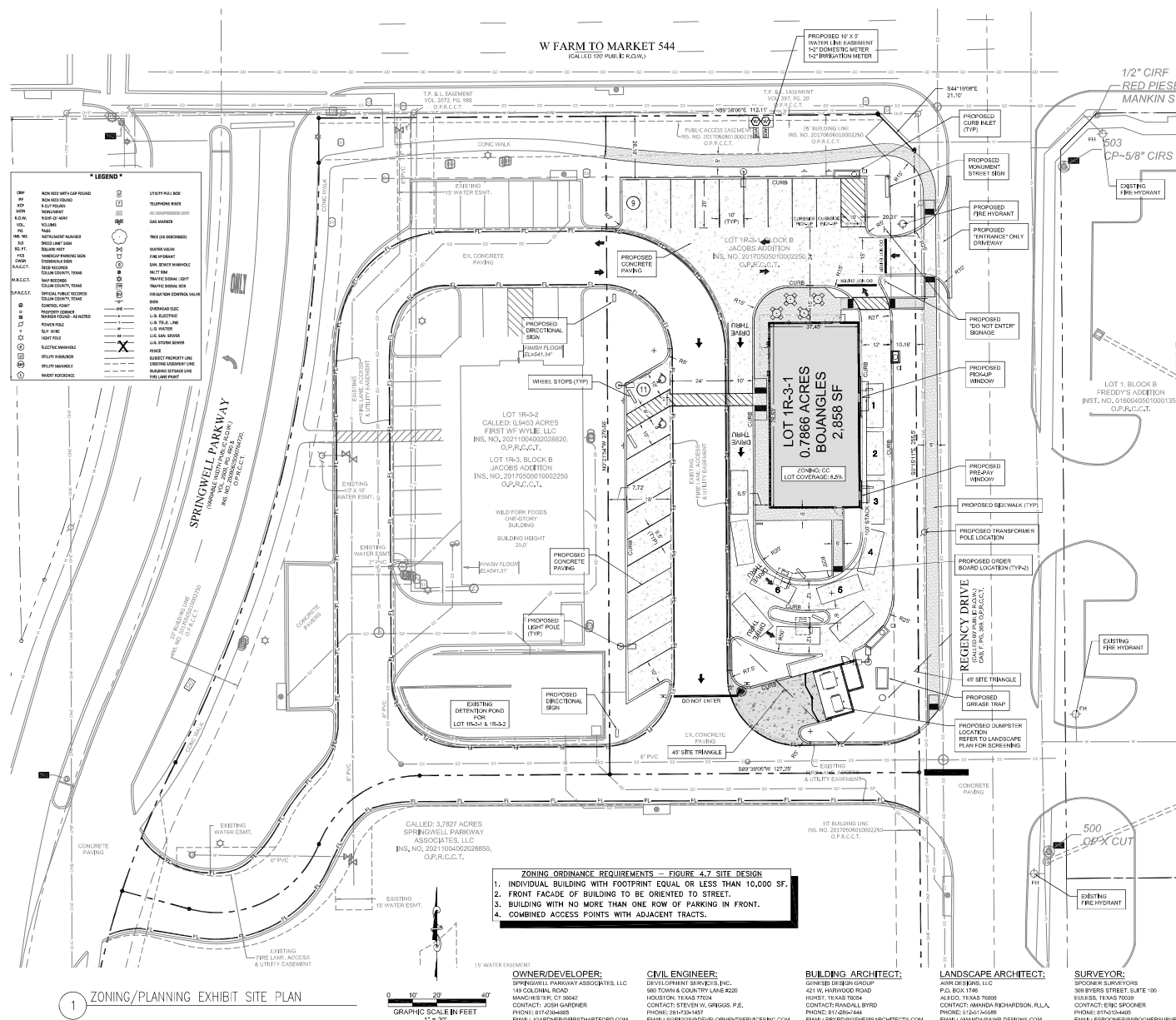
## II. GENERAL CONDITIONS:

1. This Special Use Permit 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 Bojangles development shall take place in general accordance with the Zoning Exhibit (Exhibit C).

## III. SPECIAL CONDITIONS:

1. The Zoning Exhibit (Exhibit C) shall serve as the Site Plan for the Bojangles Development. Approval of the SUP shall act as site plan approval.





