

Wylie Planning and Zoning Commission Regular Meeting

August 17, 2021 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider and act upon approval of the Minutes from the August 3, 2021 Regular Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Wylie Logistics Park, to establish nine industrial lots and two open space lots on 225.081 acres, property generally located at the northeast corner of State Highway 78 and Springcreek Parkway.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Wylie Logistics Park Building 2, an office, warehouse and distribution use on 24.74 acres. Property generally located on the northeast corner of State Highway 78 and Springcreek Parkway.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on August 13, 2021 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

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

Texas Government Code Section:

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



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>August 3, 2021</u>	Item:	<u>A</u>
Department:	<u>Planning</u>	Subdivision:	<u>N/A</u>
Prepared By:	<u>Mary Bradley</u>	Zoning District:	<u>N/A</u>
Date Prepared:	<u>July 26, 2021</u>	Exhibits:	<u>N/A</u>

Subject

Consider and act upon approval of the Minutes from the August 3, 2021 Regular Planning & Zoning Meeting.

Recommendation

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

Discussion

The minutes are attached for your consideration.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>August 12, 2021</u>



Planning & Zoning Commission

Minutes

Regular Meeting

August 3, 2021 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

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

Staff present: Mr. Jasen Haskins, Planning Manager, Tim Porter, Public Works Director, Jenneen Elkhaid, Engineering Project Manager, Jason Griener, Director Wylie Economic Development, Kevin Molina, Senior Planner and Janet Hawkes, Administrative Assistant II.

INVOCATION & PLEDGE OF ALLEGIANCE

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

CITIZENS COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

- A. **Consider and act upon approval of the Minutes from the July 20, 2021 Regular Meeting.**
- B. **Consider, and act upon a Preliminary Plat of Serene Villas creating 67 residential lots and five HOA lots on 21.910 acres, generally located on Kreymer Lane approximately 1400' north of E Stone Road.**
- C. **Consider, and act upon, a recommendation to the City Council regarding a Final Plat, being a Replat of Creekwood Country Estates, establishing five lots on 21.337 acres, generally located southeast from the intersection of Hunters Glen Drive and Whitley Road.**

Commission Action

A motion was made by Commissioner Newsom, seconded by Commissioner Riner, to approve the Consent Agenda as presented. A vote was taken and the motion carried 5-0.

REGULAR AGENDA

1. **Consider, and act upon, an amended Site Plan for a Restaurant with Drive-Through Use (Las Palapas) on 1.152 acres, Property located at 960 W. FM 544.**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is requesting to amend the site plan of a restaurant with drive-through service at 960 W. FM 544.

The purpose of the amendment is to add an additional 13 parking spaces, reestablish the drive-through alignment by removing a covered patio, and adding an 885 square foot patio with trellis. The trellis will emphasize the aesthetic to the front.

The site plan provides an additional 25 percent landscaping area and 36 parking spaces with two of them being ADA accessible.

Commission Action

A motion was made by Commissioner Newsom and seconded by Vice Chair Rogers, to approve the Site Plan as presented. A vote was taken and the motion carried 5-0.

2. **Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Commercial Corridor (CC) to Planned Development (PD-CC), to allow for a convenience store with motor fueling, a restaurant with drive-through service, truck fueling and an automatic car wash. (ZC 2021-20).**

Staff Discussion

Mr. Haskins approached the Commissioners, stating that the applicant is requesting to rezone 7.79 acres located on the northeast corner of State Highway 78 and Eubanks Lane. The property is currently zoned Commercial Corridor, and the applicant is requesting Planned Development. The purpose of the Planned Development is to allow for the construction of a Fuel City Travel Center with: Car Wash, Convenience Store, Motor Vehicle Fueling Station, and a Restaurant with Drive-in or Drive-thru Service.

An Alternate parking surface, such as a grid system shall be allowed in the areas generally depicted on the zoning exhibit for commercial truck parking subject to City Engineering approval.

A landscape buffer shall be placed between the convenience store and the commercial vehicle area with a minimum of 10 feet height trees native to the Texas area and a minimum of 2 feet high bushes in between trees. The site shall also provide a 20 feet landscape buffer along the frontage of Eubanks Lane and a 24' landscape buffer along State Highway 78. The total proposed landscaping area for the site is 86,320 square feet, being 25.4 percent of the total site area.

The property adjacent to the subject property is zoned light industrial to the north and is land owned by the North Texas Municipal Water District. The property to the east is zoned Commercial Corridor with a Special Use Permit and is the location of the City of Wylie Public Safety Building. The properties to the south and west are predominantly zoned commercial with two agricultural tracts of land.

A Traffic Impact Analysis has been completed. The study concludes that future growth to 2023 and the proposed development do not cause any project intersection to become inadequate. The TIA recommends, and the city will require a deceleration lane be added to the access point on SH78.

The applicant, if wishing to sell beer and wine, would be allowed as the development meets all distance requirements provided alcohol sales make up less than 75 percent of the total revenue.

Should the request be approved, the approval of a preliminary plat is required prior to development. The plat and site plan for the subject property shall be required to adhere to the development guidelines of the Planned Development and base zoning standards of the Commercial Corridor district where applicable.

Nine notifications were mailed to surrounding property owners as required by law; of those nine, no responses were received in opposition or in favor of the request.

Commissioners Discussion

Mr. Mark Dietz, The Dietz Group, addressed the Commissioners stating that his company designs and constructs the Fuel City Travel Centers all over the area. Mr. Joseph Bickham, Fuel City, addressed the Commissioners by giving a presentation, stating that the store is family owned and operated. The facility would employ 89 employees. The site is classified as a designation travel center, and not a truck stop.

The site will include 23 vacuum stations for car wash and the tunnel will be 160 feet long. The restaurant will have tacos that are made from scratch.

Chair Plunk questioned if Fuel City will allow overnight parking. Mr. Bickham stated that it varies from location to location, and would agree to parking for twelve hours at a time. Chair Plunk asked if the facility will draw more truckers to the area. Mr. Bickham stated that the facility will service the truckers from the intermodal facility, and allow them to park for a minimum of ten hours as required by law. Commissioner Riner questioned how the time frame for the parking would be controlled. Mr. Bickham responded that there is a log for the parking spaces, and an employee would periodically walk the parking lot to monitor how long a truck was parked. Mr. Bickham stated that most of the truckers that deliver to the intermodal are not overnight drivers.

Public Comments

Chair Plunk opened the Public Hearing on Item 2 at 6:40PM.

The following residents addressed the Commissioners with concerns of traffic, access into the facility from Eubanks, noise, possible prostitution, increase of crime, decrease of property value, and lighting shining into neighborhood, voiced opposition of the Fuel City facility: Mr. Al Schoelen, Mr. Jerry Wilkes, Mr. David Unger, Mr. Larry Neighbors, Ms. Cheryl Andrews, Mr. David Andrews, Ms. Penny Smith, Ms. Dominica Irula, Ms. Laura Agers, Mr. Michael Innella, Ms. Melissa Young, Ms. Shannon Ainsworth, Mr. Don Richardson, Ms. Cindy Roeschen, Ms. Samantha Morris, Mr. Dennis Huff, Ms. Yolandra Huff

The following residents addressed the Commissioners in favor of the request, encouraged truckers to take a break, economic development beneficial to the city, and a better situation of how truckers come in and out of the city: Mr. William Thomas, Mr. Michael McDermott and Mr. Marvin Fuller.

Mr. Bickham responded to the concerns raised by the citizens, stating that lights will surround the parking area and does not shine outside into the neighborhood, there will be five access drives to the facility, a deceleration lane off State Highway 78, and will not hinder property values.

Chair Plunk closed the Public Hearing on Item 2 at 7:30PM.

Commission Discussion

Commissioner Newsom asked about overnight parking. Mr. Bickham responded that they were open to stipulate no parking between the hours of 8:00pm to 6:00am for the truckers. Vice Chair Rogers questioned

the idling from the large trucks. Mr. Bickham stated that the location is not in heavy demand for long-stay parking. Commissioner Riner questioned if the trucks will have a separate access to the property. Mr. Bickham stated that yes there is a separate access for the trucks and another for the vehicles.

Chair Plunk asked Staff about input from the Police. Staff responded that all Police Officers are familiar with signs of human trafficking and prostitution.

Chair Plunk asked Mr. Tim Porter, Public Works Director, for plans for Eubanks expansion.. Mr. Porter stated that the design is about over 90 percent complete on the design of expanding Eubanks into a four-lane divided concrete road, and the intent is to go forward by the end of the next year.

Mr. Jason Griener, Wylie Economic Development Director, addressed the Commissioners in favor of the request and said it would be beneficial to economic development.

Commission Action

A motion was made by Vice Chair Rogers, and seconded by Commissioner Riner to recommend approval to the City Council with stipulation of no truck parking from 8:00pm to 6:00am. A vote was taken and the motion carried 4 - 1, with Commissioner Newsom in opposition.

Chair Plunk convened the Commission into a Work Session.

WORK SESSION

WS1. Hold a work session to discuss zoning cases as they relate to the Commissioner's recommendations and City Council decisions.

Staff Discussion

Chair Plunk asked how to address the difference for when Council denies a project and the Commissioners recommend approval of the same item. Staff responded that the Consultant working on the Comprehensive Use Plan could possibly bring the Council and Commissioners together.

Staff offered options to the Commissioners, and the Commissioners directed staff that when an applicant/developer requests a work session with City Council, staff can recommend having the applicant/developer come before the Commissioners prior to having a work session with the City Council.

RECONVENE INTO REGULAR SESSION

Chair Plunk reconvened the Commission into a Regular Session.

ADJOURNMENT

A motion was made by Vice Chair Rogers, and seconded by Commissioner Riner, to adjourn the meeting at 9:15PM. A vote was taken and carried 5-0.

Cory Plunk, Chair

ATTEST:

Mary Bradley



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>August 17, 2021</u>	Item:	<u>B</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Wylie Logistics Park Planned Development (PD 2021-33)</u>
Date Prepared:	<u>August 09, 2021</u>	Zoning District:	<u>2021-33)</u>
		Exhibits:	<u>Preliminary Plat</u>

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Wylie Logistics Park, to establish nine industrial lots and two open space lots on 225.081 acres, property generally located at the northeast corner of State Highway 78 and Springcreek Parkway.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Kansas City Southern Railway Company

APPLICANT: Goodwin and Marshall

The applicant is proposing to create nine industrial lots and two open space lots on 225.081 acres. The subject property is within the Wylie Logistics Park Planned Development approved in June of 2021. The industrial use is an allowed use per the conditions of Planned Development 2021-33.

The plat dedicates the necessary rights-of-way and utility easements. Two entrances along State Highway 78 are proposed to access the site. Mutual access easements are also provided to show connectivity to lots subject to future development as shown on the approved Zoning Exhibit (PD 2021-33). Open space lots are to be owned and maintained by the property owner.

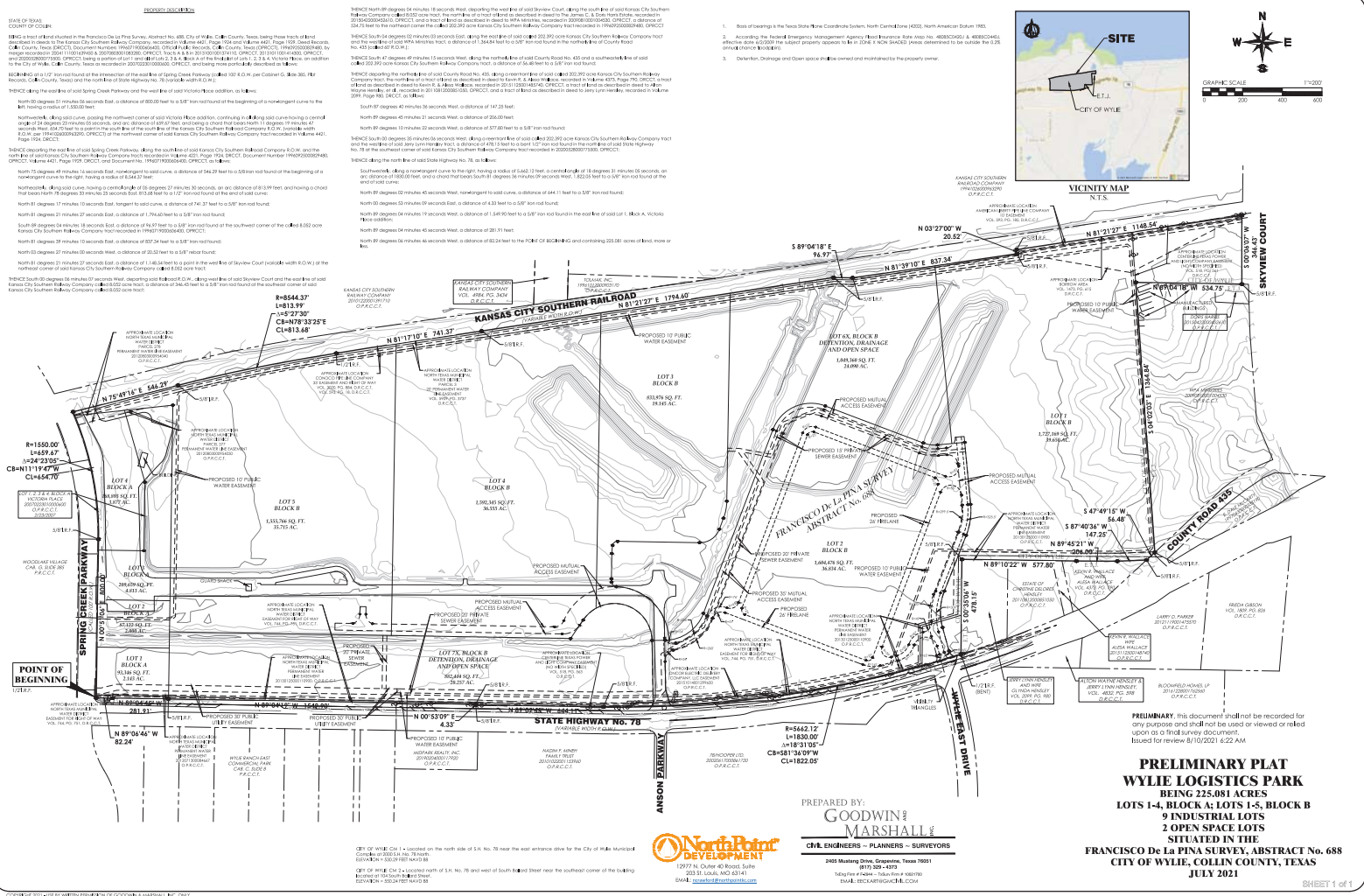
The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

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.

Council Consideration on September 07, 2021.

Approved By

Department Director	<u>Initial</u> <u>JH</u>	<u>Date</u> <u>August 12, 2021</u>
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Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>August 17, 2021</u>	Item:	<u>1</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Wylie Logistics Park</u>
Date Prepared:	<u>August 09, 2021</u>	Zoning District:	<u>Planned Development (PD 2021-33)</u>
		Exhibits:	<u>Site Plan, Landscape Plan, Elevations</u>

Subject

Consider, and act upon, a Site Plan for Wylie Logistics Park Building 2, an office, warehouse and distribution use on 24.74 acres. Property generally located on the northeast corner of State Highway 78 and Springcreek Parkway.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Kansas City Southern Railway Company

APPLICANT: Goodwin and Marshall

The applicant is proposing to develop a 490,289 sq.ft office, warehouse and distribution structure. The property is zoned within the Wylie Logistics Park Planned Development 2021-33 approved in June of 2021 and the use is allowed by right. This site plan represents the first development of the Wylie Logistics Park and is one out of the six proposed buildings for the entire 225.081 acre site.

