

Wylie Planning and Zoning Commission Regular Meeting

December 17, 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 November 19, 2024 Planning and Zoning Commission Meeting.

REGULAR AGENDA

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 Neighborhood Services (NS) to Neighborhood Services - Special Use Permit (NS-SUP) on 1.38 acres to allow for a motor vehicle fueling station with convenience store use. Property located at 1501 S Ballard Avenue. (ZC 2024-09).
2. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for an amendment to Planned Development 2001-28 to allow for a telecommunication use on 0.055 acres. Property located at 1401 Country Club Road with the tower site being assigned the address 1451 Country Club Road. (ZC 2024-10).
3. Hold a Public Hearing to consider, and act upon a recommendation to the City Council regarding amendments to Zoning Ordinance 2015-09, Article 6, Section 6.3 Downtown Historic District.

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 December 13, 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 November 19, 2024 Planning and Zoning Commission meeting.

Recommendation

Motion to approve Item as presented.

Discussion

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

Wylie Planning and Zoning Commission Regular Meeting

November 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 6:00pm. In attendance were Chair Joshua Butler, Vice-Chair Rod Gouge, Commissioner Joe Chandler, Commissioner Keith Scruggs, Commissioner Zewge Kagnev and Commissioner Zeb Black. Staff present were: Community Services Director Jasen Haskins, Development Engineering Manager Than Nguyen and Former Administrative Assistant Mary Bradley. Commissioner Franklin McMurrian arrived at 6:03 PM.

INVOCATION & PLEDGE OF ALLEGIANCE

Chair Butler gave the Invocation and Vice-Chair Gouge 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, approval of the meeting minutes from the November 5, 2024 Planning and Zoning Commission meeting.
- B. Consider, and act upon, a recommendation to City Council regarding a Final Plat of Village at Kreymer creating 67 residential lots and five HOA lots on 21.91 acres, generally located on Kreymer Lane approximately 1400' north of E Stone Road.

BOARD ACTION

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

REGULAR AGENDA

1. Consider, and act upon a Site Plan for Lot 7, Block A of Greenway Addition for the development of a multi-tenant retail use on 1.214 acres. Property located at 961 S Westgate Way.

BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Commissioner McMurrian to approve Regular Agenda Item 1 as presented. A vote was taken and passed 7-0.

ADJOURNMENT

A motion was made by Commissioner Chandler, and seconded by Commissioner Black, to adjourn the meeting at 6:07 PM. A vote was taken and carried 7 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning Item Number: 1
 Prepared By: Kevin Molina

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 Neighborhood Services (NS) to Neighborhood Services - Special Use Permit (NS-SUP) on 1.38 acres to allow for a motor vehicle fueling station with convenience store use. Property located at 1501 S Ballard Avenue. (ZC 2024-09).

Recommendation

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

Discussion

OWNER: Syed Mustafa Alo

APPLICANT: Triangle Engineering LLC

The applicant is requesting a Special Use Permit (SUP) on 1.38 acres to allow for a motor vehicle fueling station with convenience store use. The property is located at 1501 S Ballard Avenue. The current zoning is Neighborhood Services (NS).

The Special Use Permit (SUP) conditions allows for the motor vehicle fueling station with a convenience store use within the Neighborhood Services zoning district. Hours of operation for the convenience store shall be restricted to Sunday to Friday from 5 a.m to midnight and Saturday from 5 a.m to 1 a.m. The fuel pumps shall be accessible 24 hours a day, every day.

The zoning exhibit includes the development of a 6,500 sq ft multi-tenant building and 25 total parking spaces with two being ADA accessible. Access to the site is proposed via a 26' wide fire lane that connects to East Alanis Drive and South Ballard Avenue. Two additional driveway connections are included for future development of the vacant tracts of land to the east and south.

The surrounding property to the north is zoned Neighborhood Services and is being developed with a multi-tenant retail building. The property to the west is zoned Agricultural and developed with a single family home. The properties to the east and south are zoned Neighborhood Services and are undeveloped. The site is located in the Local Commercial sector of the future land use map and is consistent with the existing surrounding development and land use classification of the comprehensive plan.

If the zoning is approved a site plan and replat shall be required that is in general compliance with the submitted zoning exhibit.

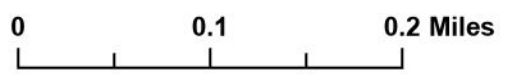
Notices were sent to six property owners within 200 feet as required by state law. At the time of posting one response was received in opposition and none in favor of the request. Four additional response letters were received in opposition outside of the notification area.

Locator Map

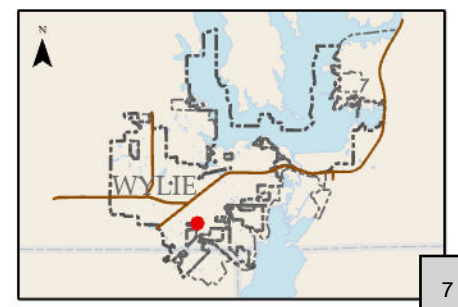


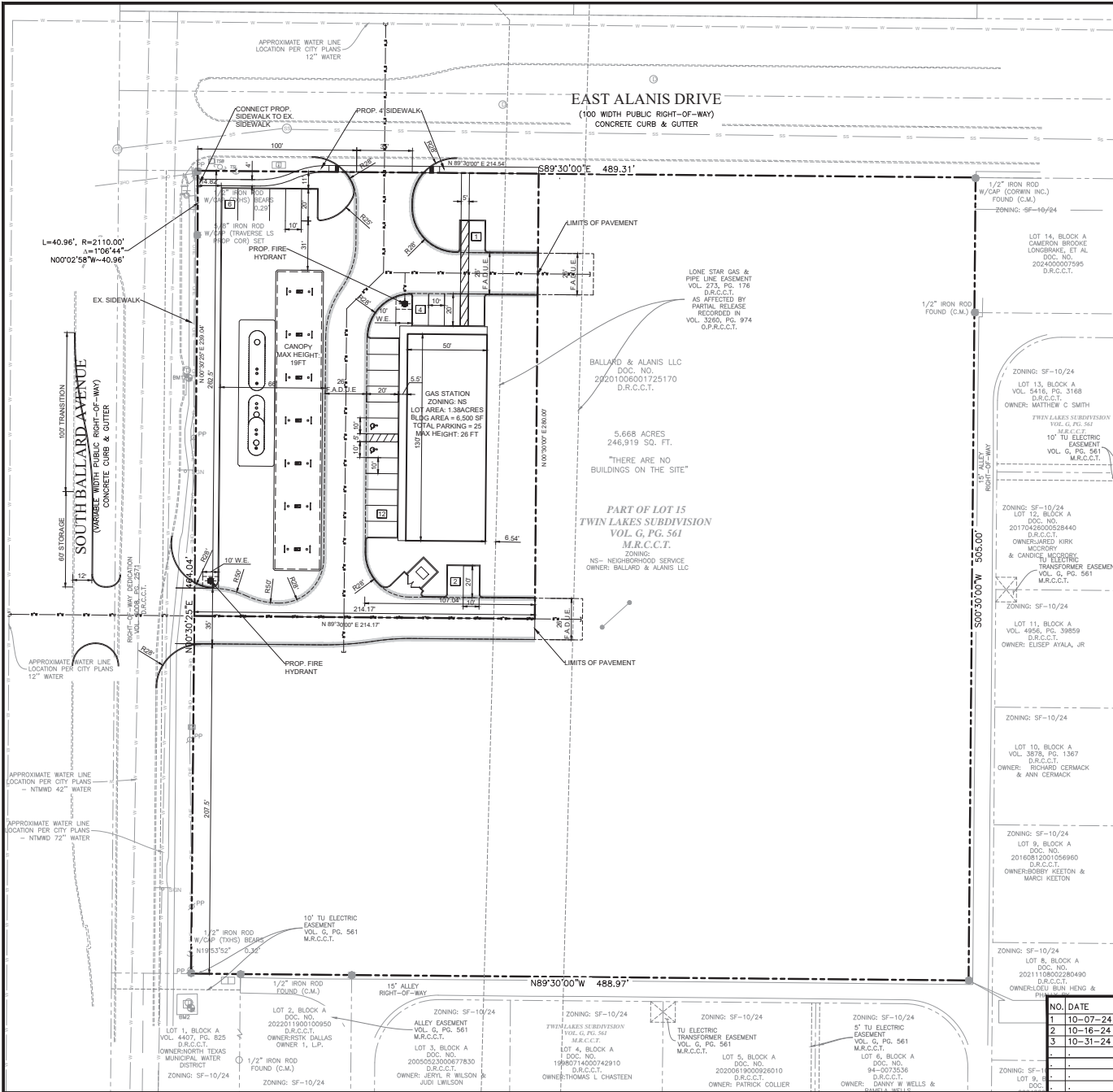
ZONING CASE:
ZC 2024-09

 SUBJECT property



Date: 12/11/2024





EXISTING LEGEND

10' IF FOUND	WATER VALVE	NO PARKING
12' IF FOUND	FIRE HYDRANT	CONCRETE
36" IF FOUND	IRRIGATION VALVE	GRAVEL
36" IF FOUND	UTILITY POLE	BRICK
60" W/AL FOUND	WATER METER	STONE
6" W/AL FOUND	GAS METER	WOOD DECK
12" IF FOUND	A.C. PAD	BUILDING WALL
6" IF FOUND	TRANS BOX	TRAIL
1" IF FOUND	GAS METER	BUILDING LINE
FOOT FIRE CORNER	CONCRETE MONUMENT	EMBANKMENT
36" IF FOUND	CONCRETE MONUMENT	BOUNDARY
LIGHT POLE	COVER AREA	HIGHBANK LINE
TELE BOX	ELECTRIC BOX	PARKING STRIP
DAN DEK CD	OVERHEAD UTILITY LINE	FIRE LINE STRIP
DAN DEK SW	COY WIRE ANCHOR	RETAINING WALL
STORM DRAIN M/L	CHAIN LINK FENCE	SARDED WIRE FENCE
HANDICAP SPACE	PIPE RAIL FENCE	WOOD FENCE

SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.38 ACRES (59,969 S.F.)
ZONING:	NS-NEIGHBORHOOD WOOD SERVICE
PROPOSED USE:	GAS STATION
BUILDING AREA:	6,500 S.F.
NUMBER OF STORES:	1
BUILDING HEIGHT:	28 FEET MAX
BUILDING COVERAGE:	10.5%
FLOOR AREA RATIO:	0.108
IMPERVIOUS AREA:	43,655 S.F. (72.8%)
TERMINOUS LANDSCAPE AREA:	16,314 S.F. (27.2%)
REGULAR PARKING PROVIDED:	23 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	25 SPACES

SITE LEGEND

CONCRETE CURB	---
SAW-CUT LINE	---
FENCE	X X
FIRE LINE	---
STRIPING	
PARKING SPACES	[X]
MONUMENT/PYLON SIGN	[S]
WHEEL STOPS	[W]
HANDICAP LOGO	[H]
HANDICAP SIGN	[H-S]
RAMP	[R]
FIRE HYDRANT	[FH]
DUMPSTER	[D]
SANITARY SEWER MANHOLE	[SM]
SANITARY SEWER CLEANOUT	[SC]
SANITARY SEWER DOUBLE CLEANOUT	[SDC]
SANITARY SEWER SAMPLE PORT	[SSP]
GREASE TRAP	[GT]
DOMESTIC WATER METER	[DM]
IRRIGATION METER	[IM]
GAS METER	[GM]
TRANSFORMER	[TR]
WATER LINE	W
POWER POLE	P

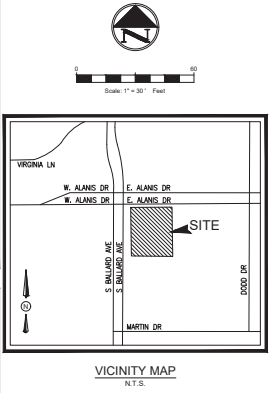
EASEMENT/SETBACK LEGEND

FIRE LINE, ACCESS, DRAINAGE & UTILITY EASEMENT	F.A.D.U.E
WATER EASEMENT	W.E.

PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KIEW KAM, P.E. PHONE: 469-213-2268	OWNER/DEVELOPER STEVIE MUSTAFA, ALL
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: GRAYSON CEBALLOS PHONE: 469-734-9321	

NO.	DATE	DESCRIPTION	BY
1	10-07-24	1st SUP. SUBMITTAL	X
2	10-16-24	2nd SUP. SUBMITTAL	X
3	10-31-24	3rd SUP. SUBMITTAL	X



- ### SITE GENERAL NOTES
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO DETERMINE THEIR EXACT LOCATION AND TO CONFIRM WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 - ALL CURB RADIIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

Know what's below.
Call before you dig.

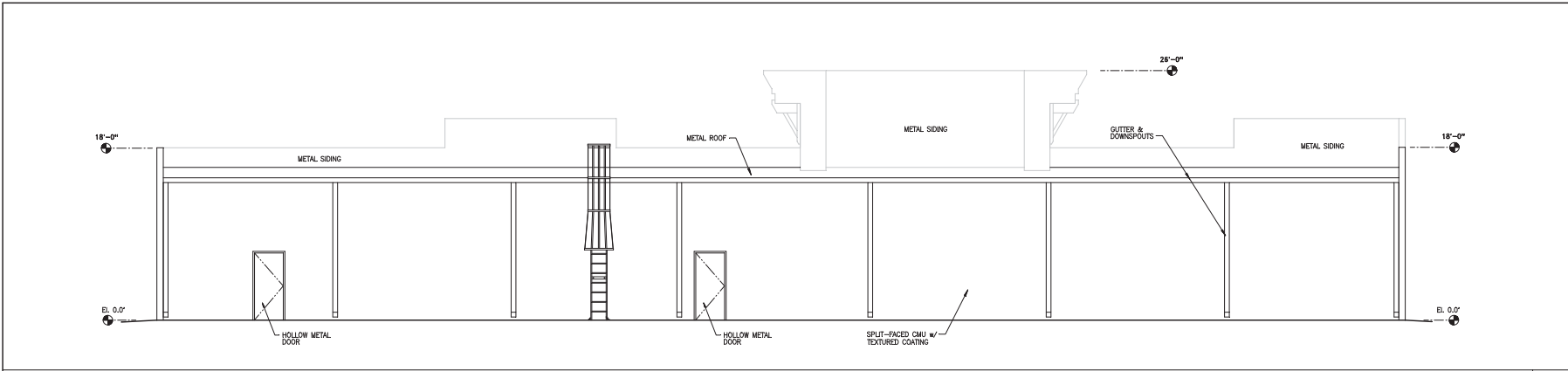
SITE PLAN

GAS STATION
1501 S BALLARD AVE
CITY OF WYLLIE
COLLIN COUNTY, TEXAS 75013
TWIN LAKES SUBDIVISION

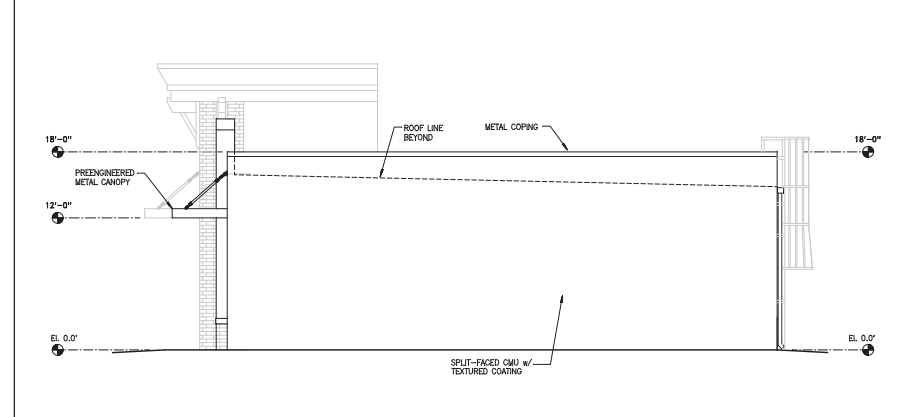
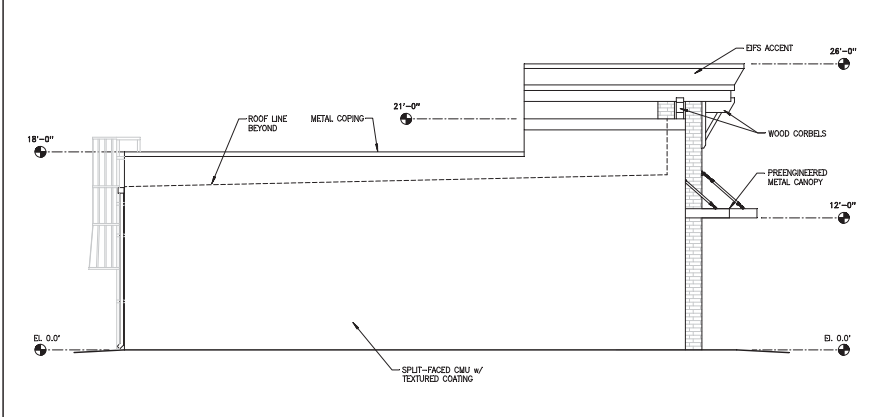
TRIANGLE ENGINEERING LLC
1782 W. McDERMOTT DRIVE, ALLEN, TX 75013
PHONE: 469-213-2268

PLN. DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	X	10-31-24	128-24	C-3.0

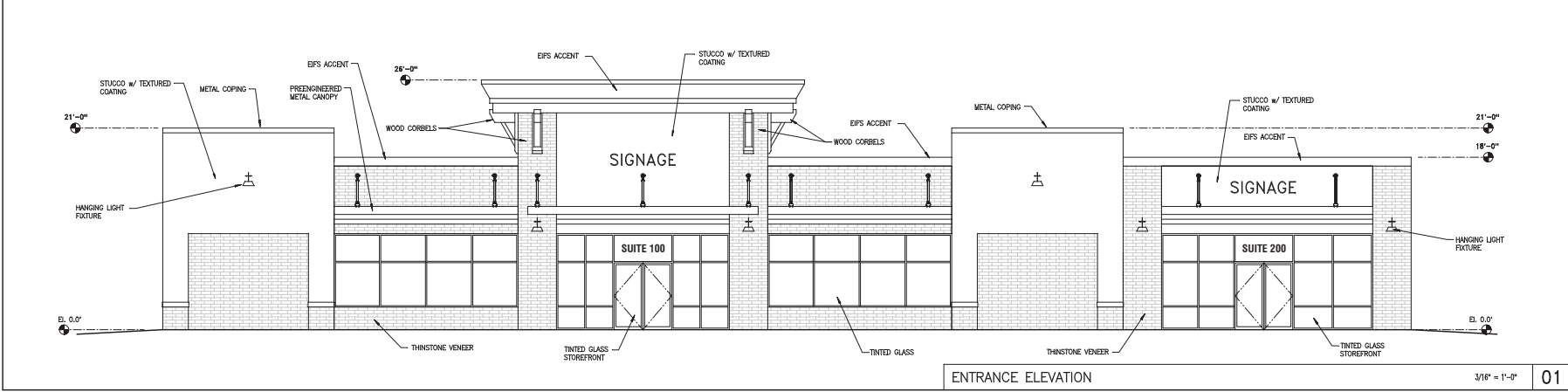
10/31/2024
TX, P.E. FIRM #11525



REAR ELEVATION 3/16" = 1'-0" 03



SIDE ELEVATION 3/16" = 1'-0" 05 SIDE ELEVATION 3/16" = 1'-0" 02



ENTRANCE ELEVATION 3/16" = 1'-0" 01

NO.	DATE	ISSUE
	09/06/24	REVIEW
	09/10/24	REVIEW

SEC ALANIS ST. &
 BALLARD AVE.
 WYLIE, TX

PROPOSED ELEVATIONS

M0284 SD3.0

Twin Lakes Gas Station

EXHIBIT “B”

Conditions For Special Use Permit

I. PURPOSE:

The purpose of this Special Use Permit is to allow for a motor fueling station with convenience store use.

II. GENERAL CONDITIONS:

1. The Special Use Permit shall not affect any regulations of the Neighborhood Services (NS) design standards, as provided in Article 4 and 5 of the City of Wylie Zoning Ordinance as adopted June 2023, except as specifically provided herein.
2. The design and development of the Twin Lakes Gas Station development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit C).

III. SPECIAL CONDITIONS:

1. This Special Use Permit shall allow for a motor fueling station with a convenience store use within the Neighborhood Services zoning district.
2. The hours of operation for the business shall be:
 - a. Sunday to Friday: 5 a.m. to Midnight for the convenience store
 - b. Saturday: 5 a.m. to 1 a.m. for the convenience store
 - c. Fuel pumps are accessible 24 hours a day, every day.

PUBLIC COMMENT FORM
(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

 I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.

X I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, December 17, 2024 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 14, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Delia F. CORNETT
(please print)

Address: 110 MARTIN DRIVE
WYLIE, TX 75098

Signature: Delia F. Cornett

Date: November 30, 2024

COMMENTS:

This is a residential area with children
and families of different age groups.
~~The~~ The idea of fuel in ~~this~~ area a
residential area has already proven to
raise the crime rate and lower the value
of our homes.