VICINITY MAP  
N.T.S.  
PROPERTY ID: 2854560 ZIP CODE: 75075  
CITY OF WOLF, COLLIN COUNTY, TEXAS

PROPOSED DEVELOPMENT SCHEDULE	
ZONING PROCESS	FEB 2023 – APR 2023
CIVIL PLANS	APR 2023 – JUN 2023
CONSTRUCTION	JUN 2023 – OCT 2023

SITE DATA TABLE		
BLOCK:	EXISTING	8
LOT:	EXISTING	1R-3-1
NUMBER OF LOTS INCL:	EXISTING	1
ZONING:	EXISTING	CC (COMMERCIAL CORRIDOR)
PROPOSED USE:	--	RESTAURANT W/ DRIVE-THRU
BUILDING AND SITE DIMENSIONS:		
LOT AREA:	AC (SF)	0.74866 (32,264)
MAIN BUILDING AREA:	SF	2,858
MAX. BUILDING HEIGHT:	FT	50
IMPERVIOUS SURFACE:	SF	25,549
LOT COVERAGE MAX:	%	50
LOT COVERAGE ACTUAL:	%	8.50
SETBACKS:		
MIN. FRONT BUILDING:	FT	25
SIDE BUILDING:	FT	10
REAR BUILDING:	FT	10
LANDSCAPE REQUIREMENTS:		
REQUIRED LANDSCAPE AREA:	SF	7,653 (20% LOT + 50/PARK)
PROVIDED LANDSCAPE AREA:	SF	9,012
PARKING REQUIREMENTS:		
MIN. PARKING ALLOWED:	SPACES	19 (1 SP PER 150 SF BLDG)
MAX. PARKING ALLOWED:	SPACES	24
PARKING PROVIDED:	SPACES	20
ADA PARKING REQUIRED:	SPACES	1
ADA PARKING PROVIDED:	SPACES	2

CONTROL POINT TABLE				
POINT	DESCRIPTION	NORTHING	EASTING	ELEV.
500	CP X CUT	7,056,987.79	2,555,682.37	537.31'
501	CP-5/8" DIA "BAR CONTROL"	7,056,917.71	2,555,278.40	542.08'
502	CP X CUT	7,057,187.50	2,555,300.96	541.18'
503	CP-1/2" DIA "BAR CONTROL"	7,057,169.44	2,555,689.67	539.12'







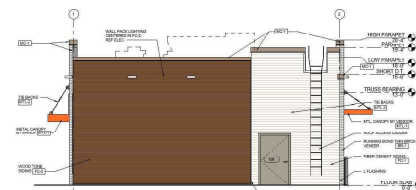
1 NORTH ELEVATION (FRONT)

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



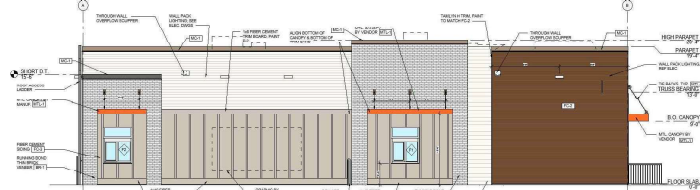
2 WEST ELEVATION

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



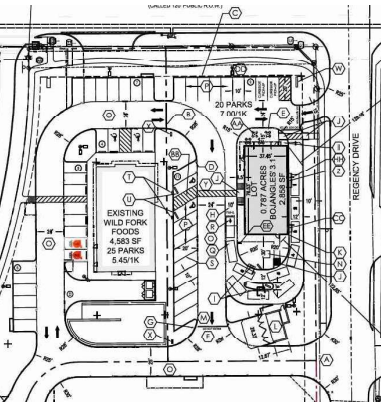
3 SOUTH ELEVATION

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



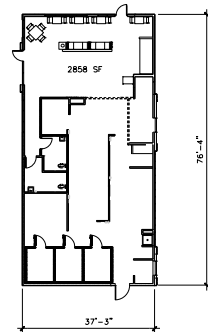
4 EAST ELEVATION

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



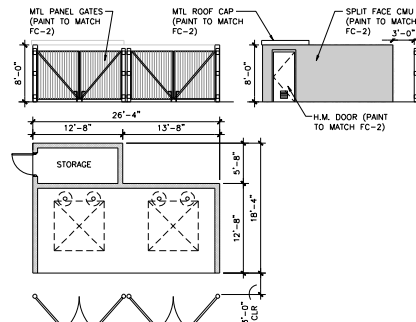
5 KEY PLAN (SITE)

SCALE: NTS



6 FLOOR PLAN

SCALE: 1/16" = 1'-0"



7 TRASH ENCLOSURE

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

EXTERIOR FINISH SCHEDULE			
NO.	DESCRIPTION	MANUF	FINISH / STYLE
BR-1	11TH BRICK VENEER	ARTHRIC	MAGNOLIA BAY
FC-1	FIBERCEMENT SIDING	HARDIE PLANK LAP SIDING	SMOOTH, 8" PRIMED, PAINTED BENJAMIN MOORE, OC-54 WHITE WISP
FC-2	FIBERCEMENT SIDING	HARDIE PLANK LAP SIDING	CEDARMILL, 8" PRIMED, PAINTED BENJAMIN MOORE, HONEYCOMB 1120
FC-3	FIBERCEMENT SIDING	JAMES HARDIE	VERTICAL PANEL SMOOTH & BATTEN BOARD, PTD BENJAMIN MOORE 456 DUFFERIN TERRACE
MC-1	SPR-FIN. METAL COPING	DURO-LAST	SEVERA TAIL
SP-1	1ST STOREFRONT ASSEMBLY	KAWNEER	CLEAR ANODIZED