The proposed site plan provides 416 parking spaces with twelve of them being ADA accessible.

The site provides two points of access from mutually shared access drives that connect to State Highway 78. All fire lanes surrounding the property are required to be 26' in width due to the 50' height of the structure.

The landscaped area totals 31% and contains a 40' landscape buffer with a 4' wide meandering sidewalks along State Highway 78. A 4' in height landscape Berm with a 4:1 slope and Eastern Red Cedar plantings is also provided along the eastern side of building 2.

The structure's exterior material is proposed to be comprised of tilt wall construction.

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

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

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>August 12, 2021</u>

PREPARED BY:
**GOODWIN &
MARSHALL**
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

PREPARED FOR:

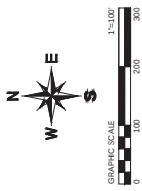
NorthPointTM
DEVELOPMENT

BENCH MARK ELEVATION - \$30.29
CITY OF WYUKE CM-1 - LOCATED ON THE NORTH SIDE OF S.W. 10TH 78TH NEAR THE EAST ENTRANCE DRIVE FOR THE CITY OF WYUKE MANORIAL COMPLEX AT 2000 S.W. 10TH 78TH NORTH. ELEVATION = \$30.29 (TWO 48)

BENCH MARK ELEVATION - \$54.46
CITY OF WYUKE CM-2 - LOCATED NORTH OF S.W. 10TH 30TH AND WEST OF SOUTH HALLAND STREET NEAR THE SOUTHEAST CORNER OF THE BUILDING LOCATED AT 604

VICINITY MAP





VICINITY MAP
N.T.S.

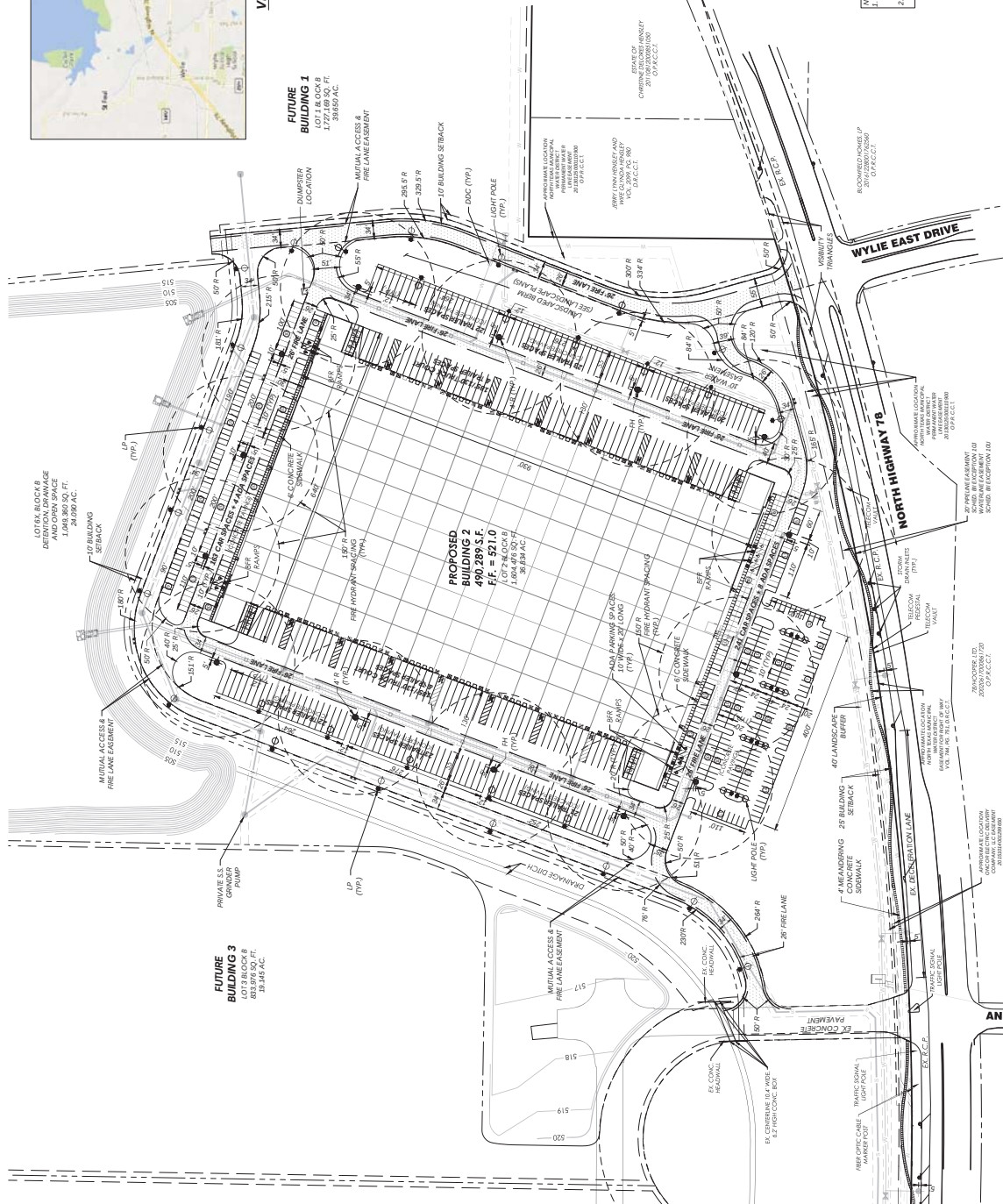
SITE DATA TABLE	
EXISTING ZONING	FUTURE INDUSTRIAL DISTRICT
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PROPOSED LOT AREA	1,045,860 SQ. FT.
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NOTES:
1. ALL DRIVE DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL ADA PARKING SPACES SHALL BE 10' WIDE BY 20' DEEP.



PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2000 Mustang Drive, Suite 100, Room 7001
Bryn Mawr, PA 19003
Tel: 484-884-1100

PREPARED FOR:
NorthPoint Development
1297 N. Outer 40 Road, Suite
203 St. Louis, MO 63141

PROPOSED BUILDING 2
490,289 S.F.
F.F. = 521.0
1,045,860 SQ. FT.
38.834 AC.

OVERALL UTILITY &
DRAINAGE LAYOUT

FOR
WYLIE LOGISTICS PARK
SITUATED IN THE
FRANCISCO 14-1A PMA SURVEY, SUBTRACT NO. 688
AND 2 OPEN SPACE LOTS
CITY OF WYLIE, TEXAS
Date: August 2021

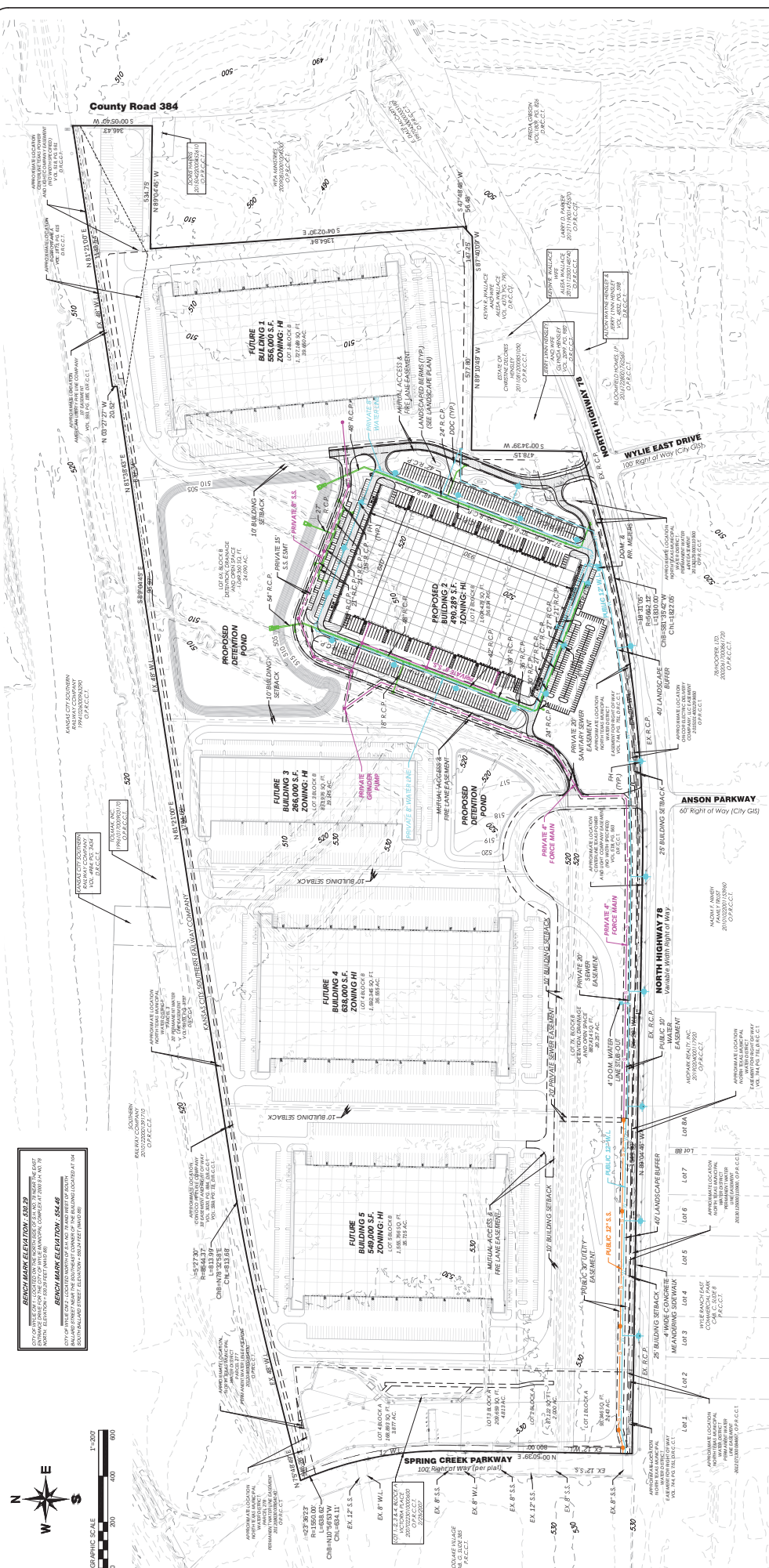
PREPARED BY:
**GOODWIN &
MARSHALL**
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2608 Mustang Creek, Suite 100, Wylie, Texas 75091
Tel: 972.324.4379
Email: goodwin@goodwin-marshall.com

PREPARED FOR:
**NorthPoint
DEVELOPMENT**
12977 N. Outer 40 Road, Suite
203 St. Louis, MO 63141
Email: northpointdev@northpointdev.com

LEGEND	
	PROPOSED SANITARY SEWER & MANHOLE
	PROPOSED WATER LINE & GATE VALVE
	PROPOSED FIRE LINE & HYDRANT
	PROPOSED STORM RCP
	EXISTING SANITARY SEWER & MANHOLE
	EXISTING WATER LINE & GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING STORM RCP



VICINITY MAP
N.T.S.



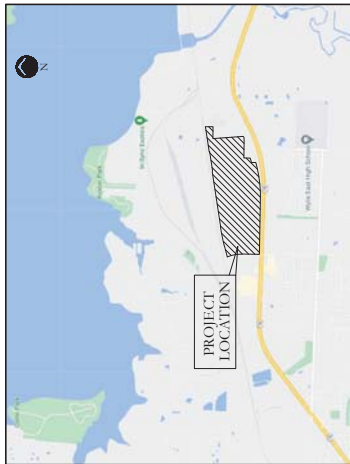
BENCHMARK ELEVATION: 436.29
STATIONED AT THE CORNER OF THE INTERSECTION OF COUNTY ROAD 384 AND NORTH HIGHWAY 10, WYLIE, TEXAS. THE BENCHMARK IS A 6\"/>

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
3. CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS SHALL BE FURNISHED TO THE CITY ENGINEER AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
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22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.

LANDSCAPE IMPROVEMENTS FOR ~WYLIE LOGISTICS PARK - BUILDING 2 ~ CITY OF WYLIE COLLIN COUNTY, TEXAS

SUBMITTAL DATE: August 2, 2021



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
L1	OVERALL LANDSCAPE PLAN
L2-L18	LANDSCAPE PLANS
L19	LANDSCAPE DETAILS

OWNER / DEVELOPER:

NORTH POINT DEVELOPMENT
12977 N. OUTER 40 ROAD
SUITE 203
ST. LOUIS, MISSOURI

CIVIL ENGINEER:

GOODWIN AND MARSHALL, INC.
2405 MUSTANG DRIVE
GRAPEVINE, TEXAS 76051
PH (817) 329-4373
CONTACT: EDDIE ECKART

LANDSCAPE ARCHITECT:

CODY JOHNSON STUDIO, LLC
9720 COIT ROAD SUITE 220-333
PLANO, TEXAS 75025
PH. (903) 570-0162
CONTACT: CODY JOHNSON, RLA, ASLA, LI

GENERAL LANDSCAPE NOTES:

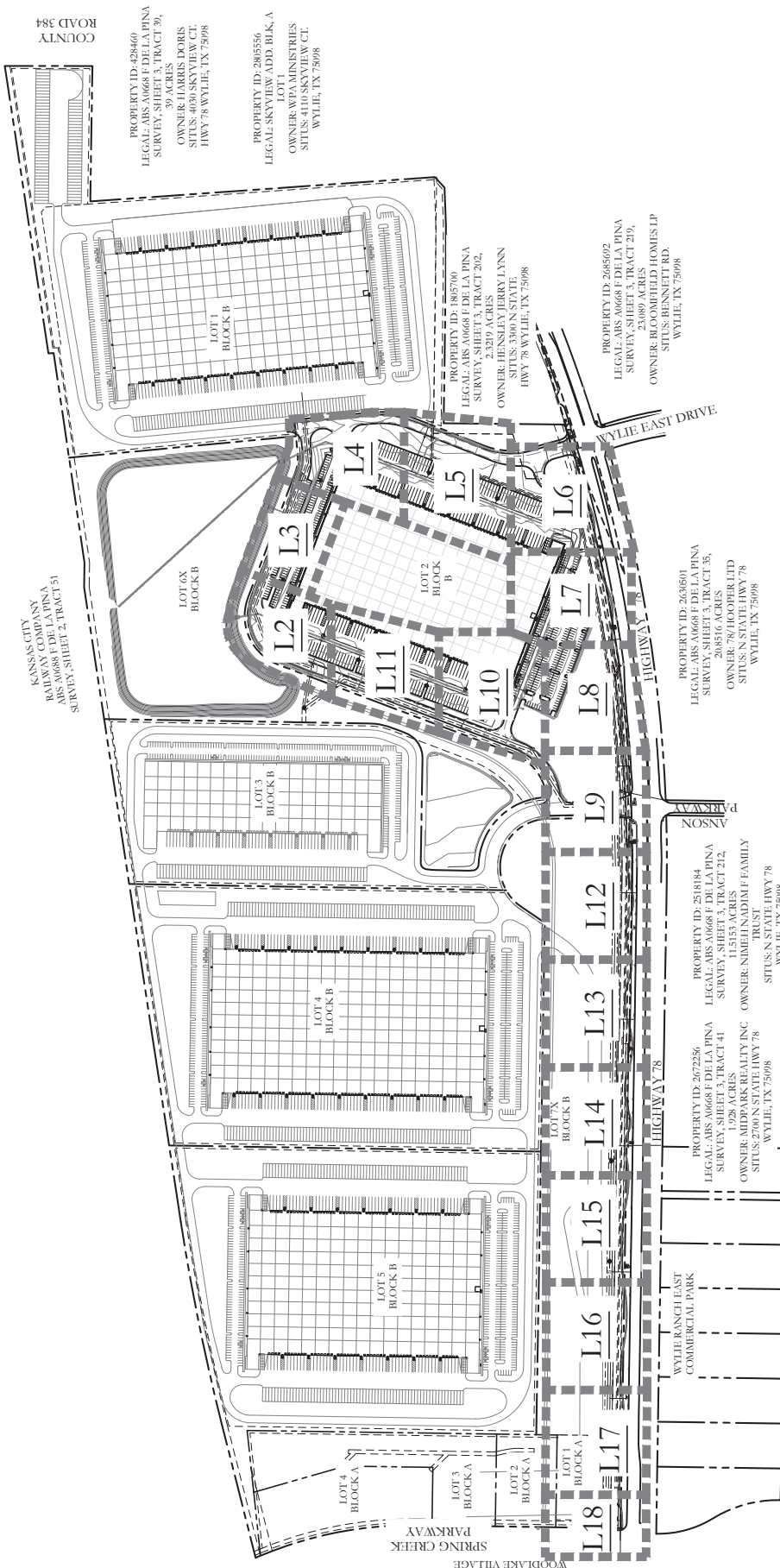
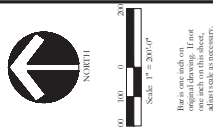
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CJS PROJECT
GAM
SHEET NO.
L10