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, December 17, 2024 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 14, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Robert Morris
(please print)

Address: 1114 Dodd

Wylie TX 75098

Signature: Robert Morris

Date: 12-2-2024

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, December 17, 2024 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 14, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Sandra Smith
(please print)

Address: 112 Martin Dr
Wylie Tx 75098-4844

Signature: 

Date: 11-30-24

COMMENTS:

This has been rejected before.
Will bring in traffic, noise, trash. In the same area
we have natural gas line. Does not seem safe at all to
put a fuel station in our neighborhood.
Please Reject this zoning change

PUBLIC COMMENT FORM
(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.
 I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Planning & Zoning
Commission meeting: Tuesday, December 17, 2024 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting: Tuesday, January 14, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Pam & Danny Wells
(please print)
Address: 111 Martin Dr
Wylie Tx 75098
Signature: Pam Wells & Danny Wells
Date: 11/30/24

COMMENTS:

We are against this zoning change.
It's a bad idea to have a gas station so
close to an 8" gas line running under
the same real property the station is sitting on.

PUBLIC COMMENT FORM
(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

Zoning Case #
2024-09

 I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.

X I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Planning & Zoning
Comission meeting:

Tuesday, December 17, 2024 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 14, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Pathwaysforward LLC by Managing Member
(please print)

Address: Alan's Addition (CWY) Lot 2
P.O. Box 2543 League City TX 77574

Signature: [Handwritten Signature] Managing Member

Date: 12/3/2024

COMMENTS:

This was proposed in the past and the
responders said NO. The answer is still no.
Many service (gas stations) nearby. This type
business is not in keeping with the planned
development of area. A park is nearby.
Trash will accumulate on property next door
because of wind and littering. Do not allow this
change to move forward.



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for an amendment to Planned Development 2001-28 to allow for a telecommunication use on 0.055 acres. Property located at 1401 Country Club Road with the tower site being assigned the address 1451 Country Club Road. **(ZC 2024-10)**.

Recommendation

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

Discussion

OWNER: Wylie United Methodist Church

APPLICANT: Verizon Wireless

The applicant is requesting a Planned Development amendment for a 15 acre property located at 1401 Country Club Road to allow for telecommunication tower use on 0.055 acres. The telecommunication tower site shall be addressed as 1451 Country Club Road. The current zoning is Planned Development 2001-28.

The proposed amendment to the Planned Development (PD) conditions allow for a Telecommunications tower use. The applicant is requesting for the Zoning Exhibit to act as the site plan for the telecommunication tower development. Approval of the PD shall act as site approval.

The Zoning Exhibit shows a 24' wide fire lane with access to FM 1378. The telecommunication tower site measures 75' X 75' (5,625 sq.ft.) and is screened by an 8' tall cmu wall with landscaping. The telecommunication tower will have a max height of 100'. A gate is proposed to the tower site with a Knox padlock that enables for Wylie Fire Department access.

The remaining text of the Planned Development conditions document pertains to the development of the existing Wylie United Methodist Church that was established with the original Planned Development zoning, Ordinance 2001-28.

The surrounding property to the north and west is undeveloped and zoned within a Planned Development for an age restricted living community. The property to the east is zoned residential and neighborhood services. The property to the south is zoned Single Family Estates district.

The site is located within the Medium-Density Residential sector of the future land use map, would be allowed with a SUP permit if not for the existing PD, and does provide a needed service for the surrounding community.

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

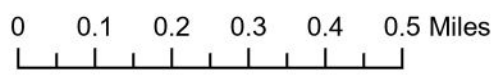
Notices were sent to 13 property owners within 200 feet as required by state law. At the time of posting, no responses were received in opposition or in favor of the request.

Locator Map

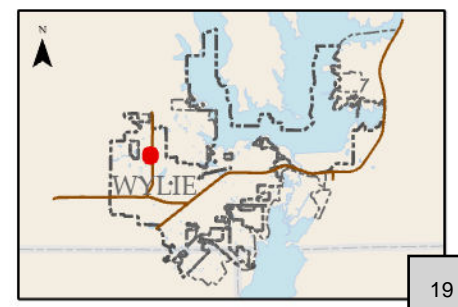


ZONING CASE:
ZC 2024-10

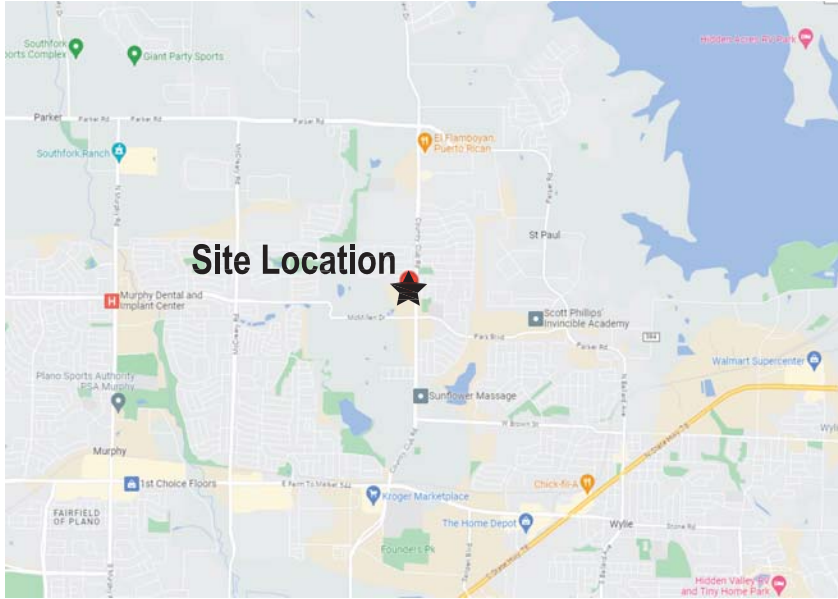
 SUBJECT property



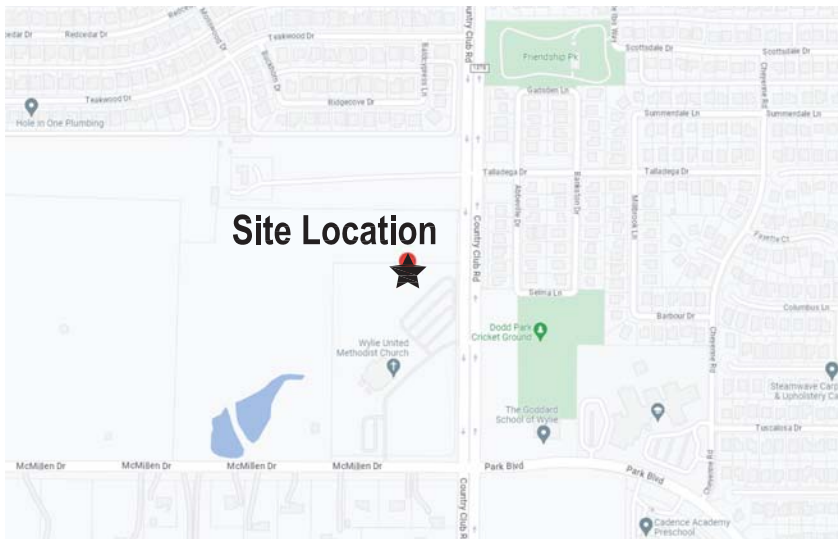
Date: 11/20/2024



VICINITY MAP



ENLARGED MAP



**PROJECT
NEW
TELECOMMUNICATION
CELL SITE**

**SITE NAME
COUNTRY CLUB RD
(VERIZON SITE:
FRANCESCA DR)**

**SITE ADDRESS
1451 COUNTRY CLUB RD
WYLIE, TX. 75098
COLLIN COUNTY
33.033600°, -96.569970°**

LEGAL DESCRIPTION

BEING A LEASE AREA CONTAINING 0.055 ACRES (2,400 SQ.FT.) LOCATED IN THE F DEL PINA SURVEY, ABSTRACT NO. 688, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF LOT 1, BLOCK A OF THE WYLIE EAST HIGH SCHOOL ADDITION AS RECORDED IN PLAT BOOK 2008, PAGE 138, PLAT RECORDS OF COLLIN COUNTY, TX, SAID 63.5-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983:

**VERIZON EQUIPMENT AREA
NEW 375 SQ.FT. VERIZON EQUIPMENT AREA**

**SCOPE OF WORK:
NEW CELLULAR COMMUNICATIONS SITE
WITH 100' HIGH MONOPOLE TOWER**

- NEW CELL SITE COMPOUND
- NEW 8' HIGH CMU WALL
- NEW ELECTRIC & FIBER SERVICE TO SITE
- NEW COMMUNITY RACK FOR POWER/FIBER DEMARCS

ACTION

APPROVED DENIED

STAFF _____ Date _____ Initials _____

P&Z _____ Date _____ Initials _____

NEIGHBORHOOD # _____

See the Staff Approval Letter or P&Z Result Memo for any conditions associated with the approval of this project.

PROJECT SUMMARY

SITE INFORMATION

JURISDICTION: COLLIN COUNTY
OCCUPANCY: UNMANNED
ZONE: PD 2001-28
CONSTRUCTION TYPE: NEW CELL SITE MONOPOLE TOWER
COORDINATES: 33.033600°, -96.569970°
ELEVATION: 547.3' A.M.S.L.

PROPERTY OWNER

WYLIE UNITED METHODIST CHURCH
1401 COUNTRY CLUB RD
WYLIE, TX 75098-7704
PHONE: 972-442-5835

APPLICANT

VERIZON WIRELESS
6696 TRI COUNTY PARKWAY STE. 100
SCHERTZ, TX. 78154

SURVEYOR

3D DESIGN & ENGINEERING, INC.
DEPARTMENT OF SURVEYING
21502 E. WINTER VIOLET CT
CYPRESS, TX 77433
PHONE: (832) 510-9621
INFO@3DDNE.COM

ENGINEER CONSULTANT

ALLPRO CONSULTING GROUP, INC.
9221 LYNDON B. JOHNSON HWY, SUITE 204
DALLAS, TEXAS 75243
OFFICE: (972) 231-8893
FAX: (866) 364-8375
CONTACT: CHYU ZHANG, P.E.

APPLICABLE CODES:

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALL IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

1. INTERNATIONAL BUILDING CODE (2021 IBC)
2. IBC-222-H OR LATEST EDITION
3. NFPA 780 - LIGHTNING PROTECTION CODE
4. 2020 NATIONAL ELECTRICAL CODE OR LATEST EDITION
5. ANY OTHER NATIONAL OR LOCAL APPLICABLE CODES MOST RECENT EDITIONS
6. TX BUILDING CODE
7. LOCAL BUILDING CODE
8. CITY/COUNTY ORDINANCES
9. INTERNATIONAL FIRE CODE (2021 IFC)

SHEET INDEX

T-1	COVER PAGE
SV-1	SURVEY (BY OTHERS)
Z-1	OVERALL SITE PLAN
Z-2	ENLARGED & COMPOUND/LANDSCAPE PLAN
Z-3	ELEVATION / ANTENNA LAYOUT PLAN
Z-4	SITE DETAILS
Z-5	SITE DETAILS
STD-00_R	CITY NOTES
	CITY OF WYLIE STANDARD CONSTRUCTION DETAILS



TEXAS ONE CALL

CONTRACTOR TO CALL 48 HOURS BEFORE DIGGING!
PHONE: (800) 545-6005
INDEPENDENT LOCATORS TO BE USED ON ALL SITES

THESE DRAWINGS ARE EXTENDED FOR 24"x36" SHEET



AC#	24-4113
DRAWN BY:	DR
CHECKED BY:	CZ
1 09/10/24	SITE LOCATION CHANGE
2 10/15/24	ZONING DRAWING REVISION
3 11/14/24	ZONING DRAWING REVISION
4 11/21/24	ZONING DRAWING REVISION



11/21/24
FOR ZONING - REVIEW ONLY
ALLPRO CONSULTING GROUP, INC.
FIRM NO. F-8242

**COUNTRY CLUB RD
(VERIZON SITE:
FRANCESCA DR)**
OWNER
WYLIE UNITED METHODIST CHURCH
LEGAL DESCRIPTION
WYLIE UNITED METHODIST CHURCH, BLK A, LOT 1
598,384 SQ. FT.
VOLUME 99-0039601
PAGE 4386-2560
PLAT RECORDS OF COLLIN COUNTY, TX
ADDRESS
1451 COUNTRY CLUB RD
WYLIE, TX 75098
COLLIN COUNTY
DATE: 06/05/24

SHEET TITLE
TITLE PAGE

SHEET NUMBER
T-1

LESSEE'S PROPOSED 20' WIDE UTILITY AND FIBER EASEMENT DESCRIPTION:

BEING A LESSEE'S PROPOSED 20' WIDE UTILITY AND FIBER EASEMENT CONTAINING 0.189 ACRES (7,269.45 SQUARE FEET) OF LAND LOCATED IN THE WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF LOT 1, BLOCK A, 15.000-ACRE TRACT, AS SHOWN ON THE FINAL PLAT OF WYLLIE UNITED METHODIST CHURCH AS RECORDED IN PLAT BOOK R, PAGE 213 OF COUNTY CLERK TEXAS, AND BEING OUT OF AND PART OF LOT 1, BLOCK A, 15.000-ACRE TRACT, AS SHOWN ON THE FINAL PLAT OF WYLLIE UNITED METHODIST CHURCH AS RECORDED IN PLAT BOOK R, PAGE 213 OF COUNTY CLERK TEXAS. SAID 20' WIDE UTILITY AND FIBER EASEMENT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A FOUND IRON ROD WITH A RED PLASTIC CAP STAMPED "304" BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, LYING IN THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD (F.M. 1378), AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,559,924.97 (E), Y=7,064,350.45 (N).

THENCE SOUTH 43 DEGREES 34 MINUTES 23 SECONDS WEST, 377.07 FEET TO THE POINT OF BEGINNING AND SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=2,559,924.97 (E), Y=7,064,350.45 (N).

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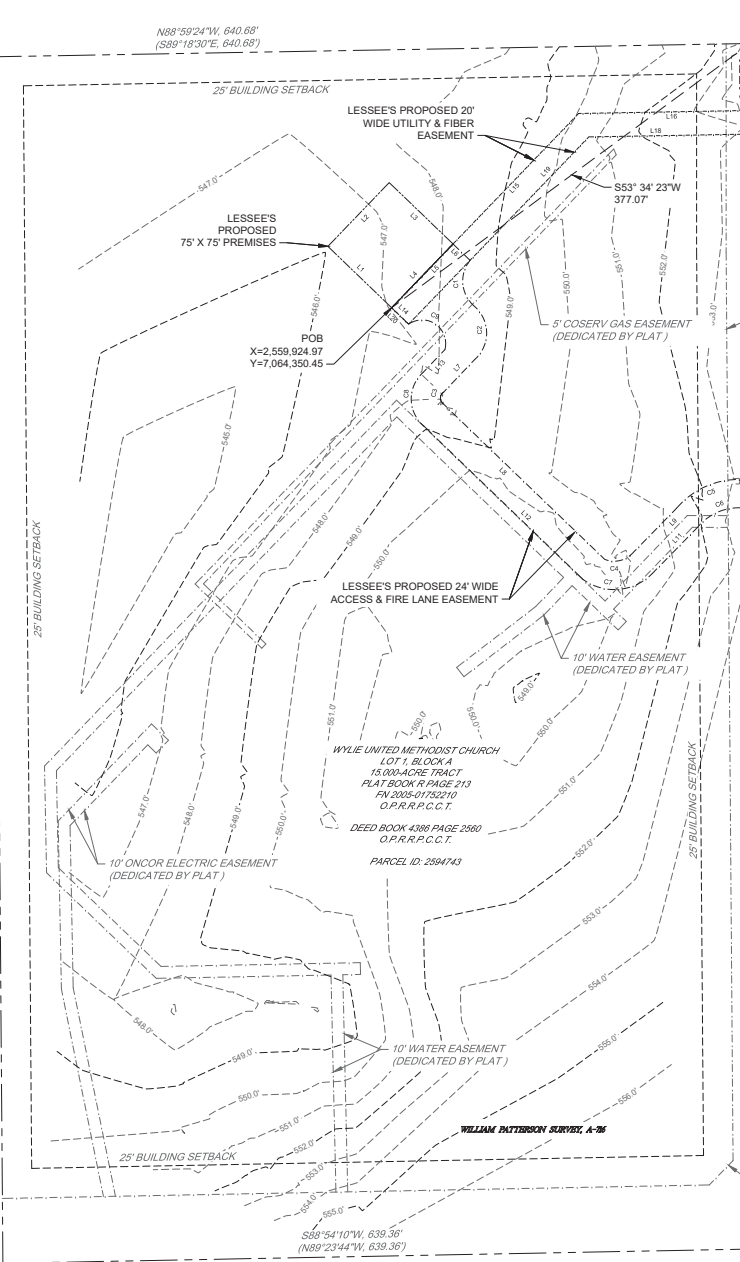
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LINE TABLE

LINE #	DISTANCE	BEARING
L1	75.00'	N46° 05' 20"W
L2	75.00'	N43° 54' 10"E
L3	75.00'	S46° 05' 50"W
L4	75.00'	S43° 54' 10"E
L5	75.00'	N43° 54' 10"E
L6	20.00'	S46° 05' 50"E
L7	38.04'	S43° 39' 29"W
L8	190.76'	S46° 04' 50"E
L9	54.03'	N44° 24' 08"E
L10	24.51'	S00° 29' 14"E
L11	55.00'	S44° 24' 08"W
L12	187.44'	N46° 04' 50"W
L13	26.67'	N43° 39' 29"E
L14	20.00'	N46° 05' 10"W
L15	228.44'	N43° 54' 10"E
L16	145.02'	N88° 59' 24"E
L17	20.00'	S00° 07' 25"E
L18	136.36'	S88° 57' 52"W
L19	220.14'	S43° 54' 10"W
L20	20.00'	N46° 05' 10"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	42.32'	28.00'	96° 35' 55"	S04° 29' 38"E	38.41'
C2	52.19'	30.00'	99° 41' 09"	S01° 05' 50"E	45.88'
C3	10.81'	6.00'	103° 11' 05"	S05° 30' 43"W	9.40'
C4	25.02'	21.00'	68° 15' 44"	N78° 32' 42"E	23.57'
C5	70.73'	69.00'	58° 43' 56"	N69° 37' 32"E	67.67'
C6	50.92'	45.00'	64° 50' 22"	S71° 41' 29"W	48.25'
C7	64.03'	45.00'	81° 31' 29"	S85° 10' 35"W	58.76'
C8	51.50'	30.00'	98° 21' 26"	N00° 39' 15"W	45.41'
C9	48.90'	20.00'	135° 47' 56"	N54° 49' 41"W	37.56'

ABBREVIATIONS

AMB	AVERAGE MEAN SEA LEVEL
B.S.	BENCHMARK
B.W.	BARRIRED WIRE
CL	CHAIN
CL	CHAIN
D.E.	DRAINAGE EASEMENT
E.	EASTING
F.N.	FILE NUMBER
IP	IRON PIPE
IP	IRON PIPE
O.P.R.R.P.C.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
COLL. COUNTY, TEXAS	COLLIN COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
CR	COURT
STMS.E.	STORM SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
TM	TEMPORARY BENCHMARK
TR	TRIP
U.E.	UTILITY EASEMENT
W.L.E.	WATERLINE EASEMENT

LEGEND

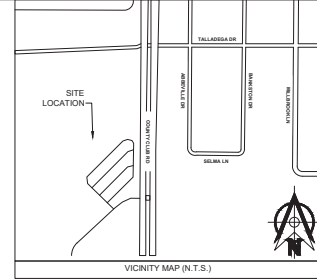
---	LESSEE'S PROPOSED PREMISES	---	EX. EASEMENT
---	EX. SETBACK LINE	---	EX. PROPERTY LINE

OVERALL PROPERTY MAP



MCMILLEN ROAD (PUBLIC ROAD)

DEDICATED BY PLAT FOR STREET PURPOSES



POWER LINE EASEMENT TO TEXAS POWER & LIGHT COMPANY
1' INSIDE PROPERTY ALONG F.M. 1378
(VOLUME 320 PAGE 634, O.P.R.R.P.C.C.T.)

I, HELENE F. LECOANET, DO HEREBY CERTIFY TO WYLLIE UNITED METHODIST CHURCH, & CELCO PARTNERSHIP DBA VERIZON WIRELESS, THAT THIS SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LESSEE'S PROPOSED 75' X 75' PREMISES, THE LESSEE'S PROPOSED 10' WIDE UTILITY & FIBER EASEMENT AND THE LESSEE'S PROPOSED 24' WIDE ACCESS AND FIRE LANE EASEMENT HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



SPACE FOR COUNTY USE ONLY

verizon
600 HIDDEN RIDGE
IRVING, TX 75038
PHONE: (972) 339-4247
FAX: (972) 715-1907

PREPARED BY:
3D DESIGN & ENGINEERING INC.
DEPARTMENT OF SURVEYING
27102 Z WINTER VIOLET CT
CYPRESS, TX 77433
PHONE: 832-510-9821
WWW.3DD&E.COM
INFO@3DD&E.COM
TEXAS REGISTRATION NO. 10194803

3DD&E

PLAT ADDITION SURVEY
LOT 1, BLOCK A
WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716
COLLIN COUNTY, TEXAS
APRIL, 2024

FLOODPLAIN NOTE:
 *ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085C0415J DATED 6/2/2009 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD'.