MATERIAL TABULATIONS				
	NORTH	WEST	SOUTH	EAST
GROSS	725	1434	681	1497
NET	557	1249	648	1468
WOWS/DRS	148	185	33	29
BRICK	0	153	0	302
	(0%)	(12.2%)	(0%)	(20.7%)
CEMENTITIOUS SIDING	545	1071	648	1153
	(98.8%)	(85.7%)	(100%)	(78.5%)
CANOPY	32	25	0	13
	(4.7%)	(2.0%)	(0%)	(1.0%)

### ZONING ORDINANCE

FIGURE 4.9 ARCHITECTURAL DESIGN REQUIREMENTS (DESIRABLES)

**BUILDING MATERIALS**  
1. USE OF TWO COMPLEMENTARY PRIMARY FACADE MATERIALS TO HELP ACHIEVE FACADE ARTICULATION, VISUAL VARIETY AND/OR ARCHITECTURAL DETAILING. (BRICK AND CEMENTITIOUS SIDING SELECTED AS TWO PRIMARY MATERIALS.)

**BUILDING ARTICULATION, FORM AND MASSING**  
1. APPLICATIONS OF BASE STANDARDS TO FACADES NOT FACING A PUBLIC STREET. (PRIMARY MATERIALS AND ARCHITECTURAL DETAILING WAS CARRIED AROUND ALL FOUR FACADES.)  
2. USE OF ARCHITECTURAL DETAILING AND/OR MATERIALS TO PROVIDE VARIETY IN VISUAL APPEARANCE. (THE BUILDING IS USING VARIED MATERIALS AND PATTERNS AS WELL AS RAISED PARAPETS AND CANTILEVERED CANOPIES.)



### OWNER

FIRST HARTFORD REALTY CORP.  
2529 6th Ave  
Fort Worth, TX 76110  
Phone: (817) 230-4885  
Contact: Josh Gardner

### APPLICANT

DEVELOPMENT SERVICES, INC.  
900 Town & Country Ln., Suite 220  
Houston, Texas 77024  
Phone: (281) 732-1457  
Contact: Steven W. Griggs, P.E.

### ARCHITECT

GENESIS DESIGN GROUP, INC.  
9500 Ray White Rd, Suite 200  
Fort Worth, Texas 76244  
Phone: (817) 285-7444  
Contact: Randall L. Byrd  
email: rbyrd@genesisarchitects.com

THE SHOPS AT WYLIE
SUBDIVISION: JACOBS ADDITION, LOT 1R-3-1, BLOCK B
CITY PROJECT NO:
PREPARED DATE: 01-24-23



421 W. Harwood, Ste 100  
Hurst, Texas 76054-2938  
phone: (817) 285-7444  
fax: (817) 285-7314  
www.genesisarchitects.com

