

Wylie Planning and Zoning Commission Regular Meeting

April 16, 2024 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider and act upon, approval of the meeting minutes from the March 19, 2024 Planning and Zoning Commission meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 6, creating 168 single family residential lots and three open space lots on 40.430 acres, generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 7, creating 11 single family residential lots and two open space lots on 6.475 acres, generally located at the northeast corner of Dominion Drive and Pleasant Valley Road.
- D. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of North Wylie Plaza, establishing one commercial lot on 0.912 acres. Property generally located at 2455 FM 1378.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Lot 1, Block A of North Wylie Plaza for the development of a multi-tenant commercial office use on 0.912 acres. Property located at 2455 FM 1378.
- 2. Consider, and act upon, a Site Plan amendment for Lot 3R, Block B of Freddy's Addition for the expansion of an exciting structure for a drive-through restaurant use on 1.074 acres. Property located at 2806 W FM 544.
- 3. Consider, and act upon, a Site Plan to function as a development plan for Lots 1-8, Block A of Ladylike Addition on 19.726 acres generally located north of 801 North State Highway 78.
- 4. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural District (AG/30) to Planned Development (PD-MF)

for an age restricted condominium residential community on 47.374 acres. Property located on the west side of Country Club Road approximately 2000' south of Parker Road (ZC 2024-02).

WORK SESSION

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on April 12, 2024 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

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

Texas Government Code Section:
§ 551.071 – Private consultation with an attorney for the City.



Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item:** A
Prepared By: Gabby Fernandez

Subject

Consider and act upon, approval of the meeting minutes from the March 19, 2024 Planning and Zoning Commission meeting.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes from the March 19, 2024 Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

March 19, 2024 – 6:00 PM

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



CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00 pm. In attendance were Chair Joshua Butler, Vice-Chair James Byrne, Commissioner Joe Chandler, Commissioner Harold Gouge, Commissioner Zeb Black and Commissioner Keith Scruggs. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, Project Engineer Manager Jenneen Elkhaid and Administrative Assistant Gabby Fernandez. Absent was Commissioner Jennifer Grieser.

INVOCATION & PLEDGE OF ALLEGIANCE

Chair Butler gave the Invocation and Commissioner Byrne led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

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

No one approached the Commissioners on Non-Agenda Items.

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 March 5, 2024 Regular Meeting Minutes
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat being a Replat of Lot 1, Block A of Validus Addition, creating Lot 1R-1 and Lot 1R-2, Block a of Validus Addition on 0.620 acres, located at 1602 and 1604 Martinez Lane.

Board Action

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

REGULAR AGENDA

Remove from table

1. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural (AG/30) to a Planned Development with single-family attached, single-family detached, commercial development and open space on 25.037 acres. Property located near 605 Country Club Road (ZC 2023-18).

Commission Discussion on Regular Agenda Item 1

Chair Butler explained that the item on the agenda was tabled from the last meeting and in order for the item to be discussed, the Board would have to vote to remove the item from the table.

Board Action on Item 1

A motion was made by Chair Butler, seconded by Commissioner Gouge, to approve Item 1 as presented. A vote was taken and carried 6 – 0.

Commission Discussion on Regular Agenda Item 2

Senior Planner Molina presented and stated that the applicant is requesting to rezone approximately 25 acres that are currently zoned Agricultural, to a planned development to have single-family homes, townhomes, and commercial development. Sr. Planner Molina explained that the developer has listened to nearby citizens and City Council's comments and has made changes to the proposal. The changes that were made included all of the single-family homes that are going to be required to match the zoning ordinance requirements and architectural standards including roof slope and exterior design. There is an emergency access that will serve as the secondary access point to the site from Washington Place that will only be used for emergency access. The commercial development went from 26,292 sq ft. to 23,800 sq ft. changing the commercial development from four acres to 2.7 acres of the property. 41 notices were mailed out to surrounding neighbors, and 5 were received within the notification area. 19 additional comment forms were received from outside of the notification area with one in favor and 18 against the request.

Doug Herron with Gustin Herron Architecture presented and stated that they were brought on the project. Herron stated that they have been working with the Fire Marshal and traffic control to try to meet the needs of the City of Wylie and the community. Along with the park that was suggested, there will also be a clubhouse with parking for the park. The park will not only be accessible for just this community but the surrounding community as well. Herron explained that this is why there were fewer commercial buildings. Herron explained the total use being 50 homes, five townhome buildings, and two commercial sites. incorporated was the civil engineer and his drainage proposal as well as access for fire. Herron mentioned traffic and crime concerns had been voiced by the community and that he thinks that has been narrowed down. The homes will be starting around five hundred thousand dollars and the townhomes are going to be a minimum of three to four bedrooms and the commercial part of the property still has not yet been determined exactly. He stated that the goal is to start everything at the same time once the builder is hired. There will be an eight-foot fence along with trees that will be planted by the developer in the lots so the neighbors will not have to see the development of the homes. They are currently working on an HOA for the community.

Commissioner Gouge stated that two stipulations previously were that Washington would be open only to emergency vehicles and that a traffic analysis was required. He questioned if there had been any action on the traffic impact analysis. Sr. Planner Molina answered that there was nothing that he knew of however if there was it would happen when the preliminary plat was submitted. Commissioner Gouge asked if that was being considered to which the Architect on the project, Doug Herron answered yes, it is being considered moving forward.

Chair Butler mentioned the Commercial building starting with the residential building as something that concerns him. He stated that in the past, there have been situations like this where the developer has come in saying there will be commercial land and the homes start getting built and the developer comes back stating the commercial piece will not work financially and they want to build more homes. He questioned if the developer would be open to some type of stipulation in the PD that includes a certain percentage of homes being completed or a certain percentage of commercial property being completed before the final inspection. Architect Herron stated there was no problem with that being added. Herron explained that this had been previously mentioned to him and they will be working with the builder to make sure things are how the City wants and on behalf of the developers and investors, that will not be a problem.

Vice-chair Byrne questioned why the new development plan has less than three acres of commercial space when the original had six acres. He stated that the corridor on Country Club Road is Commercial. Herron explained that reducing the commercial development was due to traffic control. Vice-chair Byrne and Chair Butler both expressed concern with the decrease in commercial development. Herron stated the developers don't mind adding more commercial to the plan, they would have to work with the City to figure out a way to get approval for larger commercial development.

Chair Butler opened the Public Hearing at 6:18 PM. Resident Lanny White approached the Commission stating that the presentation was great, however, he does not think it is in the right area. He explained his concern was regarding the traffic in the area. He questioned having another park in the area and who would be maintaining the area. He stated that Country Club is the busiest street in Wylie and that he does not see the traffic flow going down. He stated that Country Club and the neighborhood were full and while the presentation was great, he thinks it should be in a different area as the area has been saturated with houses and businesses.

Resident David Dahl approached the commission stating that he has been watching this property since he moved to the neighborhood and is very anxious to see the property be developed and cleaned up. He stated that he liked this development plan because Washington would only be opened in the event of a fire. He explained that he has lived in Presidential Estates for twenty years and there has never been a house fire in their development. He stated that if they have opened it up for maintenance, he has only seen that twice in twenty years. Dahl stated that he is in favor of the park. He stated that for traffic, the predominant traffic flow is Southbound and people traveling will be going Southbound as well. He stated that lastly, the owner of this property has the right to develop. He stated that under the State Charter and the City Charter, he is allowed to develop. He stated that the area was not overbuilt and that there was a huge street capable of handling the traffic.

Resident Jeff Montney approached the commission stating that he has been in the area for just shy of two years and that they moved to the area because it was somewhat open compared to other areas. He stated that the traffic is going to end somewhere and that is on 544. He stated that he avoids this area. The High School is getting out and you can't turn left so he does not go anywhere at a certain time. He questioned if anyone had a number for how many people per home there would be and how many cars per household. He explained that if everyone was going to work at the same time and coming home at the same time, how would that not affect their area? He explained that pulling out of the subdivision onto the road is unpleasant at certain times of the day. He stated that Presidential Estates would not be using that park and that there are other parks in the area and that the park would congest the area even more and that he is against the development.

Resident Wendy Good approached the Commission questioning a flier that was given through all of Presidential Estates with things that they would be doing and benefits of the development however she was there at the last

City Council meeting and one thing mentioned to the developer was that they were saying all of these things but none of it was in writing so it is not legal. She questioned what of the things being said were actually in writing and how they were going to be held accountable for what they were saying was going to be developed. She expressed that this was a big concern of hers. She questioned why not change the zoning to residential. She stated that everything possibly needed was within a mile so she is unclear as to why more businesses are needed.

With no one else approaching the Commission, Chair Butler closed the Public Hearing at 6:31 PM.

Community Services Director Jasen Haskins addressed the question regarding what was being said versus what had to be done in the proposal that was given. He explained that there are Plan Development Conditions that list all of the things that have to be done. There is also a Zoning Exhibit and if that is to be approved by Council, it would then become a City Ordinance and that is how they are legally held accountable for what needs to be completed.

Commissioner Gouge stated that he was satisfied with the changes that have been made and that is why he questioned the two conditions that were placed originally for approval. He wanted to ensure those conditions were being considered and followed through. Commissioner Gouge stated that he would not want to do something that would destroy the City in any shape or form.

Vice-chair Byrne stated that Resident Dahl was right about this being someone's property and that they have every right to develop it. He said that if you'd like to do something else with the land, the owner would sell it to you. He explained that if the owners intention was to build on the property, they were going to make sure they built to the proper ordinance. He stated we can't stop them from building if they're within the ordinance. He stated that the population has doubled and people are coming and what is trying to be done is to control what was being built to the best of their ability and the best way they know how.

Chair Butler stated that the applicant came back and tried to listen to everybody and it looks like they are doing the best they can with what was told to them however anything that is open space on Country Club in the comprehensive plan is Planned Commercial and to not utilize the whole frontage for commercial is hard to accept. He explained that though they are saying that the commercial will be done simultaneously with residential, he has heard that before and there is nothing in the PD right now that talks about that. Director Haskins stated that the best thing to do if this was to be recommended to Council was to add a concurrency requirement within the PD. He explained that he would work with the applicant to get the language in the PD before it goes to Council and they would figure out the specifics. He stated that they will make it a concurrency where it is figured out where there would be half of the commercial completed before half of the houses are done. Something like that.

Vice-chair Byrne stated that these are houses being built and not apartment buildings. He stated that Wylie has one of the highest homeownership rates in the DFW area. He stated that they never try to burden any other neighborhood with an apartment building because that is how you get a lot of the problems that have been discussed. He stated that you don't get it as much with home ownership. Commissioner Gouge agreed with Vice-Chair Byrne about not wanting apartment complexes.

Commissioner Black questioned how the traffic density report would be shared with the public to which Director Haskins answered the report will be required before Planning if the zoning was ultimately approved. It is a copyrighted document so it can't be put online or anything of that sort but anybody could stop in and it will be available in the Planning and Zoning office.

The Commission discussed the houses not having an alleyway and that they will have a garage so they will have front-facing parking.

Commissioner Scruggs asked about the commercial zoning and if there was a way to remove the commercial to make it residential. Director Haskins explained that the owner of the property came in and had a work session with the Council and asked what they wanted and what he needed to do and what we are seeing now with this

development plan is his best interpretation of what he heard during that work session and that there needed to be commercial along Country Club as that was majority of Council's wish.

Chair Butler stated that his support of this is based on having some type of stipulation or recommendation to the City Council.

Board Action on Item 2

A motion was made by Commissioner Gouge and seconded by Chair Butler, to table Agenda Item 2. A vote was taken and carried 4-2. In opposition were Commissioner Byrne and Commissioner Chandler.

ADJOURNMENT

A motion was made by Commissioner Gouge, and seconded by Commissioner Chandler to adjourn the meeting at 6:52 PM. A vote was taken and carried 6 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item Number: B

Prepared By: Kevin Molina

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 6, creating 168 single family residential lots and three open space lots on 40.430 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 6. Zoning for the single family development was approved by the City Council in October 2020 as Planned Development Ordinance 2020-54.

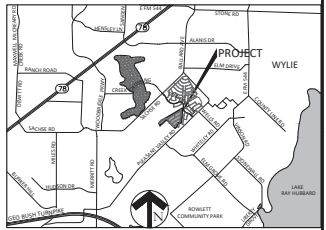
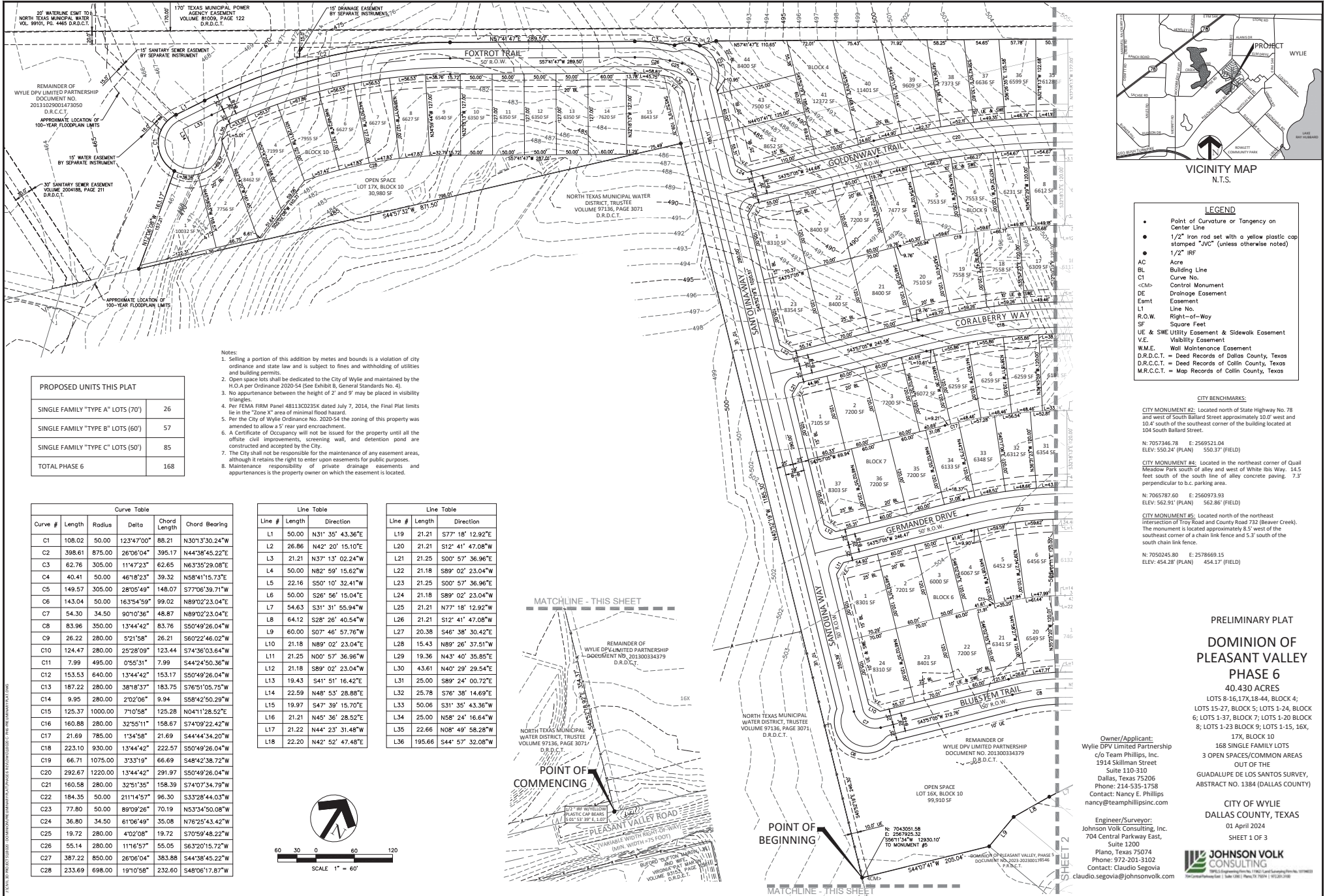
This plat is replacing a previously approved Dominion of Pleasant Valley Phase 6 preliminary plat. The reason for the change is to add the 15 residential lots and one open space lot located along Foxtrot Trail to this phase of development.

The plat consists of 168 residential lots, and three open space lots. The Planned Development allows for a maximum of 1,104 single family residential lots. Within Phase 1-6 of the Dominion of Pleasant Valley Development there are 888 residential lots leaving 216 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.



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.
- <CIV> Control Monument
- DE Drainage Easement
- Emst 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: 7057346.78 E: 2569521.04
ELEV: 520.24' (PLAN) 520.37' (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 and 5.3' south of the south chain link fence.
N: 7065787.60 E: 2560973.93
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: 7050245.80 E: 2578669.15
ELEV: 454.28' (PLAN) 454.17' (FIELD)

PRELIMINARY PLAT
DOMINION OF PLEASANT VALLEY
PHASE 6
40.430 ACRES
LOTS 8-16, 17X, 18-44, BLOCK 4;
LOTS 15-27, BLOCK 5; LOTS 1-24, BLOCK 6; LOTS 1-37, BLOCK 7; LOTS 1-20 BLOCK 8; LOTS 1-23 BLOCK 9; LOTS 1-15, 16X, 17X, BLOCK 10
168 SINGLE FAMILY LOTS
3 OPEN SPACES/COMMON AREAS
OUT OF THE GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE
DALLAS COUNTY, TEXAS
01 April 2024
SHEET 1 OF 3

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
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
claudio.segovia@johnsonvolk.com

PROPOSED UNITS THIS PLAT

SINGLE FAMILY "TYPE A" LOTS (70')	26
SINGLE FAMILY "TYPE B" LOTS (60')	57
SINGLE FAMILY "TYPE C" LOTS (50')	85
TOTAL PHASE 6	168

- 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 appearance between the height of 2' and 9' may be placed in visibility triangles.
 - Per FEMA FIRM Panel 48133C0235X 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.

Curve Table

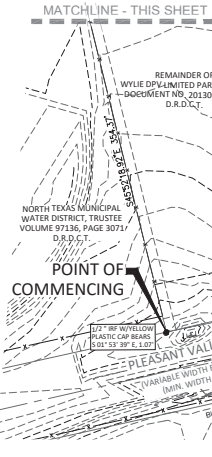
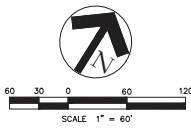
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	108.02	50.00	123°47'00"	88.21	N301°33'24"W
C2	398.61	875.00	26°06'04"	395.17	N44°38'45.22"E
C3	62.76	305.00	11°47'23"	62.65	N63°35'29.08"E
C4	40.41	50.00	46°18'23"	39.32	N58°41'15.73"E
C5	149.57	305.00	28°05'49"	148.07	S77°06'39.71"W
C6	143.04	50.00	163°54'59"	99.02	N89°02'23.04"E
C7	54.30	34.50	90°10'36"	48.87	N89°02'23.04"E
C8	83.96	350.00	13°44'42"	83.76	S50°49'26.04"W
C9	26.22	280.00	5°21'58"	26.21	S60°22'46.02"W
C10	124.47	280.00	25°28'09"	123.44	S74°36'03.64"W
C11	7.99	495.00	0°50'31"	7.99	S44°24'50.36"W
C12	153.53	640.00	13°44'42"	153.17	S50°49'26.04"W
C13	187.22	280.00	38°18'37"	183.75	S76°51'05.75"W
C14	9.25	280.00	2°02'06"	9.94	S58°42'50.29"W
C15	135.37	1000.00	7°10'58"	125.28	N04°11'28.52"E
C16	160.88	280.00	32°55'11"	158.67	S74°09'22.42"W
C17	21.69	785.00	1°34'58"	21.69	S44°44'34.20"W
C18	223.10	930.00	13°44'42"	222.57	S50°49'26.04"W
C19	66.71	1075.00	3°33'19"	66.69	S48°42'38.72"W
C20	292.67	1220.00	13°44'42"	291.97	S50°49'26.04"W
C21	160.58	280.00	32°51'35"	158.39	S74°07'34.79"W
C22	184.35	500.00	21°14'57"	96.30	S33°28'44.03"W
C23	77.80	50.00	89°09'26"	70.19	N53°34'50.08"W
C24	36.80	34.50	61°06'49"	35.08	N76°25'43.42"W
C25	19.72	280.00	4°02'08"	19.72	S70°59'48.22"W
C26	55.14	280.00	11°16'57"	55.05	S63°20'15.72"W
C27	387.22	850.00	26°06'04"	383.88	S44°38'45.22"W
C28	233.69	898.00	19°10'58"	232.60	S48°06'17.87"W

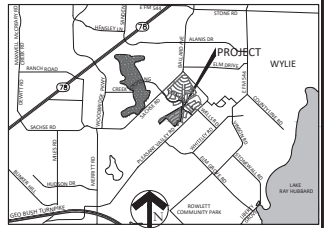
Line Table

Line #	Length	Direction
L1	50.00	N31° 35' 43.36"E
L2	26.86	N42° 20' 15.10"E
L3	21.21	N37° 13' 02.24"W
L4	50.00	N82° 59' 15.62"W
L5	22.16	S50° 10' 32.41"W
L6	50.00	S26° 56' 15.04"W
L7	54.63	S31° 31' 55.94"W
L8	64.12	S28° 26' 40.54"W
L9	60.00	S07° 46' 57.76"W
L10	21.18	N89° 02' 23.04"E
L11	21.25	N00° 57' 36.96"W
L12	21.18	S89° 02' 23.04"W
L13	19.43	S41° 51' 16.42"E
L14	22.59	N48° 53' 28.88"E
L15	19.97	S47° 39' 15.70"E
L16	21.21	N45° 36' 28.52"E
L17	21.22	N44° 23' 31.48"W
L18	22.20	N42° 52' 47.48"E

Line Table

Line #	Length	Direction
L19	21.21	S77° 18' 12.92"E
L20	21.21	S12° 41' 47.08"W
L21	21.25	S00° 57' 36.96"E
L22	21.18	S89° 02' 23.04"W
L23	21.25	S00° 57' 36.96"E
L24	21.18	S89° 02' 23.04"W
L25	21.21	N77° 18' 12.92"E
L26	21.21	S12° 41' 47.08"W
L27	20.38	S46° 38' 30.42"E
L28	15.43	N89° 26' 37.51"W
L29	19.36	N43° 40' 35.85"E
L30	43.61	N40° 29' 29.54"W
L31	25.00	S89° 24' 00.72"E
L32	25.78	S76° 38' 14.69"E
L33	50.06	S31° 35' 43.36"E
L34	25.00	N58° 24' 16.64"W
L35	22.66	N08° 49' 58.28"W
L36	195.66	S44° 57' 32.08"W





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
 - CL Curve No.
 - C&M- 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. Variability 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: 7057346.78 E: 2569521.04
ELEV: 520.24' (PLAN) 520.37' (FIELD)

CITY MONUMENT #3: 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' perpendicular to b.c. parking area.
N: 7065787.60 E: 2560973.93
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: 7050245.80 E: 2578669.15
ELEV: 454.28' (PLAN) 454.17' (FIELD)

PRELIMINARY PLAT

DOMINION OF PLEASANT VALLEY PHASE 6

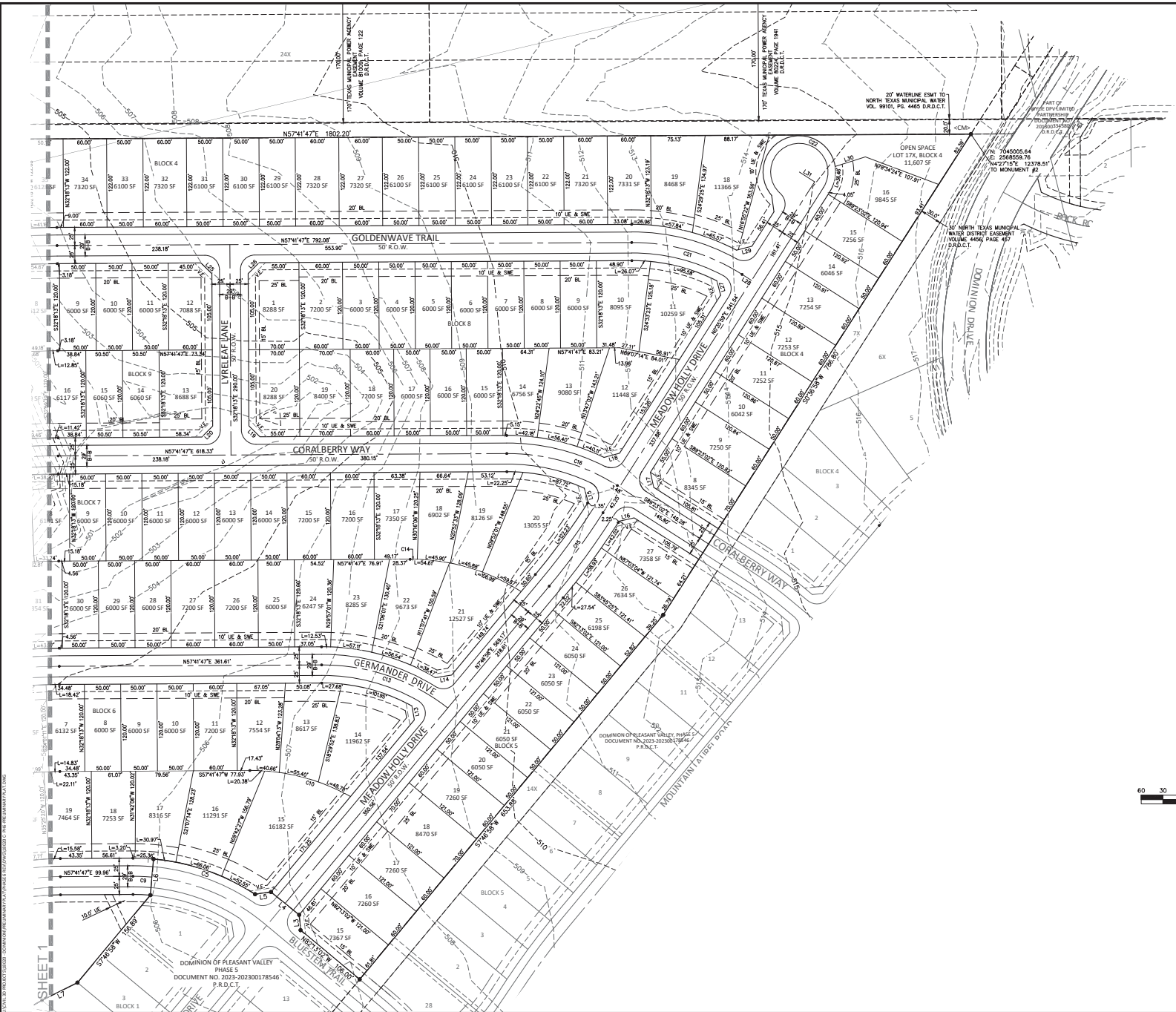
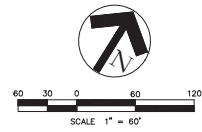
40.40 ACRES
 LOTS 8-16, 17, 18-44, BLOCK 4;
 LOTS 15-17, BLOCK 5; LOTS 1-24, BLOCK 6;
 LOTS 1-37, BLOCK 7; LOTS 1-20, BLOCK 8;
 LOTS 1-23, BLOCK 9; LOTS 1-15, 16X, 17X, BLOCK 10
 168 SINGLE FAMILY LOTS
 3 OPEN SPACES/COMMON AREAS
 OUT OF THE
 GUADALUPE DE LOS SANTOS SURVEY,
 ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE
 DALLAS COUNTY, TEXAS
 01 April 2024
 SHEET 2 OF 3



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
 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
 claudio.segovia@johnsonvolk.com



SHEET 1

DOMINION OF PLEASANT VALLEY
 PHASE 6
 DOCUMENT NO. 2023-202300178546
 P.D.C.T.

LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
PHASE SIX
40.430 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 Wylie DPV Limited Partnership, according to the documents filed of record in Document Number 201300334379 and 2013029001473050, Deed Record Dallas County, Texas (D.R.D.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped 'JVC' set in the southwesterly line of said Wylie DPV tract recorded in Document Number 201300334379, same being the common northeast line 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 south corner of this tract, from which the south corner of said Wylie DPV tract bears S 45° 52' 19" E, 354.37 feet, from said corner a 1/2" iron rod with yellow plastic cap found for reference to said corner bears S 01° 53' 39" E, 1.07 feet;

THENCE, N 45° 52' 19" W, with said common line, a distance of 1185.30 feet to a 1/2" iron rod found in the southeasterly line of the above mentioned Wylie DPV Limited Partnership tract recorded in Document Number 2013029001473050, for the north corner of said North Texas Municipal Water District, Trustee tract, same being the common west corner of said Wylie DPV tract recorded in Document Number 201300334379 and for an interior 'ell' corner of this tract;

THENCE, S 44° 57' 32" W, with the northeasterly line of said North Texas Municipal Water District, Trustee tract, same being common with the south line of said Wylie DPV Limited Partnership tract recorded in Document Number 2013029001473050, a distance of 871.50 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the most westerly corner of this tract;

THENCE, leaving said common line over and across the above-mentioned Wylie DPV Limited Partnership tracts the following ten (10) courses and distances:

N 12° 06' 08" W, a distance of 163.17 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the beginning of a non-tangent curve to the right, having a central angle of 123° 47' 00", a radius of 50.00 feet, a chord bearing and distance of N 30° 13' 30" W, 88.21 feet;

With said curve to the right an arc distance of 108.02 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner;

N 31° 35' 43" E, a distance of 50.00 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the beginning of a curve to the right, having a central angle of 26° 06' 04", a radius of 875.00 feet, a chord bearing and distance of N 44° 38' 45" E, 395.17 feet.

With said curve to the right an arc distance of 398.61 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner;

N 57° 41' 47" E, a distance of 289.50 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the beginning of a curve to the right, having a central angle of 11° 16' 57", a radius of 305.00 feet, a chord bearing and distance of N 63° 20' 16" E, 59.96 feet;

With said curve to the right an arc distance of 60.06 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the beginning of a non-tangent curve to the right having a central angle of 00° 30' 26", a radius of 305.00 feet, a chord bearing and distance of N 69° 13' 58" E, 2.70 feet;

With said curve to the right an arc distance of 2.70 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the beginning of a non-tangent curve to the right, having a central angle of 46° 18' 23", a radius of 50.00 feet, a chord bearing and distance of N 58° 41' 16" E, 39.32 feet;

With said curve to the right an arc distance of 40.41 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner;

N 42° 20' 15" E, a distance of 26.86 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

N 57° 41' 47" E, a distance of 1802.20 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the most westerly northwest corner of Dominion of Pleasant Valley, Phase 6, an addition to the City of Wylie, according to the plat filed of record in Document Number 2023-202300178546, Plat Records Dallas County, Texas, same being the north corner of this tract;

THENCE with the northwest lines of said addition the following thirteen (13) course and distances:

S 00° 36' 58" W, a distance of 786.80 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 07° 46' 58" W, a distance of 653.88 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

N 82° 13' 02" W, a distance of 106.00 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

N 37° 13' 02" W, a distance of 21.21 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

N 82° 59' 16" W, a distance of 50.00 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 50° 10' 32" W, a distance of 22.16 feet to a 1/2" iron rod with 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 305.00 feet, a central angle of 28° 05' 49", and a chord bearing and distance of S 77° 06' 40" W, 148.07 feet;

With said curve to the left an arc distance of 149.57 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 26° 56' 15" E, a distance of 50.00 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 07° 46' 58" W, a distance of 156.89 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 31° 31' 56" W, a distance of 54.63 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 28° 26' 41" W, a distance of 64.12 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 07° 46' 58" W, a distance of 60.00 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 44° 07' 41" W, a distance of 205.04 feet to the POINT OF BEGINNING and containing 1,761,129 square feet or 40.430 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WYLIE DPV LIMITED PARTNERSHIP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as DOMINION OF PLEASANT VALLEY, PHASE 6, 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 use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements. If approved by the City Council of the City of Wylie, in addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the 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 Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to 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 Wylie, Texas.

WITNESS MY HAND this ____ day of _____ 20__.

WYLIE DPV LIMITED PARTNERSHIP,
A Texas Limited Partnership

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

By: _____
Ronald N. Haynes, Jr., President

STATE OF TEXAS §
COUNTY OF COLLIN §

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 Wylie.

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, Land Surveyor 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__.

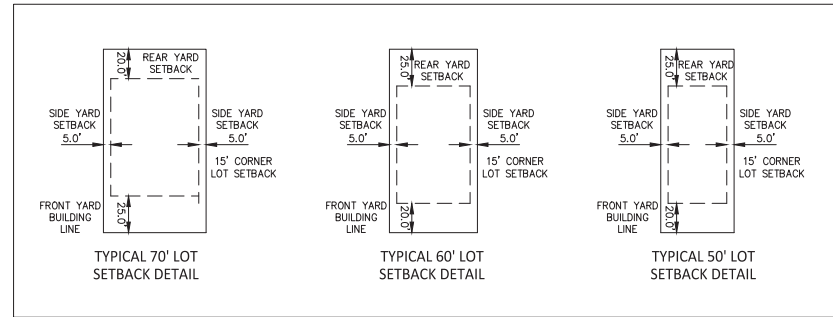
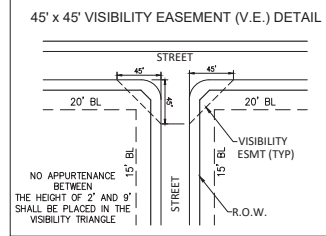
Notary Public in and for the State of Texas

My Commission Expires: _____

"RECOMMENDED FOR APPROVAL"
Chairman, Planning & Zoning Commission
City of Wylie, Texas
Date _____
"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 6, 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 in, 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.



PRELIMINARY PLAT
DOMINION OF PLEASANT VALLEY
PHASE 6
40.430 ACRES
LOTS 8-16, 17X, 18-44, BLOCK 4;
LOTS 15-27, BLOCK 5; LOTS 1-24, BLOCK 6;
LOTS 1-37, BLOCK 7; LOTS 1-20 BLOCK 8;
LOTS 1-23 BLOCK 9; LOTS 1-15, 16X, 17X, BLOCK 10
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
nancy@teamphillipsinc.com
168 SINGLE FAMILY LOTS
3 OPEN SPACES/COMMON AREAS
OUT OF
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)
CITY OF WYLIE
DALLAS COUNTY, TEXAS
01 April 2024
SHEET # OF 3

JOHNSON VOLK CONSULTING
1985 Engineering Plaza, 11802 Linderoth Parkway, Suite 100
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
claudio.segovia@johnsonvolk.com



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item Number: C

Prepared By: Kevin Molina

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 7, creating 11 single family residential lots and two open space lots on 6.475 acres, generally located at the northeast corner 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.

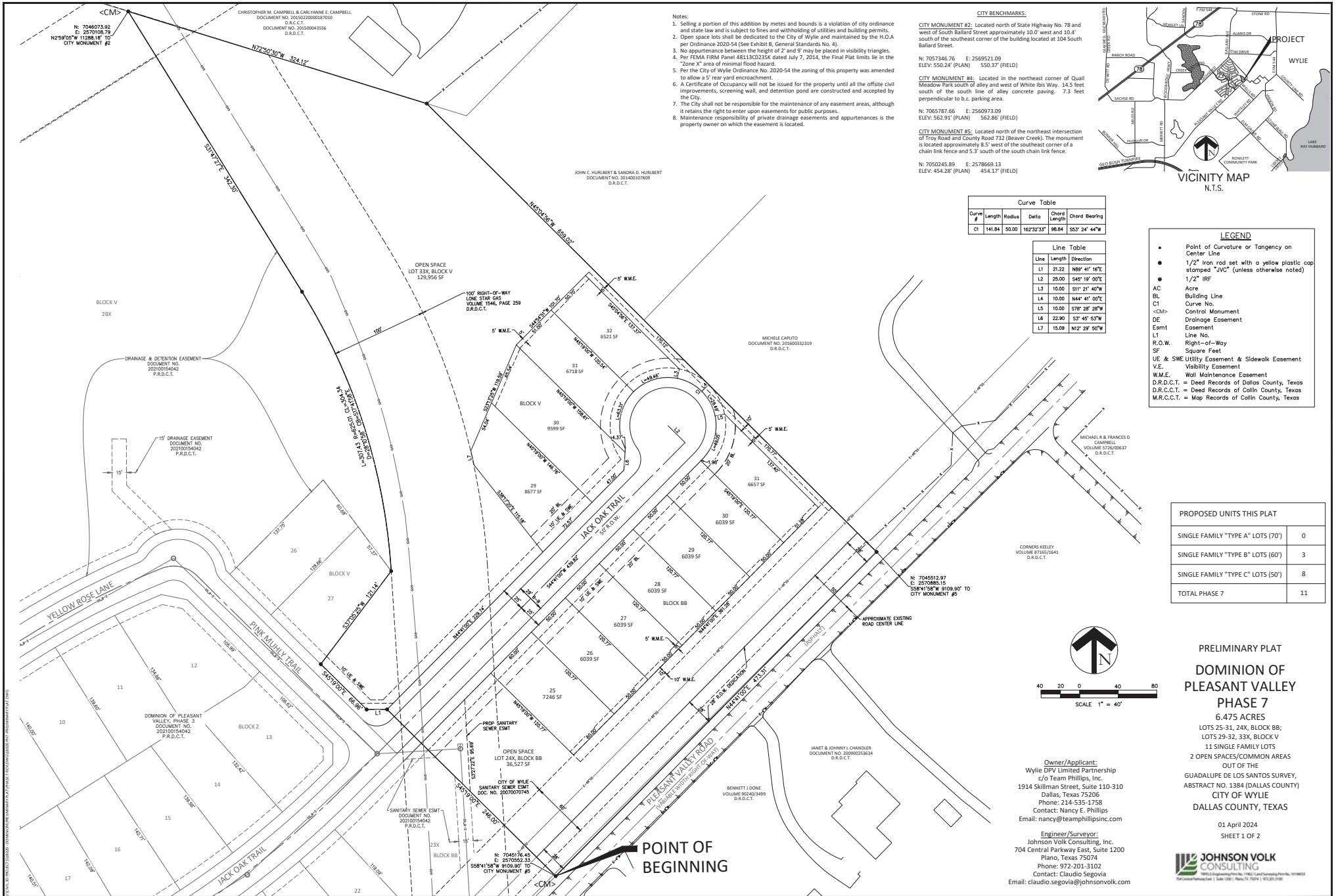
This plat includes 11 lots from the preliminary plat of Dominion of Pleasant Valley Phase 3, approved by City Council in March of 2021. The reason for the change is that the development of these 11 lots was removed from the phase 3 development due to an ATMOS gas line conflict. The gas line has now been relocated and development of the 11 lots can now commence.

The plat consists of 11 residential lots, and two 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 888 residential lots leaving 216 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.



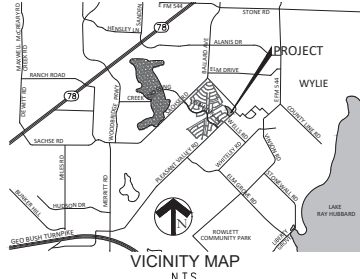
- Notes:
1. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
 2. Open space lots shall be dedicated to the City of Wylie and maintained by the H.O.A per Ordinance 2020-54 [See Exhibit B, General Standards No. 4].
 3. No appurtenance between the height of 2' and 5' may be placed in visibility triangles.
 4. Per FEMA FIRM Panel 48113C0235K dated July 7, 2014, the Final Flat limits lie in the "Zone X" 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 affixed civil improvements, screening walls, 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.

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)



Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	141.84	50.00	162°23'33"	96.84	55°3'24" 44"W

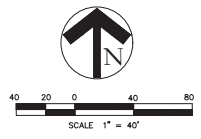
Line Table

Line	Length	Direction
L1	21.22	N89° 41' 16"E
L2	25.00	S45° 19' 00"E
L3	10.00	S11° 21' 40"W
L4	10.00	N44° 41' 00"E
L5	10.00	S78° 28' 28"W
L6	22.90	S3° 45' 53"W
L7	15.09	N12° 28' 50"W

- 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
 - CL Curve No.
 - <CM> Control Monument
 - DE Drainage Easement
 - Emnt Easement
 - L1 Line No.
 - R.O.W. Right-of-Way
 - SF Square Feet
 - UE & SWE Utility Easement & Sidewalk Easement
 - VE 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

PROPOSED UNITS THIS PLAT

SINGLE FAMILY "TYPE A" LOTS (70)	0
SINGLE FAMILY "TYPE B" LOTS (60)	3
SINGLE FAMILY "TYPE C" LOTS (50)	8
TOTAL PHASE 7	11



PRELIMINARY PLAT
DOMINION OF PLEASANT VALLEY
PHASE 7
 6.475 ACRES
 LOTS 25-31, 24X, BLOCK BB;
 LOTS 29-32, 33X, BLOCK V
 11 SINGLE-FAMILY LOTS
 2 OPEN SPACES/COMMON AREAS
 OUT OF THE
 GUADALUPE DE LOS SANTOS SURVEY,
 ABSTRACT NO. 1384 (DALLAS COUNTY)
CITY OF WYLIE
 DALLAS COUNTY, TEXAS

Owner/Applicant:
 Wylie DPV Limited Partnership
 c/o Team Phillips, Inc.
 1914 Skillman Street, Suite 210-310
 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
6.475 ACRES

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384, City of Wylie, Dallas County, Texas and being the remainder of that tract of land described in Deed to Wylie DPV Limited Partnership, according to the document filed of record in Document No. 201300334360, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow cap stamped 'JVC' found in the northwest line of Pleasant Valley Road (a variable width right of way) for the east corner of Dominion of Pleasant Valley, Phase 3 an addition to the City of Wylie according to the plat filed of record in Document Number 2021-202100154042, Plat Records Dallas County, Texas (P.R.D.C.T.) some being common with the south corner of said Wylie DPV tract;

THENCE, leaving said northwest line, in a northwesterly direction, with the northern line of said Phase 3 the following six (6) courses and distances:

N 45° 19' 00" W, a distance of 246.00 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' found for a corner of this tract;

S 89° 41' 16" W, a distance of 21.22 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' found for a corner of this tract;

N 45° 19' 00" W, a distance of 66.96 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' found for a corner of this tract;

N 37° 05' 25" E, a distance of 121.14 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' found for a corner of this tract and the beginning of a non-tangent curve to the left, having a central angle of 28° 10' 58", a radius of 625.01 feet, and a chord bearing and distance of N 17° 41' 58" W, 304.34 feet;

With said curve to the left an arc distance of 307.43 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' found for a corner of this tract

N 31° 47' 27" W, a distance of 342.30 feet to a 1/2" iron rod with yellow plastic cap stamped 'JVC' found in the south line of that tract of land described in Deed to Alexis Hernandez, according to the document filed of record in Document Number 2022000105889, Deed Records Collin County, Texas (D.R.D.C.T.) and Document Number 202200162621 (D.R.D.C.T.) for the west corner of this tract;

THENCE, S 72° 50' 30" E, with said south line, a distance of 324.12 feet to a 1/2" iron rod found for the west corner of that tract of land described in Deed to John C. Hurlbert and Sandra D. Hurlbert, according to the document filed of record in Document Number 201400107809, (D.R.D.C.T.) for a corner of this tract;

THENCE, S 45° 04' 56" E, with the south line of said Hurlbert tract, and the south line of that tract of land described in Deed to Michele Caputo, according to the document filed of record in Document Number 201600332319 (D.R.D.C.T.) a distance of 659.02 feet to a point in the northwest line of the above-mentioned Pleasant Valley Road for the south corner of said Caputo tract and common west corner of this tract, from which a 1/2" iron rod found for reference to said corner bears S 27° 59' 07" E, 0.19 feet and a second 1/2" iron rod also found for reference to said corner bears N 46° 41' 20" W, 1.68 feet;

THENCE S 44° 41' 00" W, with said northwest line, a distance of 473.31 feet to the POINT OF BEGINNING and containing 282.061 square feet or 6.475 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WYLIE DPV LIMITED PARTNERSHIP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove 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 dealing 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 Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to 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 Wylie, Texas.

WITNESS MY HAND this _____ day of _____, 20____.

WYLIE DPV LIMITED PARTNERSHIP,

A Texas Limited Partnership

By: Webb Peak Development Partners LP,

Its General Partner

By: RNH Development Company,

Its General Partner

By: _____

Ronald N. Hayes, 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 Wylie.

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

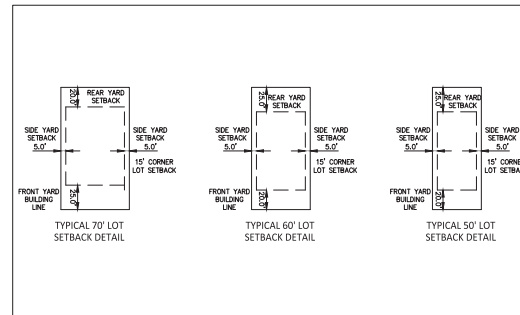
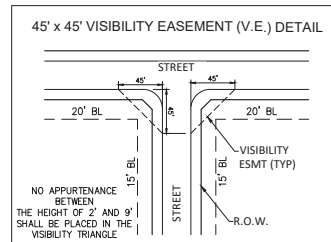
STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared Ryan S. Reynolds, Land Surveyor 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: _____



"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, parts, 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 in, 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.

PRELIMINARY PLAT

DOMINION OF PLEASANT VALLEY
PHASE 7
6.475 ACRES
 LOTS 25-31, 24X, BLOCK BB;
 LOTS 29-32, 33X, BLOCK V
 11 SINGLE-FAMILY LOTS
 2 OPEN SPACES/COMMON AREAS
 OUT OF THE
 GUADALUPE DE LOS SANTOS SURVEY,
 ABSTRACT NO. 1384 (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

01 April 2024
 SHEET 2 OF 2





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item Number: D

Prepared By: Kevin Molina

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of North Wylie Plaza, establishing one commercial lot on 0.912 acres. Property generally located at 2455 FM 1378.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Tanvir Ahmed

APPLICANT: Texas Heritage Surveying

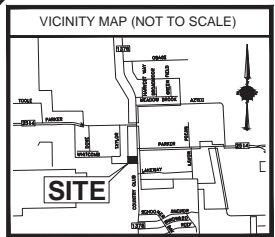
The applicant has submitted a Preliminary Plat to create Lot 1, Block A of North Wylie Plaza on 0.912 acres. The property is generally located at 2455 FM 1378. The purpose of the Preliminary Plat is to create one lot for the development of a multi-tenant commercial office building. The property was rezoned from Agricultural (AG/30) to Commercial Corridor in September of 2019.

The Site Plan for the development is on the regular agenda.

The preliminary plat document contains a fire lane and access easement that loops around the proposed building. The fire lane allows for access to the building and to an existing lift station on the northwest corner of the property.

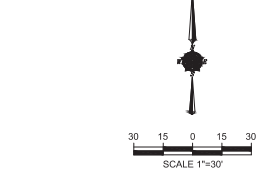
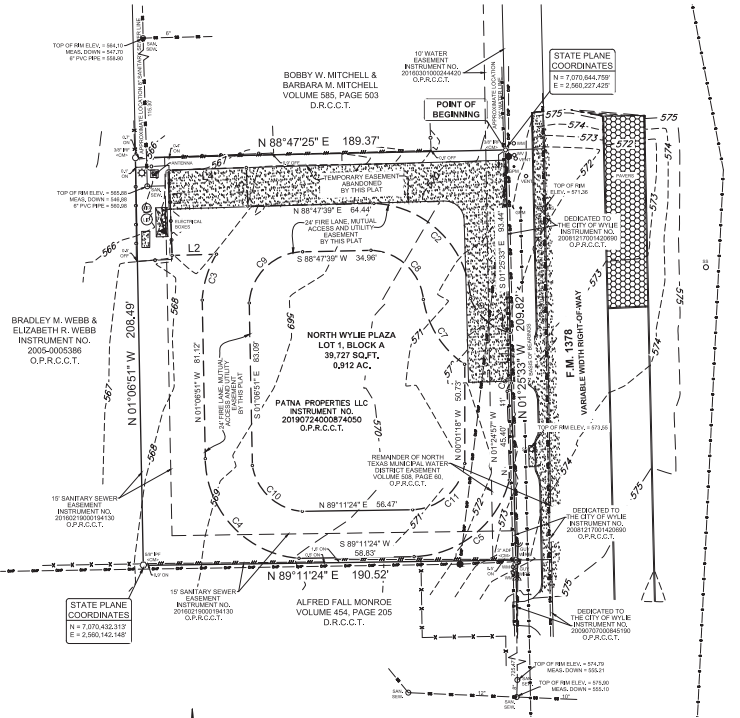
The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

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

○ IRON ROD FOUND	○ CHAIN LINK FENCE
○ IRON ROD SET "XHS"	▭ IRON FENCE
○ CONTROL MONUMENT	▭ PIPE FENCE
○ ALUMINUM DISK FOUND	▭ COVERED PORCH, DECK OR CARPORT
○ IRON PIPE FOUND	▭ CONCRETE PAVING
○ CLEAN-OUT	▭ OVERHEAD POWER LINE
○ WATER METER	▭ STORM SEWER LINE
○ WATER VALVE	▭ WATER LINE
○ STORM SEWER	▭ GAS PIPELINE MARKER
○ SANITARY SEWER	▭ OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
○ LIGHT POLE	▭ DEED RECORDS, COLLIN COUNTY, TEXAS
○ POWER POLE	
○ ELECTRIC METER	



FIRE LANE, MUTUAL ACCESS AND UTILITY EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L1	25.75'	S1°24'57"E
L2	22.72'	S89°29'55"W
L3	43.56'	N0°04'43"W
L4	39.55'	N87°59'39"E
L5	19.68'	S2°23'08"E

FIRE LANE, MUTUAL ACCESS AND UTILITY EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	27.87'	26.11'	56°48'54"	N49°08'47"W 26.75'
C2	75.90'	52.00'	83°37'47"	N45°28'42"W 68.34'
C3	24.78'	52.00'	27°18'10"	S17°18'28"W 24.55'
C4	76.70'	52.00'	84°30'37"	S43°15'33"E 69.93'
C5	67.06'	52.00'	73°52'12"	N51°12'46"E 62.51'
C6	4.97'	5.02'	58°45'07"	N08°57'37"E 4.77'
C7	40.44'	49.66'	46°39'18"	N02°27'19"W 39.33'
C8	40.07'	28.00'	81°59'59"	N46°53'13"W 36.74'
C9	41.54'	28.00'	84°59'53"	S46°09'45"W 37.83'
C10	37.35'	26.00'	78°29'42"	S47°29'33"E 34.64'
C11	38.51'	28.00'	78°48'02"	N48°27'10"E 35.55'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Patna Properties LLC, is the sole owner of a tract of land situated in the William Patterson Survey, Abstract No. 716, City of Wylie, Collin County, Texas, and being the tract of land described in Special Warranty Deed to Patna Properties LLC, recorded in Instrument No. 2019072400874050, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 3/8 inch iron rod found at the southeast corner of a tract of land described in deed to Bobby W. Mitchell and Barbara M. Mitchell, recorded under Volume 585, Page 503, Deed Records, Collin County, Texas and lying in the west right-of-way line of F.M. 1378 (variable width right-of-way);

Thence South 01 degrees 25 minutes 33 seconds East, along said west right-of-way line of F.M. 1378 (variable width right-of-way), a distance of 209.82 feet to a 3 inch aluminum disk found at the northeast corner of a tract of land described in deed to Alfred Fall Monroe, recorded under Volume 454, Page 205, Deed Records, Collin County, Texas;

Thence South 89 degrees 11 minutes 24 seconds West, departing said west right-of-way line of F.M. 1378, along the north line of said Monroe tract, a distance of 190.52 feet to a 5/8 inch iron pipe found at the southeast corner of a tract of land described in deed to Bradley M. Webb and Elizabeth R. Webb, recorded under Instrument No. 2005-0005386, Official Public Records, Collin County, Texas;

Thence North 01 degrees 06 minutes 51 seconds West, along the east line of said Webb tract, a distance of 208.49 feet to a 3/8 inch iron rod found at the southwest corner of the aforementioned Mitchell tract;

Thence North 88 degrees 47 minutes 25 seconds East, along the south line of said Mitchell tract, a distance of 189.37 feet to the POINT OF BEGINNING and containing 39,727 square feet or 0.912 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Patna Properties LLC do hereby adopt this plat, designating the herein described property as **NORTH WYLIE PLAZA** an addition to Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

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

WITNESS, my hand in Collin County, Texas, this _____ day of _____, 2024.

Patna Partners LLC

Tanvir Ahmad

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Tanvir Ahmad, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Signature

Recommended for Approval

Chairman, Planning & Zoning Commission _____ Date _____

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 NORTH WYLIE PLAZA subdivision or addition to the City of Wylie was submitted to the City Council on the _____ day of _____, 2024, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereby by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 2024.

City Secretary
City of Wylie, Texas

SURVEYOR'S STATEMENT

I, J.R. January, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown herein was either found or placed in compliance with the City of Wylie Development Code, and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2024.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (04/11/2024)

J.R. January
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. January, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Signature

GENERAL NOTES

- 1) Bearings are based upon the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.
- 2) The purpose of this plat is to convert a tract of land into a platted lot.
- 3) Coordinates shown here are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- 4) According to the F.I.R.M. No. 48085C0415J, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.
- 5) 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.

BENCHMARK NOTES

- Benchmark Name: CM 3**
Located on the southwesterly side of Wylie High School football stadium and near the northwest corner of Founders Park sports fields.
31.5 feet south of back of curb, 41.6 feet north of back of curb and 6.5 feet west of back of curb and approximately 111 feet north of chain link fence around Founders Park sports fields.
Northing: 7,053,976.538; Easting: 2,559,122.001; Elevation: 519.77'
- Benchmark Name: CM 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 back of curb parking area.
Northing: 7,065,787.597; Easting: 2,560,972.926; Elevation: 562.88'

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

**PRELIMINARY PLAT
NORTH WYLIE PLAZA
LOT 1, BLOCK A**
WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716
CITY OF WYLIE,
COLLIN COUNTY, TEXAS

SURVEYOR
TEXAS HERITAGE
SURVEYING LLC

16610 Metric Drive, Suite 134 Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
tsheritage.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 1, Block A of North Wylie Plaza for the development of a multi-tenant commercial office use on 0.912 acres. Property located at 2455 FM 1378.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Tanvir Ahmed

APPLICANT: Gagliardi Group

The applicant is proposing to develop a multi-tenant commercial office building of 8,000 sq.ft. on Lot 1, Block A of North Wylie Plaza on 0.912 acres generally located at 2455 FM 1378. The property was rezoned from Agricultural (AG/30) to Commercial Corridor in September of 2019 and allows for the proposed use by-right.

The Preliminary Plat for this development is on the consent agenda.

The development is providing 25 parking spaces with two being ADA accessible. The 25 spaces are parked at a ratio of 1 space for every 320 sq.ft. of building space. The provided parking allows for businesses that generate less commercial traffic such as office and medical office uses.

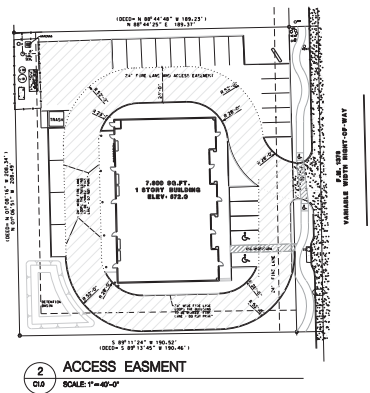
The site is providing landscaping which exceeds the minimum requirement of 20% and includes a 10' landscape buffer along FM 1378 with a 5' wide meandering sidewalk.

The development provides a maintenance service area for a lift station that currently exists on the northwest corner of the property. A temporary access drive that serves as access to the lift station is being replaced by a 24' fire lane that loops around the entire site.

The structure's exterior material consists of stucco and split face CMU. Entrances are emphasized with recessed architectural features and awnings. The structure shall be required to have a fire sprinkler system installed.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

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

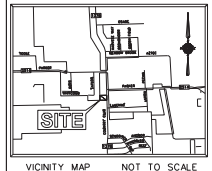


2 ACCESS EASIMENT
SCALE: 1"=40'-0"

AREA REGULATIONS	
AREA LOT: 39,727 SQ. FT.	REQUIRED PROVIDED
MINIMUM LOT AREA:	NONE
MINIMUM LOT WIDTH:	NONE
MINIMUM LOT DEPTH:	NONE
MINIMUM FRONT YARD:	4'-6"
MINIMUM REAR YARD:	7'-0" MIN.
MINIMUM SIDE YARD:	3'-0" MIN.
PARKING 14400 SF:	20
(TO ALLOW FOR MORE RESTRICTIVE RETAIL.)	