LANDSCAPE PLANS
Overall Landscape Plan
Wylie Logistics Park - Building 2
City of Wylie, Collin County, Texas

CODY JOHNSON
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Submitted 08-02-2021





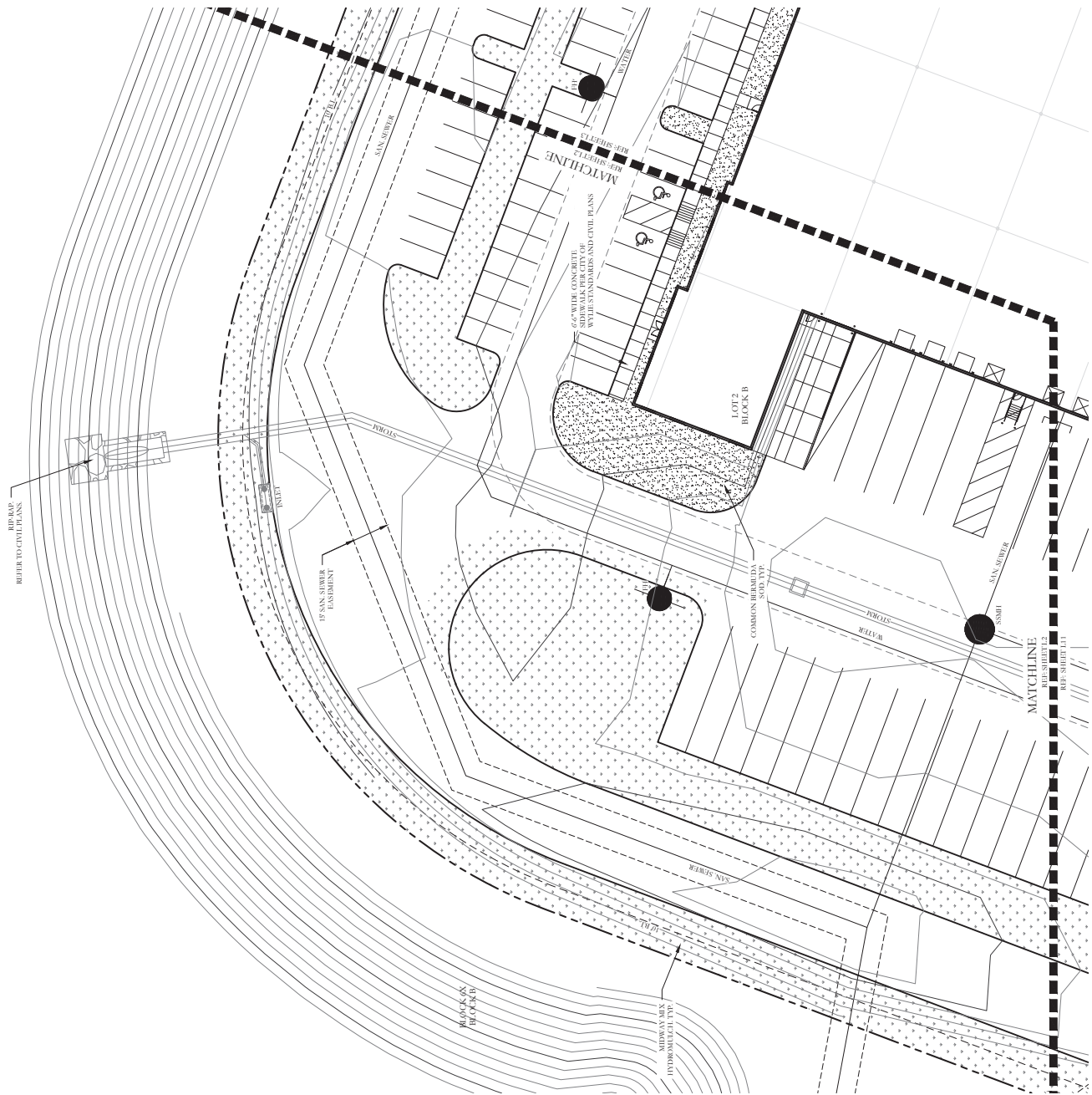
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Scale: 1" = 30'-0"

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 One Inch

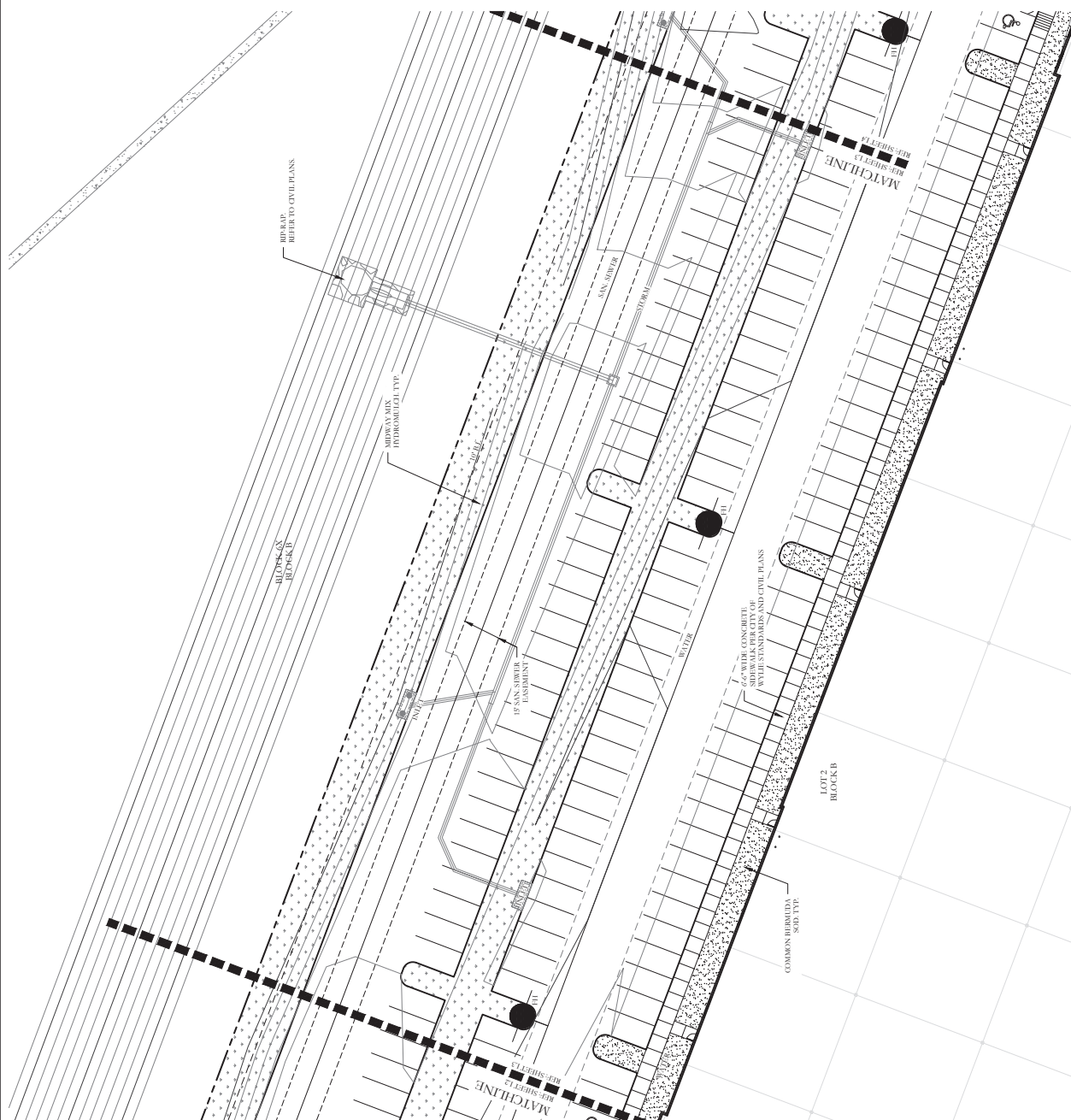
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	5" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	5" CALIPER	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	5" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	5" CALIPER	AS SHOWN
		COMMON BERBERDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		MIDWAY MIX HYDROMULCH	N/A	SQUARE FEET	HYDROMULCH





Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LOBLOLLY PINE	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHORLEAF OAK	QUERCUS SUMATRANA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS GLABRIIFOLIA	3" CALIPER	AS SHOWN
	LE	LARCH ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	RE	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
		COMMON BERBERIS GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		MIDWAY MIX (HYDRO-MULCH)	N/A	SQUARE FEET	HYDROMULCH



08/17/2021 Item 1.

CJS PROJEC
GAM
SHEET NO.
140

LANDSCAPE PLANS
Landscape Plan
Wylie Logistics Park - Building 2
City of Wylie, Collin County, Texas

Scale: 1" = 30'-0"

Bar is one inch on original drawing. If not original drawing, please adjust scale to match original drawing. If not original drawing, please adjust scale to match original drawing.

One Inch

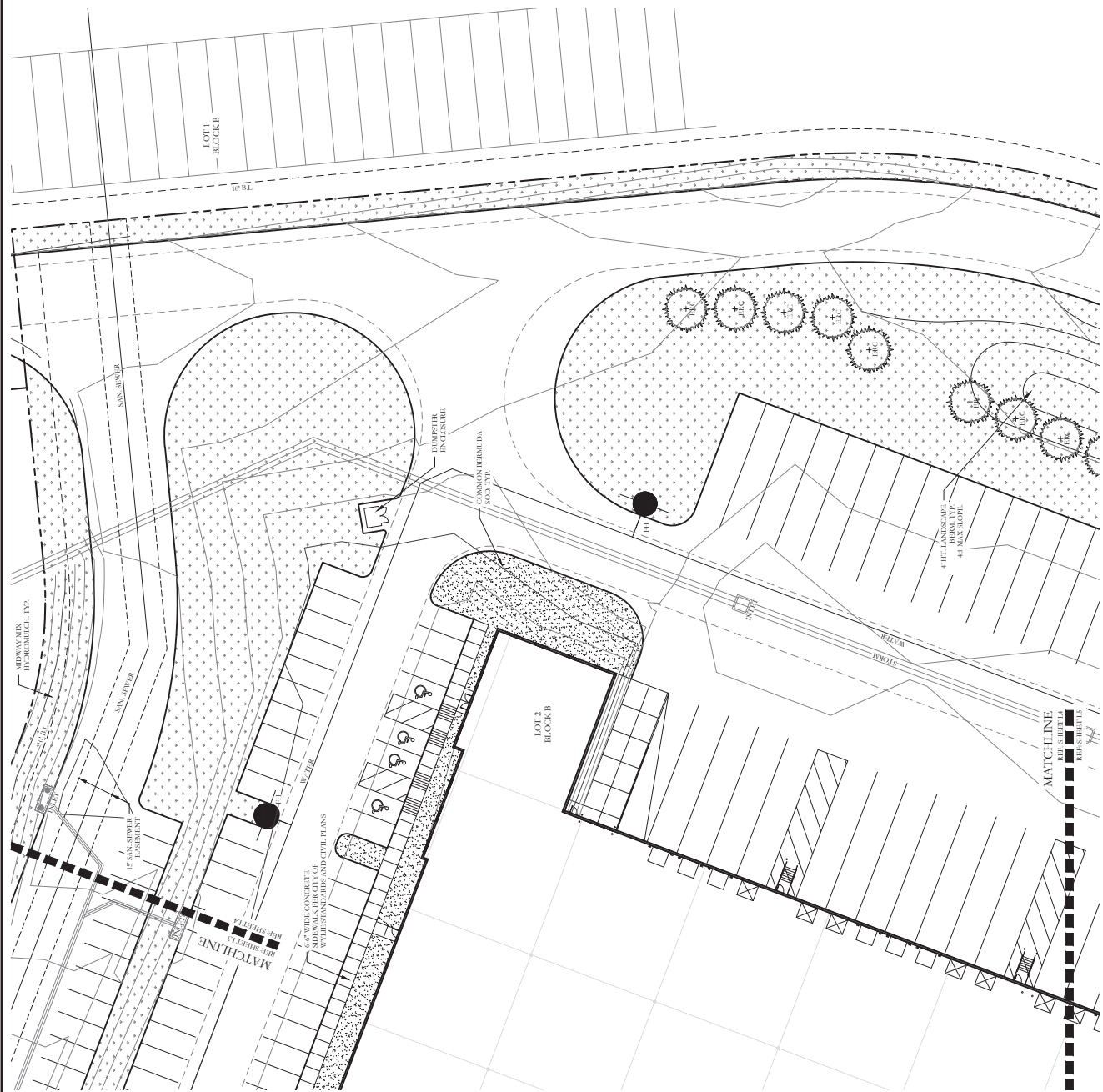
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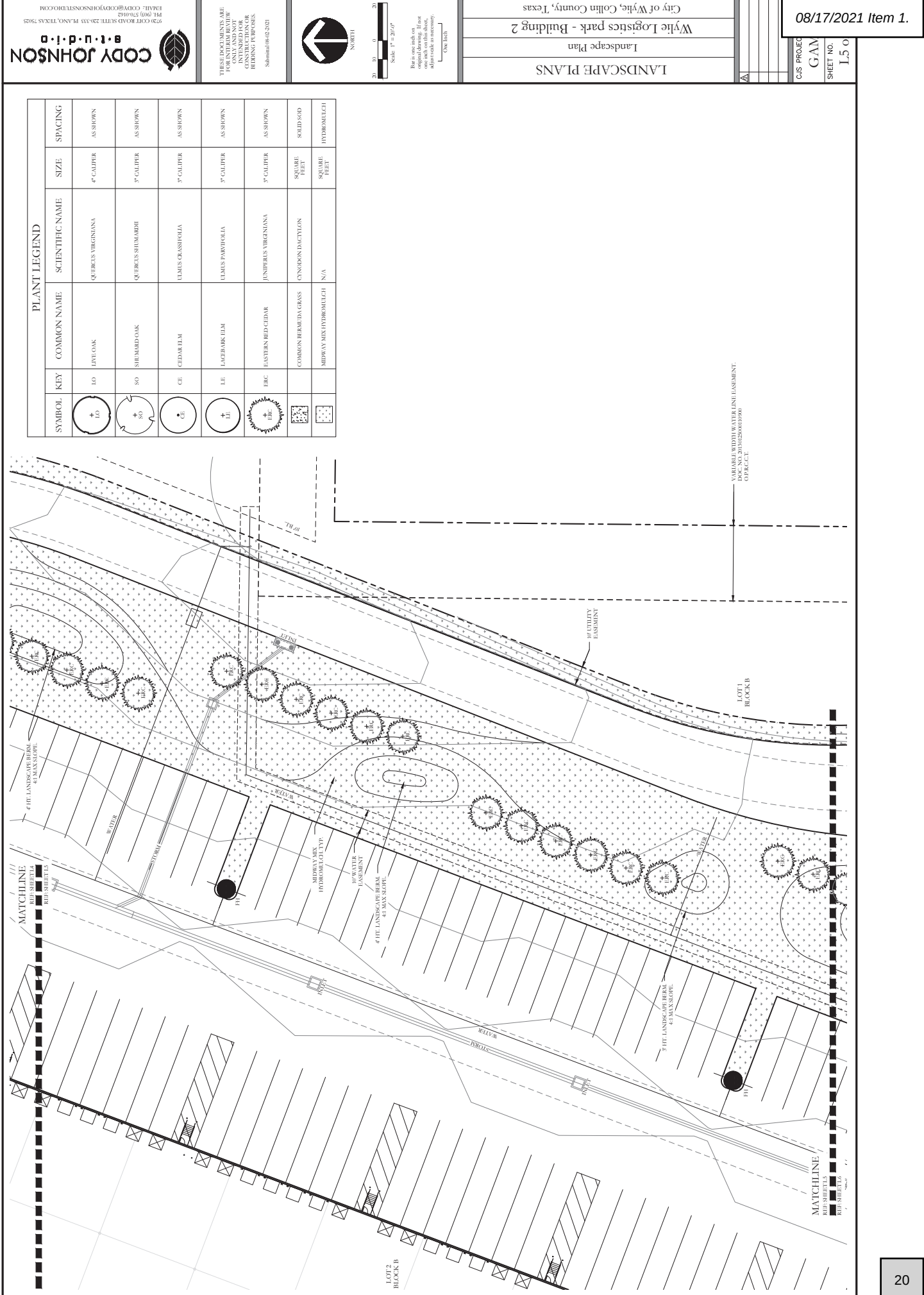
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PLANO, TEXAS 75075
PHONE: 972.400.0000
EMAIL: CODY@CODYJOHNSONLDA.COM