Texas Firm #BR-2139

**Bojangles**

3008 FM 544 WEST, WYLIE, TX

FACADE  
PLAN  
SUBMITTAL

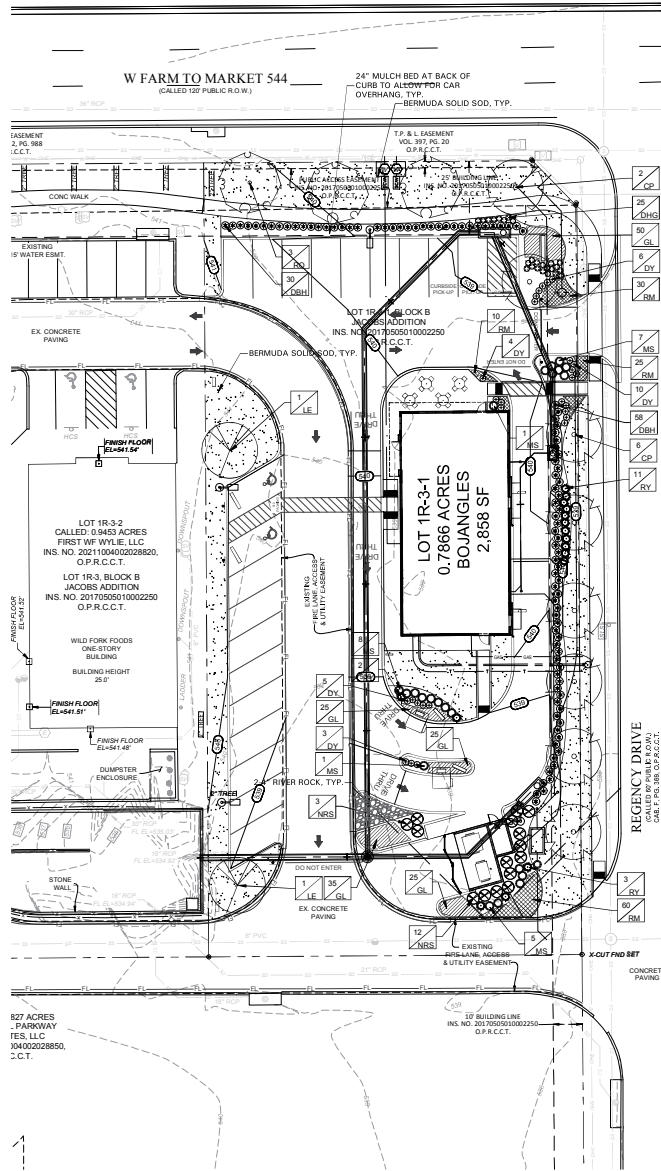


01-30-2023

SD-1

23-001





1 LANDSCAPE SITE PLAN

#### GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPICAL WITH SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL VERIFY AND LOCATE ALL PROPOSED AND EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
- CONTRACTOR SHALL VERIFY AND LOCATE ALL PROPOSED AND EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
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#### SOIL SOD

- SOIL SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES AT A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- SOIL SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 1 YEAR OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES AND MACHINE CUT TO PAD THICKNESS OF 3/4" (1 1/4"). EXCLUDING TOP GROWTH AND TWIGG.
- SOIL SOD SHALL BE ROLLED TO COVER INDICATED AREAS COMPLETELY. EDGING SHOULD BE TOUGHENED TO MATCH EXISTING JOINTS. NO OVERLAPS WITH TWIGGED STRIPS TO PREVENT JOINTING JOINTS. TOP SOIL FILL WITH TOPSOIL.
- SOIL SOD SHALL BE ROLLED TO COVER INDICATED AREAS COMPLETELY. EDGING SHOULD BE TOUGHENED TO MATCH EXISTING JOINTS. TOP SOIL FILL WITH TOPSOIL.
- SOIL SOD SHALL BE ROLLED TO COVER INDICATED AREAS COMPLETELY. EDGING SHOULD BE TOUGHENED TO MATCH EXISTING JOINTS. TOP SOIL FILL WITH TOPSOIL.

#### HYDROMULCH

- SCURRY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- HYDROMULCH SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER.
- HYDROMULCH SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER.
- HYDROMULCH SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER.
- HYDROMULCH SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER.

#### LANDSCAPE TABULATIONS for Wyle, TX

##### Landscape in Required Yards

REQUIRED	PROVIDED
34,260 s.f.	10221 s.f. (30%)
6853 s.f. (20%)	

##### Landscape of Parking Lots

- 50 s.f. of landscape shall be provided for each parking space.
- No parking space shall be further from 60' from a landscaped area on site.
- All parking rows shall have a landscape area at least every 12 spaces.

REQUIRED	PROVIDED
1000 s.f. landscape	1583 s.f. landscape

##### Landscape of Street Frontage

- At least 50% of required front yard developed as landscape buffer, at least 10' in width.
- Trees required in buffer in groves or belts, 30'-40' spacing. Trees shall be at least 3" in caliper.

REQUIRED	PROVIDED
10' buffer	10' buffer
4 trees, 3" cal.	4 trees, 3" cal.
7 trees, 3" cal.	7 trees, 3" cal.

##### 4 of the 1 desirable provided

- A landscape that exceeds the minimum by 10%.
- Landscape 10% or more in excess of 50 s.f. per parking space.
- Parking lots with no space further than 40' from a landscaped area.
- Increase in minimum with of landscape buffer by 20%.

#### PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
8	CP	Chinese Pistache	<i>Pistacia chinensis</i>	3" cal.	12 ft. 4" spread, matching
2	LE	'Sisyrinchia' Loropetalum	<i>Ulmus parviflorus</i> 'UPMTF'	4" cal.	14 ft. 5" spread, matching
3	RO	Texas Red Oak	<i>Quercus buckleyi</i>	3" cal.	12 ft. 5" spread
<b>SHRUBS</b>					
96	DBH	Dwarf Burford Holly	<i>Ilex cornuta</i> 'Burford Nana'	3 gal.	18", 20" spread, 30" o.c.
25	DBH	Dwarf Hamlin Grass	<i>Fernandus alboscedrus</i> 'Hamlin'	3 gal.	18", 18" spread, 20" ft., 24" o.c.
28	DY	Dwarf Yucca	<i>Yucca vortmoria</i> 'Concordia'	3 gal.	18", 24" spread, 24" o.c.
22	MS	Morning Light Miscanthus	<i>Miscanthus sinensis</i> 'Morning Light'	5 gal.	18", 20" spread, 36" o.c.
16	NRS	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	18", 40" o.c.
16	RY	Red Yucca	<i>Hesperaloe parviflora</i>	3 gal.	18", 24" spread, 30" o.c.
<b>GROUNDCOVER/VINES/GRASSES</b>					
160	CL	River Rock	<i>Trinervia pigranthe</i>	1 gal.	8", 18" o.c.
125	RM	Creeper Rosemary	<i>Rosmarinus officinalis</i> 'Prostratus'	1 gal.	8", 18" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