TOWER DESIGN PENDING BY OTHERS:

STRUCTURAL ANALYSIS NOTE:
 AN ANALYSIS OF THE TOWER OR STRUCTURE IS PENDING BY OTHERS

MOUNT ANALYSIS NOTE (P.M. REQUIREMENTS):
 IS PENDING BY OTHERS

NO EQUIPMENT TO BE INSTALLED ON THE MOUNT WITHOUT THE APPROVAL OF A STRUCTURAL ENGINEER.

NOTE:
 SITE SLIGHTLY VISIBLE FROM PUBLIC STREET, MASONRY WALL/ GATE PROVIDED FOR SCREENING

NOTE:
 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.

NOTE: USE OF TWO COMPLEMENTARY PRIMARY FACADE MATERIALS TO HELP ACHIEVE FACADE ARTICULATION, VISUAL VARIETY AND/OR ARCHITECTURAL DETAILING. COPY SAME STYLE ENTIRE BLOCK.

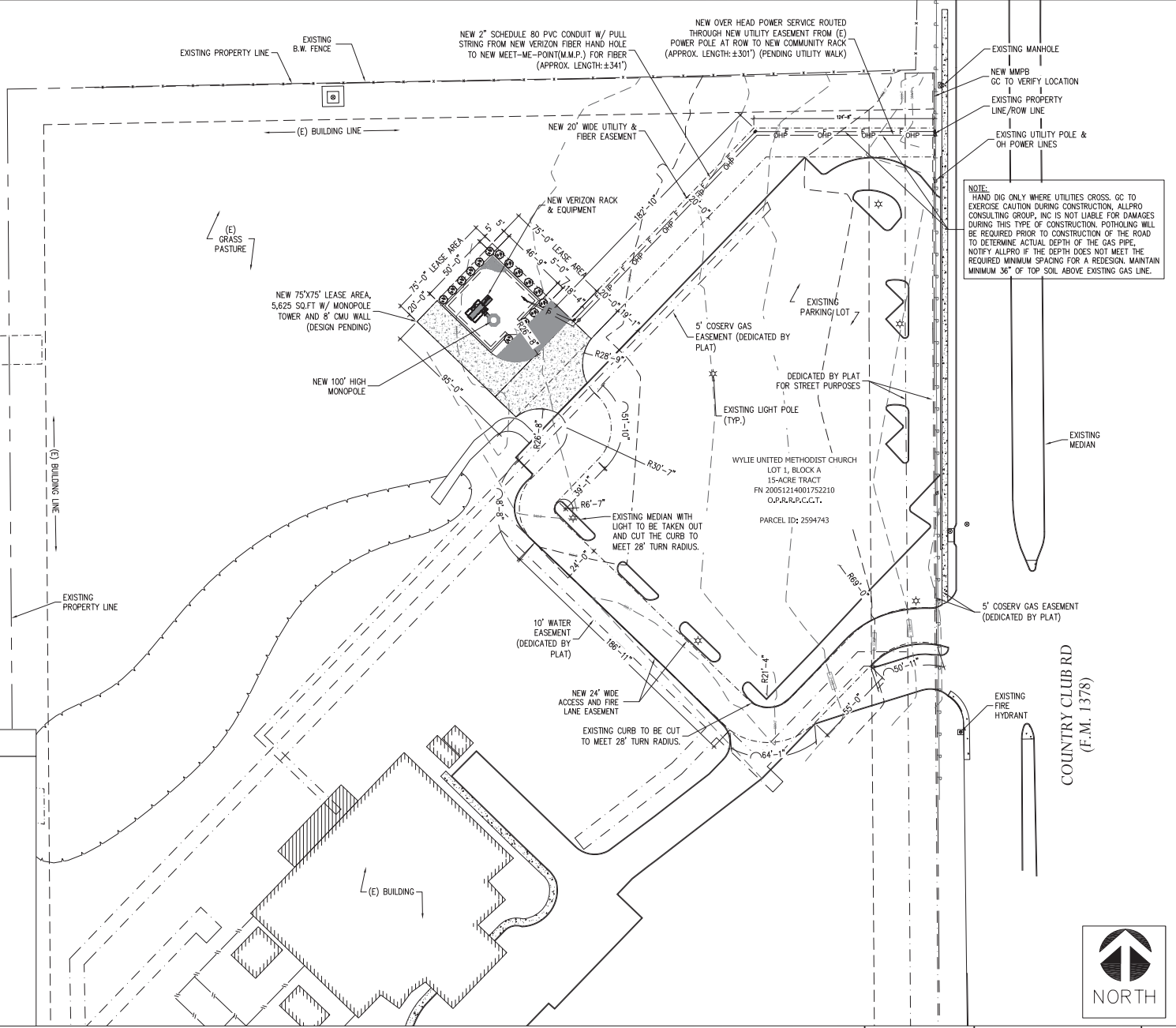
DISCLAIMER:
 EXISTING TREES/MEEDS/BUSH OR ANY TYPE OF VEGETATION TO BE REMOVED FROM COMPOUND AND ACCESS AREA.

DISCLAIMER:
 SITE LAYOUT IS BASED ON SITE WALK BY ALLPRO CONSULTING GROUP, INC., ACG# 23-2299 DATED 07/19/23, & SURVEY BY 3D DESIGN & ENGINEERING, INC. DATED 11/06/24.

NOTE:
 CUMBERS SHOULD NOT LATCH OR TIE THEIR SUPPORT LANYARD OR GEAR ON TO ANTENNAS, RADIOS, ALL TYPES OF MOUNTS, ETC. UNLESS APPROVED BY THE ORIGINAL DESIGN ENGINEER. THEY SHOULD ONLY TIE TO THEIR SUPPORT LANYARDS OR GEAR TO OR ATTACH TO TOWER STRUCTURAL MEMBERS THAT HAVE VISIBLE BOLTING AND CONNECTION TO THE LARGER STRUCTURE.

NOTE:
 THE LATEST ANTENNA DESIGN IS TO BE REFERENCED PRIOR TO TOWER WORK TO VERIFY THE LATEST EQUIPMENT IS ACCOUNTED FOR.

NOTE:
 HAND POURED CONCRETE SHALL CONTAIN A LEAST 7 STACKS OF CONCRETE



NOTE:
 HAND DIG ONLY WHERE UTILITIES CROSS. GO TO EXERCISE CAUTION DURING CONSTRUCTION. ALLPRO CONSULTING GROUP, INC IS NOT LIABLE FOR DAMAGES DURING THIS TYPE OF CONSTRUCTION. POTHOLES WILL BE REQUIRED PRIOR TO CONSTRUCTION OF THE ROAD TO DETERMINE ACTUAL DEPTH OF THE GAS PIPE. NOTIFY ALLPRO IF THE DEPTH DOES NOT MEET THE REQUIRED MINIMUM SPACING FOR A RECESION. MAINTAIN MINIMUM 36" OF TOP SOIL ABOVE EXISTING GAS LINE.

verizon

ACG# 24-4113

DRAWN BY: DR

CHECKED BY: CZ

1 09/10/24 SITE LOCATION CHANGE
 2 10/15/24 ZONING DRAWING REVISION
 3 11/14/24 ZONING DRAWING REVISION
 4 11/21/24 ZONING DRAWING REVISION

ALLPRO
 CONSULTING GROUP, INC.
 9221 Lyndon B Johnson Fwy
 Suite 204, Dallas, TX 75243
 Phone: 972-231-8883
 Fax: 866-364-8375
 www.allprogroup.com
 registration no. 8242

11/21/24

FOR ZONING - REVIEW ONLY

ALLPRO CONSULTING GROUP, INC.
 FIRM NO. F-8242

COUNTRY CLUB RD (VERIZON SITE: FRANCESCA DR)

OWNER
 WYLIE UNITED METHODIST CHURCH

LEGAL DESCRIPTION
 WYLIE UNITED METHODIST CHURCH, BLK A, LOT 1
 598,384 SQ. FT.
 VOLUME 99-0039601
 PAGE 4386-2560
 PLAT RECORDS OF COLLIN COUNTY, TX

ADDRESS
 1451 COUNTRY CLUB RD
 WYLIE, TX 75099
 COLLIN COUNTY

DATE: 06/05/24

SHEET TITLE
 OVERALL SITE PLAN

SHEET NUMBER
Z-1

LEGEND

NEW	PROPOSED
(E)	EXISTING
---	CENTER LINE
---	PROPERTY LINE
-X-	FENCE LINE
---	EASEMENT LINE
OP	OVERHEAD POWER
OHT	OVERHEAD TELCO
OHF	OVERHEAD FIBER
P	UNDERGROUND POWER CONDUIT
T	UNDERGROUND TELCO CONDUIT
F	UNDERGROUND FIBER CONDUIT
HYBRID	HYBRID CABLE
COAX	COAX CABLE
SF	SILT FENCE

OVERALL SITE PLAN

0 8' 16' 32' 64'

FULL SIZE PLOT: SCALE: 1/32" = 1'-0"
 HALF SIZE PLOT: SCALE: 1/64" = 1'-0"

1



NOTE: SITE SLIGHTLY VISIBLE FROM PUBLIC STREET, MASONRY WALL/ GATE PROVIDED FOR SCREENING

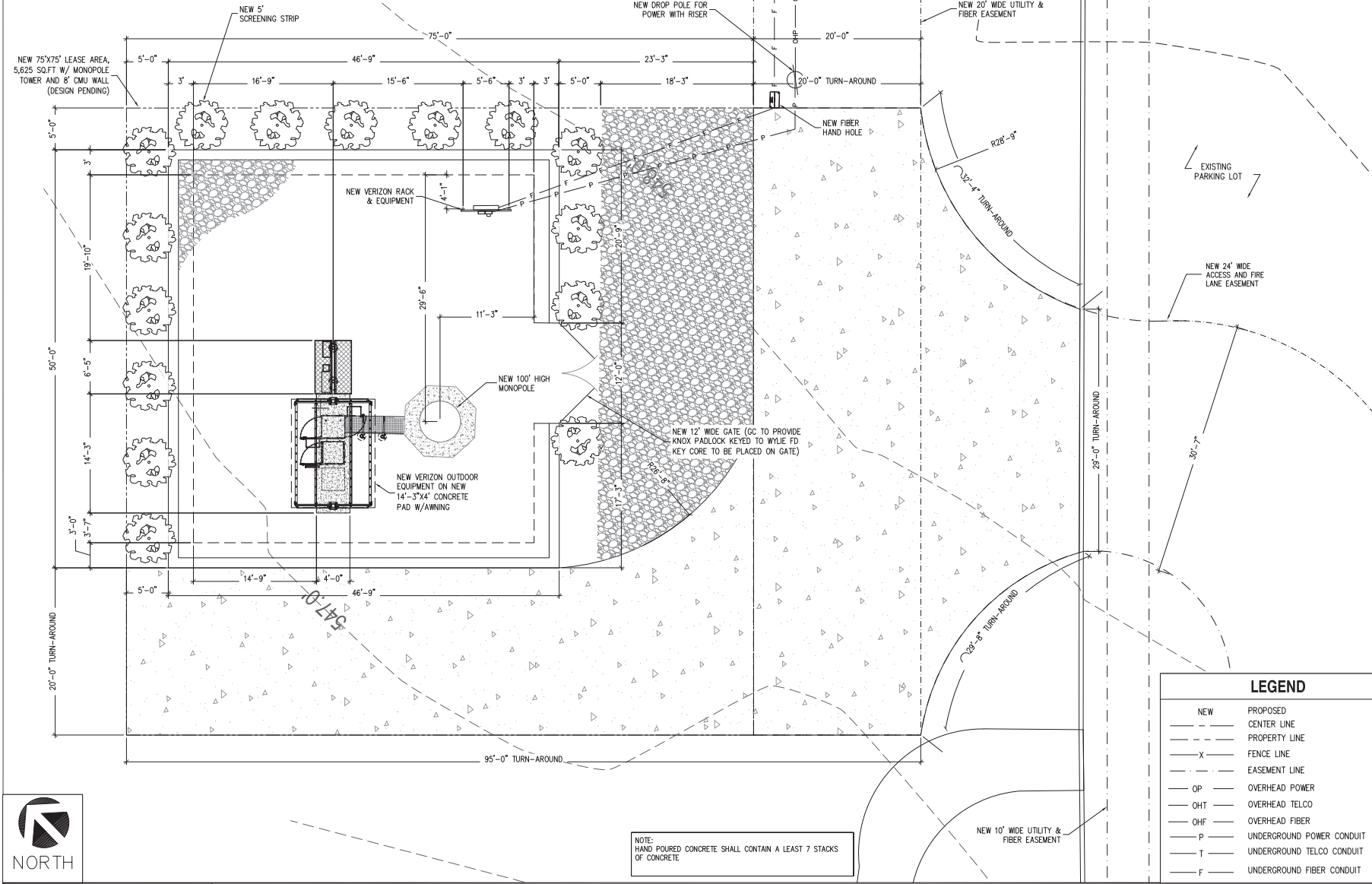
NOTE: REQUIRED SCREENING IN STRIP AT LEAST 5' WIDE, PLANTS 3' IN HEIGHT WHEN PLANTED, INCLUDE ONE FLOWERING TREE FOR EVERY 20 LINEAR FEET OF AREA.

NOTE: USE OF TWO COMPLEMENTARY PRIMARY FACADE MATERIALS TO HELP ACHIEVE FACADE ARTICULATION, VISUAL VARIETY AND/OR ARCHITECTURAL DETAILING. COPY SAME STYLE ENTIRE BLOCK.

NEW OVER HEAD POWER SERVICE ROUTED THROUGH NEW UTILITY EASEMENT FROM (E) POWER POLE AT ROW TO NEW COMMUNITY RACK (APPROX. LENGTH: ±301') (PENDING UTILITY WALK)

NEW 2" SCHEDULE 80 PVC CONDUIT W/ PULL STRING FROM NEW VERIZON FIBER HAND HOLE TO NEW MEET-ME-POINT(M.M.P.) FOR FIBER (APPROX. LENGTH: ±341')

NOTE: HAND DIG ONLY WHERE UTILITIES CROSS. GC TO EXERCISE CAUTION DURING CONSTRUCTION. ALLPRO CONSULTING GROUP, INC IS NOT LIABLE FOR DAMAGES DURING THIS TYPE OF CONSTRUCTION. POT-HOLING WILL BE REQUIRED PRIOR TO CONSTRUCTION OF THE ROAD TO DETERMINE ACTUAL DEPTH OF THE GAS PIPE, NOTIFY ALLPRO IF THE DEPTH DOES NOT MEET THE REQUIRED MINIMUM SPACING FOR A REDESIGN. MAINTAIN MINIMUM 36" OF TOP SOIL ABOVE EXISTING GAS LINE.



NOTE: HAND POURED CONCRETE SHALL CONTAIN A LEAST 7 STACKS OF CONCRETE

LEGEND	
—	PROPOSED CENTER LINE
- - -	PROPERTY LINE
X	FENCE LINE
- - -	EASEMENT LINE
OP	OVERHEAD POWER
OHT	OVERHEAD TELCO
OHF	OVERHEAD FIBER
P	UNDERGROUND POWER CONDUIT
T	UNDERGROUND TELCO CONDUIT
F	UNDERGROUND FIBER CONDUIT



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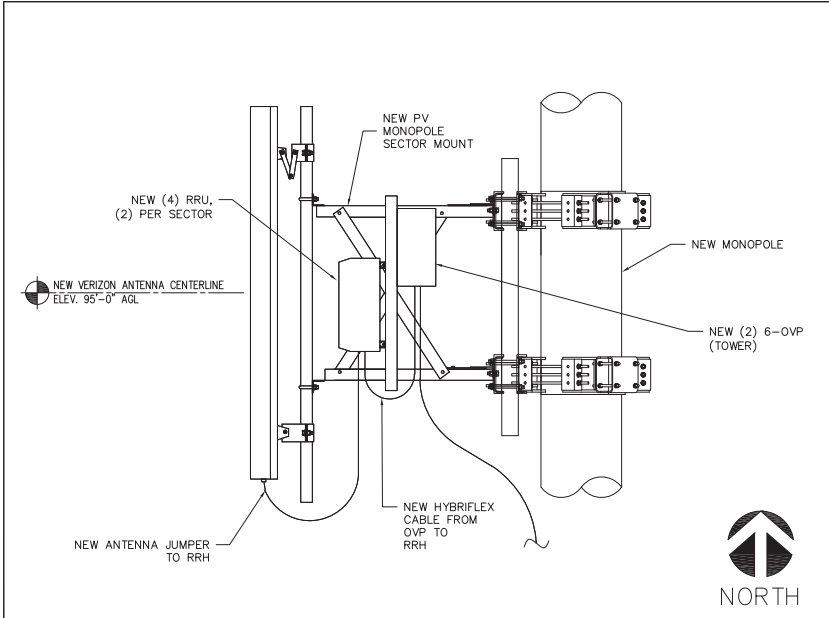
DATE: 06/05/24

SHEET TITLE
ENLARGED SITE PLAN & COMPOUND / LANDSCAPE PLAN

SHEET NUMBER
Z-2

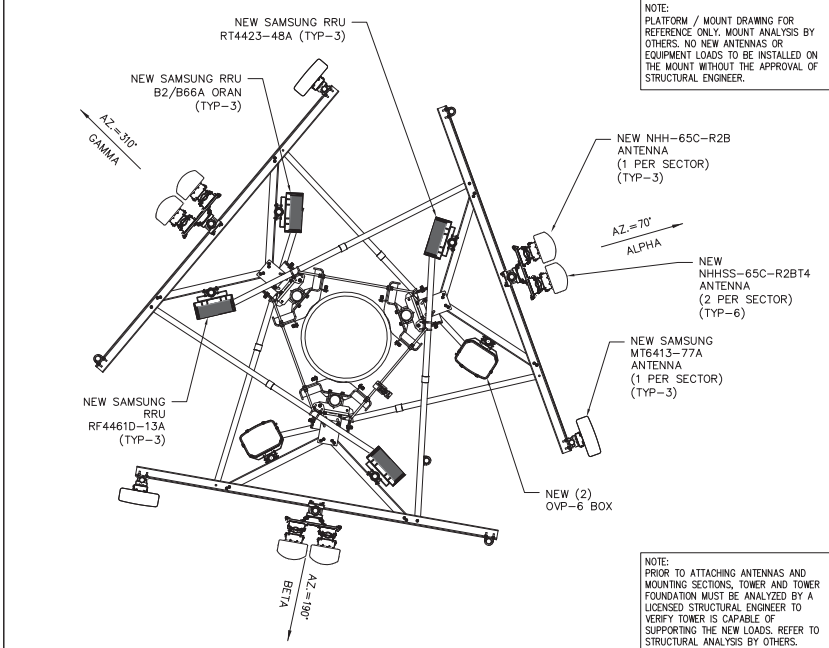
NORTH

FOR 24" X 36" PLOT - 3/16" = 1' 0" 2' 4' 8'
FOR 11" X 17" PLOT - 3/32" = 1' 0" 2' 4' 8'



FOR 24" X 36" PLOT - 1/2" = 1' 0"
FOR 11" X 17" PLOT - 1/4" = 1'

VERIZON ANTENNA LAYOUT



FOR 24" X 36" PLOT - 1/2" = 1' 0"
FOR 11" X 17" PLOT - 1/4" = 1'

SECTION THRU ANTENNA SECTOR

FLOODPLAIN NOTE:
"ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 4805004151 DATED 6/2/2009 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD".

NOTE: SITE LAYOUT IS BASED ON SITE WALK BY ALLPRO CONSULTING GROUP, INC., ACG# 23-2299 DATED 07/19/23, & SURVEY BY 3D DESIGN & ENGINEERING, INC. DATED 08/14/24.

TOWER DESIGN PENDING BY OTHERS.

STRUCTURAL ANALYSIS NOTE:
AN ANALYSIS OF THE TOWER OR STRUCTURE IS PENDING BY OTHERS.

MOUNT ANALYSIS NOTE (PMI REQUIREMENTS):
IS PENDING BY OTHERS.

NO EQUIPMENT TO BE INSTALLED ON THE MOUNT WITHOUT THE APPROVAL OF A STRUCTURAL ENGINEER.

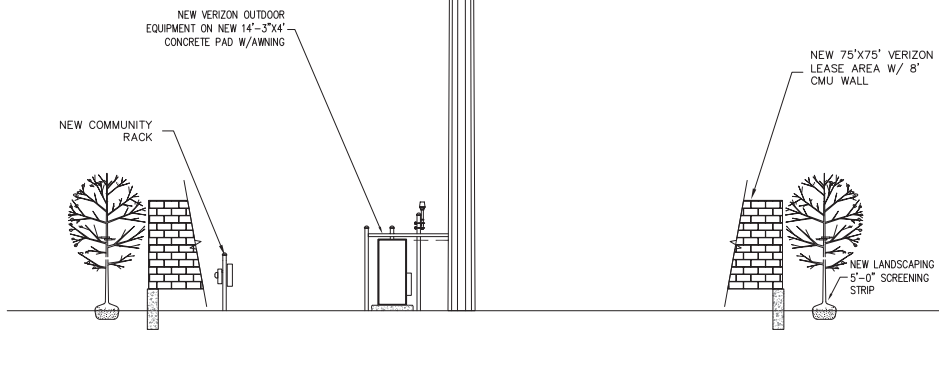
NOTE:
NEW ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION TO AVOID ANY INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS. IF INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS IS DISCOVERED DURING FIELD VERIFICATION, PLEASE CONTACT ALLPRO CONSULTING GROUP INC. FOR DESIGN REVISION PRIOR TO ANY NEW ANTENNA INSTALLATION.