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SUMMARDII	5" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	5" CALIPER	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	5" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	5" CALIPER	AS SHOWN
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FOOT	SOLID SOD
		MIDWAY MIX HYDROMULCH	N/A	SQUARE FOOT	HYDROMULCH





PLANT LEGEND				
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER
	SO	SHUMARD OAK	QUERCUS SUMMARDII	5" CALIPER
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	5" CALIPER
	LP	LOBLOLLY PINE	PINUS PARVIFOLIA	5" CALIPER
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	5" CALIPER
		COMMON BERBERDA GRASS	CYNODON DACTYLON	SQUARE FEET
		MULCH MIX HYDRANGEA MULCH	N/A	SQUARE FEET

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each inch to necessary
adjust each to necessary

City of Wythe, Collin County, Texas
Wythe Logistics Park - Building 2
Landscape Plan
LANDSCAPE PLANS

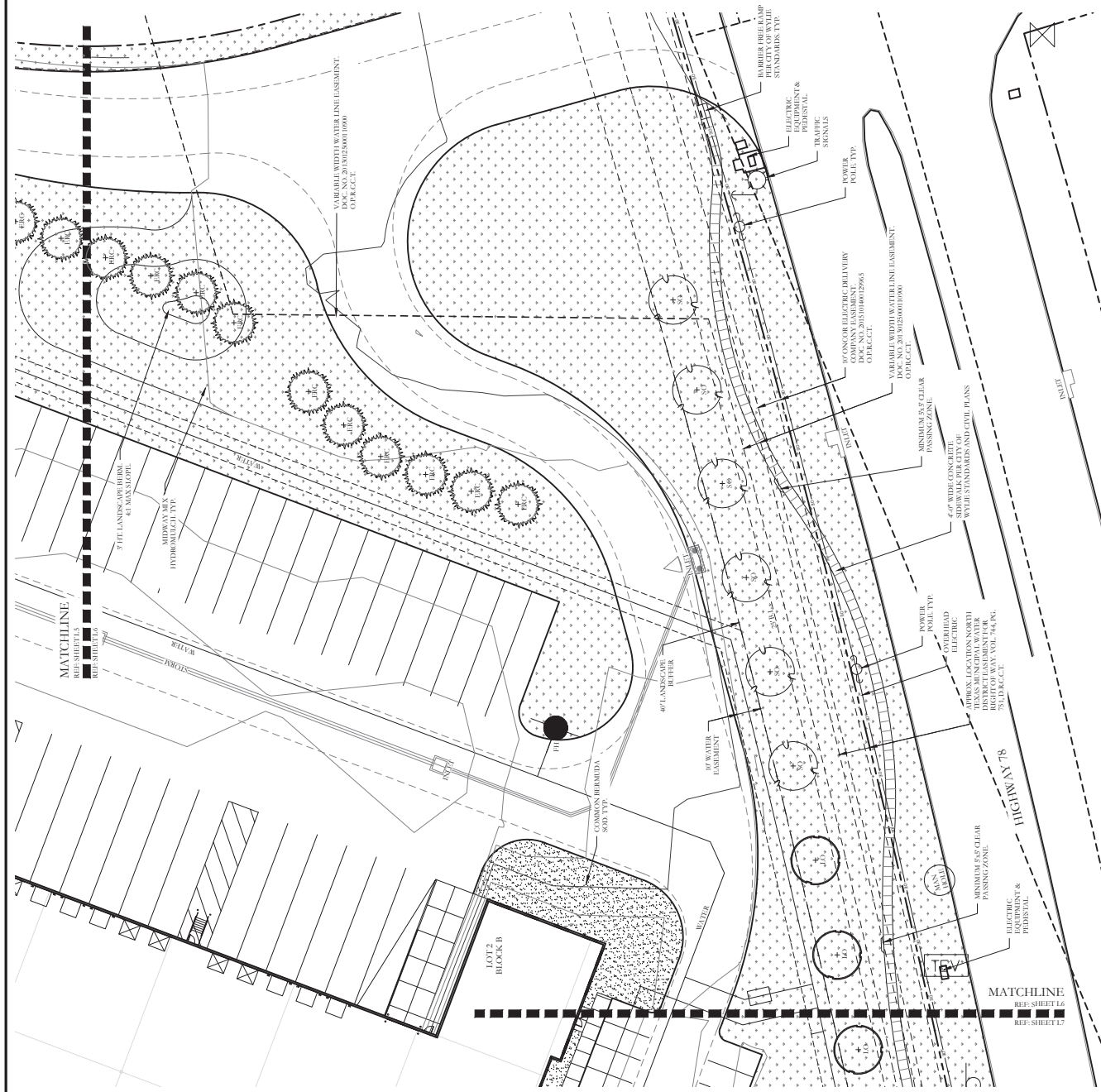
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CJS PROJECT
GAM
SHEET NO.
150

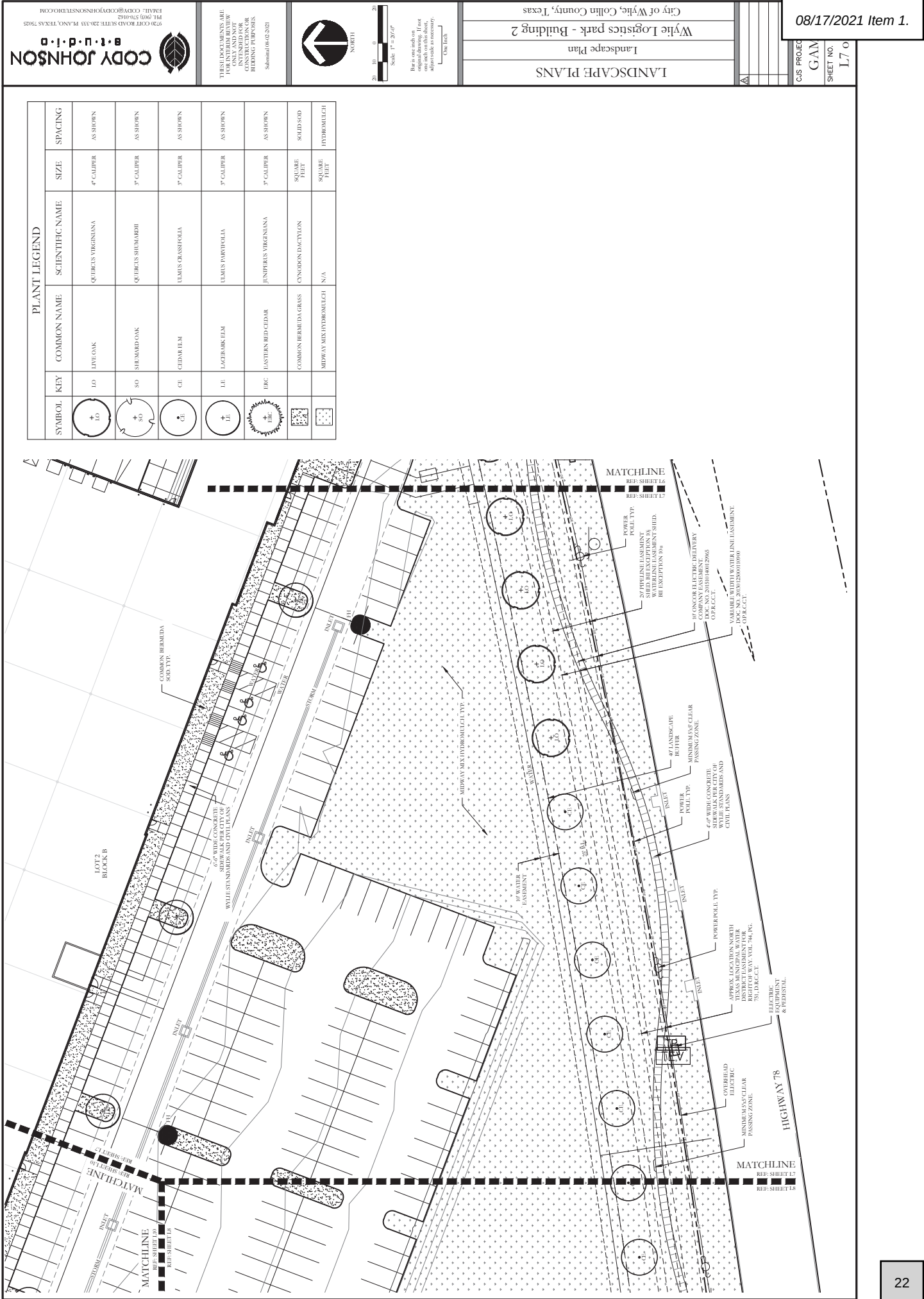


Age Group	2000	2005	2010
0-9	10	8	6
10-19	12	10	8
20-29	14	12	10
30-39	16	14	12
40-49	18	16	14
50-59	20	18	16
60-69	22	20	18
70-79	24	22	20
80-89	26	24	22
90-99	28	26	24

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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	L1	LEVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHERWOOD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	CE	GEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	L2	LACHOARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	EBC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOID
		MIDWAY MIX HYDROMALUCH	N/A	SQUARE FEET	HYDROMALUCH

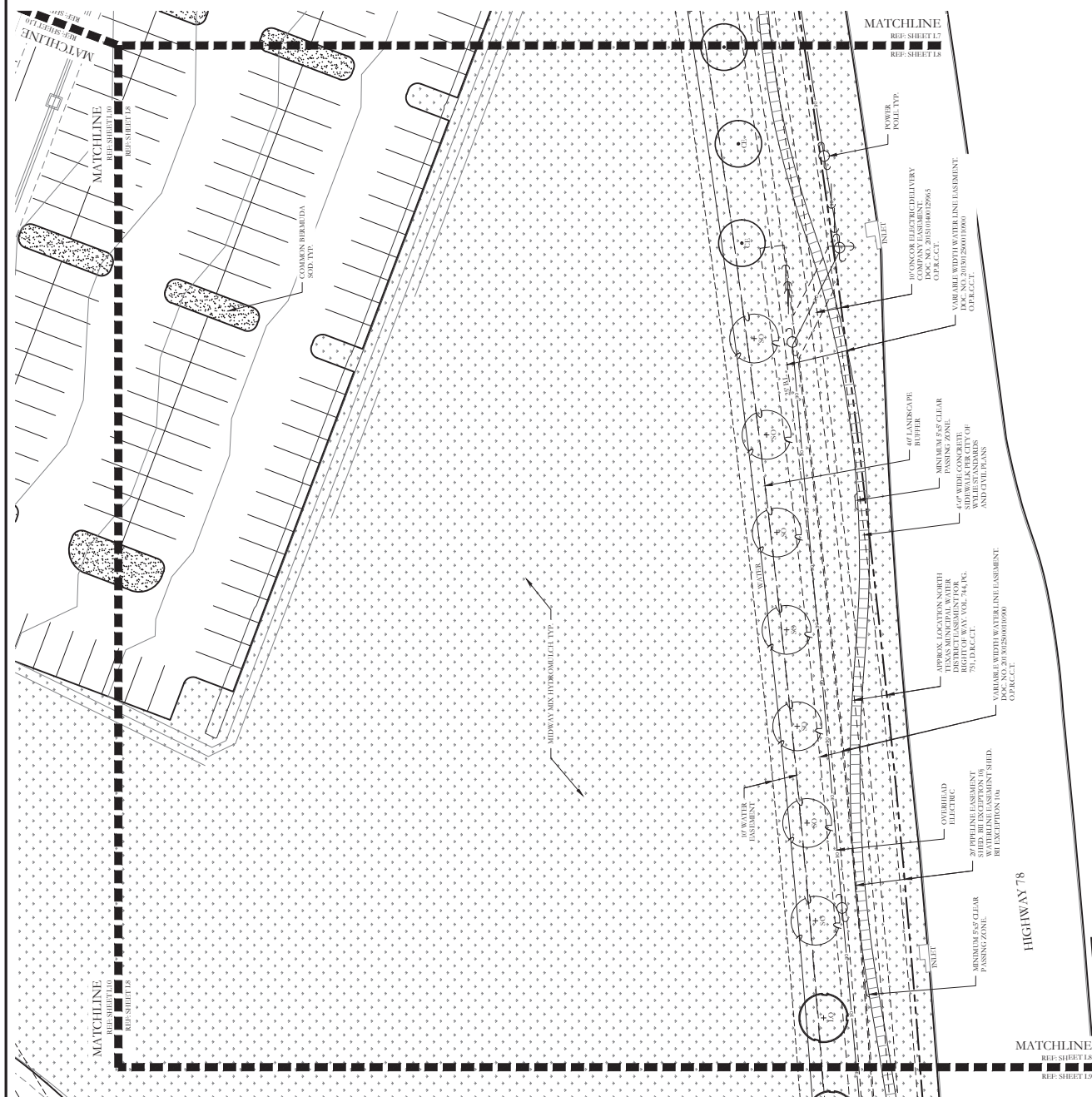






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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	L1	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	S1	SHERWOOD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	C1	CEDAR ELM	ULMUS GLABRIIFOLIA	3" CALIPER	AS SHOWN
	L1	LACINIAK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	E1	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
	M1	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE PLANT	SOLID SOD
	M1	MIDWAY MIX (HYDRANGEA)	N/A	SQUARE PLANT	HYDRANGEA