Plant list is an aid to utilities only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

#### LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
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#### IRRIGATION

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A PRESSURE-SENSITIVE SYSTEM SHALL ALSO HAVE AN IRRIGATION-CONTROLLED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

#### MAINTENANCE REQUIREMENTS

- IRRIGATION SHALL BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- ALL LANDSCAPE MATERIALS SHALL BE CLEANER AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

#### MISC. LANDSCAPE MATERIALS

- STEEL EDGING SHALL BE 3/4" X 1/2" DARK GREEN DURAEDGE STEEL. LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS.
- RIVER ROCK SHALL BE ANCHORAGE RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILL MATERIAL.
- DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/4" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 2" DEPTH.
- ROLLERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 600 LB. ROLLERS TO BE SET IN GROUNDS ON A HARD SETTING BED APPROXIMATELY 2" BELOW FINISH GRADE. ROLLERS SHOULD HAVE A WEATHERED FINISH. EACH ROLLER SHALL HAVE A NATURAL TOP AND BOTTOM SURFACE. THE ROLLER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

DEVELOPMENT SERVICES INCORPORATED

Proposed Bojangles  
Lot 1R-3-1, Block B  
The Shops at Wyle  
Springwell Parkway  
Manchester, CT 06042

DATE:	
ISSUE:	
NO:	



DATE: 02/20/23  
SHEET: LANDSCAPE SITE PLAN

ALL DRAWING AND WRITTEN INFORMATION APPLICABLE HEREON SHALL BE REVIEWED AND APPROVED BY THE WRITER'S CONSENT OF DEVELOPMENT SERVICES, INC.

SHEET: L101



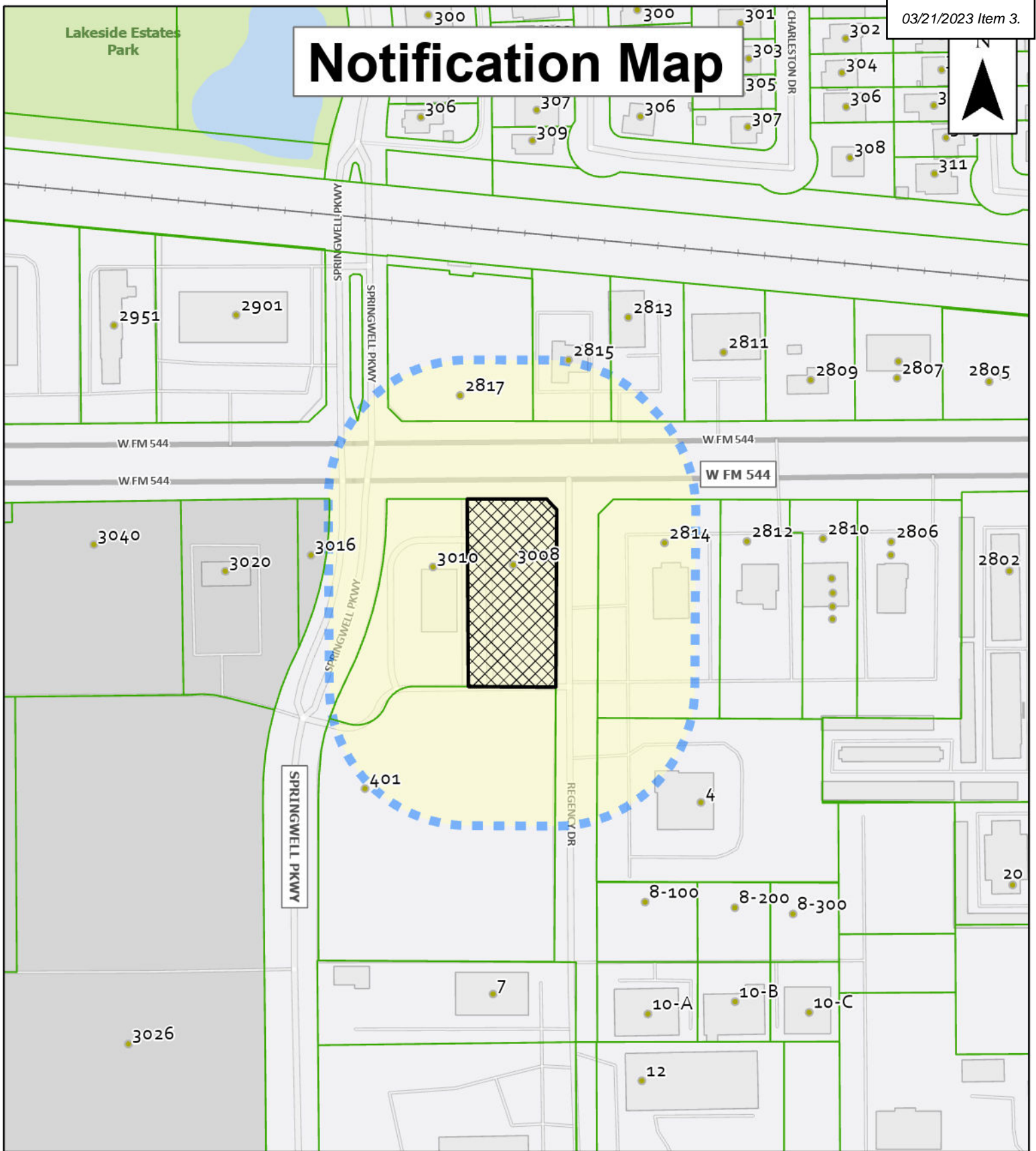
AWR Design, LLC  
P.O. Box 1744  
Shirley, Texas 75080  
awrdesign@awr-designs.com  
© 2023, 2021, 2019