NOTE:
ELEVATION PLAN IS MEANT TO DEPICT TOWER HEIGHT AND IS NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE TOWER DRAWINGS AND/OR STRUCTURAL ANALYSES PREPARED BY OTHERS.

NOTE:
CLIMBERS SHOULD NOT LATCH OR TIE THEIR SUPPORT LANYARD OR GEAR ON TO ANTENNAS, RADIOS, ALL TYPES OF MOUNTS, ETC. UNLESS APPROVED BY THE ORIGINAL DESIGN ENGINEER. THEY SHOULD ONLY TIE TO THEIR SUPPORT LANYARDS OR GEAR TO OR ATTACH TO TOWER STRUCTURAL MEMBERS THAT HAVE VISIBLE BOLTING AND CONNECTION TO THE LARGER STRUCTURE.

NOTE:
THE LATEST ANTENNA DESIGN IS TO BE REFERENCED PRIOR TO TOWER WORK TO VERIFY THE LATEST EQUIPMENT IS ACCOUNTED FOR.

NOTE:
SITE SLIGHTLY VISIBLE FROM PUBLIC STREET, MASONRY WALL/ GATE PROVIDED FOR SCREENING.



FOR 24" X 36" PLOT - 3/16" = 1' 0"
FOR 11" X 17" PLOT - 3/32" = 1'

ELEVATION - LOOKING EAST



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DRAWN BY:	DR
CHECKED BY:	CZ
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598,384 SQ. FT.
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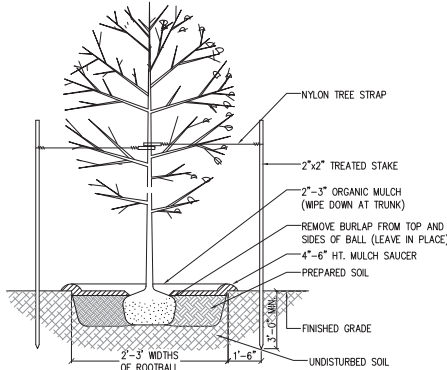
DATE: 06/05/24

SHEET TITLE
ELEVATION & ANTENNA LAYOUT

SHEET NUMBER
Z-3

PLANTING SCHEDULE							
TYPE	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	QUANTITY	REMARKS
10	ILEX OPACA	AMERICAN HOLLY	1 1/2-3/4" MIN.	8' MIN.	-	8	FULL, DENSE. PLANT AS SHOWN
MC	MYRICA CERIFERA	SOUTHERN WAX MYRTLE	-	24"-36"	24"-36"	30	FULL, DENSE. PLANT AS SHOWN

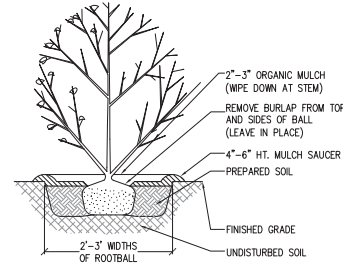
*TREE CONTAINER TO BE MIN. 25 GAL OR EQUIVALENT BALL AND BURLAP.



1 TREE PLANTING DETAIL

GENERAL PLANTING NOTES:

1. ALL PLANT MATERIALS SHALL BE SPECIFIED TO BE EQUAL TO OR BETTER THAN THE STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY AND LANDSCAPERS ASSOCIATION (ANLA).
2. PLANTING SEASON RESTRICTIONS: ALL BALLED AND BURLAPPED PLANTS SHALL BE INSTALLED BETWEEN OCTOBER 1 AND NOVEMBER 15 UNLESS OTHERWISE AUTHORIZED BY THE LANDSCAPE ARCHITECT. ALL CONTAINER GROWN PLANTS SHALL BE INSTALLED BETWEEN SEPTEMBER 15 AND MAY 15 UNLESS OTHERWISE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
3. FINISHED GRADES ON GRADING PLANS THAT OCCUR IN SHRUB BEDS SPECIFY TOP OF FINISHED MULCH GRADES. LANDSCAPE CONTRACTOR SHALL NOT EXCEED THESE GRADES WHEN BEDS ARE COMPLETE.
4. TOP OF MULCH SHALL FINISH 1" BELOW ADJACENT PAVEMENT.
5. VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE "PLANT SCHEDULE" SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. UPON DISCREPANCIES, THE PLANTING PLAN SYMBOLS SHALL GOVERN.
6. NEW PLANTING SHALL BE LOCATED AS SHOWN ON PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL SITE ELEMENTS AND UTILITIES. IF DISCREPANCIES OCCUR, OR IF OBSTRUCTIONS BELOW GROUND OR OVERHEAD ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. NECESSARY ADJUSTMENTS SHALL BE MADE ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
7. MAINTENANCE WILL INCLUDE IRRIGATION AND THE REMOVAL OF INVASIVE CLIMBERS FROM PROPOSED VEGETATION UNTIL THE PROPOSED VEGETATION HAS HAD OPPORTUNITY TO BECOME ESTABLISHED.

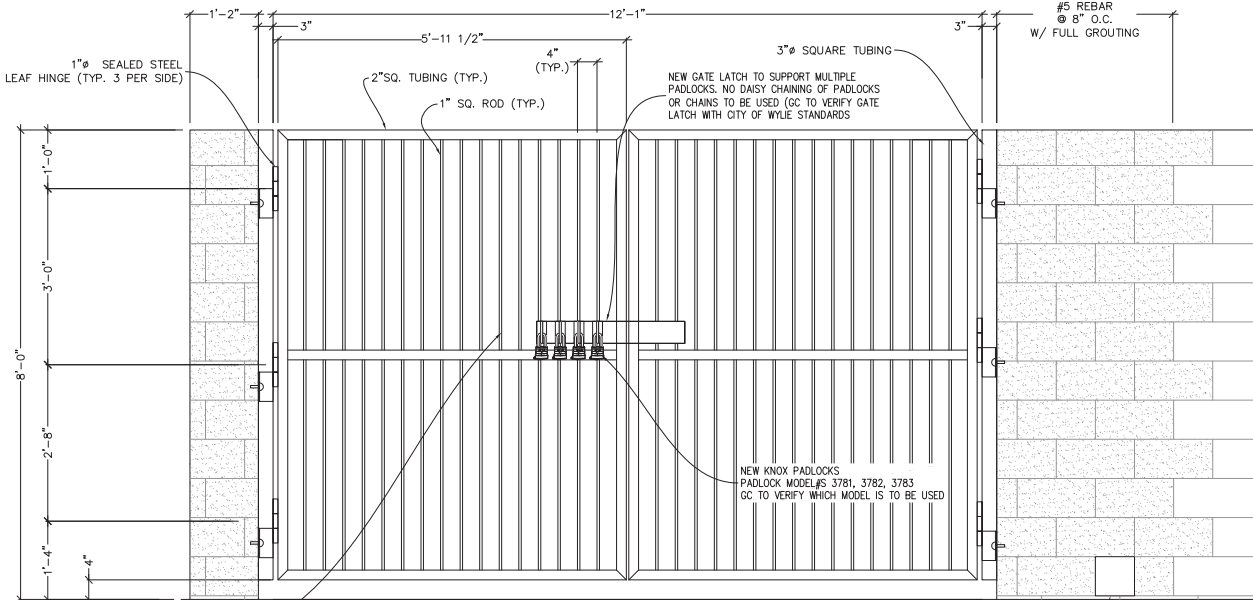


2 SHRUB PLANTING DETAIL

LANDSCAPING

SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

1



MASONRY

1. MASONRY STRENGTH
 - A. HOLLOW CONCRETE MASONRY UNITS: GRADE N, LIGHTWEIGHT WITH A COMPRESSIVE STRENGTH OF F = 1500 PSI ON THE NET AREA.
 - B. GROUT: 2000 PSI, MINIMUM 28 DAY COMPRESSIVE STRENGTH. VIBRATE GROUT IMMEDIATELY AFTER POURING AND AGAIN AFTER 5 MINUTES. GROUT SHALL CONFORM TO ASTM C476 AND UBC 2103. MIX GROUT FOR AT LEAST FIVE MINUTES AND UNTIL MIX HAS BEEN ATTAINED. GROUT SHALL HAVE SUFFICIENT WATER ADDED TO PRODUCE A CONSISTENCY FOR POURING WITHOUT SEGREGATION USE GROUT WITHIN 1.5 HOURS OF ADDITION OF MIXING WATER.
 - C. MORTAR: CEMENT-LIME TYPES, 1800 PSI MINIMUM 28 DAY COMPRESSIVE STRENGTH. CONFORM TO UBC 2103.
 - D. 2,500 PSI STRENGTH CONCRETE AT 28 DAY 3" TO 5" SLUMP.
2. LAY UNITS IN RUNNING BOND. CORNERS SHALL HAVE A STANDARD BOND BY OVERLAPPING UNITS.
3. MAXIMUM GROUT LIFT WITHOUT CLEAN-OUTS SHALL BE 4'-0".
4. TIE VERTICAL REINFORCING AT EACH END OF BAR AND 4'-0" MAXIMUM VERTICAL SPACING USING SINGLE WIRE LOOP TYPE TIES AS MANUFACTURED BY A.A. WIRE PRODUCTS COMPANY OR APPROVED ALTERNATE.
5. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTROL JOINTS.
6. GROUT SOLID ALL WALLS IN CONTACT WITH EARTH, RETAINING WALLS, STEM WALLS, AND AS NOTED ON DRAWINGS.
7. GROUTED MASONRY SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ALL ELEMENTS OF THE MASONRY ACT TOGETHER AS A STRUCTURAL ELEMENT.

NOTE:

1. GENERAL CONTRACTOR TO VERIFY WITH T-MOBILE EXACT TYPE AND LOCATION OF HINGES FOR MOUNTING GATE TO CMU.
2. GENERAL CONTRACTOR TO VERIFY ALL GATE DIMENSION PRIOR TO CONSTRUCTING GATE.

NEW 12' WIDE GATE (GC TO PROVIDE KNOX PADLOCK KEYS TO WYLIE FD KEY CORE TO BE PLACED ON GATE)

NEW WEEP HOLES FOR DRAINAGE CONTROL @ 4" O.C.

FENCE DETAIL

SCALE: 1 1/2" = 1'-0" (24x36)
(OR) 3/4" = 1'-0" (11x17)

3



ACQ# 24-4113

DRAWN BY: DR

CHECKED BY: CZ

- 1 09/10/24 SITE LOCATION CHANGE
- 2 10/15/24 ZONING DRAWING REVISION
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**COUNTRY CLUB RD
(VERIZON SITE:
FRANCESCA DR)**

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CHURCH

LEGAL DESCRIPTION
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CHURCH, BLK A, LOT 1
598,384 SQ. FT.
VOLUME 99-0039601
PAGE 438-2560
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COLLIN COUNTY, TX

ADDRESS
1451, COUNTRY CLUB RD
WYLIE, TX 75098
COLLIN COUNTY

DATE: 06/05/24

SHEET TITLE

SITE DETAILS

SHEET NUMBER

Z-4



ACQ# 24-4113

DRAWN BY: DR

CHECKED BY: CZ

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11/21/24

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VOLUME 99-0039601
PAGE 4386-2560
PLAT RECORDS OF COLIN COUNTY, TX

ADDRESS
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WYLIE, TX 75099
COLLIN COUNTY

DATE: 06/05/24

SHEET TITLE
SITE DETAILS

SHEET NUMBER
Z-5

KNOX PADLOCKS™

EXTERIOR USE
Model 3762

EXTERIOR USE
Model 3763

EXTERIOR USE
Model 3772

EXTERIOR USE
Model 3774

INTERIOR USE
Model 3782

INTERIOR USE
Model 3784

801 W. DEER VALLEY ROAD, PHOENIX, AZ 85027 | T: 800-686-8899 | INFO@KNOXLOCK.COM | KNOXLOCK.COM
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KNOX PADLOCKS™

MODEL #	3762	3763	3764	3772	3774
WHERE USED	Gate with wide hinge	Most standard residential and large	Hinge with limited space or clearance	Awake zone to attach or venturi	Interior applications: hinges with limited space or clearance
TOTAL HEIGHT	7"	5 1/2"	4 5/8"	4 5/8"	4 5/8"
SHACKLE LENGTH	5 3/8"	2 5/8"	1 3/4"	1 1/2"	2 5/8"
SHACKLE DIAMETER	3/8"			5/16"	
BODY DIMENSIONS	3 1/2" W x 1 1/8" D			2 5/8" W x 1 1/8" D	
MATERIAL	Solid brass lock body and cylinder with all-weather plastic cover and stainless steel ASTM Grade 6 cylinder			Solid brass lock brass body and cylinder with stainless steel shackle	
PADLOCK LOCK	Heavy-duty US, Listed cylinder			Double action rotating numbers and hardened steel pins accessible by a biased lock key	

MODEL # CROSS REFERENCE TABLE
 The table below provides the recommended replacement model with new shackle options for your existing Knox padlock.

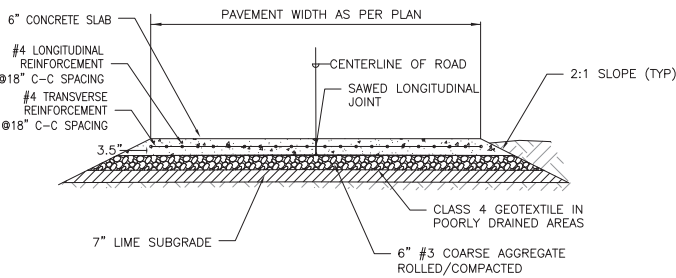
PADLOCK TYPE	IF YOU HAVE KNOX PADLOCK MODEL	USE PADLOCK MODEL
MEDIUM SHACKLE	3762	3762 - 2 5/8" shackle or 3763 - 2 5/8" shackle
	3771	*Newer pads can accommodate thicker shackle when selecting 3771, which has a 5/16" shackle
ALL WEATHER SHROUDED	3772	3764 - 1 1/2" shackle
SHORT SHACKLE	3774	3763 - 1 1/2" shackle *Newer pads can accommodate thicker shackle when selecting 3774, which has a 5/16" shackle

The 3764 offers the highest security. Protected shackle, greatly reduces shackle attack, deters unauthorized entry.

ABOUT THE KNOX COMPANY

Since 1975, the Knox Company has successfully developed innovative rapid access solutions for first responders with products that provide fast, safe, and secure entry into commercial, industrial, and residential properties, while minimizing damage and maximizing safety. Today, more than 18,000 fire, EMS, and law enforcement departments/agencies depend on Knox products to gain access into over one million buildings/properties.

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ACCESS DRIVE DETAIL

SCALE: NTS 1

KNOX PADLOCK DETAIL

SCALE: NTS 2

PAVING NOTES

- △ 1. CONCRETE FOR ALL STREETS AND PRIVATE DEVELOPMENTS SHALL BE IN ACCORDANCE WITH NCTCOG, FOURTH EDITION OR AS AMENDED CLASS "C" CONCRETE (SIX SACK 3,600 P.S.I.) ITEM 303.3.4.2(a) AND ITEM 303.5.6.2 HAND.
- 2. REINFORCING STEEL SHALL BE DEFORMED BARS NO. 3 ON 18 INCH CENTERS OR NO. 4 BARS ON 24 INCH CENTERS. REINFORCING SHALL BE IN BOTH DIRECTIONS ON CENTER. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM 615, 616 AND 617.
- 3. ALL REINFORCING STEEL SHALL BE TIED (100%) REINFORCING STEEL SHALL BE SET ON PLASTIC CHAIRS. BAR LAPS SHALL BE MINIMUM 30 DIAMETERS. NO STEEL SHALL BE PLACED UNTIL THE SUBGRADE HAS BEEN TESTED AND PASSED.
- 4. EXPANSION JOINTS SHALL BE SPACED EVERY 600 FEET, AT ALL INTERSECTIONS AND CHANGES IN DIRECTION OF PAVING. ALLEYS SHALL HAVE A MINIMUM OF TWO EXPANSION JOINTS.
- △ 5. SAWED TRANSVERSE DUMMY JOINTS SHALL BE SPACED EVERY 15 FEET OR 1.25 TIMES LONGITUDINAL JOINT SPACING WHICHEVER IS LESS. SAWING SHALL OCCUR WITHIN 5 TO 12 HOURS AFTER THE POUR INCLUDING SEALING.
- △ 6. SUBGRADE UNDER PAVEMENTS SHALL BE A MINIMUM OF 7 INCHES OF LIME TREATED SUBGRADE. ONLY HYDRATED LIME SHALL BE UTILIZED. OPTIMUM LIME SHALL BE APPLIED. OPTIMUM LIME CONTENT SHALL BE DETERMINED DURING THE EXCAVATION BY THE USE OF A LIME SERIES TEST. LIME SERIES TEST SHALL BE TAKEN ALONG THE EXCAVATION AT ALL CHANGES IN SOIL AND A MINIMUM OF 300 FEET. LIME SERIES SHALL BE COMPLETED BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY. 4#/#SY MAY BE USED IN LIEU OF LIME SERIES TESTING. SUBGRADE SHALL BE COVERED WITH PAVING WITHIN 14 DAYS OR SUBGRADE SHALL BE REWORKED AND RETESTED.
- 7. LIME TREATED SUBGRADE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 698. MOISTURE CONTENT SHALL BE WITHIN -2 TO +4 OF OPTIMUM. DENSITY TEST RESULTS SHALL BE COMPLETED BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY. ALL RESULTS SHALL BE PROVIDED TO THE CITY. SUBGRADE TESTING SHALL BE IN ACCORDANCE WITH NCTCOG ITEM 303.5.1 SUBGRADE.
- 8. LIME TRIMMINGS ARE NOT ACCEPTABLE FOR ANY USE.
- 9. ALL FILL SHALL BE COMPACTED BY MECHANICAL METHODS. MAXIMUM LOOSE LIFT FOR COMPACTION SHALL BE 8 INCHES. ALL LIFTS SHALL BE TESTED FOR DENSITY BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY. DENSITY REQUIREMENT SHALL BE AS SHOWN ON THE PLANS FOR THE TYPE OF MATERIAL CALLED FOR IN THE PLANS.
- 10. ALL DISTURBED AREAS OF ROADWAY WORK SHALL HAVE GRASS ESTABLISHED IMMEDIATELY. GRASS SHALL MEET THE REQUIREMENTS OF ITEM 202, LANDSCAPING, OF NCTCOG SPECIFICATIONS, FOURTH EDITION OR AS AMENDED.
- 11. ALL AREAS TO BE EXCAVATED OR FILLED SHALL HAVE EROSION CONTROL PLACED PRIOR TO COMMENCING EARTHWORK. EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH NCTCOG ITEM 201, FOURTH EDITION OR AS AMENDED.
- △ 12. ALL SIDEWALKS SHALL BE 5' WIDE AND INCLUDE BARRIER FREE RAMPS AT INTERSECTING STREETS, ALLEYS, DRIVEWAYS, ETC. BARRIER FREE RAMPS SHALL MEET CURRENT ADA REQUIREMENTS, BE INSTALLED BY THE DEVELOPER AND MEET THE TEXAS DEPT. OF LICENSING REGULATIONS.
- 13. SIDEWALKS SHALL BE DOWELED INTO PAVEMENT WHERE IT ABUTS DRIVEWAYS. EXPANSION JOINT MATERIAL SHALL BE USED AT THESE LOCATIONS.
- 14. NO VEHICLES SHALL BE PERMITTED ON CONCRETE PAVEMENT WITHOUT APPROVAL FROM THE CITY. THE CITY WILL MAKE DETERMINATION BASED ON CONCRETE BREAK REPORT.
- △ 15. CONCRETE MIX DESIGN SHALL BE SUBMITTED FOR REVIEW PRIOR TO PRECONSTRUCTION MEETING. REVISE THE FIRST PARAGRAPH OF NCTCOG SPEC. 303.2.1.3 COARSE AGGREGATE TO READ "CRUSHED LIMESTONE SHALL CONSTITUTE 100% OF THE COARSE AGGREGATE.
- 16. ALL PAVING FOR PARKING SHALL BE MIN. 5" THICK 3,600 P.S.I. CONCRETE SUBJECT TO CITY ENGINEER APPROVAL.
- 17. ALL AREAS NOT UNDER PAVING, INCLUDING ALL FRANCHISE UTILITY EASEMENTS, SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 92 PERCENT OF THE MAXIMUM DENSITY.
- 18. CONCRETE PLANTS SHALL CONFORM TO TXDOT 1993 EDITION ITEMS 520 AND 522.
- △ 19. ANY CURB AND/OR STREET SECTION REMOVED FOR THE CONSTRUCTION OF A PRIVATE DRIVEWAY SHALL NOT BE REMOVED PRIOR TO 7 DAYS OF CONSTRUCTION OF THE DRIVEWAY. IF THE DRIVEWAY IS NOT CONSTRUCTED WITHIN THIS TIME FRAME AND EXCAVATION HAS BEEN MADE, EXCAVATION SHALL BE REPLACED UNTIL SUCH TIME CONSTRUCTION COMMENCES.
- △ 20. MAXIMUM TEMPERATURE OF THE CONCRETE FOR PLACEMENT SHALL BE 95° F AS SPECIFIED IN TXDOT 2004 EDITION ITEM 360.4 PARAGRAPH G.4 TEMPERATURE RESTRICTIONS.
- △ 21. PAVING EQUIPMENT REQUIRED SHALL BE AS SPECIFIED IN TXDOT 2004 EDITION UNDER ITEM 360.3
- 22. WATER INJECTION OF SUBGRADE BY CITY ENGINEER APPROVAL ONLY.
- △ 23. SUBGRADE UNDER FIRE LANES SHALL MEET THE PAVING SUBGRADE REQUIREMENTS OR ONE ADDITIONAL INCH OF CONCRETE MAY BE USED.
- △ 24. SUBGRADE UNDER PARKING AREAS SHALL BE DETERMINED BY A GEOTECH REPORT.