- DESIRABLE DESIGN ATTRIBUTES**
- LESS THAN 50% PARKING IN FRONT OF MAIN BUILDING.
 - NO MORE THAN ONE ROW OF PARKING IN FRONT OF BUILDING.
 - USE OF TWO COMPLEMENTARY PRIMARY FACADE MATERIALS.
 - USE OF ARCHITECTURAL DETAILING AND OR MATERIALS TO PROVIDE VARIETY.
 - BASE STANDARDS APPLIES TO FACADES NOT FACING STREET.
 - LANDSCAPING EXCEEDS MINIMUM BY 10%.
 - LANDSCAPING PROVIDED IN SIDE YARDS.
 - BUILDING DOES NOT EXCEED 10,000 SQ.FT.
 - FRONT FACADE ORIENTED TO THE STREET.
 - SERVICE/LOADING AREAS NOT VISIBLE FROM PUBLIC STREET.

- SIDEWALK NOTES**
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO THE CITY OF WYLIE PUBLIC WORKS STANDARDS.
 - ACCESSIBLE RAMPS SHALL BE CONSTRUCTED AT BOTH SIDES OF APPROACH.
 - PROPOSED SIDEWALKS ARE LOCATED WITHIN AN EXISTING 30' WATER EASEMENT.
 - SIDEWALKS AROUND BUILDING SHALL FOLLOW THE GRADES PER CODE AND ACCESSIBILITY.



ENGINEER/ARCHITECT: GAGLIARDI GROUP, INC.
 Deborah Gagliardi Blackhall
 3120 HARWELL LAKE ROAD
 WEATHERFORD, TEXAS 76088
 817.654.4975

DEBORAH GAGLIARDI
 03/29/2024

SITE PLAN

WILLIAM PATTERSON SURVEY
 SHEET 1, TRACT 2 0.91 ACRES
 ZONED COMMERCIAL CORRIDOR (CC)

OWNER:
 DR. TANVIR AHMED, M.D.
 615 SOUTH HIGHWAY 78
 SUITE 100
 WYLIE, TEXAS 75098
 PHONE: 509.594.6119

2455 FM 1378, WYLIE, COLLIN COUNTY, TEXAS 75098

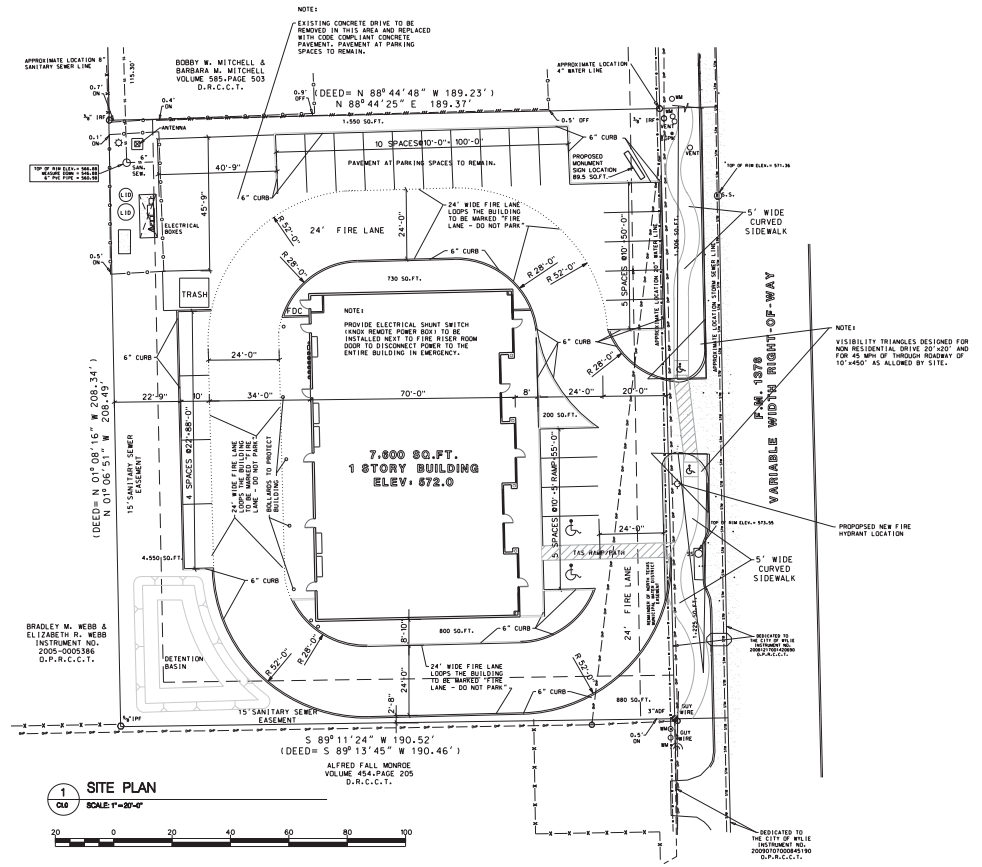
LEGAL DESCRIPTION IS AS FOLLOWS:
 ABS #0716 WILLIAM PATTERSON SURVEY SHEET 1, TRACT 2 IN A DEED RECORDED IN VOL.584, PAGE 522 DEED RECORDS INSTRUMENT NO. 2008127001420690 REAL PLAT RECORDS, COLLIN COUNTY, TEXAS.

DEVELOPMENT SCHEDULE:
 BASED ON PLAN APPROVAL DATE

DAYS	TASK
0-30	SITE PREP AND UTILITIES
30-60	PAVING AND FOUNDATION
60-90	SHELL STRUCTURE
90-95	LANDSCAPING

0.91 ACRES, 39,727 SQ.FT.
 LOT COVERAGE:
 BUILDING: 8,000 SQ.FT. (20% ALLOWED: 50% (19,864 SQ.FT.)
 PAVEMENT: 21,280 SQ.FT. PARKING: 20,470 SQ.FT. SIDEWALK: 890 SQ.FT.
 (DOES NOT INCLUDE SIDEWALK IN R.O.W.)
 OPEN AREA: 10,447 SQ.FT. 26.30% OPEN

SCALE: 1"=20'-0" DATE: MARCH 29, 2024

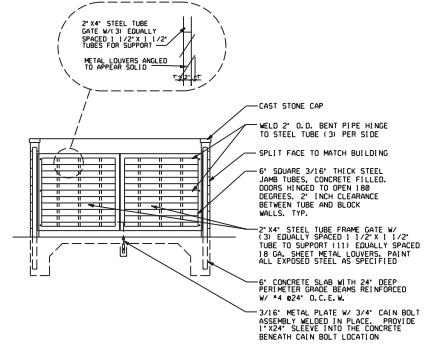


1 SITE PLAN
SCALE: 1"=20'-0"



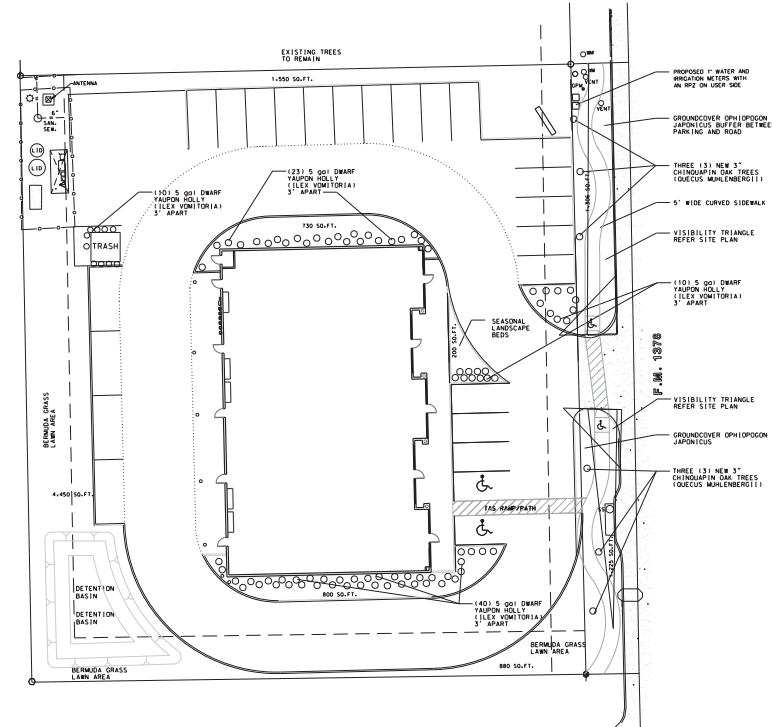
LANDSCAPE NOTES

LAND AREA:	39,727 SQ.FT./0.91 ACRES		
BUILDING FOOTAGE:	7,400 SQ.FT.		
PARKING REQUIRED:	PROVIDED	VARIANCE	
LOT:	24	+ 5	
PAVED AREA:	21,010 SQ.FT. (PARKING-20,270 SQ.FT. SIDEWALK-740 SQ.FT.) (DOES NOT INCLUDE SIDEWALK IN R.O.W.)		
PERCENTAGE OF SITE COVERED/OPENED:	% COVERED	% OPENED	REQUIRED LANDSCAPE
LOT:	(28,980)	72.95%	27.05% 20.0% (17,945 SQ.FT.)
FRONT STREET LANDSCAPE AREA:	REQUIRED	PROVIDED	
LANDSCAPE AREA:	1,850 SQ.FT.	+2,551 SQ.FT.	
PARKING SETBACK:	0 FF.	24 FF.	
PARKING ISLAND LANDSCAPING: 1/50 SPACES	0	0	
TOTAL NUMBER OF SHRUBS:	12	12*	
TOTAL NUMBER OF TREES:	6	6	
GROUNDCOVER AREA:	0 SF.	280 SF.	
TRANSITIONAL BUFFER AREA:	REQUIRED	PROVIDED	
SIDE YARD TRANSITIONAL SETBACK:	0 FF.	2.5 FF.	
REAR YARD LANDSCAPED AREA:	0 SQ.FT.	6,100 SQ.FT.	
<ol style="list-style-type: none"> BALANCE OF TRANSITIONAL LANDSCAPE BUFFER AREA SHALL BE BERMUDA GRASS. SEASONAL ANNUALS TO BE PROVIDED IN GROOMED FLOWER BED AREAS. ALL NEWLY PLANTED TREES SHALL BE 3 CALIPER INCHES OR GREATER. ALL LANDSCAPED AREAS SHALL BE MAINTAINED WITH AN UNDERGROUND SPRINKLER SYSTEM EQUIPPED WITH A FREEZE GUARD SET AT 38 DEG. F. 			
LANDSCAPE MATERIALS:	NUMBER	SIZE	TYPE
NEW TREES:	6	3"	QUERCUS MOHLEBERGII
SHRUBS:	12	5"	ILEX VOMITORIA
GROUNDCOVER:	+280	90 FF.	SHRUBS
BUILDING AREA:	1,855	90 FF.	BERMUDA GRASS
LAWN:	+6,100	90 FF.	N/A
SEASONAL FLOWER BEDS:	200	90 FF.	N/A
ANNUALS BY OWNER			



2 ENCLOSED ELEVATION
SCALE: N.T.S.

MAGNETIC NORTH



1 LANDSCAPE PLAN
SCALE: 1\"/>

SIDEWALK NOTES

- ALL SIDEWALKS SHALL BE CONSTRUCTED TO THE CITY OF WYLE PUBLIC WORKS STANDARDS.
- ACCESSIBLE RAMPS SHALL BE CONSTRUCTED AT BOTH SIDES OF APPROACH.
- PROPOSED SIDEWALKS ARE LOCATED WITHIN AN EXISTING 10' WATER EASEMENT.
- SIDEWALKS AROUND BUILDING SHALL FOLLOW THE GRADES PER CODE AND ACCESSIBILITY.

LANDSCAPE WATER DEMAND ESTIMATE

TYPE	AREA	ET	PR	1/2\"/>	
BERMUDA GRASS	4,400	0.15	0.6	0.623	566
TREES/SHRUBS	2,000	0.15	0.5	0.623	92
SEASONAL BEDS	200	0.15	0.8	0.623	19
TOTAL	6,600				667

NOTE: LANDSCAPE WATER DEMAND IS AN ESTIMATE BASED ON AVAILABLE REEEL DATA. CALCULATION: (LANDSCAPE AREA) X (ET) X (PR) X (1/2\"/>

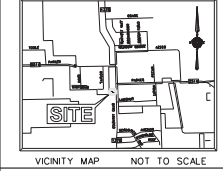
DESIRABLE LANDSCAPE DESIGN ATTRIBUTES

- LESS THAN 50% PARKING IN FRONT OF MAIN BUILDING.
- NO MORE THAN ONE ROW OF PARKING IN FRONT OF BUILDING.
- LANDSCAPING EXCEEDS MINIMUM BY 10%.
- LANDSCAPING PROVIDED IN SIDE YARDS.
- LANDSCAPE BUFFER WIDTH EXCEEDS 10' BY MORE THAN 20%.
- SEASONAL FLOWER BEDS PROVIDED.

AREA REGULATIONS

AREA LOT: 39,727 SQ. FT.

REQUIRED	PROVIDED
MINIMUM LOT AREA:	NONE
MINIMUM LOT WIDTH:	NONE
MINIMUM LOT DEPTH:	NONE
MINIMUM FRONT YARD:	25' 49'-6"
MINIMUM REAR YARD:	10' 70'-0" MIN.
MINIMUM SIDE YARD:	10' 36'-0" MIN.
PARKING 1/400 SF:	19 25
(TO ALLOW FOR MORE RESTRICTIVE RETAIL)	



ENGINEER/ARCHITECT: GAGLIARDI GROUP, INC.
 DEBORAH GAGLIARDI BLACKALL
 3120 HARWELL LAKE ROAD
 WEATHERFORD, TEXAS 76088
 817.654.4975

Professional Engineer Seal: DEBORAH GAGLIARDI, 14192, MARCH 29, 2024

LANDSCAPE PLAN

WILLIAM PATTERSON SURVEY
 SHEET 1, TRACT 2 0.91 ACRES
 ZONED COMMERCIAL CORRIDOR (CC)

2455 FM 1378, WYLE, COLLIN COUNTY, TEXAS 75098

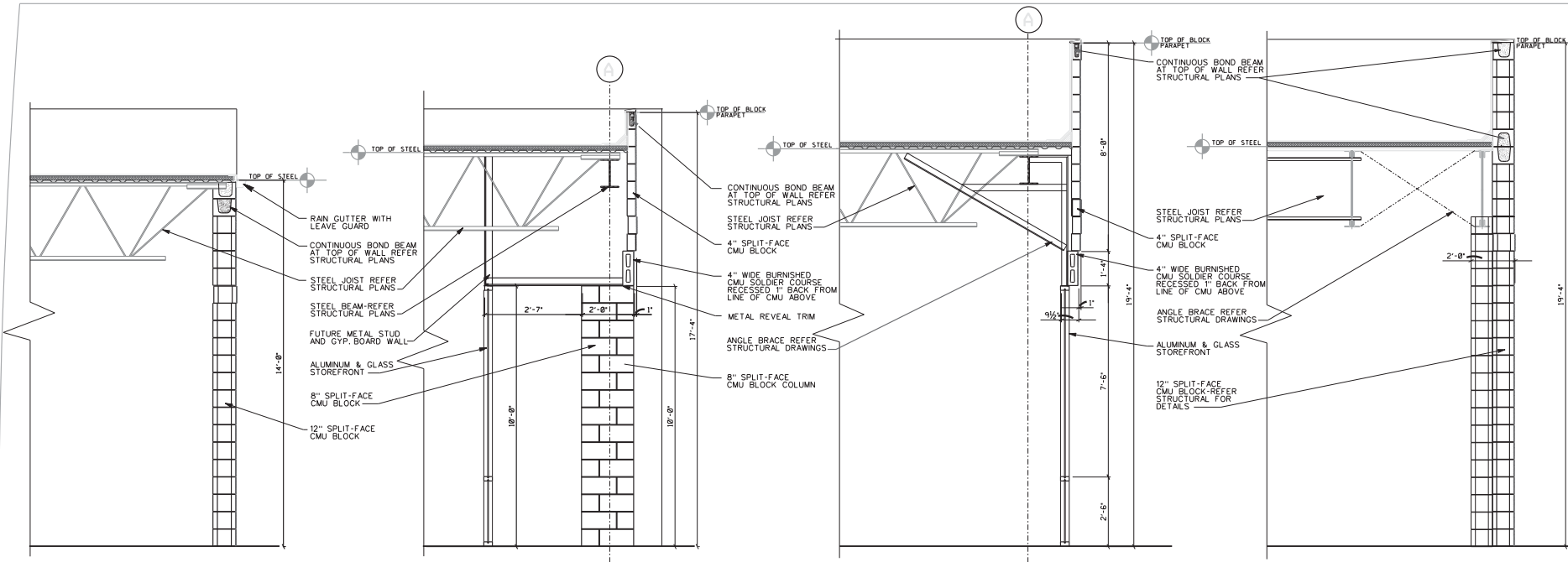
LEGAL DESCRIPTION IS AS FOLLOWS:
 ABS A0716 WILLIAM PATTERSON SURVEY SHEET 1, TRACT 2 IN A DEED RECORDED IN VOL 584, PAGE 522 DEED RECORDS INSTRUMENT NO. 20081217001420690 REAL PLAT RECORDS, COLLIN COUNTY, TEXAS.

0.91 ACRES, 39,727 SQ.FT.

LOT COVERAGE:
 BUILDING: 7,600 SQ.FT. (20%) ALLOWED: 50% (19,864 SQ.FT.)
 PAVEMENT: 21,010 SQ.FT. PARKING-20,270 SQ.FT. SIDEWALK-740 SQ.FT. (DOES NOT INCLUDE SIDEWALK IN R.O.W.)
 OPEN AREA: 10,746 SQ.FT. 27.05% OPEN

SCALE: 1\"/>

NOTE:
 THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, FERTILIZING, PRUNING, AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.

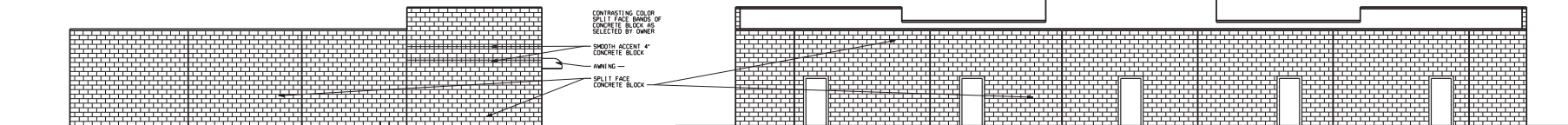


5 WALL SECTION
SCALE 1/2" = 1'-0"

6 WALL SECTION
SCALE 1/2" = 1'-0"

7 WALL SECTION
SCALE 1/2" = 1'-0"

8 WALL SECTION
SCALE 1/2" = 1'-0"



3 EXTERIOR ELEVATION REAR
SCALE 1/8" = 1'-0"

4 EXTERIOR ELEVATION ENTRANCE
SCALE 1/8" = 1'-0"



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

2 EXTERIOR ELEVATION SOUTH
SCALE 1/8" = 1'-0"

NOTE:
GLAZING SHALL BE 1" INSULATED ASSEMBLY AND TINTED, GLAZING ADJACENT TO ANY DOOR SHALL BE 1" INSULATED ASSEMBLY, TINTED AND TEMPERED.
ALL STOREFRONT DOORS SHALL BE 3/8" SINGLE PANE TINTED AND TEMPERED. PROVIDE OWNER SAMPLE PRIOR TO ORDERING.

CA Architect, Engineers, Planners

5114 Overland Lane • Irving, Texas 75038
Tel: 972-251-8200 • Fax: 972-251-8201
www.ca-engineers.com

STATE BOARD OF PROFESSIONAL ENGINEERS
STATE BOARD OF ARCHITECTURE, ENGINEERS
PLANNING AND SURVEYORS
1001 North East Street, Suite 1300
Dallas, Texas 75202

REGISTERED ARCHITECT
DEBORAH DEBARRADI
14152
05/18/2024
CONTRACTOR

PROJECT

PATNA PROPERTIES LLC.
for

A NEW RETAIL CENTER

WYLIE, TEXAS 75020
2455 P.M. 1348

DRAWING

EXTERIOR ELEVATIONS

COPYRIGHT ©
All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect-engineer. The architect-engineer shall not be responsible for any errors or omissions in this drawing, and the user of this drawing shall assume all liability for any errors or omissions in this drawing.

REVISIONS

PROJECT NO.	2023-13
DATE	03/18/24
SCALE	VARIABLE
DRAWN BY	DRG
APPROVED	DRG
DRAWING NUMBER	

A4.0



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning Item Number: 2
 Prepared By: Kevin Molina

Subject

Consider, and act upon, a Site Plan amendment for Lot 3R, Block B of Freddy's Addition for the expansion of an exciting structure for a drive-through restaurant use on 1.074 acres. Property located at 2806 W FM 544.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Azam Health LLC

APPLICANT: idd Architecture

The applicant is proposing to expand an existing building by adding 2,693 sq.ft. to allow for a drive-through restaurant. The property is located at 2806 W FM 544. The property is zoned Commercial Corridor with a Special Use Permit that was recommended for approval by P&Z in February of 2024 and approved by City Council in March of 2024. The applicant had requested that the SUP approval also act as site plan approval. However, at City Council's direction due to a few safety concerns, a separate site plan was required to be submitted for review with the modifications being made to address pedestrian and vehicle safety concerns.

The site plan was originally developed for a drive-through restaurant for a Bush's Chicken. The use on the property has changed since then and is now a medical clinic. The applicant is requesting to construct a 2,693 sq.ft. addition and remodel the floor plan for the structure to have 2,765 sq.ft. of drive-through restaurant space and 2,994 sq.ft. of medical clinic space. There is no lessee for the restaurant space at this time.

Six additional parking spaces would be added with this site plan addition. The total parking provided for the development is 29 spaces with two being ADA spaces. The existing 24' fire lane, access & utility easement platted on Lot 3R, Block B of Freddy's Addition remains.

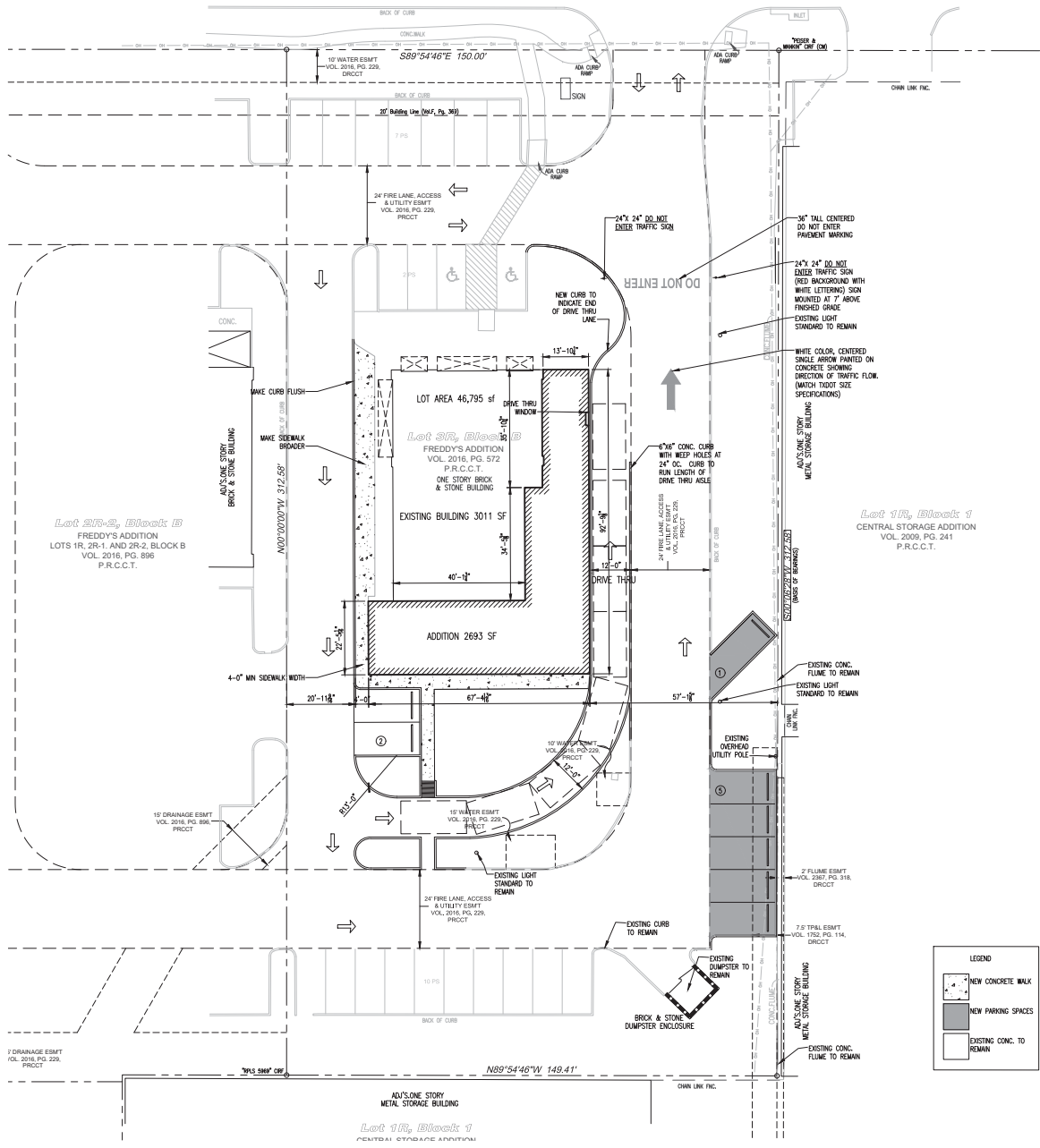
The addition's exterior material shall match the exterior of the existing building and is composed of brick, limestone and stucco. The site remains in compliance with landscape requirements by providing 26% of landscape area. The developer was able to make additions to the site due to the original drive-through restaurant being reduced from two drive-through lanes to one lane.