# Notification Map



ZONING CASE:  
ZC 2023-04; Bojangles SUP

 SUBJECT property  200 foot Notification Buffer

0 50 100 200 300 400 500 Feet



Date: 2/23/2023







# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 4

### Subject

Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from Manufactured Home (MH) to Commercial Corridor - Special Use Permit (CC-SUP) to allow for a motor vehicle fueling station with convenience store and car wash on 1.793 acres, property located at 1001 S Highway 78 (**ZC 2023-05**)

### Recommendation

Motion to recommend approval, approval with amendments, denial

### Discussion

**OWNER: Wylie 33-78, LLC**

**APPLICANT: Estacado Interest**

The applicant is requesting a change in zoning from Manufactured Home to Commercial Corridor-Special Use Permit (CC-SUP) on 1.793 acres located at 1001 State Highway 78 for a motor vehicle fueling station with convenience store and car wash use as required by the Zoning Ordinance. Site Plan and plat applications shall be required if the zoning is approved.

The applicant has provided a zoning exhibit which includes a 2,824 sq.ft. convenience store with canopy covered fueling pumps. A 3,652 sq.ft. car wash structure is also proposed with vacuum bays. The development is to be accessed from State Highway 78 with two access points.

The Special Use Permit conditions allows for the car wash exiting vehicle bay to face State Highway 78 and allows for the fueling station site to have a master sign plan.

The surrounding properties are zoned commercial to the north and west. Light Industrial development to the south and manufactured home development to the east. 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.

Notifications/Responses: Six notifications were mailed; with no responses returned in favor or in opposition of the request.



# Locator Map



**ZONING CASE:**  
**ZC 2023-05; WYLIE GAS STATION AND CARWASH**

 SUBJECT property

0 0.1 0.2 0.3 0.4 0.5 Miles

Date: 2/27/2023





**Wylie Gas Station & Car Wash**  
**EXHIBIT “B”**  
**Conditions For Special Use Permit**

**I. PURPOSE:**

The purpose of this Special Use Permit is to allow for a gas station and car wash service use.

**II. GENERAL CONDITIONS:**

1. The site shall be developed and uses allowed shall be in accordance with Commercial Corridor (CC) design standards, as provided in Article 4 and 5 of the City of Wylie Zoning Ordinance as adopted April 2021, except as specifically provided herein.
2. This Special Use Permit shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021), except as specifically provided herein.
3. The design and development of the Wylie Gas Station & Car Wash development shall take place in general accordance with the Zoning Exhibit (Exhibit C).

**III. SPECIAL CONDITIONS:**

1. The following listed uses as defined in Article 5 of the Zoning Ordinance (adopted as of April 2021) and as depicted in the Zoning Exhibit (Exhibit “C”) shall be allowed by-right:
  - a. Car Wash
  - b. Fueling Station
  - c. Convenience Store
2. Section 4.1.C(3) of the Zoning Ordinance (adopted as of April 2021) shall be amended to allow for service and loading areas to be visible from a public street for Lot 2 of the Zoning Exhibit (Exhibit C) to allow for the car wash bay to face a public street.
3. The square footage of the signage depicted on the Zoning Exhibit (Exhibit C) shall be permitted.