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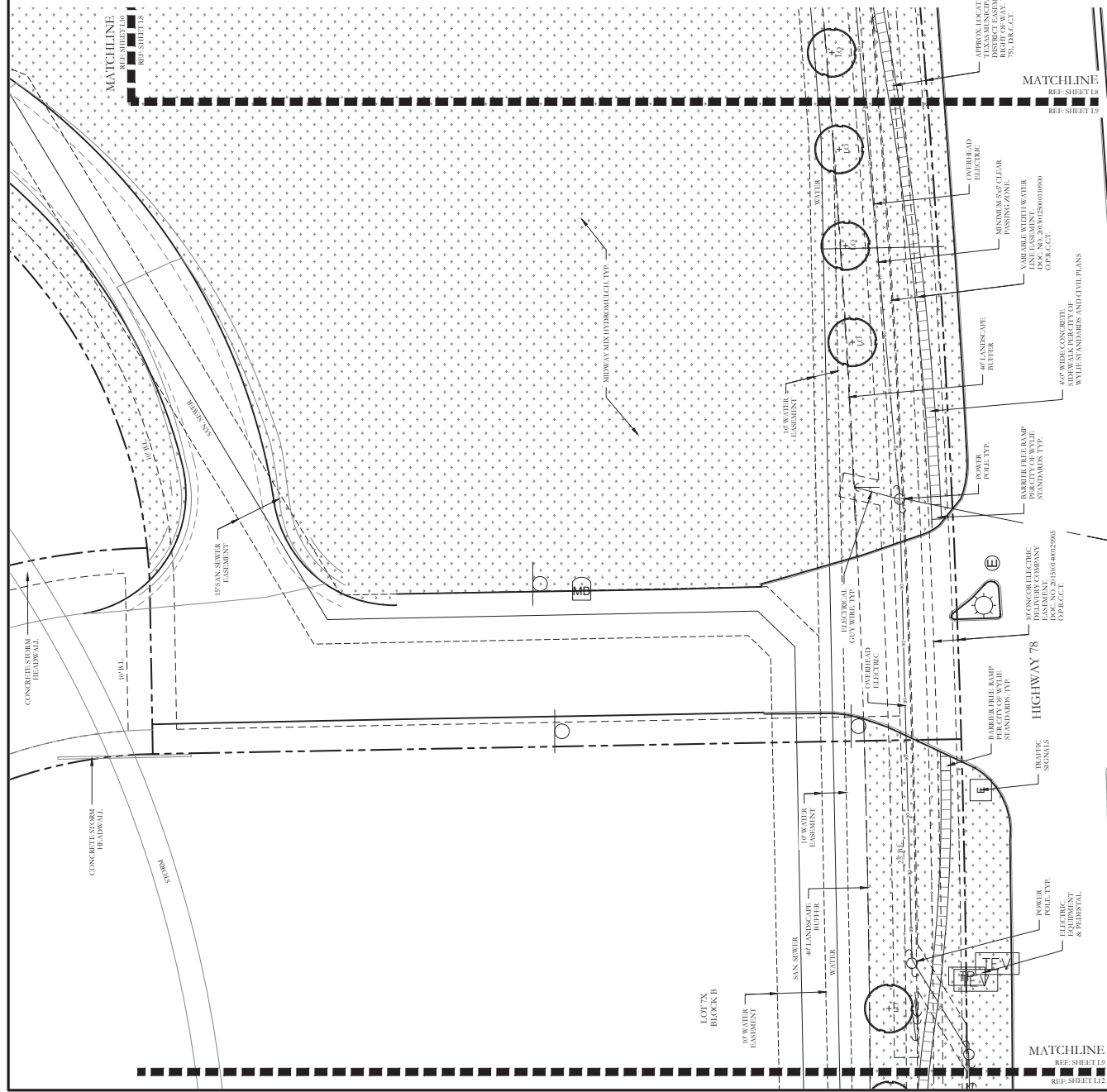
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City of Wythe, Collin County, Texas
 Wythe Logistics Park - Building 2
 Landscape Plan

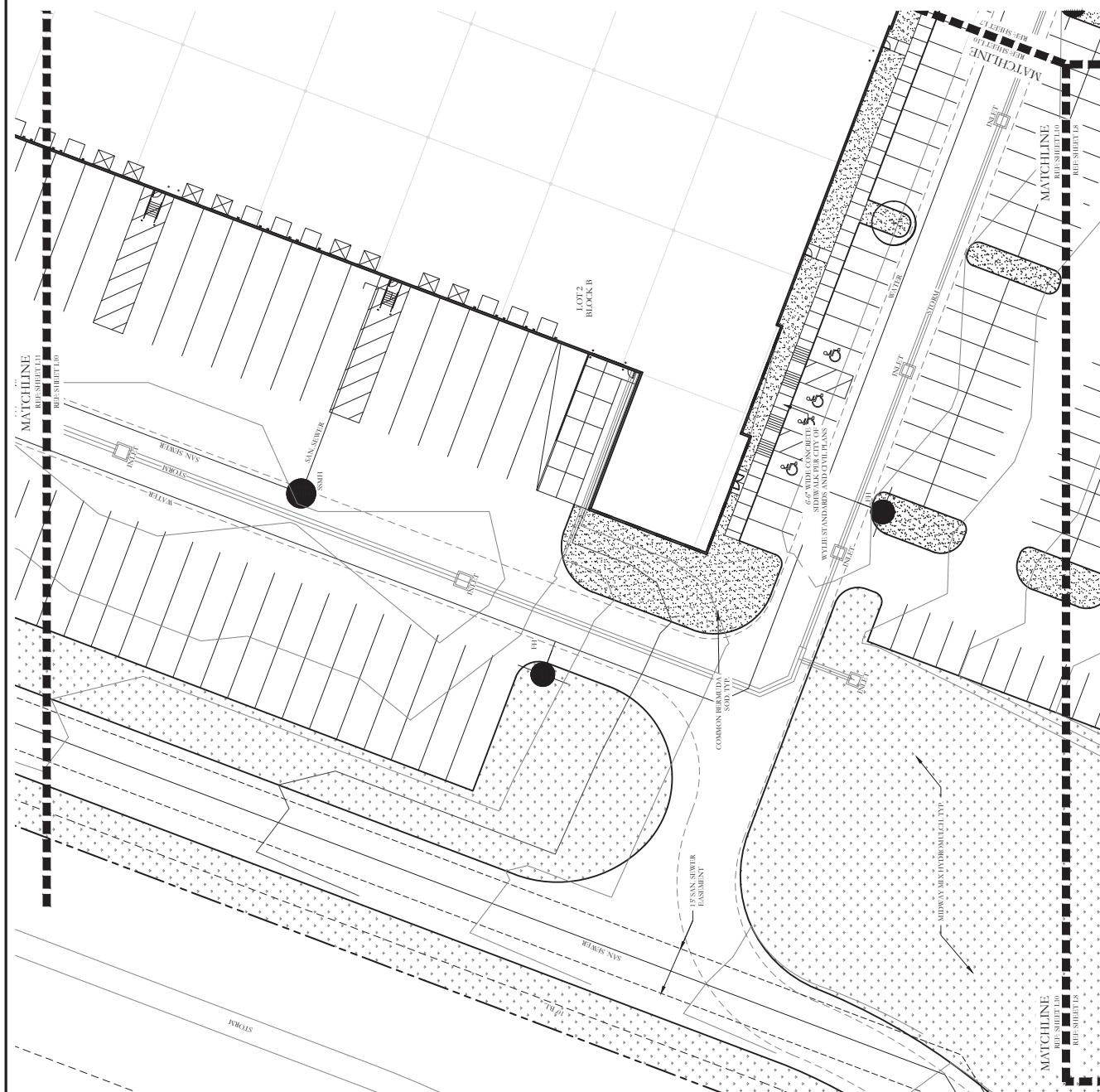
08/17/2021 Item 1.

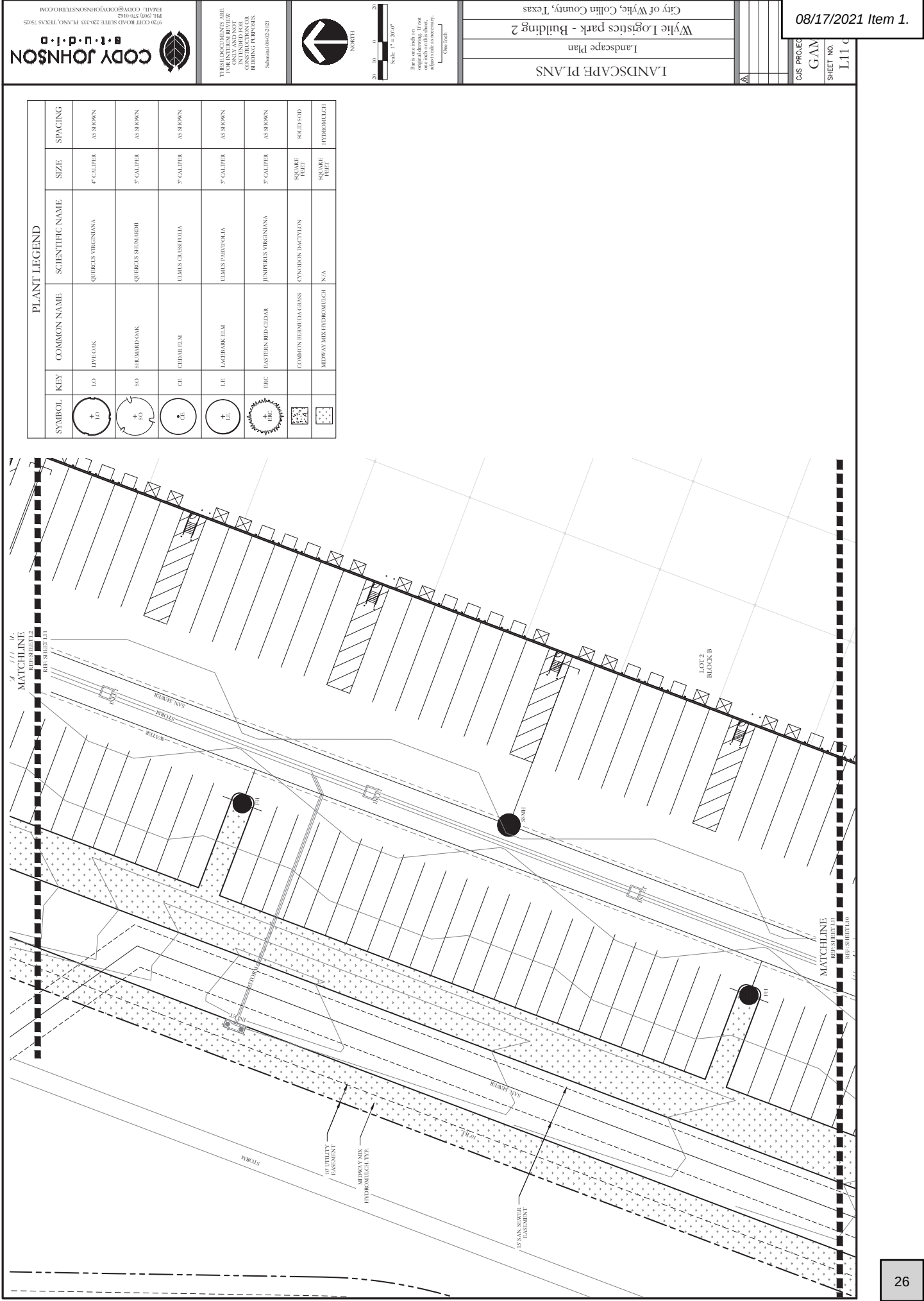
CJS PROJ
 GAM
 SHEET NO.
 190

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SUMMARDII	5" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	5" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	5" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	5" CALIPER	AS SHOWN
		COMMON BERBERDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOID
		MIDWAY MIX (HYDRANGEA)	N/A	SQUARE FEET	HYDRANGEA



PLANT GENUS						
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	
	L.O.	LOBLOLLY OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	
	S.O.	SHORTLEAF OAK	QUERCUS SHORTLEAF	3" CALIPER	AS SHOWN	
	L.P.	LONGLEAF PINE	PINUS LONGIFOLIA	3" CALIPER	AS SHOWN	
	L.O.	LOBLOLLY PINE	PINUS PARVIFOLIA	3" CALIPER	AS SHOWN	
	L.O.	LOBLOLLY RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN	
		COMMON BURMUDA GRASS	CYNODON DACTYLON	SQUARE PLANT	SOLID SOID	
		MIDWAY MIX HYDRANGEA	N/A	SQUARE TREE	HYDRANGEA	





PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	5" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	5" CALIPER	AS SHOWN
	LE	LIVE OAK ELM	ULMUS PARVIFOLIA	5" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	5" CALIPER	AS SHOWN
		COMMON BERMDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		MIDWAY MIX HYDROMULCH	N/A	SQUARE FEET	HYDROMULCH

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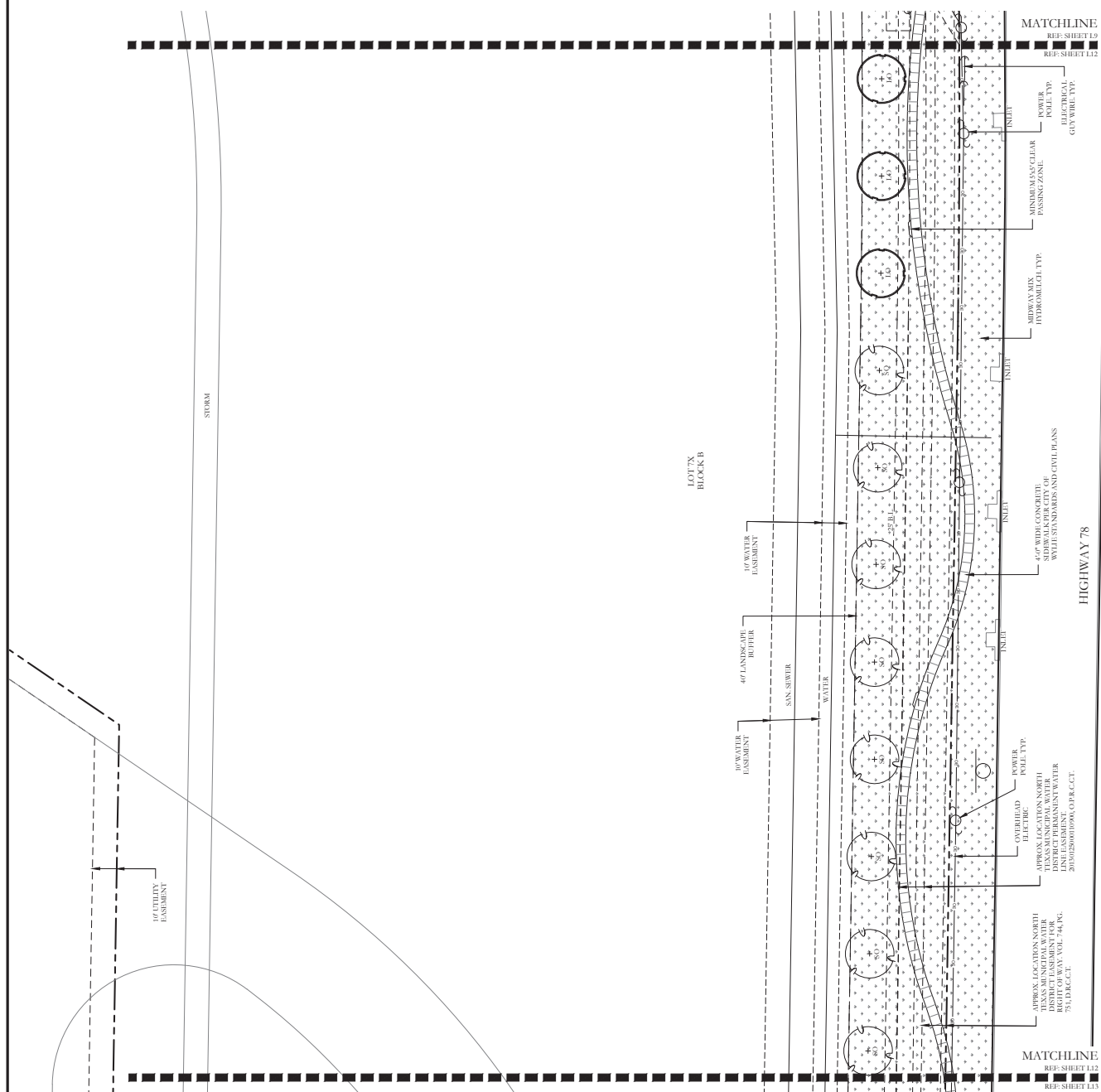
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City of Wythe, Collin County, Texas
Wythe Logistics Park - Building 2
Landscape Plan