LINED CHANNELS

- 1. CONSTRUCTION JOINT SHOWN IN DETAILS FOR CONVENIENCE ONLY, MONOLITHIC CONSTRUCTION MAY BE USED.
- 2. ALL VISIBLE SURFACES SHALL BE A TROWEL FINISH.
- 3. ALL REINFORCING STEEL SHALL BE 3/8" DIAMETER AND SPACED 12" CENTER TO CENTER BOTH WAYS UNLESS OTHERWISE SPECIFIED.
- 4. IF WOOD FORMS ARE USED WITH CONSTRUCTION JOINT, THEY SHALL BE TWO, 2"x4", AND SHALL NOT BE REMOVED UNTIL CONCRETE ON SLOPES IS READY TO BE PLACED.

- 5. ALL CONCRETE IN LINED CHANNEL SHALL BE NCTCOG CLASS "A" (MINIMUM 3,000 P.S.I.) CONCRETE.
- 6. FLAT BOTTOM TO BE CONSTRUCTED WHEN CHANNEL WIDTH IS LESS THAN 12 FOOT.
- 7. 3/4" CHAMFER ON ALL CONCRETE CORNERS.

STORM SEWER

- 1. THE FLOOR OF THE EXCAVATION FOR INLET BOX MUST PROVIDE A FIRM, LEVEL BED FOR THE BASE SECTION TO REST UPON.
- 2. A MINIMUM OF 6 INCHES OF 1" DIAMETER (MAXIMUM) ROCK OR GRAVEL SHALL BE USED TO PREPARE THE BEDDING TO FINAL GRADE OR IN LIEU OF THIS, AT LEAST 6 INCHES OF 2-SACK CEMENT STABILIZED SAND SHALL BE USED TO PREPARE THE BEDDING TO GRADE. CEMENT STABILIZED-SAND SHALL BE ALLOWED TO SET BY KEEPING HOLE PUMPED DRY.
- 3. AFTER PIPE HAS BEEN LAID ON PROPER BEDDING, BACKFILLING TO COMMENCE WITH 8" MAXIMUM LOOSE LIFTS MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR UNDER ROADWAY OR 12" MAXIMUM LOOSE LIFT BEHIND CURB. MAXIMUM SIZE ROCK IN BACKFILL SHALL NOT EXCEED 4 INCHES IN DIAMETER.
- 4. PRECAST INLETS MUST BE APPROVED BY THE CITY.
- 5. CONCRETE TO BE MINIMUM 4,200 P.S.I.
- 6. LOCKING DEVICE IS REQUIRED ON ALL STORM SEWER LIDS.
- 7. "NO DUMPING" WARNING PLAQUE TO BE INSTALLED ON ALL STANDARD AND RECESSED INLETS.
- 8. CONCRETE CAST-IN-PLACE INLETS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,200 P.S.I. @ 28 DAYS.
- △ 9. DELETED
- 10. EXISTING STORM SEWER PIPE AND/ OR LATERALS SHALL BE LOCATED PRIOR TO SETTING OR CONSTRUCTING INLET BOXES. IF ADJUSTMENT IN GRADE OF LATERAL IS REQUIRED, A REVISED DESIGN BY THE ENGINEER OF RECORD SHALL BE SUBMITTED TO THE CITY FOR APPROVAL.
- 11. REINFORCED CONCRETE PIPE CLASS III IS APPROVED WITHIN THE CITY.
- 12. COLOR TV INSPECTION SHALL BE COMPLETED ON THE STORM SEWER IN THE PRESENCE OF CITY REPRESENTATIVE AND THE ORIGINAL MEDIA SHALL BE GIVEN TO THE CITY AT THE COMPLETION OF THE INSPECTION.
- △ 13. YOUR ATTENTION IS DIRECTED TO SUBDIVISION ORDINANCE SECTION 5.9.C STORM DRAINAGE AND WATER QUALITY CONTROLS. IN THE ELEVENTH MONTH OF THE SECOND YEAR OF THE REQUIRED TWO-YEAR MAINTENANCE BOND, THE DEVELOPER SHALL BE RESPONSIBLE FOR REMOVING ANY SIGNIFICANT BUILD-UP OF SEDIMENT OR DEBRIS FROM DRAINAGE IMPROVEMENTS WITH EXCEPTIONS AS DESIGNATED. THE FUNDING SHALL BE BORNE BY THE DEVELOPER AND SHALL BE ACCOMPLISHED BY COLOR TV INSPECTION IN THE PRESENCE OF A CITY REPRESENTATIVE AND THE ORIGINAL MEDIA SHALL BE GIVEN TO THE CITY AT THE COMPLETION OF THE INSPECTION.

SANITARY SEWER

- 1. ALL SEWER LINES CROSSING POTABLE WATERLINES SHALL BE AS SHOWN IN THE PLANS AND MEET TCEQ REQUIREMENTS.
- 2. PIPES 8 INCHES THROUGH 15 INCHES SHALL BE IN ACCORDANCE WITH ASTM D3034 WITH A MINIMUM SDR OF 35 OR ASTM D3350 AND DE 345434 C.
- 3. PIPES LARGER THAN 12 INCHES THROUGH 48 INCHES SHALL BE IN ACCORDANCE WITH ASTM STANDARDS F679, F794, F949 AND D3350/ DE 345434 C.
- 4. MANHOLES SHALL BE PRECAST. ALL MANHOLES SHALL BE WATER TIGHT. PRECAST MANHOLES SHALL HAVE JOINTS SEALED. ALL RING AND COVERS SHALL INCLUDE AN INTERNAL CHIMNEY SEAL.
- 5. ALL PIPE OPENINGS IN MANHOLES SHALL INCLUDE COUPLINGS WITH "O" RING RUBBER GASKETS.
- 6. STUBOUTS OUT OF MANHOLES SHALL BE FITTED WITH A STOPPER AND CAP. STUBOUTS SHALL BE A MINIMUM OF 5 FEET FROM MANHOLE AND BE SUPPORTED BY A CONCRETE CRADLE.
- 7. ALL DROP MANHOLES SHALL BE OF THE EXTERNAL TYPE.
- 8. MANHOLES SHALL BE VENTED IN ACCORDANCE WITH TCEQ REQUIREMENTS.
- 9. ALL SANITARY SEWER PIPE SHALL BE TESTED (NCTCOG ITEM 507.5) AFTER CONSTRUCTION. TESTING SHALL INCLUDE PRESSURE TESTING, MANDREL TEST (TCEQ REQUIRED) AND COLOR TV INSPECTION. COLOR TV INSPECTION SHALL BE COMPLETED IN PRESENCE OF CITY REPRESENTATIVE AND THE ORIGINAL MEDIA SHALL BE GIVEN TO THE CITY AT THE COMPLETION OF THE INSPECTION.
- SEWER SHALL BE RE-INSPECTED AFTER INSTALLATION OF FRANCHISE UTILITIES. AIR TEST ONLY.
- 10. MANHOLES SHALL BE VACUUM TESTED IN THE PRESENCE OF THE CITY REPRESENTATIVE.
- 11. NO END-OF-LINE CLEANOUTS WILL BE ALLOWED. TERMINATE SEWER LINES WITH A MANHOLE.

ILLUMINATION

- 1. STREET LIGHT FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TXU ELECTRIC DETAIL AND NOTES FOR 25' OR 30' MOUNTING HEIGHT ROUND STEEL POLE.
- 2. PROVIDE SQUARE CONCRETE MOW STRIP 18" FROM OUTSIDE OF POLE TO CORNER USING 3,000 P.S.I. CONCRETE WITH #3 BARS @ 18" AND 1/2" EXPANSION JOINT.
- 3. SUBDIVISION STREET LIGHTING TO CONFORM TO THE ZONING ORDINANCE. "DECORATIVE STREET LIGHTING SHALL BE PROVIDED ALONG RESIDENTIAL STREETS THROUGHOUT ALL RESIDENTIAL DEVELOPMENTS, PROVIDING LOW ILLUMINATION WITH SOLAR CONTROLS ON DECORATIVE POLES WITH SPACING RANGING FROM 250 FEET TO 350 FEET BETWEEN LIGHTS PLACED ON ALTERNATING SIDES OF THE STREET. A STREET LIGHTING PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL. THE CITY ENGINEER IS AUTHORIZED TO ALTER THE DISTANCE REQUIREMENT IF NEEDED IN AN EFFORT TO ACHIEVE THE BEST LIGHTING ARRANGEMENT POSSIBLE."

DETAILS

SPECIAL DETAILS OR MODIFICATIONS TO THESE STANDARD DETAILS TO BE UTILIZED ON ANY GIVEN PROJECT SHALL BE SUBMITTED TO THE CITY FOR APPROVAL FOR USE.

△ STREET SIGN SPECIFICATIONS:

STREET NAME SIGNS FOR ALL INTERSECTIONS BY THE CONSTRUCTION OF A SUBDIVISION SHALL BE FURNISHED AND INSTALLED BY THE DEVELOPER. THE INSTALLATION OF THE STREET SIGNS MUST BE PRIOR TO THE FINAL ACCEPTANCE OF THE SUBDIVISION. THE LEGEND SHALL CONTAIN THE NAME OF THE STREET, ANY SUFFIX AS DESIGNATED ON THE PLAT, AND THE BLOCK NUMBER AS ASSIGNED BY THE CITY. THE SIGN FACE SHALL BE HIP PRISMATIC WHITE W/BLUE EC FILM WITH CITY LOGO. THE SIGN PLATE SHALL BE 9 INCHES TALL AND 0.080 INCHES THICK FLAT BLADE ALUMINUM DRILLED. THE STREET NAME SHALL BE 6 INCH UPPER CASE LETTERS. THE SUFFIX AND BLOCK LETTERS SHALL BE 3 INCHES. ALL LETTERS SHALL BE WHITE. THE SIGNS SHALL BE MOUNTED ON A 2 INCH BY 12 FOOT SQUARE POST WITH A 2.25 INCH BY 36 INCH SQUARE GROUND ANCHOR AND 2.5 INCH BY 18 INCH SLEEVE. THE ANCHOR POST SHALL BE DRIVEN INTO THE GROUND AT A DEPTH OF 30 INCHES. THE STREET NAME SHALL BE MOUNTED 10 FEET FROM THE TOP OF THE CURB MEASURED TO THE BOTTOM OF THE LOWEST SIGN. SIGNS SHALL BE MOUNTED ON SQUARE POSTS USING DRIVE RIVETS, WASHER, SPACE AND CHERRY MATE RIVETS TO ATTACH ENDS OF SIGN TOGETHER.

WATER

- 1. ALL WATER LINE CROSSINGS OF SANITARY SEWER LINES SHALL BE AS SHOWN IN THE PLANS AND MEET TCEQ REQUIREMENTS.
- 2. PIPES 12 INCHES IN DIAMETER AND SMALLER SHALL BE POLYVINYL CHLORIDE (P.V.C.) MEETING THE REQUIREMENTS OF AWWA C900 DR 18 OR DUCTILE IRON PIPE (D.I.P.) MEETING THE REQUIREMENTS OF AWWA C 151 CLASS 50 PIPE. ALL D.I.P. SHALL BE WRAPPED WITH A POLYETHYLENE LINER.
- 3. FOR PIPES LARGER THAN 12 INCHES IN DIAMETER, THE PIPE SHALL BE REINFORCED CONCRETE CYLINDER PIPE (AWWA C301 OR AWWA C303), DUCTILE IRON PIPE (AWWA C151 CLASS 50) OR POLYVINYL CHLORIDE PIPE UP TO 18 INCHES MEETING THE REQUIREMENTS OF AWWA C905 - 235 P.S.I. RATED PIPE.
- 4. ALL VALVES ON PIPES 12 INCHES AND SMALLER SHALL BE RESILIENT SEALED WEDGE VALVES (AWWA C509).
- 5. ALL VALVES ON PIPES LARGER THAN 12 INCHES BUT SMALLER THAN 30 INCHES SHALL BE BUTTERFLY VALVES (AWWA C504) OR WEDGE VALVES (AWWA C509).
- 6. ALL VALVES ON PIPES 30 INCHES AND LARGER SHALL BE BUTTERFLY VALVES (AWWA C504).
- 7. EMBEDMENT SHALL BE AS SHOWN IN THE PLANS. BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR. OUTSIDE PAVEMENT (EXISTING OR PROPOSED) SHALL BE COMPACTED TO MINIMUM OF 92% STANDARD PROCTOR. ALL COMPACTION SHALL BE BY MECHANICAL METHODS.
- 8. WATER LINES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH NCTCOG ITEM 506. ALL WATER LINES SHALL BE SWABBED IN THE PRESENCE OF THE INSPECTOR PRIOR TO BACKFILLING.
- 9. ALL HORIZONTAL AND VERTICAL BENDS SHALL BE BLOCKED.
- 10. ALL FITTINGS SHALL INCLUDE MEGALUG CONNECTORS.
- 11. ALL FIRE HYDRANTS SHALL BE INSTALLED WITH A 24" x 24" SQUARE REINFORCED CONCRETE PAD.
- 12. ALL WATER LINES SHALL BE SWABBED IN THE PRESENCE OF THE INSPECTOR PRIOR TO BACKFILL.

SCREENING WALLS

- 1. CONCRETE - MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS.
- 2. REINFORCEMENT - ASTM A-36.
- 3. MASONRY - COMPRESSIVE STRENGTH SHALL BE PRESCRIBED IN ITEM 2.3.6 SPECIAL PROVISIONS.
- 4. WIND LOAD FOR DESIGN - 20 P.S.F.
- 5. PIER BEARING STRESSES - SEE BRICK SCREENING WALL NOTES.
- 6. MORTAR - TYPE "S".
- 7. PROVIDE CONTROL JOINTS AT 50 FEET.
- 8. PROVIDE EXPANSION JOINTS AT 200 FEET CENTER MAXIMUM.
- 9. PROVIDE PIER WITH MINIMUM 9 FOOT W/ 24 INCH DIAMETER BELL IN CLAY OR OTHER MATERIAL EXCEPT BLUE SHALE, 6 FOOT MINIMUM WITH 3 FOOT MINIMUM INTO BLUE SHALE.
- 10. ALL EXPOSED CONCRETE SHALL BE CLASS 2 RUBBED FINISHED SURFACE.
- 11. SIDEWALKS ADJACENT TO WALLS MUST BE 5-FOOT MINIMUM WIDTH FROM ALL PORTIONS OF THE WALL (INCLUDING PILASTERS, COLUMNS, ETC.).
- 12. MAXIMUM PILASTER SPACING 40 FEET.
- 13. WALLS SHALL NOT BE PLACED IN THE VISIBILITY EASEMENT OR STREET RIGHT OF WAY.
- 14. THE WALL SHALL BE A MINIMUM OF EIGHT FEET IN HEIGHT AS MEASURED FROM THE NEAREST ALLEY EDGE OR SIDEWALK GRADE, WHICHEVER IS THE HIGHER. THE COLOR OF THE WALL SHALL BE LIMITED TO EARTH-TONE COLORS, EXCLUDING GRAY, GREEN AND WHITE. THE COLOR OF THE WALL SHALL BE UNIFORM ON EACH SIDE OF A THOROUGHFARE FOR THE ENTIRE LENGTH BETWEEN INTERSECTING THOROUGHFARES, UNLESS OTHERWISE APPROVED BY THE CITY'S PUBLIC WORKS DEPARTMENT. THE FINISH OF THE WALL SHALL BE CONSISTENT ON ALL SURFACES.
- 15. IF WROUGHT IRON FENCING IS TO BE UTILIZED ON REQUIRED SCREENING, ALL WROUGHT IRON MUST BE SOLID STOCK, NO TUBULAR STEEL WILL BE ALLOWED.

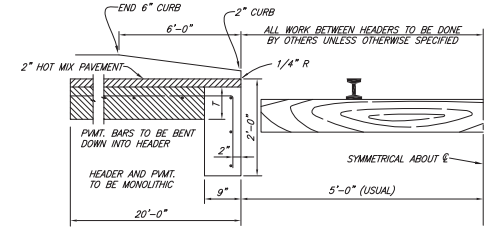
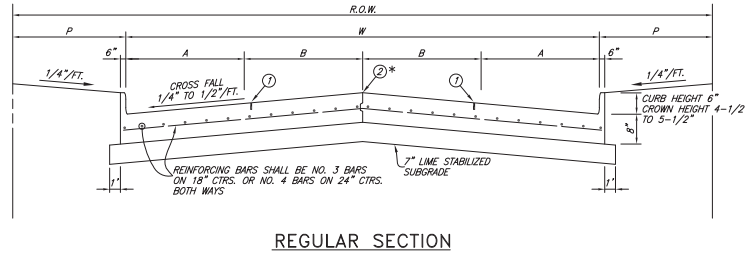
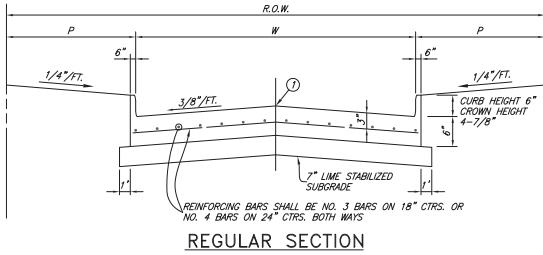
△ REVISED PAVING NOTES	JCH	6/30/14
△ ADD PAVING NOTE 21	JCH	7/08/09
△ ADD STORM SEWER NOTE 13	JCH	9/19/08
△ ADD PAVING NOTE 20 AND REVISE NOTE 12 & 15	JCH	8/08/08
△ ADD PAVING NOTE 18	JCH	9/12/07
△ DELETE STORM SEWER PARAGRAPH NO. 9	JCH	5/10/07
△ ADD STREET SIGN SPECIFICATIONS & ILLUMINATION REQUIREMENTS	JCH	1/15/07
△ REVISE PAVING NOTES NO. 1 & 5	JCH	5/16/06
NO. REVISION	BY	DATE

CITY OF WYLIE, TEXAS

STANDARD CONSTRUCTION DETAILS

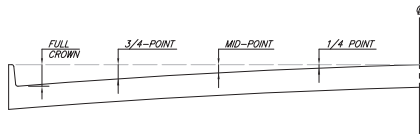
GENERAL NOTES

DATE:	APRIL, 2005	SHEET	STD-00_R
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LEGEND

- ① - SAWED LONGITUDINAL DUMMY JOINT
- ② - CONSTRUCTION JOINT (FULL WIDTH PAVT. IS ALLOWED WHERE APPROVED BY CITY)

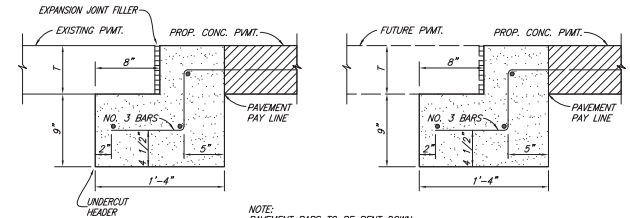


ROADWAY WIDTH (W)	TOTAL CROWN HEIGHT	3/4 POINT	MID-POINT	1/4 POINT
26'	4"	2-1/4"	1"	1/4"
36'	6"	3-3/8"	1-1/2"	3/8"
44'	6"	3-3/8"	1-1/2"	3/8"

TABLE OF CROWN HEIGHTS AND ORDINATES FOR VARIOUS PARABOLIC SECTIONS

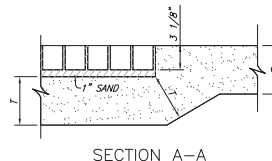
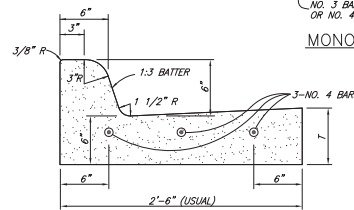
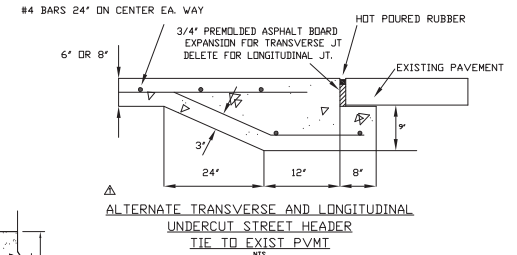
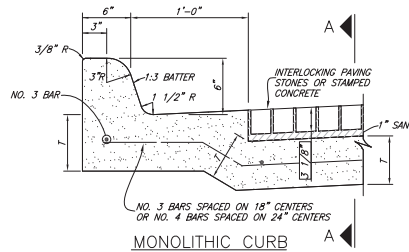
SLIP-FORM PAVEMENT MUST MEET CROWN GRADES AT GUTTERS, AT MID-POINTS & E
 PARABOLIC ROADS ONLY TO BE CONSTRUCTED WITH SLIP FORM PAVERS

RESIDENTIAL (TYPE E & E-1) STREETS SHALL HAVE A MINIMUM PAVEMENT THICKNESS OF 6". ALL OTHERS SHALL BE 8" MIN.