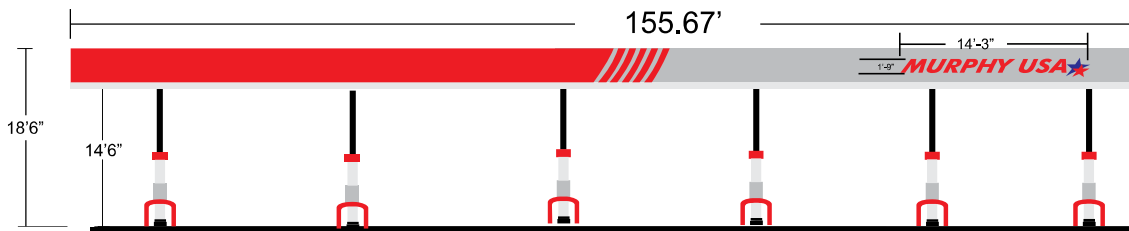
EASEMENT/SETBACK LEGEND	
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
WALKWAY EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

**SITE GENERAL NOTES**

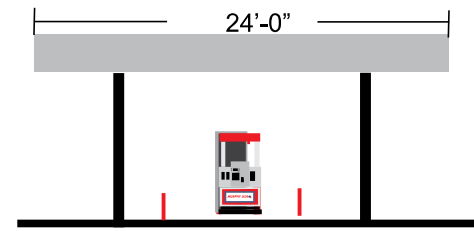
1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF LOS ANGELES SPECIFICATIONS TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM ASSULTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE VICINITY OF THEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING SUCH UTILITIES.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPAIR, REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL, AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF SUCH UTILITIES. ANY DAMAGE TO UTILITIES ON THE PLANS, AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH ALL REQUIREMENTS OF THE CITY OF LOS ANGELES, CALIFORNIA, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY APPLICABLE ORDINANCES.
5. MEMORANDUMS TO RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDING BUT NOT LIMITED TO: DRIVEWAYS, SIDEWALKS, DRIVEWAYS, CURBS, FENCES, DRAINAGE CATCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER. ANY CHANGES RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
6. THE CONTRACTOR SHALL PROVIDE "RED LINE" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WORK DONE FROM THE PLANS AND WHERE WAS CONSTRUCTION IN ACCORD TO THAT INDICATED ON THE PLANS.
7. ALL MAIN RADIUS TO BE 10' OR 20' OR GREATER UNLESS OTHERWISE NOTED.

<b>SITE PLAN</b>
<b>MURPHY AND CARWASH</b>
NEC MARTINEZ LN. & SH 78
CITY OF WYLIE
COLLIN COUNTY, TEXAS 75098
E.C. DAVIDSON SURVEY, ABS. NO. 267





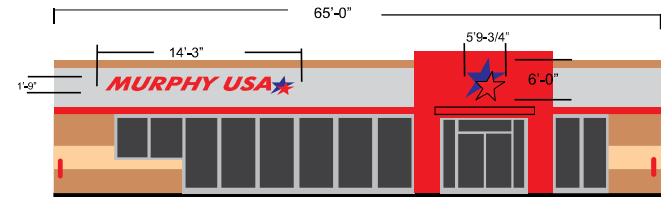
North Elevation



West Elevation



East Elevation

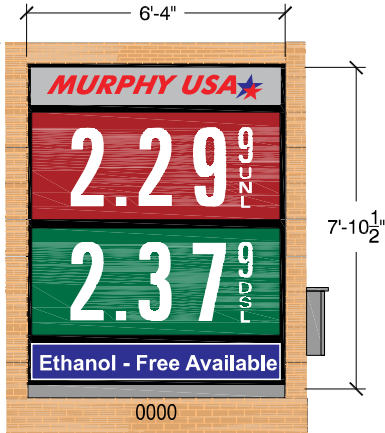


NORTH ELEVATION BUILDING ONLY

SIGN	QTY.	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
MURPHY USA CANOPY LOGO	1	1'-9"	14'-3"	24.76	24.76
MURPHY USA BUILDING LOGO	1	1'-9"	14'-3"	24.76	24.76
STAR	1	6'-0"	5'9-3/4"	34.90	34.90
Monument					
MUSA/UNL/DSL/EFA	1	7'-10 <sup>1</sup> / <sub>2</sub> "	6'-4"	49.88	49.88
SIGN TOTAL:					134.30



9'-4" MAX



21.12 Sq. Ft.  
Changeable  
Copy

**National Signs  
&  
Service**

**Sign Installation Group, Inc.**

**799 Greenbriar Rd.  
Fate, TX. 75132**

**972-772-4901  
Fax 972-772-5037**

**CLIENT:**

**MURPHY USA**

**ADDRESS:**  
Murphy USA  
Highway 78 & Westgate  
Wylie, Texas 75098

**DATE:**

2/20/2023

**DESIGNER:**

SPW

**PROJECT MANAGER:**

**ELECTRONIC FILE NAME:**

22124

**APPROVAL DATE:**

REV 2

**CLIENT SIGNATURE:**

**PAGE #**

1





## Exterior Paint Finishes (Retrofits)

The attached Sherwin Williams paint colors are for design intent. Provide mock ups of each color onsite for Driven Brands final selection.