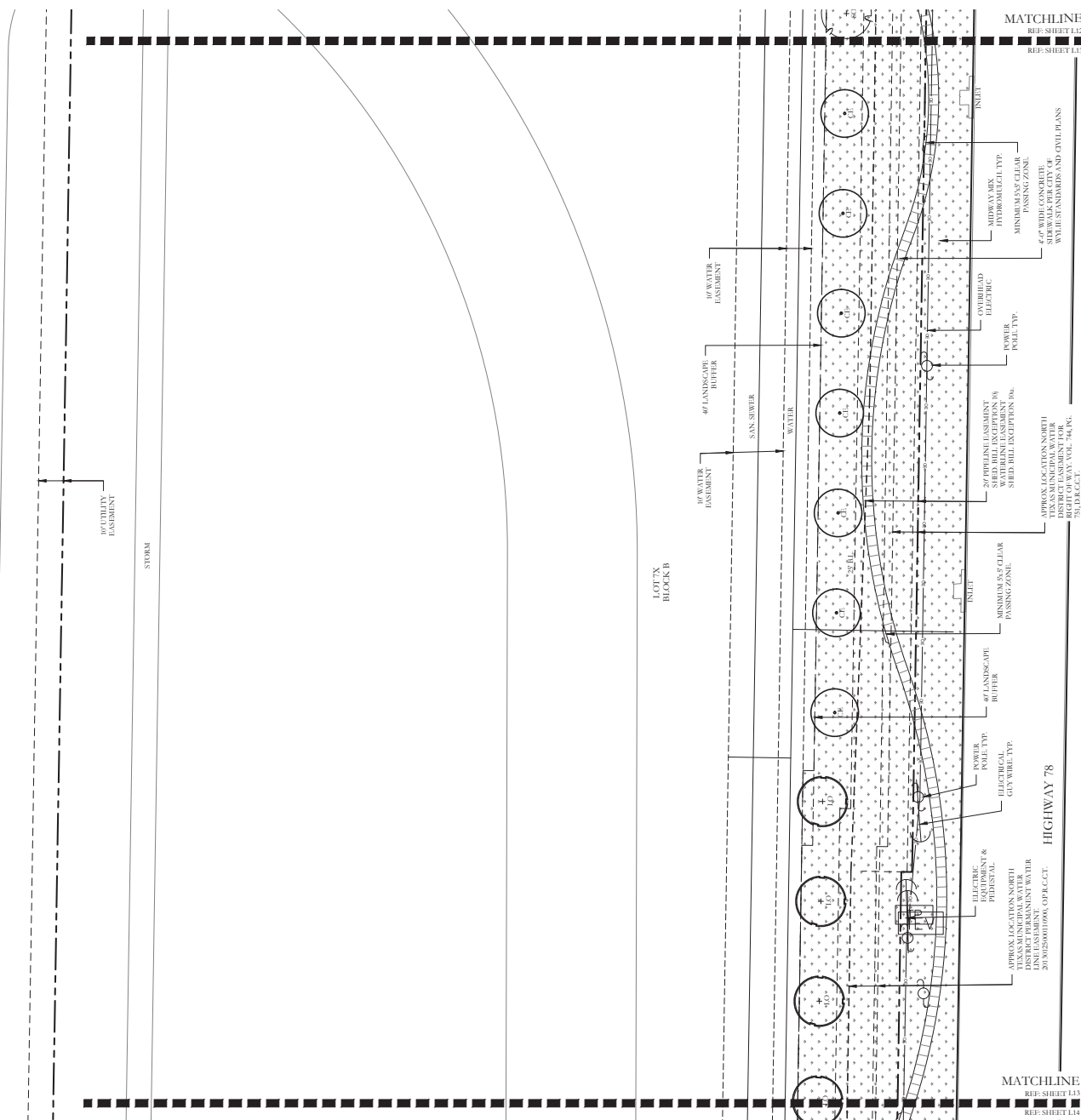
CJS PROJECT
GAM
SHEET NO.
L11 C

08/17/2021 Item 1.

PLANT GENUS					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	Loblolly Oak	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	Shortleaf Oak	QUERCUS SHORTLEAF	3" CALIPER	AS SHOWN
	CE	Cedar Elm	ULMUS GLABRIFOLIA	3" CALIPER	AS SHOWN
	LU	Lacinate Elm	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	REC	Eastern Red Cedar	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
		Common Bermuda Grass	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		Midway Mix/Hydramulch	N/A	SQUARE FEET	HYDRAMULCH



SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	L.O.	LEVE OAK	QUERCUS VIRGINIANA	4" GALPUP	AS SHOWN
	S.O.	SHEDD OAK	QUERCUS SHUMARDII	3" GALPUP	AS SHOWN
	C.L.	CEDAR FLAM	ULMUS CRASSIFOLIA	3" GALPUP	AS SHOWN
	L.F.	LACHARK FLAM	ULMUS PARVIFOLIA	3" GALPUP	AS SHOWN
	E.R.	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" GALPUP	AS SHOWN
		COMMON BERMUDA GRASS	CYNCHON DACTYLON	SQUARE PILOT	SOLID SOD
		MIDWAY MIX (HYDROMULCH)	N/A	SQUARE PILOT	HYDROMULCH





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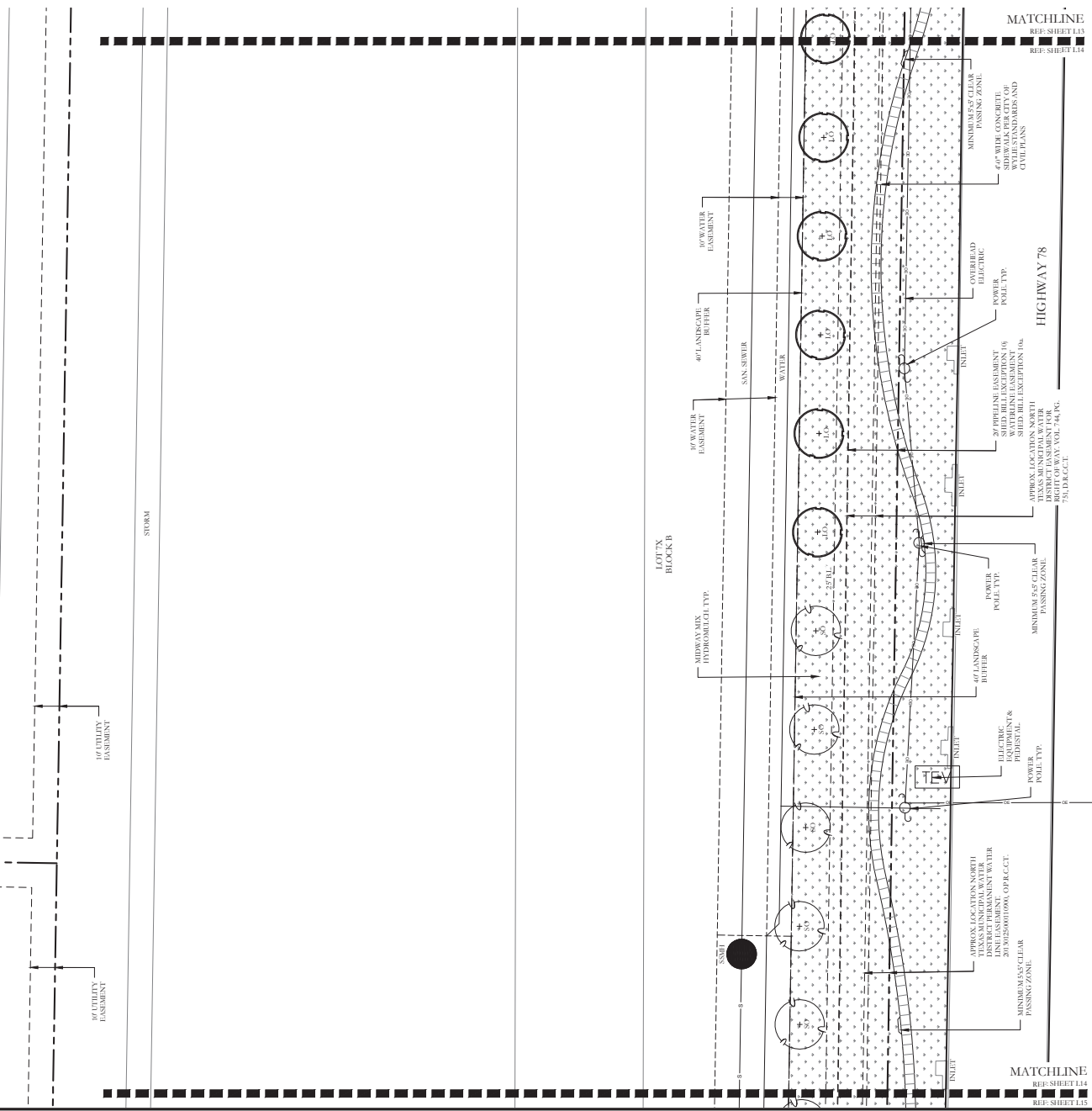
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City of Wylie, Collin County, Texas
 Wylie Logistics Park - Building 2
 Landscape Plan

08/17/2021 Item 1.

CJS PROJ
 GJM
 SHEET NO.
 L14 C

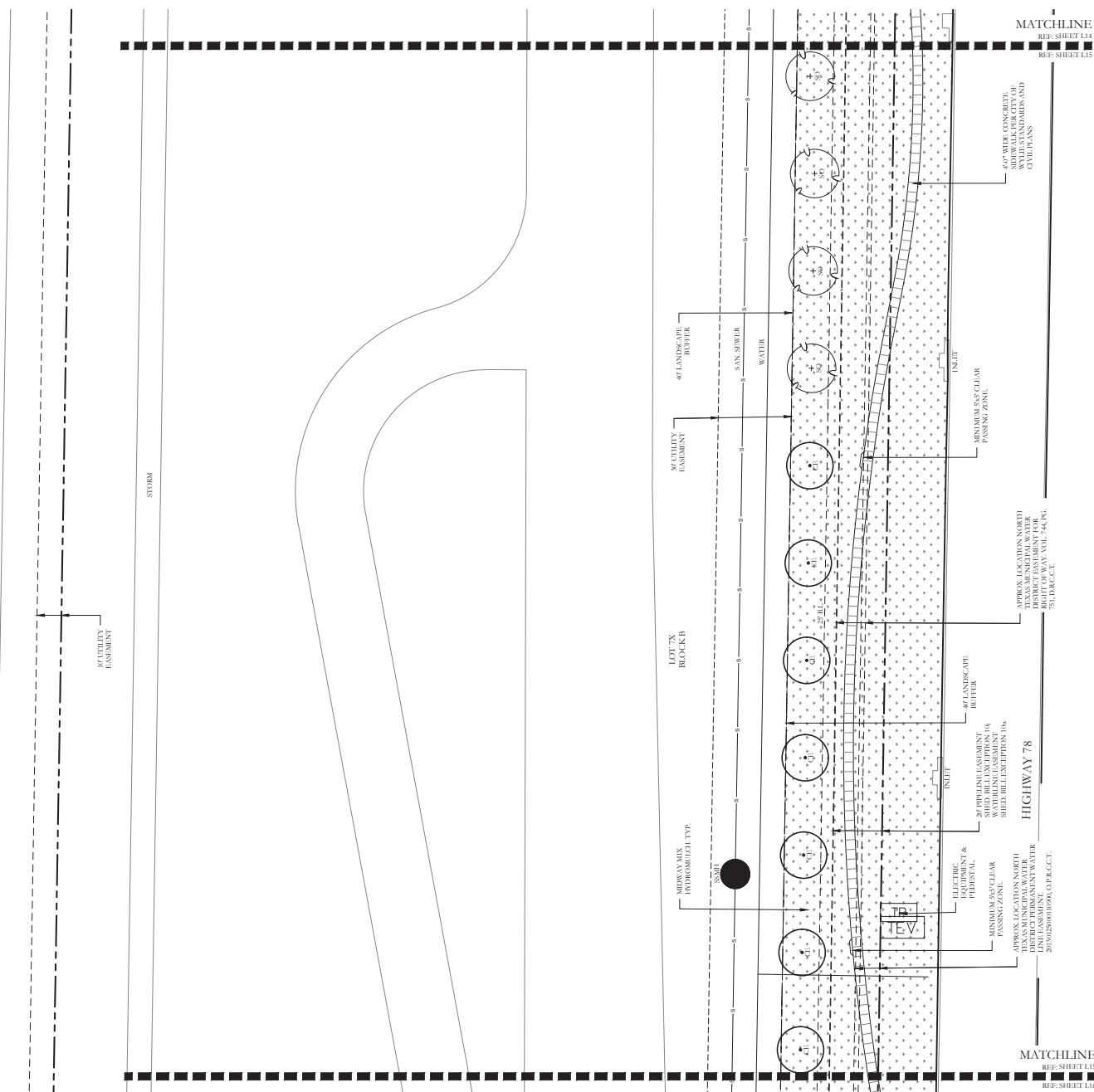
PLANT LEGEND				
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER
	SO	SHUMARD OAK	QUERCUS SUMMARDII	5" CALIPER
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	5" CALIPER
	LE	LOBLOLLY SHORTLEAF PINE	LIQUIDAMBAR STYRACIA	5" CALIPER
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	5" CALIPER
		COMMON BERMDA GRASS	CYNODON DACTYLON	SQUARE FEET
		MIDWAY MIX (HYDRANGEA, ELM, OAK)	N/A	SQUARE FEET





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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	L1	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	S1	SHERWOOD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	C1	CEDAR ELM	ULMUS GLABRIIFOLIA	3" CALIPER	AS SHOWN
	L1	LACINIAK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	E1	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
	M1	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE PLANT	SOLID SOD
	M1	MIDWAY MIX (HYDRANGEA)	N/A	SQUARE PLANT	HYDRANGEA