The access drive on the eastern side of the property is labeled and marked with signage as a one way to prevent vehicles entering the site from driving towards the drive through vehicle lane. Burford Holly Hedge shrubs of a height of 4' are also to be planted near the exit of the drive-through lane for vehicle headlight screening.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

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

W FM 544
(120' RIGHT-OF-WAY)



LOCATION MAP

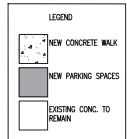


SITE DATA TABLE

Category	Value	Unit
Lot Area	46,795	Sq. Ft.
Lot Area	1.07	Acres
Proposed Zoning	CC SUP	Required
Building Height	24 Feet	50 Feet
Front Yard Setback	97 Feet	25 Feet
Side Yard Setback	22 Feet	10 Feet
Rear yard Setback	122 Feet	10 Feet
Lot Coverage	12.24%	50.00%
Service & Loading Areas	Not Visible from st.	
Drive through Stacking		
Stacking for first stop	138 Feet	100 Feet
Stacking thereafter	40 Feet	40 Feet

Parking Calculations	Area (SF)	Parking requirements (based on use)	Parking required
Medical	2948	1 per 300	9.83
Rest. w/drive thru	2765	1 per 150	18.4333
Total parking required			28.26
Total parking provided			29
ADA parking required	2		
On-site loading	None	required	

Restaurant Occupant load	Area SF	Occupants
Dining Space	600	40.00
Point of Sale	250	2
Restroom pair	200	0
Kitchen	700	3.5
Storage	400	1
Office	250	1.5
Circulation	350	0
total	2750	48.00
All Occupancy load per IBC 2021		
Assembly A2 un-concentrated 15 gross		

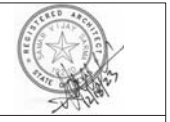


ARCHITECTURE ■ PLANNING ■ INTERIORS
SUSTAINABILITY ■ FACILITY ASSESSMENTS
14455 WEBB CHAPEL ROAD, SUITE 200
FARMERS BRANCH, TX 75234
714.208.7950
www.iddarch.com

Building Owner
Wylie Hope LLC, Mohammed A. Mohiuddin
2806 E Farm To Market 544
Wylie, TX 75098
Ph: 972.900.8009
mohiuddinm@gmail.com

Architects
Wylie Sharma, Regd. Architect
IDD Architecture Firm No BR 1546
14455 Webb Chapel Rd., Suite 200
Farmers Branch, TX 75234
Ph: 714.208.7950
wsharma@iddarch.com

2806 W FM 544, LOT 3R, BLOCK B
WYLIE, TX 75098

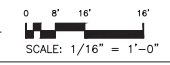


No.	Revision	Date

Sheet Name
SITE PLAN
Project number
Date
Drawn by
Checked by
Sheet Number

A 1.00

01 SITE PLAN
1/16"-1"=1"





ARCHITECTURE ■ PLANNING ■ INTERIORS
 SUSTAINABILITY ■ FACILITY ASSESSMENTS
 14455 WEBB CHAPEL ROAD, SUITE 200
 FARMERS BRANCH, TX 75234
 TEL: 972.900.8009
 WWW.IDDARCHITECT.COM

Building Owner
 Wylie Hope II, Mohammed A. Mohiuddin
 2806 E Farm To Market 544
 Wylie, TX 75098
 Ph: 972.900.8009
 idd@iddarch.com

Architects
 Viny Sharma, Reg'd. Architect
 IDD Architecture Firm No BR 1546
 14455 Webb Chapel Rd., Suite 200
 Farmers Branch, TX 75234
 Ph: 214.205.7959
 vsharma@iddarch.com

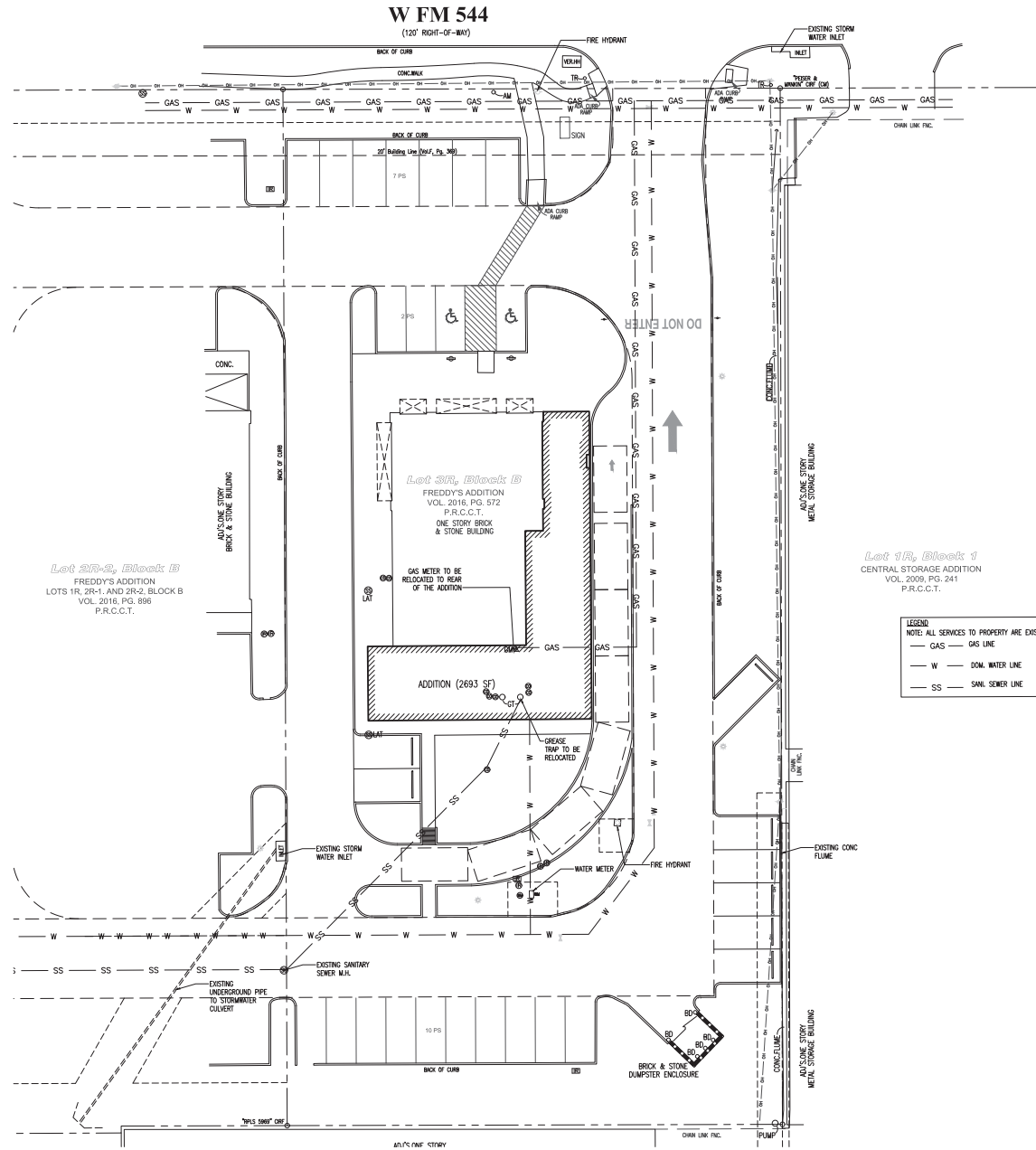
HEAL 360 ADDITION
 2806 W FM 544, LOT 3R, BLOCK B
 WYLIE, TX 75098



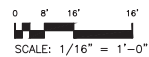
No.	Revision	Date

Sheet Name
Utilities Plan
 Date: _____
 Project number: _____
 Drawn by: _____
 Checked by: _____
 Sheet Number: _____

A 1.02



01 UTILITIES PLAN
 1/16"=1'-0"





ARCHITECTURE ■ PLANNING ■ INTERIORS
SUSTAINABILITY ■ FACILITY ASSESSMENTS
14455 WEBB CHAPEL ROAD, SUITE 200
FARMERS BRANCH, TX 75234
PH: 972.900.8009
WWW.IDDARCH.COM

Building Owner
Wylie Hope LLC, Mohammed A. Mohiuddin
2806 E Farm To Market 544
Wylie, TX 75098
Ph: 972.900.8009
mohiudm@gmail.com

Architect
Vijay Sharma, Regd. Architect
IDD Architecture Firm No BR 1546
14455 Webb Chapel Rd., Suite 200
Farmers Branch, TX 75234
Ph: 214.205.7959
vsharma@iddarch.com

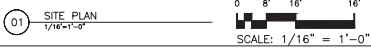
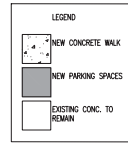
HEAL 360 ADDITION
2806 W FM 544, LOT 3R, BLOCK B
WYLIE, TX 75098



No.	Revision	Date

Sheet Name
OVERLAY SITE PLAN
Project number
Date
Drawn by
Checked by
Sheet Number

A 1.03





ARCHITECTURE ■ PLANNING ■ INTERIORS

SUSTAINABILITY ■ FACILITY ASSESSMENTS

14455 WEBB CHAPEL ROAD, SUITE 200
FARMERS BRANCH, TX 75234

Building Owners
Wylie Hope LLC, Mohammed A. Mohiuddin
2806 E Farm to Market 544
Wylie, TX 75098
Ph: 972.900.8009
g.mohiuddin@gmail.com

Architecture
Vivay Sharma, Project Architect
IDD Architecture Firm No BR 1546
14455 Webb Chapel Rd., Suite 200
Farmers Branch, TX 75234
Ph: 214.205.7959
vsharma@iddarch.com

2806 W FM 544, LOT 3R, BLOCK B
WYLIE, TX 75098



No.	Revision	Date

Sheet Name

FLOOR PLAN

Project number

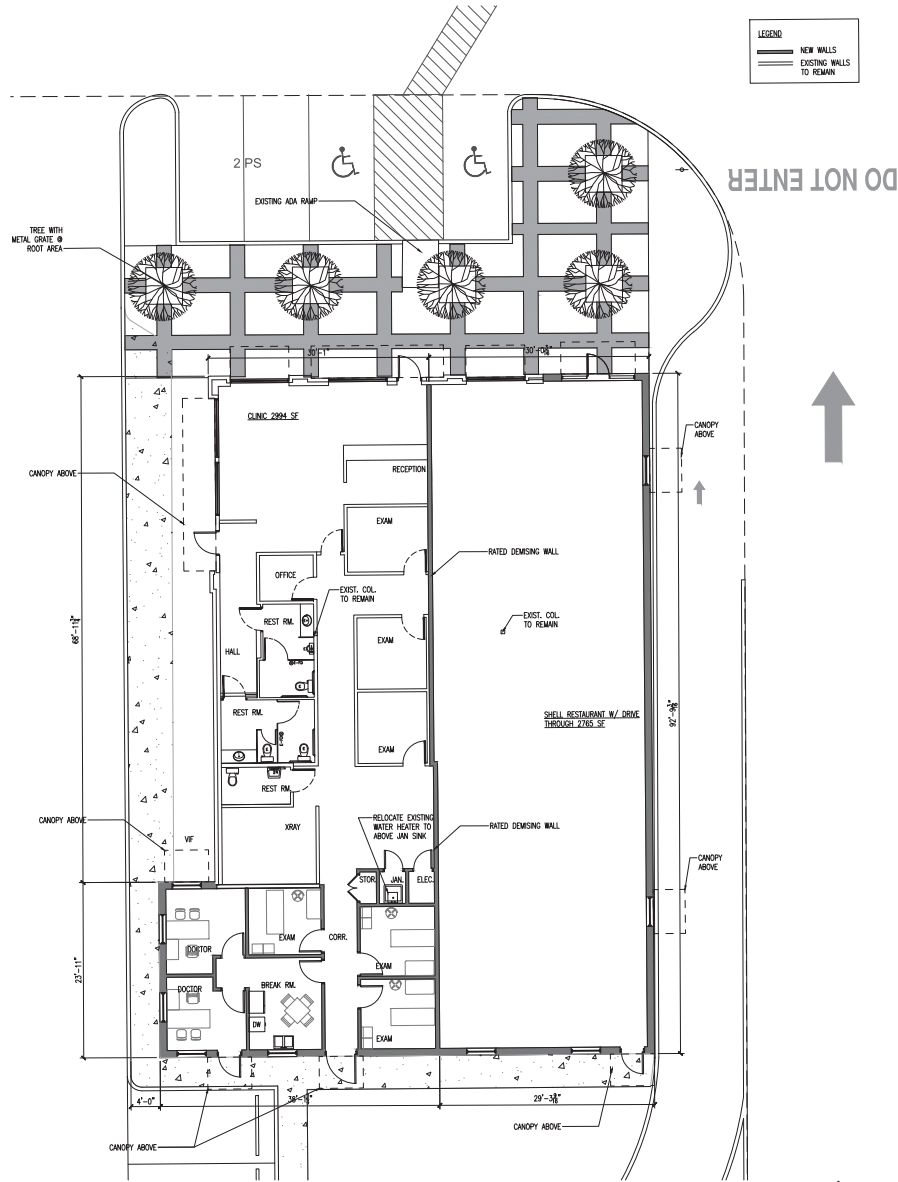
Date

Drawn by

Checked by

Sheet Number

A 2.01



LEGEND

- NEW WALLS
- EXISTING WALLS TO REMAIN

01 FLOOR PLAN
1/8"=1'-0"





ARCHITECTURE ■ PLANNING ■ INTERIORS
SUSTAINABILITY ■ FACILITY ASSESSMENTS

14455 WEBB CHAPEL ROAD, SUITE 200
FARMERS BRANCH, TX 75234

Building Owner
Wylie Hope LLC, Mohammed A. Mohiuddin
2806 E Farm To Market 544
Wylie, TX 75098
Ph: 972.900.8009
g.mohiuddin@gmail.com

Architecture
Viny Sharma, Regd. Architect
IDD Architecture Firm No BR 1546
14455 Webb Chapel Rd., Suite 200
Farmers Branch, TX 75234
Ph: 214.205.7959
vsharma@iddarch.com

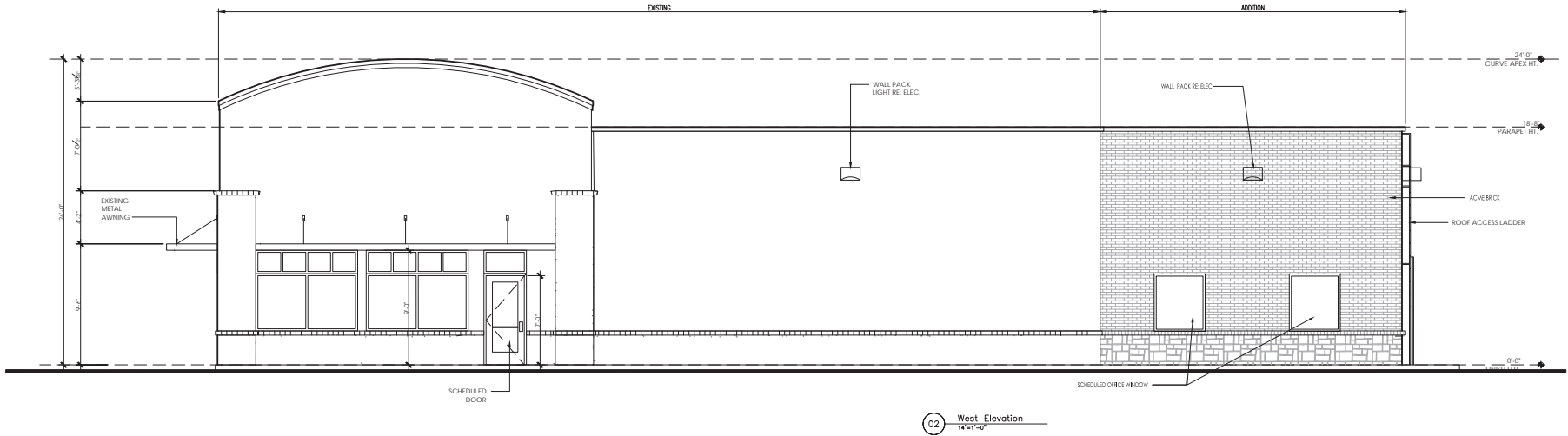
HEAL 360 ADDITION
2806 W FM 544, LOT 3R, BLOCK B
WYLIE, TX 75098



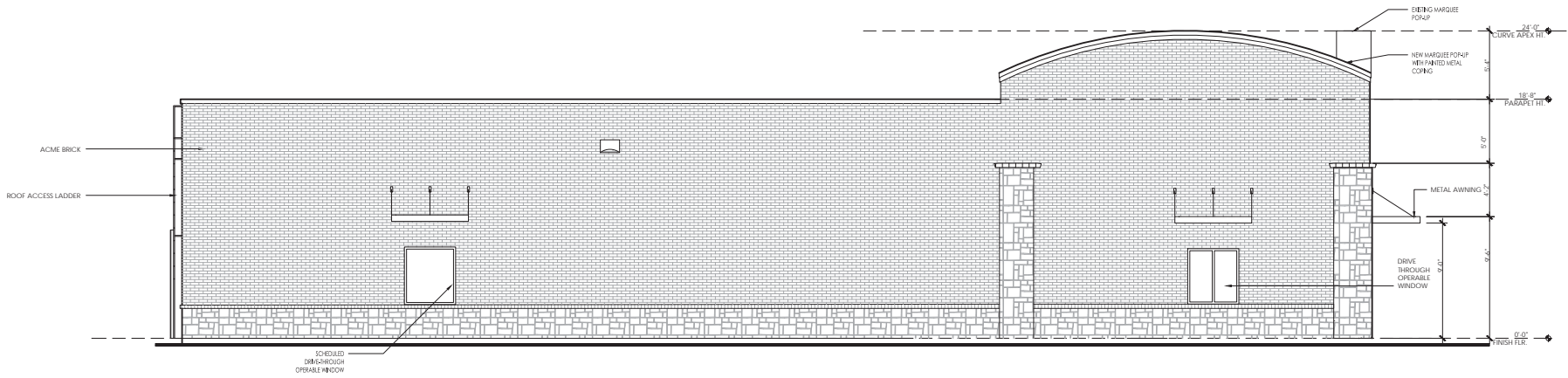
No.	Revision	Date

Sheet Name
Elevations
Project number
Date
Drawn by
Checked by
Sheet Number

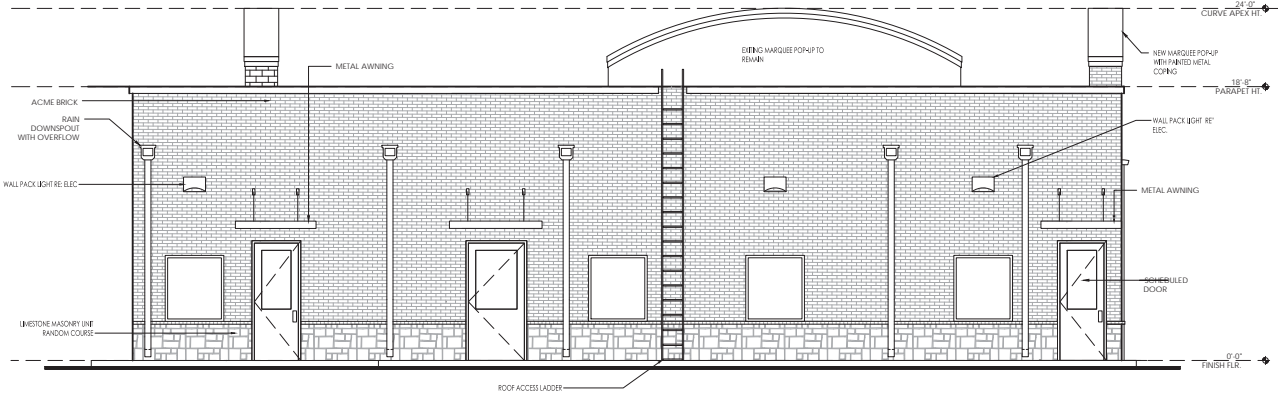
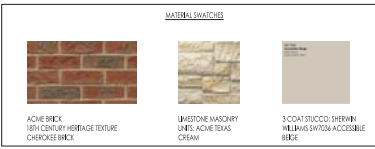
A 3.01



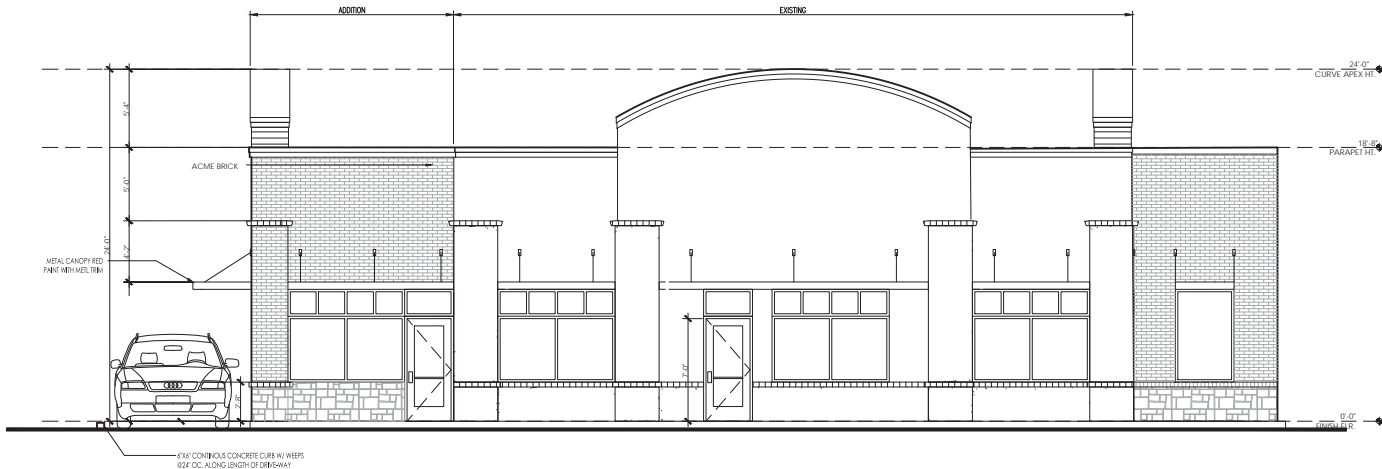
02 West Elevation
1/4" = 1'-0"



01 East Elevation
1/4" = 1'-0"



02 South Elevation
14'-0" x 17'-0"



01 North Elevation
14'-0" x 17'-0"



ARCHITECTURE ■ PLANNING ■ INTERIORS

SUSTAINABILITY ■ FACILITY ASSESSMENTS

14455 WEBB CHAPEL ROAD, SUITE 200
FARMERS BRANCH, TX 75234

Building Owner
Wylie Hope LLC, Mohammed A. Mohiuddin
2806 E Farm To Market 544
Wylie, TX 75098
Ph: 972.900.8009
g.mohiuddin@gmail.com

Architect
Vijay Sharma, Regd. Architect
IDD Architecture Firm No BR 1546
14455 Webb Chapel Rd., Suite 200
Farmers Branch, TX 75234
Ph: 214.205.7959
vsharma@iddarch.com

HEAL 360 ADDITION
2806 W FM 544, LOT 3R, BLOCK B
WYLIE, TX 75098



No.	Revision	Date

Sheet Name
Elevations

Project number

Date

Drawn by

Checked by

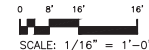
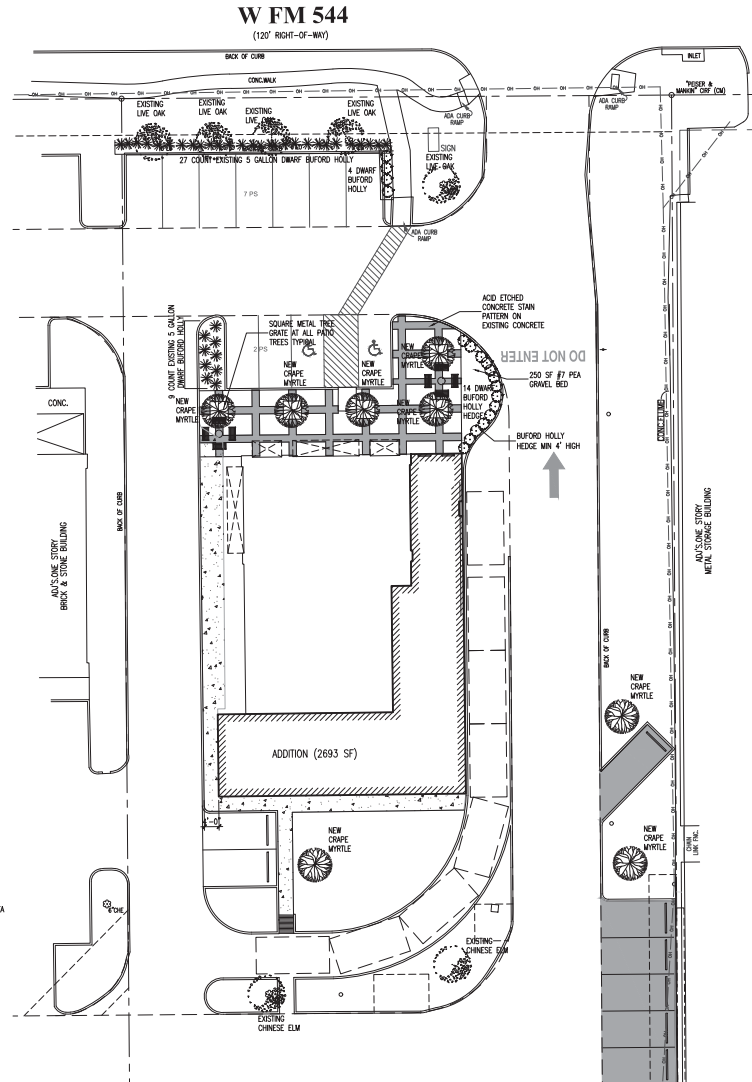
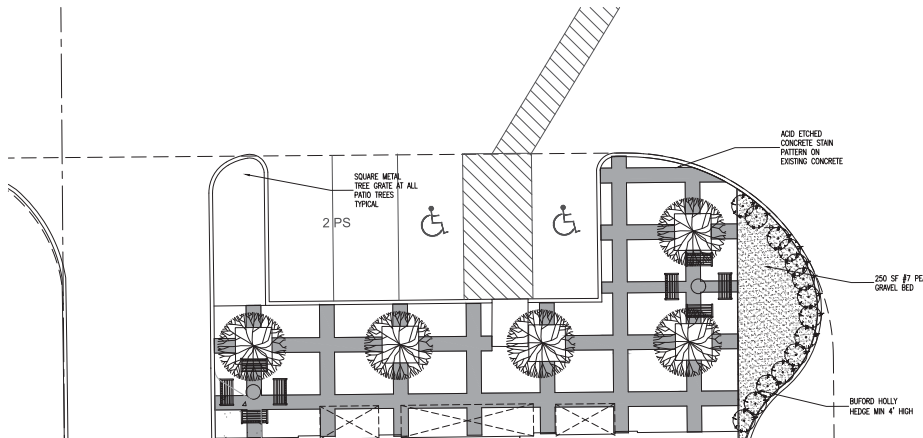
Sheet Number

A 3.02

Element	Base Standard	Desirable
Landscaping Design Requirements met (Figure 4-8)		
Landscaping in Required Yards	1. 20% of the Site to be landscape area	1. Landscaping that exceeds the minimum by 10%
Landscaping of Parking Lots	2. Landscaping is required in the front yard 1. Site plans requiring more than 12 spaces required to have 50 sq. ft. of landscaping per space.	2. Landscaping in side and rear yard not otherwise required.
Visual Screening	2. No parking space further than 60' from landscaped area on site. 3. Parking rows 12 spaces or longer shall have landscaped islands at end. 4. All parking rows shall have landscaped areas at least every 12 spaces.	1. Landscaping 10% or more in excess of 50 sq. ft./space. 2. Parking lots with no space further than 40 feet from a landscaped area.
Landscaping of street frontages	1. Required screening in strip at least 5' wide, plants 3' in height when planted, include one flowering tree for every 20 linear feet of area. 2. At least 50% of the required front yard developed as landscaped buffer, at least 10' in width. 3. Required trees at least 3" in caliper. 4. At least 4' meandering concrete walkway on perimeter when adjacent to thoroughfare.	3. Provision of special benches, pedestrian lighting other streetscape elements.

Landscape requirements calculations			
1. 20% of the Site to be landscape area			
Total Site Area	46,795		Sq. Ft.
Min 20% required		9,359.00	Sq. Ft.
2. Additional Landscape Area (Desirable)	10%	935.90	Sq. Ft.
3. All parking stalls shall have 50sf of landscaping per stall			
Parking Landscape Area Req'd for 29 stall	50 SF per stall	1,450.00	Sq. Ft.
5. Additional Landscape Area (Desirable) 10% in excess of 50 sf per space			
29 stalls with 5 additional sf of landscaping		145.00	Sq. Ft.
Total Landscape area required		11,885.90	Sq. Ft.
Landscape area provided		12,510.00	Sq. Ft.