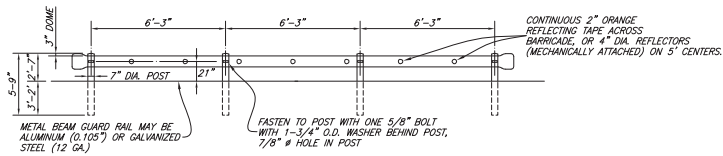
NOTE: PAVEMENT BARS TO BE BENT DOWN INTO HEADER. PAVEMENT AND HEADER SHALL BE MONOLITHIC.

STREET HEADER



CURB AND CURB AND GUTTER

PAVING STONES SHALL BE PER NCTCOG ITEMS 2.3.7 AND 5.8 OF SPECIAL PROVISIONS



NON CONSTRUCTION BARRICADES (PERMANENT BARRICADES) SHALL CONSIST OF TYPOT MIB02-33A METAL BEAM GUARD FENCE WITH TERMINAL CONNECTOR SECTIONS AT EACH END. PERMANENT BARRICADES SHALL BE MANUFACTURED AND CONSTRUCTED IN ACCORDANCE WITH TYPOT DETAILS. BARRICADE SHALL EXTEND FROM OUTSIDE CURB TO OUTSIDE CURB.

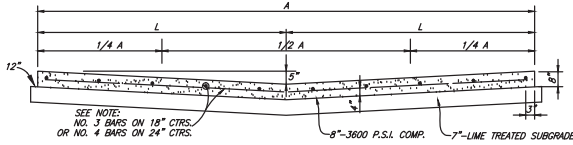
TYPICAL PERMANENT BARRICADE DETAIL

NO.	ADD ALTERNATE UNDERCUT HEADER	JCH	04/18/07
NO.	REVISION	BY	DATE
CITY OF WYLIE, TEXAS			
STANDARD CONSTRUCTION DETAILS			
PAVING / SECTIONS / DETAILS			
DATE:	APRIL, 2005	SHEET	STD-02_R

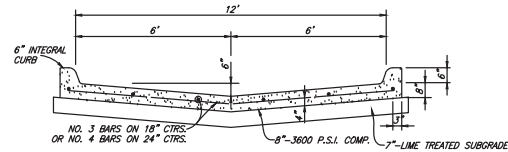
NOTE:

- CONTRACTOR SHALL PROVIDE NO. 3 BARS ON 12" CTRS OR NO. 4 BARS ON 18" CENTERS FOR OUTSIDE 1/4 ALLEY WIDTH AND PROVIDE NO. 3 BARS ON 18" CTRS OR NO. 4 BARS ON 24" CENTERS FOR MIDDLE 1/2 ALLEY WIDTH.
- CONTRACTOR MAY AT HIS OPTION USE NO. 3 BARS ON 12" CTRS OR NO. 4 BARS ON 18" CTRS FOR ENTIRE ALLEY WIDTH AT NO ADDITIONAL COST TO THE CITY.

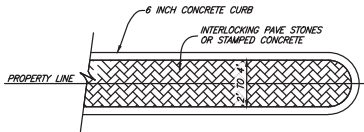
ALLEY WIDTH (A)	HALF WIDTH (L)
12'	6'
16'	8'
20'	10'



STANDARD 12, 16' & 20' ALLEY SECTION

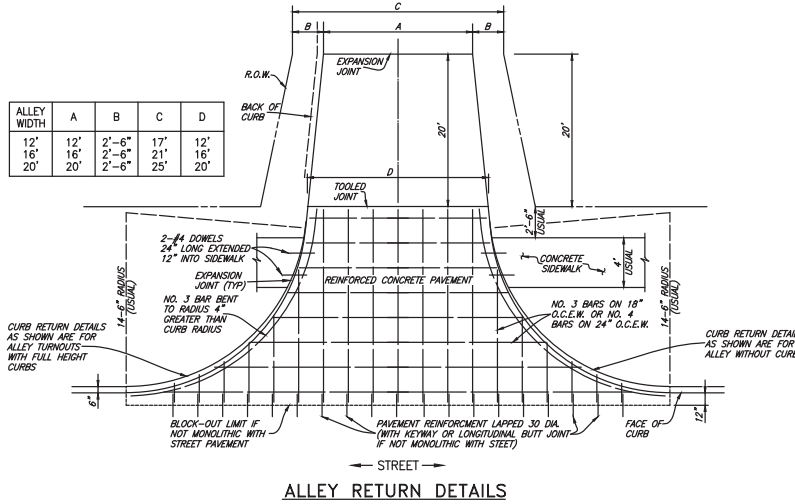


STANDARD ALLEY SECTION WITH CURBS

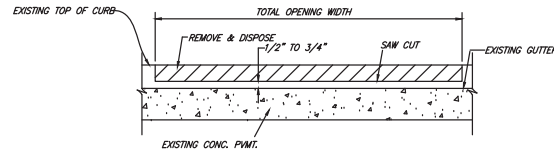


MEDIAN AT DRIVEWAYS SPLIT BY PROPERTY LINE

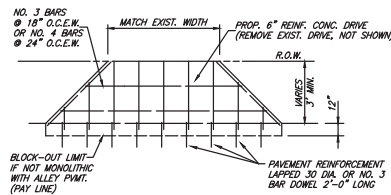
ALLEY WIDTH	A	B	C	D
12'	12'	2'-6"	17'	12'
16'	16'	2'-6"	21'	16'
20'	20'	2'-6"	25'	20'



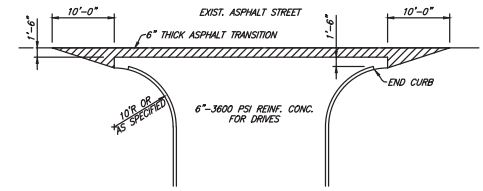
ALLEY RETURN DETAILS



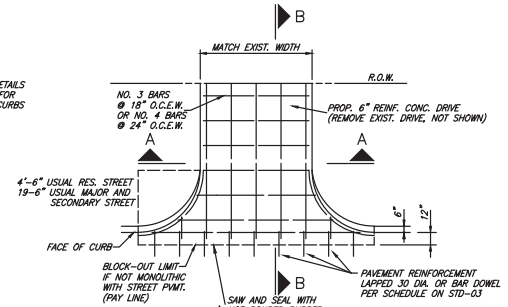
DRIVEWAY OR ALLEY CURB CUT



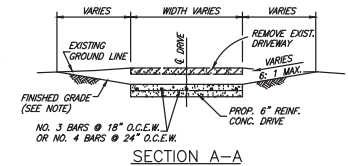
DRIVEWAY RETURN TO ALLEY



TYPICAL DRIVE OR STREET CONNECTION TO EXISTING ASPHALT STREET

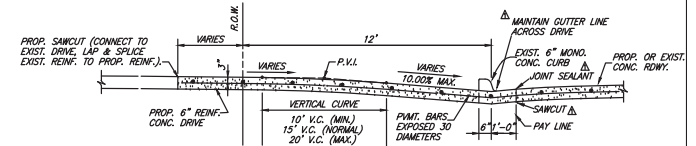


DRIVEWAY RETURN TO STREET



SECTION A-A

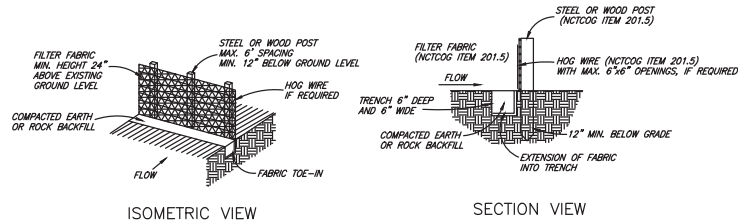
NOTE: FINISHED GRADING WITHIN THE R.O.W. SHALL BE BROADCAST SEED. WHERE PROPOSED DRIVEWAY CONSTRUCTION GOES BEYOND THE R.O.W. AND INTO PRIVATE PROPERTY, THE FINISHED GRADING SHALL BE BLOCK SOBBED TO RESTORE THE LANDSCAPING TO ITS PRE-CONSTRUCTION APPEARANCE.



SECTION B-B

DRIVEWAY RETURN SECTIONS

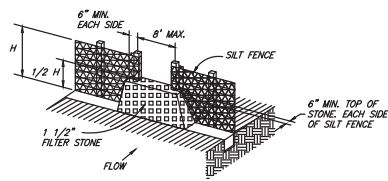
△	REVISE DRIVEWAY RETURN TO STREET	JCH	6/30/14
△	REVISE DRIVEWAY NOTES	JCH	9/04/07
NO.	REVISION	BY	DATE
CITY OF WYLIE, TEXAS			
STANDARD CONSTRUCTION DETAILS			
PAYING / ALLEY / DRIVEWAYS			
DATE:	APRIL, 2005	SHEET	STD-05_R



ISOMETRIC VIEW

SECTION VIEW

SILT FENCE DETAIL

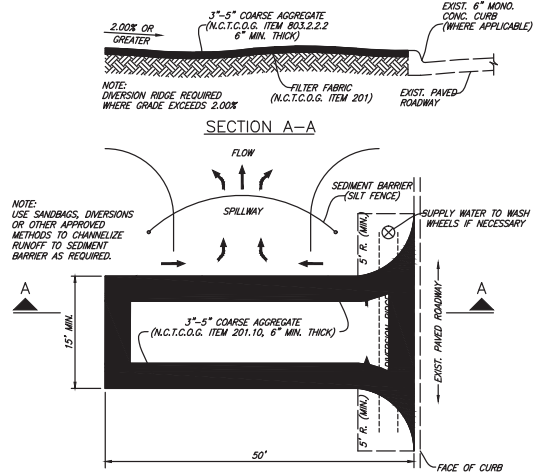


STONE OVERFLOW STRUCTURE

LOCATION AS CALLED FOR IN PLANS

- NOTES:
- 1) THE CONTRACTOR SHALL INSPECT SILT FENCE WEEKLY AND AFTER MAJOR RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY AND MAINTAIN IN ACCORDANCE WITH NCTCOG ITEM 201.5.
 - 2) THE CONTRACTOR SHALL REMOVE SEDIMENT FROM BEHIND FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE.
 - 3) THE CONTRACTOR SHALL INSPECT THE BASE OF THE FENCE TO ENSURE THAT NO GAPS HAVE DEVELOPED AND RE-TRENCH AS NECESSARY.
 - 4) THE CONTRACTOR SHALL INSPECT FENCE POSTS TO ENSURE THAT THEY ARE PROPERLY SUPPORTING THE FENCE. IF NECESSARY, THE CONTRACTOR SHALL RESET AND ADD POSTS.
 - 5) IF FILTER FABRIC IS RIPPED, DAMAGED OR DETERIORATED, THE CONTRACTOR SHALL REPLACE IT IN ACCORDANCE WITH THE ORIGINAL SPECIFICATIONS AND DETAILS. (MAINTENANCE OF THE SILT FENCE SHALL BE AT THE CONTRACTORS OWN EXPENSE)

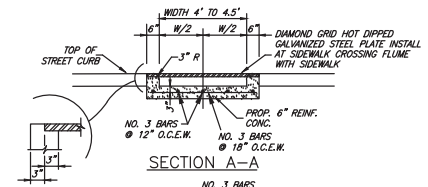
EROSION CONTROL



CONSTRUCTION ENTRANCE ROAD FOR EROSION CONTROL

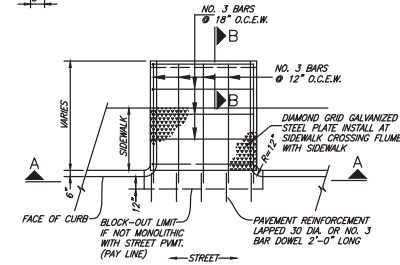
NO SCALE

- Δ CONSTRUCTION NOTES:
- 1) THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE DRESSING WITH ADDITIONAL STONE AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - 2) WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY. WASHING SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT CONTROLLING STRUCTURE. USE SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS TO PREVENT SEDIMENT FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE.
 - 3) ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - 4) ALL SAWING FOR PAVING SHALL BE VACUUMED TO REMOVE ALL SLURRY AND CONCRETE DUST FROM AREA.



SECTION A-A

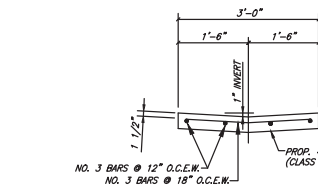
SECTION B-B



PLAN

REINFORCED CONCRETE FLUME WITH CURBS

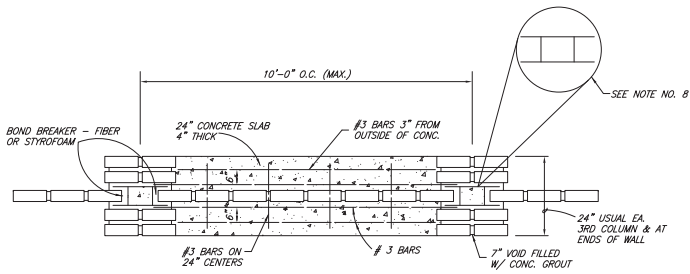
STEEL PLATE FLUME COVER
 PLATE THICKNESS SHALL BE 5/8 INCHES
 BASE ON 100 P.S.I. LIVE LOAD AND MAX.
 DEAD & LIVE LOAD DEFLECTION OF 1/240.
 BOLT PLATE DOWN WITH BRASS BOLTS.
 BOLTS SHALL BE 1/2\"/>



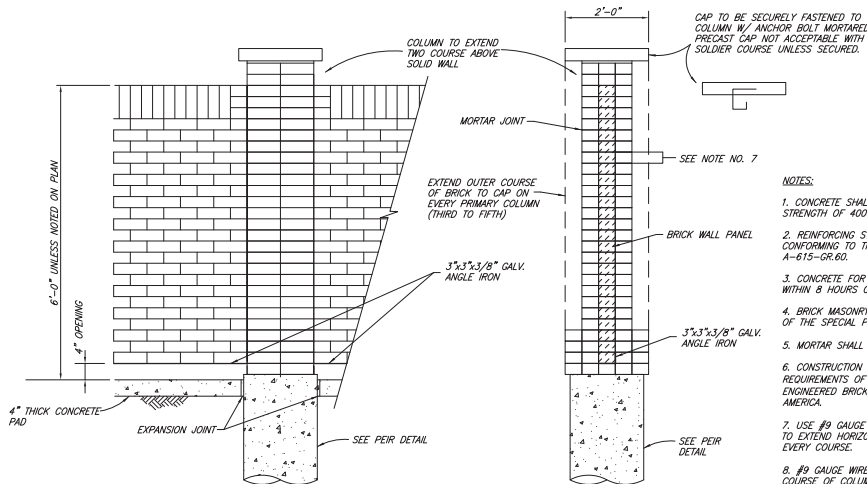
REINFORCED CONCRETE FLUME WITHOUT CURBS

- NOTES:
1. ALL VISIBLE SURFACES SHALL BE A TROWEL FINISH.
 2. 3/4\"/>

2	ADDED NOTE 4 TO CONSTRUCTION NOTES	JCH	07/07/14
1	ADD ENTRANCE CONSTRUCTION NOTES	JCH	06/07/06
NO.	REVISION	BY	DATE
CITY OF WYLIE, TEXAS			
STANDARD CONSTRUCTION DETAILS			
PAVING / DETAILS / EROSION			
DATE:	APRIL, 2005	SHEET	STD-07_R



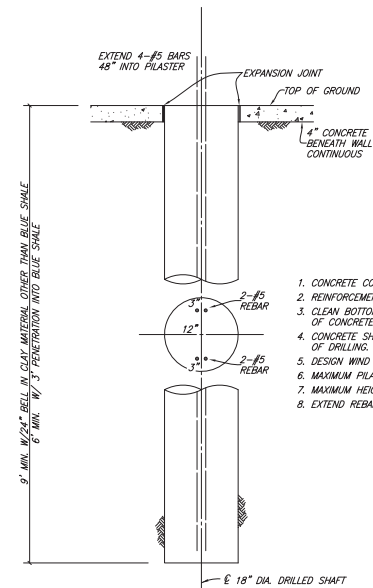
TYPICAL WALL & COLUMN LAYOUT PLAN



THIN WALL BRICK SCREENING WALL ELEVATION

NOTES:

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 P.S.I. AT 28 DAYS.
2. REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO THE REQUIREMENTS OF ASTM A-615-GR.60.
3. CONCRETE FOR DRILLED PIERS SHALL BE PLACED WITHIN 8 HOURS OF DRILLING PIER HOLES.
4. BRICK MASONRY SHALL BE AS SPECIFIED IN ITEM 2.3.6 OF THE SPECIAL PREVISIONS.
5. MORTAR SHALL BE TYPE "S".
6. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "RECOMMENDED PRACTICE FOR ENGINEERED BRICK MASONRY" -- BRICK INSTITUTE OF AMERICA.
7. USE #9 GAUGE 1-3/4" WIDE GALVANIZED LADDER WIRE TO EXTEND HORIZONTAL IN WALL PANEL DURAWALL CORP. EVERY COURSE.
8. #9 GAUGE WIRE FABRICATED AS SHOWN BETWEEN EACH COURSE OF COLUMN BRICK.
9. THE WALL SHALL BE A MINIMUM OF SIX FEET IN HEIGHT AS MEASURED FROM THE NEAREST ALLEY EDGE OR SIDEWALK GRADE, WHICHEVER IS HIGHER. THE COLOR OF THE WALL SHALL BE SELECTED BY THE CITY.



PIER DETAIL

1. CONCRETE COMP. STRENGTH-4000 P.S.I.
2. REINFORCEMENT STEEL - ASTM A615 - GR 60.
3. CLEAN BOTTOM OF HOLE PRIOR TO PLACEMENT OF CONCRETE.
4. CONCRETE SHALL BE PLACED WITHIN 8 HOURS OF DRILLING.
5. DESIGN WIND PRESSURE - 20 PSF.
6. MAXIMUM PLASTER SPACING - 10'-0"
7. MAXIMUM HEIGHT OF WALL - 6'-0"
8. EXTEND REBAR 48" INTO PLASTER AND COLUMN.

NO.	REVISION	BY	DATE
CITY OF WYLIE, TEXAS			
STANDARD CONSTRUCTION DETAILS			
THIN BRICK SCREENING WALL			
DATE:	APRIL, 2005		SHEET STD-22_R

PLANNED DEVELOPMENT STANDARDS
EXHIBIT “B”
Wylie United Methodist Church / Verizon Telecommunications Tower
2024-XX-PD

I. PURPOSE:

Planned Development amendment to allow for the continued church use and allowances of Planned Development Ordinance 2001-28 and allow for a telecommunications tower use.

II. GENERAL CONDITIONS:

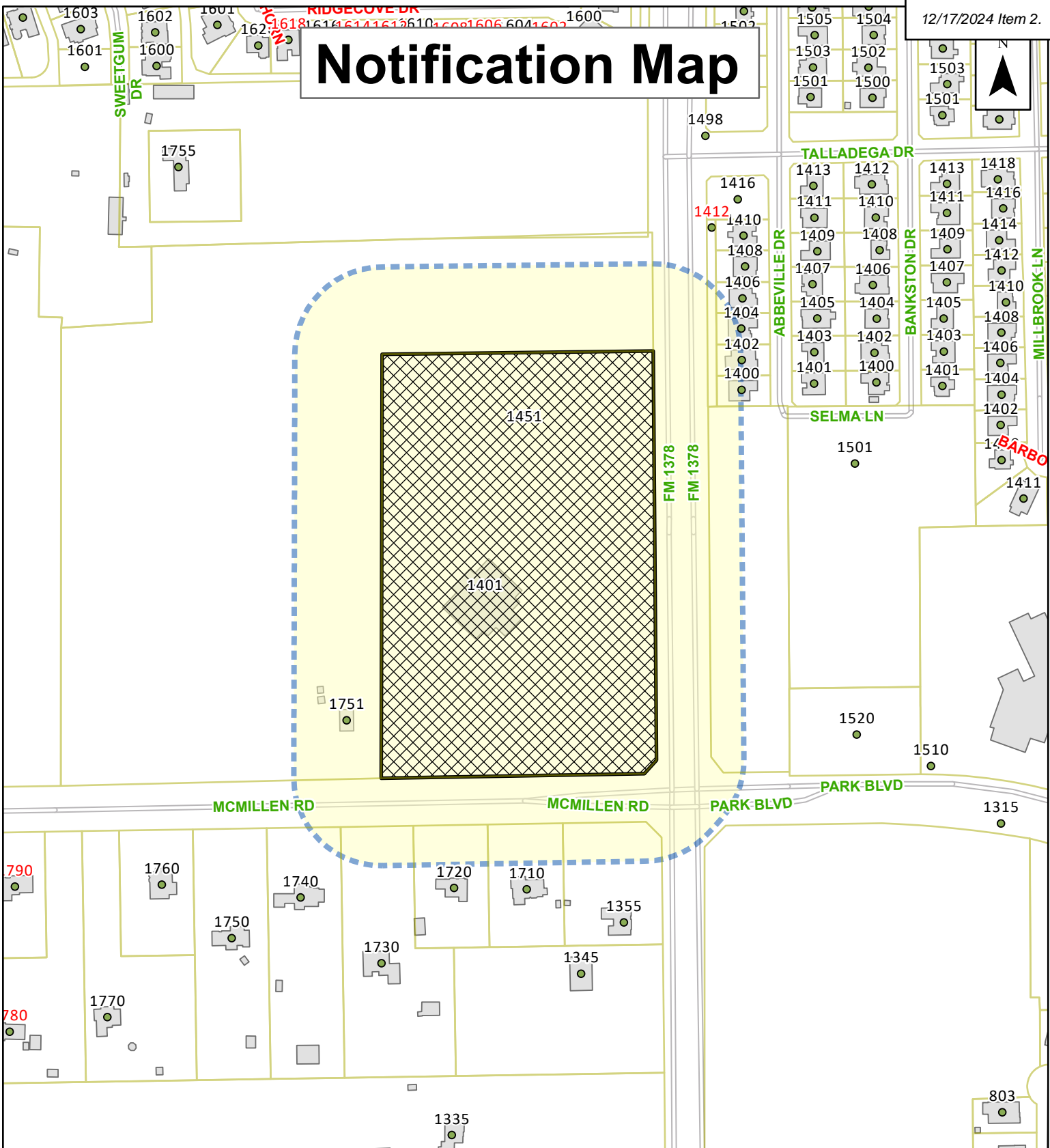
1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. All regulations of the Single Family 10/24 set forth in Article 3, Section 3.2 of the Comprehensive Zoning Ordinance (adopted as of June 2023) shall apply except as specifically provided herein.