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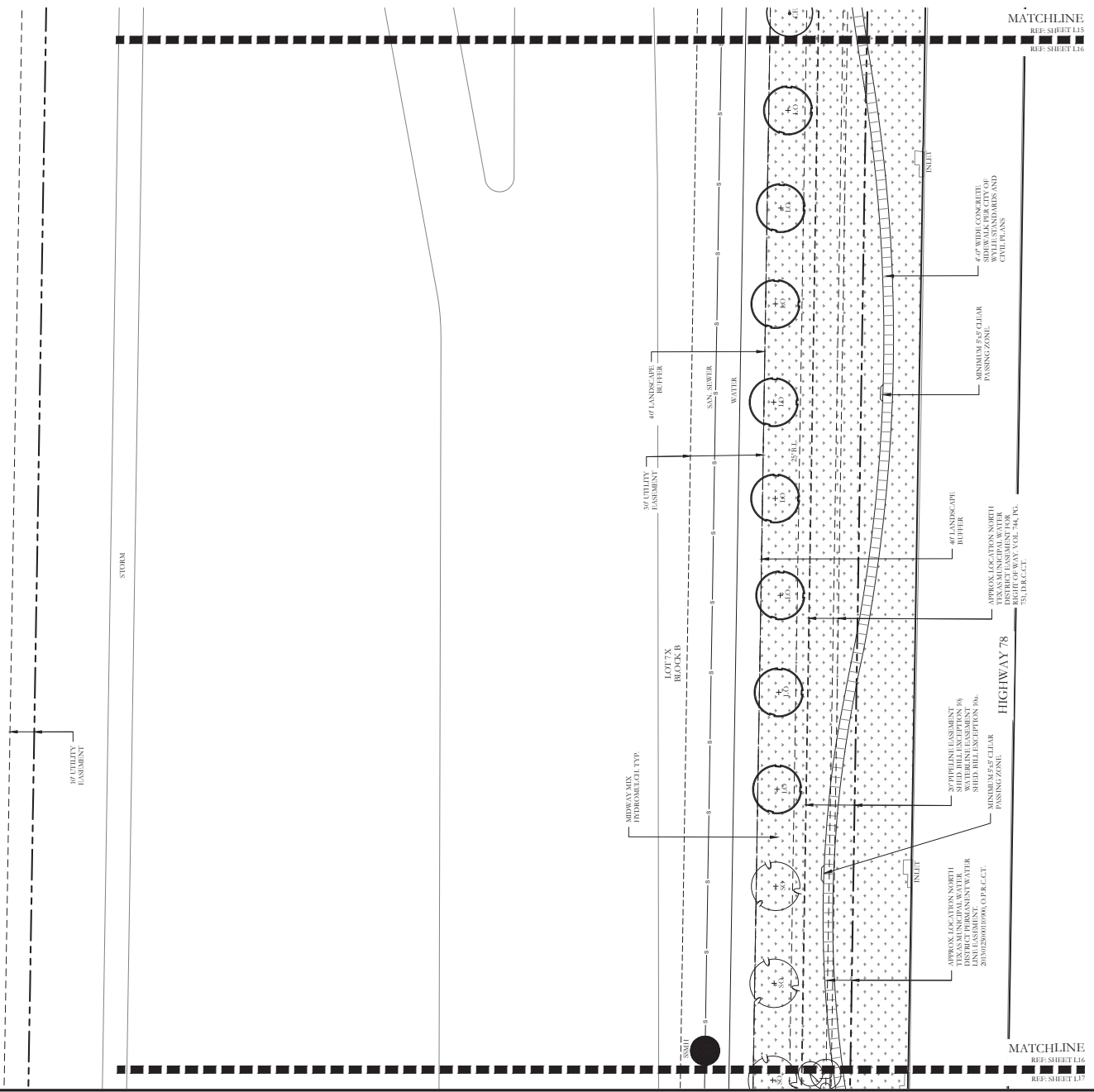
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 noted. If not noted, use
 standard practice to
 adjust scale as necessary.

City of Wylie, Collin County, Texas
 Wylie Logistics Park - Building 2
 Landscape Plan

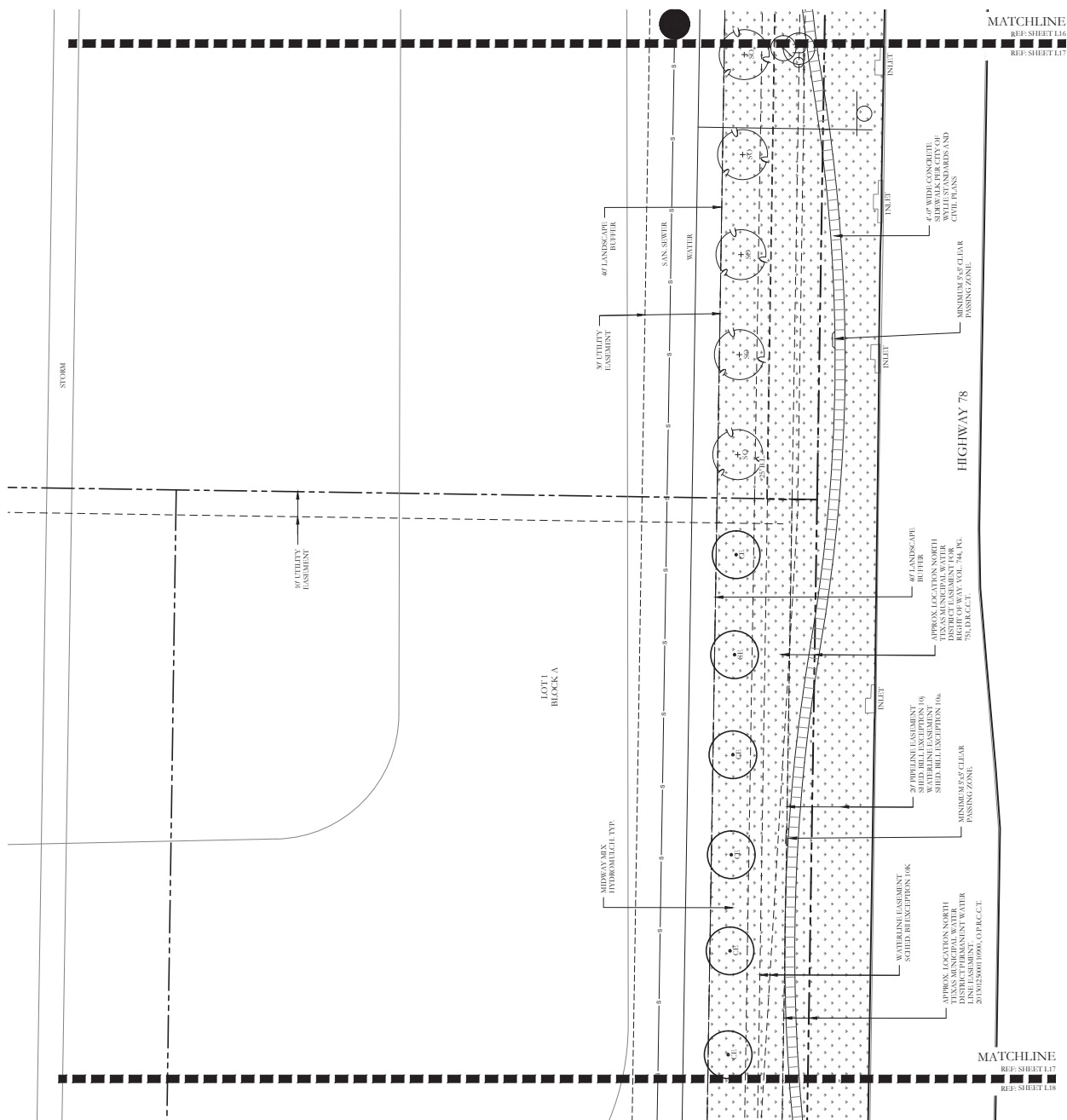
08/17/2021 Item 1.

CJS PROJECT
 G.A.M.
 SHEET NO.
 L16

PLANT LEGEND				
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER
	SO	SHUMARD OAK	QUERCUS SUMMARDII	5" CALIPER
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	5" CALIPER
	LO	LIVE OAK	QUERCUS VIRGINIANA	5" CALIPER
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	5" CALIPER
		COMMON BERBERDA GRASS	CYNODON DACTYLON	SQUARE FEET
		MIDWAY MIX (HYDROMULCH)	N/A	SQUARE FEET
		SOLID SOD		SQUARE FEET
		HYDROMULCH		HYDROMULCH



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	L.O.	Loblolly Oak	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	S.O.	Shortleaf Oak	QUERCUS SHORTLEAF	3" CALIPER	AS SHOWN
	C.E.	Cedar Elm	ULMUS GLABRIFOLIA	3" CALIPER	AS SHOWN
	L.E.	Larch Elm	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	E.R.C.	Eastern Red Cedar	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
	C.B.G.	Common Bermuda Grass	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	M.M.	Midway Mix (Hydro-Mulch)	N/A	SQUARE FEET	HYDRO-MULCH

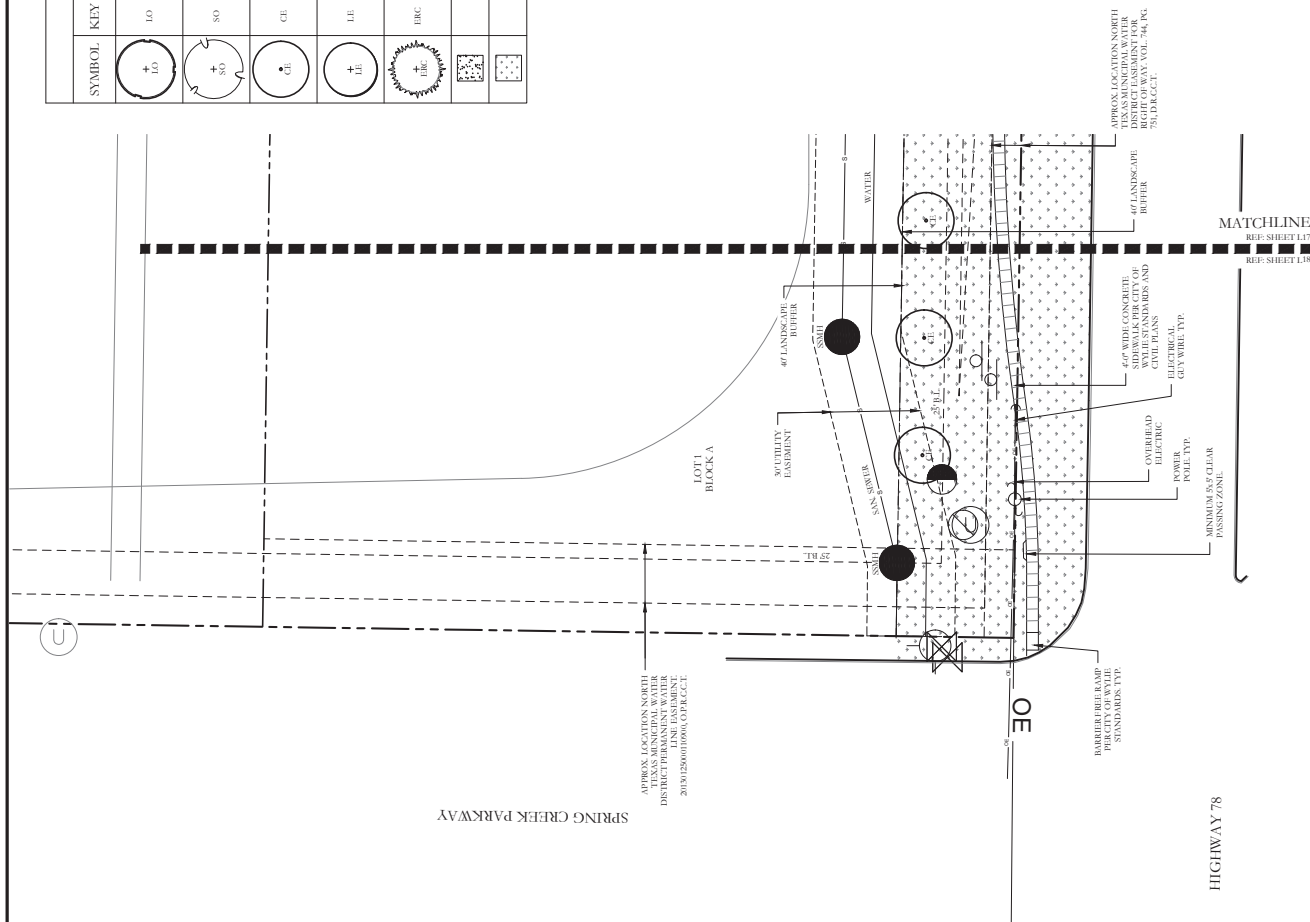




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Submitted 06/02/2021

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PH: (972) 750-6142
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SUMMARDII	5" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	5" CALIPER	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	5" CALIPER	AS SHOWN
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FOOT	SOLID SOID
		MULCH MIX (HYDRANGEA)	N/A	SQUARE FOOT	HYDRANGEA



TIME IN REQUIRED YARDS

- | | |
|----|---|
| A. | AT LEAST 10% OF SITE SHALL BE LANDSCAPED |
| B. | <ul style="list-style-type: none"> - 10% OF SQUARE FOOT OF SITE - 1,580 SQ' F - 10% OF SITE - 1,580 SQ' F |
| C. | 3% OF SITE HAS PREPARED LANDSCAPE |
| D. | LANDSCAPING OF PARKING LOTS |
| E. | 96% OF SITE HAS PROVIDED PIER SPACE |
| F. | NO PARKING SPACES ARE FURTHER THAN 40' FROM A LANDSCAPED AREA |
| G. | LANDSCAPED AREAS HAVE BEEN PROVIDED AT THE ENDS OF PARKING ROWS GREATER THAN 12 SPACES |
| H. | ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT |

LANDSCAPING OF STREET FRONTAGE

- A. FORTY (40) FOOT LANDSCAPE BUFFER PROVIDED
- B. TREES HAVE BEEN PROVIDED AT 1" TREE PER 40 LINEAR FOOT OF LANDSCAPE BUFFER
- C. 4'-0" CONCRETE SIDEWALK PROVIDED ADJACENT TO THOROUGHFARE.

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
10	31	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	NITRIFY GROWN, FULL 100% MINIMUM HEIGHT AT 60°; MINIMUM 100% OVERALL HEIGHT
80	37	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	NITRIFY GROWN, FULL 100% MINIMUM HEIGHT AT 60°; MINIMUM 100% OVERALL HEIGHT
01	30	CEDAR FLAM	FLAMEN. CASSAPALIA	3" CALIPER	AS SHOWN	NITRIFY GROWN, FULL 100% MINIMUM HEIGHT AT 60°; MINIMUM 100% OVERALL HEIGHT
1E	4	LARCH OAK FLAM	FLAMEN. BARKHOSIA	3" CALIPER	AS SHOWN	NITRIFY GROWN, FULL 100% MINIMUM HEIGHT AT 60°; MINIMUM 100% OVERALL HEIGHT
1BC	33	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN	NITRIFY GROWN, FULL 100% TO GROUND; MINIMUM 100% OVERALL HEIGHT
	26,200	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FLUT	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	623,300	MIDWAY MIX HYDRALMULCH	N/A	SQUARE FLUT	HYDRALMULCH	MINIMUM 100% DENSITY BY NATIVE AMERICAN SEED COMPANY

GENERAL LANDSCAPE NOTES

11. INSPECTIONS:
12. NO EXCAVATION SHALL OCCUR IN CITY ROW WITHOUT A ROW PERMIT—CONTACT THE PUBLIC WORKS DEPARTMENT.
13. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
14. LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
15. ALL PLANTING, CLIENTS AND OTHER APPLICANTS SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH METRIC CANTAKES AND OTHER APPLICANTS SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH PLACING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS

- [illegible]

STANDARDS

- 8.2.5. EXTRACTS SHALL BE BLENDED AROUND THE CENTER OF THE PENNED TIRE. THE MIXED SAMPLES SHALL BE PULLED FROM
9. THE TIRE. THE TIRE SHALL BE WETTERED OUT. IF WETTER DOES NOT DRAIN OUT OF TIRE IN 24 HOURS, THE
10. TIRE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
11. THE TIRE SHALL HAVE 7" OF COMPRESSED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUIVALENT, TILLED AND TURNED TO A
12. DEPTH OF 6" MINIMUM.
13. ALL TIRE BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 1" INCHES OF HARDWOOD MULCH.
14. TILLED, TOPSOIL SHALL BE PROTECTED FROM EROSION OR STOCKPILING. NATIVE TOPSOIL SHALL BE LABORATORY
15. TESTED BY AN ACCREDITED LABORATORY AND AMENDED BY OTHER LABORATORIES RECOMMENDING.