Trees and shrubs Provided				
Common Name	Scientific name	Caliper	Count	Note
Live Oak	Quercus virginiana	6 inch	5	Existing at ROW
Live Oak	Quercus virginiana	5 inch	2	Existing at drive through
Chinese Elm	Ulmus parvifolia	6 inch	1	Existing at rear parking
Crape Myrtle Muskogee	Lagerstroemia Muskogee	4 inch	10	New, single stem
Dwarf Burford Holly	Ilex cornuta	5 Gallon	35	Existing
Dwarf Burford Holly	Ilex cornuta	5 Gallon	19	New



ARCHITECTURE ■ PLANNING ■ INTERIORS
SUSTAINABILITY ■ FACILITY ASSESSMENTS

14455 WEBB CHAPEL ROAD, SUITE 200
FARMERS BRANCH, TX 75234
PH: 972.900.8009
info@iddarch.com

Building Owner
Wylie Hope LLC, Mohammed A. Mohiuddin
2806 E Farm To Market 544
Wylie, TX 75098
Ph: 972.900.8009
mohiuddin@gmail.com

Architects
Vivian Sharma, Project Architect
IDD Architecture Firm No BR 1546
14455 Webb Chapel Rd., Suite 200
Farmers Branch, TX 75234
Ph: 214.205.7959
vsharma@iddarch.com

HEAL 360 ADDITION
2806 W FM 544, LOT 3R, BLOCK B
WYLIE, TX 75098



No.	Revision	Date

Sheet Name
Landscape Plan

Project number

Date

Drawn by

Checked by

Sheet Number

L 1.01

LANDSCAPE NOTES

1. ALL LANDSCAPE AREAS ARE TO BE RECEIVED WITHIN .1' OF PROPOSED FINISHED GRADE AND FREE FROM ALL TRASH AND DEBRIS.
1. ALL TREES ARE TO BE PLANTED IN PITS TWICE THE DIAMETER OF THE TREE BALL AND NO DEEPER THAN THE DEPTH OF THE BALL. SCARIFY ALL TREE PIT SIDES PRIOR TO PLANTING. ALL TREES ARE TO BE PLANTED PLUMB AND AT OR SLIGHTLY ABOVE FINISH GRADE. ALL TREE PITS ARE TO HAVE A 3" WHEELING SAUCER FORMED AROUND THE PERIMETER OF THE PIT. ALL TREE PITS ARE TO BE TOP DRESSED WITH A 2" LAYER OF SHREDDED HARDWOOD MULCH, STAKE AND/OR CUT TREES ONLY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. ROTONATE THE EXISTING SOIL OF ALL PLANTING BEDS TO A MINIMUM DEPTH OF 6", ADD A 3" LAYER OF PREMIUM COMPOST AS SUPPLIED BY LIVING EARTH TECHNOLOGY AND TILL INTO THE TOP 3" OF THE EXISTING SOIL. INSTALL ALL SHRUBS 1" ABOVE FINISH GRADE AND FERTILIZE WITH AG-FORM SLOW RELEASE FERTILIZER TABLETS AT THE MANUFACTURER'S RECOMMENDED RATES OF APPLICATION. TOP DRESS ALL PLANTING BEDS WITH A 2" LAYER OF SHREDDED HARDWOOD MULCH.
4. ALL PLANTING BEDS NOT FORMED BY A CONCRETE CURB OR SIDEWALK ARE TO BE EDGED WITH EVERSON STEEL EDGING (1/8"X4" PAINTED GREEN) OR AN APPROVED EQUAL. ALL EDGING STAKES ARE TO BE PLACED TO THE INSIDE OF THE BED AND THE TOP OF THE EDGING IS TO BE NO LESS THAN 1" AND NO MORE THAN 1.5" ABOVE PROPOSED FINISH GRADE.
5. ALL TURF AREAS ARE TO BE SOODED WITH COMMON BERNARD SOD LAM PARALLEL TO THE CONTOUR OF THE LAM. ALL SOD ON SLOPES GREATER THAN 14% IS TO BE FINISHED WITH 1"X1"X12" WOODEN STAKES. ALL SOD IS TO BE LAM WITH TIGHT JOINTS AND WITH ALL JOINTS STAGGERED. ROLL ALL SOD WITH A WATER BALLAST LAWN ROLLER UPON INSTALLATION AND FERTILIZE WITH A COMPLETE FERTILIZER (13-11-13) AT THE RATE OF 1.5# ACTUAL NITROGEN PER 1000 SQUARE FEET. WATER ALL SOD THOROUGHLY.
6. ALL IRRIGATION METERS(S) ARE TO BE BY UTILITY CONTRACTORS PER LOCAL CODES. IRRIGATION SLEEVES TO BE INSTALLED BY LICENSED IRRIGATION CONTRACTOR AS PER THE PLAN.
7. ALL IRRIGATION CONTROLLERS ARE TO HAVE MINI-CLICK FREEZE AND RAIN STATS INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.
8. ALL IRRIGATION SLEEVES TO BE BY LICENSED IRRIGATION CONTRACTOR. ALL SLEEVES TO BE PVC SCHEDULE 40 WITH 90 DEGREE ELBOWS ON BOTH ENDS WITH EXTENSIONS PROTRUDING 1" ABOVE PROPOSED FINISH GRADE.
9. ALL TURF AND PLANTING BEDS TO BE ZONED SEPARATELY. ALL PLANTING BED HEADS TO BE ON 12" POP-UP RISERS. ALL TURF HEADS TO BE ON 4" POP-UP RISERS. ALL VALVES TO BE PLASTIC VALVES. ALL EQUIPMENT TO BE RAINBOW OR APPROVED EQUAL.
10. ALL MAINLINE AND LATERAL LINE TO HAVE A MINIMUM OF 12" OF COVER AND TO BE SOD (CLASS 200) PIPE.

IRRIGATION NOTES:

1. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN IRRIGATION SYSTEM CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIALS USED. IRRIGATION WILL BE PROVIDED BY AN UNDERGROUND IRRIGATION SYSTEM OR SUBTERANEAN DRIP SYSTEM AS APPROVED BY THE CITY OF IRVING.
2. AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A FREEZE GUARD SET AT 38 DEG. F.
3. AREAS OF OPEN SPACE WHICH CONTAIN PRESERVED TREES NEED NOT BE IRRIGATED IF THE CITY OF IRVING DETERMINES THAT IRRIGATION WOULD BE HARMFUL TO THE PRESERVED TREES.

GENERAL NOTES:

1. IF ANY SIDEWALKS ARE REQUIRED THEY WILL BE DESIGNED TO PROVIDE HANDICAP ACCESS AT THE DRIVE APPROACHES PER ADA AND TEXAS ACCESSIBILITY STANDARDS.
2. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING AND MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.
3. ALL LANDSCAPING WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS.
4. WATER AND SANITARY SEWER FACILITIES OWNED BY THE CITY SHOULD BE SHOWN ON THE PLANS OR LOCATED IN THE FIELD BY CONTACTING OUR FIELD OPERATIONS DIVISION. ALL WATER METERS, FIRE HYDRANTS, VALVES, MANHOLES, AND/OR ADJUNCT TO THE SUBJECT PROPERTY MUST BE EASILY ACCESSIBLE FOR MAINTENANCE DURING CONSTRUCTION AND UPON THE COMPLETION OF GRADING AND LANDSCAPING. THE EXISTING FACILITIES SHOULD BE ADJUSTED TO THE FINAL GRADE, ABOVE THE FINISHED GRADE OF THE LANDSCAPING PRIOR TO THE COMPLETION OF THE WORK.

MAINTENANCE NOTE:

THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND CRISP MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. ALL IRRIGATION HEADS WHICH ARE BROKEN AND FLOW WATER SHALL BE REPLACED OR REPAIRED IMMEDIATELY TO PREVENT THE WASTE OF WATER.

LANDSCAPE GENERAL NOTES

PREPARATION

LANDSCAPE CONTRACTOR AND REPRESENTATIVE OF OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIALS.

PLANT LOCATIONS

REFER TO PLANTING PLAN FOR PLANTING LOCATIONS AND PLANT MATERIAL LEGEND FOR SPECIFICATIONS. PLANT MATERIAL LOCATION TO BE STAKED IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

GRADING AND DRAINAGE

MESA DESIGN GROUP ASSUMES NO RESPONSIBILITY FOR FAILURE OF ANY HARDSCAPE AMENITY SUCH AS WALKWAYS, ENTRANCES TO STRUCTURES, AND PLANTER BEDS FORMED OR ENCLOSED BY EDGING AND FLATWORK, WHICH DO NOT DRAIN DUE TO IMPROPER SET UP OF ELEVATIONS DURING CONSTRUCTION. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING, VERIFYING THAT WATER DRAINS AWAY FROM BUILDING.

COORDINATION

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.

MAINTENANCE

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANTING BEDS IN A WEED AND DEBRIS FREE CONDITION AND SHALL ACCOMPLISH WATERING BY HAND AS DEEMED NECESSARY UNTIL SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL MAINTAIN ALL WORK FOR A PERIOD OF 30 DAYS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE.

VERIFICATION

CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS BY THE LANDSCAPE ARCHITECT. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDSCAPE ARCHITECT TO BE NOTIFIED IF DISCREPANCIES OCCUR. OTHERWISE, THE CONTRACTOR IS TO BID THEIR OWN VERIFIED QUANTITIES.

PLANTING BEDS

ALL BED AREAS ARE TO BE LEFT 3" ABOVE FINISHED GRADE OF ADJACENT PAVEMENT TO INCLUDE 3" OF MULCH AFTER COMPACTION AND SETTLEMENT. ALL BED AREAS SHALL BE ROTOTILLED TO A DEPTH OF 6", ADDING PREPARED SOIL MIXTURE AS REQUIRED.

AFTER SETTLEMENT AND COMPACTION ALL PLANTING BEDS SHALL RECEIVE A MINIMUM 3" LAYER OF MULCH. ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE FINE GRADED AND SEEDED.

STANDARDS

ALL PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "USA STANDARD FOR NURSERY STOCK", LATEST EDITION. ALL PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT.

PRUNING

ALL TREES TO BE PRUNED AT INSTALLATION TO REMOVE DEAD AND UNSIGHTLY LIMBS. ALL TREES ARE TO MATCH IN HEIGHT, SPREAD, AND CLEAR TRUNK AND SHALL HAVE STRAIGHT TRUNKS.

PLANTING SOIL MIXTURE

PLANTING SOIL MIXTURE TO BE AS FOLLOWS: TREES, SHRUBS, AND GROUNDCOVER 4" LIVING EARTH COMPOST TILLED INTO TOP 8" OF EXISTING SOIL.

FERTILIZER

ADD FERTILIZER TABLETS TO ALL TREES AND SHRUBS, ONE TABLET PER 1/2" CALIBER FOR TREES AND ONE TABLET PER 12" OF HEIGHT OR SPREAD FOR EACH SHRUB AT INSTALLATION.

WARRANTY

ALL PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER.

IRRIGATION

CONTRACTOR TO INSTALL NEW IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE FOR AFFECTED TURF AND BED AREAS. INSTALL NEW CONTROLLER AS REQUIRED, SIZED TO ALLOW FOR FUTURE DEVELOPMENT. THE CONTRACTOR SHALL VISIT SITE TO DETERMINE REQUIREMENTS PRIOR TO BID.

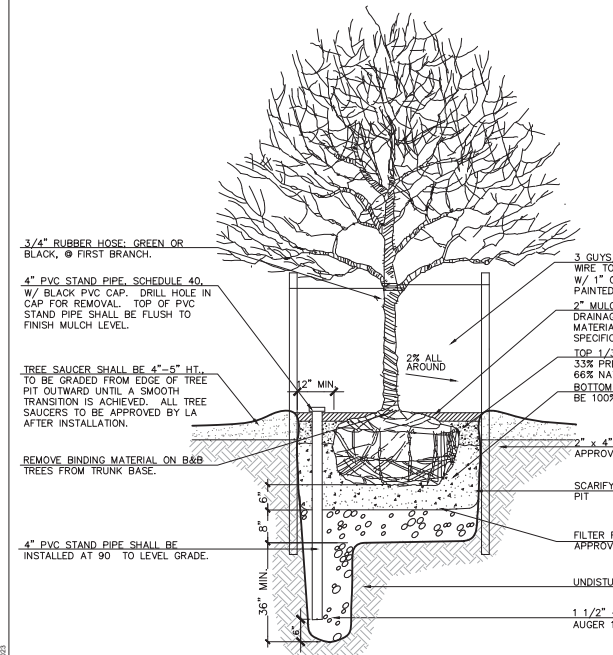
SANDY LOAM

SANDY LOAM SHALL BE NATURAL, FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE VICINITY. IT SHALL NOT BE EXCESSIVELY ACID OR ALKALINE OR CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL CONTAIN A MINIMUM OF LUMPS, STONE, FRAGMENTS OF SIMILAR SUBSTANCES ONE INCH OR MORE IN DIAMETER. LOAM SHALL BE FREE FROM WEEDS AND OTHER NOXIOUS MATERIALS. LOAM SHALL NOT BE STRIPPED, COLLECTED OR DEPOSITED WHILE WET.

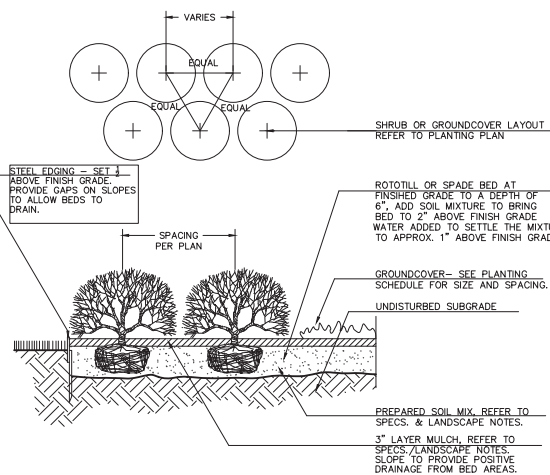
STAKING, GUYING: ALL TREES ARE TO BE STAKED AND GUYED THROUGH THE ONE YEAR WARRANTY AT WHICH TIME THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY (REFER TO PLANTING DETAILS).

WEED BARRIER

ALL BED AREAS SHALL RECEIVE DEWITT WEED BARRIER OR APPROVED SUBSTITUTE. SEE SPECIFICATIONS.



3 CANOPY TREE PLANTING DETAIL
NOT TO SCALE



2 SHRUB/GROUNDCOVER PLANTING
NO SCALE



1 TREE METAL GRATE
NOTE: PROVIDE AT ALL PATIO TREES
NO SCALE



ARCHITECTURE • PLANNING • INTERIORS
SUSTAINABILITY • FACILITY ASSESSMENTS
14455 WEBB CHAPEL ROAD, SUITE 200
FARMERS BRANCH, TX 75234

Building Owner
Wylie Hope LLC, Mohammed A. Mohiuddin
2806 E Farm To Market 544
Wylie, TX 75098
Ph: 972.900.8009
a.mohiuddin@gmail.com

Architects
Vivian Smith, Regd. Architect
IDD Architecture Firm No BR 1546
14455 Webb Chapel Rd., Suite 200
Farmers Branch, TX 75234
Ph: 972.900.7959
www.iddarch.com

CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS BY THE LANDSCAPE ARCHITECT. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDSCAPE ARCHITECT TO BE NOTIFIED IF DISCREPANCIES OCCUR. OTHERWISE, THE CONTRACTOR IS TO BID THEIR OWN VERIFIED QUANTITIES.

HEAL 360 ADDITION
2806 W FM 544, LOT 3R, BLOCK B
WYLIE, TX 75098



No.	Revision	Date

Sheet Name
Landscape Details
Project number
Date
Drawn by
Checked by
Sheet Number

L 1.02



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning Item Number: 3
 Prepared By: Kevin Molina

Subject

Consider, and act upon, a Site Plan to function as a development plan for Lots 1-8, Block A of Ladylike Addition on 19.726 acres generally located north of 801 North State Highway 78.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: JDI Investors

APPLICANT: Spiars Engineering

The applicant is proposing to develop the first phase of the Wylie 78 Retail development generally located north of 801 North State Highway 78. The preliminary plat for this development was approved by City Council as lots 1-8, Block A of Ladylike Addition in February of 2023. The site is zoned within the Commercial Corridor Zoning District.

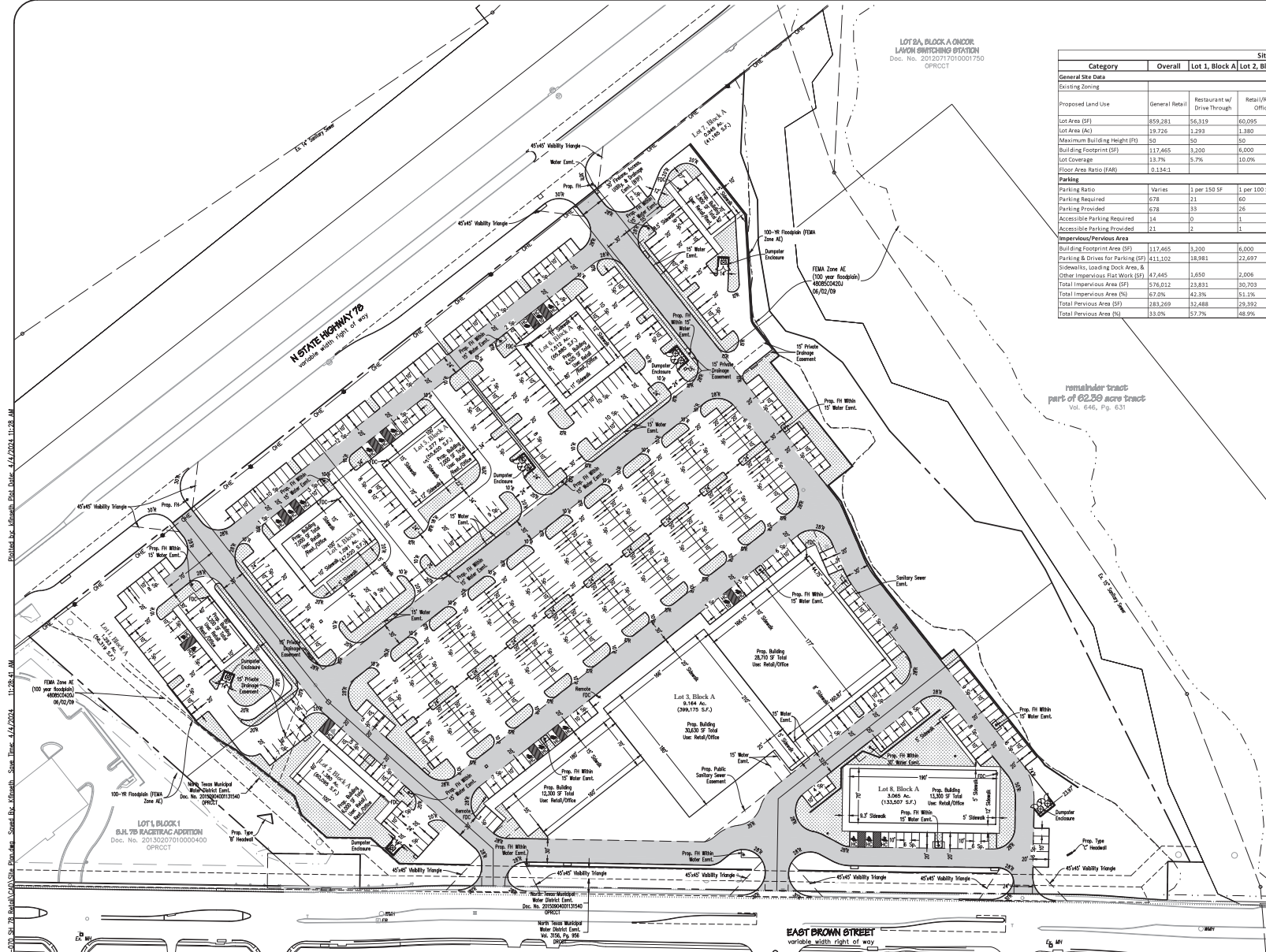
This site plan review shall serve as a development plan for the entire site. Approval of this plan will allow the developer to submit civil plans for review and construction. The developer plans to construct private utilities and driveways for the marketing of the individual pad sites for development.

This site plan shall not serve as site plan approval for any of the commercial pad sites and does not grant any uses that would require Special Use Permit approvals. Separate zoning and site plan review shall be required for each individual pad site as applicable.

A conceptual site plan and elevations have been provided by the developer for proof of concept purposes only.

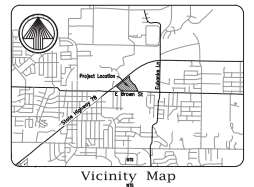
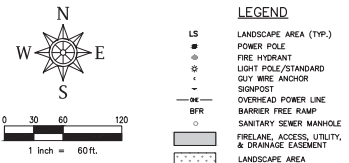
As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

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



Site Data Summary Table - Wylie 78 Retail

Category	Overall	Lot 1, Block A	Lot 2, Block A	Lot 3, Block A	Lot 4, Block A	Lot 5, Block A	Lot 6, Block A	Lot 7, Block A	Lot 8, Block A
General Site Data									
Proposed Land Use	General Retail	Restaurant w/ Drive Through	Retail/Retail/Office	Retail/Office	Restaurant w/ Drive Through / Retail/Office	Restaurant w/ Drive Through / Retail/Office	Retail/Retail/Office	Restaurant w/ Drive Through	Retail/Office
Lot Area (SF)	859,281	56,319	60,095	899,175	47,520	55,620	65,880	43,165	133,507
Lot Area (Ac)	19.726	1.293	1.380	9.164	1.091	1.277	1.512	0.945	3.065
Maximum Building Height (Ft)	50	50	50	50	50	50	50	50	50
Building Footprint (SF)	117,465	3,200	6,000	71,640	7,200	7,200	8,525	2,800	13,300
Lot Coverage	13.7%	5.7%	10.0%	17.9%	14.7%	12.6%	9.9%	6.8%	10.0%
Floor Area Ratio (FAR)	0.1343								
Parking									
Parking Ratio	Varies	1 per 150 SF	1 per 100 SF	1 per 250 SF	1 per 150 SF	1 per 150 SF	1 per 100 SF	1 per 150 SF	1 per 100 SF
Parking Provided	678	21	60	387	47	42	65	19	123
Parking Required	678	33	26	341	45	58	92	25	57
Accessible Parking Required	14	0	1	6	1	1	1	0	3
Accessible Parking Provided	21	2	1	6	3	3	3	0	3
Impervious/Pervious Area									
Building Footprints Area (SF)	117,465	3,200	6,000	71,640	7,200	7,200	8,525	2,800	13,300
Parking & Drives for Parking (SF)	411,102	18,981	22,697	216,755	26,487	31,967	40,561	16,729	36,925
Sidewalks, Loading Dock Area, & Other Impervious Flat Work (SF)	47,445	1,650	2,006	27,129	2,873	3,256	4,181	1,588	4,761
Total Impervious Area (SF)	576,012	23,831	30,703	315,524	36,560	42,223	51,267	23,117	54,987
Total Impervious Area (%)	67.0%	42.3%	51.1%	79.0%	76.5%	75.9%	77.8%	51.3%	41.2%
Total Pervious Area (SF)	283,269	32,488	29,392	83,651	13,160	13,997	14,613	20,048	78,510
Total Pervious Area (%)	33.0%	57.7%	48.9%	21.0%	23.5%	24.1%	22.2%	48.7%	58.8%



- Notes:**
1. No appearance between the height of 2' and 9' may be placed in visibility triangles.
 2. Dumpster service shall be provided.
- Note:**
1. A SJP will be required for OSR users as individual lots are developed.
 2. Proposed drives shall meet minimum vertical visibility requirements per City Thoroughfare Design Manual.

CONCEPTUAL SITE PLAN
WYLIE 78 RETAIL
 LOTS 1-8, BLOCK A
 IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS
 FRANCISCO DE LA PINA SURVEY ABSTRACT NO. 888
 859,281 Sq. Ft./19,726 Acres

ENGINEER / SURVEYOR / APPLICANT
 Spira Engineering, Inc.
 501 W. President George Bush Hwy, Suite 200
 Richardson, TX 75080
 Telephone: (972) 422-0077
 TPE No. F-2121
 Contact: David Bond

OWNER/DEVELOPER
 JF Investors, LP
 8668 John Hickman Parkway
 Frisco, TX 75034
 Telephone: (972) 678-1918
 Contact: Shive Kondru



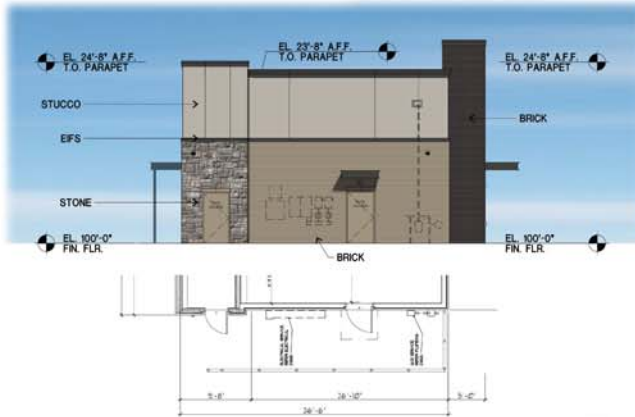
01 FRONT ELEVATION

1/8" = 1'-0"



02 SIDE (A) ELEVATION

1/8" = 1'-0"



03 REAR ELEVATION

1/8" = 1'-0"



04 SIDE (B) ELEVATION

1/8" = 1'-0"

	FRONT	SIDE A	REAR	SIDE B				
TOTAL	829.0	1631.0	870.0	1604				
WINDOWS & DOORS	243	333	54	20				
TOTAL SILL, SINKS & SCALES	586.0	1298	816.0	1584				
BRICK	0	0.00	378	29.12	300	42.89	840	53.03
STONE	255	43.52	403	31.06	95	11.76	196	12.37
STUCCO	274	46.76	400	30.82	310	37.99	455	28.72
PRIMARY MASONRY TOTALS (SILL, SINK)	529.0	90.3	1181.0	91.0	756.0	92.6	1491.0	94.1
EFS	57	9.73	117	9.01	60	7.35	93	5.87
TOTAL	586.0	100	1298	100	816.0	100	1584	100



DALLAS, TX 972.385.9651
www.GSOarchitects.com
COPYRIGHT © 2011 GSO ARCHITECTS, INC.
THESE DRAWINGS OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM GSO ARCHITECTS, INC.