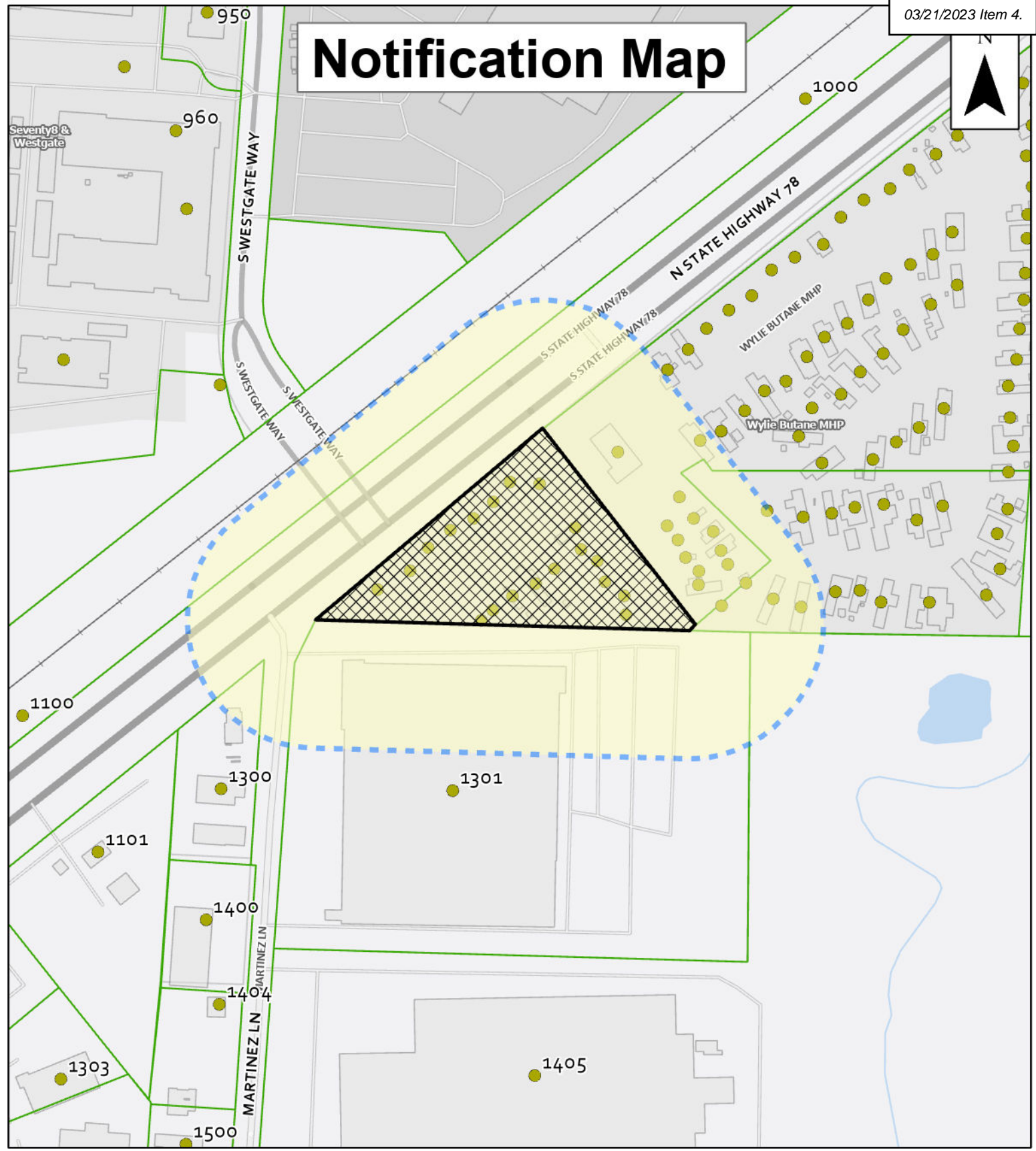








# Notification Map



**ZONING CASE:**  
**ZC 2023-05; WYLIE GAS STATION AND CARWASH**

 SUBJECT property     200 foot Notification Buffer



Date: 2/27/2023