III. SPECIAL CONDITIONS:

1. All uses but the following shall be prohibited:
 - a. House of Worship
 - b. Christian Education
 - c. Youth and Children’s programs
 - d. Day Care Church Recreation
 - e. Church Administration
 - f. Pre-School
 - g. Christian School
 - h. Meetings and activities of non-profit community oriented groups as approved by the church trustees.
 - i. Telecommunications Tower
2. Height of structures shall be limited to 60’ for house of worship structures and 120’ for telecommunications towers.
3. Exterior walls which face directly or within 45 degrees of a property line shall be composed of a minimum of 25% primary masonry product, a maximum of 75% secondary masonry product, and no more than 20% other non-masonry materials, excluding doors, windows and window walls. Primary masonry shall mean brick, stone, form-decorated tilt concrete wall, form-decorated concrete block or veneer simulations of these materials. Secondary masonry shall mean exterior insulation finish systems of natural aggregates and synthetic binders having a minimum applied thickness of ¾ inch, or glass block. The Building Official may approve a masonry alternate when such material has a masonry appearance and is demonstrated to be as durable as exterior unit masonry materials.
4. Three monument signs shall be permitted. One at the corner of FM 1378 and McMillen, and one at each entry to the property from FM 1378 and from McMillen.
5. The minimum roof slope shall be 3:12

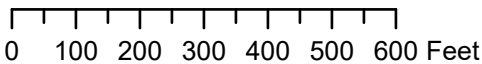
6. The zoning exhibit (Exhibit C) shall serve as the Site Plan for the Telecommunications Tower development. Approval of the Planned Development shall act as site plan approval.

Notification Map



ZONING CASE:
ZC 2024-10

 SUBJECT property
  200 foot Notification Buffer



Date: 11/20/2024





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning Item Number: 3
 Prepared By: Jasen Haskins / Renae Ollie

Subject

Hold a Public Hearing to consider, and act upon a recommendation to the City Council regarding amendments to Zoning Ordinance 2015-09, Article 6, Section 6.3 Downtown Historic District.

Recommendation

Motion to recommend **approve, approve with conditions or disapprove** as presented.

Discussion

The Historic Review Commission and Community Development Staff have worked together on updating the zoning regulations for the Downtown Historic District (DTH). The proposed amendments and updates to Article 6, Section 6.3 guidelines and regulation for the Downtown Historic District are attached.

The amendments include several minor tweaks for language and clarification, but also significant changes and additions to the identification of historical structures and features along with updates to the sign regulations.

Some examples of the sections that have been amended include;

- Section E.2 "Purpose...", for clearer language
- Section E.4.(c) "Parking...", to allow flexibility in parking
- Section E.5.(b) "Street Facade..." to better define requirements
- Section E.5.(g) "Identifying..." to define architectural requirements
- Section E.6 "Signs..." to better define requirements and align with federal and state law

While the City Council has tasked HRC with the responsibility of making recommendations to them for all things Downtown, state law requires that the P&Z Commission make a recommendation on all things related to the Zoning Ordinance. As the DTH is part of the overall Zoning Ordinance, the amendments are presented to you for a recommendation to Council.

This version is similar to the version staff sent to the P&Z Commissioners for review on October 28, 2024.

The Historic Review Commission voted unanimously to recommend approval of these amendments.



ARTICLE 6 SPECIAL PURPOSE AND OVERLAY DISTRICTS

SECTION 6.3 DOWNTOWN HISTORIC DISTRICT (DTH)

A. Purpose

Wylie's downtown has been identified by the Comprehensive Plan as a valuable resource worthy of preservation as a historic district. This district provides development and design standards that preserve the historic and architectural character of existing development, provides for adaptive reuse of existing buildings, and the compatibility of new structures and uses with the historic nature of downtown.

A contributing property is a building, structure, object, or site within the boundaries of the district that adds to the historic associations, historic architectural qualities, or archaeological values for which the historic district is significant. A contributing property must also retain integrity, meaning enough of its historic physical features to convey its significance as part of the district.

A non contributing property is a building, structure, object, or site within the boundaries of the district that does not add to the historic associations, historic architectural qualities, or archaeological values for which the historic district is significant. Typically this means that the property is less than fifty years old, has been significantly altered, or is not associated with the historic theme or time period of the district.

The design standards and guidelines outlined in this section are intended to assist property owners, architects and contractors who are considering work within the Historic District, including changes to existing buildings, demolition, or new construction. The guidelines are not rigid sets of rules, but serve as a guide in making improvements that are compatible with the district's character.

B. District Boundaries

1. The Downtown Historic District (DTH) is generally bounded by State Highway 78 on the south, Cottonbelt Avenue on the west, from Elliot Street to Brown Street, and including property north of Brown Street on Keefer, and to the eastern property line of those lots facing west on Second Street from Brown Street to the north and Marble Street to the south, and those properties north of Brown Street along Ballard Avenue facing east and continuing north to Tract 4 of the Samuel B. Shelby Abstract and approximately 100 feet of frontage of those lots facing west and continuing north parallel to Ballard Avenue and



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encompassing all of Block 1, Lot 5 of the Russell #01 Addition and Block 1, Tract 49 of the James Truett Abstract.

2. The precise boundaries of the Downtown Historic District shall be shown on the official zoning map of the City of Wylie. The boundaries of the Downtown Historic District may be amended from time to time based on a request from area property owners, a request of the staff, the Commission, or at the pleasure of the Council. In considering a request for a change in district boundaries, the Council shall require:
 - a. Any additions to the district shall be contiguous to the existing boundaries of the district;
 - b. Any reductions in the district shall be located on the edge of the district such that a hole is not left inside the district; and
 - c. If requested by a property owner, a petition shall be presented showing owners of more than 50 percent of the land within the district, excluding streets, and owners of more than 50 percent of the building sites in the district are in support of the requested change in boundaries.

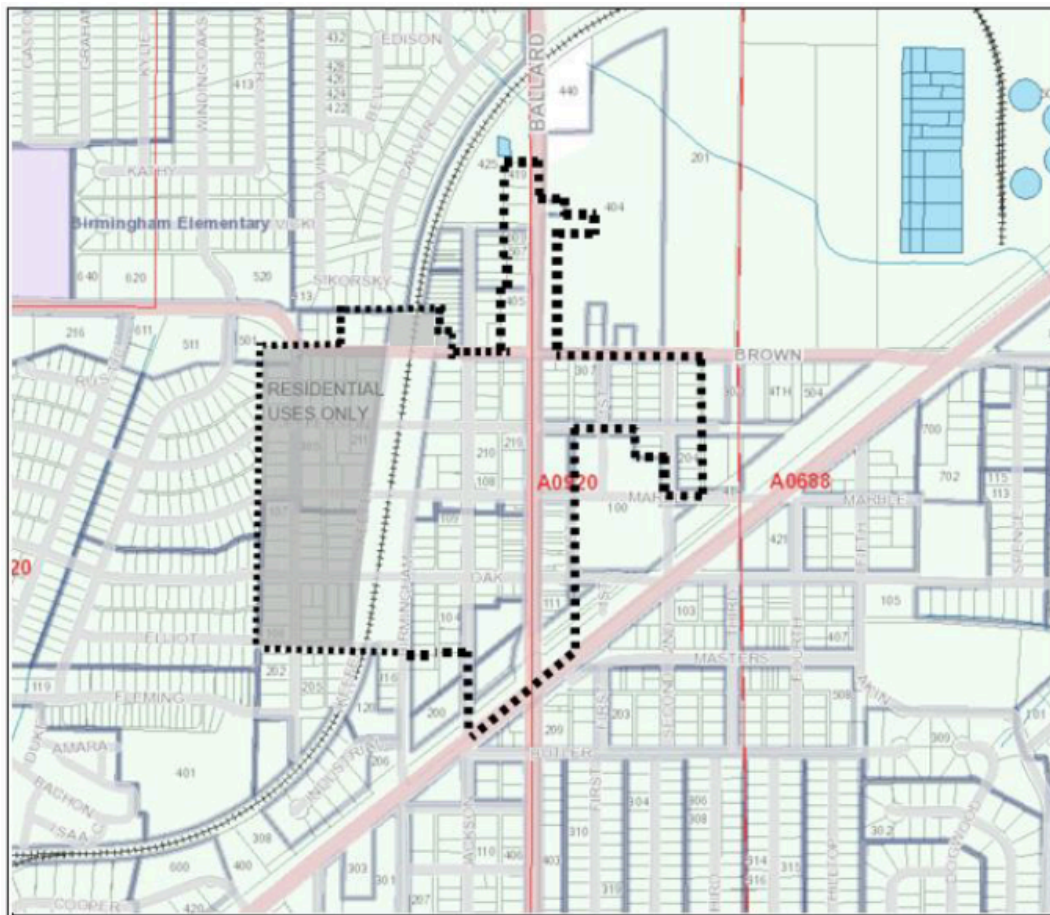


FIGURE 6-1 DOWNTOWN HISTORIC DISTRICT BOUNDARIES



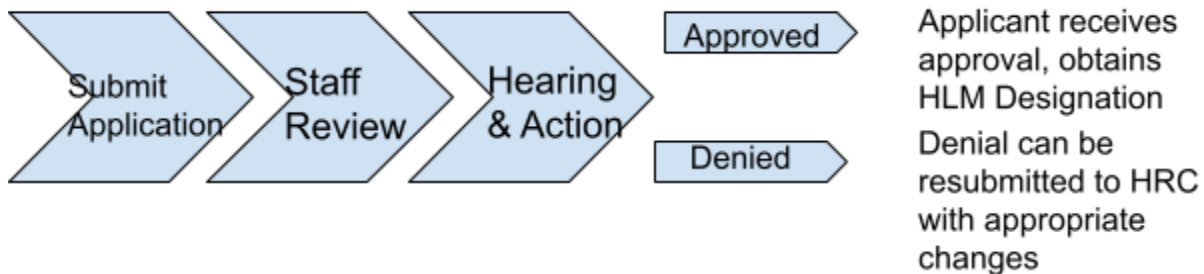
C. General Provisions

1. Site plan and design review submitted to the Planning Department is required for new construction and substantial renovation of existing buildings within the Downtown Historic District. All demolition request and work for contributing buildings and/or structures that do not qualify as routine maintenance must be reviewed by the Historic Review Commission
 - a. Historic Review Commission (HRC) shall be appointed by the City Council and shall consist of seven (7) members in accordance with Ordinance 2013-17, and as amended.
 - b. The HRC will be responsible for reviewing and recommending an action to the Planning and Zoning Commission and/or the City Council for proposed new construction or substantial renovation, revisions to the ordinance, and planning efforts to fulfill the purpose of the Downtown Historic Ordinance and to consider future amendments and long range goals of the District.
 - c. Submission of Plans. A completed application shall be submitted with a fee, accompanied by the following, and any other necessary documents required by the Planning Department.
 - i. Site Plan showing existing and proposed structures and improvements
 - ii. Interior floor plan showing all spaces, doors and windows
 - iii. Exterior elevations including
 1. Existing & proposed changes
 2. Doors & windows
 3. Architectural features
 4. Trim details
 5. Material details
 - iv. Roof Plan
 - v. Accessory Structures
 - vi. Sections (for additions)
2. Substantial renovations as listed below require review by the HRC and City Council:
 - a. Alterations to the exterior of existing buildings that change the placement or design of windows, doors or other exterior features of the building such as coping or pilasters;
 - b. An increase in the floor area of the building greater than 10 percent.
 - c. Adding new exterior building materials that do not match the existing materials.
 - d. Interior renovation of existing buildings that alter the exterior appearance of the building (e.g., a drop ceiling that covers part of an existing window)
3. Common routine maintenance items as listed below may be reviewed at staff level.
 - a. Installation of an awning located on an accessory building, or on the rear facade of a main building.
 - b. Shingle replacement that does not include a change in color or style.
 - c. Siding replacement that meets the requirements of this ordinance.



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- d. Application of paint that is the same color as the existing or that is an appropriate dominant, trim, or accent color and is part of an historic color palette.
 - e. The process of cleaning (including but not limited to low-pressure water-blasting and stripping, but excluding sandblasting and high-pressure water blasting).
 - f. Painting, replacing, duplicating or stabilizing deteriorated or damaged architectural features (including but not limited to roofing, windows, columns, and siding) in order to maintain the structure and to slow deterioration.
 - g. Interior renovation of existing buildings that do not alter the exterior appearance of the building.
4. Physical properties of an existing building such as setbacks, foot prints, height, or other similar characteristics that cannot be altered without substantial hardship are not required to meet the development or design standards within this article. All other provisions shall apply.
 5. All new development shall comply with the Site Design Standards included in Subsection 4, and the Architectural Standards in Subsection 5.
 6. Submission of Plans for Landmark Designation shall be delivered to the City of Wylie Planning Department, a minimum of 30 days prior to the meeting date set for the Historic Review Commission
 - a. Required Documentation:
 - i. Completed application on forms provided by the City of Wylie with applicable fees
 - ii. Stated criteria met in accordance with Article II Landmarks, Section 58.23 of the Code of Ordinances, as amended
 - iii. Documented history of the structure, complete with photos
 - b. Review Criteria
 - i. Staff prepares a written report documenting the historical facts of the property and stating any impact that the owner may have with a historic landmark designation on the owner’s property.
 - ii. Staff will present the completed application for consideration by the Historic Review Commission.
 - iii. Designation of city landmarks will be made in accordance with Local Government Code 211, Section 211.0165, as amended.





D. Permitted Uses

1. The Downtown Historic District may contain any combination of uses shown in the Use Chart in Article 5, Section 5.1.
2. Within the Downtown Historic District there are both residential and nonresidential uses which may be located in either residential structures or commercial structures. To maintain the architectural and historic character of existing blocks where one type of structure predominates, the following regulations shall apply.
 - a. Residential uses may be in residential structures or commercial structures. Residential uses in commercial structures are only allowed if they occupy less than 40 percent of the floor area of the building; and do not occupy the area adjacent to the street front.
 - b. Nonresidential uses may be in residential or commercial structures. Nonresidential uses in residential structures must be in those blocks where existing residential structures predominate.
 - c. In block faces within the District that are currently developed with residential structures, new construction shall be of historic design. Either residential or nonresidential uses may be located in the residential structures.
 - d. In block faces within the Downtown Historic District that are currently developed with commercial structures, new construction shall be of historic design.
 - e. Only residential uses are permitted for those lots along Cotton Belt Avenue, and along Keefer Street from Elliot Street on the south to Brown Street on the north, as depicted in Figure 6.1 and on the official zoning map of the City of Wylie.

E. Downtown Historic District Development and Design Standards and Guidelines

1. All properties must meet requirements provided in this section for Site Design, and Architectural Standards.
2. **Purpose of Downtown Historic District Design Standards.** The purpose of these design standards is to ensure the preservation of the historic and architectural qualities which make the Downtown Historic District a unique place by permitting new development compatible with existing historic buildings and by maintaining the historic and architectural qualities of existing buildings.
 - a. Site Design Standards. The purpose of the Site Design Standards is to provide for building and parking placement compatible with existing development.
 - b. Architectural Standards. The purpose of the Architectural Standards is to provide for the preservation of existing historic and architectural qualities of Downtown Wylie, ensure new construction is compatible with these qualities, and to protect and promote the uniqueness of downtown as a commercial area.
 - c. The form of new construction and its integration with existing residential historic structures is critical to maintaining the character of the Historic District. Form



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includes the size, shape, massing and materials of new construction. It may be defined as a new, stand-alone residential building, as an infill into the district, or a new accessory structure behind an existing residence.

- d. The Federal Secretary of the Interior's guidelines for new buildings in historic districts encourage similarity of form and materials, but not actual replication.

3. **Standards and Guidelines for Demolitions and Relocation.**

a. DEMOLITION

Prior to Demolition of a structure, a letter from a structural engineer is required if the request is based on a lack of integrity and structural soundness of the structure. Each request for demolition shall be considered on a case by case basis for contributing structures.

Demolition of a structure will NOT be allowed if any of the items below are met:

1. A structure is of architectural or historical interest and/or value or its removal would be detrimental to the public interest, or
2. The building contributes significantly to the character of the historic district and demolition would create a detrimental view or adversely affect the existing buildings on the block, or
3. A structure is contributing or unusual or uncommon design and materials and it could not be reproduced without great difficulty and/or expense, or

Demolition of a structure MAY be allowed if any of the following criteria is met:

1. The building has lost its architectural and historical integrity and importance and its removal will not result in a negative, less appropriate visual effect on the historic district, or
2. The structure does not contribute to the historical or architectural character and importance of the historic district (e.g. a non contributing structure), and its removal will result in a positive, appropriate visual effect in the district.

b. RELOCATION

A building may only be moved from one site to another site within the historic district under the following conditions:

1. The building is seriously threatened in its original location,
2. The integrity and structural soundness of the building will be maintained,



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3. The building will be compatible with the overall character, visual appearance and site orientation of existing buildings on the block at the new location, and
4. The removal of the building from its original site will not create a detrimental view or loss of integrity on its immediate block.

A building may be moved from a site outside of the historic district to a site within the historic district under the following conditions:

1. The integrity and structural soundness of the building will be maintained,
2. The building will be compatible with the overall character, visual appearance, and site orientation of existing buildings on the block at the new location, and
3. Any proposed replacement at the original site will result in a more positive visual effect on its immediate block.
4. Any relocated building moved into the historic district shall be rehabilitated and/or repaired in accordance with the applicable sections of these guidelines so as to retain the original character, architectural details, design, and materials of the structure.

4. Site Design Standards

a. Building Placement - Commercial Structures

- i. Buildings shall be placed on the front property line. Buildings may be moved back from the front property line a total of four feet to provide for wider sidewalks and entries, if: The building takes up an entire block face; or is located on a corner; or has a total frontage of more than 50 percent of the block face.
- ii. New commercial structures shall be allowed only in block faces which are predominantly developed with existing commercial structures, or are predominately vacant land.
- iii. Buildings shall be placed on the side property line. Buildings may be moved back from the side property line a total of four feet to provide for wider sidewalks and entries when the side property line is along a street.
- iv. Buildings that go through a block so that they have frontage on two parallel streets, shall treat each frontage as a main façade.
- v. New commercial structures shall construct at least a six (6) foot wide sidewalk.



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b. Building Placement - Residential Structures

- i New single family residential structures are only allowed in blocks which are predominantly developed with existing residential structures.
- ii Residential structures shall conform with the front yard, side yard and rear yard setbacks of existing residential buildings on the block face. Front yard and rear yard setbacks will be deemed to be in conformity if they are within five feet of the average of the existing setback on either side of the new construction. Side yard setbacks shall be no closer than the side yard setback adjacent to the new construction or 20 feet whichever is less. On corner lots, side yards shall be treated as front yards and shall be the same as that required for the primary front yard.
- iii New accessory structures such as garages, sheds, greenhouses, etc. shall be located in a separate structure from the main building, and be visually compatible with the main building and,
 1. Shall not extend beyond a platted side or rear building line adjacent to a street. If no building line exists adjacent to a street on an approved plat, the accessory structure shall not be located closer than ten (10) feet from the side or rear property line.
 2. Shall not be located closer than five (5) feet to the side property line when the accessory structure is located behind the main building.
 3. When the accessory structure is located in the side yard, the setback for the accessory structure will be the same as the setback requirement for the main building.
 4. No accessory structure shall be located within the front yard setback.
- iv New residential structures shall construct at least a six (6) foot wide sidewalk.

c. Parking for Nonresidential Uses

- i Onsite surface parking shall generally not be placed in the required front yard and shall generally be separated from public streets by the building which it serves. Exceptions to this requirement include:
 - a. A lot that is used entirely for surface parking with no listed use in accordance with Section 5.2.
 - b. Surface parking on corner lots or lots with frontage on 2 or more public streets shall comply with the above parking requirements along at least one street frontage.
 - c. Where onsite surface parking is constructed to serve existing buildings or additions to existing buildings, the above parking requirements shall not apply.