WYLIE COMMERCIAL

WYLIE, TEXAS

SHIVA KONDRU

ISSUE DATE: 03/12/2024 PRELIMINARY FACADE PLAN



COJAX
designs
P.O. Box 6232 Greenville, TX 75404
Direct: 972.670.9407
Email: j.jg@cojaxdesigns.com

REV	DATE	DESCRIPTION	BY	APPR
1	03/19/2024	1ST SUBMITTAL - CONCEPTUAL LANDSCAPE PLAN	MJR	
2	04/04/2024	REVISED PER CITY COMMENTS	MJR	

L1.0 OVERALL CONCEPTUAL LANDSCAPE PLAN
OFFICE/RETAIL DEVELOPMENT
NE Corner Brown St & HWY 78
WYLLIE
COLLIN COUNTY, TEXAS

PLAN APPROVALS	DATE

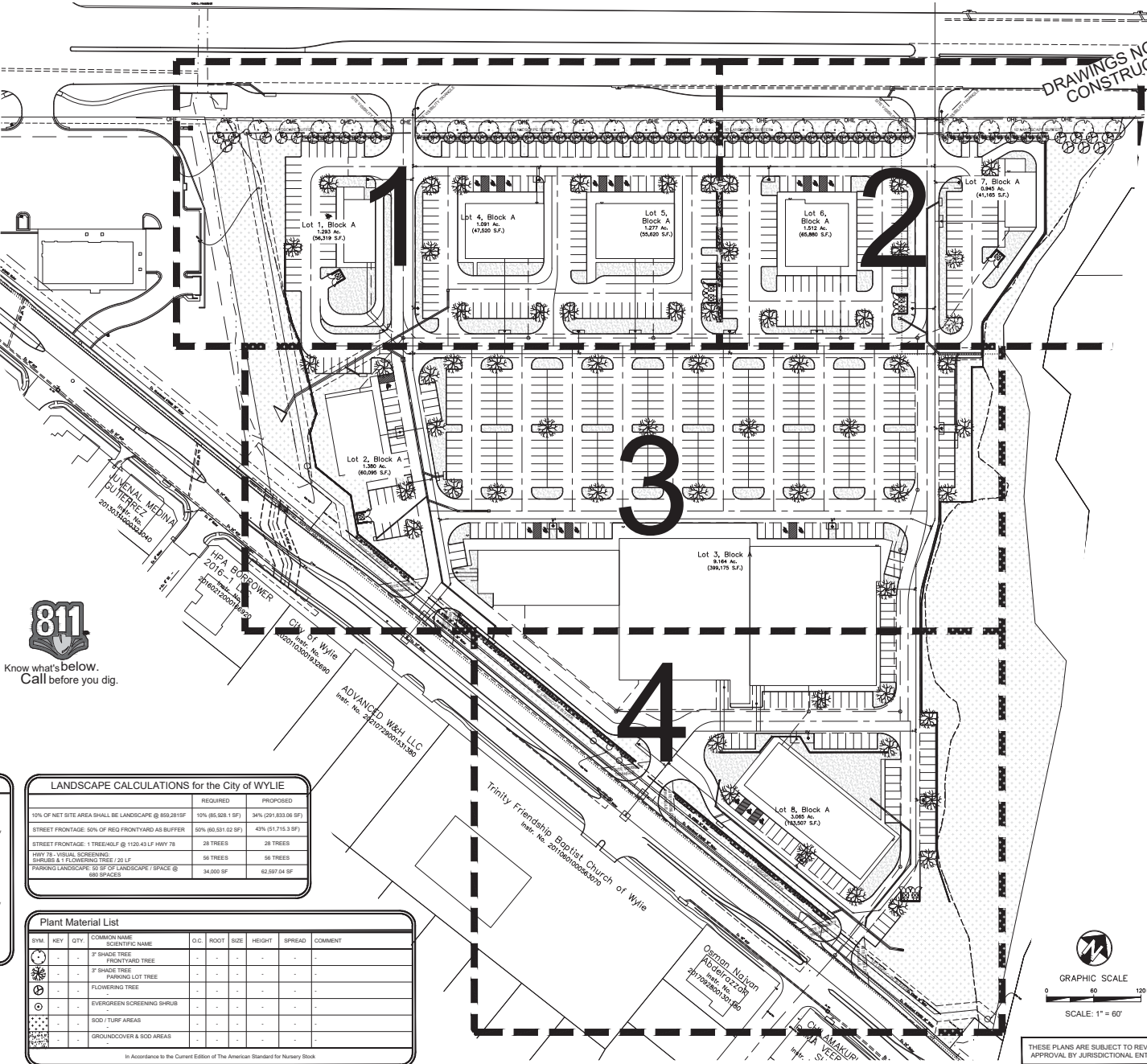
DRAWN BY: MJR
CHECKED BY: MJR
DATE: MARCH 2024
SHEET NO: 1 OF 5
FILE NO: COJAX2024.0185

LANDSCAPE PROJECT NOTES

Refer to Sketch Specifications for all information needed for landscape work.
Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.
Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.
All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (blended) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain that grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be covered to anticipate settlement and ensure drainage without disturbing surrounding planted drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.
All landscaped areas will be irrigated with an underground automatic system.
Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.
All trees and shrubs shall be installed per planting details.
Trees shall be planted at least five feet (5') from any utility line or sidewalk, and to the outside of utility enclosures with a clear six feet (6') should be maintained.
Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees shall not be planted within five feet (5') of a spray head or the full (RF) of a riser. Remaining irrigation components shall respect the location of the illustrated underground drains, shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeter.
All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size as specified. Container green plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.
All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ "X" min. thickness unless bed is bordered by concrete. Terminate edging with 2x4 wood framing.
A four inch (4") clearing of 50/50/50 hardwood mulch over a 4" loc. weed polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees, shrubs, trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).
Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

SOD PROJECT NOTES

EROSION CONTROL
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place as specified grades. Topsoil and turfgrass losses due to erosion will be replaced by the Contractor until ESTABLISHMENT AND ACCEPTANCE is achieved.
SOIL PREPARATION
All areas not areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of six (6") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After flagging and clearing, all areas to receive turf shall be leveled, free of ground, and dug with a weighted spike harrow or foot drag.
GRASS SOD
Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass). Sod shall consist of sods, leaf blades, rhizomes and roots with a healthy, viable system of dense, thickly matted roots throughout the soil of the sod for a thickness of less than three-quarters (3/4) inch. Sod shall be area, healthy, vigorous, free of insects, diseases, stones, and undesirable foreign materials and grasses. The grass shall have been removed prior to soil cutting and the height of grass shall be between 1/2 to 3/4 inches. Sod shall have been produced on growing beds of day-length topsoil. Sod shall not be harvested or planted when its moisture content is so excessively wet or dry that its survival will be affected. All sod to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Storage installation occur between November and March, and shall include an over-seed of Annual Ryegrass for a green-in appearance.
IRIGATION
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until fully established.
Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.
MAINTENANCE REQUIREMENTS
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and application of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.



DRAWINGS NOT FOR CONSTRUCTION



LANDSCAPE CALCULATIONS for the City of WYLLIE

REQUIRED	PROPOSED
10% OF NET SITE AREA SHALL BE LANDSCAPE @ \$69.38/SF	34% (291,833.56 SF)
STREET FRONTAGE: 50% OF REG FRONTYARD AS BUFFER	43% (5,715.5 SF)
STREET FRONTAGE: 1 TREE/4LF @ 1120.43 LF HWY 78	28 TREES
HWY 78 VISUAL SCREENING SHRUBS & 1 FLOWERING TREE / 20 LF	56 TREES
PARKING LANDSCAPE SPACE @ 650 SPACES	62,597.04 SF

Plant Material List

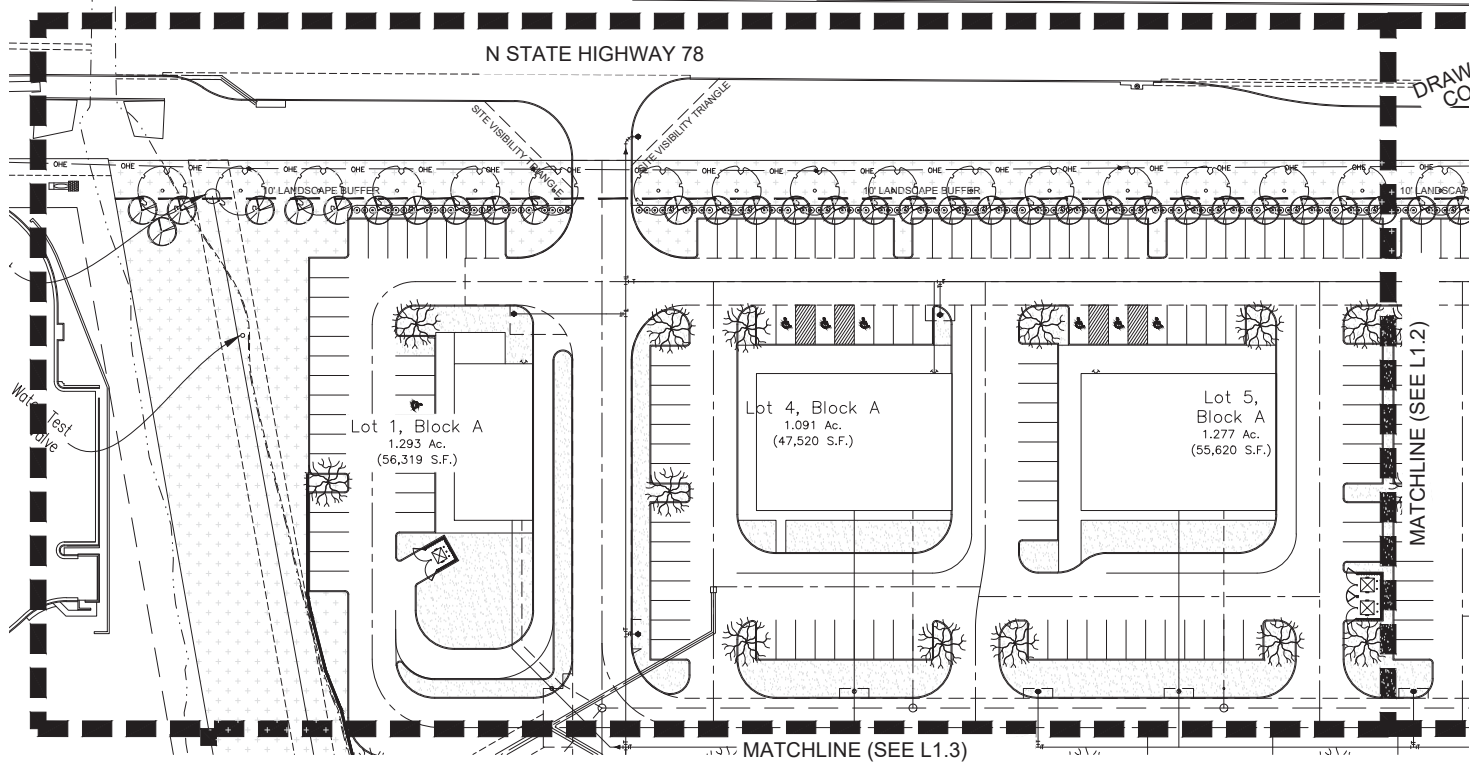
SYM	KEY	QTY	COMMON NAME	SCIENTIFIC NAME	D.G.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
☐	-	-	3" SHADE TREE	FRONTYARD TREE	-	-	-	-	-	-
☐	-	-	3" SHADE TREE	PARKING LOT TREE	-	-	-	-	-	-
☐	-	-	FLOWERING TREE	-	-	-	-	-	-	-
☐	-	-	EVERGREEN SCREENING SHRUB	-	-	-	-	-	-	-
☐	-	-	SOD / TURF AREAS	-	-	-	-	-	-	-
☐	-	-	GROUND COVER & SOD AREAS	-	-	-	-	-	-	-

In accordance to the Current Edition of The American Standard for Nursery Stock.

LANDSCAPE REQUIREMENTS for the City of WYLLIE

Figure 4.8 Landscaping Design Requirements
Basic Standards for development must comply fully with all listed below:
Landscaping in Required Yards
1. At least 20% of site shall be landscaped in NS, CR, CC, and SO Districts; 10% of site in CR and CC Districts for single buildings of 100,000 sq ft or more; 10% of site in L1 and H1 Districts.
2. Landscaping is required in the front yard.
3. Landscaping is required in side and rear yards adjacent to, or across the street from residential.
Landscaping of Parking Lots
1. The landscaping must meet 12 spaces required to have 50 sq ft of landscaping per space.
2. No parking spaces further than 50' from landscaped area on site.
3. Parking trees shall be smaller than landscaped areas and.
4. All parking rows shall have landscaped areas at least every 12 spaces.
Visual Screening
1. Required screening in strip at least 5' wide, plants 2' in height when planted, include one flowering tree for every 20 linear feet of area.
Landscaping of Street Frontages
1. At least 50% of required front yard developed as landscaped buffer, at least 10' in width.
2. Trees required to be 4" in caliper or better in a 20' x 40' spacing.
3. Required trees at least 2" in caliper.
4. At least 4' measuring concrete walkway on perimeter when adjacent to thoroughfare.

E:\COJAX DESIGN\LA_LANDSCAPE\ENGINEERING\2024\04\04\OFFICE RETAIL_DEV\WYLLIE_TX_304\ACCOMMODATIONS_LANDSCAPE PLANS\DWG



DRAWINGS NOT FOR CONSTRUCTION



COJAX designs
 P.O. Box 8232 Greenville, TX 75404
 Direct: 972.670.9407
 Email: jll@cojaxdesigns.com

REV	DATE	DESCRIPTION	BY	APPR
1	04/16/2024	1ST SUBMITTAL - CONCEPTUAL LANDSCAPE PLAN	MJR	
		REVISED PER CITY COMMENTS	MJR	

L1.1 CONCEPTUAL LANDSCAPE PLAN
 OFFICE/RETAIL DEVELOPMENT
 NE Corner Brown St & HWY 78
 WYLE
 COLLIN COUNTY, TEXAS

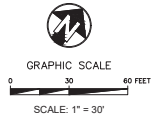
DATE	PLAN APPROVALS

SYM	KEY	QTY	COMMON NAME SCIENTIFIC NAME	D.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
☉	-	-	3" SHADE TREE FRONTYARD TREE	-	-	-	-	-	-
☉	-	-	3" SHADE TREE PARKING LOT TREE	-	-	-	-	-	-
☉	-	-	FLOWERING TREE	-	-	-	-	-	-
☉	-	-	EVERGREEN SCREENING SHRUB	-	-	-	-	-	-
☉	-	-	SOD / TURF AREAS	-	-	-	-	-	-
☉	-	-	GROUNDCOVER & BOD AREAS	-	-	-	-	-	-

In Accordance to the Current Edition of The American Standard for Nursery Stock

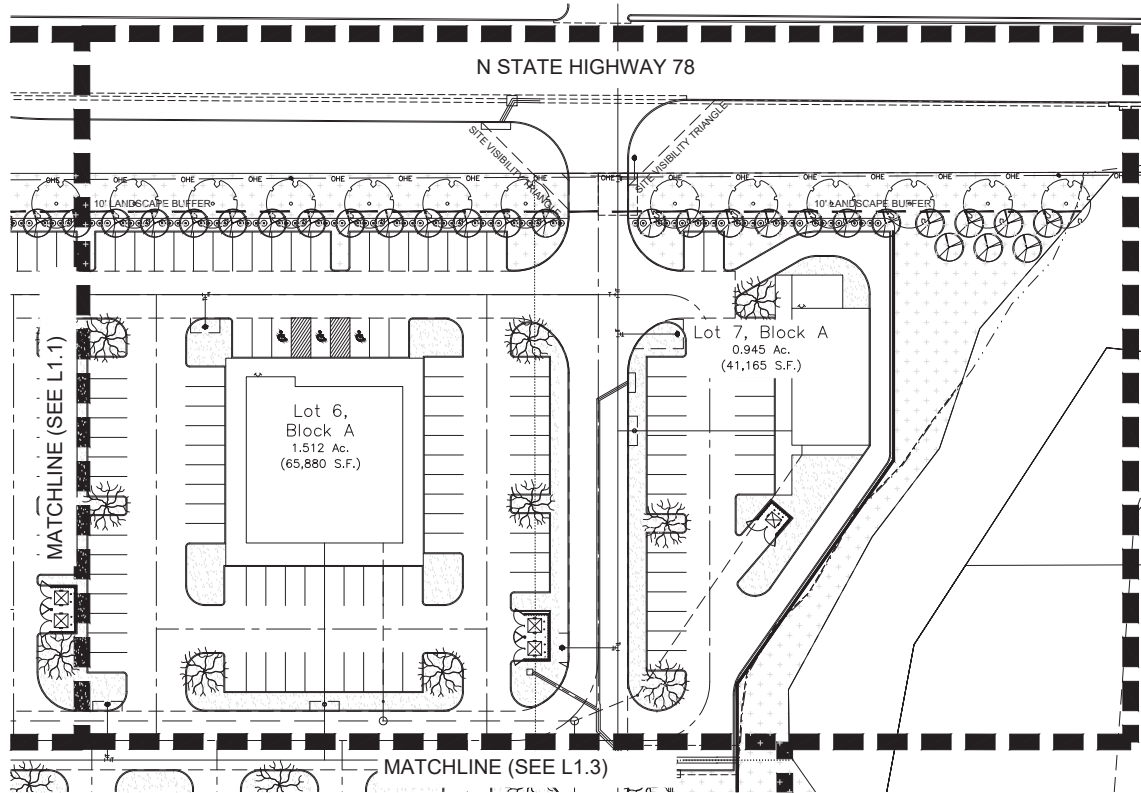


Know what's below.
 Call before you dig.



THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES

E:\COJAX DESIGNS\LA\IRING\SPRINKS\ENGINEERING\2024\04\16\OFFICE RETAIL DEV\WYLE TX 30\ACCOMMODATION\LANDSCAPE PLAN\DWG



DRAWINGS NOT FOR CONSTRUCTION



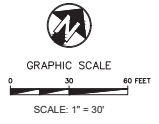
COJAX designs
 P.O. Box 8232 Greenville, TX 75404
 Direct: 972.670.9407
 Email: jll@cojaxdesigns.com

REV	DATE	DESCRIPTION	BY	APPR
1	04/16/2024	1ST SUBMITTAL - CONCEPTUAL LANDSCAPE PLAN	MJR	
		REVISED PER CITY COMMENTS	MJR	

L1.2 CONCEPTUAL LANDSCAPE PLAN
 OFFICE/RETAIL DEVELOPMENT
 NE Corner Brown St & HWY 78
 WYILE
 COLLIN COUNTY, TEXAS

SYM.	KEY	QTY.	COMMON NAME	SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
(Symbol)	-	-	3' SHADE TREE		-	-	-	-	-	-
(Symbol)	-	-	FRONT YARD TREE		-	-	-	-	-	-
(Symbol)	-	-	3' SHADE TREE		-	-	-	-	-	-
(Symbol)	-	-	PARKING LOT TREE		-	-	-	-	-	-
(Symbol)	-	-	FLOWERING TREE		-	-	-	-	-	-
(Symbol)	-	-	EVERGREEN SCREENING SHRUB		-	-	-	-	-	-
(Symbol)	-	-	SOD / TURF AREAS		-	-	-	-	-	-
(Symbol)	-	-	GROUND COVER & SOD AREAS		-	-	-	-	-	-

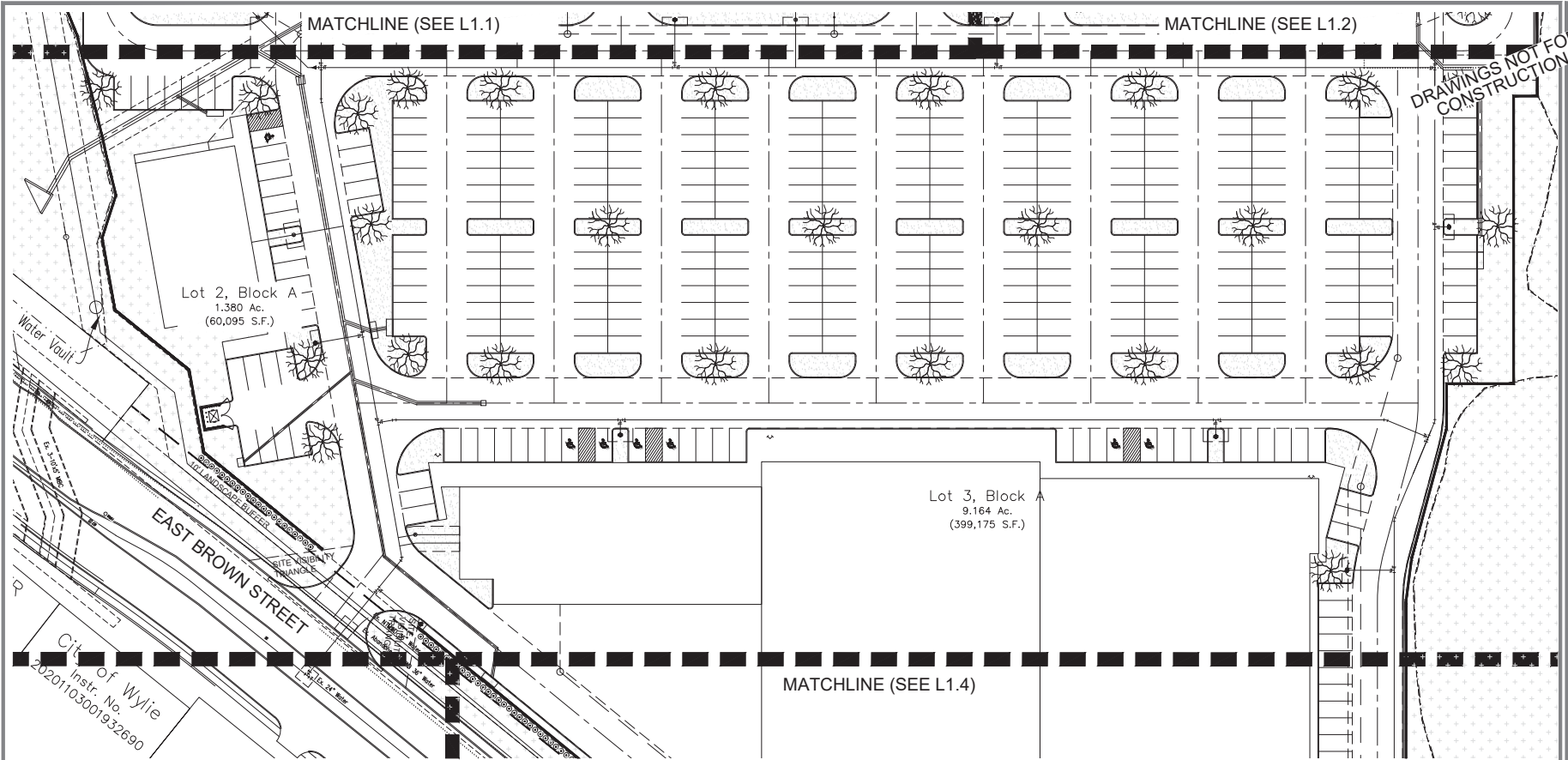
In Accordance to the Current Edition of The American Standard for Nursery Stock



THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES

PLAN APPROVALS	DATE

DRAWN BY	MJR
CHECKED BY	MJR
DATE	MARCH 2024
SHEET NO.	3 OF 5
FILE NO.	COJAX2024.0185



COJAX designs
 P.O. Box 8232 Greenville, TX 75404
 Direct: 972.670.9407
 Email: jhg@cojaxdesigns.com

REV	DATE	DESCRIPTION	BY	APPR
1	04/16/2024	1ST SUBMITTAL - CONCEPTUAL LANDSCAPE PLAN	MJR	MJR
	04/16/2024	REVISED PER CITY COMMENTS		

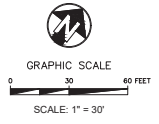
L1.3 CONCEPTUAL LANDSCAPE PLAN
 OFFICE/RETAIL DEVELOPMENT
 NE Corner Brown St & HWY 78
 WYLIE
 COLLIN COUNTY, TEXAS

DATE	APPROVALS

DRAWN BY	MJR
CHECKED BY	MJR
DATE	MARCH 2024
SHEET NO.	4 OF 5
FILE NO.	COJAX2024.0185

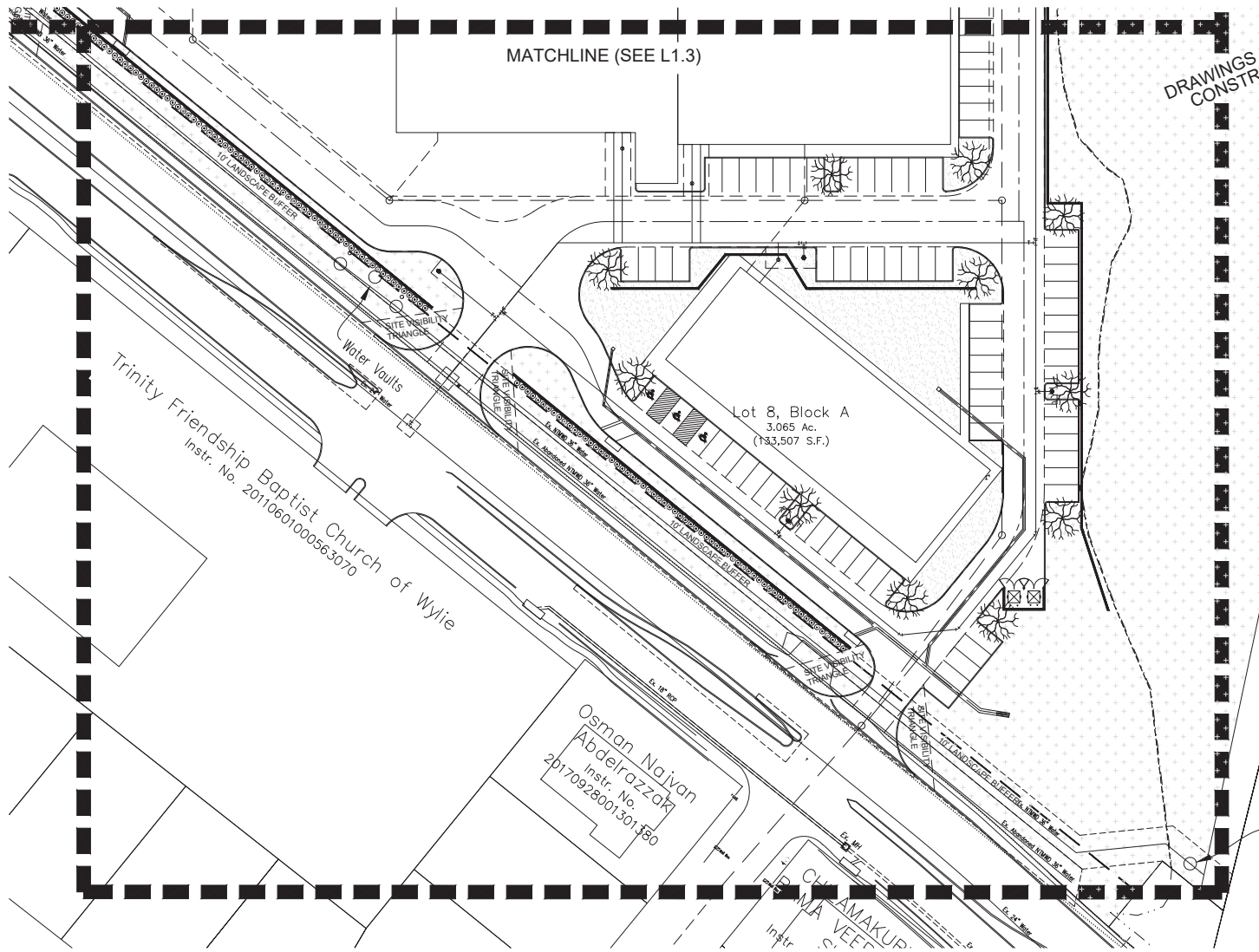
SYM	KEY	QTY	COMMON NAME	SCIENTIFIC NAME	D.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
☉	-	-	1" SHADE TREE		-	-	-	-	-	-
☉	-	-	FRONTYARD TREE		-	-	-	-	-	-
☉	-	-	2" SHADE TREE		-	-	-	-	-	-
☉	-	-	PARKING LOT TREE		-	-	-	-	-	-
☉	-	-	FLOWERING TREE		-	-	-	-	-	-
☉	-	-	EVERGREEN SCREENING SHRUB		-	-	-	-	-	-
☉	-	-	SOD / TURF AREAS		-	-	-	-	-	-
☉	-	-	GROUND COVER & BOD AREAS		-	-	-	-	-	-

In accordance to the Current Edition of The American Standard for Nursery Stock



THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES

E:COJAX DESIGNS, L.P. (REGISTRATION ENGINEERING) 2024-03-08 OFFICE: RETAIL, 0801 WYLIE, TX 75080; MODEL IS LANDSCAPE PLAN (DWG) 202401103001932690



DRAWINGS NOT FOR CONSTRUCTION



COJAX designs
 P.O. Box 8232 Greenville, TX 75404
 Direct: 972.670.9407
 Email: jhg@cojaxdesigns.com

REV	DATE	DESCRIPTION	BY	APPR
1	04/16/2024	1ST SUBMITTAL - CONCEPTUAL LANDSCAPE PLAN	MJR	
		REVISED PER CITY COMMENTS	MJR	

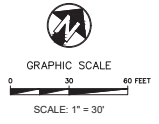
L1.4 CONCEPTUAL LANDSCAPE PLAN
OFFICE/RETAIL DEVELOPMENT
 NE Corner Brown St & HWY 78
 WYLIE
 COLLIN COUNTY, TEXAS

PLAN APPROVALS	DATE

DRAWN BY: MJR
 CHECKED BY: MJR
 DATE: MARCH 2024
 SHEET NO: 5 OF 5
 FILE NO: COJAX2024.0185

SYM	KEY	QTY	COMMON NAME	SCIENTIFIC NAME	D.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
		-	3" SHADE TREE		-	-	-	-	-	
		-	FRONT YARD TREE		-	-	-	-	-	
		-	3" SHADE TREE		-	-	-	-	-	
		-	PARKING LOT TREE		-	-	-	-	-	
		-	FLOWERING TREE		-	-	-	-	-	
		-	EVERGREEN SCREENING SHRUB		-	-	-	-	-	
		-	SOD / TURF AREAS		-	-	-	-	-	
		-	GROUND COVER & SOD AREAS		-	-	-	-	-	

In accordance to the Current Edition of The American Standard for Nursery Stock



E:\COJAX DESIGNS\LA\IRINGSPARKS\ENGINEERING\2024\03\08\OFFICE\RETAIL_COB\WYLIE_TX\24\COJAX\N005615\LANDSCAPE\PLANS\DWG



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 City Council regarding the writing of an ordinance for a change in zoning from Agricultural District (AG/30) to Planned Development (PD-MF) for an age restricted condominium residential community on 47.374 acres. Property located on the west side of Country Club Road approximately 2000' south of Parker Road (ZC 2024-02).

Recommendation

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

Discussion

OWNER: John Monroe for Monroe Estate **APPLICANT: GM CIVIL**

The applicant is requesting to rezone 47.374 acres from AG/30 to a Planned Development for an age restricted single-family residential style condominium community developed on a single lot. This style of development entails the homeowner only owning and being responsible for the home itself; everything else, the yard, common areas, storm drains, entry features, and perimeter walls and fences, streets, etc., are owned and maintained by the Condominium Owners Association (COA).