IRRIGATION STANDARDS

- [illegible]

MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE TEST METHODS, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THIS YEAR.
5. PLANT MATERIAL SHALL BE ALLOWED TO ENJOY LOW-SUNLIGHT AS ORNAMENTS TO THE EXTENT THAT VISION OR PATH OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDIED.
6. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF AMBROICULTURE.
7. PLANT MATERIAL SHALL BE REMOVED FROM THE GARDEN DURING THE GROWING SEASON, NO MORE THAN ONE YEAR AFTER INSTALLATION, WITHOUT REASON, WITHOUT NOTICE, AND WITHOUT COMPENSATION.

TREE PROTECTION NOTES:

- [illegible]

CODY JOYNSON • B • I • N • P • O • I • O

7920 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH: (903) 570-0162
EMAIL: CODY@CODYJOYNSONSTUDIO.COM



THESE DOCUMENTS ARE
FOR INTERIM REVIEW
ONLY AND NOT
INTENDED FOR
CONSTRUCTION OR
BIDDING PURPOSES.

Submittal 08-02-2021

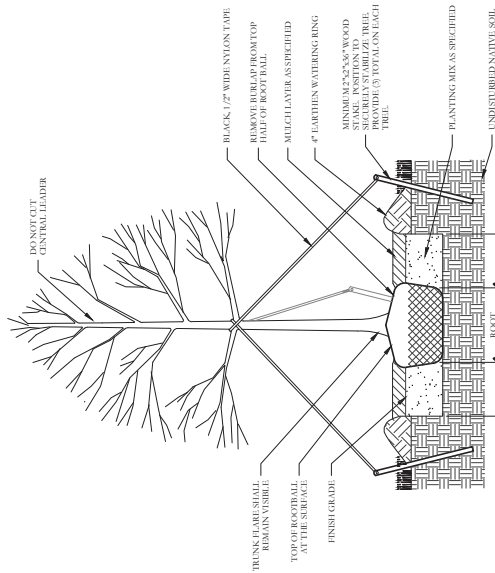
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

LANDSCAPE PLANS	Landscape Details	Wylie Logistics park - Building 2	City of Wylie, Collin County, Texas

One Inch

08/17/2021 Item 1.

CJS PROJ
GAM
SHEET NO.
L19



TYPICAL TREE PLANTING

SECTION



studioNorth
ARCHITECTURE
ARCHITECTS
10000 W. 11TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.STUDIONORTHARCHITECTS.COM

- LANDSCAPE
- FOUNDATIONS
- STRUCTURAL
- PLUMBING
- MECHANICAL
- ELECTRICAL
- FIRE PROTECTION
- CONSTRUCTION

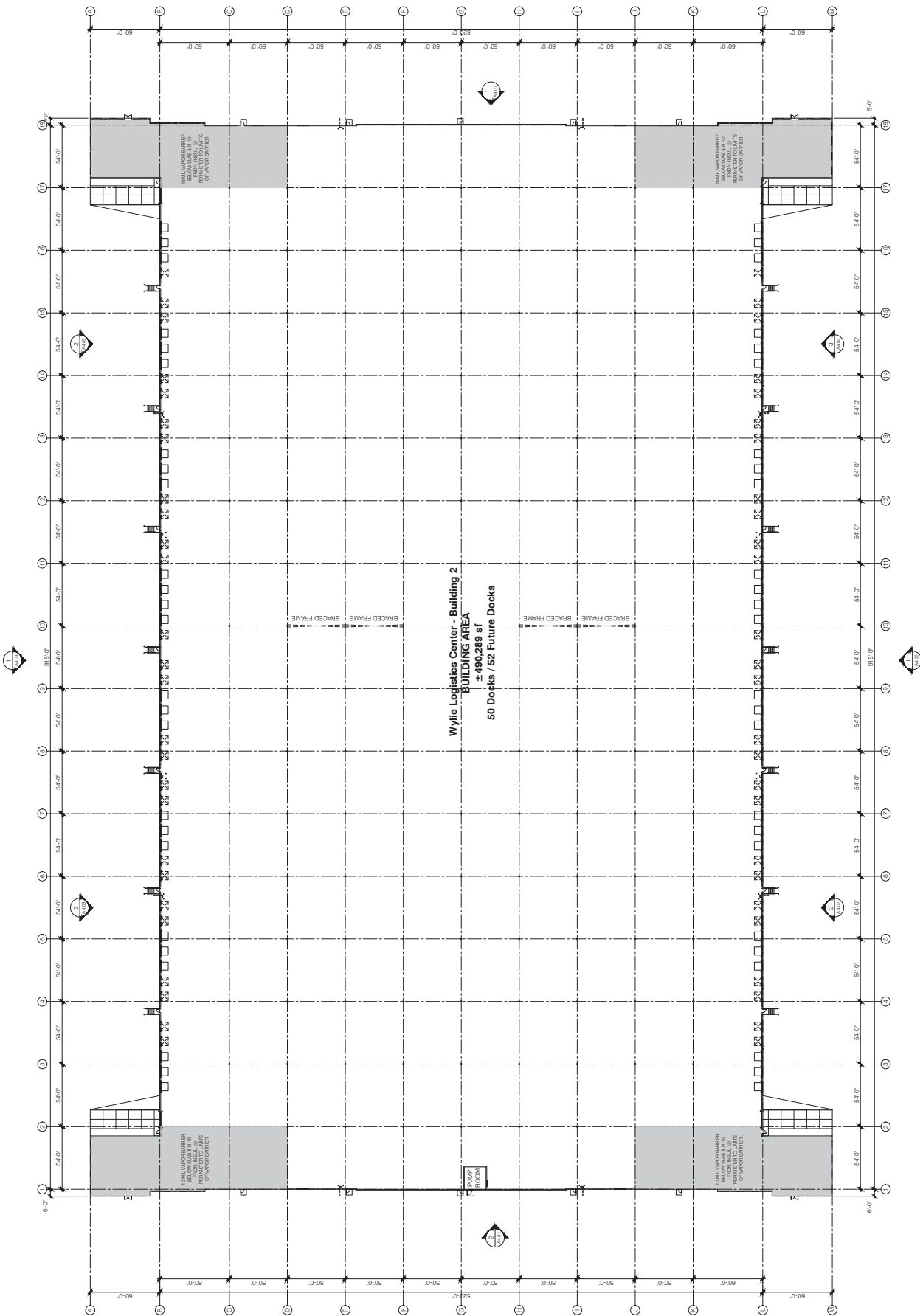


Wiley Logistics Park
Building 2
WILEY, TX

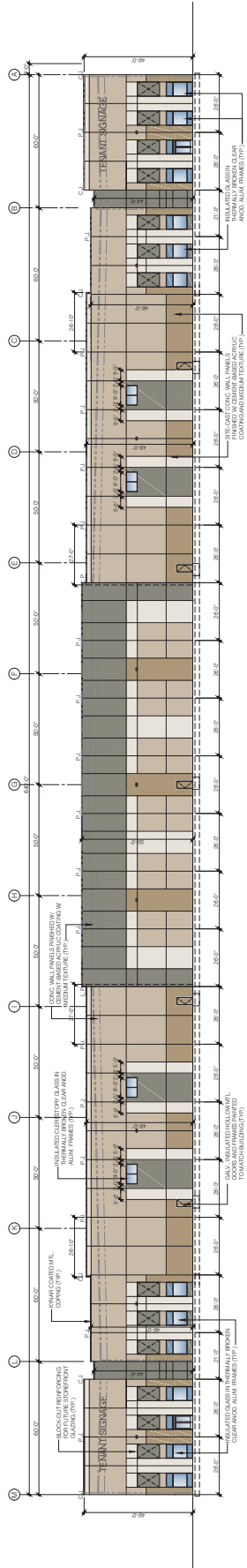
Project No.	2017-42
Owner	WILEY LOGISTICS
Architect	STUDIO NORTH ARCHITECTS
Engineer	
MECHANICAL	
ELECTRICAL	
FIRE PROTECTION	
CONSTRUCTION	

08/17/2021 Item 1.

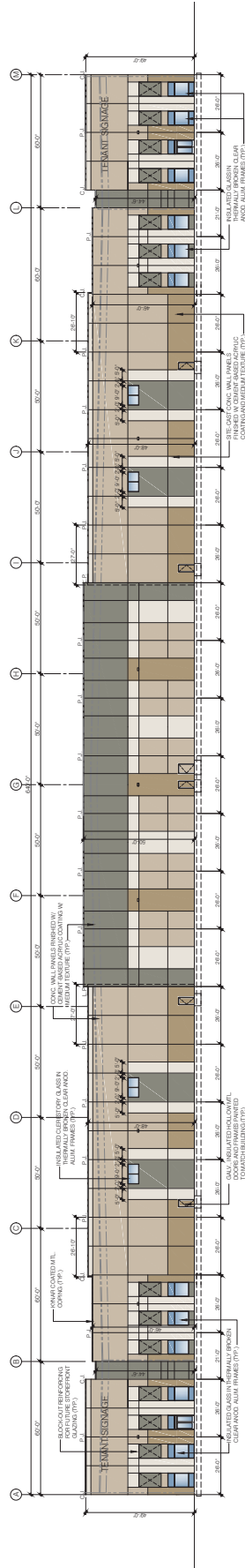
Not For Construction
Overall



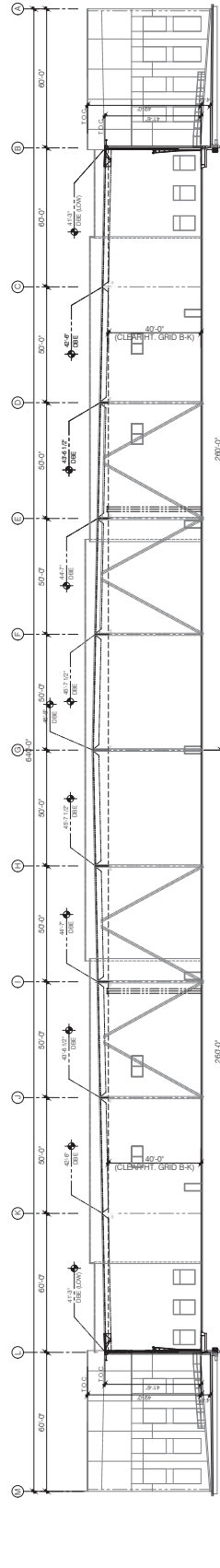
1 OVERALL FLOOR PLAN
Scale: 1/8" = 1'-0"



1 NORTH ELEVATION
Scale: 1" = 20'



2 SOUTH ELEVATION
Circle: 8" = 10'

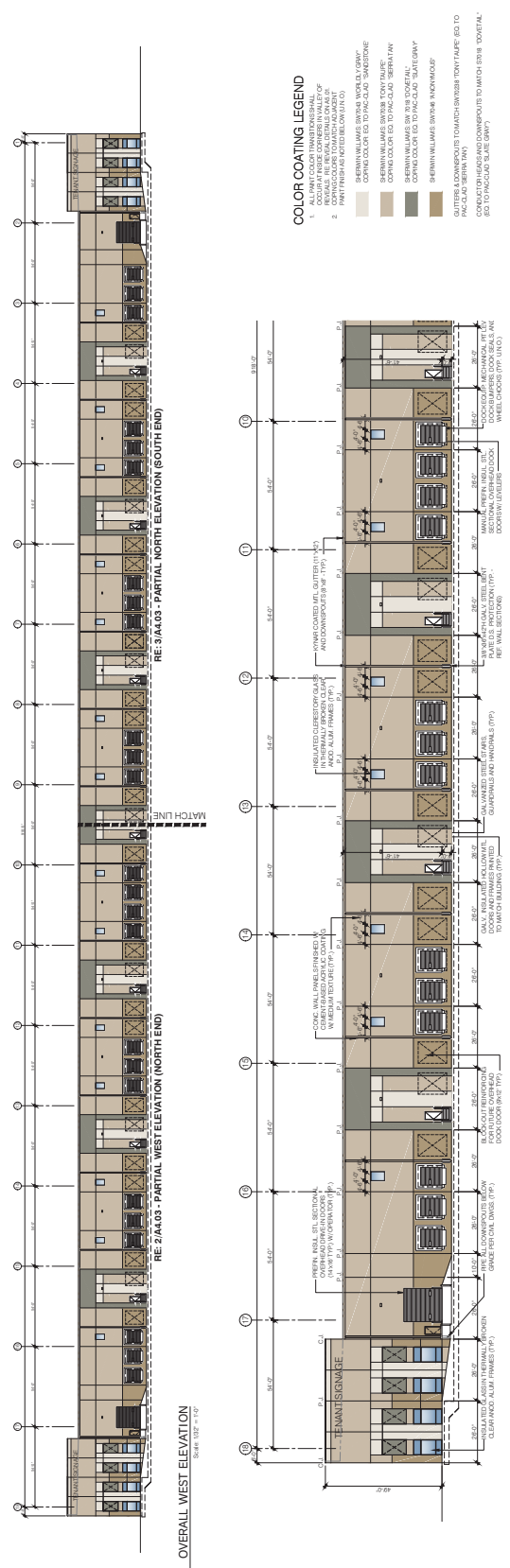


3 BUILDING SECTION

COLOR COATING LEGEND

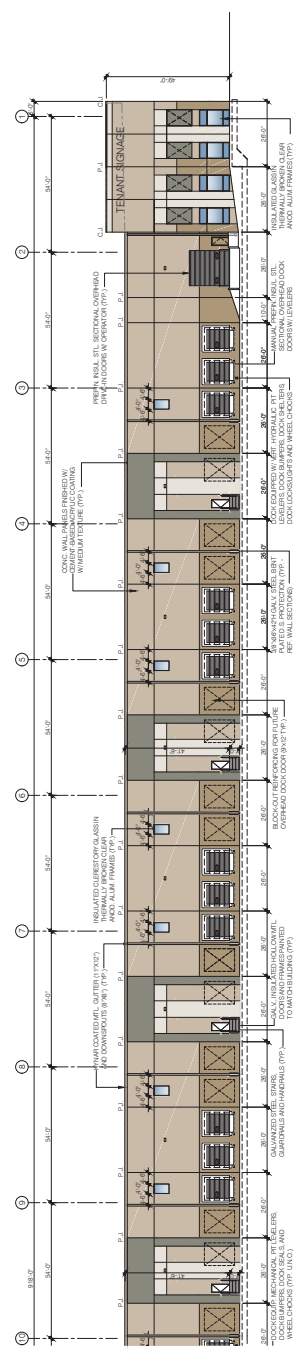
- COLOR COATING LEGEND**
1. ALL PAINT COLOR TRANSITIONS SHOWN ARE APPROXIMATE. FOR A MORE DETAILED COATING COLOR REVEALS, RE-VEAL DETAIL SECTION AS SHOWN.
2. COPIING COLORS TO MATCH ACHIEVING A CLOSE MATCH TO THE ORIGINAL COLOR. PAINT FINISH AS NOTED BELOW (N.O.C.)
- | | |
|---|--|
|  | SHERWIN WILLIAMS SW7045 "WORLDLY GRAY"
CORNING COLOR: EQ TO PAC-COLOR "SANDSTONE" |
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CORNING COLOR: EQ TO PAC-COLOR "SANDSTONE" |
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|  | SHERWIN WILLIAMS SW7045 "WORLDLY GRAY"
CORNING COLOR: EQ TO PAC-COLOR "SANDSTONE" |
- GLITTERS AND CORNUSKOTS TO MATCH (SINTERED TONIT TAUPE PAC-COLOR, SINTER TAUPE)





OVERALL WEST ELEVATION

2 PARTIAL WEST ELEVATION (NORTH END)



3 PARTIAL WEST ELEVATION (SOUTH END)