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-
- ii Existing nonresidential uses may be renovated, reconstructed, and expanded up to 10 percent of their original floor area without having to comply with these parking standards.
 - iii If parking requirements are such that it is difficult to rehabilitate buildings or construct new buildings without compromising the historic character of a lot(s) in the Downtown Historic District, the applicant may petition the Commission to consider a reduction in the number of required parking spaces.
 - iv Alternative materials for driveways and parking spaces may include pavestones, grass pavers or other materials, subject to approval of the City Engineer.
 - v Off-street parking lots with over 20 spaces are required to have landscaping and lighting that meets the standards for other nonresidential developments. (Article 4, Section 4.3)

d. Parking for Residential Uses

- i Parking for residential use shall be on site and shall provide a minimum of two parking spaces.
- ii Alternative materials for driveways and parking spaces may include pavestones, grass pavers or other materials, subject to approval of the City Engineer.

5. Architectural Design Standards

a. Street Facade – Commercial Structures

- i. Primary street facades for nonresidential buildings in the Downtown Historic District shall have the following basic features of existing historic buildings:
 1. Cornice at top of facade;
 2. Display windows with transom windows above and lower window panels below.
 3. Pilasters that divide the facade vertically and separate the display windows units into discrete visual elements.
 4. Second floor windows, recessed with multiple lights, lintels, and sills.
 - ii. Architectural elements such as doors, windows, awnings, canopies and architectural details shall be compatible with the overall visual qualities existing within the historic buildings downtown. Maintain as much of the original basic façade as possible. The basic façade consists of three parts: the storefront, with large display windows and transom; the upper façade, with large regularly spaced windows; and the decorative cornice. Similar base standards shall be incorporated on street facades facing a side street.
 - iii. Choice of color for the primary facade, various architectural elements, or details shall be in conformance with the color scheme existing within downtown and appropriate for the historic and architectural character of the commercial
-



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structure. (Sherwin Williams Preservation Palette, Valspar Historic Color Palette or equal would be an approved color palette)

- iv. In addition to the above, all commercial structures shall have at least two of the following desirable design features as appropriate:
 1. Buildings on corners which create a diagonal corner cut with the entrance on the corner; or
 2. Pediments added to the top of the facade; or
 3. Decorative brickwork and architectural detailing on or around the cornice, fascia, pilasters, or around windows; or
 4. Use of natural wooden doors with glass windows; or
 5. Projecting canopies and or awnings placed over the ground floor windows and doors

b. Street Facade – Residential Structures

- i. Residential structures within the Downtown Historic District shall have identifiable features appropriate to the architectural style of the building. These features may include the following:
 1. Covered porches integrated into the front facade of the main structure;
 2. Multiplicity of roof forms;
 3. Columns and railings defining porch;
 4. Windows with multiple lights;
 5. High pitch roof lines; and
 6. Architectural detailing of gables, window and door casings, eave lines, and foundations.
 7. Use of skirting along the base of the building, in a manner appropriate to the architectural design of the building; Skirting materials shall be durable, suitable for exterior exposure, and installed in accordance with the manufacturer's installation instructions. Skirting shall be secured as necessary to ensure stability, to minimize vibrations, or minimize susceptibility to wind damage; or
 8. Use of architectural detailing appropriate to the architectural style of the building. Architectural detailing includes but is not limited to elements such as carving in porch rails, turned stiles, use of ornamentation around windows, doors, eave lines, porches, and decorative windows and materials within gables.
 9. Choice of color for the primary facade, various architectural elements, or details shall be in conformance with the color scheme appropriate for the architectural style of the residential structure. (Sherwin Williams Preservation Palette, Valspar Historic Color Palette or equal would be an approved color palette)



c. Building Proportions – Commercial Structures

- i. New construction height, width and massing should be consistent with the scale of adjacent contributing structures.
- ii. Traditional patterns should be incorporated into new construction whenever possible.
- iii. The ground floor facade shall have at least 45 percent of its area in transparent windows, or doors. The second floor facade shall have at least 20 percent of its area in windows. The area of windows includes any mullions framing individual lights within the window frame.
- iv. The building height shall not exceed forty-five (45') feet at the highest point for architectural elements including but not limited to turrets, pinnacles and pediments.

d. Building Proportions – Residential Structures

- i. New residential structures within the Downtown Historic District should respect building heights in accordance with period specific design.
- ii. The building height shall not exceed forty-five (45') feet including architectural elements.

e. Building Materials - Commercial Structures

The base facade materials for commercial structures within the Downtown Historic District shall be brick or stone. Architectural details, trim, window or door framing may be wood, stone, cast stone, cast iron, or other materials compatible with the historic and architectural character of the Downtown Historic District.

f. Building Materials – Residential Structures

- i. The primary exterior material for residential structures within the Downtown Historic District with respect to the period of design shall be brick, wood siding and/or composite masonry materials having a wood pattern.
- ii. The width of the siding shall be between four and five inches in width.
- iii. Renovation to existing residential structures should use materials which are compatible with the existing residential structure. Adherence to these material standards are encouraged where appropriate and/or possible.

g. Identifying Features - Residential Structures

According to [A Field Guide to American Houses by Virginia Savage McAlester](#).

The first step in identifying the style of your house is to take a good look at the outside. Take note of the roof shape, the arrangement of the windows and doors, the basic shape of the building, the materials and the details. Over the years, your house may have undergone renovations since it was built. It may have a different type of siding, ornament may have been removed or added, or windows may have been changed. It is often possible to determine the style of an altered house by its shape and roof type.



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Although your house will probably not be exactly like any of the examples shown, you should look for similar shapes, materials, and details. This list is not intended to be all inclusive, but to give a small example of the various architectural styles. Then read the description of that style to find out more about its history and specific characteristics. A style shall be a unique individual expression or part of a broad cultural pattern

Federal: 1815 - 1840

Federal houses are square or rectangular in plan, two to three stories high, and constructed of brick or wood. Semi-circular or elliptical fanlight over front door (with or without sidelights). Most commonly a simple box, with doors and windows arranged in strict symmetry. However, the box may be modified by projecting wings or attached dependencies.

National Folk: 1850-1890

The National folk/farmhouse style home consists of a rectangular shape with side-gabled roofs or square layouts with pyramidal roofs. Simple and minimal detailing, minimal to medium eave overhang. There are typically six house shapes: Gable-front, Gable-front and wing, Hall and parlor, I-house, Massed plan/side gabled, and Pyramidal.

Folk Victorian: 1870-1910

Folk Victorian have medium pitched gabled roofs with decorative shingles in gable ends, often with pent roofs. It is often identified by basic or simpler details with asymmetrical floor plans. with Carpenter Gothic detailing. Some of the features include cypress siding, a bay window, cross gabled roof, and an asymmetrical floor plan.

Queen Anne & Shingle: 1880 To 1900 (Brown House)

Queen Anne houses are brick with wood shingled or stuccoed upper floors, or wood with surfaces variously sided with clapboards and an assortment of shingle patterns. Steeply pitched roofs of irregular shape, may have hip or multi-gabled roofs, or a combination of both. Towers, dormer windows, stained glass windows, bay windows, turrets, encircling porches, and tall chimneys with decorative brick patterns are typical.

Colonial Revival: 1880-1955

Colonial Revival is used to describe houses based on designs from the Colonial period in American history. Typical characteristics include windows with sashes, usually with multi-pane glazing in one or both sashes and frequently in adjacent pairs, accentuated front door, normally with decorative crown supported by pilasters or extended forward



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and supported by slender columns to form entry porch, sidelights and transom windows may be present, facade is typically symmetrically balanced.

Prairie: 1900 To 1920

Houses of the Prairie style are characterized by hipped low-pitched or flat roofs with wide overhangs, banded casement windows, and low, massive chimneys. The eaves, cornices, and facade detailing emphasize the horizontal lines; often with massive, square porch supports.

Craftsman: 1905-1930

Most Craftsman style homes have low-pitched, gable roof (occasionally hipped) with wide, unenclosed eave overhangs; roof rafters are usually exposed and have decorative (false) beams or braces commonly added under gables; full or partial-width porches are typically covered by a lower gable, with roof supported by tapered square column; column or piers frequently extend to ground level (without a break at level of porch floor); commonly one or one-half stories high, although two-story examples occur in every subtype.

Bungalow: 1910 To 1940

The Bungalow is a more simple Craftsman style square or rectangular plan. Simple design, sparse decoration, and natural materials are the essential components of the bungalow style. Low-sloping gable roof, open floor plans, large front windows, and broad front porches. typically either a single story or has a second, half, or partial story, that is built into a sloped roof. Bungalows are typically small in terms of size and square footage and often are distinguished by the presence of dormer windows and verandas.

Airplane Bungalow: 1910 To 1925

The Airplane Bungalow style home is a subtype of the Craftsman style home, but has low-pitched, gabled roofs with oversized eaves and exposed rafters that create a canopy effect, and bands of windows, with a much smaller “pop-up” single room on the second floor.

Minimal Traditional: 1935 To 1950

Low to medium pitched roof, little or no eave overhang, more often gabled roof with a front door entrance under the front cross gable, double-hung windows, typically multi-pane or 1 over 1, generally small one-story residences with minimal added architectural detail.



Ranch: 1935-1975

Broad one-story shape; low-pitched roof typically with carport or garage incorporated under main roof; asymmetrical facade with front entry usually located off-center. Variations: no carport/garage, with carport or garage (1 car or 2 car).

Note:

A later addition to an old house may have gained significance on its own. Don't assume it's worthless just because it's not part of the original building. For example, Greek Revival buildings built between 1830 and 1850 had plain window decorations. Some of these were "updated" with more elaborate Italianate window decoration in the 1870s. Since this later decoration reflects a style of architecture now over 100 years old, it too has gained historic significance and is architectural evidence which tells us something about the history of the building; such later decoration should not be removed.

h. Fencing – Commercial Structures

Any fencing for commercial structures within the Downtown Historic District shall be in the rear of the building.

i. Fencing – Residential Structures

- i. Fencing placed in the front of the residential structure shall be limited as follows:
 - a. Height not to exceed 3 feet;
 - b. At least 50 percent of the surface area of the fence shall be open and transparent;
 - c. Made from wood or wrought iron. Masonry or brick may be used for columns with wood or wrought iron fence panels;
 - d. Have the posts and rails facing the inside of the fence.
- ii. Fences placed in the side or rear yard shall be permitted to a height of 8 feet maximum and shall be constructed of wood or wrought iron. Masonry or brick may be used for columns with wood or wrought iron fence panels All fences placed in front of the residential building shall be decorative in design.



6. Signs

Purpose: All signs in this section are applicable to the Downtown Historic District only and are not appropriate to any other zoning district. The purpose of this section is to ensure that the area, material, and placement of new signs and alterations made to existing signs are appropriate to the architectural design of the building and the district, and that signs do not visually obscure significant architectural features of a building or the district in general.

a. General Provisions:

- i Pole sign means any sign erected on a vertical framework consisting of no more than two uprights supported by the ground and where there is a physical separation between the base of the sign and the ground.
- ii Signs shall be constructed of materials that are not subject to deterioration when exposed to the weather. Internally illuminated signs must be constructed of non-combustible material or approved plastics.
- iii New signs should respect the size, scale and design of the historic building.
- iv New signs should not obscure significant features of the historic building.
- v No sign permitted under the regulations of this section shall be installed without first obtaining zoning clearance and a sign permit.
- vi When installing a new sign on a contributing structure, key architectural features shall be maintained to minimize damage to the exterior facade.

b. Signs for Residential Structures

- i The sign area of any one face shall not exceed sixteen (16) square feet in area. The sign area of a pole sign shall not comprise more than seventy percent (70%) of the entire sign structure.
- ii The maximum height of a pole sign structure shall be six (6) feet when no lighting is included. The maximum height of a pole sign structure shall be eight (8) feet when a globe type light is included.
- iii Logos and symbols may be illuminated or backlit by fluorescent fixtures. The use of indirect lighting is also allowed.
- iv The use of a fluorescent color on a sign is prohibited.
- v No more than one pole sign may be displayed on a premise at any given time.
- vi The sign may be placed adjacent to the public right-of-way, provided it does not encroach on the sight visibility triangle and is a minimum of six feet from the outside face of curb.
- vii Single acorn type luminaires, flutes, moldings or other traditional details are strongly preferred. See Figure 6-2.



Figure 6-2 Typical Pole Sign Features for Residential Structures

c. Signs for Commercial Structures

- i The size of the sign shall be in proportion to the building and the neighboring structures and signs.
- ii The total maximum allowable sign area for each building face is one square foot per one linear foot of a single tenant, not to exceed 70 square feet, whichever is less.
- iii The total maximum allowable sign area for each building face is one square foot per one and one-half (1-1/2) linear foot of a multi-tenant building, not to exceed 100 square feet whichever is less.
- iv Signs shall be mounted or erected so they do not obscure the architectural features or openings of a building.
- v No sign or portion of a sign shall extend above the cornice line at the top of the building face. Roof top signs are prohibited.
- vi For buildings without a recognizable style, the sign shall adopt the decorative features of the building, utilizing the same materials and colors.
- vii The structural materials of the sign should match the historic materials of the building. Wood, metal, stucco, stone or brick, is allowed. Plastic, vinyl or similar materials are prohibited. Neon, resin to give the appearance of wood, and fabric may be used as appropriate.
- viii Attached signs may only be illuminated utilizing internal lighting. Exterior letters with exposed neon lighting are allowed.



d. Window Signs

Window signs do not require a permit or a permit fee. Window Signs must meet the following regulations:

- i. Window Signs must not obscure more than 20 percent of the window area per façade.
- ii. No illuminated Window Signs shall be allowed where it creates an unduly distracting and hazardous condition to motorist, pedestrian or the general public..

e. Awning Signs

- i. An Awning may extend the full length of the wall of the building to which it is attached and shall solely be supported by the exterior wall of the building. The awning sign shall be no more than six feet (6') in height and shall not be placed less than eight feet (8') above the sidewalk.
- ii. The artwork or copy for an Awning Sign shall not exceed twenty percent (20%) of the area of the Awning and shall extend for no more than sixty percent (60%) of the length of the Awning.

f. Projecting Signs

- i. Signs shall be constructed of noncombustible material.
- ii. Signs shall not project more than three feet (3'), measured from the building face and shall not be closer than two feet (2') from the back of the curb line.
- iii. Bottom of the sign shall be at least 8 feet above the sidewalk.
- iv. Signs shall be compatible in design, shape, and material with the architectural and historic character of the building.
- v. Signs shall not exceed sixteen (16) square feet per sign face.

g. Canopy Signs

- i. A Canopy Sign is a permanent structure that is supported by the building or by a support extending to the ground directly under the canopy. The Canopy Sign may be attached to, or be an integral part of the face of a canopy.
- ii. The artwork or copy on a Canopy Sign shall not exceed ten percent of the face of the canopy, or a maximum of twenty-five (25) square feet, whichever is greater.
- iii. An illuminated stripe may be incorporated into a canopy. The stripe may extend along the entire length of the face of the canopy. The width or thickness of the stripe shall be limited to one-third of the vertical dimension of the face of the canopy. The internal illumination of a canopy is limited to the portions of the canopy face on which a sign or stripe is permitted.

h. Special Events Banner Signs extending over a public right-of-way

- i. A Special Event Banner sign is composed of cloth, plastic, canvas or other light fabric.
- ii. Only banners submitted by applicants that are promoting or supporting local community events will be permitted over public right-of-ways.



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- iii An application to place a special event banner over a public right-of-way shall be submitted to the Building Inspections Department at least 10 days before the date to be installed.
 - iv The City of Wylie may erect and remove banners over public right-of-way. Banner placement will be at a location determined by the City.
 - v The maximum banner size allowed is 4 feet x 36 feet, unless extended over the public right-of-way. Banners must be in good repair at all times.
 - vi The banner may remain a maximum of fourteen (14) days. A maximum of two banners can be hung for each event with placement of the second banner provided as space allows. Only one banner will be hung at each location.
 - vii When a banner over the public right-of-way is removed, the applicant is responsible for picking up the banner from the City of Wylie Public Works Service Center within ten (10) working days of the removal date. A late fee of \$50 will be charged for banners left after the ten (10) day period. Unclaimed banners will be disposed of 30-days after removal date.
- i. A-Frame/Sandwich Board Signs**
- i No more than one a-frame or sandwich board sign per business shall be allowed, and a minimum of four feet of clear sidewalk shall be maintained at all times. The sign shall be sufficiently weighted or anchored to prevent movement by wind or other elements.
 - ii No a-frame or sandwich board sign shall exceed eight square feet per face or four feet in height. The entire sign structure shall be calculated as the total of sign area.
 - iii Materials suggested for use for signs are finished hardwoods, or softwoods. Materials not allowed include, but are not limited to, fluorescent materials, paper or fluorescent paints.
 - iv A-frame or sandwich board signs may only be displayed on the sidewalk during business hours of the establishment to which a permit was issued.
- j. Exempt Incidental Signs.** Small incidental signs can be installed along a business frontage without permit approval from the City. Incidental signs are commonly seen as menu boards, open signs, small window signs noting hours of operation, and small hanging signs. Incidental signs do not include other signs specifically listed within this ordinance. Although a permit is not required for these type signs, the following guidelines must be maintained.
- i No more than three (3) incidental signs per building entrance.
 - ii Maximum area allowed is 3 sq. ft. each, with a total cumulative area not to exceed 7 sq. ft.;
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- iii Incidental signs that project over or into a pedestrian right-of-way must be at least 7'-6" above the sidewalk;
- iv Cannot project beyond the awning;
- v Cannot extend above the awning;



Figure 6-3 Exempt Incidental Signs

- k. **Mural Signs** shall be reviewed and approved by the Building Official for compliance with the definition of a mural and other applicable local, state, and federal laws.



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1. **Promotional Signage.** Promotional signs are subject to the following regulations:
- i All promotional signage requires a permit. A maximum of two permits are allowed for each calendar year. A separate permit is required for each two-week period promotional signage will be used.
 - ii Promotional signage may include flags, pennants, streamers, balloons, inflatable signs, and any legal signs allowed by this article. Only one promotional sign is allowed regardless if they are flags, pennants, streamers, balloons, inflatables or other promotional signage per permit.
 - iii Promotional signage is allowed for two, two-week periods each calendar year per legal business subject to the following:
 - a. A two-week period will commence on the first day promotional signage is displayed.
 - b. The two-week periods shall not occur in the same or consecutive months.
 - c. A legal business shall include any business in the Downtown Historic District for which the building inspection department has issued a certificate of occupancy.
 - iv Any device described as promotional signage shall not exceed an overall height of 15 feet measured from the ground.
 - v A minimum of four feet of clear sidewalk shall be maintained at all times.
 - m. Signs not specifically mentioned in this section are regulated by the City's current Sign Ordinance and as amended.
 - n. Signs denied by the Building Official shall be subject to review pursuant to Section 22, Article XX. Sign Regulations.

7. Security Hardware (burglar bars) on Buildings.

a. Definition: Any type of bars, grilles, mesh or other device that is installed on windows or doors of a building for the purpose of securing the building from being entered by unauthorized persons. Can be made of solid or hollow-core metal, fiber-or Plexiglass, plastic, wood or other material commonly utilized in the building security industry.

b. Special Standards for Security Hardware (Burglar Bars) on Buildings.

The following special standards shall apply to all installations of burglar bars/devices on any building within the Downtown Historic district:

- i. Installation of security hardware (i.e., burglar bars/devices) shall be in compliance with all applicable building and fire codes;



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- ii. Installation of burglar bars/devices shall only be allowed upon issuance of a permit, and payment of a permit processing fee (as set forth in the City's Fee Schedule for Window Replacement (per window or glass door), prior to such installation;
 - iii. Burglar bars/devices shall only be installed by a professional company who specializes in such work, who is properly registered in the State of Texas as a bona fide security hardware installation business entity, and who is properly registered as a contractor with the City prior to commencement of any work;
 - iv. Burglar bars/devices may only be closed and secured during non-operating hours; and
 - v. Burglar bars/devices shall be of a medium-hued, earth tone color such as bronze, tan or gray, and shall not be black, white or bright colors;
 - vi. Burglar bars/devices shall be interior-mounted (i.e., not mounted on surfaces exterior to the building), and shall be of scissor-style or other concealable design such that they are completely opened and folded away (or rolled up) into concealing alcoves or "wall pockets" and not visible to the public outside the building, and are not visually noticeable to customers inside the building, during business hours;
 - vii. In lieu of interior installation design, alternative new technology "invisible" security devices may be approved for exterior installation if such devices are shown to be non-intrusive visually to a person of normal vision from any property line or public street right-of-way line; alternative designs that are not approved by City staff as meeting the spirit and intent of subsections f. and g. above may be submitted for consideration to the Board of Adjustment following the City's procedures for consideration of an appeal.