The development includes the allowance for single-family detached dwellings, an activity center, a community pool, Gazebos, pavilions, tennis/pickleball and sport courts, accessory buildings, and ponds.. The site will include approximately 168 dwelling units with design standards similar to that of regular single family zoning. The design includes front setbacks of 20', rear setbacks of 15' and side setbacks of 6'. The maximum height allowance shall be 35' with a maximum lot coverage of 65% and a minimum dwelling size of 1,300 sq.ft. Residential density shall not exceed six units per gross acre.

The architectural standards require for all buildings to be 80% masonry with 100% brick or stone on the main floor. An exception to that requirement is if the Activity Center uses The Craftsman/Farmhouse style in which they may have up to one hundred (100) percent cementitious fiberboard lap-siding. Minimum roof pitch of residential structures shall be 4:12 for rear elevations and 8:12 minimum for front elevations, with exceptions to dormers and shed roofs.

Each unique house elevation shall not be repeated on the lot most directly across the street, nor shall it be repeated on two lots in either direction on the same side of the street. A wide variety of elevations is provided as it augments the character of the subdivision and reduces monotony of design. Attached Pergolas and Patio Covers shall be permitted and shall extend no more than five (5) feet into the rear yard. Each home will have a garage door with a factory simulated wood grain texture, with accompanying hardware.

The minimum required open space area shall be twenty-five percent (25%) of the gross land area. A 40' landscape buffer is provided along the street frontage which includes an 8' wide meandering sidewalk.

The development shall provide 5'-6' wide sidewalks along the perimeter that connect to a future city trail located on a future city park of 8.25 acres on the northwest corner of the property as shown on the "Zoning Exhibit".

The development is to be accessed by gated private streets with access to Country Club Road. A secondary emergency access connection to the Rita Smith Elementary School Drive shall be provided opposite the entrance to Gateway Community Church. This will be documented by agreement between the School District and Integrity Group (Ladera) as part of the construction plans pending zoning approval.

The development shall be required to provide a 6' tall Masonry Screening wall with Columns along Country Club Road, 6' tall Simtek fence, masonry or wood fence along the north and southern perimeters and a 6' tall ornamental metal fencing along the western perimeter. Residential fencing for each residential unit shall consist of ornamental metal or vinyl and have a minimum height of four feet and a maximum height of six feet.

The COA will maintain ownership of the pond currently on site. They are proposing to build trails around the pond and a trail stub that could provide a connection to the City of Wylie trail system.

As the residents are limited to 55 and old and no children are allowed to live in the homes, there will be little if any impact on the school district enrollment.

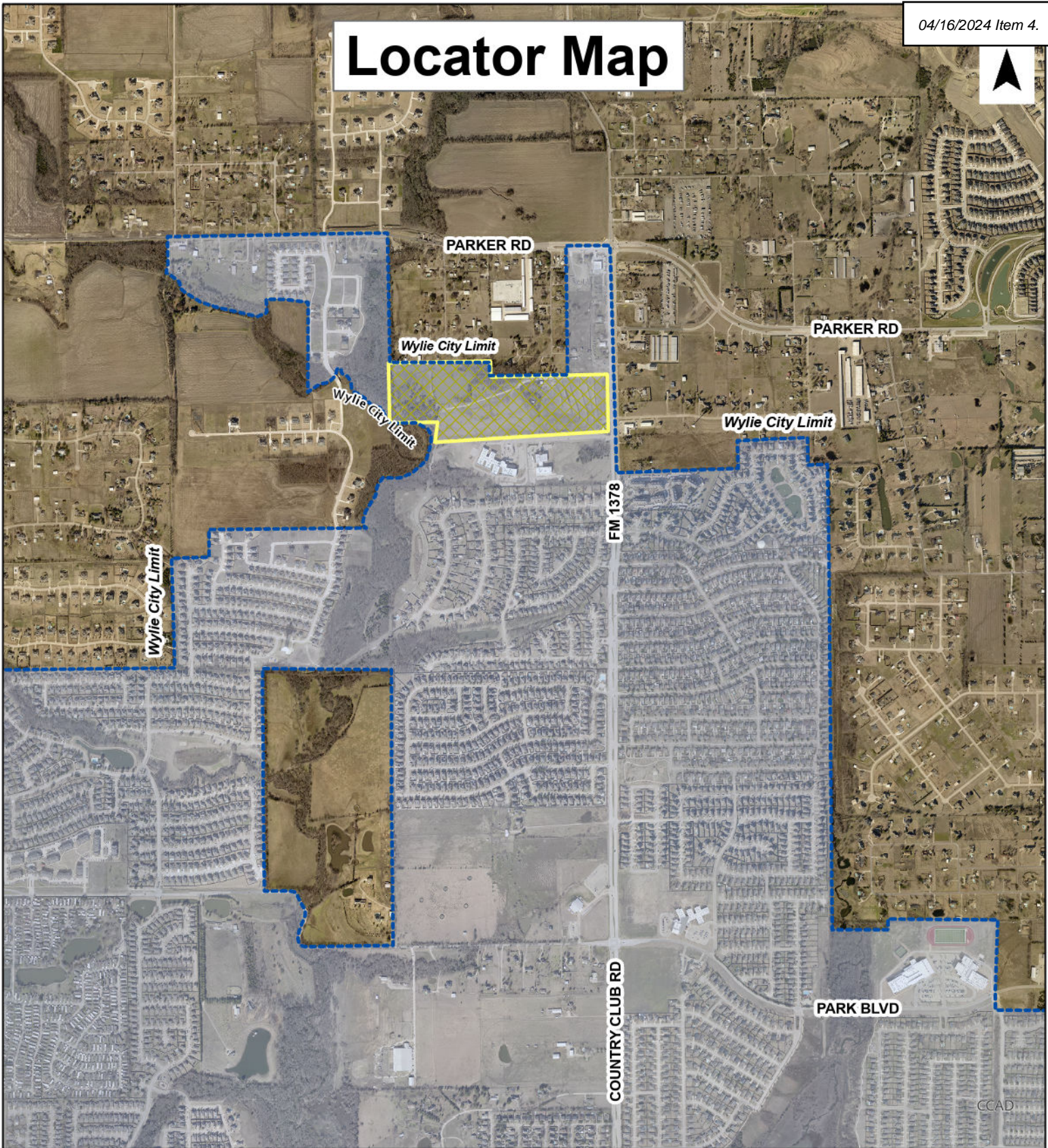
The water for this development may initially be provided by the City of Parker as this land is in their CCN. However, City Engineering is working with Parker on a potential agreement to move this lot, along with Smith Elementary and Gateway Church into Wylie's CCN.

The surrounding properties to the north, east, and west are a mix of residential and commercial uses both in and outside of city limits. Properties to the south consist of an elementary school and community church. The proposal is in line with the land use of the Comprehensive Plan. The project faces Country Club Road which is a six lane major thoroughfare.

A preliminary plat will be required should zoning be approved.

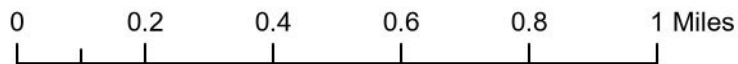
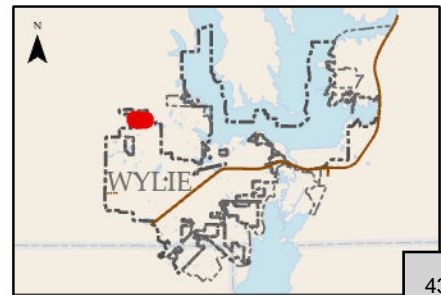
Notifications/Responses: Six notifications were mailed in accordance with state law; with no responses returned in favor nor in opposition to the request.

Locator Map

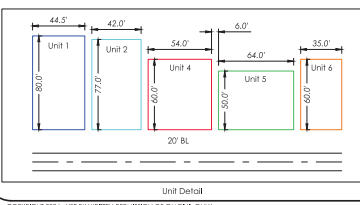
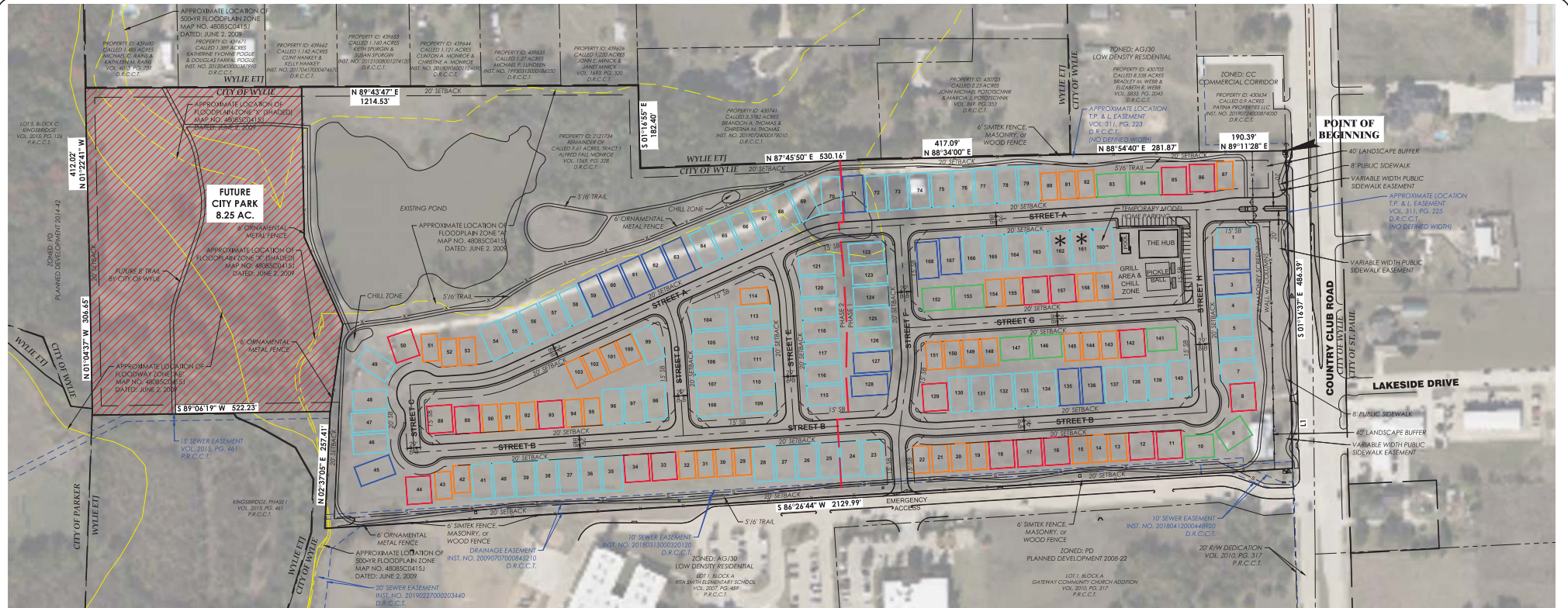


ZONING CASE:
ZC 2024-02

 SUBJECT property



Date: 3/27/2024



LEGEND
 AREA TO BE DEDICATED AS PARK TO CITY OF WYLIE

NOTE: TEMPORARY MODEL HOME PARKING TO BE FLEX BASE OR EQUAL.

LAND USE SUMMARY

Total Land Area	47.37 ac
Open Space Area	21.42 ac
Residential Density	3.55 du/ac
Total Number of Units	168

Residential Summary

Unit Type	Unit Dimensions	Max Height	Units	% of Units
1	44.5'X80'	2 Stories/25'	14	8%
2	42'X77'	2 Stories/25'	85	51%
4	54'X60'	2 Stories/25'	19	11%
5	64'X50'	2 Stories/25'	9	5%
6	35'X60'	2 Stories/25'	41	24%
Total			168	100%

Unit Count and placement is subject to change.
 * Model Home Designation

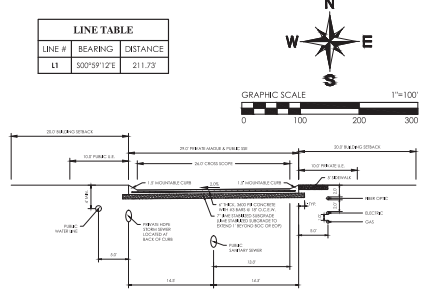
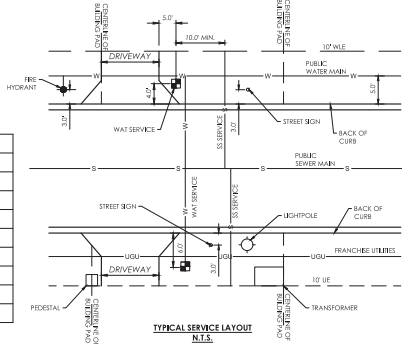
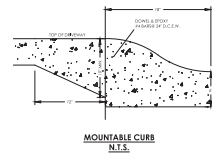
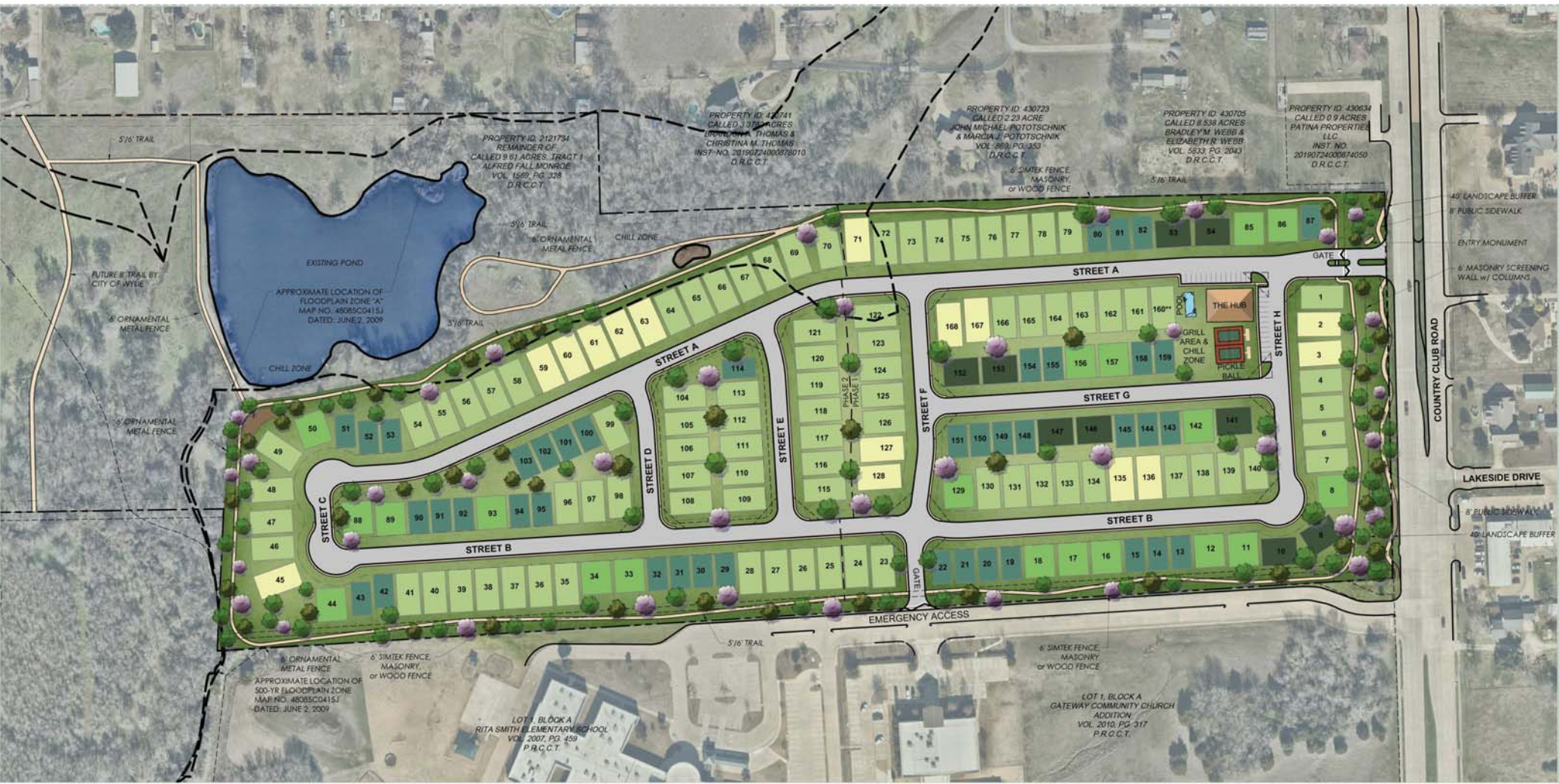


EXHIBIT "B" DEVELOPMENT PLAN FOR LADERA-WYLIE SITUATED IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS
 Date: February 2024

DEVELOPED BY:
Ladera
 active adult **lta**

PREPARED BY:
GMcivil
 Engineering & Surveying
 2359 SW Grapevine Pkwy, Grapevine, Texas 76051
 817-224-6775
 Tel: Eng Firm # A-2944 | Tidus Firm # 10021700



LAND USE SUMMARY	
Total Land Area	47.37 ac
Open Space Area	21.42 ac
Residential Density	3.55 du/ac
Total Number of Units	168

Residential Summary				
Unit Type	Unit Dimensions	Max Height	Units	% of Units
1	44'5"X80'	2 Stories/25'	14	8%
2	42'X77'	2 Stories/25'	85	51%
4	54'X60'	2 Stories/25'	19	11%
5	64'X50'	2 Stories/25'	9	5%
6	35'X60'	2 Stories/25'	41	24%
Total			168	100%

* Unit Count and placement is subject to change.
 ** Model Home Designation

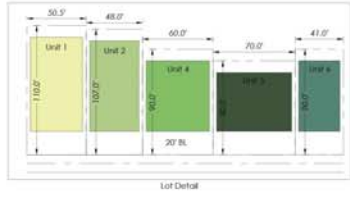
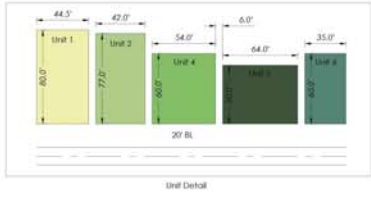
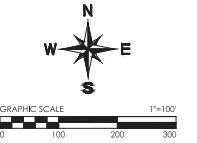


EXHIBIT "B"
LADERA-WYLIE / RENDERED DEVELOPMENT PLAN

City of Wylie, Collin County, Texas



SUBMITTAL DATE: 03.06.2024



NOTE: FIRE LANE STRIPING & "NO PARKING" WILL ONLY BE ON THE CURB OPPOSITE OF THE SIDEWALK.

UTILITY LEGEND	
	PROPOSED FIRE HYDRANT

DEVELOPED BY:



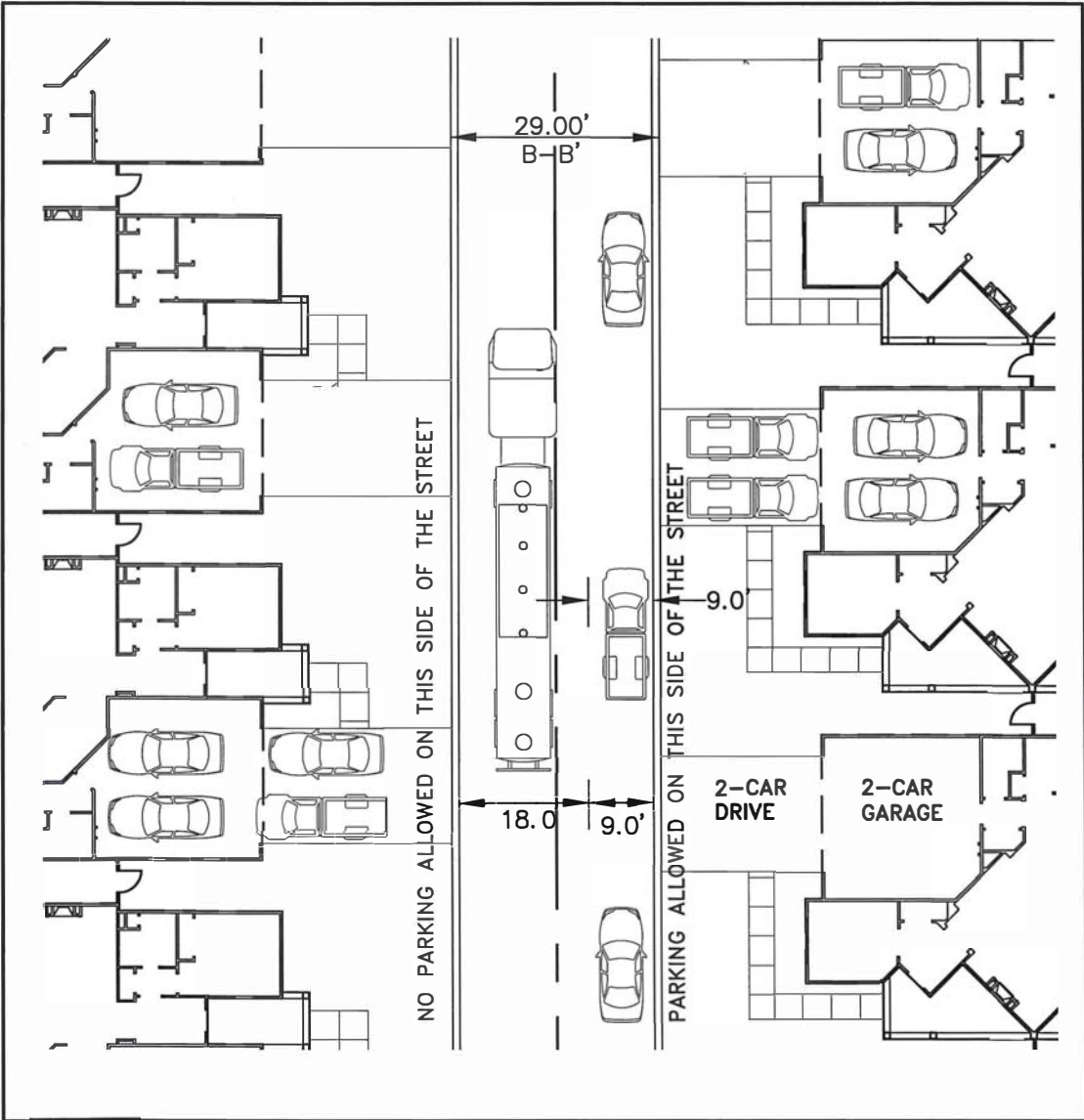
PREPARED BY:



EXHIBIT B-1
FIRE LANE LAYOUT
FOR
LADERA-WYLIE
SITUATED IN THE
CITY OF WYLIE, COLLIN COUNTY,
TEXAS
Date: March 2024

EXHIBIT "B-2"

04/16/2024 Item 4.



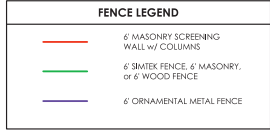
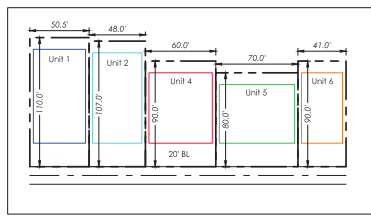
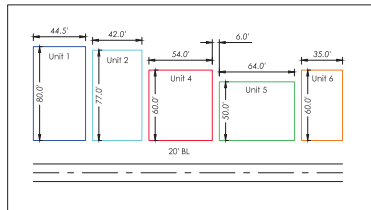
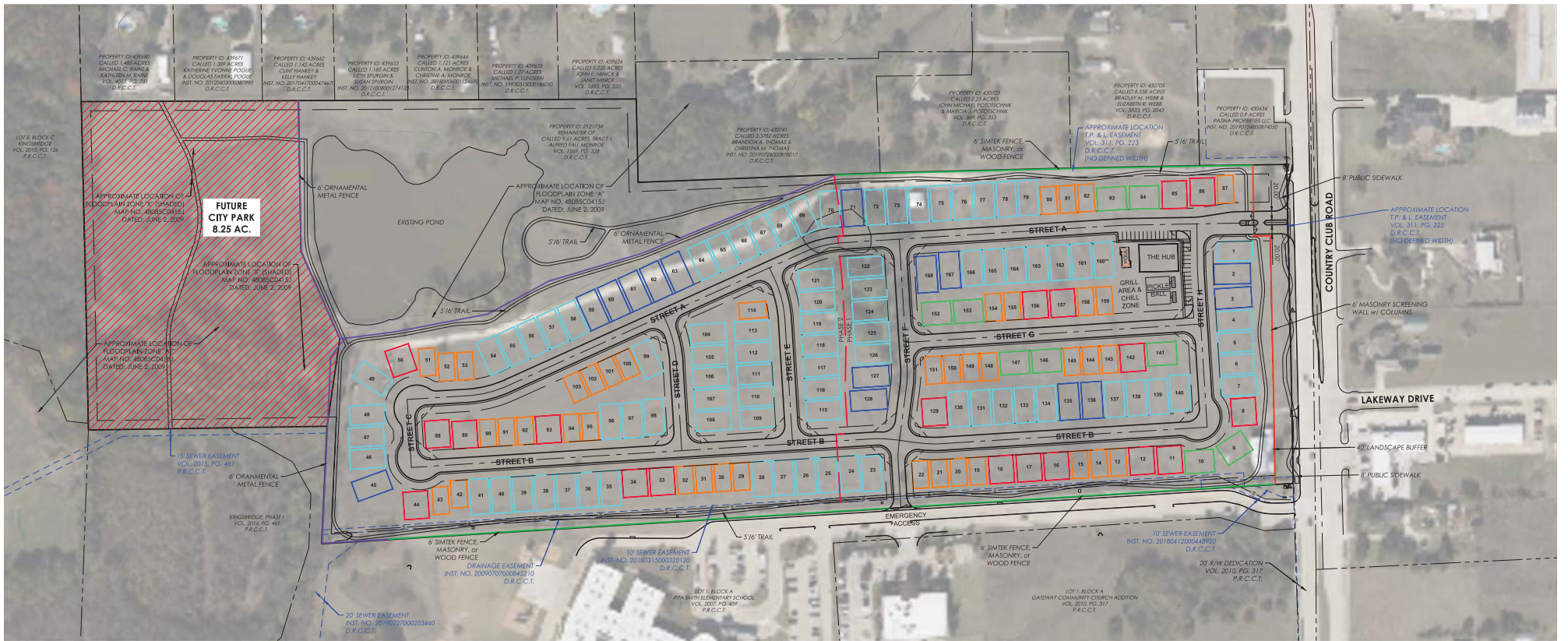
INTEGRITY GROUP

361 W. Byron Nelson Blvd.
Ste. 104
Roanoke, TX. 76262
(817) 430-3318

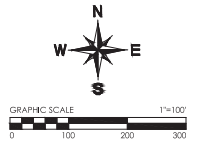
SEAL

**PARKING EXHIBIT
29' ROAD**

DRAWN	SDS	CHECKED	TLH	REVIEWED	TLH
DATE	04-03-20	SCALE	1" = 20'	PROJECT NO.	.



NOTES:
 1) EMERGENCY ACCESS SINGLE GATE TO BE SECURED BY KNOX PADLOCK.
 2) AUTOMATIC GATES WILL REQUIRE SEPARATE PERMIT FROM FIRE MARSHAL'S OFFICE.



COPYRIGHT 2024. LAD BY WRITERS PROVISION OF CONCRETE ONLY

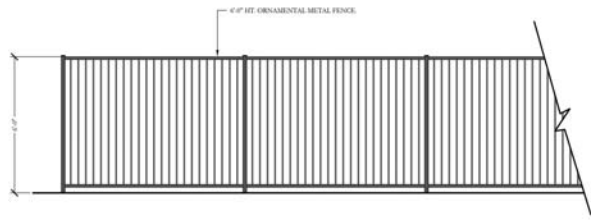
DEVELOPED BY:
Ladera
 active adult life.

PREPARED BY:
GMcivil
 Engineering & Surveying
 2535 SW Grapevine Pkwy, Grapevine, Texas 76051
 817-225-6475
 Tel: Eng Firm # F-2944 | Tidum Firm # 10022700

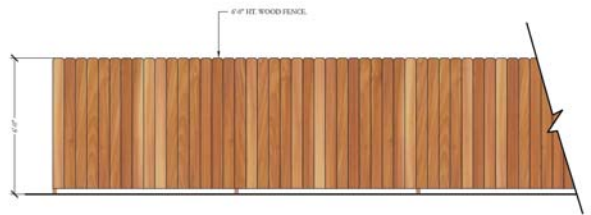
EXHIBIT "C"
PERIMETER FENCING PLAN
FOR
LADERA-WYLIE
SITUATED IN THE
CITY OF WYLIE, COLLIN COUNTY,
TEXAS
Date: February 2024



6'-0" HT. MASONRY SCREENING WALL WITH COLUMNS
EXAMPLE PHOTOS NOT TO SCALE



6'-0" HT. ORNAMENTAL METAL FENCE
ELEVATION SCALE: 1/2" = 1'-0"



6'-0" HT. WOOD FENCE
ELEVATION SCALE: 1/2" = 1'-0"

FLOORPLANS AND ELEVATIONS

Ladera
active adult **life.**

Toscana

2,248 SF

2BR / 2BA

3 Elevations

*Will Have Faux
Cedar Garage Doors



Ladera

active adult **life.**

Avanti

1,964 SF

2BR / 2BA

5 Elevations

***Will Have Faux
Cedar Garage Doors**



Ladera

active adult **life.**

Casina

2,231 SF

2BR / 2BA

5 Elevations

***Will Have Faux
Cedar Garage Doors**



Ladera

active adult **life.**

Castella

2,419 SF

2BR / 2BA

3 Elevations

***Will Have Faux
Cedar Garage Doors**



Ladera

active adult **life.**

Verona

2,809 SF

2BR / 2BA

5 Elevations

***Will Have Faux
Cedar Garage Doors**



Ladera

active adult **life.**

Verona 2-Story

2,146 SF

3BR / 3BA

3 Elevations

***Will Have Faux
Cedar Garage Doors**



LADERA – WYLIE
DEVELOPMENT REGULATIONS
Planned Development – 47.374 Acres



361 W. Byron Nelson Boulevard, Suite 104
Roanoke, TX 76262
(817)430-3318



TABLE OF CONTENTS

- I. PURPOSE**
 - II. DEVELOPMENT PLAN**
 - III. USES**
 - IV. CONDOMINIUM ASSOCIATION**
 - V. LANDSCAPE SETBACK REQUIREMENTS**
 - VI. AREA REQUIREMENTS**
 - VII. DEVELOPMENT AND PERFORMANCE STANDARDS**
 - VIII. RESIDENTIAL DENSITY**
 - IX. BUILDING DESIGN**
 - X. TRAILS, SCREENING AND LANDSCAPING**
 - XI. PARKING**
 - XII. STREETS, ACCESS, AND UTILITIES**
 - XIII. OPEN SPACE**
 - XIV. PHASING**
 - XV. TIMING OF AMENITIES AND MODELS**
 - XVI. EXHIBITS**
 - XVII. FLOODPLAIN RECLAMATION**
-
- EXHIBIT “A” LEGAL DESCRIPTION**
 - EXHIBIT “B” DEVELOPMENT PLAN**
 - EXHIBIT “B” RENDERED DEVELOPMENT PLAN**
 - EXHIBIT “B-1” FIRE LANE LAYOUT**
 - EXHIBIT “B-2” PARKING EXHIBIT**
 - EXHIBIT “C” PERIMETER FENCING PLAN**
 - EXHIBIT “D” BUILDING ELEVATIONS**
 - EXHIBIT “E” FIRE WALL DESIGN MEMO**
 - EXHIBIT “E” RESIDENTIAL EXTERIOR WALL SECTIONS**
 - EXHIBIT “E” TABLE R302.1(1) EXTERIOR WALLS**

LADERA - WYLIE
DEVELOPMENT REGULATIONS
Planned Development – 47.374 Acres

I. PURPOSE

Ladera - Wylie is a proposed aged-restricted, low-maintenance gated, single family home, residential community integrated with quality amenities such as walking trails, activity center “The HUB” with pool, pickle ball courts, chill zones (passive open space amenities), amenity pond, parks, and open space areas that provide for an enhanced quality of life for active adults seeking a lock and leave, low-maintenance lifestyle within the City of Wylie. The legal description for the property is provided as Exhibit “A”.

II. DEVELOPMENT PLAN

The property shall be developed in accordance with the City of Wylie regulations unless stated otherwise herein or shown otherwise on the Development Plan (Exhibit “B”), Perimeter Fencing Plan (Exhibit “C”), Building Elevations (Exhibit “D”), and Fire Separation (Exhibit “E”).

III. USES

- A. Permitted Uses - The following uses shall be permitted by right:
 - 1) Single Family Detached Dwelling-Shall be age restricted to residents 55 years of age and older.
 - 2) Activity Center (HUB)
 - 3) Community Pool

- B. Accessory Uses - The following uses shall be permitted as accessory uses:
 - 1) Gazebos
 - 2) Pavilions
 - 3) Tennis/Pickle Ball and Sport Courts
 - 4) Accessory Buildings
 - 5) Pond

IV. CONDOMINIUM ASSOCIATION

A Condominium Owners Association (COA) shall be required and shall be responsible for the maintenance of the common areas, streets, storm drain, entry features, accessory structures, and perimeter walls/fencing and landscaping.

V. LANDSCAPE SETBACK REQUIREMENTS

There shall be a landscape setback with a minimum width of twenty (20) feet from the perimeter property line to a residential structure. Trails shall be permitted within the landscape setback.

VI. AREA REQUIREMENTS

Ladera - Wylie is a condominium community and individual dwelling units will not be platted into individual residential lots. The site will remain as one lot with approximately one hundred sixty-eight (168) dwelling units. Therefore, the reference to setbacks shall be used as building separation from other buildings and from the private street.

Side Yard Setback (Between Buildings)	Front Yard Setback (Front of Building to Back of Curb)	Rear Yard Setback (Between Buildings)
6' Minimum*	20' Minimum	15' Minimum

*Fire Separation per the attached exhibits (Exhibit "E"), the fire wall ratings are per the 2021 IRC, and allow for units within 6'.

VII. DEVELOPMENT AND PERFORMANCE STANDARDS

Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Maximum Height	Maximum Lot Coverage (percent of lot area)	Minimum Dwelling Size (square feet)
N/A	N/A	N/A	35' or 2 ½ Stories	65%*	1,300**

* Lot Coverage based on total building coverage (excluding accessory uses) for the entire 47.374-acre site.

** Air-conditioned space.

VIII. RESIDENTIAL DENSITY

The gross residential density for Ladera - Wylie shall not exceed six (6) units per gross acre (du/ac). Residential density shall be calculated using the gross land area of (47.374) acres.

IX. BUILDING DESIGN

- A. The dwelling units and activity center shall be generally constructed in accordance with the building elevations shown in Exhibit "D".
- B. Residential buildings and the activity center shall be eighty (80) percent masonry including one hundred (100) percent brick or stone on the main floor. An exception to that requirement is if the Activity Center use The Craftsman/Farmhouse style in which they may have up to one hundred (100) percent cementitious fiberboard lap-siding.
- C. Minimum roof pitch of residential structures shall be 4:12 for rear elevations and 8:12 minimum for front elevations, with exceptions to dormers and shed roofs.
- D. Mailboxes shall be cluster boxes of 14 or greater boxes. Sufficient structural support to keep the mailbox upright is required. Mailboxes may be made from metal.

- E. Elevation repetition. Each unique house elevation shall not be repeated on the lot most directly across the street, nor shall it be repeated on two lots in either direction on the same side of the street. A wide variety of elevations is provided as it augments the character of the subdivision and reduces monotony of design.
- F. Attached Pergolas and Patio Covers shall be permitted and shall extend no more than five (5) feet into the rear yard.
- G. Each home will have a garage door with a factory simulated wood grain texture, with accompanying hardware.

X. TRAILS, SCREENING AND LANDSCAPING

Screening and landscaping shall be generally installed in accordance with the standards below and as shown on the Perimeter Fencing Plan (Exhibit "C"),

- A. There shall be an ornamental metal fence, wood, masonry, or pre-cast (Simtek) wall of at least six (6) feet in height located around the perimeter of the property. The Simtek, masonry, or wood fence will be on the North side and South side of the project, as detailed on the Development & Fencing Plans. The West side will be 6' ornamental metal fence. The East side along Country Club Road will be a 6' masonry screening wall with columns.
- B. Each front yard shall have one (1) canopy tree with a minimum caliper size of four (4) inches, as measured six (6) inches above grade, from the approved plant list for the City of Wylie.
- C. Residential fencing for each Unit shall consist of ornamental metal or vinyl and have a minimum height of four (4) feet and a maximum height of six (6) feet.
- D. Residential fencing shall be permitted within the twenty-foot (20) perimeter landscape buffer.
- E. A Landscape Plan with tree species shall be submitted at the time of Construction Plans.

XI. PARKING

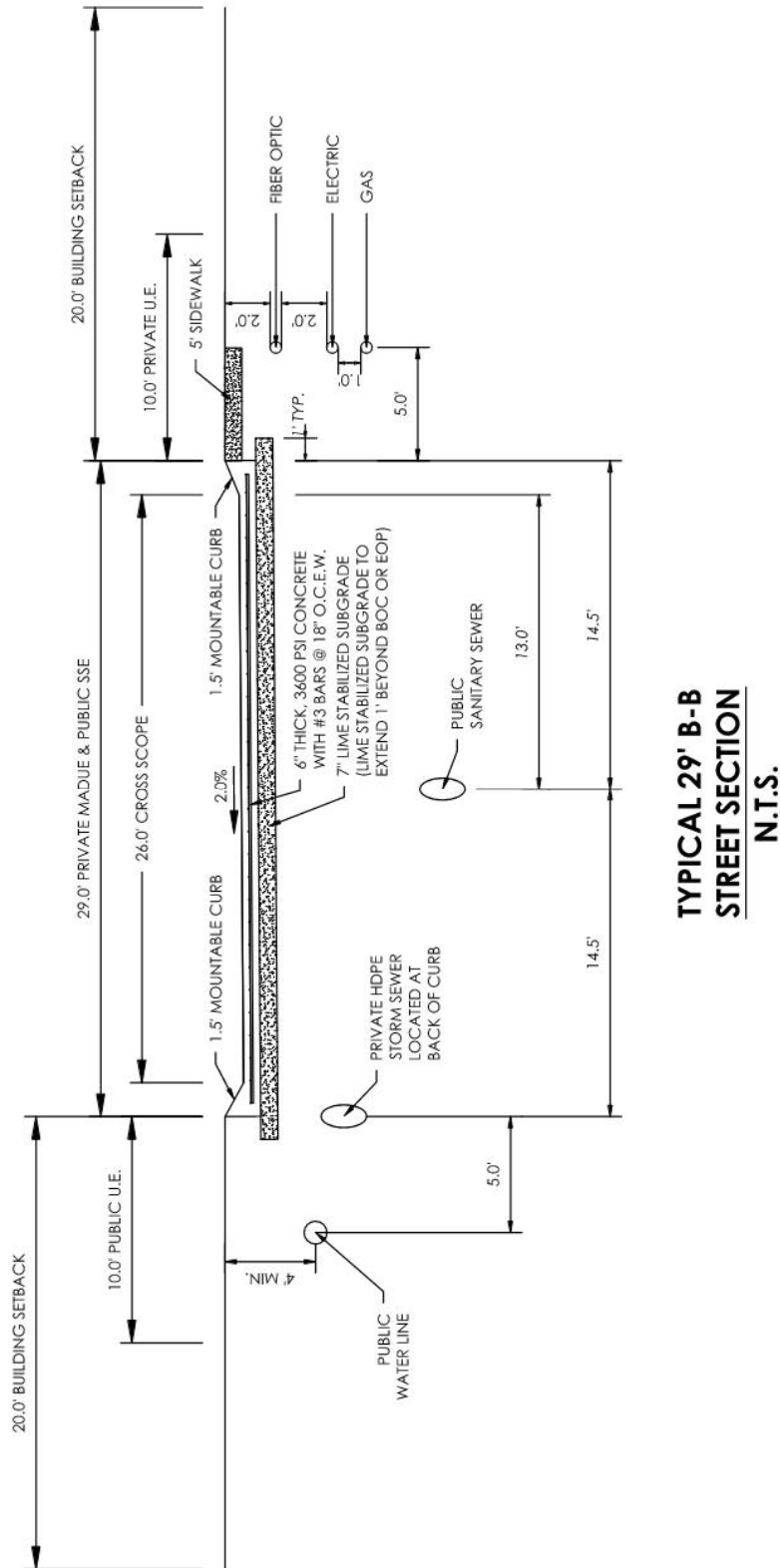
Off-street parking shall be allowed in areas shown on the approved Development Plan, Exhibit "B", Fire Lane Exhibit "B-1", and Parking Exhibit "B-2".

- A. Each dwelling shall have two (2) parking spaces within the garage, as well as having two (2) parking spaces in the driveway. Each dwelling has a 20' setback from the back of curb. All dwellings have an inset garage that provides the allowable distance for vehicles to not overhang the sidewalk or into the street.

XII. STREETS, ACCESS, AND UTILITIES

- A. The proposed streets shall be privately maintained by the Condominium Owners Association of Ladera - Wylie.

B. The private streets shall conform to the street section on the Development Plan, (Exhibit "B"), also shown below.



- C. All storm and streets shall be labeled private and maintained by the Condominium Owners Association of Ladera - Wylie.
- D. HDPE shall be an acceptable material for the installation and construction of the private storm drain systems. HDPE pipe shall be installed in accordance with the pipe manufacturer specifications and geotechnical recommendations for the project. Private HDPE to be located under the curb.
- E. All water, per the March 30, 2010, Wholesale Water Supply Contract between Wylie and Parker will be public utilities per the agreement. Sewer to serve the project will be public utilities provided by the City of Wylie. Sewer will be maintained by the City of Wylie.
- F. Developer shall construct an eight (8) foot wide concrete sidewalk along Country Club Road for public use. The eight (8) foot sidewalk shall be maintained by the City of Wylie. The meandering public sidewalk will be installed within the existing right-of-way or public sidewalk easement.
- G. Developer shall construct a median break, north bound left turn lane, and south bound right turn lane for the connection to Country Club Road.
- H. A secondary emergency access connection to the Rita Smith Elementary School Drive shall be provided opposite the entrance to Gateway Community Church. This will be documented by agreement between the School District and Integrity Group (Ladera) as part of the construction plans after zoning approval. For zoning approval, email documentation will be provided to staff.
- I. A private 5' or 6' concrete trail system will be installed inside the perimeter of the fencing for use by the residents.

XIII. OPEN SPACE

The minimum required designated open space area shall be twenty-five percent (25%) of the gross land area.

- A. The perimeter landscape buffer shall be counted toward open space.

XIV. PHASING

Ladera - Wylie is subject to the Phasing Line as shown in Exhibit "B". The phase line may be adjusted at time of construction plans and platting.

XV. TIMING OF AMENITIES AND MODELS

Ladera business model works for maximum results by allowing the start of construction of main amenities and two (2) models, shown on Exhibit B, along with four (4) speculative homes, upon Final Plat Approval, prior to acceptance of the subdivision by the City of Wylie. Acceptance of the plat application is at the discretion of the City Planner.

XVI. EXHIBITS

All attached Exhibits to be adopted by this ordinance.

XVII. FLOODPLAIN RECLAMATION

- A. Floodplain reclamation will be required for a portion of an Un-Named Tributary to Muddy Creek as part of the development.
- B. It shall be necessary to submit a flood study in accordance with the City of Wylie regulations and ordinances for any impacts to the existing floodplain. The flood study will include the ultimate developed conditions for watershed.
- C. A CLOMR shall be submitted to the FEMA for approval. The CLOMR will need to be approved by FEMA before any building permit may be released for construction within the effective floodplain.
- D. Upon approval of the flood study by the City of Wylie, a grading permit application shall be submitted to the City of Wylie for approval. The grading permit shall allow the developer to perform "At-Risk" grading, paving, and utility improvements within the effective floodplain upon submittal of the CLOMR to FEMA for acceptance.
- E. Upon completion of the grading and utility improvements, a LOMR shall be submitted to FEMA for the asbuilt improvements to update the Flood Insurance Rate Map for the Un-Named Tributary to Muddy Creek, and demonstrate all residential units are located outside of the ultimate developed 100-yr floodplain.
- F. Upon approval of the CLOMR and acceptance of the development improvements by the City of Wylie, no building permits shall be allowed for any residential units located within the effective floodplain, until such time as the LOMR has been approved by FEMA. Units 66-72 and 122, and a portion of Street "A" as shown on the development plan require floodplain reclamation. Other units may require floodplain reclamation subject to final design and Unit mix by the developer. Any adjustments from the Development Plan will be included in the flood study & CLOMR submitted to the City and FEMA for approval.

EXHIBIT "A"
LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the W. Patterson Survey, Abstract No. 716, City of Wylie, Collin County, Texas, being part of that certain called 9.61 acre tract described as Tract 1, a called 26.46 acre tract described as Tract 2 and a called 43 acre tract described as Tract 3 in a deed to Alfred Fall Monroe recorded in Volume 1569, Page 328 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

BEGINNING at a TXDOT monument found for the Southeast corner of a called 0.9 acre tract described in a deed to Patna Properties LLC recorded in Instrument No. 20190724000874050 (DRCCT), being in the North line of said 9.61 acre tract, and being in the West right-of-way line of Country Club Road (variable width right-of-way) recorded in Instrument No. 20090707000845190 and Inst. No. 20081217001420690 (DRCCT);

THENCE South 01 deg. 16 min. 37 sec. East departing said North line and continue along the said West right-of-way line, a distance of 486.39 feet to a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as 1/2" capped iron rod set;

THENCE South 00 deg. 59 min. 12 sec. East along said West right-of-way line, a distance of 211.73 feet to a 1/2" capped iron rod set in North line of Lot 1, Block A of Rita Smith Elementary School recorded in Volume 2007, Page 459 of the Plat Records of Collin County, Texas (PRCCT), from which a 1/2" iron rod found bears North 15 deg. 32 min, 40 sec. West – 12.00 feet;

THENCE South 86 deg. 26 min. 44 sec. West departing said West right-of-way line and continue along said North line, a distance of 2,129.99 feet to a 1/2" capped iron rod set for the Northwest corner of said Lot 1, Block A, being in the West line of said 43 acre tract and being in the East line of Lot 20, Block 8 of Creekside Estates, Phase VII recorded in Volume 2015, Page 45 (PRCCT);

THENCE North 02 deg. 37 min. 05 sec. East along said East and West lines, at 104.94 feet pass a 5/8" iron rod found 1.60 feet left of the property line, continue a total distance of 257.41 feet to a 5/8" iron rod found for an ell corner of said 43 acre tract and being the Northeast corner of said Lot 20, Block 8;

THENCE South 89 deg. 06 min. 19 sec. West along the South line of said 43 acre tract, the North line of said Lot 20, Block 8 and the North line of Kingsbridge, Phase I recorded in Volume 2015, Page 461 (PRCCT), a distance of 522.23 feet to a 1/2" iron rod found for the most westerly Southwest corner of said 43 acre tract, and an ell corner of said Kingsbridge, Phase I;

THENCE North 01 deg. 04 min. 37 sec. West along an East line of said Kingsbridge, Phase I, the East line of Lot 5, Block C of Kingsbridge recorded in Volume 2015, Page 126 (PRCCT), and the West line of said 43 acre tract, a distance of 306.65 feet to a 3/4" iron rod found in a barbed wire fence, from which another 3/4" iron rod found bears North 84 deg. 02 min. 14 sec. West – 0.78 feet;

THENCE North 01 deg. 22 min. 41 sec. West along the East line of said Lot 5, Block C, the West line of said 43 acre tract, and the West line of said 9.61 acre tract, a distance of 412.02 feet to a 3/8" iron rod found for the Northwest corner of said 9.61 acre tract and the Southwest corner of a called 1.485 acre tract described in a deed to Michael C. Rains & Kathleen M. Rains recorded in Volume 4013, Page 731 (DRCCT);

THENCE North 89 deg. 43 min. 47 sec. East departing said East line and continue along the North line of said 9.61 acre tract and the South line of said 1.485 acre tract, at 204.92 feet pass a 3/8" iron rod found for the Southeast corner of said 1.485 acre tract and the Southwest corner of a called 1.389 acre tract described in a deed to Katherine Yvonne Pogue & Douglas Farral Pogue recorded in Instrument No. 20120403000387990 (DRCCT), continue along said North line and the South line of said 1.389 acre tract, continue along said North line, at 714.92 feet pass a 5/8" iron rod found for the Southeast corner of a called 1.160 acre tract described in a deed to Keith Spurgin & Susan Spurgin recorded in Instrument No. 20121008001274120 (DRCCT) and the Southwest corner of a called 1.121 acre tract described in a deed to Clinton A. Monroe & Christine A. Monroe recorded in Instrument No. 20180906001124690 (DRCCT), continue along said North line and the South line of said 1.121 acre tract, at 869.92 feet pass a 1/2" iron rod found for the Southeast corner of said 1.121 acre tract and the Southwest corner of a called 1.27 acre tract described in a deed to Michael P. Lundeen recorded in Instrument No. 19930315000186050 (DRCCT), continue along said North line and the South line of said 1.27 acre tract a total distance of 1,214.53 feet to a 1/2" capped iron rod set for the most northerly Northeast corner of said 9.61 acre tract, the Southeast corner of a called 1.220 acre tract described in a deed to John E. Minick & Janet Minick recorded in Volume 1693, Page 320 (DRCCT) and being in the West line of a called 3.3782 acre tract described in a deed to Brandon A. Thomas & Christina M. Thomas

recorded in Instrument No. 20190724000878010 (DRCCT), from which a 1/2" iron rod found (leaning) bears North 31 deg. 53 min. 30 sec. West – 1.74 feet and from which a 1/2" iron rod found for the Northwest corner of said 3.3782 acre tract bears North 01 deg. 16 min. 55 sec. West – 81.16 feet;

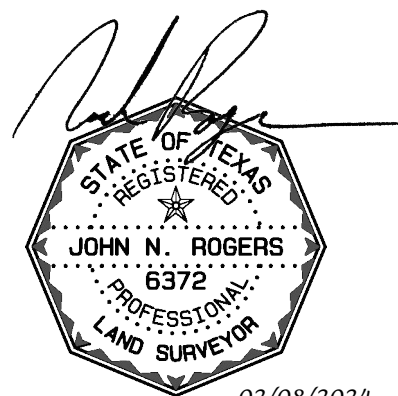
THENCE South 01 deg. 16 min. 55 sec. East along the East line of said 9.61 acre tract and said West line, a distance of 182.40 feet to a point for corner for an ell corner of said 9.61 acre tract and the Southwest corner of said 3.3782 acre tract;

THENCE North 87 deg. 45 min. 50 sec. East along the North line of said 9.61 acre tract and the South line of said 3.3782 acre tract, at 49.50 feet pass a 1/2" iron rod found for reference to the previously mentioned point for corner, continue a total distance of 530.16 feet to a 1/2" iron rod found for the most southerly Southeast corner of said 3.3782 acre tract and the Southwest corner of a called 2.23 acre tract described in a deed to John Michael Pototschnik & Marcia J. Pototschnik recorded in Volume 869, Page 353 (DRCCT);

THENCE North 88 deg. 34 min. 00 sec. East along said North line and the South line of said 2.23 acre tract, a distance of 417.09 feet to a 60D nail found for the Southeast corner of said 2.23 acre tract and the Southwest corner of a called 8.538 acre tract described in a deed to Bradley M. Webb & Elizabeth R. Webb recorded in Volume 5833, Page 2043 (DRCCT);

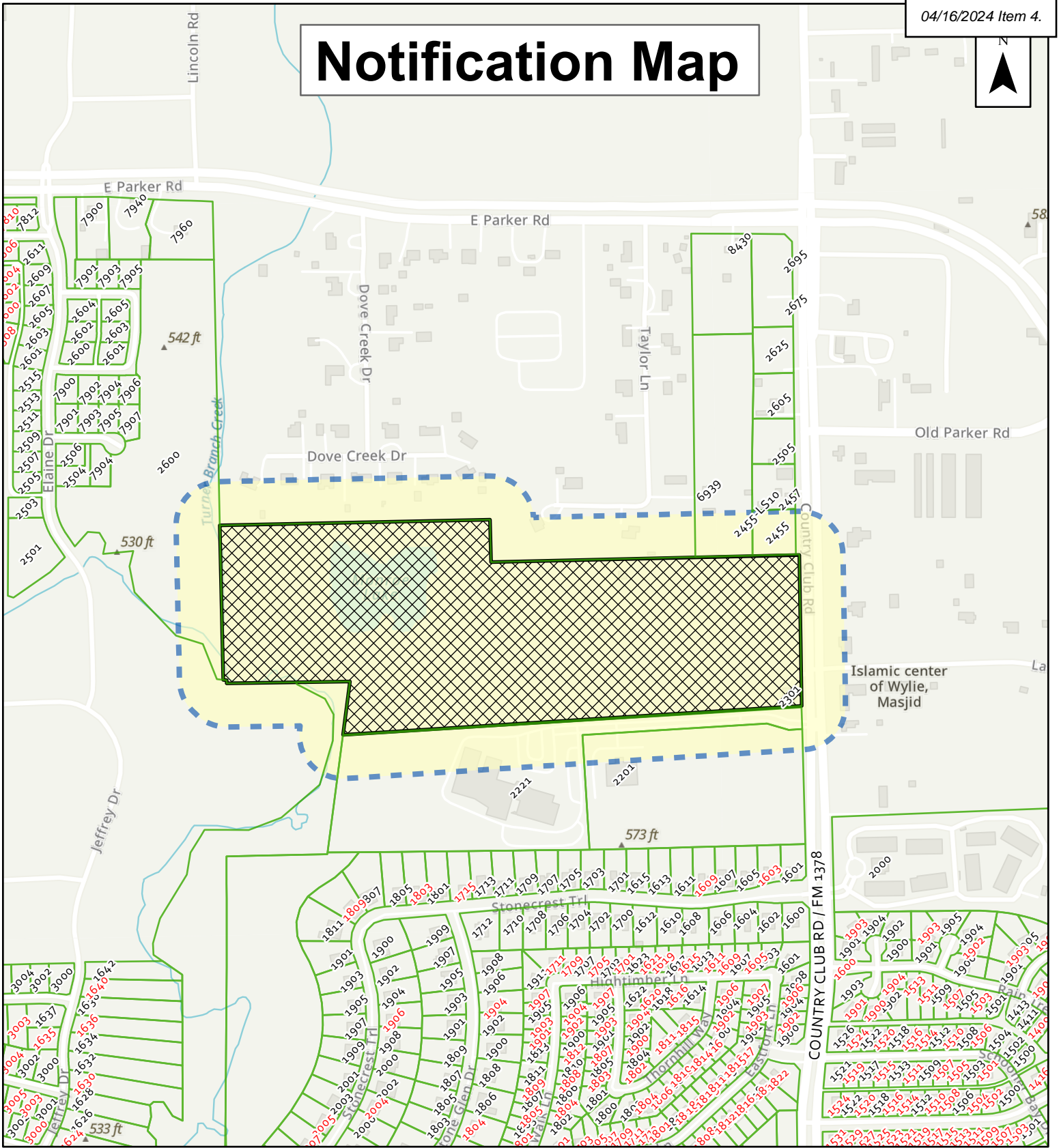
THENCE North 88 deg. 54 min. 40 sec. East along said North line and the South line of said 8.538 acre tract, a distance of 281.87 feet to a 1" iron pipe found for the Southeast corner of said 8.538 acre tract;

THENCE North 89 deg. 11 min. 28 sec. East along said North line, a distance of 190.39 feet to the **POINT OF BEGINNING**, containing 2,063,613 square feet or 47.374 acres of land, more or less.






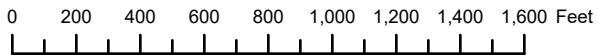
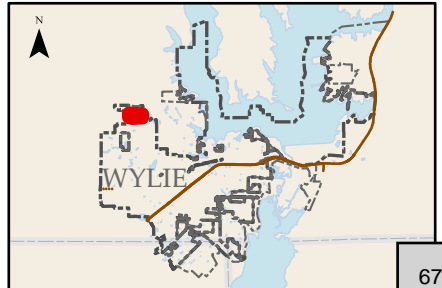
02/08/2024

Notification Map



ZONING CASE:
ZC 2024-02

 SUBJECT property
  200 foot Notification Buffer
  Collin CAD Parcels



Date: 3/27/2024